

7 September 2021

Luke Ridley
Project Manager
Goodman
'The Hayesbery' 1-11 Hayes Road,
ROSEBERY, NSW 2018

By email: Luke.Ridley@goodman.com

Dear Mr Ridley,

Re: Response to Submission NSW RFS - Building 4E, Oakdale West Estate.

I refer to the NSW Rural Fire Service (NSW RFS) letter of 31 August 2021 providing comments for the above State Significant Development at 2 Aldington Road Kemp's Creek NSW 2178 (the Site), legally known as Lot 26 DP1269741.

The State Significant Development application (SSD-22191322) is for a Warehouse or Distribution Centre at the Oakdale West Estate on Bush Fire Prone Land.

Blackash has prepared a Bushfire Risk Assessment (dated 24 June 2021) to support the SSD and following a review of the exhibited Environmental Impact Statement (EIS) the NSW RFS has provided several comments.

The comments from the NSW RFS have been reviewed and are addressed below.

- 1. To the satisfaction of the hazard division of the Department of Planning, Industry and Environment (DPIE), the Fire Safety Study (FSS) must be updated and prepared consistently with the Hazardous Industry Planning and Assessment Papers (HIPAPs) detailing fire prevention and mitigation measures for all credible fire hazards, including grass and bush fires.***

Agreed. The Fire Safety Study (FSS) will be updated to detail all fire prevention and mitigation measures for all credible fire hazards, including grass and bush fires. This will be undertaken and submitted to the hazard division of the DPIE.

2. A Fire Management Plan (FMP) must be prepared in consultation with the NSW RFS Cumberland Fire Control Centre.

Agreed. A Fire Management Plan (FMP) will be prepared in consultation with the NSW RFS Cumberland Fire Control Centre addressing all the matters identified in NSW RFS comment 2.

3. A Bush Fire Emergency Management and Evacuation Plan must be prepared consistently with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan and must include planning for the early relocation of occupants.

Agreed. A Bush Fire Emergency Management and Evacuation Plan will be prepared consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan and will include planning for the early relocation of occupants as appropriate.

4. From the start of building works and in perpetuity, the entire subject development site must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.

Agreed. The entire site will be managed as an IPA.

5. Landscaping within the entire subject development site must comply with Appendix 4 of Planning for Bush Fire Protection 2019.

Agreed. Landscaping within the entire subject development will comply with Appendix 4 of Planning for Bush Fire Protection 2019.

6. New construction must comply with the corresponding Bushfire Attack Level (BAL) as shown in Figure 3 of the bush fire report prepared Blackash Bushfire Consulting, dated 24 June 2021. The BAL must comply with corresponding sections of the Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate, and Section 7.5 of Planning for Bush Fire Protection 2019.

Agreed. New construction will comply with the corresponding Bushfire Attack Level (BAL) as shown in Figure 3.

- 7. The remainder of the building not denoted with a BAL in Figure 7 of the submitted bush fire report must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bush fire prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate, and Section 7.5 of Planning for Bush Fire Protection 2019.**

The construction for the remainder of the proposed building not denoted with a BAL in Figure 7 is greater than 100 metres from any bushfire hazard. Consistent with AS3959, construction greater than 100m from a bushfire hazard is classified as BAL-Low, which AS3959 describes as "There is insufficient risk to warrant specific construction requirements". Therefore, the construction for the remainder of the proposed building not denoted with a BAL in Figure 7, is not required to be built to BAL-12.5 and will comply with the National Construction Code (NCC).

- 8. Any new Class 10b structures as defined per the National Construction Code must be non-combustible.**

Agreed. Any new Class 10b structures as defined per the National Construction Code will be non-combustible.

- 9. The provision of water, electricity and gas must comply with Table 7.4a of Planning for Bush Fire Protection 2019.**

Agreed. The provision of water, electricity and gas will comply with Table 7.4a of *Planning for Bush Fire Protection 2019*.

Based on the review of the comments provided by the NSW RFS, there are no compliance issues and all bushfire related matters can be addressed through the conditions of consent and future certification.

If there are any questions or concerns, please don't hesitate to give me a call on 0418 412 118.

Yours sincerely,



Corey Shackleton

Principal Bushfire & Resilience

B.Sc., Grad. Dip. (Design for Bush fires)

Fire Protection Association of Australia BPAD Level 3 –34603

