

Charlotte Startari

From: John Sutcliffe
Sent: Wednesday, 3 August 2022 2:04 PM
To: David Peterson
Cc: Jack Joseph; David Laing; Jake O'Neil; sebastian@multipartproperty.com.au; Charlotte Startari; Terry Maher
Subject: RE: RFS pre-DA advice - proposed subdivision - Blueys Beach Lot 23 DP 537919 Boomerang Drive
Attachments: 50522033-C-1004-OGA-1.pdf

Hi David,

Great feedback below, we will ensure that the supporting arguments are included in the submission. The attached GA and total disturbance area has been sent to the ecologist for finalise their report, are you able to identify any areas in the attached where the APZ may alter this footprint?

Cheers,

John Sutcliffe
Senior Project Manager



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From: Jack Joseph <jack@wtmalouf.com.au>
Sent: Wednesday, 3 August 2022 1:51 PM
To: John Sutcliffe <john.sutcliffe@cardno.com.au>; David Laing <david.laing@cardno.com.au>; Jake O'Neil <jake@oneil.net.au>; sebastian@multipartproperty.com.au; Charlotte Startari <charlotte.startari@cardno.com.au>; Terry Maher <terry.maher@cardno.com.au>
Subject: Fwd: RFS pre-DA advice - proposed subdivision - Blueys Beach Lot 23 DP 537919 Boomerang Drive

FYI

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From: david@petersonbushfire.com.au <david@petersonbushfire.com.au>
Sent: Wednesday, August 3, 2022 11:04 am
To: Jack Joseph <jack@wtmalouf.com.au>
Subject: FW: RFS pre-DA advice - proposed subdivision - Blueys Beach Lot 23 DP 537919 Boomerang Drive

Hi Jack,

RFS response below is positive.

Next step for me is to get you an APZ layer to ensure it can be accommodated by the design.

Regards
David

From: Alan Bawden <Alan.Bawden@rfs.nsw.gov.au>
Sent: Wednesday, 3 August 2022 9:17 AM
To: 'david@petersonbushfire.com.au' <david@petersonbushfire.com.au>
Subject: FW: RFS pre-DA advice - proposed subdivision - Blueys Beach Lot 23 DP 537919 Boomerang Drive

Thanks David

As long as the DA provides the justifications (surveyors/engineers report, etc), as per below, the NSW RFS will accept that outcome.

No need for a further meeting.

Regards



Alan Bawden
Acting Manager
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From: david@petersonbushfire.com.au <david@petersonbushfire.com.au>
Sent: Friday, 22 July 2022 10:07 AM
To: Alan Bawden <Alan.Bawden@rfs.nsw.gov.au>
Subject: RE: RFS pre-DA advice - proposed subdivision - Blueys Beach Lot 23 DP 537919 Boomerang Drive

Hi Alan,

Thanks for your comment.

The land is already zoned and the proposal is contained within the R2 and B1 land, with the perimeter roads being in C4.

The original intention was to have Road 1 and 4 linked, however the grades at that location will not make this possible or compliant with Council's requirements. This is why the linkages to the existing streets has increased from 2 to 3, to overcome the separation of Road 1 and 4 (and there is the emergency access point at the southern end of Road 4 onto Newman Ave).

As shown on the plan, there will be a sealed access way to link Roads 1 and 4 which will be 4 m wide and will meet RFS requirements in terms of grades. The accessway won't be gated or obstructed and will be able to be used by public or emergency vehicles during an emergency if required.

Is it worth having a Teams meeting to discuss?

Regards
David



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From: Alan Bawden <Alan.Bawden@rfs.nsw.gov.au>
Sent: Thursday, 7 July 2022 10:39 AM
To: 'david@petersonbushfire.com.au' <david@petersonbushfire.com.au>
Subject: FW: RFS pre-DA advice - proposed subdivision - Blueys Beach Lot 23 DP 537919 Boomerang Drive

Hello David

The NSW RFS has reviewed the attached plan

Not sure if council has done the rezoning but would be good if the whole area behind Newman's was reviewed for residential development.

Then a complete design could be undertaken

Anyway, looking at this layout, would be good if road 1 and 4 connected, seeming road 1 is looked at the hazard interface.

Regards



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From: david@petersonbushfire.com.au <david@petersonbushfire.com.au>
Sent: Sunday, 3 July 2022 1:16 PM
To: Alan Bawden <Alan.Bawden@rfs.nsw.gov.au>
Subject: RE: RFS pre-DA advice - proposed subdivision - Blueys Beach Lot 23 DP 537919 Boomerang Drive

Hi Alan,

The access layout has changed slightly. There are now two access points out to Boomerang Drive in the north with a third access point to the east (View Street). The emergency access point at the southern end remains.

The other change is Road 01 is now a cul-de-sac with a paved 'emergency' link to Road 04.

Based on any other advice you may have, we are now in a position to prepare the DA.

Regards

David



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Please note the Peterson Bushfire office will be closed from **Monday 4th July to Tuesday 12th July 2022**. Emails sent during this time will not be accessed and will be responded to after 12th July.

