



NSW RURAL FIRE SERVICE

Department of Planning and Environment (Parramatta)
Locked Bag 5022,
PARRAMATTA NSW 2124
Australia

Your reference: SSD-58601963
Our reference: DA20231219005746-Original-1

ATTENTION: Bruce Zhang

Date: Tuesday 23 January 2024

Dear Sir/Madam,

Development Application

Other - Other Assessment - Other

Data Storage - EIS & DA Exhibition - 6 Honeman Close Huntingwood NSW 2148, 5//DP1238405

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 14/12/2023.

Upon review of the Environmental Impact Statement and accompanying documentation, the following recommendations are provided:

Asset Protection Zones

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

1. From the commencement of building works and in perpetuity, all grounds within the subject property to the northern, eastern and southwestern boundaries, and for a minimum distance of 17 metres to the northwest of the building, must be managed as an inner protection area (IPA) per the following requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- Tree canopy cover should be less than 15% at maturity;
- Trees at maturity should not touch or overhang the building;
- Lower limbs should be removed up to a height of 2 m above the ground;
- Tree canopies should be separated by 2 to 5 m;
- Preference should be given to smooth-barked and evergreen trees;
- Large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- Shrubs should not be located under trees;
- Shrubs should not form more than 10% ground cover;
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- Grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- Leaves and vegetation debris should be removed regularly.

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2. Landscaping within the inner protection area (IPA) must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not spread fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

Construction Standards

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

3. New construction (except for the northeastern elevation/s) must comply with Sections 3 and 7 (BAL 29) 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*.

4. New construction on the northeastern elevation/s must comply with Sections 3 and 6 (BAL 19) 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*.

5. A suitably qualified fire/hazard engineer and bush fire consultant must jointly review the suitability of the location of any fuel storage, generators, and associated services exposed to bush fire hazards, and make recommendations to protect life (including firefighters) and property from potential bush fire attack. The recommendations of the joint review must be implemented by the development.

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

Water and Utility Services

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

7. The provision of water, electricity and gas must comply with Table 7.4a of *Planning for Bush Fire Protection 2019* and section 9 of *Planning for Bush Fire Protection - Addendum 2022*.

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

Yours sincerely,

Surbhi Chhabra

**Supervisor Development Assessment & Plan
Built & Natural Environment**