

METAL RECYCLING FACILITY DEVELOPMENT

LOT 3 DP215779

88 MURRAYS FLAT ROAD

TOWRANG. NSW. 2580

BUSH FIRE RISK MANAGEMENT & ASSESSMENT



Prepared by SOWDES
1 October 2025

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BUSH FIRE RISK MANAGEMENT & ASSESSMENT CERTIFICATION STATEMENT

Property Details	Lot 3 DP251779 – 88 Murrays Flat Road, Towrang. NSW. 2580
Description of the Development	Commercial / industrial development (Metal Recycling Facility)
Relevant Chapter/s from Planning for Bush Fire Protection (2019) that apply to the development	Chapter 8
Is referral to the NSW Rural Fire Service required as a subdivision development, as a type of 'Special Fire Protection Purpose' (SFPP), or does the proposal rely on the submission of a 'performance solution' based approach or the submission of a Bush Fire Design Brief (BFDB)	No
Has a pre-DA lodgement meeting been held with the NSW Rural Fire Service in relation to this development	No
Highest BAL rating for the development	BAL-12.5
Bush Fire Hazard Assessment Reference #	0060222
Plan Reference #	0060222-B101-A
Bush Fire Hazard Assessment Report Date	1 October 2025
Accredited Scheme / Accreditation #	FPA Australia (FPAA) Bush Fire Planning & Design - Level 3 - BPAD27823

I; Paul Johnson of SOWDES hereby certify that:

- I have carried out a bush fire risk assessment on the above-mentioned proposal and property. A detailed Bush Fire Risk & Emergency Management Plan follows which includes the submission requirements set out in *Appendix 2 of Planning for Bush Fire Protection (2019)* together with recommendations as to how the relevant specifications and requirements are to be achieved.
- That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bush fire risk assessment; and
- That subject to the recommendations contained in this Bush Fire Risk Management Plan being adopted that the proposed development conforms to the relevant specifications and requirements.

I am aware that the Bush Fire Risk Management Plan, prepared for the above-mentioned site is to be submitted in support of a development application for this site and will be relied upon by Goulburn Mulwaree Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with *Planning for Bushfire Protection 2019*.

1/10/2025





Table of Contents – Bush Fire Risk Management & Assessment

Document Control	3
Executive Summary	4
SITE PLAN (A1)	7
Recent Aerial Image of the Development Property	8
1.00 Introduction	9
1.10 Aims and Objectives	10
1.20 Description and Use of the Bush Fire Risk Management Property	11
1.30 Land Ownership, Population and Demographic Information.	17
2.00 Identifying and Assessing the Risk	18
2.10 Process	18
2.20 Communications and Consultation	19
2.30 Identifying the Bush Fire Risk	19
2.31 Human occupancy.	19
2.32 Built Assets.	20
2.33 Economic	20
2.34 Environment	21
2.35 Cultural	21
2.40 Assessing the Bush Fire Risk	22
2.41 Human occupancy.	23
2.42 Built Assets.	23
2.43 Economic	24
2.44 Environment	24
2.45 Cultural	24
2.50 Assessing the Bush Fire Likelihood	25
2.60 Identifying and Evaluate the Level of Risk	26
2.70 Priority Treatments	28
3.00 Treating the Risks	29
3.10 Implementation	29
4.00 Performance Monitoring and Review	30
4.10 Review	30
4.20 Monitoring	30
4.30 Reporting	31
4.40 Communications and Consultation	31
Appendix A - Asset Register	32
Appendix B – An assessment of how the development complies with specific objectives within Chapter 6 of <i>Planning for Bush Fire Protection (2019)</i>	33



DOCUMENT CONTROL

Revision Date	Summary of Amendments
01/10/2025	Original 'Bush Fire Risk Management & Assessment' prepared for submission to Goulburn Mulwaree Council for the establishment of a metal recycling facility.



Executive Summary.

SOWDES has been commissioned by the owners of a parcel of land identified as Lot 3 DP251779 located at 88 Murrays Flat Road – Towrang within the Goulburn Mulwaree Council local government area where it is proposed to establish a metal recycling facility to prepare a Bush Fire Risk and Emergency Management Plan. Preparation of the *Bush Fire Risk Management & Assessment* addresses the following specific information requirements:

- NSW Department of Planning and Environment – Planning Secretaries Environmental Assessment Requirements (SEARS: 1819); first item listed under the category of ‘fire and incident management’.
- Goulburn Mulwaree Council – Minutes of Pre-lodgement Meeting (Ref: FWA/0042/2122); Part 8.10 ‘Bush Fire Matters’ – items 8.10.1 to 8.10.4.

An existing residential dwelling within the northwest quarter of the property will be re-purposed into an administration building with combined staff amenities, and all structures for the metal recycling component will be new buildings made entirely of non-combustible materials. All existing and proposed structures on the property are deemed to be non-habitable buildings under the classification system of the NCC (National Construction Code) and therefore bush fire specific performance requirements are not triggered. Whilst the application of bush fire attack level ratings and the construction standards for the new buildings are not specifically required to be addressed for the development, the objectives for access, water supply, and emergency management as prescribed in Planning for Bush Fire Protection (2019) are to be considered as part of the submission.

The development property is located in an un-serviced area on the northeastern outskirts of the city of Goulburn with access to Murrays Flat Road being via a T-intersection off the north bound lanes of the Hume Highway. The site has historically been used for low intensity livestock grazing and pasture production and comprises a total area of approximately 32.26 hectares. The proposed metal recycling facility will be established along the western portion of the property that lies adjacent to the Murrays Flat Road traffic corridor and occupy an area of 6.50 hectares of which 4.733 hectares will be specifically dedicated for the metal recycling processes with the remaining area housing the existing dwelling that will be re-purposed for the administration and staff amenities component, staff and visitor car parking provisions, and ancillary infrastructure such as potable water tanks and an effluent management system.

Once operational the facility will process up to 30,000 tonnes of scrap metal per annum and will operate Monday to Saturdays at approved times employing 15 full-time persons with the potential for a small number of additional persons on an intermittent basis associated with inward and outward truck movements, service contractors, and occasional visitors.

The metal recycling precinct will be set a mix of compacted gravel and concrete pads for the sorting and processing areas, concrete driveways for truck and machinery access in and around the precinct, and all associated sheds and structures will be constructed on concrete pads with steel frames and a profiled metal cladding to the walls and roof decks.

The existing dwelling that will be re-purposed for the administration building and staff amenities provisions is constructed on a concrete slab with external brick walls, aluminium framed windows and doors, and a corrugated iron roof deck. Certain components of the existing building which was constructed prior to 2002 are recommended to be upgraded – such as; existing pine v-joint linings to the underside of the veranda overhangs and eaves; ensuring that existing infill cladding above the head of the external aluminium window frames is a non-combustible material; and that screens are fitted to the openable portions of the external windows and doors which are made entirely from a non-combustible material such as aluminium (if not already installed).

Whilst the majority of this assessment will focus on the preparation of a Bush Fire Risk Management Plan there are several other bush fire protection measures and recommendations that are specific to the proposed development that will not necessarily be highlighted within the aforementioned process however are considered important to the overall development. These measures are identified as follows:

- The development property is not serviced by a Council maintained reticulated water supply and therefore will be reliant upon rainwater harvesting to meet all potable and firefighting water requirements.
- The existing dwelling that will be re-purposed for the administration building and staff amenities is presently serviced by an 80,000 litre metal water tank for potable water uses that is located to the north of the building however it is a recommendation that a second tank of at least equal capacity be installed adjacent to the existing tank to provide additional potable water storage, and include at least 20,000 litres for dedicated firefighting purposes.
- A firefighting pump powered by petrol or diesel is to be installed adjacent to the water tanks servicing the re-purposed administration building with ease of access for use on short notice, and an adequate number of external yard taps should be installed around the footprint of the building to provide coverage to all parts of the structure by several 30 metre hoses operating simultaneously.
- The entire area surrounding the re-purposed administration building for a distance of at least 25 metres shall have an established asset protection zone in accordance with the provisions of the NSW Rural Fire Service publication titled '*Standards for Asset Protection Zones*' (2016), and in particular, any grassed areas surrounding the building should be mowed regularly to minimise the amount of available fire fuels.



- The 'main workshop' structure within the metal recycling precinct is to include toilet, shower, kitchen, and staff room facilities to eliminate the need for staff to continually walk to the administration building to avail themselves of the same basic amenities, and this part of the building will be designated as an alternate place of safe refuge for the metal recycling precinct in the event of a sudden fire event.
- Rainwater runoff from the main workshop building and adjoining structures will be directed to a metal water tank having a capacity of at least 150,000 litres that will be installed on the northern end of the building and can be used for firefighting purposes.
- Whilst there are no specific construction standards applicable to the proposed new buildings in the metal recycling precinct all will be constructed on a concrete slab with metal cladding to the external walls and corrugated iron roof decks, and the footprint of all buildings will be surrounded by either a concrete roadway or path, or a compacted gravel.
- All access and egress carriageways are to be maintained to ensure that vegetation for a distance of 4 metres in the vertical plane and 6 metres in the horizontal plane is clear at all times, and that all carriageways are suitable for two-wheel drive all-weather traffic movements.

It is considered that if these general bush fire protection measures are undertaken in combination with the following risk management and emergency evacuation protocols then the development proposal for the establishment of a metal recycling facility can satisfy the requirements and best practice management principles for developments undertaken in bush fire prone areas.

Whilst there are no specific triggers for construction requirements related to the existing and proposed new structures, and the proposal does not necessarily meet the definitions of a 'residential dwelling' development a summary of how the proposal meets the performance criteria for asset protection zones, access and egress, water supply, and emergency management as prescribed in Chapter 7 - Table 7.4 of *Planning for Bush Fire Protection (2019)* has been undertaken and is included as Appendix B of this report.

