



NSW RURAL FIRE SERVICE



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

Your reference: SSD 8209
Our reference: D17/743

13 September 2017

Attention: Thomas Piovesan

Dear Sir/Madam,

Notice of Exhibition – Costco Wholesale Warehouse and Distribution Centre – Oakdale South Industrial Estate (SSD 8209)

Reference is made to Council's correspondence dated 29 August 2017 seeking advice regarding bush fire protection in relation to the exhibition of the above application.

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. At the commencement of building works, and in perpetuity, the entire site shall be managed 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.

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.

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

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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.

4. New construction of the northern, eastern and western elevation(s) and roof of Warehouse 4A 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*.
5. New construction of the southern elevation(s) of Warehouse 4A 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.

6. 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)