

## Gavin Ho

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**From:** CommunityEngagement  
**Sent:** Tuesday, 18 October 2022 3:33 PM  
**To:** 'council@snowymonaro.nsw.gov.au'  
**Cc:** CommunityEngagement  
**Subject:** Scope of Notification Zone - Polo Flat Road, Cooma  
**Attachments:** 1. Scope of Notification - Yallakool Road Cooma.docx

Attention Planning,

In accordance with *Clause 43(1)(a) of the State Environmental Planning Policy (Housing) 2021* (Housing SEPP 2021), NSW Land & Housing Corporation is requesting if Council would like to nominate any additional persons or property it considers necessary to be notified of the proposed creation of 140 residential lots .

The proposal is 'development without consent' under the Housing SEPP 2021. NSW Land & Housing Corporation will therefore undertake a Review of Environmental Factors of the development under Part 5 of the Environmental Planning and Assessment Act 1979 and consider any submissions from Council and neighbours before deciding whether the proposed development should proceed.

Please find attached the proposed neighbour notification map. We will be engaging a local service 'Cooma Challenge' to hand deliver notification newsletters to the entire highlighted area.

**Please respond to this email as soon as possible, with:**

- 1. advice as to any additional properties Council deems it necessary to notify; or**
- 2. confirmation that Council is satisfied with the proposed scope of notification.**

If you have any questions, please don't hesitate to contact the Community Engagement team on 1800 738 718 or via email at [CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)

Regards,

**Marilyn Moreno**  
**Senior Community Engagement Officer, Delivery**

### **Community Engagement Team**

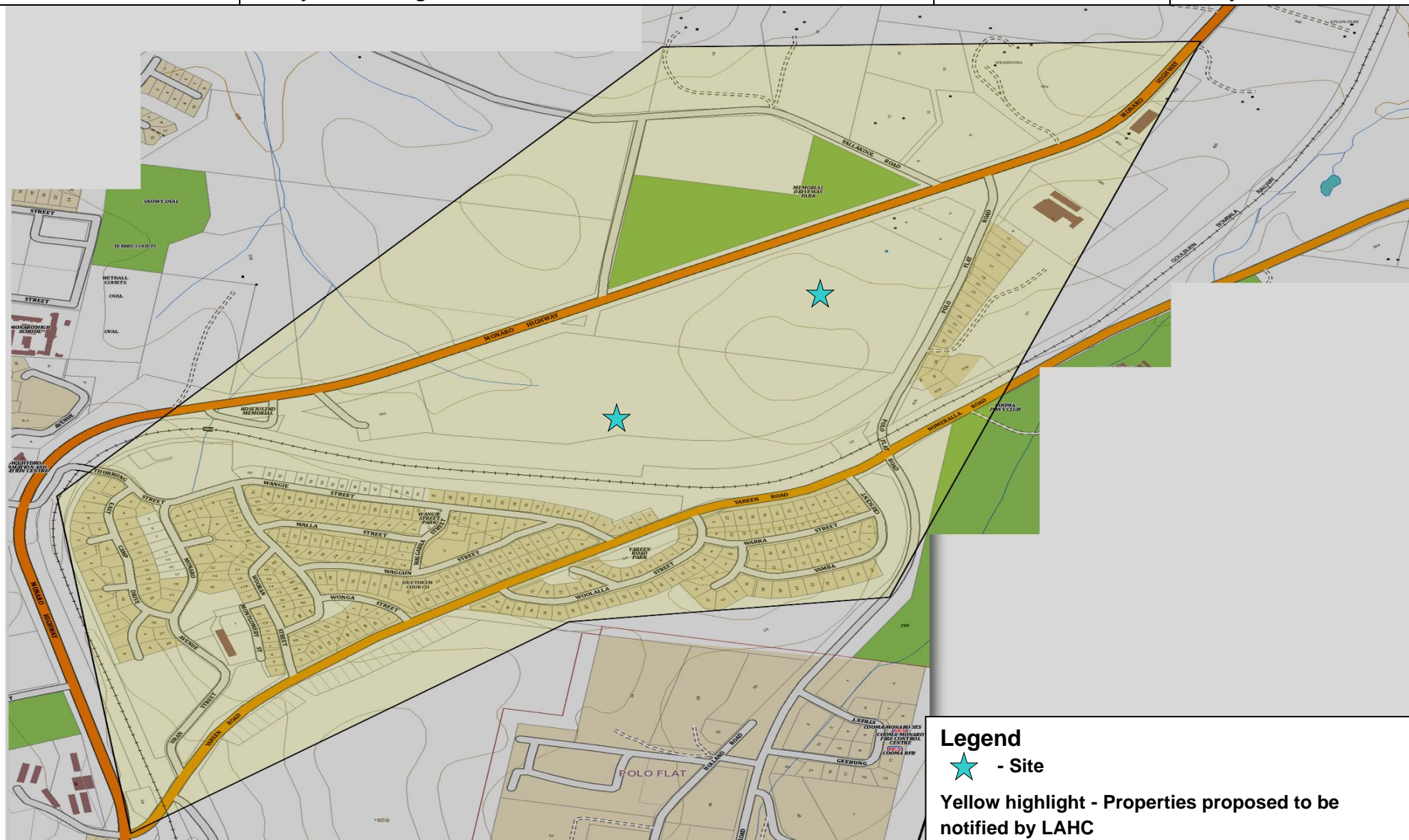
Land and Housing Corporation | Department of Planning and Environment  
T 1800 738 718 | E [CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)  
Locked Bag 5022 Parramatta NSW 2124  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically*

