



NSW RURAL FIRE SERVICE

Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Your reference: (CNR-4031) DA/0221/1920
Our reference: DA20200204000449-Original-1

ATTENTION: Dialina Day

Date: Friday 24 April 2020

Dear Sir/Madam,

Development Application

s4.14 - Infill - Waste or resource management facility

Gorman Rd Goulburn North NSW 2580 AUS, 265//DP750050, 1//DP1064103

I refer to your correspondence dated 04/02/2020 seeking advice regarding bush fire protection for the above Development Application in accordance with section 4.14 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:

General Conditions

1. A draft Fire Management Plan (FMP) shall be prepared for the proposed development and provided to the local NSW RFS District Office for comment. Any return comment from the District shall be adopted into an amended FMP. As a minimum, the FMP shall include:

- 24 hour emergency contact details including alternative telephone contact;
- Site infrastructure plan;
- Fire fighting water supply plan;
- Site access and internal road plan;
- Construction of asset protection zones and their continued maintenance;
- Location of hazards (physical, chemical, and electrical) that will impact on the fire fighting operations and procedures to manage identified hazards during the fire fighting operations;
- Mitigation measures designed to prevent fire occurring within the site, and prevent fire escaping the site and developing into a bush/grass fire risk to the surrounding area; and
- Such additional matters as required by the NSW RFS District Office.

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

2. A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the development consistent with the following documents:

- NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; and
- Australian Standard AS 3745:2010 Planning for emergencies in facilities.

The Bush Fire Emergency Management and Evacuation Plan must consider a mechanism for the closure of the education centre on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates.

A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

Asset Protection Zones

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

3. To allow for emergency service personnel to undertake property protection activities, a minimum 10 metre defensible space, managed as an asset protection zone, shall be provided around all buildings and built assets, and around the outside perimeter of the development footprint.

Construction Standards

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:

4. As recommended in the submitted bushfire report, new buildings shall comply with the following construction principles:

- a. Weepholes, vents and openable portions of windows (with exception to the service window at the weighbridge) be screened against the entry of embers with steel mesh with maximum aperture of 2 mm;
- b. Weather strips to external doors (side-hung);
- c. Nylon brush seals to prevent the entry of embers around roller doors and other vehicle access doors and the like;
- d. Preventing or sealing gaps at joins of external cladding (walls and roof) to prevent the entry of embers; and
- e. Roof mounted ventilators be screened against embers with steel mesh with a maximum aperture of 2mm.

Access – Property Access

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

5. All internal roads shall comply with the design and construction specifications outlined in section 7.4 of 'Planning for Bush Fire Protection 2019', excluding the provision of providing an alternative property access road.

Water and Utility Services

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

6. The provision of water, electricity and gas services shall comply with Section 7.4 of 'Planning for Bushfire Protection 2019' including the provision of hydrants to be installed in accordance with AS 2419.1 – 2005.

For any queries regarding this correspondence, please contact Peter Dowse on 1300 NSW RFS.

Yours sincerely,

Bradley Bourke

Team Leader, Dev. Assessment & Planning
Planning and Environment Services