03 May 2023

Celestino Developments SSP Pty Ltd
C/- Orion Group
PO Box 7936
Baulkham Hills NSW 2153
Attn: Tom Herbert

Dear Tom,

RE: Bushfire Assessment – Luddenham Road LUD3 Intersection

Peterson Bushfire was commissioned to undertake a bushfire assessment of a proposed interim signalised intersection on Luddenham Road adjacent to Sydney Science Park, Luddenham. This letter acts as the Bushfire Assessment Report required for the proposal in accordance with the NSW Rural Fire Service (RFS) document 'Planning for Bush Fire Protection 2019' (referred to as PBP).

1. Location

The road works are proposed at Luddenham Road, Luddenham in the Penrith City Council LGA. Figure 1 (Attachment A) shows the general location of the proposed works.

The site encompasses a section of the existing road reserve on Luddenham Road (approximately 650 m) and land within properties on either side of this section as noted below:

david peterson
0455 024 480 • david@petersonbushfire.com.au
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FPA AUSTRALIA (NO.BPAD18882)
BPAD LEVEL 3 ACCREDITED PRACTITIONER
ABN 28 607 444 833

- Lot 204 DP 1280188 (Celestino) known as 581 Luddenham Road, Luddenham
- Lot 206 DP 1280188 (Celestino) known as 599 Luddenham Road, Luddenham
- Lot 205 DP 1280188 (Metro)
- Lot 24 DP1277418 (Metro)
- Lot 26 DP1277418 (Metro)
- Road reserve (Penrith City Council)

2. Description of development

The DA seeks approval for the construction of a 650 m upgrade of Luddenham Road including provision of a new interim signalized intersection, relocation of services and associated site works. A site plan of the proposed works is shown at Attachment B.

The proposal involves road works only and does not involve the creation of lots for development or the construction of buildings. The only construction will include earthworks, road construction and associated infrastructure.

3. Bushfire hazards

The proposal site and surrounding lands are mapped as Vegetation Category 2 on the local bushfire prone land map. This indicates the potential presence of a grassland hazard.

The bushfire hazards surrounding the construction site consist of cleared paddocks only (refer to Figure 1). The paddocks are classed as a 'grassland' hazard in accordance with PBP. The slope on which the grassland hazard is situated is within the PBP slope class of 'upslope/flat' and 'downslope 0-5 degrees'.

Regardless of the hazard type and distribution, the development of an intersection and road works does not require the assessment of hazard for the application of an Asset Protection Zone (APZ) or Bushfire Attack Level (BAL). In addition, it is not an asset requiring defence from a bushfire.

4. Bushfire protection requirements

As mentioned above, the development does not require the assessment of hazard or the application of APZ or BAL. The proposal does not involve the construction of buildings requiring protection.

The proposed road is within bushfire prone land and may be used during a bushfire emergency by occupants or emergency authorities. As such, the road design is to consider the PBP Acceptable Solutions for public road design in bushfire prone areas as listed in Table 5.3b of PBP.

As the road will consist of two 3.5 m wide travel lanes that are divided by a medium strip, it will comply with the road carriageway widths specified by PBP Table 5.3b for a non-perimeter road.

The installation of any utilities, such as electricity and gas, is to comply with Table 5.3c of PBP. Hydrants are not required as the road will not directly service any adjacent lots or development. Roads internal to the Sydney Science Park development will provide the hydrant network.

5. Conclusion and recommendations

The proposal consists of road works to create an interim signalised intersection on Luddenham Road, to provide a principal entry to the Sydney Science Park development. The proposal does not require APZ or BAL bushfire protection measures due to the type of development. The road design should comply with PBP as should the installation of electricity and gas, if proposed.