Paul Johnson

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1st October 2025





**PLEASE REFER TO THE
ACCOMPANYING DRAWING TITLED
“BUSH FIRE RISK MANAGEMENT SITE
PLAN”
REF: 0060222-B101-A**



Recent aerial image showing the extent of open grassland vegetation formation throughout and surrounding the development property. The proposed metal recycling development precinct is located along the western boundary of the property inside the area bounded by the light blue coloured line.



1.00 Introduction.

A Bush Fire Risk Management Plan (BRMP) is a documented protocol for identifying, assessing, treating, and monitoring the potential risks from bush fire attack for a specific property, development or community. The primary objective of a documented BRMP is to identify the nature of the community or development at risk, the assets and heritage of that community (including built and environmental items), and to prepare clearly defined treatment and emergency evacuation options in the event of such a risk occurring. This BRMP is specifically focused on privately owned land that will operate as a metal recycling facility. The nature of the property and its proposed uses is not directly covered by the actions or scope of any known Bush Fire Management Committee undertaking as defined by the NSW Rural Fire Service, however it is subject to a raft of national, state, and local government planning laws and regulations pertaining to bush fire protection and management. This BRMP should be read in conjunction with the Bush Fire Emergency Management Plan (BEMP) that forms the second part of this report.

The scope of the recommendations and actions undertaken within a BRMP are normally not limited to just the inhabitants or user groups within the property, it should also seek a coordinated effort from several of the key emergency organisations such the Rural Fire Service, Police, Ambulance, Local Government, and recovery agencies.

Within any BRMP possible treatment options for reducing or treating the potential risk including 'off-season' measures such as land clearing to maintain asset protection zones and access and egress routes, improvements to fire suppression provisions (water supply), development of awareness programs, and maintenance of buildings and structures should be identified and undertaken as appropriate. The extent to which the individual treatment options listed may be undertaken will be based on the specific and identified needs of the property owners and the various types of user groups likely to be present on the site, and their ability to meet these requirements. Where such requirements are beyond the means of the property owners then other considerations such as avoiding the risks and having clearly defined triggers for emergency evacuation processes should be enacted as an alternative.

The documented Bush Fire Risk Management Plan should be subject to review on a regular basis and should be considered as a 'living document' that is subject to change, update, and revision, and should also recognise that the environment is a constantly changing element within the risk assessment – and includes influences such as climate change.



1.10 Aim and objectives

The aims of this BRMP is to identify and prioritise the potential risks associated with bush fires on the property and to minimise the impacts of these risks on human life, built assets and the environment.

Once the potential risks have been identified and prioritised, then the objectives of the BRMP for the property owners (and/or staff and visitors to the site) are to:

- Reduce the potential for a bush fire that could result in the loss of human lives, built assets, and the environment to start from the activities associated with the use of the metal recycling facility
- Reduce the potential for a bush fire that could result in the loss of human lives, built assets, and the environment to start from sources external to the activities of the metal recycling facility
- Raise the awareness of staff and visitors to the threats of bush fires and reduce their vulnerability through the delivery of preparedness campaigns and/or appropriate signage
- Facilitate a gathering of the property owners, local firefighting authorities and other emergency agencies to discuss and seek agreement on the most suitable firefighting measures and emergency evacuation procedures.



1.20 Description, Access, and Use of the Subject Bush Fire Risk Management Property

This BRMP is prepared for the owners of a private property located at 88 Murrays Flat Road – Towrang where it is proposed to establish a metal recycling facility that will employ 15 full-time persons with the potential for a small number of additional persons on a transient and intermittent basis associated with the processing of up to 30,000 tonnes of ferrous and non-ferrous metals per annum.

The development property which is zoned 'E4 – General Industrial' is irregular in shape being somewhat rectangular except that from a point approximately midway along the southern boundary there is a kick in the boundary alignment to the southwest that makes the western boundary significantly longer than the eastern boundary. The site has historically been used for low-intensity farming practices and comprises approximately 32.26 hectares of land.

The development site is accessed from the Murrays Flat Road which lies adjacent to the western boundary with three separate entrances off the roadway into the site. The first entrance is located in the southwestern corner and is clearly identified with an access gate however to date it is not used regularly. The second entrance is located approximately 390 metres further north along Murrays Flat Road from the southwestern corner and it is the main entrance to the property with a predominantly gravel carriageway that leads up to an existing dwelling and curtilage. The third entrance is located near to the northwest corner of the property, approximately 80 metres north of the main entrance, and it is just aligned with a 20-metre-wide Right of Carriageway within the property that runs parallel to the northern boundary and is assumed to benefit the adjoining land holding to the immediate east of the site. The existing internal access carriageway is formed as a loop commencing from the main entrance and sweeping along the front aspect of the dwelling and then heading to the northwest to exit at the gateway associated with the Right of Carriageway.

The development property is divided into two distinct topographical regimes with the majority of the site to east of the nominated development precinct having a general fall from the southeast to the northwest at an average grade of 3.3% (~2°) with subtle changes in surface micro-relief around several drainage depressions and farm dams. The western quarter of the site where the proposed development will be located has a general fall from the southwest to the north-northeast at similar grades and variations. The two topographical regimes converge at a defined drainage depression that runs through the site in a south to north alignment.



The development site is burdened by several defined drainage depressions and farm dams, some of which have been purposely designed and constructed in what appears to be soil and water protection measures. The most significant of the drainage systems is the main corridor that essentially runs parallel to the Murrays Flat Road traffic corridor in a south to north alignment through the site and is approximately 200 metres to the east of the western boundary. This system is highlighted by a moderately sized dam in the northern third of its alignment through the property and receives most of the incoming flows from a catchment that begins on the southern side of the Hume Highway traffic corridor and includes the adjoining property to the immediate south.

A second drainage corridor traverses the eastern portion of the property in a southeast to northwest pattern and includes a series of small dams that cascade from one to the other over a short distance. The outlet from the dam in the main drainage corridor and the last dam in the secondary drainage system both discharge into a small dam just to the south of the Right of Carriageway along the northern boundary with the combined outflows eventually draining into the Wollondilly River approximately 800 metres to the north of the property.

There are a few other smaller dams within the property, some of which in the eastern portion have diversion berms running parallel to the contours of the terrain to direct upslope flows into them, and others in and around the nominated development precinct which would have been used for stock drinking water in separated fenced paddocks are relatively small and have a limited contributing catchment area.

Rainwater runoff from the roof of an existing dwelling is collected in an 80,000-litre metal water tank that is located to the north of the dwelling and is used to meet all the potable demands within the building however it is recommended that a second tank of equal capacity be installed adjacent to the existing tank of which 20,000 litres will be dedicated to firefighting purposes.

The vegetation formations throughout the property are dominated by open paddocks that have historically had improved pastures and grasslands for livestock to graze, and possibly the production of silage with pictorial evidence of regular slashing. The dam within the main drainage corridor has a small stand of trees along the western banks whilst the dam near to the northern boundary has scattered trees and shrubs along the incoming and outgoing drainage channels, and around the top of the banks on most aspects.



Within the western portion of the site where the proposed metal recycling facility will be established the vegetation formations are essentially the same as the paddocks to the east - being dominated by open grasslands, however there is a short row of radiata pine trees just to the south of the main entrance to the holding which provides an element of screening from the prevailing winds and privacy for the existing dwelling from the road corridor. On the northern aspect of the main entrance there is a continuation of the trees along the western boundary that extends for approximately 50 metres and then turns at 90° to run east – west which also provides shielding from the prevailing winds and screening of vehicle traffic for the existing dwelling.

As part of the metal recycling facility development it is proposed that a 20-metre-wide landscaping corridor will be created along the western and southern aspect of the recycling precinct to create a visual barrier to the activities within the site from the passing traffic and surrounding properties, and to also provide a degree of noise and dust attenuation. It is anticipated that the landscaping corridors will be set to predominantly native tree and shrub species such as eucalypts, acacias, and melaleuca's with native grass groundcovers.

The development property has an existing residential building located in the northwestern corner that is presently vacant and will be re-purposed to operate as an administration building with combined staff amenities and ancillary services. Part of the surrounding curtilage between the dwelling and the recycling facility precinct will include a staff and visitor parking area. The building which was constructed prior to 2002 is on a concrete slab with external masonry walls, aluminium windows and doors, and a metal roof deck. The construction standards and building materials are generally suitable for developments in bush fire prone lands however some remedial works are recommended to bring the building up to a BAL-12.5 level which include:

- Replace the existing pine v-joint linings to the underside of the veranda overhangs with a non-combustible material such as fibre cement sheeting
- Check that the existing infill and external claddings above the heads of the external aluminium windows are a non-combustible material or at least satisfy the requirements for BAL-12.5, and if not replace accordingly
- Ensure that all openable portion of external windows and doors are fitted with a screen made entirely from non-combustible materials such as aluminium.
- Establish an asset protection zone of at least 25 metres on all aspects of the building in accordance with the NSW Rural Fire Service guidelines to achieve a bush fire attack level rating of BAL-12.5



Once operational the facility will employ 15 full-time persons with the potential for a small number of additional persons on a transient and intermittent basis associated with inward and outward truck movements, service contractors, and occasional visitors.

The recycling facility will be contained within a defined precinct that will occupy an area of approximately 4.733 hectares and include dedicated entrance and exit provisions with inter-connecting roadways; sorting bays to separate the different types of incoming metals; a de-pollution shed to manage dismantling of vehicles and similar end-of-life machinery; pre-shredding bays and storage areas; shredding, cutting, and hammermill processing facilities; post-shredding storage and sorting areas; and ancillary structures and facilities.

