

NSW RURAL FIRE SERVICE (Letter dated 26 October 2016)		
Item	Recommendation	Comments
1	<p>Prior to occupation of the building, the Taronga Zoo emergency management plan shall be updated as per the recommendations of the Bushfire Assessment Report prepared by <i>Australian Bushfire Assessment Consultants</i>, project number 15006, dated February 2016 and include, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> a) Identification of a suitable pedestrian and vehicular pathway from each proposed accommodation building to the identified refuge building/s which provides a fuel reduced pathway for occupants, and is located away from the hazard and does not involve using Bradleys Head Road and does not involve any pathway which is located closer to the hazard (east of Bradleys Head Road), the location of the eastern most accommodation building (Pod C). b) Identify the trigger points for implementing the emergency evacuation/relocation of occupants and clearly state what these triggers are. c) Provide for specific evacuation measures for disabled occupants which meet all the requirements listed in this condition above. d) Identify the procedure for staff to alert relevant response agencies and commence evacuation/relocation of occupants of the accommodation buildings if a bush fire is identified on the proposed CCTV cameras. e) Compliance with Australian Standard AS 3745 2010 <i>Planning for Emergencies in Facilities</i>. 	<p>Noted that RFS has advised that there is no objection to removal of the vehicular access requirement of this condition.</p>

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2	Prior to the occupation of the buildings, a copy of the updated emergency evacuation plan shall be provided to the Local Emergency Management Committee prior to occupation of the development.	There is no objection to this recommendation being imposed as a condition to any consent.
3	<p>Prior to the occupation of the buildings, the identified refuge building/s shall be upgraded/constructed to comply with the following ember protection requirements:</p> <ol style="list-style-type: none"> a. Enclose all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum, aperture of 2mm. b. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders. 	<p>The lecture theatre building is no longer proposed as an emergency refuge building for the TWR.</p> <p>The Centenary Theatre building is presently under construction and will be complete prior to occupation of the TWR.</p> <p>The Centenary Theatre building will be the sole emergency refuge building designated for guests of the TWR in the event of a bushfire emergency. The Centenary Theatre building has capacity to accommodate a greater number of persons than the total number of guests that can be accommodated by the TWR.</p> <p>The design of the Centenary Theatre building incorporates measures to achieve the requirements for BAL-12.5 as per AS3959-2009. The construction of the building will incorporate the measures identified in 3(a) and 3(b).</p>
4	The external eastern and southern facades of Pod 'C' and Pod 'D', as well as the exit stairs and walkways of Pod 'D', and the eastern exit stairs and walkway of Pod 'D', are provided with an automated sprinkler system as part of the fire engineered alternate solution	The requirements of this recommendation are included in the current design.

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5	<p>Prior to use, provide documentation to the principal certifying authority from a suitable qualified bush fire consultant, that the following requirements have been satisfied (unless alternative arrangement are made with the RFS):</p> <ul style="list-style-type: none"> a) A suitable refuge building/s is identified within the Taronga Zoo site which is subject to a radiant heat level not greater than 10kW/m² (as specified in Table A2.6 of PBP 2006). This refuge/s will house occupants of the accommodation buildings in the event of a bushfire, where evacuation is not feasible. b) The identified refuge building/s is clearly signposted to identify the building/s as a 'bushfire refuge'. c) The nominated pedestrian pathway/s to the refuge building/s are clearly signposted. d) The identified refuge building/s provides for the maximum capacity of the site (being the total number of all accommodation guests). e) The identified refuge building/s comply with the Acceptance Criteria listed below (as copied from the Australian Building Codes Board <i>Performance Standard for Private Bushfire Shelters</i>) for the total capacity of all accommodation buildings as permitted in any approval: <ul style="list-style-type: none"> (i) Ceiling height Minimum 1.9m (ii) Floor area Minimum 0.75m² per person (iii) Volume Minimum 1.2m³ per person 	<p>In relation to 3(b), the use of the specific wording “bushfire refuge” on signposting remains an issue for Zoo management.</p> <p>The existing emergency management regime implemented for the Zoo identifies a number of “evacuation meeting points” within the grounds, with each meeting point being for guests from a particular part of the Zoo in the event of an emergency (generally not bushfire related). This is to avoid all guests of the Zoo congregating in one meeting point.</p> <p>Evacuation meeting points will be identified for the TWR to align with evacuation routes.</p> <p>The site evacuation strategy will be updated to incorporate the Taronga Wildlife Retreat prior to operation and will include the Refuge Building as a potential transfer point in the event of a Bushfire.</p> <p>Emergency evacuation diagrams will be provided to each room which will depict the evacuation meeting point for the guests in the event of a bushfire emergency.</p> <p>This will also include references to the Theatre as a refuge point in the event of a bushfire. The Taronga site will also have wayfinding signage to direct guests to the Theatre.</p>

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6	Any new landscaping to the site approved as part of this proposal shall incorporate the principles of Appendix 5 of <i>Planning for Bush Fire Protection 2006</i> .	<p>Management of the Zoo request that the wording of the condition be amended to read:</p> <p><i>“The landscaping plan for the TWR is to be approved by a suitably qualified professional (landscape architect or similar), taking into account the principles of the eco-tourism design intent and the principles of Appendix 5 of Planning for Bush Fire Protection 2006.”</i></p>