



NSW RURAL FIRE SERVICE



The General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Your reference: PP 26.2015.1.1
Our reference: L14/0003
DA 16051201925AB

Attention: Fiona Sinclair

6 June 2016

Dear Ms Sinclair,

Agency Comment – Planning Proposal: Byron LEP 2014 - Tyagarah Airfield Related Land Use

I refer to your letter dated 4 May 2016 seeking comments from the NSW Rural Fire Service (NSW RFS) with respect to the above planning proposal.

The NSW RFS has reviewed the submitted documentation and understands the planning proposal will amend Byron Local Environmental Plan 2014 in the following manner:

- reduce the minimum lot size to permit subdivision for commercial purposes. Indicative plans identify an additional 5 lots + road reserve;
- permit, only with development consent, heliport related uses.

The NSW RFS notes that the planning proposal will apply (in part) to land mapped as bush fire prone land. The indicative subdivision plan and statement identify a minimum 15 metre Asset Protection Zone will be applied on each proposed lot from the identified hazard. It appears that this consideration may not have been included in the ecologists deliberations.

The NSW RFS has no objection to the planning proposal proceeding and provides the following comments:

- The proposed internal public road, at subdivision stage, shall comply with the public road provisions of *Planning for Bush Fire Protection 2006*.
- Reticulated water supply to the development, at subdivision stage, shall comply with *Planning for Bush Fire Protection 2006*.
- All buildings to be constructed on each proposed and existing allotments, shall have a minimum 15 metre separation distance from the property boundary adjoining the hazard.
- Each proposed lot shall be maintained as a 'inner protection area' as per *Planning for Bush Fire Protection 2006* and the NSW RFS document *Standards for Asset Protection Zones*.

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
Planning and Environment Services
Suite 1, 129 West High Street
COFFS HARBOUR NSW 2450

T (02) 6691 0400
F (02) 6691 0499
pes@rfs.nsw.gov.au
www.rfs.nsw.gov.au

For any queries regarding this correspondence please contact Alan Bawden on 1300 NSW RFS.

Yours sincerely



John Ball
Manager – Customer Service Centre Coffs Harbour

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'.