



NSW RURAL FIRE SERVICE



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

Your reference: SSD 5175 Mod 5 & SSD 8858
Our reference: D18/8272

11 March 2019

Attention: Emily Dickson

Dear Sir/Madam,

Exhibition of modification request and State significant development application for the Eastern Creek Business Hub (SSD 5175 MOD 5 and SSD 8858)

Reference is made to correspondence dated 26 November 2018 seeking comments on the exhibition of an application to modify a concept approval and a state significant development application in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises that the proposed development is granted a Bush Fire Safety Authority, subject to the following conditions:

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:

- At the commencement of building works, and in perpetuity, the entire property where to be developed 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*.

Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

- The proposed buildings are required to be fitted for ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

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Services

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:

- The provision of water, electricity and gas services are to comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.
 - Fire hydrant spacing, sizing and pressures shall comply with Australian Standard AS 2419.1– 2005 *Fire Hydrant Installations*.
 - Fire hydrants shall not be located within any road carriageway.

Access

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

- Public road access shall comply with section 4.1.3 (1) of *Planning for Bush Fire Protection 2006*.
- The property access road to the loading bay areas on the eastern elevation shall comply with section 4.1.3 (2) of *Planning for Bush Fire Protection 2006*.

Emergency & Evacuation Planning

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

- A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with *Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014*.

Landscaping

- Future landscaping to the site is required to comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

Reviewed Determination

- The conditions in this Bush Fire Safety Authority shall be undertaken in conjunction with those in the separate Bush Fire Safety Authority issued for SSD 5175 Mod 6, dated 11 March 2019.

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

Yours sincerely,



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