Some of the sorting and separating process entails the use of hot cutting equipment (oxy and acetylene) to break down larger items into smaller sections for further handling and processing, and to remove dissimilar materials from each other to prevent contamination across different stockpiles. The use of the hot cutting equipment poses the biggest threat to 'fire' generally within the context of the operations, and to help eliminate the potential for fire ignition in the surrounding paddocks and vegetation it is proposed that a 1.80 metre high non-combustible solid wall will be installed on three sides of the dedicated cutting bay, with the bay to be at least 15 metres from the nearest patch of vegetation (grass or otherwise) and that the base be a concrete slab. In addition to the protection measures an overarching management provision will be in place that prohibits the use of the hot cutting equipment in 'extreme' or 'catastrophic' fire weather conditions, or - subject to approval from the NSW Rural Fire Service when the relative humidity is less than 20%, the air temperature is greater than 30°C, and the wind speed from any direction is 30km/h or greater. A permanent weather station is required to be installed on site near to the hot works bay to monitor the conditions throughout the day with a yard tap and hose also installed adjacent to the work bay to immediately douse any spot fires that could eventuate. Additional fire extinguishers may also need to be installed adjacent to the hot work bay to cater for different types of flammable materials that water won't suppress.

The metal recycling precinct will include three new steel framed and metal clad structures that will be used for a variety of purposes and several of the processing machines will also have a roofed cover to block-out the elements of sun and rain. It is proposed that these structures will have panels installed on the roof deck to harness solar energy with a battery storage system to be located on the southern end of a 'de-pollution' shed within a vented non-combustible enclosure.



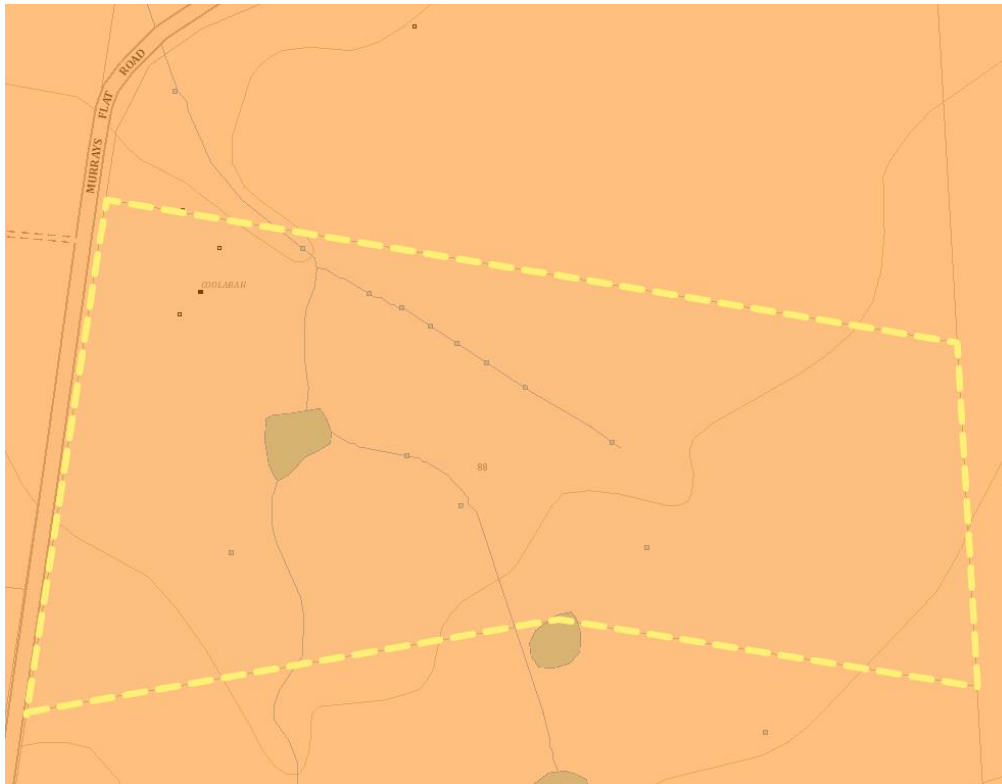
To eliminate the need for staff working within the recycling precinct to have to walk to the re-purposed administration building to use toilet, kitchen, and showering facilities the 'main workshop' shed within the recycling precinct will include these same facilities in conjunction with a common staff room. The staff amenities part of the building will be a designated place of safe refuge for the metal recycling precinct in the event of a sudden fire event.

Rainwater runoff from the main workshop building and adjoining structures will be directed to a metal water tank having a nominal capacity of at least 150,000 litres that will be installed on the northern end of the building. Retained water within the tank will predominantly be used for dust suppression around the recycling facility as the quality of the water may be compromised and unsuitable for potable purposes however there will be outlets provisions at the base of the tank that are suitable for firefighting purposes.

In addition to the aforementioned water tank there will be a series of sedimentation dams around the recycling precinct which are designed to capture any sediment laden stormwater draining off the hardstand areas. Two of the dams are primary collection and settling ponds that will be used to help with dust suppression around the facility, however a third dam located to the immediate east of the designated staff and visitor parking area is a secondary treatment system where cleaner water is expected and whilst it too will be used for dust suppression water contained within it will also be available for firefighting purposes. This dam has a nominal volume of 1,100m³ below the overflow pipe and will be accessible from the designated car park area.

Further details of the facility operations are contained in the accompanying Environmental Impact Statement and other supporting documentation and plans.

It is considered that the potential sources of bush fire ignition that could impact on the development property might emanate from an advancing wildfire, lightning strikes, arson, and/or accidental ignitions from adjoining properties. Generally, the site will have several people working in various capacities during most times of the day within the recycling precinct and in the administration building. In the event of a bush fire there is likely to be a sufficient number of people on the site to handle the smaller to medium events therefore adequate and suitable fire suppression and protection measure should be available and practically operative at all times, and it recommended that each staff member upon engagement is provided with a firefighting training drill to familiarise themselves with the location and operation of the equipment.



Bush fire prone map showing the assessment property outlined in yellow and the extent of 'Category 3' (orange – medium risk) bush fire prone vegetation throughout and surrounding the property.



1.30 Land Ownership and Demographic Information.

The development property is privately owned with an existing residential dwelling, however there is presently no one residing at the site.

It is proposed that when the metal recycling facilities are fully operational that a total of 15 full-time persons will be employed with the potential for a small number of additional to visit the site throughout the day on an intermittent basis associated with the inward and outward movement of trucks, service contractors, and occasional visitors.

The metal recycling facility will operate Monday to Saturday at approved times – typically between 6:00am and 6:00pm Monday to Friday and 7:00am to 4:30pm on Saturdays. Maintenance work may be carried out on the plant and equipment outside of the approved trading hours which may include evenings and Sundays - as necessary.

2.00 Identifying and Assessing the Bush Fire Risk.

2.10 Process.

The process undertaken in the preparation of this BRMP has adopted the guidelines as prescribed by the NSW Rural Fire Service from the 'Bush Fire Risk Management Planning Guidelines for Bush Fire Management Committees' accessible online at the RFS website:

http://www.rfs.nsw.gov.au/file_system/attachments/State08/Attachment_20130121_8D81D9F6.pdf

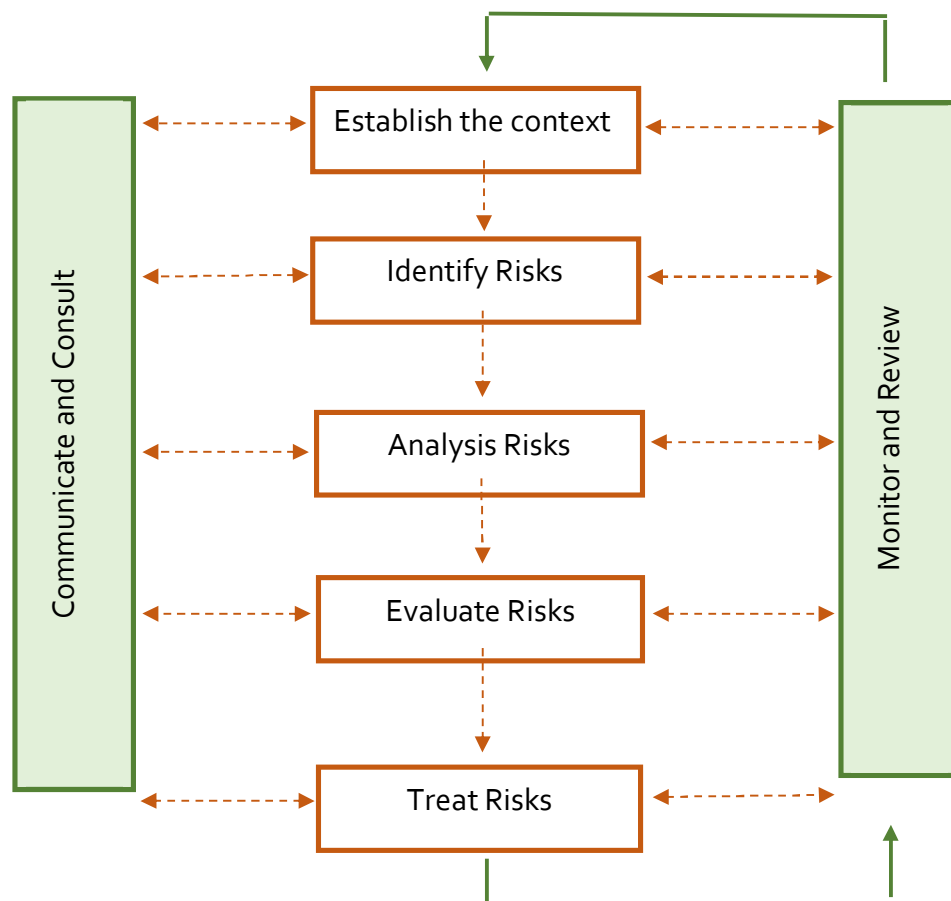


Figure 2. Framework for the risk assessment process.



2.20 Communication and Consultation

The owner of the metal recycling facility or the appointed facility manager will be the link between the various user groups and bush fire emergency operations. In collaboration with personnel from the local brigade of the NSW Rural Fire Service the operators of the facility should develop appropriate evacuation procedures that have specific triggers for both planned and emergency incidents with readily accessible and identifiable assembly points and protocols for accounting for all persons on the site.

