



NSW RURAL FIRE SERVICE

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

Your reference: SSD-10444
Our reference: DA20200407001232-EIS & DA
Exhibition-1

ATTENTION: John Doubleday

Date: Thursday 25 June 2020

Dear Sir/Madam,

State Significant Development – Educational Establishment
Request for comments – exhibited Environmental Impact Statement (EIS)
1 Rosemead Rd Hornsby NSW 2077 AUS, A//DP327582

Reference is made to correspondence dated 10/06/2020 seeking comments regarding the Environmental Impact Statement (EIS) currently being exhibited, for 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 EIS and provides the following comments;

Asset Protection Zones

Intent of measures: to provide suitable building 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.

Condition 1

From the start of building works and in perpetuity, the entire property shall be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an IPA, the following requirements apply:

- Tree canopy cover be less than 15% at maturity;
- Trees at maturity are not touching or overhang the building;
- Lower limbs are removed up to a height of 2m above the ground;
- Tree canopies are separated by 2 to 5m;
- Preference is given to smooth-barked and evergreen trees;
- Large discontinuities or gaps in vegetation are provided to slow down or break the progress of fire towards buildings;
- Shrubs are not located under trees;
- Shrubs do not form more than 10% ground cover;
- Clumps of shrubs are separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- Grass to be kept mown (as a guide grass should be kept to no more than 100mm in height);

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

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- Leaves and vegetation debris are removed; and
- NSW Rural Fire Service's document *Standards for asset protection zones*.

Construction Standards

Intent of measures: to provide suitable building 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.

Condition 2

Any new Class 10b structures as defined per the *National Construction Code* shall be non-combustible or hardwood.

Water and Utility Services

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.

Condition 3

The provision of water, electricity and gas must comply with Table 7.4a of *Planning for Bush Fire Protection 2019*.

Emergency Management

Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.

Condition 4

A Bush Fire Emergency Management and Evacuation Plan is prepared consistently with:

- The NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*; and,
- *NSW RFS Schools Program Guide*; and
- Australian Standard AS 3745:2010 *Planning for emergencies in facilities*.

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. An Emergency Planning Committee needs to be established to consult with residents (and their families in the case of aged care accommodation and schools) and staff in developing and implementing an Emergency Procedures Manual. Detailed plans of all emergency assembly areas including on site and off-site arrangements as stated in AS 3745:2010 are to be clearly displayed, and an annual emergency evacuation exercise is to be conducted.

For any queries regarding this correspondence, please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely,

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