

All communications to be addressed to:

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Department of Planning
Metropolitan Projects
GPO Box 39
SYDNEY NSW 2001

Attention: Simon Truong

Your Ref: MP 08_0207 & MP10_0219

Our Ref: S10/0039

HQ10/5950

18 January 2011

Dear Sir / Madam,

Residential development at Avon, Beechworth and Arilla Roads, Pymble

I refer to your letter dated 13 December 2010 seeking a review by the NSW Rural Fire Service (RFS) and comments on the Environmental Assessment for the above project and the accompanying plans.

The RFS has reviewed the EA and the following conditions are recommended:

Asset Protection Zones

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 the property around the buildings to a distance of 10 metres to the south west and the south east, shall be maintained 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. Water, electricity and gas 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:

3. Property access roads for community title developments shall comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*

For any enquiries regarding this correspondence please contact Iona Cameron.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Luke Catorall', with a long horizontal flourish extending to the right.

Luke Catorall

A/Team Leader, Development Assessment & Planning

For information on *Planning for Bush Fire Protection 2006*, visit the RFS web page www.rfs.nsw.gov.au