



midcoast  
environmental

20<sup>th</sup> February 2009

Hopkins Consultants  
PO Box 1556  
PORT MACQUARIE NSW 2444

Attention: Andrew Lister

Dear Andrew,

**Re: Rural Residential Subdivision of Lots 1-80, 83, 84, 86-88 DP791199 and Lots 90-95 DP805549, Le Clos Verdun Estate, Sancrox**

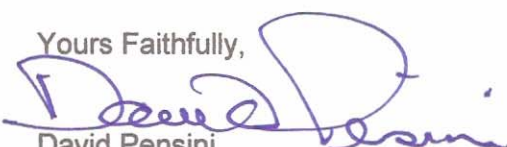
I note that in October 2007 Midcoast Environmental Services prepared a bushfire hazard assessment with respect to the proposed rural residential subdivision of land known as Lots 1-80, 83, 84, 86-88 DP791199 and Lots 90-95 DP805549, Le Clos Verdun Estate, Sancrox. It is noted that the lot layout of the proposed development has now been modified from that which was considered by Midcoast Environmental Services in its October 2007 report, refer to **Attachment 1**.

As requested the proposed changes to the lot layout have been reviewed by Midcoast Environmental Services in terms of the application of the relevant requirements of NSW Rural Fire Services, **Planning for Bushfire Protection, 2006** to the proposed new lot layout. In this regard the proposed lot layout continues to provide for compliance with NSW Rural Fire Services, **Planning for Bushfire Protection, 2006** with the findings and recommendations of Midcoast Environmental Services October 2007 report still applicable to the development inclusive of the proposed lot layout changes.

It is further noted that there are changes proposed in relation to the location of the system of fire trails which are proposed to be provided as part of the development of the rural residential subdivision, refer to **Attachment 2**. As requested the proposed new fire trail locations have also be reviewed by Midcoast Environmental Services and have been found to be consistent with the recommendations contained within its October 2007 bushfire hazard assessment report and NSW Rural Fire Services, **Planning for Bushfire Protection, 2006**.

Should I be able to provide any further assistance please do not hesitate to contact me on 0434 166150.

Yours Faithfully,



David Pensini





NOTE:  
ALL DIMENSIONS, AREAS, LOT LAYOUTS & SERVICES DESIGN ARE SUBJECT TO  
FINAL SURVEY, DETAILED DESIGN WORKS, ENVIRONMENTAL STUDIES & APPROVAL  
BY PORT MACQUARIE HASTINGS COUNCIL.

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# ATTACHMENT 2 – REVISED FIRE TRAIL LOCATIONS

- LEGEND**
- PROPOSED WALKING TRAILS
  - 30m WATERFRONT RESERVE
  - ACCESS TO FORESHORE
  - Proposed Fire trails to be provided at the perimeter of bushfire hazard vegetation. The design and construction of the fire trail to be in accordance with section 4.1.3 of NSW Rural Fire Services, Planning for Bushfire Protection, 2006.
  - PRIVATE ACCESS WAY



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LE CLOS VERDUN  
SANICROX

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PLAN OF PROPOSED SUBDIVISION  
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