

Our Ref: 21086 Bushfire Compliance Warner Industrial Park Access, Warnervale
Via: email

Date: 18 November 2021

Attn: Major Projects
Department of Planning,
Infrastructure and the Environment
NSW Government

To whom it may concern,

RE: BUSHFIRE COMPLIANCE WARNER INDUSTRIAL PARK MODIFICATION, WARNERVALE

A bushfire compliance review of proposed modifications to MP07_0162 and associated staging plans has been undertaken by MJD Environmental on behalf of Warnervale LF Pty Ltd.

MJD Environmental has reviewed the staging plans; and Warner Industrial Park – Temporary Turning Arrangement prepared by ADW Johnson (Ref: 190628-ESK-027 Dated 9-11-2021) against the performance criteria and acceptable solutions for access outlined in Table 5.3b and Appendix 3 of PBP 2019. It is noted that the final civil engineering plans are still in development but will be designed generally in accordance with the above-mentioned plans and will meet the access requirements in accordance with the PBP 2019.

In discussion with the project civil engineers and in reviewing current plans, the temporary site access (TSA) road and dead-end turning heads proposed as part of Stage 1A have been designed generally in accordance with the performance criteria and acceptable solutions for access outlined within Table 5.3b and Appendix 3 of PBP 2019, specifically:

- Access roads will be two-wheel drive all weather;
- The capacity of roads will be sufficient for fully loaded firefighting vehicles (up to 23 tonnes);
- Slope for the TSA road will not be more than 10 degrees in slope;
- No kerb and gutter will be incorporated into the TSA road design;
- No hydrants will be incorporated into the TSA road design;
- There will be a minimum 5.5m carriageway width for the TSA road;
- There will be no parking along the TSA road, due to its nature as an emergency access only;
- Curves of the TSA road will have a minimum 20m radius;
- Crossfall for the TSA road will not exceed 3 degrees;
- A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, will be provided; and
- Type A turning heads will be provided on No.1 and No.3 roads with a minimum radius of 15m.

This compliance review was correct at the date of issue.

We trust this is sufficient for your purposes, however should you require any further information or clarification, please do not hesitate to contact Ross Duncan (Senior Environmental Consultant) or the writer.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Matt Doherty', is written over a white background.

Matt Doherty
Director
MJD Environmental