

All communications to be addressed to:

Headquarters
NSW Rural Fire Service
Locked Mail Bag 17
GRANVILLE NSW 2142

Headquarters
NSW Rural Fire Service
15 Carter Street
LIDCOMBE NSW 2141

Telephone: (02) 8741 5555

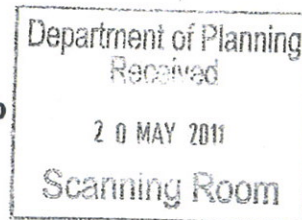
Facsimile: (02) 8741 5550

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



Urban Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Dorna Darab



11 May 2011

Dear Ms Darab,

**Re: Major Project Application NEWCASTLE LINK ROAD NORTH & SOUTH,
MINMI NSW**

I refer to your letter received 24 February 2011 seeking the NSW Rural Fire Service comments on the Preferred Project Report for the above application in accordance with section 75F (4) of the 'Environmental Planning and Assessment Act 1979'.

The Service has reviewed the Concept Plan and offers the following advice:

Asset Protection Zones (APZ)

1. Minimising the impact of radiant heat and direct flame contact by separating the development from the bush fire hazard through the implementation of asset protection zones in accordance with 'Planning for Bush Fire Protection 2006'.
2. The service has concerns with the number of isolated lots proposed within the site. This will be required to be addressed at the development application stage of the process.
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 and signed off by Council 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 development commencement, the 'development estate' will be subject to the establishment of temporary APZs around each development precinct to 100m or the site boundary and excluding nominated riparian corridors. These APZs are to be established and maintained as Outer Protection Areas (OPA) as outlined within Appendices 2 & 5 of 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
8. To provide safe ingress/ egress an APZ to 20m on either side of the development precinct access will also be established. These APZs are to be established and maintained as an Inner Protection Area (IPA) as outlined within Appendices 2 & 5 of 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

9. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

10. The Service has concerns with the amount of dead end roads proposed for the development. This will be required to be addressed at the development application stage of the process.
11. 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.
12. Road widths shall comply with Table 4.1 of 'Planning for Bush Fire Protection 2006'
13. The RFS does not support the creation of the isolated cluster in Stage 5. Limited details have been provided on the proposed access / egress to the lots and its compliance with 'Planning for Bushfire Protection 2006' to enable proper assessment.

14. Fire trails shall comply with section 4.1.3 (3) of 'Planning for Bush Fire Protection 2006'. It should be noted that excessive amounts of fire trail does not necessarily negate proposed roads not complying with public roads complying with 'Planning for Bushfire Protection 2006'

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

15. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

General Advice

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.

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 approval is for the subdivision of the land only. Any further development application for class 1, 2 & 3 buildings as identified by the 'Building Code of Australia' must be subject to separate application under section 79BA of the EP & A Act and address the requirements of 'Planning for Bush Fire Protection 2006'.

This letter supersedes our previous advice dated ¹⁹7 April 2011.

For any enquiries regarding this correspondence please contact Jason Hulston on (02)8741-5555.

Yours faithfully,



Corey Shackleton
A/Team Leader, Development Assessment & Planning

The RFS has made getting additional 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'.