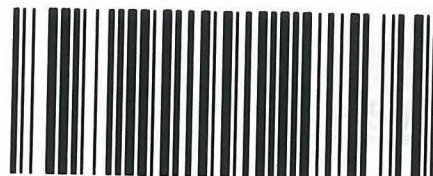




NSW RURAL FIRE SERVICE



PCU068754

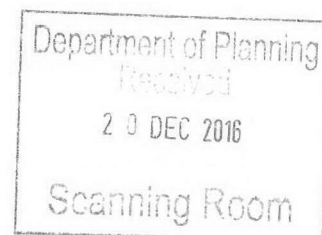
The Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Your reference: SSD 6917 MOD1
Our reference: D16/4003

13 December 2016

Attention: Thomas Piovesan

Dear Sir/Madam,



Modification to Oakdale South Industrial Estate - Concept Proposal and Stage 1

Reference is made to correspondence dated 22 November 2016 seeking advice in relation to the above application.

It is noted that the original Oakdale South Industrial Estate - Concept Proposal and Stage 1 was not referred to the RFS and so conditions have not previously been provided for the development.

The New South Wales Rural Fire Service (NSW RFS) provides the following recommended conditions in relation to the proposed modification:

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. A 26 metre asset protection zone (APZ) is to be provided along the eastern boundary of Biodiversity Lot 1 and the northern boundaries of Biodiversity Lot 2 and Lot 3 and a 10 metre APZ is to be provided along the southern boundary of Biodiversity Lot 2 as shown on the plan titled *Section - Modified Estate Masterplan showing the minimum Defendable Space widths to the future buildings* prepared by Australian Bushfire Protection Planners (September 2016). APZs are to be maintained in accordance in *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*
4. Fire trails shall comply with section 4.1.3 (3) of *Planning for Bush Fire Protection 2006*.

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)
42 Lamb Street
GLEDENNING NSW 2761

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

Evacuation and Emergency Planning

The intent of the measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.

5. A Bush Fire Emergency Evacuation Plan shall be prepared that complies with section 4.2.7 of *Planning for Bush Fire Protection 2006*.

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.

6. New construction of the northern, southern and western elevation(s) and roofs of buildings 1A and 1C shall comply with Section 3 and Section 8 (BAL 40) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and Section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.
7. New construction of the eastern elevation(s) of buildings 1A and 1C shall comply Section 3 and Section 7 (BAL 29) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and Section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.

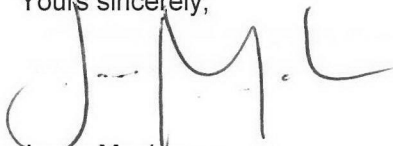
Landscaping

The 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.

8. 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)