



# NSW RURAL FIRE SERVICE



Director General  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Your reference:  
Our reference: L13/0002  
DA15082598245DS

Attention: Paul Robilliard

02 October 2015

Dear Sir/Madam,

## Planning Instrument for Riverstone East Precinct Plan

I refer to your letter dated 14 August 2015 seeking advice for the above Planning Instrument in accordance with Section 117 Direction 4.4 Planning for Bush Fire Protection 2006.

The NSW Rural Fire Service (RFS) notes that many of the potential Lots are impacted by the Blacktown Council's Bush Fire Prone Land Map and will be subject to the requirements of Section 79BA of the *Environmental Planning and Assessment Act 1979* and Section 100B of the *Rural Fires Act 1997*.

The Service raises no objections to the proposed rezoning at the subject site on the provision that any future development is appropriately designed to comply with *Planning for Bushfire Protection 2006* (PBP 06) and AS3959 - 2009 *Construction of buildings in bushfire prone areas*.

It should be noted that the NSW Rural fire Service's policy is that subdivision should not occur if the proposed lots do not offer building sites that can achieve a bush fire attack level of 29 kW per square metre (BAL 29) or less.

Further to the above, it is advised that perimeter roads should be provided to those parts of the proposed development that are adjacent to areas requiring Environmental Management such as riparian corridors.

Future residential and Special Fire Protection Purpose development that may occur within this site will be required to comply with '*Planning for Bush Fire Protection 2006*' and this is best achieved in the planning stages. This includes the provision of the following bush fire protection measures:

- An assessment of the level of hazard posed to future development by the land or adjacent land and how the hazard may change as a result of development and revegetation.
- The provision of Asset Protection Zones in accordance with Appendix 2 of *Planning for Bush Fire Protection 2006*.
- The provision of access in accordance with Section 4.1.3 or 4.2.7 of *Planning for Bush Fire Protection 2006*. This includes the provision of perimeter roads.
- The provision of water supply for fire fighting purposes in accordance with Section 4.1.3 or 4.2.7 of *Planning for Bush Fire Protection 2006*.

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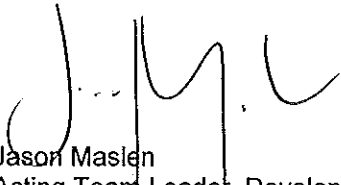
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If you have any queries regarding this advice, please contact Doug Stevens, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Masien', with a stylized flourish at the end.

Jason Masien  
Acting Team Leader, Development Assessment and Planning  
Customer Service Centre East