



## NSW RURAL FIRE SERVICE

Department of Planning and Environment (Sydney Offices)  
GPO Box 39  
Sydney NSW 2001

Your reference: SSD-8660  
Our reference: DA-2019-00389-Response to  
Submissions-1

**ATTENTION:** Bruce Zhang

Date: Tuesday 15 September 2020

Dear Sir/Madam,

### Development Application

#### State Significant – Response to Submissions – Extractive Industry

**Kariong Sand and Soil Supplies Facility 90 Gindurra Rd Somersby NSW 2250, 4//DP227279**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 26/08/2020.

The referral relates to the revised development proposal for the State Significant Development (SSD) of Kariong Sand and Soil Supplies Facility at the subject site. The NSW RFS has no concerns to the proposed development subject to the following conditions:

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

1. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire development area of the proposed facility must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 metres above the ground;
- tree canopies should be separated by 2 to 5 metres;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100 mm in height); and

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555  
F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

- leaves and vegetation debris should be removed.

## Water and Utilities

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

2. The provision of water, electricity and gas must comply the following in accordance with Table 7.4a of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- all above-ground water service pipes external to the building are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
  - (a) lines are installed with short pole spacing (30 metre), unless crossing gullies, gorges or riparian areas; and
  - (b) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

## Access

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

3. Property access roads must comply with the following requirements of Table 7.4a of *Planning for Bush Fire Protection 2019*:

- property access roads are minimum 4 metre carriageway width; two-wheel drive, allweather roads;
- a minimum vertical clearance of 4 metre to any overhanging obstructions, including tree branches;
- the capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles, bridges and causeways are to clearly indicate load rating.
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005;
- there is suitable access for a Category 1 fire appliance to within 4 metre of the static water supply where no reticulated supply is available;
- property access must provide a suitable turning area in accordance with Appendix 3;
- curves have a minimum inner radius of 6 metre and are minimal in number to allow for rapid access and egress;
- the minimum distance between inner and outer curves is 6 metre;
- the crossfall is not more than 10 degrees; and
- maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.

Note: Some short constrictions in the access may be accepted where they are not less than 3.5 metre wide, extend for no more than 30 metre and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.

4. To aid in the fire fighting activities, an unobstructed pedestrian access to the rear of the property must be provided and maintained at all times.

## Emergency and Evacuation Planning

***The intent of measures is to provide suitable emergency and evacuation arrangements for occupants of SFPP developments. To achieve this, the following conditions shall apply:***

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

### **General Advice:**

The above recommendations are based on the current NSW RFS document *Planning for Bush Fire Protection 2019*, and are consistent with the previous response for SSD 8660 (Our reference: D17/2639) dated 4 March 2019.

For any queries regarding this correspondence, please contact Rohini Belapurkar on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese

**Team Leader, Dev. Assessment & Planning  
Planning and Environment Services**