## Proposed Scope of Notification

Address:	<b>Polo Flat Road, Cooma</b>	Proponent:	<b>LAHC</b>
Property Description:	<b>Lots 2 &amp; 4 in DP 1285072</b>	Job No:	<b>Yallakool Road</b>
LGA:	<b>Snowy Monaro Regional Council</b>	Planner:	<b>Carolyn Howell</b>





# Boost to social housing in Cooma

Project update

October 2022



## Stay in touch

If you would like more information about the project or would like to speak with the Community Engagement team, please call 1800 738 718 or email [CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)



If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on **131 450**

## About the NSW Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live. At NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

To find out more about our story please visit our website via the QR code or visit <https://www.dpie.nsw.gov.au/land-and-housing-corporation>



The new homes will ease housing shortages and boost the local economy, investment and jobs in Cooma. Photo above is representative of the types of social housing the Land and Housing Corporation delivers in communities across NSW and does not represent proposed social housing in Cooma.

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# Boost to social housing in Cooma

Project update

October 2022



## More housing in Cooma is a step closer with community consultation underway for a masterplan on the Monaro Highway.

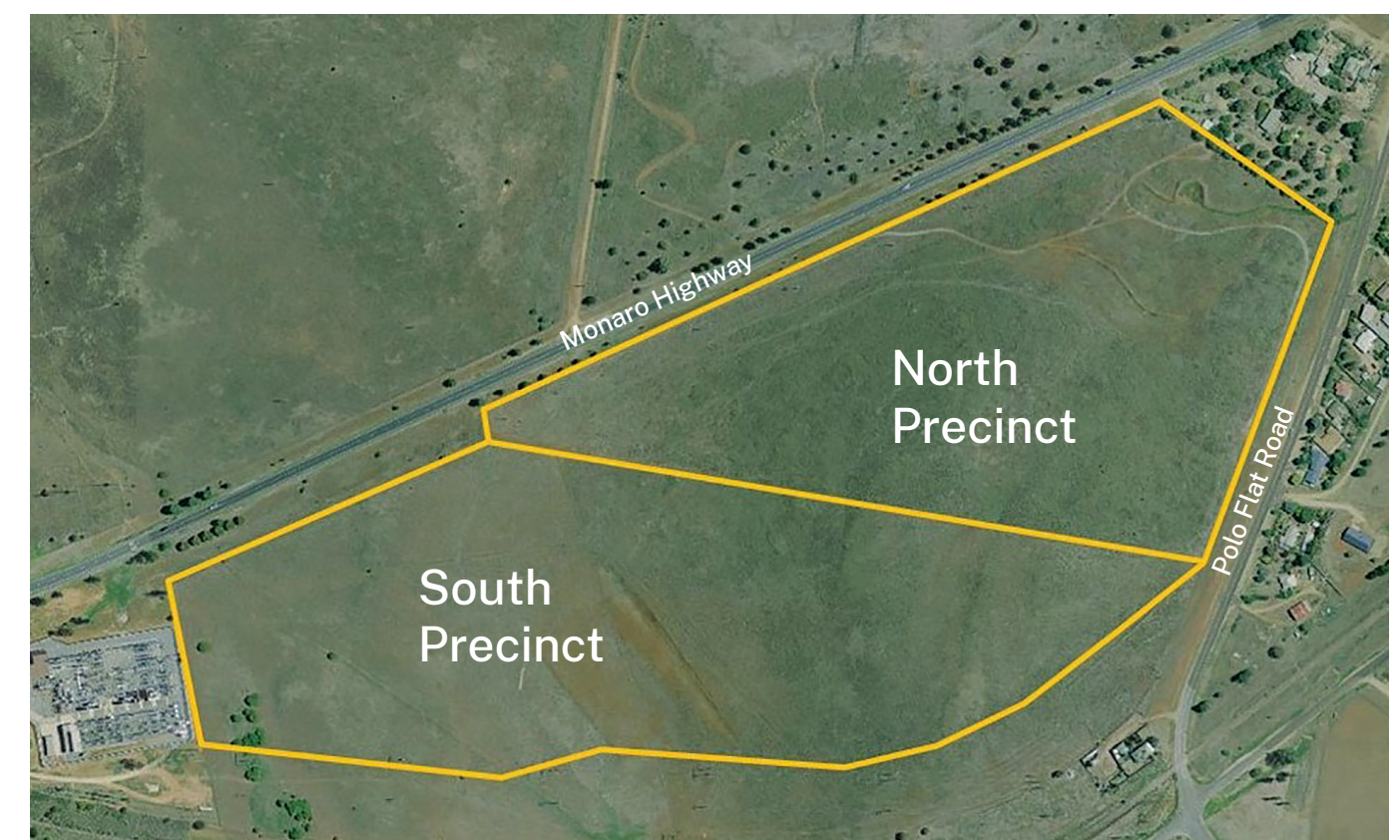
On 9 February 2022, the NSW Government announced plans to deliver more housing in regional areas following an agreement established between the NSW Land and Housing Corporation (LAHC) and Crown Lands. The agreement will identify suitable Crown land across NSW to provide more housing in regional areas that are facing accommodation shortages, such as Cooma.

Regional NSW is home to 40 percent of the state's population. Over the last few years, the way people live and work has transformed with more families and people moving from cities in search of affordable housing and lifestyle options. The new agreement will allow LAHC and Crown Lands to explore opportunities to unlock land to provide more housing for key workers, social housing residents and private purchasers in regional NSW.

## What is happening at Cooma?

The Snowy Monaro region is facing growing demand for housing as more people move to the area for a lifestyle change or work, such as the Snowy 2.0 project. In the last 12 months, the need for priority social housing in Cooma has increased six-fold, with rents across all housing types going up by around 25 percent. The housing shortage is also impacting social services including teaching, health and policing.

