



## NSW RURAL FIRE SERVICE



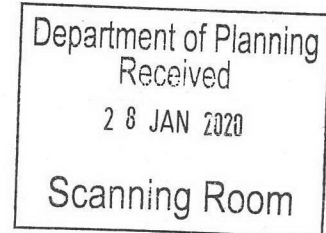
The Secretary  
Department of Planning, Industry and Environment  
NSW Government  
GPO Box 39  
Sydney NSW 2001

Your reference: SSD-9143  
Our reference: DA-2019-03362

20/01/2020

**Attention:** Sally Munk

Dear Sir/Madam,



### Goulburn Poultry Processing Mixed Use Development – 52 Sinclair Street Goulburn

Reference is made to the correspondence dated 23 September 2019 seeking comment in relation to the above State Significant Development which seeks approval for a mixed used development comprising a cold storage, distribution centre, poultry processing plant, childcare facility and other associated infrastructure.

Having regards to our original correspondence dated 17<sup>th</sup> July 2018 (SEARs), the NSW Rural Fire Service has no objection to the application provided the following recommendations;

#### General Conditions

1. The development proposal is to generally comply with the overall site plan identified on the drawing prepared by Wiley and Co PTY LTD, numbered 00K008-3, dated 3rd April 2019.

#### Asset Protection Zones

*The intent of measures is to provide sufficient space for fire fighters 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. To achieve this, the following conditions shall apply:*

2. At the commencement of building works, and in perpetuity, the area around the proposed development shall be managed 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' as follows:
  - West: Inner Protection Area (IPA) for a minimum distance of 10 metres; and,
  - All other directions: IPA to the property boundaries

#### Postal address

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## Construction Standards

***The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:***

### Buildings 2, 7 and 8

3. New construction shall comply with Sections 3 and 9 (BAL FZ) of 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. Except for windows, flaming of the specimen is not permitted and there shall be no exposed timber.

### Building 4 - Childcare Centre

4. New construction 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.

## Access (2) – Internal Roads

***The intent of measures is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:***

5. Internal roads supporting the child care facility shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

## Water & Utility Services

***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. To achieve this, the following conditions shall apply:***

6. Water, electricity and gas must comply with the following:
  - Fire hydrant design, spacing, sizing and pressures must comply with AS2419.1. Fire hydrants must not be located within any road carriageway.
  - Ring main systems must be used for urban subdivisions with perimeter roads.
  - Fire hose reels must be constructed and installed in accordance with AS/NZS1221 and AS2441.
  - All aboveground water pipes external to the building must be metal including and up to any taps/outlets/fittings.
  - Electrical transmission lines should be located underground where possible.
  - Overhead electricity lines must have short pole spacing (i.e. 30 metres) except where crossing gullies, gorges or riparian areas. No tree may be closer to an electricity line than the distance set out in in ISSC3 Guideline for Managing Vegetation Near Power Lines.
  - Gas must be installed and maintained as set out in the relevant standard and all pipes external to the building must be metal including and up to any taps/outlets/fittings. Polymer-sheathed flexible gas supply lines must not be used.

## Landscaping

*The intent of measures is for landscaping. To achieve this, the following conditions shall apply:*

7. Landscaping of the site should comply with following principles of Appendix 5 of 'Planning for Bush Fire Protection 2006':
  - 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.
  - Low flammability vegetation species are used.

## Emergency and Evacuation

*The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:*

8. A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the Childcare Centre consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014' and Australian Standard AS3745 2010 'Planning for Emergencies in Facilities'.

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

Yours sincerely,



Martha Dotter  
Acting Team Leader, Development Assessment and Planning  
Planning and Environment Services (South)