

All communications to be addressed to:

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The General Manager
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Your Ref: DA/251/2013/A
Our Ref: D17/2370
DA17071908329 MA

ATTENTION: Development Assessment & Compliance

27 August 2018

Dear Sir/Madam

Development Application - 4b South Street Windale NSW 2306 & 20 Pacific Highway Bennetts Green NSW 2290

I refer to your correspondence dated 16 July 2018 seeking advice regarding bush fire protection for the above Development Application in accordance with Section 4.55 of the 'Environmental Planning and Assessment Act 1979'.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

2. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

3. Internal roads shall comply with the performance criteria of section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Evacuation and Emergency Management

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

4. A Bush Fire Emergency Management and Evacuation Plan for the site shall be prepared consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'.

Design and Construction

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

5. The openable windows on the proposed buildings in Lot 1 and Lot 3 (not including server windows on the fast food outlets) be screened with aluminium, steel or bronze metal mesh having an aperture size of =2mm in such a way that the entire opening remains screened when the window is in the opened position.
6. All gaps >3mm on the proposed buildings in Lot 1 and Lot 3 be either screened within aluminium, steel or bronze metal mesh having an aperture size of =2mm or enclosed.
7. The external side hung doors and any server window (fast food outlet) on the proposed buildings in Lot 1 and Lot 3 be tight fitting and fitted with a draft excluder.

This may require draft excluders on the stiles, head, sill or threshold and rebated or planted jambs & centre stiles.

8. Any external roller doors on the proposed buildings in Lot 1 and Lot 3 have tight fitting guide tracks and are sealed at the head and sides so that there are no gaps >3mm.
9. The doors into the main warehouse within Lot 1 within 24 metres of the southern boundary are fire rated (min -/30/-).
10. Mechanical ducted ventilation on the proposed buildings in Lot 1 and Lot 3 provides screens over air intake vents and ensure that exhaust vents are either screened or fitted with dampers that close when positive outward air pressure is lost to ensure they maintain ember protection to the inside of the building.

11. Any polycarbonate roof sheeting on buildings in Lot 1 and 3 shall use a material with a flammability index of less than 5 and have steel, bronze or aluminium mesh screens with a maximum aperture of 2 mm fitted immediately above or below the roof sheeting.
12. Any shade sails in the outdoor areas of the building on Lot 1 shall be of a material having a flammability index of less than 5.
13. Any roof sheeting on buildings in Lot 1 and 3 shall be fully sarked with a sarking having a flammability index of less than 5.

Landscaping

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

This letter is in response to a further assessment of the application submitted and supersedes our previous advice regarding bush fire protection dated 28 July 2017.

Should you wish to discuss this matter please contact Matthew Apps on 1300 NSW RFS.

Yours sincerely



Nika Fomin

Manager, Planning and Environment Services (East)

For general information on bush fire protection please visit www.rfs.nsw.gov.au