



NSW RURAL FIRE SERVICE



The Secretary
Department of Planning and Environment
GOP Box 39
Sydney NSW 2000

Your reference: SSD 8606
Our reference: D17/2274

1 February 2018

Attention: Thomas Piovesan

Dear Sir/Madam,

**Marsden Park Warehousing and Light Industrial Estate Notice of Exhibition- Lot 23 and 24 DP 262886
Hollinsworth Road, Marsden Park**

Reference is made to correspondence received 16 January 2018 seeking input regarding the above proposal, including advice on recommended conditions of consent. The referral relates to the development of a warehousing and light industrial estate comprising:

- The construction and operation of seven buildings for warehousing and distribution, agricultural produce industry, light industry and ancillary office uses;
- The operation of the development for 24 hours a day, seven days a week;
- The tenant specific fit-out and use for buildings 3 (Austcor), 5 (Valley Fresh) and 7 (eStore);
- The construction of hardstand, loading docks, car parking, access roads and service and infrastructure augmentation; and
- Landscaping.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and recommends that the following conditions are applied to the development.

Asset Protection Zones

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this the following conditions shall apply:

1. At the commencement of building works the entire property 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*'.

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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 condition 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 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 the following requirements of section 4.1.3 (1) of *Planning for Bush Fire Protection 2006*:

- Road(s) shall be two-wheel drive, all weather roads.
- Urban perimeter roads are two-way, with a carriageway 8 metres minimum kerb to kerb.
- The perimeter road is linked to the internal road system at an interval of no greater than 500 metres.
- Traffic management devices are constructed to facilitate unobstructed and unhindered access by emergency services vehicles.
- Public roads have a cross fall not exceeding 3 degrees.
- All roads should be through roads. Dead end roads are not recommended, but if unavoidable, dead end roads are not more than 200 metres in length, incorporate a 12 metre outer radius turning circle, and are clearly signposted as dead end and direct traffic away from the hazard.
- Non perimeter road widths comply with Table 4.1 in *Planning for Bush Fire Protection 2006*.
- Curves of roads (other than perimeter roads) are a minimum inner radius of 6 metres.
- The minimum distance between inner and outer curves is 6 metres.
- Maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient.
- There is a minimum vertical clearance to a height of four (4) metres above the road at all times.
- The capacity of road surfaces and bridges is sufficient to carry fully loaded fire fighting vehicles (approximately 15 tonnes for areas with reticulated water, 28 tonnes or 9 tonnes per axle for all other areas). Bridges clearly indicate load rating.
- Public roads greater than 6.5 metres wide locate hydrants outside of parking reserves to ensure accessibility to reticulated water supply for fire suppression.
- Public roads between 6.5 metres and 8 metres wide are 'No Parking' on one side with services (hydrants) located on this side to ensure accessibility to reticulated water for fire suppression.
- Public roads 5.5 to 6.5 metres wide (kerb to kerb) provide parking within parking bays located outside the kerb to kerb space and located services outside of the parking bays to ensure accessibility to reticulated water for fire suppression.
- Parking bays are a minimum of 2.6 metres wide from kerb to edge of road pavement. No services are located within the parking bays.
- Public roads directly interfacing the bush fire hazard vegetation provide roll top kerbing to the hazard side of the road.

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. To achieve this, the following conditions shall apply:

Building 1A and 1B

4. The roof, western, northern and southern elevation(s) shall comply with section 3 and section 6 (BAL 19) and the eastern elevations with section 3 and section 5 (BAL 12.5) 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'.

Building 2A and 2B

5. The roof, western, northern and southern elevation(s) 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
6. The eastern elevation(s) 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'.

Building 3

7. The roof southern, eastern and western elevation(s) shall comply with section 3 and section 7 (BAL 29) and the northern elevation(s) with section 3 and section 6 (BAL 19) 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'.

Buildings 5 and 7

8. 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'.

Building 6

9. The roof, southern, eastern and western elevation(s) 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
10. The northern elevation(s) 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'.

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. To achieve this, the following condition shall apply:

11. 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 Emma Jensen, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Maslen', with a stylized flourish at the end.

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