



## NSW RURAL FIRE SERVICE

Penrith City Council  
PO Box 60  
PENRITH NSW 2751

Your reference: SSD-10446  
Our reference: DA20200407001229-EIS & DA  
Exhibition-1

**ATTENTION:** Will Hodgkinson

Date: Monday 10 August 2020

Dear Sir/Madam,

**Development Application  
State Significant – EIS & DA Exhibition – Waste or resource management facility  
275 Adams Road Luddenham NSW 2745, 3//DP623799**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 27/07/2020.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the EIS and provides the following recommended conditions:

***Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

**Condition 1**

From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

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**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  
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***Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

#### **Condition 2**

New construction must comply with Section 3 and Section 9 (BAL FZ) of Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL-FZ requirements of the *NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)*. New construction must also comply with the construction requirements for BAL FZ in Section 7.5 of *Planning for Bush Fire Protection 2019*.

***Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

#### **Condition 3**

Property access roads must comply with the requirements of Table 7.4a of *Planning for Bush Fire Protection 2019*.

***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.***

#### **Condition 4**

The provision of water, electricity and gas must comply with Table 5.3c of *Planning for Bush Fire Protection 2019*.

***Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of the development.***

#### **Condition 5**

A Bush Fire Emergency Management and Evacuation Plan must be prepared and be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*. The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants. A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

For any queries regarding this correspondence, please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely,

Adam Small  
**Team Leader, Dev. Assessment & Planning**  
**Planning and Environment Services**