



RFS



Department of Planning, Housing & Infrastructure (Parramatta)
Locked Bag 5022,
PARRAMATTA NSW 2124
Australia

Your reference: PP-2022-4283
Our reference: SPI20241111000237

ATTENTION: Alexander Galea

Date: Monday 23 December 2024

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment – Gateway**

Planning proposal seeks to facilitate a mixed use residential development at 361-365 North Rocks Road, North Rocks

I refer to your correspondence dated 07/11/2024 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 NSW RFS has no objections to the Planning Proposal proceeding subject to revising the master plan to provide a perimeter (vehicular) road north of Apartment site A-2 with a minimum 8-metre carriageway width (car parking to be provided outside the carriageway width). Parts of 'Park Edge' Street interfacing the bushland area will also need to be revised to comply with the minimum carriageway width for perimeter roads under section 5.3.2 of *Planning for Bush Fire Protection 2019*.

Please note the NSW RFS is yet to determine the suitability of utilising Short Fire Run methodology to calculate the minimum Asset Protection Zone (APZ) setback requirements because of fire runs exceeding 150 metres to the northeast and northwest of the development site, and a level of uncertainty about whether there may be some vegetation connectivity under the motorway within gully/drainage areas. This approach will require further justifications from the proponent at subsequent stages.

The master plan seeks to incorporate future APZs within the area proposed to be zoned RE1 Private Recreation (also denoted as the Bushland Area in the master plan). As these areas will remain under private ownership, Apartment sites A-2, A-3 and A-3 which will benefit from the APZs will need to be associated with a Community or Strata scheme to provide the equity for ongoing APZ management.

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

Yours sincerely,

Adam Small
Supervisor Development Assessment & Plan

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