



NSW RURAL FIRE SERVICE



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

Your reference: SSD 8900
Our reference: D17/4216

19 June 2018

Attention: Patrick Copas

Dear Sir/Madam,

Nulon Motor Oils Facility – 20 Bringelly Road, Horningsea Park (Bringelly Road Business Hub)

Reference is made to correspondence dated 1 June 2018 seeking comments on the response to submissions for the Environmental Impact Assessment prepared in relation to the above State Significant Development 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 the following recommendations for the proposed development:

- At the commencement of building works, and in perpetuity, the area around the building 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*. This is to be performed as outlined within the provided bush fire hazard assessment report prepared by EcoLogical Australia (Dated 9 May 2018, Ref: 18WOL_9797), and as follows:
 - North: Inner Protection Area (IPA) for a distance of 78 metres;
 - North-West: for a distance of 47 metres; and,
 - All other directions: IPA to the property boundaries.
- New construction shall comply with Section 3 and Section 7 (BAL 29) of the 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*.
- Internal access roads shall comply with the requirements of Section 4.2.7 of *Planning for Bush Fire Protection 2006*.
- The provision of water, electricity and gas shall comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.

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

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
A/Team Leader, Development Assessment and Planning
Planning and Environment Services (East)