



NSW RURAL FIRE SERVICE



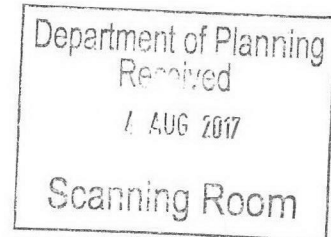
Director General
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Your reference: SSD 8114
Our reference: D16/4083
DA16120105048 BB

Attention: Brent Devine

4 July 2017

Dear Sir/Madam,



Proposed Change of Use, Lindfield Learning Village (SSD 8114) – 100 Eton Road Lindfield

Reference is made to Council's correspondence dated 20 June 2017 seeking general terms of approval for the above application for integrated development in accordance with Section 91 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) advises that it is not in a position to properly assess the application on the basis of the information provided. During a pre lodgement meeting held on the 16 March 2017, the NSW RFS advised that the use of the existing buildings associated with the University of Technology Sydney (UTS) campus as a school is unlikely to be supported, given the high bush fire risk to the site. The NSW RFS also raised concerns regarding access and asset protection zone (APZ) constraints. The information provided has not adequately addressed the concerns raised or demonstrated how the proposal complies with the requirements outlined section 4.2.7 of *Planning for Bush Fire Protection (PBP) 2006*. The following will need to be provided for further assessment:

- Information that demonstrates how the proposed development complies with the minimum specifications for APZs for special fire protection propose (SFPP) developments as defined on Table A2.6 of PBP 2006.
- The proposed development has been incorrectly assessed as an SFPP infill development. As noted in section 4.2.5 of PBP 2006, SFPP infill development relates to the alterations and additions to existing SFPP facilities. Under section 4.2.3(a) of PBP 2006, universities and technical colleges are not defined as a school (SFPP facility) within Local Environment Plans (LEPs). As such, the proposed development does not meet the prerequisites for SFPP Infill.
- Information that demonstrates how the proposed development complies with section 4.2.7 of PBP 2006 with regards to the provision of safe access arrangements.
- As noted in section of 4.2.7 of PBP 2006, the public road system in a bush fire prone area should provide alternative access or egress for firefighters and occupants during a bush fire emergency if part of the road system is cut by fire. This is of critical importance for areas with the higher densities associated with SFPP developments.

The NSW Rural Fire Service will provide a response within 14 days of the receipt of the required further information. If the additional information is not received within 100 days, the application will be refused on the basis of requested information not provided. A formal request for reassessment would be required after that time.

Postal address

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If you have any queries regarding this advice, please contact Bradley Bourke, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nika Fomin', with a long horizontal flourish extending to the right.

Nika Fomin
Manager, Planning and Environment Services (East)