There should be a reasonable assumption that the majority of staff and visitors on the property have a moderate awareness of bush fire emergencies, the associated risks, and the expectations during and following a bush fire event. It is therefore paramount that the operators of the facility establish and convey a clearly defined protocol and set of appropriate procedures to follow that is neither ambiguous nor negotiable during a bush fire event that requires either a planned or emergency evacuation. The emergency procedures should be clear and concise and able to be enacted by all individuals without the intervention of the owners or an appointed manager as they themselves may not be in a position to participate and guide people during these emergency periods.

2.30 Identifying the Bush Fire Risk

The first order of priority is to identify the major assets at risk in a major bush fire event including human life, the built assets, economic losses, environmental impacts, and cultural considerations. A summary of the identified major assets within the property are listed in Appendix A.

2.31 Human occupancy.

The characteristics and dynamics of the individuals working on or visiting the site could potentially comprise a diverse blend of ethnicity, ages, perceptions, physical fitness, personal priorities, and individual attributes. The greatest risk from a bush fire event is to account for all persons within an emergency situation as the transient nature of the individuals and their physical movements during their time on the property are not intended to be closely monitored or recorded. Fortunately, the small number of people that will be on the site should ensure that accounting for all people in a bush fire emergency will be rather quick and simplified, and therefore the risk of significant injury or death would be considered to be 'low'.



2.32 Built Assets.

The built assets of the proposed development are quite diverse and integral to the operations of the site as a metal recycling facility and include: the existing dwelling that will be re-purposed to the administration building and staff amenities; various sorting, processing, and maintenance sheds; covered shredding and sorting machinery; and infrastructure related to water supply, effluent management, and utilities. Apart from the re-purposed administration building all other structures will be new.

The potential loss of any of the operational buildings or structures would have a significant impact on the future use and ongoing operations of the metal recycling facility whilst the replacement of the lost buildings or items was sorted through the relevant insurance claims. A loss of the aforementioned assets and any general disruption to the facility's activities would likely only be short-term however the potential for significantly reduced income from the inability to process materials may also result in a permanent stay of all activities whilst the risk exposure to future bush fire events was considered.

In the event of a bush fire that resulted in any such losses or disruptions it is estimated that the consequences on the operations of the property as an equine facility would be 'high'.

2.33 Economic.

If the buildings, structures, and ancillary infrastructure associated with the operation of the metal recycling facility are lost due to fire damage then the economic impacts would be significant as these essentially form the primary purpose of the development on the property and is therefore the main contributor to its source of revenue. The consequences of a loss here would be classified as 'high'.



2.34 Environment.

It is anticipated that there would be a low likelihood of significant environmental impacts associated with a bush fire through the property that would not occur otherwise had the metal recycling facility not been developed hence there is no perceived risks.

2.35 Cultural.

There are no perceived cultural considerations associated with the proposed metal recycling facility development that would be adversely impacted by a bush fire event hence the consequences are deemed to be 'low'.



2.40 Assessing the Bush Fire Risk.

Once the risks from bush fires have been identified, the consequences of a bush fire impacting on human life, the built assets, economic losses, environmental impacts, and cultural considerations are assessed in line with the parameters in Table 1 with the worst outcome generally determined in line with the consequences.

Table 1. Consequences rating from bush fire events.

Consequence Rating	
Descriptor	Comment
Very Low	- No injuries or fatalities, little or no personal support required. - Inconsequential or no physical damage, short duration - Little or no disruption to the community - No measurable impact on the environment - Little or no financial loss - Negligible impact on image
Low	- Minor injuries, no fatalities, first aid treatment required - Some physical damage - Some community disruption for duration less than 24 hours - Small impact on the environment, on-site release contained immediately - Some financial loss - Marginal decrease in support by stakeholders
Medium	- Medical treatment but no fatalities - Localised physical damage which is rectified in a routine fashion - Normal community functioning with some inconvenience for 24 to 48 hours - Some environmental impact, short term, requires outside help on-site - Major financial loss – assistance required - Attracts media attention
High	- Extensive injuries, hospitalisation, possible fatalities, long term disabilities - Significant physical damage requiring external assistance - General and widespread community impact on functioning - Some environmental impact / permanent damage - Major financial loss – can only continue with substantial and ongoing financial assistance - Media concern
Catastrophic	- Many injuries, fatalities and widespread medical attention required - Extensive physical damage requiring extended external assistance - Community impact severe and long lasting, not functioning without support - Heavy environmental impact / permanent damage, extinction of species - Huge financial loss – can only continue with significant and ongoing financial assistance - Media outrage



2.41 Human occupancy.

The expected consequence from a bush fire event on the life of individuals on the property associated with the activities of the metal recycling facility has considered the mobility, spatial distribution, perception, and preparedness of the individuals which determines a level of vulnerability. It is anticipated that in a 'worst case' scenario that there could be some minor injuries that might require minor medical attention associated with the potential for bush fire events to occur on extremely short notice which would limit the capacity and ability of individuals to evacuate the property.

The entrapment of individuals within the property is not expected to result in fatalities however medical problems associated with burns and smoke inhalation are possible, and on this basis the consequence of the risk is classified as 'low'.

2.42 Built Assets.

It has been assessed that there is a distinct possibility for both minor and major losses associated with the range and use of the existing buildings and structures on the property in a bush fire event that will impose a level of inconvenience and disruption to the operations of the metal recycling facility. Most significant of all would be the loss of the administration building and the sorting and processing sheds as these structures form the basis for the entire operation of the site.

Water supply could be one particular service to be adversely affected by a major bush fire event, as is the case for power supply whilst other basic onsite provisions such as wastewater management systems could also be lost. The consequence of the risk in this case is deemed to be 'high'.



2.43 Economic.

Any disruption to the operations of the metal recycling facility via losses associated with the structures and/or contents resulting from a bush fire event might impose a moderate economic burden on the owners. The loss of such assets would create an immediate problem in the form of the costs to replace them – however these are not insurmountable obstacles hence the risk is 'medium'.

Prohibiting staff from attending the property due to precautionary measures to limit the exposure of individuals to bush fire risk in heightened fire weather days is also considered a realistic economic outcome in that wages may still need to be paid, however the consequence of the risk in this case is deemed to be 'low' as the staff are likely to work extra days after the event to help make up the lost time.

2.44 Environment.

There are no recognised environmental assets that would be lost or significantly endangered if a bush fire was to occur that are directly attributable to the expanded activities of the equine facility and therefore the consequence is 'very low'.

2.45 Cultural.

There are no recognised cultural considerations that would be adversely affected if a bush fire was to occur and therefore the consequence is 'very low'.

In assessing the potential consequences of a bush fire event impacting human life, built assets, economic losses, environmental impacts, and cultural considerations it is determined that the overall rating for the metal recycling facility would be 'high' when referencing the parameters in Table 1.



2.50 Assessing the Bush Fire Risk Likelihood.

The likelihood of a bush fire occurring that would impact on the recognised assets (listed in Appendix A) and on other matters of importance considered the following site-specific elements:

- vegetation formations within and surrounding the metal recycling facility within the property
- site topography
- proximity of the occupied and general open areas to the recognised vegetation threats
- time since last known bush fire event
- demographics and physical attributes of the operation's staff
- access to firefighting services and support agencies
- access and egress facilities to remove a small number of people on short notice
- exposure to accidental fire ignition, and
- overall awareness and preparedness of the visiting community

All recognised 'at risk' assets have been assessed with a likelihood rating based on the parameters within Table 2 and are summarised in Appendix A.

Table 2. Likelihood rating for risk analysis.

Likelihood Rating	
Descriptor	Comment
Almost certain	• The event is expected to occur in most circumstances (every year) • High level of known incidents (records / experience) • Strong likelihood of reoccurring with high opportunities / means to occur
Likely	• The event will probably occur in most circumstances (2 to 5 years) • Regular incidents known (records / experience) • Considerable opportunity and means to occur
Possible	• The event should occur at some time (5 to 10 years) • Few infrequent, random occurrences (records / experience) • Some opportunity and means to occur
Unlikely	• The event could occur at some time (> 10 years) • No known incidents (recorded or experienced) • Little opportunity and means or reason to occur
Rare	• The event may occur in exceptional circumstances (>30 years) • Unheard of • Almost no opportunity to occur



2.60 Identifying and Evaluate the Level of Risk

The combination of identified consequences (Table 1) and likelihood (Table 2) forge to produce an overall 'Risk Rating' for the metal recycling facility which can be used to formulate subsequent courses of action by the owners to combat the potential effects of a bush fire event. The 'Risk Rating' for the site may then be used to prioritise the course of actions and likely treatments based on the assets at greatest risk of loss or use in the event of a bush fire. The 'Risk Rating' for the individual assets are summarised in Appendix A based on the details and parameters in Table 3 'Risk Rating Matrix' and Table 4 'Identifying Possible Courses of Action'.

Table 3. Risk Rating Matrix

RISK RATING MATRIX					
LIKELIHOOD	Consequence				
	Catastrophic	High	Medium	Low	Very Low
Almost certain	EXTREME	EXTREME	MAJOR	MODERATE	MINOR
Likely	EXTREME	MAJOR	MODERATE	MODERATE	MINOR
Possible	EXTREME	MAJOR	MODERATE	MINOR	INSIGNIFICANT
Unlikely	MAJOR	MODERATE	MODERATE	MINOR	INSIGNIFICANT
Rare	MAJOR	MODERATE	MINOR	INSIGNIFICANT	INSIGNIFICANT

Table 4. Identifying Possible Courses of Action

IDENTIFYING POSSIBLE COURSES OF ACTION	
RISK RATING	POSSIBLE COURSES OF ACTION
EXTREME	- Immediate action required - Senior management attention required - Further research recommended on scenario or vulnerability analysis
MAJOR	- Planned action will be required during period - Management attention required - Further research recommended on scenario or vulnerability analysis
MODERATE	- Some action may be required - Management responsibilities must be specified - Risk likely to be unacceptable, even if not core business of the organisation
MINOR	- Action may not be required - Risk managed by routine procedures - Risk may be acceptable (providing it is not part of organisation's core business)
INSIGNIFICANT	- Need for action is unlikely - Risk may be acceptable (providing it is not part of the organisation's statutory obligations)

In addition to assessing the likelihood of the effects of a bush fire event on the recognised assets, the risk to human life can be assessed using a 'Hazard Rating' based on the separation distance between the building assets and the assessable vegetation formations (Table 5) and the 'Threat' (Table 6) which is an overall assessment of the Hazard Rating and the preparedness of the individuals on the site. The Hazard Rating is assessed as "MEDIUM" which is based on a predominantly grassland vegetation formation and flat slopes surrounding the administration and recycling precincts, whilst the preparedness rating has been assessed as "AWARE" which results in an overall Threat Rating of "MODERATE". The risk rating of "MODERATE" can be referenced back to the 'Risk Rating Matrix' for appropriate action and treatment options.

