



NSW RURAL FIRE SERVICE



The Secretary
NSW Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Your Ref: SSD 8989
Our Ref: D17/4703
DA17121510892 AB

ATTENTION: Scott Hay

30 July 2018

Dear Mr Hay,

Agency Comment – Catherine McAuley Catholic College, 507 Medowie Road, Medowie

I refer to your correspondence dated 3 July 2018 seeking comments and recommended conditions of consent regarding bush fire protection for the above development proposal.

The NSW Rural Fire Service (RFS) understands that the proposal is for the staged development of an educational establishment that consists of:

- a high school for up to 1,190 students, a primary school for up to 630 students and an early learning centre for up to 124 children;
- a library, multipurpose hall, canteen, café, chapel and administration and support facilities;
- environmental works including tree removal, earthworks and drainage;
- car parking for 272 vehicles, access roads and fire trails; and
- associated landscaping works and signage.

The 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 for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity, the property around the buildings shall be managed as follows, as outlined within section 4.1.3 and Appendix 5 of

Postal address

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NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

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'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones':

- north for a distance of 50 metres as an inner protection area and 10 metres as an outer protection area;
 - east and south for a distance of 40 metres as an inner protection area and 10 metres as an outer protection area; and
 - west for a distance of 40 metres as an inner protection area, 10 metres as an outer protection area and a further 10 metres with the understorey and ground cover managed as an outer protection area.
2. A bush fire management plan is to be prepared that addresses the following requirements:
- contact person / department and details; and
 - schedule and description of works for the construction of asset protection zones and their continued maintenance.

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:

3. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 '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 A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.
4. Shade sail materials shall be non-combustible or have a Flammability Index of no greater than 5 when tested in accordance with Australian Standard AS1530.2-1993 'Methods for Fire Tests on Building Materials, Components and Structures - Test for Flammability of Materials'.

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:

5. Internal roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
6. Fire trails shall comply with section 4.1.3 (3) of 'Planning for Bush Fire Protection 2006' and shall include a reversing bay / turning area at intervals of not greater than 200 metres.
7. The perimeter fire trail is to be constructed prior to the occupation of Stage 1.

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:

8. Water, electricity and gas are to comply with 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:

9. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006', including the preparation of an emergency / evacuation plan consistent with the NSW RFS document titled 'A guide to developing a bush fire emergency management and evacuation plan'. A copy of the plan shall be provided to the consent authority and the local Bush Fire Management Committee prior to occupation of the development.

Landscaping

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

For any queries regarding this correspondence, please contact Paul Creenaune on 6691 0400.

Yours sincerely,



Wayne Sketchley

Acting Team Leader – Development Assessment & Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.