



# RFS



Upper Lachlan Shire Council  
PO Box 42  
GUNNING NSW 2581

Your reference: (CNR-71548) DA 286/2023  
Our reference: DA20240730003100-Original-1

**ATTENTION:** Dianne James

Date: Thursday 19 September 2024

Dear Sir/Madam,

**Integrated Development Application  
s100B - Subdivision - Torrens Title Subdivision  
MCDONALD STREET CROOKWELL 2583, (none)**

I refer to your correspondence dated 03/08/2024 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:

**General Conditions**

1. The development shall generally comply with the following plans/documents except where amended by the remaining conditions of these General Terms of Approval:

- The plan prepared by Civil Development Solutions reference 2124 DA03 revision C dated 1/9/2023.
- The bush fire assessment prepared by Harris Environmental reference 5401BF dated 15/12/2023.

2. 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 construction of any habitable part of a building within 10 metres from the western boundaries of lots 546 - 550. The name of authority empowered to release, vary, or modify any instrument must be Upper Lachlan Council.

**Access - Public Roads**

***The intent of measure is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.***

3. 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;

**Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

**Street address**

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

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- 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.

## **Water and Utility Services**

***The intent of measure 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.***

4. The provision of water (including mains water), electricity and gas services must comply with Table 5.3c of *Planning for Bush Fire Protection 2019*.

## **Landscaping Assessment**

***The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

5. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*.

## **General Advice – Consent Authority to Note**

Future development applications lodged on lots created within this subdivision may be subject to further assessment under the *Environmental Planning & Assessment Act 1979*.

For any queries regarding this correspondence, please contact Stephen McKinnon on 1300 NSW RFS.

Yours sincerely,

Michael Gray  
**Manager Planning & Environment Services**  
**Built & Natural Environment**



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## BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision  
MCDONALD STREET CROOKWELL 2583, (none)  
RFS Reference: DA20240730003100-Original-1  
Your Reference: (CNR-71548) DA 286/2023

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

**Michael Gray**

Manager Planning & Environment Services  
Built & Natural Environment

Thursday 19 September 2024

