



## NSW RURAL FIRE SERVICE

Newcastle City Council  
PO Box 489  
NEWCASTLE NSW 2300

Your reference: (CNR-54963) RE2023/00003  
Our reference: DA20221108011613-S4.55-1

**ATTENTION:** Steven Masia

Date: Wednesday 24 May 2023

Dear Sir/Madam,

### Development Application

**Other - Other Assessment - Residential Subdivision/Masterplan**

**Review of Determination - 144 Woodford Street Minmi NSW 2287, 5//DP1230960, 48//DP115128, 100//DP1252590, 1//DP1156243**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 08/05/2023.

The Development Application is made under Concept Approval No MP100093 as issued by the New South Wales Planning Assessment Commission dated 2 August 2014 (Concept Plan Approval). Condition 1.45 of the Concept Plan Approval states:

*"Each development application for subdivision must be accompanied by a Bushfire Management Plan that demonstrates that the development complies with Planning for Bushfire Protection 2006 and to the satisfaction of the RFS; and provides detailed arrangements for:*

- a) A road network and lot layout appropriate for evacuation purposes.*
- b) Property access roads which allow for safe access, egress and defensible space for emergency services*
- c) The location and composition of all APZs, including the inner and outer protection zones, including in relation to the proposed building footprints.*
- d) Ongoing maintenance for APZs, fire trails and access tracks to ensure compliance with the required standards (for APZs outside individual lots this must be negotiated with the RFS and relevant Council).*
- e) A staged approach to management of bushfire hazard and APZs during the development process.*

The New South Wales Rural Fire Service (NSW RFS) advises that the Subdivision Bushfire Attack Level (BAL) Masterplan prepared by Bushfire Planning Australia (Titled: *Northern Estates Newcastle, Job Number 1825 - NCC, Ref: Newcastle\_Fig\_13\_BALS\_OVERALL\_230308 v9, Dated 16 March 2023, Sheets 1-4 Revision F*) is satisfactory, and therefore NSW RFS would be prepared to grant a Bush Fire Safety Authority (BFSA) under section 100B of the Rural Fires Act 1997 for the development the subject of the Development Application (Proposed Development), subject to the following conditions:

**1.** A comprehensively detailed BAL plan must be prepared for each sub-stage of the Proposed Development. A subdivision certificate for a sub-stage subdivision cannot proceed unless Newcastle City Council is satisfied that the detailed BAL plan for that sub-stage is in accordance with the NSW RFS endorsed Masterplan prepared by

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Bushfire Planning Australia (Titled: *Subdivision BAL Plan: Northern Estates Newcastle, Job Number 1825 – NCC, Ref: Newcastle\_Fig\_13\_BALS\_OVERALL\_230308 v9, Dated 16 March 2023, Sheets 1-4 Revision F*). Council may refer a detailed BAL plan to the NSW RFS for consideration if not initially satisfied and, if the NSW RFS is satisfied with the detailed BAL plan, it will issue an amended Post Subdivision Bushfire Attack Level Certificate(s) for that plan.

2. A subdivision certificate for a stage of the Proposed Development cannot be issued unless Bushfire Planning Australia has provided certification that the Subdivision BAL Masterplan prepared by Bushfire Planning Australia (Titled: *Subdivision BAL Plan: Northern Estates Newcastle, Job Number 1825 – NCC, Ref: Newcastle\_Fig\_13\_BALS\_OVERALL\_230308 v9, Dated 16 March 2023, Sheets 1-4 Revision F*) is in accordance with the report prepared by Bushfire Planning Australia Ref: 1825, Version 3, Dated 23 November 2018; Bushfire Certification Letter dated 12 July 2022) and any relevant amendments in the document RE: DA 2018/01351 *Updated Subdivision BAL Plan, Stages 3-5 Woodford Street Minmi (Newcastle LGA) V2*, prepared by Bushfire Planning Australia, Ref: 1825, dated 16 March 2023.

### **Asset Protection Zones**

**Intent of measures - to provide sufficient space and maintain reduced fuel loads, so as to ensure radiant heat levels at buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following shall apply:**

3. Before a subdivision certificate for each stage of the Proposed Development is issued the Asset Protection Zones (APZs) identified in the Subdivision BAL Masterplan prepared by Bushfire Planning Australia (Titled: *Subdivision BAL Plan: Northern Estates Newcastle, Job Number 1825 – NCC, Ref: Newcastle\_Fig\_13\_BALS\_OVERALL\_230308 v9, Dated 16 March 2023, Sheets 1-4 Revision F*) relating to that stage must be established to the satisfaction of Council. Once established, the APZs must be managed and maintained in perpetuity in accordance with this approval.

- These APZs shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document Standards for asset protection zones.

