



RFS



Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Your reference: (CNR-77969) 85/2025/DA-CD
Our reference: DA20250120000243-Original-1

ATTENTION: CNR Team

Date: Thursday 6 March 2025

Dear Sir/Madam,

Integrated Development Application
s100B - Subdivision - Torrens Title Subdivision
ROY WATTS ROAD GLENFIELD 2167, 2//DP1293342, 1617//DP1282799

I refer to your correspondence dated 01/02/2025 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 and in perpetuity, to assist in the ongoing protection from the impact of bush fires, lots 10 - 15 inclusive 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. Prior to the issue of a subdivision certificate, an easement (or similar instrument) for the purpose of an Asset Protection Zone (APZ) is to be registered pursuant to section 88B of the 'Conveyancing Act, 1919' over proposed lot 16. The easement shall be a minimum 3 metres wide and be located adjacent to the northern edge of proposed Road 02 (Creekside Street) road reserve. The APZ within the easement shall be managed as an inner protection area (IPA) as outlined within Appendix 4 of *Planning for Bush Fire Protection 2019*. The name of the authority empowered to release, vary or modify any instrument shall be Campbelltown City Council.

Access - Public Roads

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

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

1

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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- 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. 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 should be used to the hazard side of the road;
- 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); bridges/causeways are to clearly indicate load rating;
- h. hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
- i. hydrants are provided in accordance with the relevant clauses of AS 2419.1:2021 - *Fire hydrant installations System design, installation and commissioning*; and
- j. there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.

4. Perimeter public roads being Road 02 (Creekside Street) 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.

5. 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;
- 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.



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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

6. The provision of water supply shall comply 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 and 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.

7. The provision of electricity services shall comply the following in accordance with Table 5.3c of *Planning for Bush Fire Protection 2019*:

- a. where practicable, electrical transmission lines are underground;
- b. where overhead, electrical transmission lines are proposed as follows:
 - i. a. lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - ii. b. 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*.

8. Where provided, the provision of gas services shall comply the following in accordance with Table 5.3c of *Planning for Bush Fire Protection 2019*:

- a. 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;
- b. the requirements of relevant authorities, and metal piping is used; *The storage and handling of LP Gas*, - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 -
- c. all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- d. connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- e. 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

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

General Advice – Consent Authority to Note

The conditions are based on the documents/plans supplied via Council's referral to the NSW RFS including:

- Plans prepared by Beveridge Williams, titled 'Stage 1 - Plan of Proposed Subdivision of Lot 2 in DP 1293342 Roy Watts Road, Glenfield, Project No. 2300982, dated 17.12.2024 (Version B); and



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- The Bush Fire Assessment Report titled 'Concept Development Application and Detailed Works Package for Station Character Area off Roy Watts Road (Eastern End), Glenfield' prepared by Australian Bushfire Protection Planners, reference C234001, dated 12.12.2024 (Final V3).

Council is advised that where a minor amendment to the above-noted documents are proposed, Council may use its discretion to determine whether the minor amendment warrants further assessment by the NSW RFS to reissue a bush fire safety authority/an approval.

Any future Stage/Development Application is to be assessed against the provisions of Planning for Bush Fire Protection 2019 or subsequent version as enforce at that time.

For any queries regarding this correspondence, please contact Neil Pengilly on 1300 NSW RFS.

Yours sincerely,

Alan Bawden
Manager Planning & Environment Srv (Nth)
Built & Natural Environment



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BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision

ROY WATTS ROAD GLENFIELD 2167, 2//DP1293342, 1617//DP1282799

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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*.

Alan Bawden

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

Thursday 6 March 2025

