



NSW RURAL FIRE SERVICE



Director General
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Your reference: SSD 6917 MOD 4
Our reference: D17/2316

7 August 2017

Attention: Nikki Matthews

Dear Sir/Madam,

Notice of Section 96(1A) Modification to Oakdale South Industrial Estate – Concept Proposal and Stage 1 (SSD 6917 MOD 4).

Reference is made to Council's correspondence dated 12 July 2017 seeking advice regarding bush fire protection in relation to the above application made in accordance with Section 96 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) provides the following recommended conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space for firefighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants.

1. A 26 metre asset protection zone (APZ) is to be provided along the eastern boundary of Biodiversity Lot 1 and the northern boundaries of Biodiversity Lot 2 and Lot 3 and a 10 metre APZ is to be provided along the southern boundary of Biodiversity Lot 2 as shown on the plan titled '*Bushfire Protection Plan*' OAK MP 13 (N) prepared by SBA Architects dated 2 August 2017. APZs to be maintained in accordance in 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for Asset Protection Zones'.

Water and Utilities

The intent of measures is 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.

2. Water, electricity and gas are to comply with section 4.1.3 of Planning for Bush Fire Protection 2006.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

3. Public Road Access shall comply with section 4.1.3 (1) of Planning for Bush Fire Protection 2006
4. Fire trails shall comply with section 4.1.3 (3) of Planning for Bush Fire Protection 2006.

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Evacuation and Emergency Planning

The intent of the measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.

5. A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'.

Design and Construction

The intent of the measures is to reduce the risk of ignition of a building from a bush fire while the fire front passes.

6. New construction of the northern, southern and western elevation(s) and roof of building 1C shall comply with Sections 3 and 8 (BAL 40) Australian Standard AS3959-2009 '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 A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.
7. New construction of the eastern elevation(s) of building 1C shall comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2009 '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 A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection' 2006'.
8. New construction of the northern, southern and western elevation(s) and roof of building 1A shall comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone area' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection' 2006'.
9. New construction of the eastern elevation(s) of building 1A shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 '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 A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

Landscaping

Intent of measures is to maintain reduced fuel loads surrounding a building to minimise flame contact and radiant heat, and reduce the risk of spread of fire by minimising the potential for wind driven embers to cause ignition.

10. Landscaping of the site shall comply with the principles of Appendix 5 of "Planning for Bush Fire Protection 2006.

If you have any queries regarding this advice, please contact Lucy Donnelly Development Assessment and Planning Cadet Officer, on 1300 NSW RFS.

Yours sincerely,



Jason Maslen

Team Leader, Development Assessment and Planning
Planning and Environment Services (East)