



NSW RURAL FIRE SERVICE



The Secretary
NSW Planning & Environment
GPO Box 39
Sydney NSW 2001

Your Ref: MP 06_0094 MOD5
Our Ref: D18/408
DA18112116164 AB

ATTENTION: Emma Butcher

18 July 2019

Agency Comment: MP06_0094 Mod 5 Response to Submissions - Sandon Point Residential Development Concept Approval (Anglicare Lands)

I refer to your correspondence dated 17 June 2019 seeking comments and recommended conditions from the NSW Rural Fire Service (NSW RFS) with respect to the Part 3a Concept Approval modification application Response to Submissions procedure.

The NSW RFS has reviewed the plans and documents and understands that the modification proposed:

- *Reduce the number of independent living units (from 250 to 140 units) and beds in the residential aged care facility (from 120 to 80 beds)*
- *Add standard residential dwellings (55 dwellings)*
- *Amend the layout of the independent living unit building."*

As a result of consultation phase, the MOD 5 application was further amended by way of:

- *deletion of 4 dwellings from Precincts 2 and 3 (resulting in a reduction in proposed dwellings from 55 to 51);*
- *redesign of roads to provide internal access (rear laneways) for lots fronting Wilkies and Geraghty Streets;*
- *redesign of the road network in Ocean View Precinct to include a singular loop road".*

The NSW RFS notes that the land is not mapped bush fire prone land by Wollongong City Council.

The NSW RFS has no objection to the modification 5 proposal and recommends that items 25 & 26 of the proposed Statement of Commitments be incorporated in the MOD 5 Concept Plan approval.

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Further the NSW RFS requires that the terminology defensible zone in items 25 & 26 of the proposed Statement of Commitments be defined as a minimum six (6) metre wide defensible space (defensible space is defined in Planning for Bush Fire Protection 2006).

For any queries regarding this correspondence please contact Alan Bawden on 1300 NSW RFS.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Tim Carroll', with a stylized flourish at the end.

Tim Carroll

Manager – Planning and Environment Services North

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.