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Director General
Dept. Of Planning - Urban
GPO Box 39
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Your Ref: 15/15446
Our Ref: L10/0012
DA16070702740 MD

ATTENTION: Graham Judge

28 July 2016

Dear Sir / Madam

**Planning Instrument for Pre-Gateway Review - 3r Kavanagh Street,
Jerrabomberra (north Terrace) -Pgr_2015_quean_001_00**

I refer to your letter dated 28 June 2016 seeking advice for the above Planning Instrument in accordance with the 'Environmental Planning and Assessment Act 1979'.

The Service provides the following recommended conditions:

General Advice – consent authority to note

Reviewed determination

The RFS has reviewed the additional information and provides the following comments:

- The RFS is of the opinion that the response from the proponent does not adequately address the matters raised in our previous correspondence dated 10 November 2015.
- The APZs remain outside of the 'residentially developable' E4 zoning, and furthermore, it appears that the APZs shown on Figure 4 of the Constraints Report prepared by Ecological Australia are not reflective of the APZs required for future dwellings to construct to BAL 29 under AS3959:2009 (as identified in Table 2 of the aforementioned report). This may result in future dwellings having to construct to BAL 40 under AS3959:2009, or alternatively will result in future APZs being larger than shown or assessed under the current plan.

- The RFS reiterates its expectation that future subdivision of the site will provide adequate perimeter access roads as per our previous comments.

In conclusion, the RFS is not currently of the opinion that the proposal has demonstrated consistency with S117 (2) Direction 4.4 'Planning for Bushfire Protection' and reiterates the comments previously provided, dated 10 November 2015.

For any queries regarding this correspondence please contact Martha Dotter on 1300 NSW RFS.

Yours sincerely



Amanda Moylan

Team Leader Development Assessment and 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'.