



NSW RURAL FIRE SERVICE



The Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Your reference: SSD 9667
Our reference: D18/7603

11 September 2019

Attention: William Hodgkinson

Dear Sir,

Part 3A/State Significant Development Application - 10//1061237 – 165 Wallgrove Road Eastern Creek 2766

I refer to your correspondence dated 7 August 2019 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A/State Significant Development Application in accordance with Section 75F (4) of the *Environmental Planning and Assessment Act 1979*.

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

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the issue of a subdivision certificate, and in perpetuity, the entire property 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*.

Water and Utilities

The intent of measures is 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. To achieve this, the following conditions shall apply:

2. The provision of water, electricity and gas shall comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.

Postal address

NSW Rural Fire Service
Planning and Environment Services
Locked Bag 17
GRANVILLE NSW 2141

T 1300 NSW RFS
F (02) 8741 5433
E records@rfs.nsw.gov.au
www.rfs.nsw.gov.au

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

3. Public road access shall comply with section 4.1.3 (1) of *Planning for Bush Fire Protection 2006*.
4. The proposed emergency perimeter fire/emergency access roads as described in Section 3.4 of the bushfire assessment report prepared by Peterson Bushfire (dated 28 March 2019 with reference 19014) shall comply with the following requirements:
 - Roads are 6 m wide two-wheel drive, sealed, all-weather roads.
 - Dead end roads are not more than 100 metres in length from a through road, incorporate a minimum 12 metres outer radius turning circle, and are clearly signposted as a dead end.
 - 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.
 - Road surfaces and bridges have a capacity to carry fully-loaded fire fighting vehicles (15 tonnes).

Landscaping

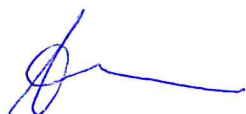
5. Landscaping to the site is to be managed in accordance with Appendix 5 of *Planning for Bush Fire Protection 2006*.

General Advice – consent authority to note

Any future development application lodged within this subdivision under Section 4.14 of the *Environmental Planning and Assessment Act 1979* will be subject to requirements as set out in *Planning for Bush Fire Protection 2006*.

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

Yours sincerely,



Nika Fomin
Manager
Planning and Environment Services