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Director General
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Your Ref: SSD 8614
Our Ref: D18/349
DA18012311485 AP

ATTENTION: Navdeep Shergill

5 February 2018

Dear Sir/Madam

**Part 3A Development for Western Sydney University Campus, 2 College Street
Richmond**

I refer to your letter dated 22 January 2018 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A Development in accordance with section 75F (4) of the 'Environmental Planning and Assessment Act 1979'.

The Service has reviewed the environmental assessment and the following conditions are recommended:

1. At the commencement of building works, and in perpetuity, a 50 metre area around any proposed buildings shall be managed as an Inner Protection Area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
2. The provision of water, electricity and gas shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

3. Internal roads shall comply with the following requirements: - Internal roads are two wheel drive, sealed, all-weather roads. - Internal perimeter roads are provided with at least two traffic lane widths (carriageway 8 metres minimum kerb to kerb) and shoulders on each side, allowing traffic to pass in opposite directions. - Dead end roads incorporate a minimum 12 metres outer radius turning circle, and are clearly signposted as a dead end. - Traffic management devices are constructed to facilitate access by emergency services vehicles. - A minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches, is provided. - Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress. - The minimum distance between inner and outer curves is six metres. Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress. - Maximum grades do not exceed 15 degrees and average grades are not more than 10 degrees. - Crossfall of the pavement is not more than 10 degrees. - Roads do not traverse through a wetland or other land potentially subject to periodic inundation (other than flood or storm surge). - Roads are clearly signposted and bridges clearly indicate load ratings. - Internal road surfaces and bridges have a capacity to carry fully-loaded fire fighting vehicles (15 tonnes).
4. A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014' and Australian Standard AS3745 2010 'Planning for Emergencies in Facilities'. Suitable management arrangements must be established for consultation and implementation of the Emergency and Evacuation Plan.

For any queries regarding this correspondence please contact Alastair Patton on 1300 NSW RFS.

Yours sincerely



Jason Maslen

Team Leader, Development Assessment and Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.