



NSW RURAL FIRE SERVICE



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

Your reference: SSD 9741
Our reference: D18/8341

03 June 2019

Attention: Patrick Copas
Industry Assessments

Dear Sir/Madam,

Lane Cove West Data Centre (SSD 9741) at 1 Sirius Road Lane Cove West

Reference is made to correspondence dated 28 November 2018 seeking key issues and assessment requirements regarding bush fire protection for the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) provides the following recommended conditions:

Asset Protection Zones

The intent of the measure 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, and in perpetuity, the area around the proposed buildings shall be managed 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* as follows:
 - North east: Inner Protection Area (IPA) for a distance of 25 metres (residue of site located towards the north east to be revegetated to a Riparian corridor) and,
 - All other directions: IPA to the property boundaries.

Water and Utilities

The intent of the measure 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:

2. The provision of water, electricity and gas shall comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.

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:

3. The proposed property access road (driveway) shall comply with section 4.1.3(2) of *Planning for Bush Fire Protection 2006*.

Postal address

NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
Planning and Environment Services
4 Murray Rose Avenue
Sydney Olympic Park NSW 2127

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

The intent of measures for fire trails is to provide suitable access for fire management purposes and maintenance of APZs. To achieve this, the following conditions shall apply:

4. Fire trails shall comply with section 4.1.3 (3) of *Planning for Bush Fire Protection 2006*.

Evacuation and Emergency Management

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:

5. Arrangements for emergency and evacuation are to comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*, including the preparation of an emergency/evacuation plan consistent with the NSW Rural Fire Service document titled *Guidelines for the Preparation of Emergency/Evacuation plan*.

Design and Construction

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

6. Construction on the proposed Data Hall and Office buildings north western, south western and south eastern elevations and roofing 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.
7. Construction on the proposed Data Hall and Office Buildings north eastern elevation 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*.
8. Construction on the proposed Plant Platform north western, south western and north eastern elevations and roofing 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.
9. Construction on the proposed Plant Platforms south eastern elevation 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*.
10. Construction on the proposed Data Centres north western and north eastern elevations and roofing 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.
11. Construction on the proposed Data Centres south eastern and south western elevations 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*.
12. Construction on the proposed Indoor Substations north western and south western elevations and roofing 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.
13. Construction on the proposed Indoor Substations north eastern and south eastern elevations 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

14. Landscaping to the site is to comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

General Advice – consent authority to note

The NSW Rural Fire Service recognises that the site is constrained and that the proposed development falls within the Flame Zone. Flame Zone development is high risk development; consequently, in situations such as this, the Service seeks to improve the overall fire safety of the existing development. This requires greater emphasis on construction standards, landscaping, siting, and vegetation management practices to ensure improved levels of protection are afforded to the development, its occupants and fire fighters. The Service has undertaken a merit based assessment of the proposal and provides the above advice in accordance with *Planning for Bush Fire Protection 2006*.

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

Yours sincerely,



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

