



NSW RURAL FIRE SERVICE



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

Your reference: SSD 8660
Our reference: D17/2639
DA19013117187 RB

4 March 2019

Attention: Bruce Zhang

Dear Sir/Madam,

Proposed development for Kariong Sand and Soil Supplies Facility at 90 Gindurra Road Somersby

Reference is made to correspondence dated 1 February 2019 seeking comments on the draft Environmental Impact Assessment prepared in relation to the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) provides the following advice regarding bush fire protection measures for the proposed development:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity, the entire development area of the subject site, as shown on the 'Concept General Arrangement Plan' prepared by Cardno Pty Ltd dated 27/04/2018 (drawing number 80518002-CI-106, Revision 13), shall be maintained 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*.

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. To achieve this, the following conditions shall apply:

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 property access is to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

Postal address

NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2141

Street address

NSW Rural Fire Service
Planning and Environment Services (East)
Headquarters 15 Carter Street Lidcombe NSW
2141 | Locked Bag 17 Granville NSW 2142

T 1300 NSW RFS
F (02) 8741 5433
E pes@rfs.nsw.gov.au
www.rfs.nsw.gov.au

3. Property access roads shall comply with the following requirements of section 4.1.3 (2) of *Planning for Bush Fire Protection 2006*.
- Bridges, if any, shall clearly indicate load rating and pavements and bridges are capable of carrying a load of 15 tonnes.
 - Roads do not traverse a wetland or other land potentially subject to periodic inundation (other than a flood or storm surge).
 - A minimum carriageway width of 4 metres shall be provided.
 - Any carriageway constriction along the property access road shall be no less than 3.5 metres in width and for a distance of no greater than 30m.
 - A minimum vertical clearance of 4 metres to any overhanging obstruction, including tree branches.
 - Internal roads provide a loop road around any dwelling or incorporate a turning circle with a minimum 12 metre outer radius.
 - Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress.
 - The minimum distance between the inner and outer curves is 6 metres.
 - The crossfall is not to exceed 10 degrees.
 - Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.
4. To aid in the fire fighting activities, an unobstructed pedestrian access to the rear of the property shall be provided and maintained at all times.

Landscaping

5. Landscaping to the site is to comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

Emergency and Evacuation Planning

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants.

6. An Emergency /Evacuation Plan is to be prepared consistent with the NSW RFS document *Guidelines for the Preparation of Emergency/Evacuation plan*.

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

Yours sincerely,



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