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The General Manager
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PO Box 177
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Your Ref: 2015/99
Our Ref: D15/1990
DA15071497669 PC

ATTENTION: Daniel Walsh

26 October 2016

Dear Mr Walsh

Integrated Development for 1//1119830 - Bellwood Road Nambucca Heads 2448

I refer to your letter dated 21 June 2016 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 drawings prepared by de Groot & Benson Pty Ltd numbered:
 - 91111-DA-203 (Amendment No.G) dated 4 October 2016; and
 - 91111-DA-204 (Amendment No. G) dated 5 October 2016.

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. At the issue of subdivision certificate for each stage and in perpetuity, the entire area of the new 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'.
3. At the issue of subdivision certificate for each stage the residue lot (other than Lot 62 – deferred area) shall be managed as follows:

- a 21 metre wide area around the perimeter of the released stages 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'; and
 - the remainder of the residue lot shall be managed as an outer protection area (OPA) 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 Lot 76 DP 832082 requiring the provision of a 21 metre wide asset protection zone (APZ) along the northern boundary of the proposed development. The APZ 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'.
 5. 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 15, 29-36 and 107-108, measured 33 metres from the western boundary of Lot 1 DP 1119830, prohibiting the construction a dwelling or Class 10 building within 10m of a dwelling on the subject lots.
 6. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed over Lot 23 DP 790194, Bellwood Road Reserve and part of proposed Lots 92 – 106 and Lot 108 requiring the provision of a 42 metre wide asset protection zone (APZ) along the southern boundary of the proposed development. The APZ 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'. The restriction to use over proposed Lots 92-106 and Lot 108 shall also prohibit the construction a dwelling or Class 10 building within 10m of a dwelling within the subject area.
 7. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on proposed Lot 62 (deferred area) requiring the provision of asset protection zones as follows:
 - a 21 metre wide area to the south and east of proposed Lot 61, to the east and south-east of proposed Lot 85 and to the east of proposed Lot 92 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'; and
 - a 42 metre wide area to the south of proposed Lots 81-85 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'; and
 8. The full width of the public road reserves within the proposed development 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:

9. 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:

10. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
11. A temporary 12 metre outer radius turning circle shall be provided at the termination of public roads within the staged release of the development.

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:

12. The access handle to proposed Lots 55 and 108 shall comply with section 4.1.3(2) of 'Planning for Bush Fire Protection 2006'.

The intent of measures for fire trails is to provide suitable access for fire management purposes and maintenance of APZs. To achieve this, the following conditions shall apply:

13. A fire trail shall be constructed and maintained over Lot 76 DP 832082 for the full length of the proposed subdivision in accordance with section 4.1.3(3) of 'Planning for Bush Fire Protection 2006'. The fire trail shall be located on the northern side of the proposed drainage swale and shall extend from Marshall Way to Road 1 (to the west of proposed Lot 15).
14. A fire trail shall be constructed and maintained over Lot 23 DP 790194 and/or the Bellwood Road road reserve from the western end of Bellwood Road (bitumen formation) to the proposed extension of Spring St (to the west of Lot 107) in accordance with section 4.1.3(3) of 'Planning for Bush Fire Protection 2006'.

Landscaping

15. 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 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'.

Establishment of asset protection zones may require the clearing of vegetation. This bush fire safety authority does not authorise the clearing of any vegetation, nor does it include an assessment of potential ecological impacts of clearing vegetation for the purpose of establishing asset protection zones. Approvals necessary for the clearing of vegetation should be obtained prior to the establishment of any asset protection zones.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 15 January 2016.

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 'Alan Bawden', with a stylized, flowing script.

Alan Bawden

Team Leader - Development Assessment & Planning

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'.