



NSW RURAL FIRE SERVICE



Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Your reference: MP 10_0137 MOD 15
Our reference: DA20200904003225-CL55-1

9 December 2020

Attention: Emma Butcher

Dear Sir/Madam,

Modifications to Stage 2 of the subdivision at 127 Averys Lane Heddon Greta

The referral relates to modifications to Stage 1 - Substage 5 of the Huntlee New Town Subdivision, referred to the New South Wales Rural Fire Service (NSW RFS) under the *Environmental Planning and Assessment Act 1979*.

The referral seeks to modify following aspects of Substage 5:

- Amendments to the asset protection zones (APZs) in the north-west adjacent to Lots 1, 2 and 3.

The NSW RFS has reviewed the information provided and provides the following being applied to Stage 1 - Substage 5 of the proposed development:

Asset Protection Zones

Intent of measures: to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.

1. At the issue of a subdivision certificate, and in perpetuity to ensure ongoing protection from the impact of bush fires, lands within the development area including open space land outside the nominated riparian corridors must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;

Postal address

NSW Rural Fire Service
Planning and Environment Services
Locked Bag 17
GRANVILLE NSW 2141

T 1300 NSW RFS
F (02) 8741 5433
E records@rfs.nsw.gov.au
www.rfs.nsw.gov.au

- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed

The layout of the asset protection zones (APZs) must comply with Attachment 1, with reference Table 3 Required APZ of the submitted bush fire report MJD Environmental (Dated July 2020, Reference 16015). At the issue of a subdivision certificate, suitably worded instrument(s) created pursuant to section 88 of the *Conveyancing Act 1919* must be placed on the proposed lots which requires the provision of the above APZs and prohibits the construction of buildings other than class 10b structures within these APZ. The name of authority empowered to release, vary or modify the instrument shall be Cessnock City Council (or equivalent authority).

2. At the issue of a subdivision certificate, suitably worded instrument(s), created pursuant to section 88 of the *Conveyancing Act 1919* or equivalent, must be placed over the relevant lots within the subdivision which ensures that a Vegetation Management Plan (VMP) is created to maintain the vegetation marked as rainforest and within the riparian corridors as a rainforest community as per Figure 4 Vegetation Classification of the submitted bush fire report MJD Environmental (Dated July 2020, Reference 16015) for the life of the development. The name of authority empowered to release, vary or modify the instrument shall be Cessnock City Council (or equivalent authority).

Note: The vegetation marked as rainforest shall be maintained to have fuel loads of no greater 10t/ha for surface and elevated fuels and 13.2 t/ha for overall fuels, in accordance with Table A1.12.8 of *Planning for Bush Fire Protection 2019*. Where this cannot be achieved future developments will be in the flame zone and the subdivision will need to be modified in order to achieve the required minimum APZs for forest vegetation in accordance with Table A1.12.2 of *Planning for Bush Fire Protection 2019*.

Access

Intent of measures: to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

3. Access roads must comply with the following general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019*:
 - subdivisions of three or more allotments have more than one access in and out of the development;
 - traffic management devices are constructed to not prohibit access by emergency services vehicles;
 - maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
 - all roads are through roads;
 - dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
 - where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
 - where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access shall be provided to an alternate point on the existing public road system;
 - one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression;
 - the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating;
 - hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;

- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - *Fire hydrant installations System design, installation and commissioning*; and
 - there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.
4. Perimeter roads must comply with the general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:
- are two-way sealed roads;
 - minimum 8m carriageway width kerb to kerb;
 - parking is provided outside of the carriageway width;
 - hydrants are located clear of parking areas;
 - are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
 - curves of roads have a minimum inner radius of 6m;
 - the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
 - the road crossfall does not exceed 3 degrees; and
 - a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.
5. Non-perimeter roads must comply with the general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:
- minimum 5.5m carriageway width kerb to kerb;
 - parking is provided outside of the carriageway width;
 - hydrants are located clear of parking areas;
 - roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
 - curves of roads have a minimum inner radius of 6m;
 - the road crossfall does not exceed 3 degrees; and
 - a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

Services and Utilities

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

6. The provision of water, electricity and gas must comply the following in accordance with Table 5.3c of *Planning for Bush Fire Protection 2019*:
- reticulated water is to be provided to the development where available;
 - fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
 - hydrants are and not located within any road carriageway;
 - reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
 - fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
 - all above-ground water service pipes are metal, including and up to any taps;
 - where practicable, electrical transmission lines are underground;
 - where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and

- no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

General Note

This correspondence supersedes our previous correspondence dated 21 October 2020.

The Department of Planning, Industry and Environment has requested specific comment regarding if the emergency access to the south is required under the provisions of *Planning for Bush Fire Protection 2019*. It is advised that this access is required under the requirements of Table 5.3b in *Planning for Bush Fire Protection 2019* that has been referenced in Condition 3 of this correspondence.

For any queries regarding this correspondence, please contact Emma Jensen, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Kalpana Varghese
Team Leader, Development Assessment and Planning
Planning and Environment Services (East)