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Department of Planning  
Regional Projects  
GPO Box 39  
SYDNEY NSW 2001

Your Ref: MP 07-0010

Our Ref: S07/0017

HQ10/5466

Attention: Enguang Lee

6 December 2010

Dear Mr Lee,

**Residential, Commercial and Tourist Development Subdivision, Ocean Drive  
Lake Cathie Major Project 07-0010**

I refer to your letter dated 17 November 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. At the issue of subdivision certificate and in perpetuity the developable portion of the site shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
2. A 10 metre asset protection zone is required within the lots in the north-west of the site. The 10 metre APZ is required on site or an easement will be required up until such time as the threat is extinguished.
3. Water, electricity and gas are to comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.
4. Roads shall comply with Table 4.1 and Section 4.1.3 (1) in *Planning for Bush Fire Protection 2006*.
5. Landscaping to the site is to comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

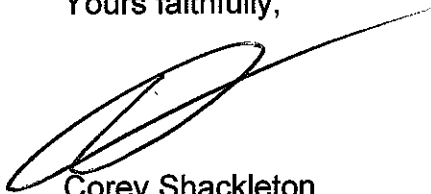
### **General Advice – consent authority to note**

Any further development application for class 1,2,3 & 9 buildings as identified by the 'Building Code of Australia' must be subject to separate application under section 79BA & 100B of the EP & A Act and address the requirements of 'Planning for Bush Fire Protection 2006'.

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 Jason Hulston.

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](http://www.rfs.nsw.gov.au)