



## NSW RURAL FIRE SERVICE



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

Your reference: SSD 9210  
Our reference: D18/7982

10 December 2018

**Attention:** Scott Hay

Dear Scott,

### **State Significant Development Application – 2320 & 2321//1223137 – 17-19 Kosovich Place Cecil Park**

Reference is made to the Department's correspondence dated 5 November 2018 seeking comment in relation to the abovementioned development which seeks to construct a school.

The NSW Rural Fire Service (RFS) provides the following advice regarding bush fire protection measures for the proposed development:

#### **Asset Protection Zones**

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity the entire property except for the area covered by the vegetation management plan shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of *Planning for Bush Fire Protection 2006* and the NSW RFS document *Standards for asset protection zones*.

#### **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:

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

#### **Access**

The intent of measures for property access is to provide access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

#### **Postal address**

NSW Rural Fire Service  
Planning and Environment Services  
Locked Bag 17  
GRANVILLE NSW 2141

T 1300 NSW RFS  
F (02) 8741 5433  
E [records@rfs.nsw.gov.au](mailto:records@rfs.nsw.gov.au)  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

3. The two-way access driveway shall have a minimum trafficable width of 6.5 metres.

The one-way loop to the car park shall have a minimum trafficable width of four metres.

Curves have a minimum inner radius of six metres and are minimum in number to allow for rapid access and egress.

A minimum vertical clearance of four metres to any overhanging obstructions, including tree branches.

#### **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.

4. A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with *Development Planning – A guide to developing a Bush Fire Emergency Management and Evacuation Plan December 2014*.

#### **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:

5. 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*.

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

Yours sincerely,



Nika Fomin  
Manager, Planning and Environment Services (East)



## Application Details

Assessing Officer	Matthew Apps	NSW RFS Reference	D18/7982
Referral agency	Department of Planning & Environment	Referral Reference	SSD 9210
Stage of Proposal:	<b>Planning Proposal</b>	Assessed against:	<b>PBP Aims and Objectives</b>
Lot & Street Address	17-19 Kosovich Place – Cecil Park		
Proposed Development	School		
Bush Fire Report Provided	Yes	FPAA Accredited	No
Author, Date, Reference	ABPP, 26/6/18, B183165-2		

## Assessment Summary

### Proposal Details & Background

It is proposed to construct a primary school on the site.

Upon review of RFS Assessed development in the area, the following conditions have been applied;

RFS ref.	Site	Type	Conditions/Outcome
Local RFS	205 Wallgrove Road	S79BA	Level 1 construction, gutterless roofing, reticulated water, 20m IPA
D09/2474	52-54 Cecil Road	S79BA	10m IPA,

### Site Inspection

*Was a site inspection undertaken?* No - sufficient information was available to undertake an assessment

*If Yes: - Date undertaken:*

*- Reason for inspection:*

— Asset Protection Zones	— Vegetation	— Emergency Management & Evacuation
— Siting and Design	— Effective slope	— Separation distance
— Construction level	— Services	— Site Slope
— Access	— Landscaping	— Other

*- Inspection Notes:*

### Conclusion

The consultant has recommended compliance with PBP 2006.

The site is upon an area of grassland, but the Western Sydney Parklands is located to the south of the site, to the west and north a riparian corridor is undergoing revegetation works where it is envisaged to plant Woodland species upon the subject site as well as along the riparian corridor which will be from the top of the bank to a distance of 20 metres. This has been assessed as a Remnant hazard due to its width. This is considered appropriate.

Overall, compliance with PBP 2006 can be achieved and conditions will be recommended to ensure this compliance.