LAHC, Crown Lands, NSW Aboriginal Land Council, Merrimans Local Aboriginal Land Council and Snowy Monaro Regional Council have been working together to progress masterplans for two sites on the Monaro Highway, already zoned for residential housing, to create the capacity for around 300 new residential homes. A mix of social, affordable, seniors and private houses are proposed across two precincts with frontage to the Monaro Highway but where access will be via Polo Flat Road. The new homes will help ease housing shortages, boost the local economy and job opportunities, and provide more people with a safe place to call home.



Cooma Masterplan Sites

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# Boost to social housing in Cooma

Project update

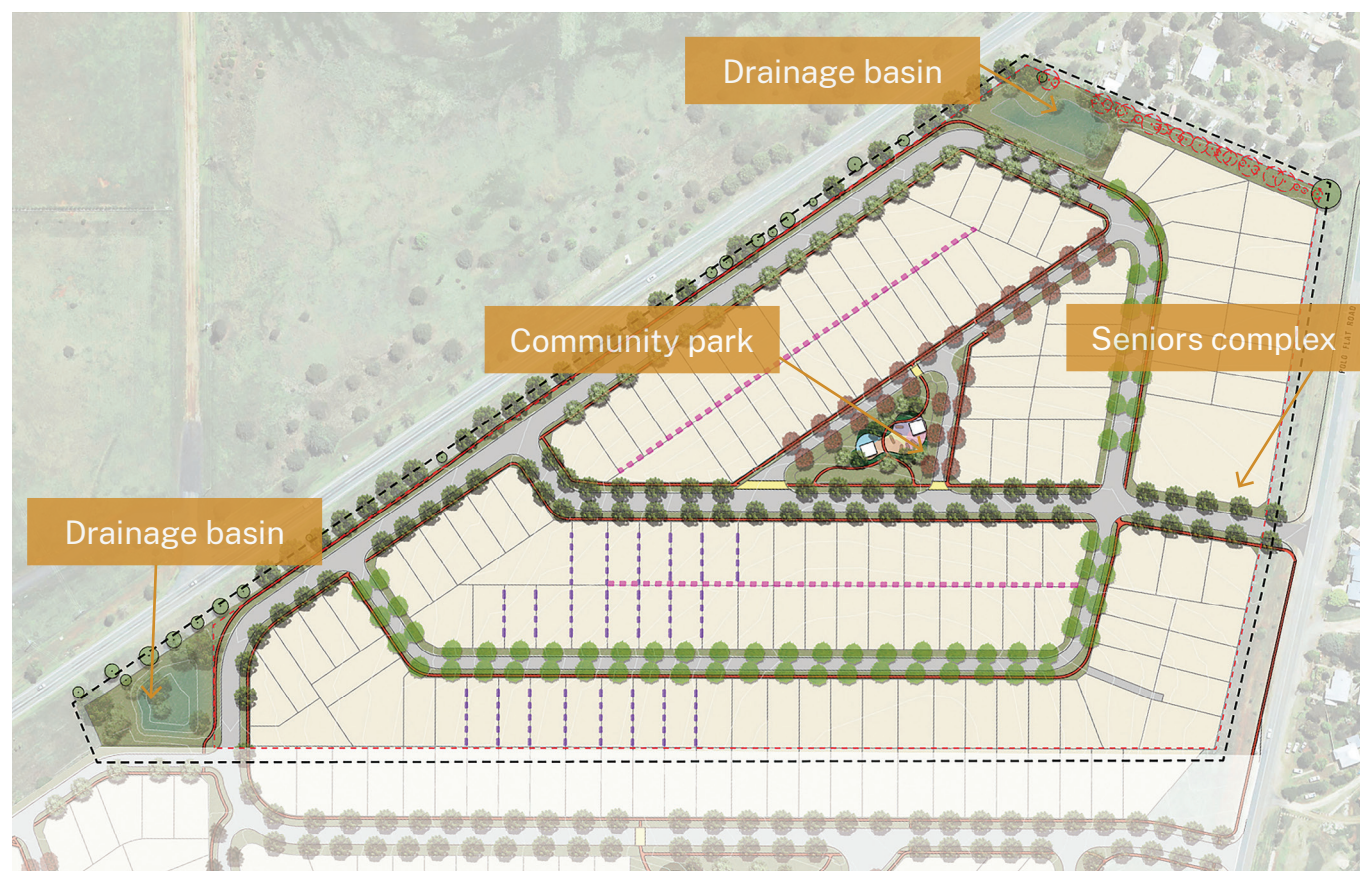
October 2022



## North Precinct

The North Precinct will be owned by LAHC and is located on Monaro Highway with access via Polo Flat Road. The proposed masterplan for the North Precinct includes:

- the creation of around 140 residential lots
- a 2,900m<sup>2</sup> community park
- a future seniors housing complex fronting Polo Flat Road
- infrastructure to support the proposed development including roads, utilities, drainage basins, footpaths and landscaping.



*Draft Masterplan of the North Precinct*

LAHC is preparing a Review of Environmental Factors (REF) to assess the potential impacts of the proposed development of the North Precinct. Feedback received from the community will assist LAHC in finalising the REF. The draft masterplan along with the accompanying reports will be on public exhibition from **Thursday 27 October to Wednesday 16 November 2022** and feedback from the community is invited during this time.

You can view the masterplan and accompanying reports at [www.dpie.nsw.gov.au/lahc-cooma](http://www.dpie.nsw.gov.au/lahc-cooma)

Feedback on the proposed masterplan can be sent to LAHC via:

Email: [CommunityEngagement@fac.s.nsw.gov.au](mailto:CommunityEngagement@fac.s.nsw.gov.au)

Phone: 1800 738 718

Mail: Locked Bag 5022, Parramatta NSW 2124

# Boost to social housing in Cooma

Project update

October 2022



