



NSW RURAL FIRE SERVICE



The Secretary
Department of Planning Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Your reference: SSD-9439
Our reference: D19/3248
DA19092720608 GB

2 October 2019

Attention: Dimitri Gotsis

Dear Sir / Madam,

**State Significant Development Application (SSD-9439)
New Warnervale Public School - 75 Warnervale Road Warnervale 2259**

I refer to your correspondence dated 17 September 2019 seeking comments and advice on recommended conditions regarding bush fire protection measures in relation to the above development application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

1. At the commencement of building works and in perpetuity, the site boundary setbacks as shown on the Site Context Plan prepared by Billard Leece Partnership, No.AA03-0000, dated 07.08.19., shall be managed as an inner protection area (IPA) as outlined within Appendices 2 & 5 of *Planning for Bush Fire Protection 2006* and the NSW Rural Fire Service's document *Standards for asset protection zones* as follows:
 - North: to the property boundary;
 - East: to the property boundary (11m);
 - South: for a minimum distance of 70 metres; and
 - West: for a minimum distance of 70 metres. The Administration & Staff Building – Core 21, may have a reduced setback as shown (approximately 52m to the original side boundary).
2. The provision of water, electricity and gas services shall comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*.
3. The proposed emergency service route shown on the Site Context Plan shall comply with section 4.1.3 (3) of *Planning for Bush Fire Protection 2006* at a minimum.

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4. All of the proposed buildings shall be constructed to 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*.
5. Landscaping of the site shall comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.
6. A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the school that is consistent with *Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014*.

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

Yours sincerely,



Nika Fomin
Manager
Planning and Environment Services (East)