



RFS



Port Macquarie-Hastings Council
PO Box 84
PORT MACQUARIE NSW 2444

Your reference: (CNR-85440) DA 2025.424.1
Our reference: DA20250807003175-Original-1

ATTENTION: Ben Roberts

Date: Friday 19 September 2025

Dear Sir/Madam,

Integrated Development Application
s100B - Subdivision - Torrens Title Subdivision
DA 2025.424.1 - SOVEREIGN DRIVE THURMSTER 2444, 53//DP1312158

I refer to your correspondence dated 11/08/2025 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:

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

1. Prior to the issue of a subdivision certificate for each stage and in perpetuity, the whole of the lots within that stage shall be managed as an Inner Protection Area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.
2. A minimum 25 metre asset protection zone must be provided around the perimeter of each stage until the hazard has been removed in that location. The asset protection zone must be maintained as an Inner Protection Area in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.
3. A suitable legal instrument (such as an instrument pursuant to section 88 of the Conveyancing Act 1919) shall be established to reflect the requirements of condition 2 (above). The restriction to land use over the residual lot may be extinguished upon commencement of a subsequent stage of development over the affected areas and / or when the hazard has been removed.

The name of the authority empowered to release, vary or modify any instrument must be Port Macquarie Hastings Council.

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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Access Requirements

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

4. Public access roads shall comply with the following general requirements of Table 5.3b of Planning for Bush Fire Protection 2019 and the following:

- a. subdivisions of three or more allotments have more than one access in and out of the development;
- 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. where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
- f. 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;
- g. 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);
- h. 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; and
- j. hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - Fire hydrant installations System design, installation and commissioning.

Note: In order to achieve compliance with the above requirements, the NSW RFS understands that connectivity is to be provided to both Litchfield Parkway and Carlie Jane Drive prior to completion of the development.

5. Perimeter public roads shall comply with the general requirements of Table 5.3b of Planning for Bush Fire Protection 2019 and the following:

- a. are two-way sealed roads;
- b. minimum 8m carriageway width kerb to kerb;
- c. parking is provided outside of the carriageway width;
- d. hydrants are located clear of parking areas;
- e. are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- f. curves of roads have a minimum inner radius of 6m;
- g. the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- h. the road crossfall does not exceed 3 degrees; and
- i. a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

6. Non perimeter public roads shall comply with the general requirements of Table 5.3b of Planning for Bush Fire Protection 2019 and the following:

- a. are two-way sealed roads;
- b. minimum 5.5m carriageway width kerb to kerb;
- c. parking is provided outside of the carriageway width;
- d. hydrants are located clear of parking areas;



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- e. are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- f. curves of roads have a minimum inner radius of 6m;
- g. the road crossfall does not exceed 3 degrees; and
- h. a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

7. Temporary turning heads must be provided to temporary dead end roads incorporating either a minimum 12 metre radius turning circle or turning heads compliant with A3.3. Vehicle turning head requirements of Planning for Bush Fire Protection 2019.

8. Temporary turning heads are to be clearly sign posted as a 'No Through' road. The turning areas may be removed upon opening of future proposed through roads.

Water and Utility Services

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

9. The provision of new water, electricity and gas must comply with the following in accordance with Table 5.3c of Planning for Bush Fire Protection 2019:

- a. reticulated water is to be provided to the development where available;
- b. fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard 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 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 (30m), 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 - The storage and handling of LP Gas, 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; and
- l. above-ground gas service pipes are metal, including and up to any outlets.

Landscaping Assessment

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

10. Landscaping is to be designed and managed to minimise flame contact and radiant heat to dwellings, and the potential for wind-driven embers to cause ignitions by complying with the following:

- a. landscaping is in accordance with Appendix 4 of Planning for Bush Fire Protection 2019; and
- b. fencing is constructed in accordance with the following:



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- i. fences in bush fire prone areas should be made of either hardwood or non-combustible material.
- ii. in circumstances where the fence is within 6m of a dwelling or associated with a dwelling constructed to BAL-29, BAL40 or BALFZ, the fence must be made of non-combustible material only.

General Advice – Consent Authority to Note

1. This Bush Fire Safety Authority / the above General Terms of Approval are based on the following:
 - a. Bushfire Hazard Assessment Report PROPOSED INTEGRATED HOUSING DEVELOPMENT & TORRENS TITLE SUBDIVISION LOT 31 DP 1298370, COHEN WAY, THRUMSTER prepared by Bushfire Certification and Environmental Services Version 2.0 dated 10th June 2025.
 - b. Statement of Environmental Effects, 88 Torrens Title Lots including 55 Integrated Housing Lots, Detailed Earthworks and Infrastructure Precinct 3, Sovereign Hills Oxley Highway and Carlie Jane Drive, Thrumster, Lot 53 DP 1312158 prepared by Hopkins Consultants Pty Ltd, Job Ref: 5802/44 dated June 2025.
 - c. The plan set prepared by Hopkins Consultants Pty Ltd DRAWING NUMBER / REFERENCE 5802-44-0765-01 to 5802-44-0765-13 (inclusive) REV A dated 26/06/2025.
2. Development applications lodged on lots created within this subdivision may be subject to further assessment under section s4.14 of the 'Environmental Planning & Assessment Act 1979'.

For any queries regarding this correspondence, please contact Katrina Lindsay on 1300 NSW RFS.

Yours sincerely,

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



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BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision

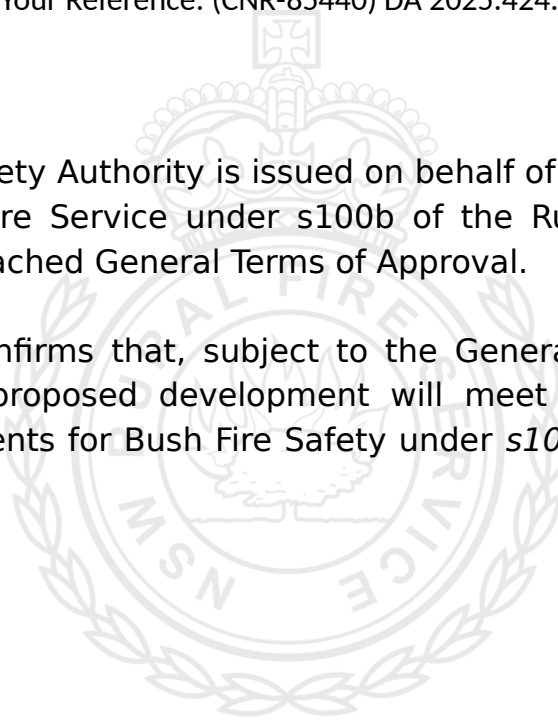
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This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

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*.



Anna Jones

**Manager Planning & Environment Srv (Nth)
Built & Natural Environment**

Friday 19 September 2025

