



## NSW RURAL FIRE SERVICE

Department of Planning and Environment (Sydney Offices)  
GPO Box 39  
Sydney NSW 2001

Your reference: SSD 9472  
Our reference: DA-2018-05487

**ATTENTION:** See letter

Date: Monday 11 November 2019

Dear Sir/Madam,

### Development Application

Other - Part3A - (none)

Sikh K-12 Grammar School - 151-161 Tallawong Road, Rouse Hill NSW Australia, (none)

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 15/10/2019.

The current referral seeks input regarding advice on recommended conditions of consent in relation to the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises that the subject site is not mapped as bush fire prone on the Blacktown City Council Bush Fire Prone Land Map. However, it has been demonstrated that unmanaged vegetation, which has not been mapped as bush fire prone, is located to the northeast and southwest of the subject site. As such, it is recommended the following conditions are applied to the development:

**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:**

#### Condition 1

From the start of building works, the entire property must be managed as an inner protection area (IPA). The IPA must comprise:

- Minimal fine fuel at ground level;
- Grass mowed or grazed;
- Trees and shrubs retained as clumps or islands and do not take up more than 20% of the area;
- Trees and shrubs located far enough from buildings so that they will not ignite the building;
- Garden beds with flammable shrubs not located under trees or within 10 metres of any windows or doors;
- Minimal plant species that keep dead material or drop large quantities of ground fuel;
- Tree canopy cover not more than 15%;
- Tree canopies not located within 2 metres of the building;
- Trees separated by 2-5 metres and do not provide a continuous canopy from the hazard to the building;
- and,
- Lower limbs of trees removed up to a height of 2 metres above the ground.

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#### Postal address

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Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

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SYDNEY OLYMPIC PARK NSW 2127

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**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:**

**Condition 2**

Construction of the Boarding House and Early Learning Centre 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*.

**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:**

**Condition 3**

Water, electricity and gas are to comply with section 4.1.3 and 4.2.7 of '*Planning for Bush Fire Protection 2006*'.

**The intent of measures is for landscaping. To achieve this, the following conditions shall apply:**

**Condition 4**

Landscaping of the site should comply with following principles of Appendix 5 of '*Planning for Bush Fire Protection 2006*'.

**The intent of the measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.**

**Condition 5**

That a bushfire emergency / evacuation plan be prepared consistent with the NSW Rural Fire Service *Guidelines for the Preparation of Emergency / Evacuation Plan*.

For any queries regarding this correspondence, please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese  
**Team Leader, Dev. Assessment & Planning**  
**Planning and Environment Services**