



NSW RURAL FIRE SERVICE



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

Your reference: MP08_0194 Mod 3
Our reference: D11/0019
DA15111099299AB

Attention: Ms Kate Masters

24 November 2015

Dear Ms Masters,

Agency Comment Kings Forest Project Approval, Tweed Coast Road, Kingscliff - Modification 3 Kings Forest Service Station

I refer to your correspondence dated 10 November 2015 seeking comments from the NSW Rural Fire Service (NSW RFS) with respect to the above Major Project modification application.

The NSW RFS understands the modification is to replace the approved rural supplies store with a service station on lot 7 DP 875447 Tweed Coast Road Kingscliff. The service station will include:

"The Service Station will comprise a two (2) storey building (fuel bowser canopy) with a total GFA of 1063m² GFA. This GFA includes a station shop, six (6) food tenancies and associated dining area. Two (2) of the food tenancies provide drive through facilities. The development will be carried out in two stages with Stage 1 comprising the entire site excluding the truck bowzers and Stage 2 will include the truck bowzers".

The RFS has reviewed the documents provided with the modification application and provides the following advice:

- The proposed tanker filling points, including above-ground ventilation infrastructure, should be located a minimum 7 metres from the north boundary and be designed to withstand 25 kWm² of radiant heat exposure;
- The proposed truck bowzers (stage 2) should be located a minimum 7 metres from the northern boundary and be designed to withstand 25 kWm² radiant heat exposure;
- No storage of any materials should be permitted within 7 metres of the northern boundary;
- At the commencement of building works and in perpetuity the land around the Service Station building for a distance of 21 metres or to the property boundary, 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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- The northern and eastern elevations of the proposed Service Station building shall be constructed to the requirements of Sections 3 and 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';
- The southern and western elevations of the proposed Service Station building shall be constructed to the requirements of Sections 3 and 6 (BAL 19) 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';
- Water, electricity and gas are to comply with the following requirements of section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

For any queries regarding this correspondence please contact Alan Bawden on 6691 0400.

Yours Sincerely



John Ball
Manager - Customer Service Centre Coffs Harbour

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.