

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

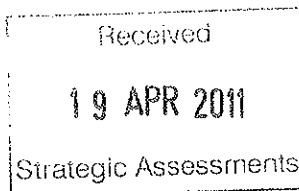
Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 8741 5175
e-mail: development.assessment@rfs.nsw.gov.au

Facsimile: 8741 5433



Director General
Dept. Of Planning - Urban
GPO Box 39
Sydney NSW 2001



Your Ref: MP10_0090
Our Ref: S10/0011
DA10080371558 JH

ATTENTION: Dorna Darab

19 April 2011

Dear Ms Darab

Part 3A Development for Minmi, Newcastle Link Road and Stockrington

I refer to your letter dated 24 February 2011 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A Development in accordance with section 75F (4) of the 'Environmental Planning and Assessment Act 1979'.

The following key issue and assessment requirements regarding bush fire protection shall be included in the Director-Generals environmental assessment requirements:

1. The development must provide asset protection zones in accordance with 'Planning for Bush Fire Protection 2006'. Setbacks will depend on proximity to vegetation, vegetation type and slope. The worst case scenario should be used when calculating slope and using a single slope measurement should be avoided for large areas of proposed development exposed to bushland interface.
2. The service does not support the creation of isolated lots.
3. The proponent is to ensure that a suitable size building envelope with the minimum APZ can be achieved for all lots where the road reserve alone is not sufficient to provide the minimum setback to the bush fire hazard.
4. A plan of management shall be prepared for the maintenance of asset protection zones that are provided within land to be dedicated to Council. The plan shall include the responsible management party, methodology for management and the proposed management regime.

5. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be established for the provision of any asset protection zones located outside individual lot boundaries and not covered by the plan of management. This does not apply to asset protection zones provided by formed roads.
6. Attached garages, verandas, balconies, decks etc are required to comply with the residential APZ requirements.
7. Upon commencement, the entire "development estate" is to be hazard reduced so that all proposed lots have the vegetation managed as an outer protection area (OPA) as outlined within Appendices 2 & 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
8. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'
9. The Service has concerns with the number of dead end roads proposed for the development that are greater than 200 metres in length.
10. Public Roads are to comply with sections 4.1.3(1) and 4.2.7 of 'Planning for Bush Fire Protection 2006' in this regard perimeter roads shall be a minimum of 8 metres.
11. Road widths shall comply with Table 4.1 of 'Planning for Bush Fire Protection 2006'
12. The RFS does not support the creation of the isolated cluster Stage 5 in its current form.
13. Fire trails shall comply with section 4.1.3 (3) of 'Planning for Bush Fire Protection 2006'. Fire trail are not a substitute for roads not complying with 'Planning for Bushfire Protection 2006'
14. The addition of the fire trial as discussed at the meeting at the NSW Rural Fire Service is to be incorporated into the design. This fire trail is to link the northern boundary of the 'Link Road South Precinct' with a proposed fire trail in the north western portion of the precinct.
15. The asset protection zones (APZ) required as part of the development will encompass land that will be located within an open space area. Ecological management of the open space area may conflict with that required for the APZ. In this regard the applicant may need to liaise with the appropriate government departments to identify their management requirements do not conflict with those required for the APZ by the NSW Rural Fire Service.
16. Revegetation of the property may increase bush fire risk to the proposed development and increase the required asset protection zones. Any proposed revegetation should consider the likely increase of bushfire risk resulting in increased bushfire protection measures.

This letter is in response to a further assessment of the application submitted and supersedes our previous key issue and assessment requirements regarding bush fire protection dated 13 August 2010.

For any queries regarding this correspondence please contact Jason Hulston on 8741 5175.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Garth Bladwell', written in a cursive style.

Garth Bladwell

A/Team Leader, Development Assessment & 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'.