## South Precinct

The South Precinct is located adjacent to the North Precinct and will be owned by the Merrimans Local Aboriginal Land Council (Merrimans). The proposed masterplan for the South Precinct includes:

- the creation of around 150 residential lots
- a 4,300m<sup>2</sup> community park
- infrastructure to support the proposed development including roads, utilities, drainage basins, footpaths and landscaping.

On behalf of Merrimans, LAHC has prepared a masterplan and Development Application (DA) for the South Precinct and has targeted to lodge it with Snowy Monaro Regional Council in the coming weeks.



*Draft Masterplan of the South Precinct*

In due course, Council will place the DA on their website and seek feedback from the community. Council will keep the community informed about opportunities to have a say on the plans. For more information please contact Council on 1300 345 345 or you can visit [www.snowymonaro.nsw.gov.au/Building-and-Planning/Development/Development-Applications](http://www.snowymonaro.nsw.gov.au/Building-and-Planning/Development/Development-Applications)

## Drop-in session

To learn more about the proposed masterplans at Cooma, visit the LAHC project team at our community drop-in session:

**Location** Cooma Library – 61 Vale Street, Cooma NSW

**Date** Tuesday 8 November 2022

**Time** Drop in any time between 4.30pm and 6.30pm



## Department of Planning and Environment

Mr Peter Bascomb  
Chief Executive Officer  
Snowy Monaro Regional Council  
81 Commissioner Street  
COOMA NSW 2630

Our ref: SUB22/210347

27 October 2022

### NOTICE OF PROPOSED RESIDENTIAL MASTERPLAN

#### Attention: Duty Planner

This letter is to notify Council of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out the development of a residential subdivision comprised of 140 lots, and invite Council's written comments on the development proposal:

**Property:** Polo Flat Road, Cooma 2630  
Lots 2 and 4 in DP 1285072

**Proposal:** Development of 140 lot subdivision, associated site works and landscaping.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021* Clause 42 (2) (b). LAHC is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are for your review and comments, and can be viewed at [www.dpie.nsw.gov.au/lahc-cooma](http://www.dpie.nsw.gov.au/lahc-cooma)