Table 5. Hazard Rating Based on Distance of Separation Between the Buildings and the Vegetation Formations.

DISTANCE			
HAZARD RATING	<30 metres	30 to 100 metres	0.1 to 1 kilometre
Very high	VERY HIGH	HIGH	MEDIUM
High	HIGH	MEDIUM	MEDIUM
Medium	MEDIUM	MEDIUM	LOW
Low	MEDIUM	LOW	LOW

Table 6. Threat and Preparedness

PREPAREDNESS			
THREAT	Unaware	Aware	Proactive
Very high	CATASTROPHIC	CATASTROPHIC	MAJOR
High	CATASTROPHIC	MAJOR	MODERATE
Medium	MAJOR	MODERATE	MINOR
Low	MODERATE	MINOR	MINOR



2.70 Priority Treatments

Following on from the identification of the assets at risk and the rating of the potential risks, hierarchal priorities are issued against the individual assets to implement the necessary course of action and treatments in order to reduce the effect of bush fire on the asset. These priorities are based on the premise that the landowner has evaluated the identified risks and determined that with appropriate planning, training, and awareness education they can generally handle the majority of possible bush fire events and therefore they accept the risk.

Where a bush fire event becomes too large for the landowner to manage (in combination with some assistance from the staff), the awareness education campaign will have established pre-determined triggers that over-ride the extent of the firefighting effort and revert to the safe option of evacuation.

The recognised assets for the development property are listed in Appendix A and have been allocated a priority action index based on the perceived need to protect the asset from the effects of bush fire. It is recognised that one of the main areas for concern that is afforded a high level of priority is the potential risk for physical harm to any individuals that may become entrapped or are restricted from evacuating the property. Ensuring that there is adequate cleared vegetation around the publicly assessable sites with clear and unrestricted egress pathways is paramount, particularly around the administration building and the main workshop in the recycling precinct.

The maintenance of vegetation in both the horizontal and vertical planes along the internal carriageways throughout both the administration and recycling precincts and surrounding paddocks will also ensure that there is a safe transit route for individuals to retreat to the administration building as the nominated place of safe refuge on the site.

The re-purposed administration building will have an asset protection zone of 25 metres on all aspects that will result in a bush fire attack level rating of 'BAL-12.5', and the external components of the structure will be upgraded in accordance with the earlier recommendations in this report to improve resilience to radiant heat exposure and provide better ember protection.



3.00 Treating the Risk

It is considered that there is sufficient capacity and scope amongst the property owner and staff, and with some additional training and planning that the risks of bush fire threat to the major assets can be alleviated within controllable measures. The risk treatment options include:

- Reduce and then maintain the vegetation hazards around the publicly accessible sites and the designated access and egress routes, particularly around the administration building and staff amenities, and the main workshop in the recycling precinct.
- Administrative and management procedures which recognise a hierarchy of responsibility for the undertaking of the treatment measures and the allocation of control and decision-making responsibilities during bush fire events.
- The development of emergency procedures including evacuation triggers, the designation of assembly points and safe places, and the coordination with external firefighting and emergency support agencies for sudden evacuations.

3.10 Implementation

The BRMP will be subject to a series of draft reviews and corrections prior to its implementation which will ratify the contents and context of the plan and produce a clear understanding of the requirements and limitations of the plan. The landowner will need to convert the plan into a relevant and productive protocol that identifies a need whilst also offering a range of options that achieve a viable outcome.

Once ratification of this BRMP has been completed then it is proposed that the landowner will meet with local firefighting agencies to discuss the plan, its context and its implementation. It is anticipated that the BRMP will be finalised and adopted prior to practical commencement of the recycling facility with the simpler recommended treatment measures that can be undertaken within the labour resources and capabilities of the owners programmed for completion within a short time frame.



4.00 Performance Monitoring and Review

4.10 Review

A review of the BRMP should be performed on an annual basis around a pre-determined time to ensure that all programmed works have been undertaken or are at least scheduled to be undertaken prior to the ensuing bush fire season. The review should also look for any changes in the management structure of the facility operators, particularly at the senior management level, and this may require a documented process for allocating responsibility and decision-making roles in the event of a bush fire emergency based on physical attendance on the site, experience, and proficiency of individuals within the business.

Contingencies also need to be provided for times when the designated responsible person or persons may be absent from the property which in turn may unintentionally leave gaps in the organisational structure which could go unnoticed or undetected and therefore leave individuals on the site unprepared and vulnerable at critical times.

4.20 Monitoring

A documented program for monitoring the efficiency of treatment measures should be implemented as part of the annual review process. A well-documented monitoring program will address matters such as:

- the effectiveness of previous specific treatment measures
- identification of risk mitigation and / or treatment measures outstanding to be completed
- identification of any new risks or hazards and treatment options
- any bush fire training and / or evacuation drills
- communications with the relevant firefighting, emergency, and support agencies



4.30 Reporting

The process and purpose of the review and monitoring of the BRMP ensures a consistency in the approach to the risk associated with bush fire protection for the facility owners, but it also displays that they have addressed their 'duty of care' with respect to the preservation of the lives within the attending community.

The metal recycling facility may receive staff and visitors with a varied and sometimes apathetic appreciation of the risks associated with bush fires. Documented records that list the recognition, treatment measures, monitoring and preparedness objectives of the owners with respect to risks associated with bush fires might also support a legal defence if the extreme of possible outcomes such as a personal injury or fatality were to occur as a direct result of a bush fire.

4.40 Communication and Consultation

The whole process of identifying the risks associated with a potential bush fire and the resulting treatment and emergency evacuation protocols are of little value if the target audience is not aware of them. It is therefore vitally important that all staff upon engagement with the business are inducted to the site which will include information that clearly articulates the triggers to evacuate, the procedures to follow, and the areas to retreat to – including both on and off site. To ensure that this is conveyed to all staff it is recommended that an acknowledgement to this effect be signed upon engagement and after the site induction which should then be retained for reporting and accountability purposes.



APPENDIX A. – ASSET REGISTER

Asset type	Asset Sub-Type	Description	Likelihood	Consequences	Risk	Priority	Treatment
Buildings	Main office complex	Re-purposed dwelling to administration building and staff amenities	Unlikely	High	Moderate	1	Maintain asset protection zones, ensure adequate water supply and firefighting infrastructure is available at all times. Ensure that adequate staff resources are on site to help suppress small fires and undertake some additional preparations during extreme to catastrophic fire weather conditions such as no hot-works
	Metal recycling precinct	Workshops and sorting sheds	Unlikely	High	Moderate	1	
	Ancillary infrastructure	Water storage provisions, Wastewater treatment systems, pumping equipment	Unlikely	High	Moderate	2	Maintain asset protection zones, provide appropriate shielding where deemed necessary (screens around water tanks), install isolation valves to downpipes to stop contaminated water entering storage tanks that could be used for potable applications after a fire event.

PRIORITY INDEX		
High	Medium	Low
1	2	3



APPENDIX B

B6. An assessment of how the development complies with the acceptable solutions, performance requirements and relevant specific objectives within Chapter 7 of PBP (2019)

TABLE 7.4a - ASSET PROTECTION ZONES & BUILDING CONSTRUCTION					
Performance Criteria		Acceptable Solutions		Proposed Development-Specific Measures	Satisfies the Acceptable Solution
Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.					
The intent may be achieved where:					
7.4a(1)	APZ's are provided commensurate with the construction of the building. A defensible space is provided.	a	An APZ is provided in accordance with Table A1.12.2 in Appendix 1.	An asset protection zone of 25 metres is to be established on all aspects of the re-purposed administration building to achieve an effective bush fire attack level rating of BAL-12.5.	Yes
7.4a(2)	APZ's are managed and maintained to prevent the spread of a fire to the building.	a	APZ's are managed in accordance with the requirements of Appendix 4 of PBP.	Once established the required asset protection zone is to be managed in accordance with the NSW Rural Fire Service guidelines for the life of the development.	Yes
7.4a(3)	the APZ is provided in perpetuity. APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	a	APZ's are wholly within the boundaries of the development site.	All asset protection zones are contained within the boundary of the property	Yes
		b	APZ's are located on lands with a slope less than 18°.	The terrain in which the administration building and the asset protection zone are to be established has a general slope of less than 3°.	Yes



7.4a(4)	Home-based child care: the building must not be exposed to radiant heat levels exceeding 29kW/m ² (1090K).	a	An APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1.	The proposed development is not for a home-based child-care centre	Not applicable
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**TABLE 7.4a - ACCESS**

Performance Criteria		Acceptable Solutions		Proposed Development-Specific Measures	Satisfies the Acceptable Solution
Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.					Satisfies the Acceptable Solution
The intent may be achieved where:					
7.4a(5)	Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.	a	Property access roads are two-wheel drive, all-weather roads.	All existing and proposed access carriageways servicing the administration building and the metal recycling precinct are or will be suitable for two-wheel drive vehicles and are required to be maintained accordingly for the life of the development	Yes
7.4a(6)	The capacity of access roads is adequate for firefighting vehicles.	a	The capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes), bridges and causeways are to clearly indicate load rating.	All existing and proposed access carriageways servicing the administration building and the metal recycling precinct will be capable of carrying vehicles up to 23 tonnes and are required to be maintained accordingly for the life of the development. There are no bridges apart from weighbridges which will have the capacity to carry trucks heavier than 23 tonnes.	Yes
7.4a(7)	There is appropriate access to water supply.	a	Hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005	The site is not serviced by a reticulated water supply and there are no hydrants associated with the development	Not applicable
		b	There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.	The nominated sources of static water supply at both the administration building and the metal recycling precinct will have suitable access and a hardstand are within 4 metres of the water storage facility.	Yes



