

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Headquarters
Locked Bag 17
Granville NSW 2142

Facsimile: 8741 5433



The General Manager
Greater Taree City Council
PO Box 482
TAREE NSW 2430

Your Ref: 413/2014
Our Ref: D14/1680
DA14061792545 PC

ATTENTION: Ms Petula Bowden

24 June 2015

Dear Ms Bowden

Integrated Development for 1 & 2//621005 & 31//847223- 24, 50 & 52 Manor Road, Harrington

I refer to your letter dated 11 May 2015 seeking general terms of approval for the above Integrated Development in accordance with Clause 55(1) of the Environmental Planning and Assessment Regulation 2000.

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:

1. The development proposal is to comply with the subdivision layout identified on the drawing prepared by Harrington Pty Ltd numbered Project No. DP007 (No. 002, Rev. A), dated 15 April 2015.

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:

2. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on the residue lot at the following Stages of the subdivision for the purpose of a temporary asset protection zone. The asset protection zone shall be managed 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'.

- Stage 1 - 50 metres wide along the southern and western perimeter of Stage 1;
 - Stage 2 - 50 metres wide along the western perimeter of Stage 2; and
 - Stage 3 - 50 metres wide along the western perimeter of Stage 3 and to the north of proposed Lot 309 and 310.
3. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on the southern portion of proposed Lots 205 and 206 (Stage 2) for the purpose of a minimum 21 metre wide asset protection zone. The asset protection zone shall be managed 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'.
 4. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on the western portion of proposed Lots 403 to 409 inclusive (Stage 4) for the purpose of a minimum 21 metre wide asset protection zone. The asset protection zone shall be managed 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:

5. Water, electricity and gas are to 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:

6. Public road access, including Manor Road from Harrington Road to proposed Road No.1, shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
7. Temporary turning circles incorporating a minimum 12 metre outer radius shall be provided at the termination of public roads within Stages 1, 2 and 3.

The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

8. The access handle to proposed Lots 103, 205 and 403 shall have sufficient width to incorporate a minimum carriageway width of 4 metres.

General Advice – consent authority to note

Any future development application lodged within this subdivision under section 79BA of the 'Environmental Planning & Assessment Act 1979' will be subject to requirements as set out in 'Planning for Bush Fire Protection 2006'.

Conditions relating to temporary asset protection zones are based on advice from the applicant that following each Stage of the subdivision, the undeveloped area of approved Lots 4, 5 and 6 (created under DA 73/07, 74/07 and 75/07) will be consolidated into a single residue lot.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 10 November 2014.

For any queries regarding this correspondence please contact Paul Creenaune on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Ball', on a light grey background.

John Ball

Manager - Customer Service Centre (Coffs Harbour)

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'.