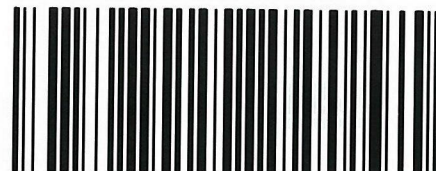




NSW RURAL FIRE SERVICE



PCU057559

Growth, Design and Programs
NSW Planning and Environment
GPO Box 39
Sydney NSW 2001

Our reference: HQ14/2010

11 December 2014

Attention: Paul Robilliard

Department of Planning
Received
18 DEC 2014
Scanning Room

Dear Sir/Madam,

Amendments to the Area 20 Precinct in the North West Growth Centre

I refer to your letter dated 1 December 2014 seeking comments on the amendments to the to the Area 20 Precinct in the North West Growth Centre Indicative Lay Out Plan and State Environmental Planning Policy maps. The New South Wales (NSW) Rural Fire Service (RFS) notes that an number of areas within the Area 20 Precinct are indentified as bush fire prone on the Blacktown Bush Fire Prone Land Map. The RFS has no objection to the proposed amendments, has reviewed the information provided and gives the following comments.

Any future developments located on bush fire prone land will be required to comply with Section 79BA and/or section 91 of the *Environmental Planning and Assessment Act 1979* and may require the issue of a Bush Fire Safety Authority under Section 100B of the *Rural Fires Act 1997*. Future development, where located on bush fire prone land, will also need to comply with RFS document *Planning for Bushfire Protection (PBP) 2006*.

The proposed zoning of the bush fire prone land in the Area 20 Precinct permits a number of development types which are classified as special fire protection purpose (SFPP) developments. SFPP developments require the issue of a Bush Fire Safety Authority under section 100B of the *Rural Fires Act 1997*. It is advised that the assessment of SFPP developments differs to residential developments. SFPP developments will need to comply with Section 4.2.7 of *PBP 2006* and will require greater separation distances between the development and unmanaged vegetation in accordance with Table A2.6 of *Planning for Bushfire Protection (PBP) 2006*. As such, some of the existing lots and future residential lots may not be suitable for SFPP developments. It should be noted that the RFS considers home-based child care as being a special fire protection purpose development and must comply with the separation distances identified in *PBP 2006*.

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When determining minimum lot sizes for future subdivisions, dual occupancies, multi dwelling housing and residential flat buildings on bush fire prone land, consideration is to be given to the provision of asset protection zones (APZs) within property boundaries. This is in accordance with *PBP 2006* Table A2.4 (Subdivision) to achieve a maximum 29kW/m² radiant heat flux and Table A2.6 (Special Fire Protection Purpose developments) to achieve a maximum 10kW/m² radiant heat flux. Strategic planning should include the provision of larger lots closer to the hazard to allow for greater space for the establishment of APZs.

The construction of future public roads will need to comply with the relevant Sections 4.1.3 of *PBP 2006* when located on bush fire protection. Particular consideration should be given to the principles of emergency services accessing whilst residents are leaving the area via the same public roads and the incorporation of perimeter roads where developments will face onto the bush fire prone vegetation.

Future connections to water, gas and electricity services should comply with Section 4.1.3 of *PBP 2006* when located on bush fire prone land.

For any enquiries regarding this correspondence please contact Emma Jensen on 1300 679 737.

Yours sincerely



Catherine Ryland

Team Leader Development Assessment and Planning

Customer Service Centre (East)