

All communications to be addressed to:

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The General Manager
Murray River Council
PO Box 21
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Your Ref: 17/1791
Our Ref: D18/117
DA18011111267 BB

ATTENTION: Tanya O'Casey

18 January 2018

Dear Madam

Integrated Development for 17 Maidensmith Drive Moama 2731

I refer to your letter dated 5 January 2018 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. Prior to the issue of subdivision certificate, and in perpetuity, all proposed residential lots 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'.

Water and Utilities

The intent of measures 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. To achieve this, the following conditions shall apply:

2. The provision of all new water, electricity and gas services shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

3. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.

Landscaping

4. 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

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

As outlined in 'Planning for Bush Fire Protection (PBP) 2006', the proposed dead end road shall incorporate a 12 metre outer radius turning circle (measured kerb to kerb) and be clearly signposted as a dead end. It is noted that the proposed turning circle illustrated on the ODC Concept plans prepared by North East Survey Design referenced M6066.02 dated 20 November 2017 is inconsistent with the minimum requirements outlined in section 4.1.3(1) of PBP 2006. The proposed turning circle shall be amended to ensure a trafficable unobstructed 12 metre outer radius turning circle is provided.

For any queries regarding this correspondence please contact Bradley Bourke on 1300 NSW RFS.

Yours sincerely



Amanda Moylan

Team Leader, Planning and Environment Services (South)

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.