From: david@petersonbushfire.com.au <david@petersonbushfire.com.au>

Sent: Thursday, 24 March 2022 5:48 PM

To: 'Alan Bawden' <Alan.Bawden@rfs.nsw.gov.au>

Subject: RE: RFS pre-DA advice - proposed subdivision - Blueys Beach Lot 23 DP 537919 Boomerang Drive

Thanks Alan



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From: Alan Bawden <Alan.Bawden@rfs.nsw.gov.au>

Sent: Thursday, 24 March 2022 4:14 PM

To: 'David Peterson' <david@petersonbushfire.com.au>

Subject: RFS pre-DA advice - proposed subdivision - Blueys Beach Lot 23 DP 537919 Boomerang Drive

Good afternoon David

The NSW RFS has received and reviewed your comments below and the attached plan

The proposed subdivision achieves the perimeter road outcome, which should be aligned to the proposed E2 land use zone.

The estate still only has 1 public access road linkage to the existing road system.

This can be supported but you will need to review the proposed housing yields for those large lots to the very south. The main collector road shall be designed based on predicted traffic volumes.

Hope this helps

Regards



Alan Bawden

Supervisor - Development Assessment and Planning

Planning and Environment Services (North)

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From: david@petersonbushfire.com.au <david@petersonbushfire.com.au>

Sent: Thursday, 17 March 2022 1:03 PM

To: Alan Bawden <Alan.Bawden@rfs.nsw.gov.au>

Subject: RE: RFS preliminary advice - proposed subdivision - Blueys Beach Lot 23 DP 537919 Boomerang Drive

Hi Alan,

I hope you are coping well with the recent rain/flood.

There has been a lot of planning adjustments to the concept plan and the applicant finally has a version to provide RFS to enable formal pre-DA consultation (please see plan attached).

A perimeter road is featured along the entire interface, for which there will be an APZ. The forest hazard is predominantly on an upslope so for now the APZ has been estimated to be 24 m. A detailed assessment will follow with the DA and is not a matter to prioritise discussion at pre-DA. The APZ could be wider in places if a downslope is experienced over a ridge line. There are also pockets of rainforest running up the gullies. We have discussed the APZ with Council and they are happy for any residual parts of the APZ to be in the E4 beyond the perimeter road if necessary.

The discussion was regarding the suitability of the access which has Road 4 at 250 m from the nearest intersection to the proposed lots. To address the non-compliance of breaching the 200 m threshold, an existing right-of-way can be used for emergencies onto Newman Avenue as shown on the attached plan. In addition, evacuation will occur to the north-east away from the oncoming bushfire threat. In all there will be two public road access points (View and Croll Streets) and a third, emergency access point onto Newman Avenue. The access points were chosen in consultation with the local community.

Would you be able to find the time to review the plan, call if required, and provide comment on the proposed access, specifically the alternate access for a public road being greater than 200 m long?

Regards

David

From: Alan Bawden <Alan.Bawden@rfs.nsw.gov.au>
Sent: Wednesday, 10 November 2021 2:29 PM
To: 'David Peterson' <david@petersonbushfire.com.au>
Subject: RFS preliminary advice - proposed subdivision - Blueys Beach Lot 23 DP 537919 Boomerang Drive

Good afternoon David

Before we have some formal discussions on this proposal the following information is required.

A perimeter road maybe required, you will need to find out from council the future plans for the E4 and E2 land use zones. I would speculate that the E2 zone will be a VPA requiring hand over to Council for future inclusion into the Booti Booti NP. The E4 zone does permit residential living. Existing standing vegetation within the R2 lot also needs to be discussed

The interface between the R2 zone will be important on determining the perimeter road provision.

Also a perimeter road would need to be a through public road. There may appear to be opportunities for road connections to View street and Ampat pl.

So I think vegetation issues need to be identified to determine what type of access road is required.

The type of access road will determine if a through public road is required.

Hope this helps

Regards



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From: David Peterson <david@petersonbushfire.com.au>
Sent: Wednesday, 10 November 2021 10:43 AM
To: Alan Bawden <Alan.Bawden@rfs.nsw.gov.au>
Subject: Pre-DA consultation - proposed subdivision - Blueys Beach Lot 23 DP 537919 Boomerang Drive

Hi Alan,

Please let me know if I need to talk to a different officer. This site is in Mid-Coast Council LGA.

I'd like to enter into pre-DA consultation in relation to a proposed subdivision at the above address. A location and zoning map is attached.

It is proposed to subdivide the R2 zoned land immediately to the rear of the existing residential area fronting the beach. The remainder (E4 and E2) would most likely be placed into conservation in some way.

The reason for the pre-DA consultation is to discuss the alternate access strategy for the small portion of R2 at the southern end of the property. This portion is greater than 200 m back to the nearest proposed through road with access to an existing public road. The alternate is to make use of an existing right-of-way over a lot immediately adjacent that will provide direct access to the existing street. The right of way would be used for emergency use only. I can present the details and plans prior to/during the pre-DA.

Regards
David



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