

4 February 2022

NSW Rural Fire Service
Locked Bag 17
Granville NSW 2142
Attn: Simon Derevnin

Dear Simon,

RE: RFI response: 657 - 769 Mamre Road, Kemps Creek

Altis Frasers JV Pty Ltd engaged Peterson Bushfire to prepare a response to the NSW Rural Fire Service (RFS) request for additional information related to the State Significant Development (SSD-25725029) warehouse proposal at the above address. The RFS reference is DA-20210812003378-EIS & DA (Attachment A).

The RFS seek additional information on how the proposed building can withstand the level of bushfire attack given that compliance with Australian Standard 'AS 33959-2018 Construction of buildings in bushfire-prone areas' is not proposed. The RFS also seek clarification on how the proposed hazard separation and construction measures are commensurate with the risk associated with the storage of flammable and combustible materials.

Section 3 and Figure 4 of the Bushfire Assessment Report by Peterson Bushfire (8th November 2021; Ref 21100) demonstrates that the site of the proposed warehouse was adjacent grassland at time of report preparation. Figure 4 is included at Attachment B. The grassland hazard in conjunction of the available defendable space was not deemed a significant threat to the proposed warehouse and storage of flammable and combustible materials.

The report also states that the land surrounding the warehouse site will be cleared to construct the industrial estate within which the warehouse will be situated. The estate has been approved (SSD-9522) and construction has commenced with bulk earthworks extending from Mamre Road to the eastern side of the warehouse site at time of report preparation. The bulk earthworks have continued since November last year and will entirely surround the warehouse site within weeks of the date of this letter.

The earthworks and civil construction will remove all surrounding hazards such that the development site will not be within 50 m of a grassland hazard or within 100 m of a woodland hazard, resulting in a BAL-LOW rating for the warehouse. There will be insufficient bushfire threat to warrant consideration of construction measures for the warehouse or storage of flammable materials.

Please do not hesitate to contact Peterson Bushfire should you require further clarification.

Yours sincerely,



David Peterson
Director



Attachment A – RFS letter



NSW RURAL FIRE SERVICE

Dept. Of Planning - Urban
Locked Bag 5022
Parramatta NSW 2124

Your reference: SSD-25725029
Our reference: DA20210812003378-EIS & DA
Exhibition-1

ATTENTION: Rebecka Groth

Date: Tuesday 7 December 2021

Dear Sir/Madam,

State Significant Development - Warehouse or Distribution Centre
ARDEX Warehouse and Manufacturing Facility (SSD-25725029) 657-769 Mamre Road Kemps Creek NSW 2178, 1//DP1271677

I refer to your correspondence dated 18/11/2021 seeking comments regarding the Environmental Impact Statement (EIS) currently being exhibited, for the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises the following:

The submitted bush fire report has not recommended any bush fire specific construction. However, construction requirements for bush fire protection will need to be considered on a case-by-case basis under section 8.3.1 of *Planning for Bush Fire Protection 2019*.

There is a level of reliance on the building construction to protect and prevent the ignition of flammable and combustible materials. In this regard, the Applicant must be clearly demonstrated whether the construction standard can withstand a potential bush fire attack.

Furthermore, increased bush fire protection measures should be considered, such as increased Asset Protection Zones and construction standards to commensurate the risk associated with the storage of flammable and combustible materials in a bush fire-prone area.

If additional information is not received within 14 days the application will be refused on the basis of Requested Information not provided. A formal request for re-assessment would be required after this time.

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

Yours sincerely,

Adam Small

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

Attachment B – Figure 4 of Bushfire Assessment Report (Peterson Bushfire 8 Nov 2021)



Legend

- | | | | |
|--|----------------------|-----------------------------|------------------|
| | Contour - 2m | | Defendable Space |
| | Subdivision Boundary | Vegetation Formation | |
| | Subject Land | | Low Hazard |
| | Cadastral | | Grassland |



Date: 20/08/2021

0 25 50 100
Metres

Figure 4: Bushfire Hazard Analysis

Coordinate System: GDA 1994 MGA Zone 56

Imagery: © Nearmap