

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
Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460

Your Ref: SUB2015/0034
Our Ref: D15/4042
DA15122200032 WS

ATTENTION: Carmen Landers

29 August 2017

Dear Ms Landers

Integrated Development for 99//823635 - Hickey Street Iluka 2466

I refer to your letter dated 19 July 2017 seeking general terms of approval for the above Integrated Development in accordance with section 96 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:

1. The proposed development is to comply with the plan titled 'Masterplan', prepared by OneCollective, drawing no. 147-04 and dated June 2017, except where modified by conditions of this Bush Fire Safety Authority.

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 and in perpetuity the Bushfire Trail Zone, Bushfire Trail (between street 6 and 7), Street Verges/ Landscaping Zone, Asset Protection Zone setbacks and Residential Lots 2 – 141 as identified in the plan titled 'Vegetation Zones', prepared by OneCollective, drawing no. 147-02(A), dated October 2016, 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, section 88B easements under the 'Conveyancing Act 1919' are to be created. The easements are to restrict the user from construction of any habitable building within the asset protection zones (APZ). The easement shall be placed on all residential lots within the subdivision that are impacting by the APZ as identified on the plan titled, 'Vegetation Zones', prepared by OneCollective, drawing no 147-05 and dated June 2017.
4. The Community Management Statement (CMS) is to identify the community association to be responsible for maintaining the areas in accordance with conditions of this Bushfire Safety Authority, as defined as an Park F within proposed Lot 1 and road reserves as identified on the plan titled, 'Vegetation Zones', prepared by OneCollective, drawing no 147-05 and dated June 2017.
5. Asset protection zones (APZ) are to be provided with each stage of the development where APZ are not identified by the plan titled, 'Vegetation Zones', prepared by OneCollective, drawing no 147-05 and dated June 2017. The APZ is to extend into the next stage and be a width of 21m and 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 APZ shall remain in place until that stage is commenced.

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:

6. Water and electricity services are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Access

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:

7. Fire trails shall comply with the following requirements of section 4.1.3 (3) of 'Planning for Bush Fire Protection 2006'.
 - a) A minimum carriageway width of 4 metres with an additional 1 metre wide strip on each side of the trail (clear of bushes and long grass) is provided.
 - b) The trail is a maximum grade of 15 degrees if sealed and not more than 10 degrees if unsealed.
 - c) A minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches is provided.
 - d) The crossfall of the trail is not more than 10 degrees.
 - e) The trail has the capacity for passing by:
 - i. reversing bays using the access to properties to reverse fire tankers, which are 6 metres wide and 8 metres deep to any gates, with an inner minimum turning radius of 6 metres and outer minimum radius of 12 metres; and/or

- ii. a passing bay every 200 metres, 20 metres long by 3 metres wide, making a minimum trafficable width of 7 metres at the passing bay.
- f) The fire trail is accessible to fire fighters and maintained in a serviceable condition by the owner of the land.
- g) Appropriate drainage and erosion controls are provided.
- h) The fire trail system is connected to the property access road and/or to the through road system at frequent intervals of 200 metres or less.
- i) Fire trails do not traverse a wetlands or other land potentially subject to periodic inundation (other than a flood or storm surge).
- j) Gates for fire trails are provided and locked with a key/lock system authorised by the local RFS.
- k) Fire trail design does not adversely impact on natural hydrological flows.
- l) Fire trail design acts as an effective barrier to the spread of weeds and nutrients.
- m) Fire trail construction does not expose acid-sulphate soils.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 4 July 2016.

For any queries regarding this correspondence please contact Wayne Sketchley on 1300 NSW RFS.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Alan Bawden', with a stylized, flowing script.

Alan Bawden

A/ Manager, Planning & Environment Services (North)

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'.