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Director General
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15 OCT 2010
Director-General

Your Ref: 10/07399
Our Ref: S10/0024
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ATTENTION: Anna Bradley

14 October 2010

Dear Ms Bradley

Part 3A Development for Freeway North Business Park Beresfield

I refer to your letter dated 16 September 2010 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A Development in accordance with section 75F (4) of the 'Environmental Planning and Assessment Act 1979'.

The Service has reviewed the environmental assessment and the following conditions are recommended:

1. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of "Planning for Bush Fire Protection 2006" and the NSW Rural Fire Service's document "Standards for asset protection zones".
2. To allow for emergency service personnel to undertake property protection activities, a defensible space that permits unobstructed pedestrian access is to be provided around the building.
3. Water, electricity and gas are to comply with section 4.1.3 of "Planning for Bush Fire Protection 2006".
4. Arrangements for emergency and evacuation are to comply with section 4.2.7 of "Planning for Bush Fire Protection 2006".
5. Roofing shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall have a Flammability Index of no greater than 5 when tested in accordance with Australian Standard AS1530.2-1993 'Methods for Fire Tests on Building Materials, Components and Structures - Test for Flammability of Materials'.

6. External doors to the Cool House and Goods Out Docks are to be sealed with draft excluders or weather strips to prevent the entry of embers.
7. Any external vents, weepholes and the like to the Cool House and Goods Out Dock are to be screened with aluminium, bronze or corrosion resistant steel with a maximum aperture of 2mm, to prevent the entry of embers.
8. Any openable windows are to be screened with aluminium, bronze or corrosion resistant steel mesh with a maximum aperture size of 2mm. Screens shall be placed over the openable part of the window to prevent the entry of embers.
9. Roof ventilators are to be screened with aluminium, bronze or corrosion resistant steel with a maximum aperture of 2mm, to prevent the entry of embers.
10. Access doors (PA/Fire Exit and Vehicle) to the Cool building are to be fitted with seals that seal the bottom, stiles and head of the door against the opening/frame to prevent the entry of embers into the building.
11. Landscaping to the site is to comply with the principles of Appendix 5 of "Planning for Bush Fire Protection 2006".

For any queries regarding this correspondence please contact Jason Hulston on 8741 5175.

Yours sincerely



Corey Shackleton
A/Team Leader, Development Assessment & Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.