4. During construction phases of stage of the Proposed Development, and until the next stage has begun, temporary APZs must be provided around each release area where they adjoin a fire hazard for a distance of 100 metres when located on future residential zoned land, or as described within the Subdivision BAL Masterplan prepared by Bushfire Planning Australia (Titled: *Subdivision BAL Plan: Northern Estates Newcastle, Job Number 1825 – NCC, Ref: Newcastle\_Fig\_13\_BALS\_OVERALL\_230308 v9, Dated 16 March 2023, Sheets 1-4 Revision F*).

5. Before the commencement of building works for any stage of the Proposed Development which would create any lot which is proposed for the purposes of a school, or before the issue of a subdivision certificate which would create any such lot (whichever comes first) the lot must be established as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document Standards for asset protection zones.

### **Public Roadways**

**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. To achieve this, the following shall apply:**

6. Public road access shall comply with the following requirements of section 4.1.3 (1) of *Planning for Bush Fire Protection 2006*:

- Road(s) shall be suitable for two-wheel drive vehicles, and must be all weather roads.
- Urban perimeter roads must be two-way, with a carriageway 8 metres minimum kerb to kerb.
- The perimeter road must be linked to the internal road system at an interval of no greater than 500 metres.
- Traffic management devices must be constructed to facilitate unobstructed access by emergency services vehicles.
- Public roads must a cross fall not exceeding 3 degrees.
- Non-perimeter road widths must comply with Table 4.1 in Planning for Bush Fire Protection 2006.
- Curves of roads (other than perimeter roads) must have a minimum inner radius of 6 metres.

- The minimum distance between inner and outer curves must be 6 metres.
- Maximum grades for sealed roads must 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.
- There is to be a minimum vertical clearance to a height of 4 metres above the road at all times.
- The capacity of road surfaces and bridges is to be sufficient to carry fully loaded fire fighting vehicles (approximately 15 tonnes for areas with reticulated water, 28 tonnes or 9 tonnes per axle for all other areas). Bridges are to clearly indicate load rating.
- Public roads greater than 6.5 metres wide (kerb to kerb) must include hydrants located outside of parking reserves to ensure accessibility to reticulated water supply for fire suppression.
- Public roads between 6.5 metres and 8 metres wide (kerb to kerb) must include appropriately signposted 'No Parking' zones on one side with services (hydrants) located on this side to ensure accessibility to reticulated water for fire suppression at all times.
- Public roads 5.5 to 6.5 metres wide (kerb to kerb) must provide parking within parking bays located outside the kerb to kerb space (and not within the kerb to kerb space) and located services outside of the parking bays to ensure accessibility to reticulated water for fire suppression at all times.
- One way only public access roads are to be no less than 4 metres wide (kerb to kerb) and must provide parking only within parking bays located outside the kerb to kerb space. Services are to be located outside of the parking bays to ensure accessibility to reticulated water for fire suppression.
- Public roads directly interfacing the bush fire hazard vegetation must provide roll top kerbing to the hazard side of the road.
- Cul-de-sacs shall incorporate a 12-metre outer radius turning circle and must be clearly signposted as a "no through road".

### **Property Access Roadways**

***Intent of Measures – to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following shall apply:***

7. Property access roads to existing properties within the development area shall always be accessible and maintained to comply with section 4.1.3 (2) of *Planning for Bush Fire Protection 2006*, until such time that the sites become accessible by the proposed public roads.

### **Fire Trails**

***Intent of measures - To provide suitable access for fire management purposes and maintenance of APZs. To achieve this, the following shall apply:***

8. Before the release of any residential lots within relevant sub-stages for the Proposed Development, fire trails shall be provided as shown on the plans provided by Bushfire Planning Australia (Titled: *Subdivision BAL Plan: Northern Estates Newcastle, Job Number 1825 – NCC, Ref: Newcastle\_Fig\_13\_BALS\_OVERALL\_230308 v9, Dated 16 March 2023, Sheets 1-4 Revision F*) and in accordance with section 4.1.3 (3) of *Planning for Bush Fire Protection 2006*:

- If boundary fences are installed, fences shall be constructed on the residential side of the proposed fire trail;
- Suitable arrangements shall be put in place to ensure the ongoing management and availability of fire trails for fire management purposes.

### **Water, Electricity and Gas Services**

***Intent of measures - 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 shall apply:***

9. The provision of water, electricity and gas services are to comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.

- Fire hydrant spacing, sizing and pressures shall comply with Australian Standard AS 2419.1- 2005 Fire Hydrant Installations.
- Fire hydrants shall not be located within any road carriageway.

### **Landscaping**

***Intent of measures - to provide sufficient space and maintain reduced fuel loads, so as to ensure radiant heat levels at buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following shall apply:***

10. Future landscaping to the site, including within the proposed Bio Retention Basins, Wet Basins and Embankment/Batter Planting, shall be provided as per the landscape plans prepared by Moir Landscape Architecture listed below:

- Minmi Estate Subdivision Stages 3, 4 and 5 Landscape Development Application Documentation, Moir Landscape Architecture, Revision I, 15 March 2023, Project No. 1670, DWG No. LP01-LP13.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 1 September 2022.

For any queries regarding this correspondence, please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely,

Adam Small

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