



RFS



Department of Planning, Housing and Infrastructure (Major Projects)
Locked Bag 5022
Parramatta NSW 2124

Your reference: SSD-67407231
Our reference: DA20250710002712-EIS & DA Exhibition-1

ATTENTION: Jeffrey Peng

Date: Thursday 10 July 2025

Dear Sir/Madam,

Development Application

State Significant Development – EIS & DA Exhibition – Industry

1 Sirius Road & 1 Apollo Place Lane Cove West NSW 2066, 1//DP1271404, //SP80721

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 27/06/2025.

Asset Protection Zones

Intent of measures is to provide suitable design, construction and sufficient space, to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

1. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property, must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

When establishing and maintaining an IPA the following requirements apply:

- 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 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation 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.

Landscaping

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

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The intent of measures is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the building are below critical limits and prevent direct flame contact.

2. Landscaping of the site, must comply with following principles of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- Suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways;
- Grassed areas, mowed lawns or ground cover plantings are provided in close proximity to 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 should be isolated or located in small clusters);
- Landscape species are chosen in consideration needs of the estimated size of the plant at maturity;
- Species are avoided that have rough fibrous bark, or which keep/shed bark in long strips or retain dead material in their canopies;
- Smooth bark species of tree are chosen which generally do not carry a fire up the bark into the crown;
- Planting of deciduous species is avoided which may increase fuel at surface/ ground level (i.e. leaf litter);
- Climbing species are avoided to walls and pergolas;
- Combustible materials such as woodchips/mulch and flammable fuel are stored away from the building;
- Combustible structures such as garden sheds, pergolas and materials such timber garden furniture are located way 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. Proposed construction of site fencing and gates, must be undertaken using non-combustible materials.

Waste and Utility Services

Intent of measures: to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

4. The provision of water and electricity, must comply the following in accordance with Table 7.4a of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- all above-ground water service pipes external to the building are metal, including and up to any taps;
- Fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2021;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
 - a) lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and,
 - b) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.

Emergency Evacuation Planning

Intent of measures: to provide suitable emergency and evacuation arrangements for the occupants.



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5. A Bush Fire Emergency Management and Evacuation Plan, must be prepared and or be updated to include the adjacent existing Data Centre (Apollo Place Data Centre) and to be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan and should include planning for the early relocation of occupants.

General Advice – Applicant to Note

- The recommendations are based on the plans prepared by Greenbox Architecture Pty Ltd, Job No: 180095 and Issue M dated 30.08.2024 and the Bushfire Protection Assessment, prepared by Travers Bushfire & Ecology Pty Ltd, Project Ref: EMKC10BPA, Dr. Grahame Douglas and Luke Simpson and dated 18 June 2024

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.

Yours sincerely,

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