- |                                     |                                    |
|-------------------------------------|------------------------------------|
| • Survey plan                       | • Arborist Report                  |
| • Site Analysis Plan                | • Geotechnical Report              |
| • Lot and DP Titling History        | • Noise Report                     |
| • Subdivision / Engineering plans   | • Traffic Impact Assessment Report |
| • Landscape Plans                   | • Contamination Report             |
| • Flora and Fauna Assessment Report | • Waste Management Plan            |
| • Bushfire Assessment Report        |                                    |

Please email Council's comments to Carolyn Howell (Executive Planner) at [Carolyn.Howell@fac.nsw.gov.au](mailto:Carolyn.Howell@fac.nsw.gov.au) and Gavin Ho (Planner) at [Gavin.Ho@fac.nsw.gov.au](mailto:Gavin.Ho@fac.nsw.gov.au) by **Wednesday 16 November 2022**.

Should you wish to discuss the proposal, please contact LAHC by emailing [communityengagement@fac.nsw.gov.au](mailto:communityengagement@fac.nsw.gov.au) or calling 1800 738 718.

Yours sincerely



Ben Grogan  
Director, Community Engagement  
NSW Land and Housing Corporation



## Gavin Ho

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**From:** Alexandra Adkins <Alexanda.Adkins@snowymonaro.nsw.gov.au>  
**Sent:** Friday, 25 November 2022 6:08 PM  
**To:** CommunityEngagement  
**Cc:** Marilyn Moreno; Gavin Ho; Elise Clark; Gina McConkey  
**Subject:** RE: Cooma Development Proposal

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

Thanks Cindy,

Please see below comments I have compiled, please note these have been put together by Council staff and have not been formally endorsed by Council.

Overall development of the site is supported and aligns with the general growth strategy for Cooma identified in Council's Local Strategic Planning Statement and draft Settlements Strategy. Additional affordable and social housing is also welcomed and supported due to a steady decline in housing affordability and availability seen since 2018.

Council staff have reviewed the Bushfire Assessment Report, Contamination Reports A-D, Flora and Fauna Assessment, Geotechnical Report, Heritage Report, Landscape Plan, Lot Titling History, Noise Report, Subdivision and Engineering Plans A-C, Survey Plan, Traffic Impact Assessment and Tree Report and would like to provide the following comments for your consideration.

- Please ensure that any land (including but not limited to open space and stormwater infrastructure) to be dedicated to Council is consistent with Council's Land Dedication Policy. Specifically please note that Land dedicated to Council must be for public benefit that is, to be quality open space, accessible and fairly level, centrally located and landscaped to an approved plan, or other purposes as identified within this policy. Council will not accept land which is steep, hard to maintain, isolated from the proposed urban area or otherwise of limited value to residents, unless it is in addition to the above and Council specifically accepts the maintenance burden of such lands for documented reason (e.g. because it is part of a planned or recognised wildlife corridor; there are trade-offs negotiated with the developer for community benefit).
- It is noted that the Landscape Plan provides little detail regarding the extent of landscaping and infrastructure associated with the parks and open space areas noting *"ALL WORKS ASSOCIATED WITH THE FUTURE PARKS IN BOTH PRECINCTS WILL BE SUBJECT TO FUTURE APPROVAL/S. PRECINCT 2 & 3 OPEN SPACE PARK AND PLAYGROUND AREA WILL NOT BE INCLUDED AS PART OF THIS APPROVAL, BUT WILL BE DELIVERED TO COUNCIL STANDARDS TO FUTURE DETAILS AND APPROVAL."* This is of concern to Council staff, all open space provided as part of the development should be delivered in full as part of the development and this should occur as part of the subdivision works. Deferral of this work is not generally considered acceptable.
- Consideration should be given to linear open space connections.
- It is noted the site is remote with limited foot or shared path connections to Cooma or other community facilities. As part of the development consideration should be given to foot and shared path connects from the site to Cooma town centre, Monaro High School and the Cooma Sports Hub (currently under construction).
- While it is noted the development is proposed to be assessed through a part 5 assessment, it is requested by Council that the development still pay relevant contributions under Council's s7.12 Local Infrastructure Contributions Plan. It is understood contributions under s64 of the Local Government Act 1993 for Water and Wastewater infrastructure are still payable as per the relevant Council plans.
- It is noted the lot layout gives limited consideration to the topography of the site. Consideration should be given to reconfiguration of lot layout which minimises cut and fill requirements. In addition consideration of solar orientation of lots to maximise solar access to dwelling should be considered.



