



File Ref. No: BFS18/347 (8000002706)
TRIM Doc. No: D18/9289
Contact: Arthur Brown

14 February 2018

Jenny Rudolph
Director – Urban and Regional Planning
Elton Consulting
Level 6, 332-342 Oxford Street
BONDI JUNCTION NSW 1335
E: jennyr@elton.com.au

Dear Ms Rudolph,

**Planning Proposal (PP_2017_CANAD_005_00)
Lot 1 DP 219742, 7 Concord Avenue, Concord West**

I refer to your correspondence dated 12 February 2018 requesting Fire & Rescue NSW (FRNSW) comment on the above planning proposal.

The following referenced documents were reviewed and considered:

1. Letter from Oliver Holm, Acting Executive Director, Regions, Planning Services, Department of Planning and Environment to Ms Maria Atkinson AM, Chair of the Sydney Eastern City Planning Panel dated 8/1/18.
2. Letter from Jenny Rudolph, Director, Urban and Regional Planning, Elton Consulting to FRNSW dated 12 February 2018.
3. A Gateway Determination Report No. PP_2017_canad_005_00 FOR Lot 1 DP 219742, 7 Concord Avenue, Concord West issued by Catherine Van Laeren, Director, Sydney Region East Planning Services dated 21/12/17.
4. A Planning Proposal, Document No. 160913, for 7 Concord Avenue Concord West prepared by Vasiliki Andrews and dated 12 September 2016.
5. A request for a rezoning review from Maria Atkinson AM, Chair of the Sydney Central Planning Panel to Jenny Rudolph of Elton Consulting dated 9 June 2017.
6. A Rezoning Review – 7 Concord Avenue, Concord West, Planning Proposal No. 170406 prepared by Vasiliki Andrews and dated 6 April 2017.
7. A Rezoning Review letter from Maria Atkinson AM, Chair of the Sydney Central Planning Panel to Jenny Rudolph of Elton Consulting dated 24 July 2017.



FRNSW have reviewed the above documentation and note that the proposed development's roadways may have been designed without considering the minimum roadway access requirements of FRNSW emergency vehicles.

Therefore, FRNSW recommends that the following actions are undertaken:

1. That the development's roadway design is reviewed for compliance with the minimum carriageway widths, turning radii, clearance heights and dynamic loads requirements (applicable to FRNSW aerial appliances) specified in our Vehicle Access Guideline (the Guideline).
2. If the review identifies non-compliances with the Guideline, that the roadway design be appropriately modified.

The Guideline can be accessed from the following web page address:

http://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/vehicle_access.pdf

For further information, please contact Arthur Brown of the Fire Safety Assessment Unit, referencing FRNSW file number BFS18/347 (8000002706). Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Yours faithfully



Station Officer Mark Castelli
Team Leader
Fire Safety Assessment Unit

CC: vas.andrews@elton.com.au
andrew.watkins@planning.nsw.gov.au