7.4a(8)	Firefighting vehicles can access the dwelling and exit the property safely.	a	At least one alternative property access road is provided for individual dwellings or groups of dwellings that are located more than 200 metres from a public through road	The proposed development does not include multiple residential dwellings, and the re-purposed administration building is 100 metres from the public road system	Not applicable
		b	There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles.	The development site is located in a rural environment and cannot satisfy this condition therefore the following items are addressed.	Not applicable
		In circumstances where this cannot occur, the following requirements apply:			
		c	minimum 4m carriageway width	All internal access carriageway will have a minimum width of 4 metres – particularly within and throughout the metal recycling precinct	Yes



		d	in forest, woodland and heath situations, rural property roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m, at the passing bay	The development precinct is located within grassland vegetation, and the recycling precinct will be devoid of all vegetation. The distance from the public road system to both the administration building and the metal recycling precinct is less than 100 metres.	Not applicable
		e	a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches	All internal access carriageways will have a clearance in the vertical plane of at least 4 metres	Yes
		f	property access must provide a suitable turning area in accordance with Appendix 3	Both the administration building precinct and the metal recycling precinct incorporate a looped road system which allows for vehicles to enter and exit the property in a continuous forward motion which satisfies this condition	Yes
		g	curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress	All existing and proposed carriageway curves and bends either have or will have a radius that satisfies this condition.	Yes
		h	the minimum distance between inner and outer curves is 6m	All existing and proposed carriageway curves and bends either have or will have a distance between the inner and outer pathways that satisfies this condition.	Yes
		i	the crossfall is not more than 10°	All existing and proposed carriageways will have a crossfall that does not exceed 3°	Yes



		j	maximum grades for sealed roads do not exceed 15° and not more than 10° for unsealed roads	The horizontal geometry of the internal carriageways ensures that the grade does not exceed 3°	Yes
		k	a development comprising more than three dwellings has formalised access by dedication of a road and not by right of way.	The development does not include the access for or to dwellings	Not applicable
			Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m 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.		

**TABLE 7.4a – WATER SUPPLY**

Performance Criteria		Acceptable Solutions		Proposed Development-Specific Measures	Satisfies the Acceptable Solution
Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.					
The intent may be achieved where:					
7.4a(9)	An adequate water supply is provided for firefighting purposes	a	Reticulated water is to be provided to the development where available, or	The development site is not serviced by a Council or agency maintained reticulated water supply	Not applicable
		b	A static water supply is provided where no reticulated water is available	The administration building and metal recycling precinct will, each have a static water supply for firefighting purposes	Yes
7.4a(10)	Water supplies are located at regular intervals. The water supply is accessible and reliable for firefighting operations.	a	Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2021;	The development does not include the installation of street hydrants	Not applicable
		b	Hydrants are not located within any road carriageway; and	The development does not include the installation of street hydrants	Not applicable
		c	Reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads.	The development site is not serviced by a Council or agency maintained reticulated water supply	Not applicable
7.4a(11)	Flows and pressure are appropriate.	a	Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2021	The development does not include the installation of street hydrants	Not applicable



7.4a(12)	The integrity of the water supply is maintained.	a	All above-ground water service pipes external to the building are metal, including and up to any taps.	All above ground pipework associated with the dedicated firefighting provisions is to be metal	Yes
7.4a(13)	A static water supply is provided for firefighting purposes in areas where reticulated water is not available.	a	where no reticulated water supply is available, water for firefighting purposes is provided in accordance with Table 5.3d	Both the administration building and metal recycling precincts will have a dedicated static water supply of at least 20,000 litres for firefighting purposes. Additional water sources will be available in the farm dams and sediment basins that will form part of the overall site water and stormwater management system.	Yes
		b	A connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; a 65mm Storz outlet with a ball valve is fitted to the outlet	An outlet from the new water tank at the administration building precinct will be extended toward the south and into the nominated asset protection zone with a 65mm face diameter storz outlet to be installed adjacent to the access carriageway.	Yes
		c	Ball valve and pipes are adequate for water flow and are metal	All pipework associated with the dedicated firefighting provisions will be full-bore metal components to ensure adequate flow	Yes
		d	Supply pipes from tank to ball valve have the same bore size to ensure flow volume	The development does not include the installation of street hydrants	Yes
		e	Underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank	The development does not include any underground tanks for firefighting provisions.	Not applicable



	f	A hardened ground surface for truck access is supplied within 4m of the access hole	The development does not include any underground tanks for firefighting provisions.	Yes
	g	Above-ground tanks are manufactured from concrete or metal	All existing and proposed water storage tanks associated with the dedicated firefighting provisions are or will be metal.	Yes
	h	Raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F of AS 3959)	There are no raised water tanks for firefighting provisions.	Not applicable
	i	Unobstructed access is provided at all times	Access to all tanks and/or water outlets associated with the dedicated firefighting provisions will be unobstructed at all times.	Yes
	j	Tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters	It is considered that all tanks associated with the firefighting provisions are not on the hazard side of the respective buildings.	Not applicable
	k	Underground tanks are clearly marked	The development does not include any underground tanks for firefighting provisions.	Not applicable
	l	All exposed water pipes external to the building are metal, including any fittings	All above ground pipework associated with the dedicated firefighting provisions is to be metal	Yes



		m	Where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump and are shielded against bush fire attack. Any hose and reel for firefighting connected to the pump shall be 19mm internal diameter	The proponents will have mobile firefighting equipment on the site to ensure that any fires – either within the administration building or metal recycling facility precincts or in the outer paddocks are suppressed as quick as possible. The mobile equipment will include a static water supply of approximately 1,000 litres on a suitable vehicle with a firefighting pump and hoses. All hoses will have an internal diameter of at least 19mm.	Yes
		n	Fire hose reels are constructed in accordance with AS/NZS 1221:1997 <i>Fire hose reels</i> , and installed in accordance with the relevant clauses of AS 2441:2005 <i>Installation of fire hose reels</i>	The proposed development does not specifically include fire hose reels for the purpose of firefighting, however fire hose reels for the purposes of satisfying the provisions of the BCA may be required. If fire hose reels are required they will need to be installed in accordance with the relevant standards and codes to meet compliance and certification requirements.	Yes

From a firefighting point of view, any source of available water may be used during a bush fire event and tanks are not always the most practical option. In light of the above, and the increasing demand for sustainable and efficient use of our water resources, the NSW RFS prefers that water is solely dedicated for firefighting purposes. As such, water holding structures such as tanks, swimming pools and dams can be considered as long as they are accessible, reliable and adequate. Nevertheless, where a water supply is provided it must be available for the lifetime of the development. Water capacities, access for firefighters (tanker or pedestrian) and the provision of appropriate connections must also be considered when determining if a proposed water source is suitable. Where a Static Water Supply (SWS) is provided, a SWS sign should be installed in a visible location on the street front. Regular testing of firefighting equipment should also occur to ensure that it is maintained in working order. (Section 3.5, page 30 of Planning for Bush Fire Protection (2019)).



TABLE 7.4a - ELECTRICITY					
Performance Criteria		Acceptable Solutions		Proposed Development-Specific Measures	Satisfies the Acceptable Solution
Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.					Satisfies the Acceptable Solution
The intent may be achieved where:					
7.4a(14)	Location of electricity services limits the possibility of ignition of surrounding bushland or the fabric of buildings	a	Where practicable, electrical transmission lines are underground.	The development property is serviced by existing overhead power transmission lines.	Yes
		b	Where overhead electrical transmission lines are proposed: - lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in <i>ISSC3 Guideline for Managing Vegetation Near Power Lines</i> .	The overhead power lines are existing and installed in accordance with the supply agency requirements for developments in bush fire prone areas.	Yes



TABLE 7.4a - GAS

TABLE 7.4a - GAS					
Performance Criteria		Acceptable Solutions		Proposed Development-Specific Measures	Satisfies the Acceptable Solution
Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.					
The intent may be achieved where:					
7.4a(15)	Location of gas services will not lead to ignition of surrounding bush land or the fabric of buildings.	a	Reticulated or bottled gas is installed and maintained in accordance with 'AS 1596 – 2014 – The Storage and Handling of LP Gas' and the requirements of relevant authorities. Metal piping is to be used.	The development site is not serviced by a reticulated gas supply, and there are presently not gas appliances used on the site	Not applicable
		b	All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side of the installation.		Not applicable
		c	Connections to and from gas cylinders are metal.		Not applicable
		d	Polymer sheathed flexible gas supply lines are not to be used.		Not applicable
		e	Above-ground gas service pipes are metal, including and up to any outlets.		Not applicable



TABLE 7.4a - CONSTRUCTION STANDARDS					
Performance Criteria		Acceptable Solutions		Proposed Development-Specific Measures	Satisfies the Acceptable Solution
Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.					
The intent may be achieved where:					
7.4a(16)	The proposed building can withstand bush fire attack in the form of embers, radiant heat and flame contact.	a	BAL is determined in accordance with Table A1.12.5	The bush fire attack level rating has been determined to be BAL-12.5 in accordance with Table A1.12.5	Yes
		b	Construction provided in accordance with the NCC and as modified by section 7.5 (please see advice on construction in the flame zone).	The re-purposed administration building is not specifically covered under the provisions of the National Construction Code however recommendations to bring the external façade of the existing building up the standard of BAL-12.5 have been referenced within this assessment. Additional ember-proofing is also recommended.	Yes
7.4a(17)	Proposed fences and gates are designed to minimise the spread of bush fire.	a	Fencing and gates are constructed in accordance with section 7.6.	The development site is located in a rural environment with all fencing to be constructed with steel posts and strands of wire that supports a wire netting system	Yes
7.4a(18)	Proposed Class 10a buildings are designed to minimise the spread of bush fire.	a	Class 10a buildings are constructed in accordance with section 8.3.2.	There are no Class 10a buildings associated with the administration building or the metal recycling facility, however there is an existing detached structure to the south of the re-purposed administration building that generally meets these criteria except that the support posts and timbers appear to be locally sourced hardwood timbers. The floor coverings associated with the detached structure are large stone pavers. It is highlighted that the asset protection zone requirements on the southern aspect of the re-purposed administration building are measured from the southern edge of the Class 10a structure.	Not applicable