- Notwithstanding the findings of the traffic impact assessment (TIA) consideration should be given to upgrading the Numeralla/Polo Flat and Yareen Road intersection. It is noted in the TIA the majority of traffic will travel via this intersection on a regionally classified road. Safety at this intersection is already of concern and additional traffic may lead to further safety concerns, safety improvements including BAL and BARs should be considered to ensure road safety outcomes.
- Driveway access to Polo Flat Road (a regionally classified road) should be avoided and is generally not supported.
- The use of perimeter roads is supported and should be considered on the Polo Flat Road side of the development.

Thank you for seeking comment on the proposed development, if you would like to discuss these comments further please feel free to contact me on (02) 6451 1416.

Kind regards,  
Alex

**Alexanda Adkins**  
Team Leader Strategic Planning



PO Box 714  
COOMA NSW 2630

Direct (02) 6451 1416  
Phone  
Fax (02) 6456 3337  
[snowymonaro.nsw.gov.au](http://snowymonaro.nsw.gov.au)

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Rural Fire Service  
4 Murray Rose Avenue  
SYDNEY OLYMPIC PARK NSW 2142

27 October 2022

## NOTICE OF PROPOSED RESIDENTIAL MASTERPLAN

This letter is to notify the New South Wales Rural Fire Service of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out the development of a residential subdivision comprised of 140 lots, and invite the New South Wales Rural Fire Service's written comments on the development proposal.

**Property:** Polo Flat Road, Cooma 2630  
Lots 2 and 4 in DP 1285072

**Proposal:** Development of 140 lot subdivision, associated site works and landscaping.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021* Clause 42 (2) (b). Pursuant to Clause 100B of the *Rural Fires Act 1979*, this development requires LAHC to obtain a Bushfire Safety Authority / General Terms of Approval. Nothing under Clause 46 of the *Rural Fires Regulation 2022* would exclude this form of development from obtaining a Bushfire Safety Authority.

It should also be noted that the proposal involves the creation of a temporary Asset Protection Zone and Fire Trail over the southern adjoining Precinct 3 allotment, to benefit the proposed Precinct 2 (Lot 2 and Lot 4 in DP 1285072) development.

NSW LAHC is seeking GTAs / the issuing of a Bushfire Safety Authority from the New South Wales Rural Fire Service regarding this proposal. The following plans and documents are for your review and comments, and can be viewed at [www.dpie.nsw.gov.au/lahe-cooma](http://www.dpie.nsw.gov.au/lahe-cooma)

- |                                     |                                    |
|-------------------------------------|------------------------------------|
| • Survey plan                       | • Arborist Report                  |
| • Site Analysis Plan                | • Geotechnical Report              |
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| • Subdivision / Engineering plans   | • Traffic Impact Assessment Report |
| • Landscape Plans                   | • Contamination Report             |
| • Flora and Fauna Assessment Report | • Waste Management Plan            |
| • Bushfire Assessment Report        |                                    |

Please email NSW Rural Fire Service comments to Carolyn Howell (Executive Planner) at [Carolyn.Howell@facn.nsw.gov.au](mailto:Carolyn.Howell@facn.nsw.gov.au) and Gavin Ho (Planner) at [Gavin.Ho@facn.nsw.gov.au](mailto:Gavin.Ho@facn.nsw.gov.au) by Wednesday 16 November 2022.

