



NSW RURAL FIRE SERVICE

Department of Planning and Environment (Newcastle Regional Office)
26 HONEYSUCKLE DR
NEWCASTLE NSW 2300

Your reference: North Tuncurry Urban Release Area (NTURA)
Our reference: SPI20220803000082

ATTENTION: Paul Maher

Date: Friday 19 August 2022

Dear Sir/Madam,

Strategic Planning Instrument

Rezoning - Exhibition

Request for Advice - Residential estate

I refer to your correspondence dated 29/07/2022 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

The NSW RFS cannot support the Planning proposal in its current form. As previously advised at the Gateway determination (and earlier at the masterplan stage) the proposal subdivision layout does not incorporate a northern link road through to The Lakes Way. Further, the NSW RFS has concerns that the proposed perimeter road is not continuous at the Avenue 2 road layout, as per the Road Hierarchy Plan.

The NSW RFS requires the Draft Land Use Plan to incorporate a residential zone overlay for a northern access road link to The Lakes Way. The Planning Proposal shall also provide justifications for the irregular residential zone boundary along the north west interface with the proposed Environmental zone and how the irregular APZ (zone boundary) can be identified and maintained by future ground maintenance teams.

Further it is not clear if the residential land use zone incorporates the following findings from the Bush Fire report dated 9 August 2021

- All APZ's identified within the Master Plan should be incorporated into future subdivision designs - including the establishment of a 22m APZ to the west, south and north of NTURA and around the Mt Talawahl Park regeneration area.
- Temporary 22m APZ's shall be established around the north and west of the NTURA. The temporary APZ's shall be secured through a legally binding instrument (i.e. section 88B of the Conveyancing Act, 1919) to ensure these separations are maintained during the staged subdivision process.
- The APZ's surrounding the north-west employment precinct are to be secured through a legally binding instrument (i.e. section 88B of the Conveyancing Act, 1919) to ensure these separations are maintained into perpetuity.

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The Planning Proposal shall provide clear content on the ability for the future APZ to be maintained within the proposed land use zones.

For any queries regarding this correspondence, please contact [REDACTED]

Yours sincerely,

[REDACTED]

Built & Natural Environment