

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Headquarters
Locked Bag 17
Granville NSW 2142

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

Facsimile: 8741 5433



The General Manager
Kempsey Shire Council
PO Box 3078
WEST KEMPSEY NSW 2440

Your Ref: T6-17-433
Our Ref: D17/4319
DA17112710502 WS

ATTENTION: Shane Reinhold

24 October 2018

Dear Mr Reinhold

Integrated Development Application - 301//754396 & 1//1155350 - 25 McIntyre Street & Mitchell Street South West Rocks

I refer to your correspondence dated 28 September 2018 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:

1. The proposed development is to comply with the plan titled 'Plan of Lot 301 DP 754396 Lot 1 DP 1155350 Mitchel & McIntyre Streets South West Rocks', prepared by M. W. Rogers & Associates, reference 01527DA01.VCD, version 7 dated 23 October 2018, 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 the entire property 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 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 8 metres from the Southern boundary of proposed lot 2. The easement is for the purposes of an asset protection zone (APZ).

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:

4. The existing building on proposed Lot 1 is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 15 February 2018.

Should you wish to discuss this matter please contact Wayne Sketchley on 1300 NSW RFS.

Yours sincerely



Alan Bawden
Team Leader, Development Assessment & Planning

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