7.4a(19)	Home-based child care: the proposed building can withstand bush fire attack in the form of wind, localised smoke, embers and expected levels of radiant heat.	a	An APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1 of this document around the entire building or structure	The proposed development is not for a home-based child-care facility.	Not applicable
		b	The existing dwelling is required to be upgraded to improve ember protection. This is to be achieved by enclosing or covering openings with a corrosion-resistant steel, bronze or aluminium mesh with a maximum aperture of 2mm. Where applicable this includes the openable portion of the windows, vents, weepholes and eaves, but does not include roof tile spaces. Weather strips, draught excluders or draught seals shall be installed at the base of side hung external doors as per AS 3959. The subfloor space must be enclosed.		Not applicable



TABLE 7.4a - LANDSCAPING					
Performance Criteria		Acceptable Solutions		Proposed Development-Specific Measures	Satisfies the Acceptable Solution
Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.					
The intent may be achieved where:					
7.4a(20)	Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.	a	Compliance with the NSW RFS 'Asset protection zone standards' (see Appendix 4)	An asset protection zone of at least 25 metres is to be established on all aspects of the re-purposed administration building and once established are required to be maintained in accordance with the NSW Rural Fire Service guidelines for the life of the development.	Not applicable
		b	A clear area of low-cut lawn or pavement is maintained adjacent to the house	The required asset protection zone around the footprint of the re-purposed administration building must include provisions to satisfy this condition and be maintained for the life of the development.	Not applicable
		c	Fencing is constructed in accordance with section 7.6	The development site is located in a rural environment with all fencing to be constructed with steel posts and strands of wire that supports a wire netting system	Not applicable
		d	Trees and shrubs are located so that: ➤ the branches will not overhang the roof; ➤ the tree canopy is not continuous; and ➤ any proposed windbreak is located on the elevation from which fires are likely to approach.	A check of all existing vegetation around the re-purposed administration building is required to be undertaken to ensure that any retained vegetation once the asset protection zone is established satisfies these criteria. Any future landscaping around the re-purposed administration building is to ensure that future growth of the vegetation does not compromise these requirements.	Not applicable



TABLE 7.4a - EMERGENCY MANAGEMENT PLANNING					
Performance Criteria		Acceptable Solutions		Proposed Development-Specific Measures	Satisfies the Acceptable Solution
Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.					
The intent may be achieved where:					
7.4a(21)	Home-based child care: a bush fire emergency and evacuation management plan is prepared.	a	A Bush Fire Emergency Management and Evacuation Plan is prepared by the operator consistent with the NSW RFS publication: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan, and the AS 3745:2010.	Whilst the proposed development is not for a home-based child-care facility a Bush Fire Emergency Evacuation Plan has been prepared for the site operating as a metal recycling facility – refer to the following section.	Yes



Table of Contents – Bush Fire Emergency Management Plan

1.0 Introduction	50
1.1 Aims and Objectives	51
2.0 Bush Fire Emergency Management Procedures	52
2.1 Site Warnings	52
2.2 Bush Fire Emergency Management Plan	52
2.3 Evacuation Triggers	52
2.4 Evacuation Procedures	54
2.5 Safe Refuge (On Site)	56
3.00 Recovery Procedures	56
Appendix C – BUSH FIRE EMERGENCY PLAN	57



1.0 Introduction

The purpose of a Bush Fire Emergency Management Plan (BEMP) is to document protocols related to the awareness, preparedness, and safe operating procedures for the owners, managers, staff, and visitors to potentially vulnerable facilities or locations to adequately manage the safe evacuation, and the protection of property and assets at risk from a bush fire event. The BEMP documents the evacuation procedures and recovery strategies specific to the entity and should be made known and practiced by all persons having responsibility for, or participation in the operation of the facility. The nature of an evacuation is generally one of two types; planned (ample notice) or emergency (extremely short notice), and both types of evacuation have vastly different processes and responses.

Whilst the protection of life and minimisation of damage to important buildings and infrastructure is the paramount consideration of any emergency management plan, the recovery process after a major disruptive event can also be a critical factor in the healing and re-establishment phases. Timely coordination of the recovery process is an important part of an emergency aftermath, empowering affected individuals and communities with the decision-making tools to progress back to a life of normality as quick as practically possible.

This BEMP is prepared for the owners of a metal recycling facility (the facility) located at 88 Murrays Flat Road, Towrang. A Bush Fire Risk Management Plan (BRMP) has been prepared for the facility and it has been identified that the property is at risk from two probable sources of bush fire.

- 1) the first being a general wildfire event that would sweep across the landscape from any direction and ignite trees and grassland vegetation formations throughout the property and surrounding areas that in turn could migrate toward the location of the development precinct, and
- 2) the second form of bush fire event is from accidental ignition such as lightning strikes, exhaust backfire from a vehicle, or sparks from farm machinery, or, from an activity on adjoining private lands that would ignite the various classes of vegetation that occur within the property and travel swiftly through the open paddocks toward the location of the equine development precinct.



In the event of a bush fire as described in the first example it is assumed that there would ample notice for a 'planned' and methodical evacuation from the property (if required), however in the second scenario the chances of a full evacuation may be less likely and therefore localised contingencies must be available. This BEMP will seek to identify and document the internal arrangements for the owners of the facility in the event of both planned and emergency evacuation situations and coordinate these arrangements with the local brigade of the NSW Rural Fire Service, the NSW Police, the State Emergency Services and localised support agencies.

It is recognised that whilst these measures are specifically targeting the event of a bush fire, the same protocols can be applied equally to other forms of emergency that might arise and threaten individuals on the site, and therefore the principles and recommendations herewith can be used in conjunction with other internal management strategies and responsibilities.

The Bush Fire Emergency Management Plan actions are described in detail in the following sections and supported by a summary document in the form of 'quick reference' plan at the end of the report that follows the general procedure recommended by the NSW Rural Fire Service. The 'quick reference' summary plan has been created to be specific to the needs of the facility in the event that evacuations are considered necessary due to an imminent risk. The plan is dynamic in its existence in that the demographics of individuals and the site can change on a regular basis and therefore it needs to be regularly upgraded.

1.1 Aims and Objectives.

The principle aim of this BEMP is to identify the potential risks to individuals on the property from bush fire events and to document the protocols and procedures to combat emergency situations from such events. There are two possible likelihoods with respect to a bush fire event; small events that are considered manageable and defensible within the capacity and resources of the owners of the facility, and larger events where the risk is considered too great that evacuation is the only course of action. The owners of the property are responsible for all management actions and activities within the facility, and either directly or through appropriate delegation will determine the appropriate responses based on the nature and potential risk of a bush fire event in which case this BEMP is considered a tool to assist with the decision-making process and appropriate course of action.



2.0 Bush Fire Emergency Management Procedures

2.1 Bush Fire Warnings - Notification

It is recognised that the effectiveness of any emergency management plan can only be successful if all persons that are affected by such a plan are familiar with and understand its contents. In this matter it is considered that the owners of the facility (or a delegated representative) will directly engage with all staff and any visitors at the time of their initial site arrival and advise them of any potential or imminent bush fire risks, all emergency protocols, assembly points, and evacuation options.

In addition to the onsite day-to-day warnings all staff upon employment within the facility will be advised of the possibility that evacuation from the site may be enforced on short notice in the event of a bush fire or other emergency.

2.2 Bush Fire Emergency Management Plan

It is often difficult to implement a Bush Fire Emergency Management Plan that can be clearly articulated to all visitors; however it is possible to ensure that the owners of the facility and all key personnel are fully conversant with the contents of the Bush Fire Emergency Management Plan. Within the Bush Fire Emergency Management Plan the following Items 2.3 to 2.4 will form the majority of emergency management protocols.

2.3 Evacuation Triggers

In the event of a bush fire event that requires a response action, one of two possible outcomes are considered most likely:

- 1) The bush fire event is localised and can be suppressed using internal resources (and if required - the local brigade of the NSW Rural Fire Service). Such instances may include a fire started from an activity within or external to the property as the result of a genuine accident. In such events the protocol would initially be to 'stay and defend' the fire and to protect the life and welfare of individuals and the surrounding assets.



A quick assessment of the fire and the control measures being employed to control that fire will determine if it is appropriate to initiate evacuation processes on the possibility that the fire may in fact worsen and prevent effective evacuation. If any doubt lingers as to whether or not an evacuation should be commenced then that doubt alone would be the trigger to commence evacuation as any delay in leaving the property could result in entrapment on the site. Although the administration building will be the designated place of safe refuge on the site as a last resort, avoidance of entrapment is the best form of protection of life as any designated safe place onsite will always have an element of risk associated with it.

- 2) The bush fire event has started off the property and was being pushed toward the facility by the prevailing weather conditions rendering the bush fire too large and too dangerous for internal resources to attempt to fight. For a bush fire started in the surrounding areas there should be ample warning and a planned evacuation from the property would be affected. In the event of evacuation protocols being initiated the accompanying "Bush Fire Emergency Management Plan" chart at the conclusion of this report will become the recognised protocol and reference document.