Yours sincerely,

David Peterson

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

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Attachment 1

Figure 1: Location of proposed works

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Attachment 2

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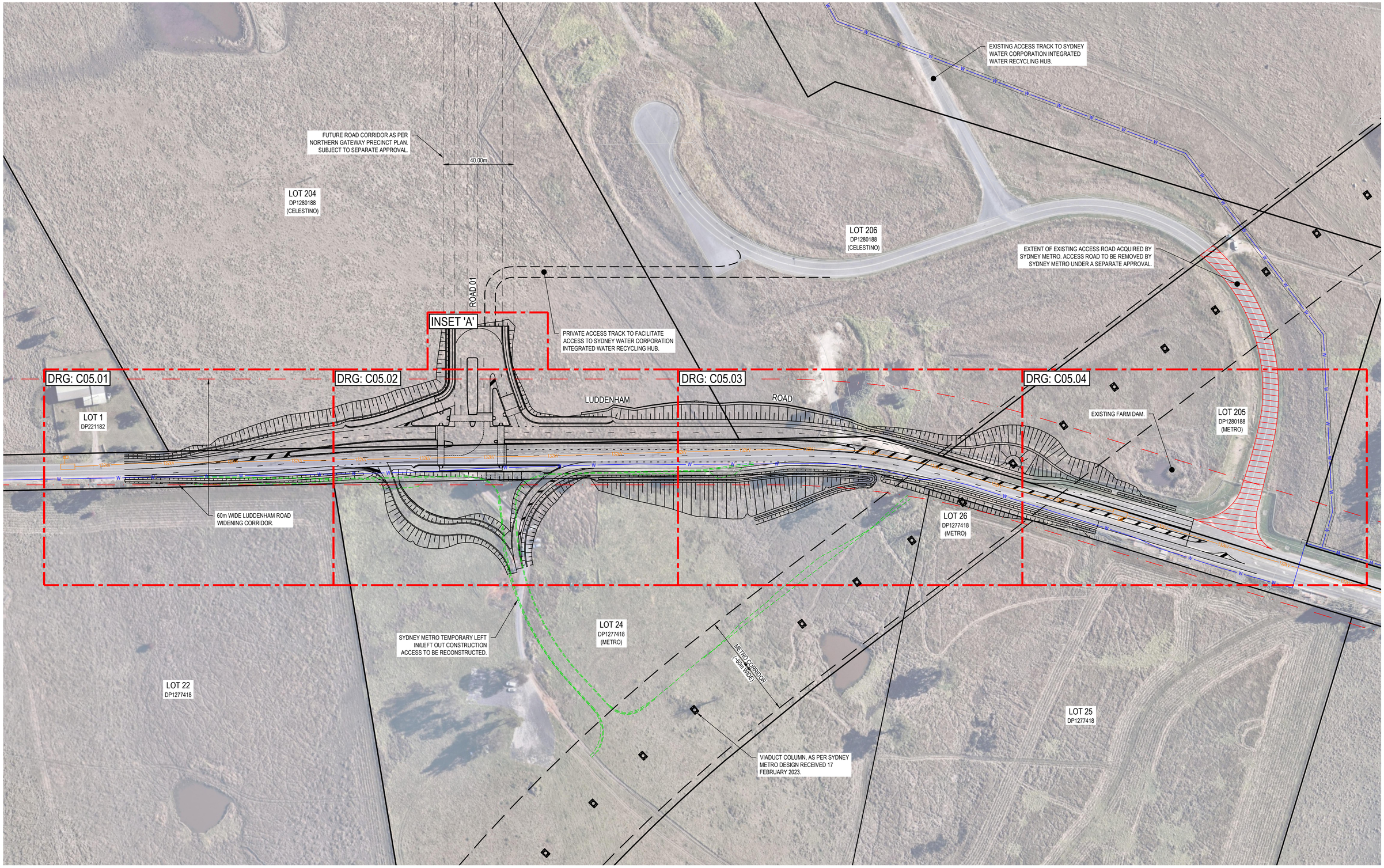

REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.
3	27/04/2023	ISSUED FOR DEVELOPMENT APPLICATION	GJI	JS	-	SH
2	6/04/2023	90% PROGRESS ISSUE FOR REVIEW	CWH	JS	-	SH
1	23/12/2022	70% PROGRESS ISSUE FOR REVIEW	CWH	JS	-	SH

Client: SYDNEY SCIENCE PARK CELESTINO

Scale: 0 20 40 60 80 100m
SCALE 1:1000 @A1

North

enspire
Enspire Solutions Pty Ltd
Level 4, 153 Walker Street, North Sydney NSW 2060
ABN: 71 624 801 690
Phone: 02 9922 6135

Project: SYDNEY SCIENCE PARK
LUDDENHAM ROAD LUD3
CIVIL ENGINEERING WORKS

Title: GENERAL ARRANGEMENT PLAN

Scale: 1:1000
Date: 23/12/2022
Size: A1
Datum: MGA2020

Status: FOR INFORMATION ONLY
NOT TO BE USED FOR CONSTRUCTION

Project Number/Drawing Number: 180001-01-DA-C01.41

Revision: 3

DATE PLOTTED: 27 April 2023 11:25 AM BY : GEORGE IZATT

CAD File: \\ensdc01.enspiresolutions.local\Projects\180001 SSP\D-Civil\01-LUD3 Signals\Drawings\6-DACC\01-DA\180001-01-DA-C01.41-GENERAL ARRANGEMENT PLAN.dwg