



NSW RURAL FIRE SERVICE



Department of Planning & Environment
Social Infrastructure Assessments
GPO Box 39
SYDNEY NSW 2000

Your reference: SSD 7387
Our reference: D15/3631

15 August 2016

Attention: Brent Devine

Dear Sir/Madam,

Camden Medical Campus Precinct – Gledswood Hills

Reference is made to the Department of Planning & Environment's correspondence dated 1 August 2016 seeking advice regarding bush fire protection in relation to the above State Significant Development application.

The New South Wales Rural Fire Service (NSW RFS) advises that it is not in a position to properly assess the application on the basis of the information provided.

The submitted bush fire advice prepared by Eco Logical Australia Pty Ltd relies on a purportedly endorsed Vegetation Management Plan (VMP) for the adjoining riparian corridor, which entails bush regeneration and weed management for a period of at least five years by the developer. The VMP also states that *additional* maintenance works (as specified in section 3.1.1 of the VMP) will be required in perpetuity in "order to maintain a vegetation community which will not pose a future bush fire hazard", once the land is transferred to Camden Council.

Presuming that *additional* maintenance works can or will be undertaken, it is unclear who will have this responsibility for the maintenance once the land is transferred to Council – the VMP does not provide any clarification on this matter. Furthermore, it is unclear whether the *additional* maintenance works will be sufficient to ensure that the vegetation within the riparian corridor will not pose a future bush fire hazard. The VMP does not clearly specify that the maintenance will be to the standards of an inner protection zone, with particular regards to maintaining a maximum canopy cover of 15% and the removal of shrub species. Furthermore, the initial 5 years of maintenance by the developer may pose a bush fire risk as it does not seem to involve the *additional* maintenance as specified in section 3.1.1 of the VMP.

As such, the NSW RFS does not have sufficient information to properly assess the potential hazards in the adjoining riparian corridor, which may impact the subject development. Further information is required to address the aforementioned matters in accordance with section 3.3(b) of *Planning for Bush Fire Protection 2006*.

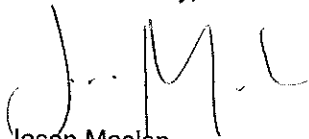
If you have any queries regarding this advice, please contact Simon Derevnin, Development Assessment and Planning Officer, on 1300 NSW RFS.

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Maslen', written over the printed name.

Jason Maslen

Team Leader, Development Assessment and Planning
Planning and Environment Services (East)