

Kim Holt

From: Kim Cadorin <kim.cadorin@camden.nsw.gov.au>
Sent: Friday, 22 November 2019 9:00 AM
To: Kim Holt
Subject: FW: DA/2019/324/1 - Request for clarification if development application constitutes integrated development - 38 - 58 Somerset Avenue Narellan




Hi Kim



This is an e-mail reply I located from RFS.
Please let me know if you require anything further.

Regards,

Kim Cadorin
Administration Support Officer



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From: Emma Jensen <Emma.Jensen@rfs.nsw.gov.au>
Sent: Monday, 20 May 2019 11:51 AM
To: Clare Aslanis <Clare.Aslanis@camden.nsw.gov.au>
Subject: RE: DA/2019/324/1 - Request for clarification if development application constitutes integrated development - 38 - 58 Somerset Avenue Narellan

Hi Clare,

Thanks for returning my call.

On the basis of the information provided and my understanding of the *Rural Fires Regulation 2013* the consolidation of the twelve subject lots into one means that the development is not subject to the requirements for a bush fire safety authority.

Section 45 (f) of the *Rural Fires Regulation 2013* states the following regarding developments of this type:

“subdivision for the purposes of consolidations of lots, or boundary adjustments on land where the number of lots is reduced, but only if any existing dwelling on the land complies with the requirements of Appendix 3 (Site Bush Fire Attack Assessment) of Planning for Bush Fire Protection”

However, the development remains subject to the requirements of *Planning for Bush Fire Protection*, especially in relation to increased density requirements.

I hope this provides the clarification sought.

Regards,



Emma Jensen | Development Assessment and Planning Officer | Planning and Environment Services (East)

NSW RURAL FIRE SERVICE

Planning and Environment Services (East) | 4 Murray Rose Avenue 2127 | Locked Bag 17 Granville NSW 2142

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PREPARE. ACT. SURVIVE.

From: Clare Aslanis <Clare.Aslanis@camden.nsw.gov.au>

Sent: Tuesday, 14 May 2019 4:02 PM

To: Records <Records@rfs.nsw.gov.au>

Subject: DA/2019/324/1 - Request for clarification if development application constitutes integrated development - 38 - 58 Somerset Avenue Narellan

Good Afternoon,

Camden Council is in receipt of a development application for five residential flat buildings over twelve allotments. Whilst the applicant has not proposed lot consolidation, it will be required for the application to be considered. As the site is partially mapped as bushfire prone and consolidation constitutes subdivision it is technically, by definition integrated development under the Rural Fires Act.

Further details can be found at the following link if necessary:

<https://planning.camden.nsw.gov.au/Application/ApplicationDetails/010.2019.00000324.001/>

The image below shows the relevant allotments overlaid with the Bushfire Prone Land maps:



Aerial image of the site demonstrating extent of the fuel source:



The applicant has argued that despite being mapped the site is not bushfire prone and subdivision is not proposed so therefore it is not integrated development. Could you please confirm whether the NSW Rural Fires Service would like to treat this as integrated development? If so, I will organise a cheque and formal referral

Any help is appreciated.

Regards,

Clare Aslanis
Executive Planner



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Clare.Aslanis@camden.nsw.gov.au



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