



RFS



Singleton Council
PO Box 314
SINGLETON NSW 2330

Your reference: (CNR-73962) 8.2024.236.1
Our reference: DA20241001004034-S38-1

ATTENTION: Julia Ryl

Date: Thursday 9 October 2025

Dear Sir/Madam,

**Integrated Development Application
s100B – Subdivision – Torrens Title Subdivision
Pepper Close Hunterview NSW 2330, 8//DP1196266**

I refer to your correspondence dated 19/09/2025 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, 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

1. Development must be carried out in accordance with the following plans, except where the General Terms of Approval expressly require otherwise:

- The plan titled 'PROPOSED SUBDIVISION MASTERPLAN', prepared by NORTHROP, Job No NL233144, Dwg No DA-C01.21, Revision I, sheet 1 of 1, dated 05/06/2025.

In the event of any inconsistency between the plans and the documents, the plans prevail. In the event of any inconsistency between the plans and a condition of this consent, the condition prevails.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the dwellings are below critical limits and prevent direct flame contact

2. Before construction activities are undertaken on the site, the Principal Certifier must be satisfied that:

- a. An asset protection zone (APZ) has been established in accordance with the plan titled 'FIGURE 4: REQUIRED ASSET PROTECTION ZONE (PBP 2019)', prepared by MJD Environmental, Job No 22009, Version 2, sheet 20 of 36, dated 02/09/2024; and
- b. The APZ must be established as an inner protection area (IPA) in accordance with section A4.1.1 of Appendix 4 of *Planning for Bush Fire Protection 2019* and the NSW RFS's Standards for asset protection zones.

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

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au



RFS



3. During occupation and ongoing use, the APZ on site must be maintained as an IPA in accordance with section A4.1.1 of Appendix 4 of *Planning for Bush Fire Protection 2019* and the NSW RFS's Standards for asset protection zones at all times.

4. Before the issue of a subdivision certificate, the Principal Certifier must be satisfied that:

- a. A temporary APZ must be established for each adjacent stage and maintained until construction of that stage has commenced; and
- b. The APZ must be established as an IPA for a distance of 10 metres from the boundary of the adjacent stage in accordance with Appendix 4 of *Planning for Bush Fire Protection 2019* and the NSW RFS's Standards for asset protection zones.

Access – Public Roads

5. Before issue of a subdivision certificate, complete the construction of all public access roads in accordance with the following requirements of Table 5.3b of *Planning for Bush Fire Protection 2019*, and provide written confirmation from a suitably qualified Civil Engineer confirming compliance with this condition to the Principal Certifier:

- a. More than one access in and out of the development must be provided;
- b. Traffic management devices are constructed to not prohibit access by emergency services vehicles;
- c. 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;
- d. All roads are through roads;
- e. 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 or turning heads compliant with A3.3. Vehicle turning head requirements of *Planning for Bush Fire Protection 2019*, and are clearly sign posted as a 'No Through' road;
- f. Where kerb and guttering is provided on perimeter roads, roll top kerbing must be used to the hazard side of the road;
- g. 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;
- h. The capacity of 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.
- i. Hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
- j. Hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - Fire hydrant installations System design, installation and commissioning;
- k. There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available;
- l. All perimeter roads are constructed in accordance with the following:
 - i. Are two-way sealed roads;
 - ii. Minimum 8m carriageway width kerb to kerb;
 - iii. Parking is provided outside of the carriageway width;
 - iv. Hydrants are located clear of parking areas;
 - v. All roads are through roads, and these are linked to the internal road system at an interval of no greater than 500 metres;
 - vi. Curves of roads have a minimum inner radius of 6m;
 - vii. The maximum grade road is 15 degrees and average grade of not more than 10 degrees;
 - viii. The road crossfall does not exceed 3 degrees; and



RFS



- ix. A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.
- m. All non-perimeter roads are constructed in accordance with the following:
 - i. Are two-way sealed roads;
 - ii. Minimum 5.5m carriageway width kerb to kerb;
 - iii. Parking is provided outside of the carriageway width;
 - iv. Hydrants are located clear of parking areas;
 - v. Are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
 - vi. Curves of roads have a minimum inner radius of 6m;
 - vii. The road crossfall does not exceed 3 degrees; and
 - viii. A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

Note: No works can be undertaken within the public road reserve without the prior written approval from Council.

Water and Utility Services

6. Before the issue of a subdivision certificate, the Principal Certifier must be satisfied that the provision of water, electricity and gas required as a result of the development has been completed in accordance with the following requirements of Table 5.3c of *Planning for Bush Fire Protection 2019*:

- a. Reticulated water is to be provided to the development;
- b. Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2021;
- c. Hydrants are not located within any road carriageway;
- d. Reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- e. Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2021;
- f. All above-ground water service pipes external to the dwelling are metal, including and up to any taps;
- g. Where practicable, electrical transmission lines are underground;
- h. Where overhead, electrical transmission lines are proposed as follows:
 - i. Lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and
 - ii. 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.
- i. 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;
- j. All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- k. Connections to and from gas cylinders are metal; Polymer-sheathed flexible gas supply lines are not used;
- l. Polymer-sheathed flexible gas supply lines are not used; and
- m. Above-ground gas service pipes are metal, including and up to any outlets.

General Advice - Consent Authority to Note

- All conditions within this General Terms of Approval must be complied with and attached as a schedule to any consent.
- The conditions are recommended to ensure the development conforms with the relevant specifications and requirements of *Planning for Bush Fire Protection 2019*, and to ensure that measures are taken to protect persons, property and the environment from danger that may arise from a bush fire.



RFS



- The consent authority is advised that where a minor amendment to the plans and documents is proposed, the consent authority may use its discretion to determine whether the minor amendment warrants further assessment by the NSW RFS.
- Development applications lodged on lots created within this subdivision may be subject to further bush fire assessment under the provisions of the NSW *Environmental Planning & Assessment Act 1979*.

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 13/11/2024.

For any queries regarding this correspondence, please contact Jonathan Hardy on 1300 NSW RFS.

Yours sincerely,

Anna Jones
Manager Planning & Environment Srv (Nth)
Built & Natural Environment



RFS



BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision
Pepper Close Hunterview NSW 2330, 8//DP1196266
RFS Reference: DA20241001004034-S38-1
Your Reference: (CNR-73962) 8.2024.236.1

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 supersedes the previous Bush Fire Safety Authority DA20241001004034-Original-1 issued on 13/11/2024 and confirms that, subject to the attached reissued 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*.

Anna Jones
Manager Planning & Environment Srv (Nth)
Built & Natural Environment

Thursday 9 October 2025

