



## NSW RURAL FIRE SERVICE

Upper Hunter Shire Council  
PO Box 208  
SCONE NSW 2337

Your reference: (CNR-30131) 163/2017  
Our reference: DA-2019-03684-S4.55-1

**ATTENTION:** Paul Smith

Date: Friday 11 March 2022

Dear Sir/Madam,

**Development Application**  
**s100B – Subdivision – Torrens Title Subdivision**  
**150 Gundy Road SCONE NSW 2337, 2//DP1169320**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 24/11/2021.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and cannot support the current application. The following concerns have been identified:

- Are all adjoining owners party to the proposed development and specifically to approvals relevant to the now proposed fire trails.
- The bushfire report needs to address the new Plan Set identified as Revision O. This revised report will need to discuss the proposed modifications, including;
  - Providing a new APZ plan,
  - Discussion of the proposed fire trail, that is now proposed to be located upon adjoining lands, is to be provided. Details of its construction and ongoing maintenance will need to be included. This should have included written agreements from the land owner as part of the proposal. These are now needed to be provided.
  - Discussion of the proposed vegetation buffer and how it will operate alongside 10m and 12m APZs.
- The bushfire report needs to confirm the location of the pocket park and any impacts it may provide (hazard, management etc).
- The bushfire report needs to discuss the proposed eastern emergency access, that is now proposed in lieu of the western emergency exit (Plan Set "M" included in Appendix A of the previous bushfire assessment report). It is noted that no discussion of the emergency access road has been made by the bushfire consultant.
- The bushfire assessment report will need to identify if the proposed fire trail will need specific construction outcomes, where it is located to the south of and within a 40m wide storm water discharge easement (in relation to the SW stormwater basin No. 4).
- The bushfire assessment report has noted that a perimeter road has not been provided and is not required as, *the site is surrounded by grassland which provides access/egress for firefighting vehicles*. This is not an acceptable outcome. Generally a fire trail is not an accepted alternative for a perimeter

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road, and as the development now includes a fire trail an assessment of its likely improvements are needed to be provided.

- Identify how the Lots Benefited and Burdened (prepared by Morgan and English and dated 21/02/2022) operate for APZs (10m 12m). Why haven't lots within the subdivision, that will benefit from an APZ, been identified in the document?

Upon receipt of the required further information above, please re-refer through the Planning Portal under clause 55 of the *Environmental Planning & Assessment Regulation 2000*.

For any queries regarding this correspondence, please contact Bradford Sellings on 1300 NSW RFS.

Yours sincerely,

Alan Bawden  
**Supervisor Development Assessment & Plan  
Built & Natural Environment**