A third trigger to evacuate or close down the facility is recognised and perhaps may be the most called upon measure of all – 'Extreme' to 'Catastrophic' fire weather conditions. It is proposed that when the Fire Danger Rating for the area is listed as 'Extreme' or 'Catastrophic' or when there are general warning advices from the NSW Rural Fire Service public notification system then there will be an automatic evacuation from the property by all staff and any visitors. **It may also be necessary to cancel all 'hot-work' activities on the site if the forecasted fire weather conditions for the next few days are expected to deteriorate to the 'Extreme' or 'Catastrophic' levels.**

This trigger will need to be discussed with the local brigade of the NSW Rural Fire Service as it is recognised that there can be days of 'Extreme' or 'Catastrophic' fire weather conditions where the actual conditions are relatively benign and often this judgement can only be determined by local knowledge of local conditions.

In the event of an evacuation from the facility it will be the responsibility of the owners to ensure that all staff and any visitors have left the property by performing a sweep of all buildings and surrounding yard areas. It may be necessary in extreme circumstances to enforce emergency evacuation from the site where some personal property is left behind because of the time required to travel the necessary distances to vacate the property.



2.4 Evacuation Procedures

With the possibility of 15 people being on the site at the onset of a bush fire emergency the time required to evacuate those numbers in the 'worst case scenario' will need to be factored into the decision to evacuate, and if so - when. It is important in any emergency evacuation process that sufficient time is allowed to safely remove persons not only from the site but also to a point of safe refuge. It is envisaged that a full evacuation from the property of all persons would be undertaken using standard passenger vehicles as this is the most likely means of transport that staff members would use to arrive at the site.

In this matter it is recognised that there is no simple formula that will address all possible contingencies that can be applied in all possible situations and therefore a conservative approach should be adopted. In the absence of a specific protocol for determining safe evacuation times for bush fire events experience and methodologies adopted by the State Emergency Services that is normally used for evacuation in flood affected areas has been used as a guide for this development. In adopting the SES model there are some assumptions that easily apply across both types of emergency situations and therefore the method holds some validity and practicality.

The evacuation timeline is expressed as: the Surplus Time = Time Available – Time Required ($ST = TA - TR$). The Time Available is the time from when it is realised that evacuation is necessary to when the evacuation route is likely to be cut off by fire. The Time Required is the total time that is necessary for a successful evacuation and includes a period of notification (DK (referred to in flood emergency applications as Door Knocking)), a Warning Acceptance Factor (WAF), a Warning Lag Factor (WLF), the Travel Time (TT) and a Traffic Safety Factor (TSF). The Time Required is summarised in the following equation: $TR = DK + WAF + WLF + TT + TSF$.

In a theoretical assessment of an appropriate evacuation protocol the following assumptions have been made with respect to the above listed formulas and their application to the development. In this theoretical exercise it is assumed that only one person is designated the role of notifying the order to evacuate. It has been assumed that the period for notification would be approximately 30 minutes which is based on the fact that the majority of people on the site will be located in centralised positions around the administration and recycling precincts and therefore a large group or number of people can be advised at once – however it will still take a minimum amount of time to get around to all persons.



It is proposed that a siren warning alarm will also be available and activated which will notify people of the need to evacuate. The warning acceptance factor has been assumed as being 30 minutes which is based on the need to explain the nature of the emergency several times over to the people on site. The warning lag factor has also been assumed to be 30 minutes which would allow all persons on the site the opportunity to collect personal belongings before physically commencing the evacuation process.

The time to physically leave the site is a function of the route capacity plus or minus any adjustments for localised contingencies. The recommended design rate for vehicles exiting parking facilities onto a public road in Australian Standard "AS 2890.1 – 1993 – Parking Facilities – Off Street Parking" is 600 vehicles per lane per hour which assumes uniform driving and road conditions such as an urban or rural sealed road formation and dual lanes. For this particular development where the majority of the egress route from the site will be along a sealed and well-maintained carriageway the number of 600 vehicles could conservatively be reduced by 50 per cent to 300 vehicles per lane per hour to allow for reduced driving conditions such as smoke and haze, which would equate to 5 vehicles per minute.

Assuming that any given time there is a maximum of 15 vehicles to be evacuated from the site which would include all staff, and any visitors, and based on the above route capacity figures it should take no more than 5 minutes for all vehicles to leave the property. The general rule of thumb for the application of the traffic safety factor is that any evacuation that can be undertaken in less than 3 hours will be applied with a safety factor of 1 (hour) and thereafter the safety factor will increase by increments of 0.5 for every additional 1 to 3 hours, for example an evacuation time of 5 hours would have a safety factor of 1.5 and an evacuation time of 8 hours would have a safety factor of 2.

By adding together the Time Required components to affect a safe evacuation from the site we can combine the requirements for notification (DK) of 30 minutes + a warning acceptance factor (WAF) of 30 minutes + the warning lag factor (WLF) of 30 minutes + a travel time (TT) of 5 minutes + a travel safety factor (TSF) of 1 hour which equates to a total evacuation time of 2 hours and 35 minutes. This approach and the resulting figure are excessive for a real-world situation - however it provides a very conservative value for management purposes in the absence of other guidelines. It should be noted that additional travel times will need to be factored into the above calculations if the trucks are required to be moved off the site. Once off site all persons should proceed directly to a place of safe refuge – referee to the following '*Bush Fire Emergency Plan*'.



2.5 Safe Refuge (On Site)

In the event that an evacuation is not possible from the property due to the nature and/or proximity of the bush fire front then the re-purposed administration building and staff amenities will be the designated 'safe place' within the site. The building is constructed on a concrete slab with external masonry walls, aluminium windows and doors, and a metal roof deck. The construction standards and building materials are generally suitable for developments in bush fire prone lands however some remedial works are recommended to bring the building up to a BAL-12.5 level prior to the commencement of the facility operations. The extent of remedial works for the re-purposed administration building have been identified earlier in this report – refer to the page 14.

As a designated safe place, it is a requirement that the lands around the footprint of the administration building be maintained in accordance with the requirements of an asset protection zone to reduce the level of exposure to radiant heat. In this matter it is a requirement that all vegetation for a distance of at least 25 metres on all aspects of the building footprint be managed and maintained as an inner asset protection zone in accordance with the publication "Standards for Asset Protection Zones" (2006) from the NSW Rural Fire Service.

3.0 Recovery arrangements

The recovery arrangements from a post-evacuation bush fire event are to be determined on a needs basis and are to reflect the nature of any damages and/or losses. As appropriate medical attention should be sought immediately for any individuals suffering injury or anxiety as a result of the incident. For all other recovery matters such as losses of personal possessions or building asset claims should be lodged through the appropriate channels and insurance agencies to seek reimbursement.

Whilst it is likely that the loss of any buildings or infrastructure resulting from a bush fire event will have a significant effect on the operations of the site as a metal recycling facility, it is considered that these losses could be overcome with time.



BUSH FIRE EMERGENCY PLAN

This Bush Fire Emergency Plan (BEMP) has been prepared for the owners of the metal recycling facility located at 8 Murrays Flat Road - Towrang to undertake emergency evacuation actions in the event of a bush fire event. It is perceived that there are two possible types of evacuation situations associated with the property; planned and emergency, and both require different modes of action and responses. The following information and data sheets are compiled in support of either decision and will assist with the emergency situation.

SITE DETAILS			
Property Identification			
Address	88 Murrays Flat Road	Suburb	Towrang
Postcode	2580	LGA	Goulburn Mulwaree Council
Contact Name			
Contact Numbers			
Date of Plan	August 2025	Date of Review	August 2026
Type of Facility	Metal Recycling Facility		

ROLES & RESPONSIBILITIES	
Property Owners / Manager	Make the decision to stay and defend or leave (possibly in conjunction with the local brigade of the RFS)
Staff / Visitors	Follow the instructions given onsite by the property owner or appointed representative. Behave in a calm and respectful manner.



PROPERTY & BUILDING DETAILS			
Building Name	Construction	Location	Number of Occupants
Administration building with combined staff amenities	Concrete slab with external masonry walls and a corrugated iron roof deck	Approximately 100 metres from the western boundary and 75 metres from the northern boundary	Up to 50 people (based on a total floor area of approximately 300m ² less walls and unusable spaces.
Main workshop	Non-combustible – steel frame with metal clad external walls and corrugated iron roof deck on a concrete slab	Centrally within the metal recycling precinct	Greater than 100 people
Sorting and processing sheds (x2)	Non-combustible – steel frame with metal clad external walls and corrugated iron roof deck on a concrete slab	Within the northern portion of the metal recycling precinct	Greater than 100 people but not recommended for refuge due to the nature of their use

WHEN TO STAY – SHELTER IN PLACE IN THE DESIGNATED SAFE PLACE
1/. When the bush fire event is localised and able to be suppressed using internal resources
2/. When instructed by the owners or other delegated responsible person
3/. When the risk to life and health is very minimal and the weather conditions are relatively innocuous
4/. When it is too late to safely leave the property due to surrounding bush fire activity and to stay and take refuge would be the safer option
5/. Other (to be populated with a specific entry)

WHEN TO EVACUATE – LEAVE THE PROPERTY
1/. When given specific instructions from the owners or instructed from a member of the NSW Rural Fire Service or NSW Police Department
2/. When there is a visible bush fire event within or near the boundaries of the property and no one has issued any other advice
3/. When the visibility throughout the general area is markedly reduced from smoke and/or haze associated with a bush fire
4/. When the location and activities of other visitors and/or the property owners is unknown and no other specific instructions have been issued.



DESIGNATED OFF SITE EVACUATION LOCATIONS		
Venue 1	Venue 2	
McDonalds Restaurant – North Goulburn – approximately 4.70 kilometres from the development site. Not a designated place of safe refuge but the closest venue where bush fire will be less of a concern. <i>It is noted that once staff leave the development site under an emergency evacuation procedure it is most likely that they will drive directly to their place of residence and therefore a designated safe refuge is not likely to be used.</i>		
EMERGENCY CONTACT NUMBERS		
Entity Name	Contact Person	Phone Number
Property Owners		TBA
NSW Rural Fire Service		000
NSW Police		000
State Emergency Service		000
Hospital		000
Ambulance		000
Other		

