

13. No brushwood fencing shall be installed within the subject site.

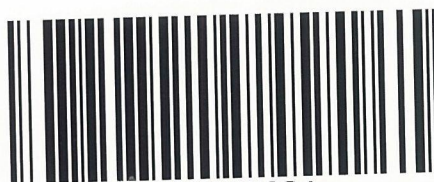
For any enquiries regarding this correspondence please contact Wayne Sketchley.

Yours faithfully,

Mark Hawkins

Mark Hawkins
A/ Team Leader, Development Assessment

The RFS has made getting additional 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*.



PMU025301

All communications to be addressed to:

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Director General
Dept. Of Planning - Urban
GPO Box 39
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RECEIVED
21 FEB 2013
Director-General

Your Ref: MP08_0207 & MP10_0219

Our Ref: S09/0003 & S10/0039

DA09012157369 WS &
DA10122075204 WS

Attention: Helen Mulcahy

14 February 2013

Dear Madam,

Major Projects Development for 1, 1a & 5 Avon Road, 1 Arilla Road & 4 & 8 Beechworth Road Pymble 2073

I refer to your letter dated 18 January 2009 seeking key issues and assessment requirements regarding bushfire protection for the above property in accordance with section 75H of the *Environmental Planning and Assessment Act 1979*.

The proposals use two different Vegetation Management Plans and two different Bush Fire Consultants with very different recommendations even though the two proposals are similar. The proposals are similar in regard to the buildings orientation and location on site and the area around the drainage line being regenerated. Neither proposal has considered the Services previous recommendations dated 18 January 2011.

The following key issues and assessment requirements shall be included in the Director-Generals environmental assessment requirements:

Asset Protection Zone

The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity, all buildings shall be provided with a 10m inner protection area (IPA) around the entire building. The conservation area shall be no closer than 10m to any neighbouring dwellings so as to provide those neighbouring dwellings with a 10m IPA. Any grounds not within the conservation area shall be managed as an IPA and shall be managed 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. Building 1 or the building closest to Avon Road, lot 2 DP 205504, shall be setback >10m from the Avon Road boundary to comply with separation distance for table A2.6 of Appendix 2 of *Planning for bush Fire Protection 2006*.

Water & 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:

1. Water, electricity and gas services are to comply with section 4.1.3 of '*Planning for Bush Fire Protection 2006*'.

Access

The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

2. The Internal roads are two-wheel drive, all weather roads.
3. Traffic management devices are constructed to facilitate access by emergency services vehicles.
4. Roads have a cross fall not exceeding 3 degrees.
5. All roads are through roads. Dead end roads are not recommended, but if unavoidable, dead ends are not more than 200 metres in length, incorporate a minimum 12 metre outer radius turning circle, and are clearly sign posted as a dead end
6. Curves of roads are a minimum inner radius of six metres
7. 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.
8. There is a minimum vertical clearance to a height of four metres above the road at all times.
9. The capacity of road surfaces and bridges is sufficient to carry fully loaded firefighting vehicles (approximately 15 tonnes for areas with reticulated water, 28 tonnes or 9 tonnes per axle for all other areas). Bridges clearly indicate load rating.
10. Roads 6.5 metres wide are No Parking on one side with the services (hydrants) located on this side to ensure accessibility to reticulated water for fire suppression.
11. Roads 6.5 metres wide provide parking within parking bays and locate services outside of the parking bays to ensure accessibility to reticulated water for fire suppression.
12. Parking bays are a minimum of 2.6 metres wide from kerb edge to road pavement. No services or hydrants are located within the parking bays.

General note