

**Our Ref:** 16015 DPIE RFI Response Letter Huntlee MOD 14 5-11-2021  
**Via:** email

**Date:** 5 November 2021

Attn: Keiran Thomas  
DPIE  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150

Dear Keiran,

**RE: HUNTLEE - STAGE 1 DEVELOPMENT-14 (MP 10\_0137 MOD 14)**

MJD Environmental have undertaken a review of the request for information issued by the NSW DPIE (Dated 10 June 2021). In response to the matter raised in the departments review we provide the following information for your consideration to enable the completion of your assessment.

*Item 1 - confirmation from an accredited Bushfire Consultant that the emergency access to the south meets the requirements of Table 5.3b of Planning for Bushfire Protection 2019.*

The emergency access will be required to comply with the *General Requirements* and *Non-perimeter Roads* criteria outlined in Planning for Bushfire Protection (PBP) (2019) Table 5.3b as summarised below.

| Performance Criteria                                                                                                                                          | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The intent may be achieved where:                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>General Requirements</b> <ul style="list-style-type: none"><li>▪ Firefighting vehicles are provided with safe, all-weather access to structures.</li></ul> | <ul style="list-style-type: none"><li>▪ property access roads are two-wheel drive, all weather roads;</li><li>▪ perimeter roads are provided for residential subdivisions of three or more allotments;</li><li>▪ subdivisions of three or more allotments have more than one access in and out of the development;</li><li>▪ traffic management devices are constructed to not prohibit access by emergency services vehicles;</li><li>▪ 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;</li><li>▪ all roads are through roads;</li><li>▪ 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, and are clearly sign posted as a dead end;</li></ul> |

0416 208 684

matt.doherty@mjdenvironmental.com.au

PO Box 360 Waratah NSW 2298

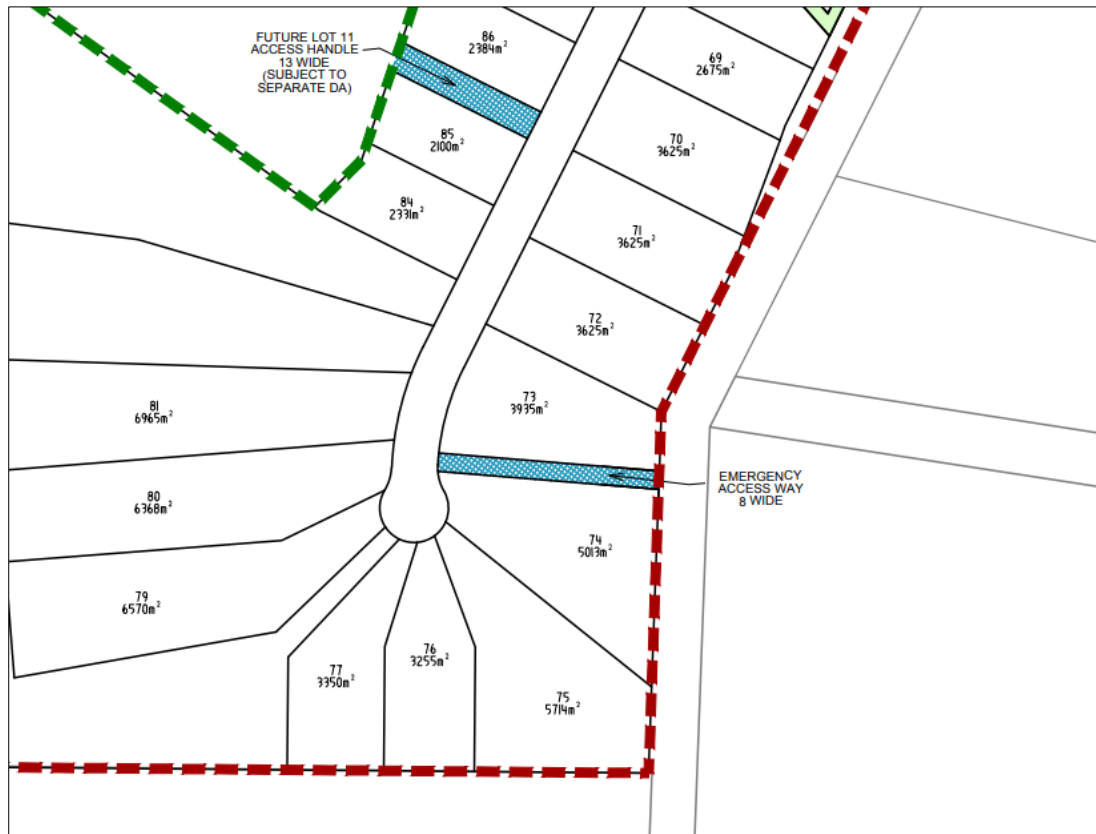
MJDenvironmental.com.au



| Performance Criteria                                                                                                                                                                                    | Acceptable Solutions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;</li> <li>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; and</li> <li>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.</li> </ul> |
| <ul style="list-style-type: none"> <li>the capacity of access roads is adequate for firefighting vehicles.</li> </ul>                                                                                   | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                              |
| <ul style="list-style-type: none"> <li>there is appropriate access to water supply.</li> </ul>                                                                                                          | <ul style="list-style-type: none"> <li>hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;</li> <li>hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005; and</li> <li>there is suitable access for a Category 1 fire appliances to within 4m of the static water supply where no reticulated supply is available.</li> </ul>                                                                                                                                                           |
| <p><b>Non-perimeter Roads</b></p> <ul style="list-style-type: none"> <li>access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating.</li> </ul> | <ul style="list-style-type: none"> <li>minimum 5.5m carriageway width kerb to kerb;</li> <li>parking is provided outside of the carriageway width;</li> <li>hydrants are located clear of parking areas; roads are through roads,</li> <li>and these are linked to the internal road system at an interval of no greater than 500m;</li> <li>curves of roads have a minimum inner radius of 6m;</li> <li>the road crossfall does not exceed 3 degrees; and</li> <li>a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.</li> </ul>                 |

The proposed emergency access to the south is shown on the base plan as being 8m in width (refer to inset below). A compliant road is able to be constructed in this allocation that adheres to the required 5.5m kerb to kerb carriageway width, grade, vertical clearance and load provisions. No parking will be available in the emergency road allocation. Provision of a reticulated water supply including hydrants have been provided in the subdivision arrangement.

On this basis the emergency access to the south is considered to meet the Table 5.3b requirements as set out in PBP (2019).



We trust this is sufficient for your purposes, however should you require any further information or clarification, please do not hesitate to contact the writer.

Yours sincerely

Matt Doherty  
Director  
MJD Environmental (Aust) Pty Ltd