

Appendix 10

NSW Rural Fire Service - Response to Agency



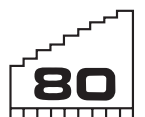
Warner Industrial Park Preferred Project Report Concept Plan and Project Application

Precinct 14 WEZ

Sparks Rd and Hue Hue Rd

Warnervale

May 2009



TERRACE
TOWER
GROUP

Warner Business Park Pty Ltd
Part of the Terrace Tower Group

The following provides the issues raised by the NSW RFS and the Proponent's response to those issues.

ISSUE	AGENCY RESPONSE	PROPONENT'S RESPONSE
Bushfire Protection	In addition to the recommendations of the Bushfire Assessment in Appendix 12 of the Environmental Assessment, the Service makes the following recommendations:	
	1. Areas identified as defendable spaces within the Bushfire Assessment 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'	The Bushfire Assessment report in the Environmental Assessment identifies the defendable spaces (Figure 1), however it states that a defendable space of 10 metres is required where the development faces retained bushland (p11). Some vegetation will not be retained as water storage and quality basins will be constructed along side the proposed allotment. Therefore, the site will not adjoin bushland and a 10 metre defendable space to be managed as an inner protection area is not required. Some areas will require the inner protection area. The DDCP includes clauses under Section 3.6 in relation to setback requirements (refer to Appendix 14 of the Preferred Project Report).
	2. Landscaping to the site is to comply with the principles of appendix 5 of Planning for Bush Fire Protection 2006.	RFS comments noted.
	3. To aid in the fire fighting activities, unobstructed pedestrian access to the rear of properties located on the eastern boundary, proposed Lots 101 to 110, shall be provided and maintainable at all times.	An 88B can be applied in relation to this issue.
	4. Any future development application lodged within the subdivision under 79BA of the EP& A Act will be subject to the requirements of Planning for Bush Fire Protection 2006	RFS comments noted.
	5. A restriction to the land use pursuant to section 88B of the Conveyancing Act 1919 shall be placed on Lots 104 -110 within the subdivision preventing their use for special fire protection purpose developments.	An 88B can be applied in relation to this issue.
	6. Installation of mesh screens within an aperture size of not greater than 2mm on all windows, doors, skylights & roof ventilation shafts that are likely to come under ember attack.	The bushfire report requires mesh screens of 5mm aperture. The revised DDCP has included a clause (Clause 3.8) requiring the installation of mesh screens to lots likely to come under ember attack (refer to Appendix 14 of the Preferred Project Report).