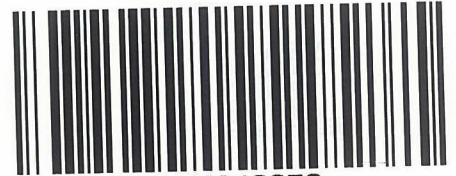


Department of Planning



PMU010050

DIRECTOR GENERAL'S CORRESPONDENCE

PRIORITY:

<input type="checkbox"/>	URGENT	Date due: / /
<input type="checkbox"/>	Early (2 weeks)	
<input type="checkbox"/>	Routine (3 weeks)	

ACTION REQUIRED:

DRAFT LETTER FOR SIGNATURE BY:	
Director General	(Full brief <input type="checkbox"/> Short Brief <input type="checkbox"/> <input type="checkbox"/>
Deputy Director General	<input type="checkbox"/>
Executive Director	<input type="checkbox"/>
Director	<input type="checkbox"/>
Regional Director	<input type="checkbox"/>
BRIEFING NOTES FOR DIRECTOR GENERAL	<input type="checkbox"/>
DISCUSSION WITH DIRECTOR GENERAL	<input type="checkbox"/>
CONTENTIOUS ISSUES / SPEECH NOTES	<input type="checkbox"/>
NOTES FOR INCLUSION IN COORDINATED REPLY	<input type="checkbox"/>
DEPARTMENTAL ACTION (Letter of behalf of DG template – discretionary use <input type="checkbox"/>)	<input checked="" type="checkbox"/>
INFORMATION ONLY	<input type="checkbox"/>
OTHER:	<input type="checkbox"/>

ACTION OFFICER(S) AND COMMENTS:

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State Significant Sites

All communications to be addressed to:

Headquarters
NSW Rural Fire Service
Locked Mail Bag 17
GRANVILLE NSW 2142

Telephone: (02) 8741 5175

e-mail: development.assessment@rfs.nsw.gov.au

Headquarters
NSW Rural Fire Service
15 Carter Street
LIDCOMBE NSW 2141

Facsimile: (02) 8741 5433



Director General
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Dorna Darab

RECEIVED

24 DEC 2010

Director-General

Your Ref: MP10_0084

Our Ref: S10/0013
DA10080371560 GB
ID:71560/68857/3

Dear Madam

→ Michael Fike
For attention
SM
24/12

16 December 2010

Development for Gwandalan MP10_0084

I refer to your letter dated 16 November 2010 seeking the NSW Rural Fire Service comments concerning bush fire protection for the above proposal.

The Service has assessed the application and considers the plans to be unsuitable to verify the advice within the application or to properly determine compliance with the requirements of 'Planning for Bush Fire Protection' (PBP). The following issues have however been identified based on the information provided;

- The RFS has determined that the vegetation to the west of the development site is classified as forest for the purposes of PBP, not woodland as provided within the bushfire threat assessment;
- The RFS has determined the effective slope to the west of the development site to be 0-5° downslope, not upslope as provided within the bushfire threat assessment;
- The RFS has determined the effective slope to the northeast along the northern boundary to be 0-5° downslope, not upslope as provided within the bushfire threat assessment;
- Road widths are required to comply with Table 4.1 of PBP;
- Vehicle access from Kanangra Drive to the south west part of the site is required;
- The proposed retirement Lots have a significant bush fire exposure to the west. The required asset protection zones (APZs) for future special fire protection purpose developments should be considered at this stage. The APZs for future developments shall be in accordance with Table A2.6 of PBP;
- The desired landscape character for the site is not compatible with a managed environment for bush fire protection. This is particularly significant given the surrounding vegetation.

Until additional information is provided and these issues addressed, the RFS is unable to comment further and can not support the proposal.

For any queries regarding this correspondence please contact Garth Bladwell.

Yours sincerely



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