Should you wish to discuss the proposal, please contact LAHC by emailing [communityengagement@facn.nsw.gov.au](mailto:communityengagement@facn.nsw.gov.au) or calling 1800 738 718.

Yours sincerely



Ben Grogan  
Director, Community Engagement  
NSW Land and Housing Corporation



## NSW RURAL FIRE SERVICE

Ben Grogan  
Locked Bag 5022, Parramatta NSW 2124

Our reference: DA20221101011513-Original-1

**ATTENTION:** Ben Grogan

Date: Friday 6 January 2023

Dear Sir/Madam,

**Direct Development Application**  
**s100B – Subdivision – Subdivision**  
**POLO FLAT RD COOMA NSW 2630, 2//DP1285072, 4//DP1285072**

I refer to your correspondence dated 27/10/2022 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, is now issued subject to the following conditions:

### General Conditions

1. The General Terms of Approval are based on the documents/plans supplied via Councils referral to the NSW RFS.
  - The plan titled "Polo Flat Residential Development (Precinct 2, Lot 2 & 4 DP 1285072)"
  - The bush fire assessment prepared by Australian Bushfire Protection Planners. Assessment no. B223901-3.

### Asset Protection Zones

***The intent of measure is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.***

2. At the issue of a subdivision certificate, and in perpetuity to ensure ongoing protection from the impact of bush fires, asset protection zones must be provided as shown on Figure 7 of the above referenced Bush Fire Assessment Report.

When establishing and maintaining an inner protection area the following requirements apply in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- shrubs should not form more than 10% ground cover;

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555  
F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

3. A suitable mechanism pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on the title of the adjoining lot 3 to provide for the temporary 50m APZs to the south of the proposed development as outlined in the Bush Fire Assessment report prepared by Australian Bushfire Protection Planners (as referenced in Condition 1) to be lawfully maintained until such time as the hazard is removed via development of the adjoining lot, whereby the 88B instrument may be extinguished.

## **Access – Public Roads**

***The intent of measure is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.***

4. Access roads must comply with the following general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
- all roads are through roads;
- dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
- where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
- the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating;
- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; and
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - *Fire hydrant installations System design, installation and commissioning*.

5. Perimeter roads must comply with the general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- are two-way sealed roads;
- minimum 8m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- curves of roads have a minimum inner radius of 6m;
- the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

6. Non-perimeter roads must comply with the general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- minimum 5.5m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

7. Temporary turning heads shall be constructed in accordance with Figure A3.3 of Planning for Bush Fire Protection 2019, at temporary road terminations between each stage of the development.

## **Water and Utility Services**

***The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.***

8. The provision of water, electricity and gas must comply with the following in accordance with Table 5.3c of Planning for Bush Fire Protection 2019:

- reticulated water is to be provided to the development;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
- hydrants are not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
  - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
  - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets

## **Landscaping Assessment**

***The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

9. Landscaping within the required asset protection zone must comply with Appendix 4 of Planning for Bush Fire Protection 2019. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and



- Low flammability vegetation species are used.

**General Advice – Consent Authority to Note**

Future development applications lodged on lots created within this subdivision may be subject to further assessment under the *Environmental Planning & Assessment Act 1979*.

For any queries regarding this correspondence, please contact David Webster on 1300 NSW RFS.

Yours sincerely,

Michael Gray  
**Manager Planning & Environment Services**  
**Built & Natural Environment**



NSW RURAL FIRE SERVICE

# BUSH FIRE SAFETY AUTHORITY

Subdivision – Subdivision

POLO FLAT RD COOMA NSW 2630, 2//DP1285072, 4//DP1285072

RFS Reference: DA20221101011513-Original-1

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

**Michael Gray**

Manager Planning & Environment Services  
Built & Natural Environment

Friday 6 January 2023