



NSW RURAL FIRE SERVICE



The Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Your reference: MP10_0088 MOD1
Our reference: D17/1541
2 July 2019

Attention: Emma Butcher

Dear Sir/Madam,

Exhibition of Modifications to the Nords Wharf Concept Plan – Further Response to Submissions

Reference is made to correspondence dated 20 June 2019 seeking comments regarding further modifications to the Nords Wharf Concept Plan in response to the applicant's further response to submissions in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises that no specific objections are made to the proposed concept plan subject to future subdivision of the subject land complying with the provisions of *Planning for Bush Fire Protection (PBP) 2006* or any subsequent version.

With regard to these requirements, the following comments are made in relation to the submitted concept plan:

- Asset protection zones (APZs) in accordance with Table A2.4 of *PBP 2006* or any subsequent version shall be provided:
 - It has been shown that the concept subdivision plans prepared by ADW Johnson (Dated 5 June 2019, Reference 239566-ESK-007-C) have been updated to demonstrate that the future residential lots can achieve the required minimum APZs in accordance with *PBP 2006* and can support future dwelling footprints;
 - Where the minimum APZs in Appendix 2 of *PBP 2006* are applied to the development, future dwellings will need to comply with BAL 40 where construction is determined using Australian Standard 3959 *Construction of buildings in bushfire-prone areas* or Table A1.12.5 of the pre-release version of *Planning for Bushfire Protection 2018*;
 - Where the minimum APZs of *PBP 2006* are applied, as proposed on the concept plans, larger front setbacks will be required. It is recommended that any future subdivision of the subject land has a suitably worded instrument(s) pursuant to section 88 of the *Conveyancing Act 1919* placed on lots requiring the provision of APZs and which prohibits the construction of buildings other than class 10b structures within the APZ to prevent future dwellings being located within the Flame Zone; and,
 - Where the width of the proposed APZs exceed the combined width of the front setback and sealed road carriageway or external to the subject site it is advised that a suitably worded instrument(s) pursuant to section 88 of the *Conveyancing Act 1919*, or similar arrangement, be placed over the land to ensure the ongoing maintenance of the APZ.

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- Public road access is to be provided in accordance with the design specifications set out in section 4.1.3 (1) of *PBP 2006* or any subsequent version;
- Future perimeter roads shall demonstrate an 8 metre carriageway width kerb to kerb with roll top kerbing on the hazard side of the road, including the proposed road to the north of proposed Lots 19-23. At this time the submitted concept plan does not clearly demonstrate the proposed road widths; and,
- The proposed road terminating in a dead end to the north of proposed Lots 19-23 shall be amended to provide a through road, which connects Banter Road and Government Road. This will require further amendments to the concept plan.
- The provision of water, electricity and gas shall be in accordance with Section 4.1.3 of *PBP 2006* or any subsequent version.

If you have any queries regarding this advice, please contact Emma Jensen, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Kalpana Varghese
Team Leader, Development Assessment and Planning
Planning and Environment Services (East)