Dear Sir/Madam

Re: Leppington Draft Precinct Plan

I refer to your letter dated 10 November 2014 seeking the RFS advice on the draft Leppington Precinct Plan.

The site contains several areas of vegetation that are mapped as bushfire prone. These areas are along the western riparian corridor (Kemps Creek) and elsewhere scattered remnants throughout the site. There are also areas of bushfire prone vegetation adjacent to the site boundaries that would affect development within the site. Refer to the attached plan indicating Bushfire Prone Land.

Based on the Draft Indicative Layout Plan and the Native Vegetation Protection Map, the vegetation within the riparian corridor of Kemps Creek and in proposed open space would remain, and therefore the areas will remain a bushfire hazard. There is also potential for additional bushfire hazards to be created due to the eastern riparian corridor being designated for native vegetation retention/environmental protection. Any development adjacent to or near bushfire prone vegetation must ensure an appropriate level of protection, particularly through the provision of appropriate Asset Protection Zones as set out in Planning for Bushfire Protection 2006. Access is also important and the RFS notes and supports the absence of dead end roads. It is assumed reticulated water will be supplied to the entire area. This should be via ring system and of sufficient pressure to ensure it remains available during fire fighting operations.

The RFS has reviewed the Bushfire Assessment report prepared by Ecological Australia dated 11 June 2014. The RFS generally agrees with the assessment and recommendations of that report. It is noted that the Ecological assessment has been done at a ‘landscape’ scale. As acknowledged in the report, more detailed assessment will be
required at a site specific level when planning is further advanced. This may result in some variation to identified Asset Protection Zones.

However, the report has not identified several areas of bushfire prone vegetation within proposed passive open space/public recreation zones, proposed school sites, and in land adjoining the site near its eastern and western corners. The areas are indicated by an orange border on the attached plan. Appropriate Asset Protection Zones should be identified and provided.

**Special Fire Protection Purposes**

The RFS notes the identification of school sites within the plan. Schools are a Special Fire Protection Purpose that require a higher level of protection than other development, particular the provision of greater asset protection zones. In 2 cases the schools would incorporate existing areas of bushfire prone vegetation. One other school site would be adjacent to bushfire prone vegetation. The vegetation would be required to be reduced and managed to the standard of an asset protection zone or the schools developed with provision of the appropriate asset protection zones adjacent to and/or within the school sites.

For any enquiries regarding this response please contact Peter Eccleston on 1300 679 737.

Yours faithfully

Catherine Ryland
Team Leader Development Assessment and Planning