

All communications to be addressed to:

Headquarters
4 Murray Rose Ave
Sydney Olympic Park NSW 2127

Telephone: 1300 NSW RFS
e-mail: records@rfs.nsw.gov.au

Headquarters
Locked Bag 17
Granville NSW 2142

Facsimile: 8741 5433



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

Your Ref: 10.2019.275.1
Our Ref: D19/2652
DA19080519878 AB

ATTENTION: Patricia Docherty

18 October 2019

Dear Ms Docherty

Integrated Development Application - 1//1231141 & 9//259415 - 45 Monet Drive Montecollum

I refer to your correspondence dated 29 July 2019 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the 'Environmental Planning and Assessment Act 1979', and a Bush Fire Safety Authority, under Section 100B of the 'Rural Fires Act 1997', are now issued subject to the following conditions:

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:

1. A restriction to the land use pursuant to section 88E of the 'Conveyancing Act 1919' shall be placed on proposed Lot B requiring a minimum 18 metre asset protection zones (APZ) around the identified building envelope, as depicted on the drawing titled Proposed Boundary Adjustment, prepared by Balance Systems Planning Consultants, numbered Plan-BA03, dated 20 August 2019. The required APZ shall be managed 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'.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

2. A restriction to the land use pursuant to section 88E of the 'Conveyancing Act 1919' shall be placed on proposed lot B , identifying the building envelope as depicted on the drawing titled Proposed Boundary Adjustment, prepared by Balance Systems Planning Consultants, numbered Plan-BA03, dated 20 August 2019. The restriction shall limit any dwellings on proposed lot B to that nominated building envelope.

General Advice – consent authority to note

Council needs to be satisfied that vegetation management to create a building envelope within proposed lot B, to achieve BAL 29 or less, can be undertaken in accordance with Planning for Bush Fire Protection.

Should you wish to discuss this matter please contact Alan Bawden on 1300 NSW RFS.

Yours sincerely



Tim Carroll
Manager

For general information on bush fire protection please visit www.rfs.nsw.gov.au