

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
Port Macquarie-Hastings Council
PO Box 84
PORT MACQUARIE NSW 2444

Your Ref: 2016/88
Our Ref: D16/0586
DA16022500859 WS

ATTENTION: Clinton Link

4 July 2016

Dear Sir / Madam

Integrated Development for 34//803801, 1//1185458 Forest Parkway & 1333 Ocean Drive, Lake Cathie 2445

I refer to your letter dated 18 February 2016 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:

1. The proposed development is to comply with the plan titled 'South Exhibit 07A - Landscape Concept with Footpath Network', prepared by King and Campbell, project number 4539, revision 'G', sheet 10 and dated May 2015, 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 Lots 1-134 inclusive 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 and in perpetuity, vegetation management for lots 135-151 inclusive is to comply with the plan titled 'South Exhibit 04B - Proposed Staged Residential Subdivision Plan', prepared by King and Campbell, project number 4539, revision 'F', sheet 06 and dated May 2015.
4. At the issue of subdivision certificate a section 88B easement under the 'Conveyancing Act 1919' is to be created. The easement is to restrict the user from construction of any habitable building within the easement as follows;
 - a) Lots 13-15 inclusive, 44-46 inclusive, 72-74 inclusive and 98-100 inclusive from the Northern boundary for 4.5m.
 - b) Lot 115 from the Northern boundary for 27 metres.
 - c) Lots 129-134 inclusive from the Western boundary for 21m.

The easement is for the purposes of an asset protection zone (APZ) and shall be managed to an inner protection area (IPA) standard 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 shall comply with the following requirements of section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'. Proposed road 4 is to be considered as a perimeter road.
 - a) Road(s) shall be two-wheel drive, all weather roads.
 - b) Urban perimeter roads are two-way, with a carriageway 8 metres minimum kerb to kerb.
 - c) The perimeter road is linked to the internal road system at an interval of no greater than 500 metres.
 - d) Traffic management devices are constructed to facilitate unobstructed access by emergency services vehicles.
 - e) Public roads have a cross fall not exceeding 3 degrees.
 - f) Non perimeter road widths comply with Table 4.1 in 'Planning for Bush Fire Protection 2006'.

- g) Curves of roads (other than perimeter roads) are a minimum inner radius of 6 metres.
- h) The minimum distance between inner and outer curves is 6 metres.
- i) Maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient.
- j) There is a minimum vertical clearance to a height of 4 metres above the road at all times.
- k) The capacity of road surfaces and bridges is sufficient to carry fully loaded fire fighting vehicles (approximately 15 tonnes for areas with reticulated water, 28 tonnes or 9 tonnes per axle for all other areas). Bridges clearly indicate load rating.
- l) Public roads greater than 6.5 metres wide locate hydrants outside of parking reserves to ensure accessibility to reticulated water supply for fire suppression.
- m) Public roads between 6.5 metres and 8 metres wide are 'No Parking' on one side with services (hydrants) located on this side to ensure accessibility to reticulated water for fire suppression.
- n) Public roads directly interfacing the bush fire prone vegetation provide roll top kerbing to the hazard side of the road.

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 'John Ball', is shown on a light background.

John Ball

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'.