



RFS



Department of Planning, Housing and Infrastructure (Major Projects)
Locked Bag 5022
Parramatta NSW 2124

Your reference: SSD-56264716
Our reference: DA20250118000230-EIS & DA Exhibition-1

ATTENTION: Dimitri Gotsis

Date: Friday 7 February 2025

Dear Sir/Madam,

Development Application

State Significant Development – EIS & DA Exhibition – Educational Establishment

Malek Fahd Islamic School - SSD-56264716 - 20 Mungerie Drive Beaumont Hills NSW 2155, 110//DP1010374

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 13/01/2025.

The NSW RFS has considered the information submitted and provides the following comments;

General Conditions

Compliance with Specification 43 for S43C14 Vehicular access of NCC 2022 is modified by the RFS in response to the provision of a performance based solution identified in the document *Bushfire Assessment Report Proposed: Masterplan At: Malek Fahd Islamic School, Beaumont Hills*, prepared by Building Code & Bushfire Hazard Solutions, Reference Number: 231052B, dated 18 March 2024. This exemption is applied in accordance with Table 3 of Appendix B of Addendum 2022, of *Planning for Bush Fire Protection 2019*.

The proposal to exempt the the Library Girls High School and Boys High School from Spec 43 of the NCC 2022 based on a BAL-LOW outcome can not be supported as this is not consistent with the NSW Rural Fire Service document *Appendix B of Addendum to Planning for Bush Fire Protection 2019*, Practice Note, dated 6 May 2024.

The proposed Asset Protection Zones (APZs) and Bushfire Construction Levels have been nominated by Building Code & Bushfire Hazard Solutions and demonstrated in accordance with the modelling under Method 2 as stipulated in the Australian Standard AS3959-2018 *Construction of buildings in bushfire prone areas*. The following conditions are based on the acceptance of the methodology of the performance based solutions and management of the proposed APZs found in the supporting documents:

- *Bushfire Assessment Report Proposed: Masterplan At: Malek Fahd Islamic School, Beaumont Hills*, prepared by Building Code & Bushfire Hazard Solutions, Reference Number: 231052B, dated 18 March 2024.

Asset Protection Zones

1

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



RFS



Intent of measures is to provide suitable dwelling design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants

1. From the commencement of building works, and in perpetuity, the entire property must be managed as an inner protection area in accordance with the following requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

2. From the commencement of building works, and in perpetuity, a section 88B easement under the *Conveyancing Act 1919* is to be created. The easement is to restrict the construction of Class 9a & b structures in the area identified as Woodland APZ in the document *SITE PLAN - MALEK FAHD ISLAMIC SCHOOL 20 MUNGERIE ROAD, BEAUMONT HILLS, NSW 2155*, prepared by Gran Associates Australia, PROJ. No. 1918-1, Dwg No. DA - 02, Rev. C, dated 9 May 2024.

The name of authority empowered to release, vary, or modify any instrument must be The Hills Shire Council.

Construction Standards Conditions

The intent of SFPP measures is to provide suitable dwelling design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants

3. New construction shall comply with Sections 3 and 6 (BAL 19) Australian Standard AS3959-2018 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate and Section 7.5 of *Planning for Bush Fire Protection 2019*.

Access Requirements Conditions

The intent of measures is to provide safe operational access for emergency services personnel in suppressing a bush fire while residents are accessing or egressing an area

4. Access will be provided as identified in the recommendations of the document *Bushfire Assessment Report Proposed: Masterplan At: Malek Fahd Islamic School, Beaumont Hills*, prepared by Building Code & Bushfire Hazard Solutions, Reference Number: 231052B, dated 18 March 2024 which nominates that the proposed northern road shall be a minimum of 6 metres wide and comply with the Access requirements as detailed in Table 6.8b of PBP, specifically:

- SFPP access roads are two-wheel drive, all-weather roads;



- access is provided to all structures;
- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- 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.
- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2021; and
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- curves of roads have a minimum inner radius of 6m;
- the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.
- Turning shall be in accordance with Appendix 3.3 of Planning for Bush Fire Protection.

Water and Utility Services Conditions

Intent of measures: 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

5. The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019* and Table 4 of the November 2022 addendum to *Planning for Bush Fire Protection 2019*:

- Reticulated water is to be provided to the development, where available; and
- Water for firefighting purposes must be made available and consist of
 - A fire hydrant system installed in accordance with AS2419.1.

Landscaping Assessment Conditions

The intent of measures is to provide suitable dwelling design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants

6. Landscaping within the required asset protection zone shall comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and



RFS



- Low flammability vegetation species are used.

Emergency and Evacuation Planning Conditions

The intent of measures is to provide suitable emergency and evacuation arrangements for occupants of Special Fire Protection Purpose developments

7. A Bush Fire Emergency Management and Evacuation Plan must be prepared and be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*.

The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.

Note: 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.

General Advice

In considering a construction certificate application for building work, it is a matter for the certifier to be satisfied whether the building will comply with the relevant development consent (including conditions in that development consent reflecting any general terms of approval) and the Building Code of Australia which comprises Volumes 1 and 2 of the *National Construction Code 2022* (NCC 2022).

For any queries regarding this correspondence, please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely,

Adam Small
Supervisor Development Assessment & Plan
Built & Natural Environment