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Department of Planning
Regional Projects
GPO Box 39
SYDNEY NSW 2001

Your Ref: MP 06-0153

Our Ref: S06/0058

HQ10/2644

Attention: Marek Cholinski

5 July 2010

Dear Mr Cholinski,

**Residential and Tourist Development Subdivision, Creek Street Hastings Point
Major Project 06-0153**

I refer to your letter dated 31 May 2010 seeking a review by the NSW Rural Fire Service (RFS) and comments on the Environmental Assessment for the above project and the accompanying plans.

The RFS has reviewed the EA and the following conditions are recommended:

1. The entire site of proposed Lots 1 to 41 shall be managed as an inner protection area (IPA) as outlined within Appendix 2 & 5 of *Planning for Bush Fire Protection* 2006 and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
2. Proposed Lot 31 requires a 16 metre asset protection zone to the east from any unmanaged vegetation based upon the rehabilitation plan.
3. Water, electricity and gas are to comply with section 4.1.3 of *Planning for Bush Fire Protection* 2006.
4. Road widths shall comply with Table 4.1 in *Planning for Bush Fire Protection* 2006.
5. Fire trails shall comply with section 4.1.3 (3) of *Planning for Bush Fire Protection* 2006.
6. Landscaping to the site is to comply with the principles of Appendix 5 of *Planning for Bush Fire Protection* 2006.

7. Any future development application lodged within this subdivision will be subject to requirements as set out in *Planning for Bush Fire Protection 2006*.

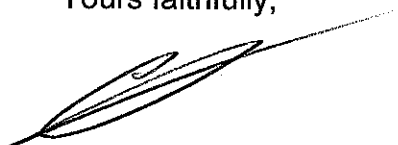
General Advice – consent authority to note

The proposed revegetation of the land adjoining to the east of proposed Lot 31 may significantly reduce the development potential of that Lot when considering the necessary asset protection zone (APZ) setback from the rehabilitated site.

The vegetation classification of 'forested wetlands' has now been grouped with 'forest' classification under the revised Australian Standard AS3959 - Construction of buildings in bushfire-prone areas. Accordingly a higher Bushfire Attack Level than anticipated maybe required for future development unless greater APZs are designed for at the subdivision stage.

For any enquiries regarding this correspondence please contact Garth Bladwell.

Yours faithfully,



Corey Shackleton
A/Team Leader, Development Assessment & Planning

For information on *Planning for Bush Fire Protection 2006*, visit the RFS web page www.rfs.nsw.gov.au