



## NSW RURAL FIRE SERVICE

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

Your reference: SSD-9477

Our reference: DA20191201001273-Original-1

**ATTENTION:** David Way

Date: Monday 2 December 2019

Dear Sir/Madam,

### Development Application

State Significant – EIS & DA Exhibition – Educational Establishment

New Catherine Field Primary School CATHERINE FIELD NSW 2570 AUS, 2//DP811528

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 08/11/2019.

The current referral seeks comments regarding the Environmental Impact Statement (EIS) currently being exhibited for the above State Significant Development and recommended conditions of consent in accordance with the *Environmental Planning and Assessment Act 1979*.

The NSW Rural Fire Service has reviewed the information provided and advises that the following conditions must be applied to the development:

***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:***

### 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;

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Locked Bag 17  
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- 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.

***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 buildings (including covered walkways) located within 100 metres of the unmanaged vegetation to the east, as shown Figure 5 of the submitted bush fire report prepared by Peterson Bushfire (Dated 20 August 2019, Reference 18132), must 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':

- Suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways.
- Grassed areas, mowed lawns or ground cover plantings are provided in close proximity to 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 should be isolated or located in small clusters).
- Landscape species are chosen in consideration needs of the estimated size of the plant at maturity.
- Species are avoided that have rough fibrous bark, or which keep/shed bark in long strips or retain dead material in their canopies.
- Smooth bark species of tree are chosen which generally do not carry a fire up the bark into the crown.
- Planting of deciduous species is avoided which may increase fuel at surface/ ground level (i.e. leaf litter).
- Climbing species are avoided to walls and pergolas.
- Combustible materials such as woodchips/mulch and flammable fuel are stored away from the building.
- Combustible structures such as garden sheds, pergolas and materials such timber garden furniture are located way from the building.
- Low flammability vegetation species are used.

***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**

A Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with *Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* December 2014.

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**