



NSW RURAL FIRE SERVICE

Penrith City Council
PO Box 60
PENRITH NSW 2751

Your reference: RZ18/0006
Our reference: SPI20220708000070

ATTENTION: Danielle Fox

Date: Thursday 21 July 2022

Dear Sir/Madam,

Strategic Planning Instrument

Other - Planning Proposal

Planning Proposal Glenmore Park Stage 3 - July 2022

I refer to your correspondence dated 05/07/2022 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

- The Asset Protection Zones (APZs), as shown on the 'Bushfire Constraint Overlay' (revised 11/04/2022), broadly meet or exceed the minimum requirements. A detailed assessment at the subdivision Development Application stage will provide the opportunity to refine APZ requirements, but overall, expected to reasonably accommodate the future APZs based on the revised structure plan.
- Parking provisions have changed under section 5.3.2 of *Planning for Bush Fire Protection 2019* (PBP 2019). Parking must now be provided outside the minimum carriageway width of 8m for perimeter roads and 5.5m for non-perimeter roads. The draft Development Control Plan includes a special provision for roads adjacent to bushfire hazards. Non-perimeter (internal) roads require a minimum carriageway of 5.5m clear travel width.
- Fire hydrant flows, pressures and installations (spacing, design and sizing) comply with the relevant clauses of Australian Standard AS 2419.1:2005 and are not located on any road carriageway. Please note the NSW RFS intentionally adopted the superseded 2005 Australian Standard under PBP 2019.
- The NSW RFS prefers that the C4 Environmental Living zones are residential zones such as R5 Large Lot Residential to delineate natural and built environments and to aid firefighting operations. Notwithstanding, there are no objections where management to Inner Protection Area standards is permitted for the entirety of these future lots.
- A perimeter road is recommended along the western boundary to provide efficient access for firefighters at the urban interface as described under section 3.4.1 of PBP 2019. Furthermore, a perimeter road will

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

accommodate most or all of the 16m APZ while reducing APZ constraints for these future lots along this interface.

- A perimeter road is recommended for the *most westerly lot* between the C2 Environmental Conservation zone and C4 Environmental Living zone to aid firefighting operations and accommodate the APZ.

The above advice is based on amended information received and superseded our previous correspondence dated 9 June 2021.

For any queries regarding this correspondence, please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely,

Adam Small
**Supervisor Development Assessment & Plan
Built & Natural Environment**