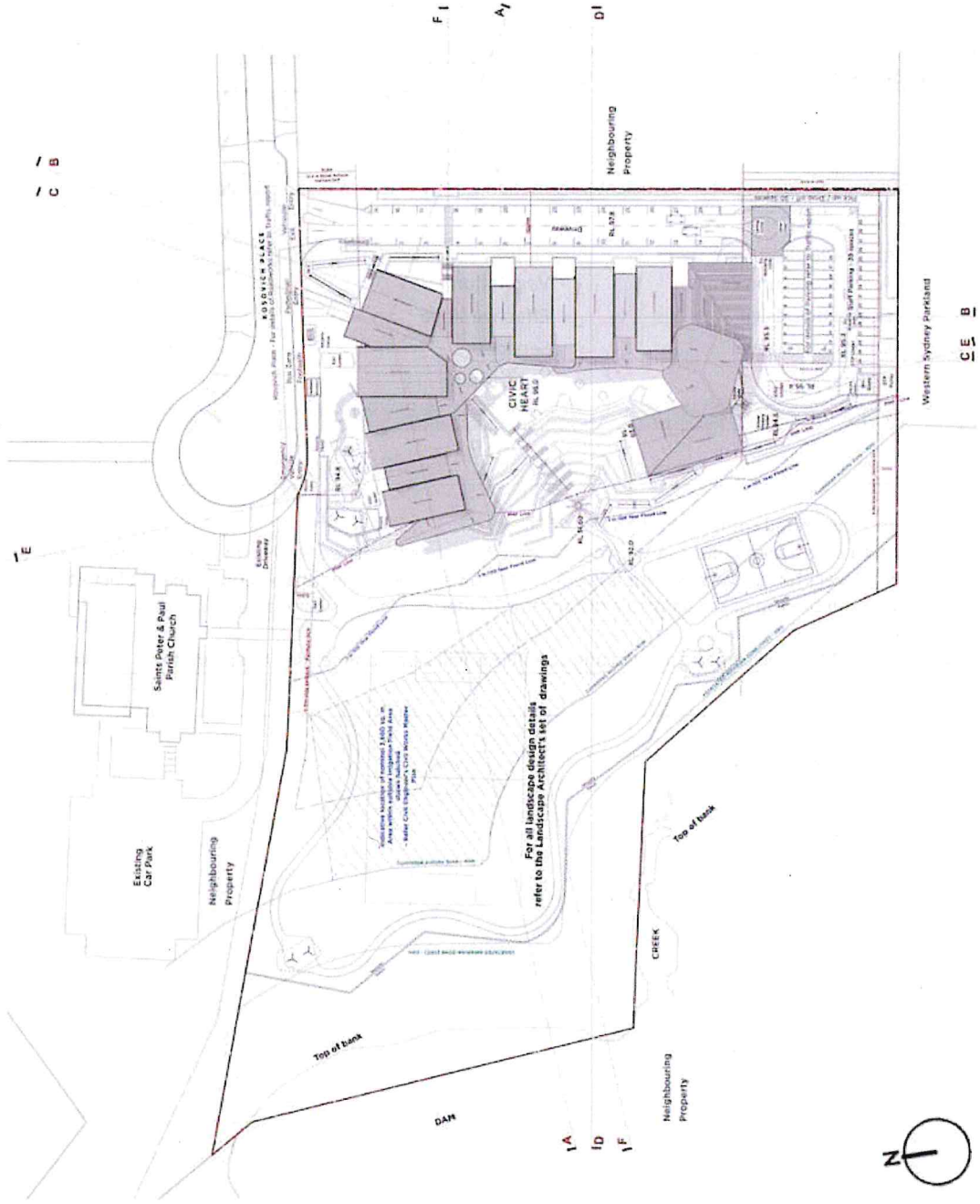
Recommendation	<b>Other</b>	Date:	10/12/2018
----------------	--------------	-------	------------



## Development Plan(s)

SSDA 9210 | Saints Peter and Paul Assyrian Primary School, Cecil Park | Architectural Design Report | September 2018 | Page 10

### SITE PLANNING CONCEPT



The site planning concept focusses on creating a 'green oasis', with the school buildings integrated into a landscaped setting, on the side of a west-facing hillside.

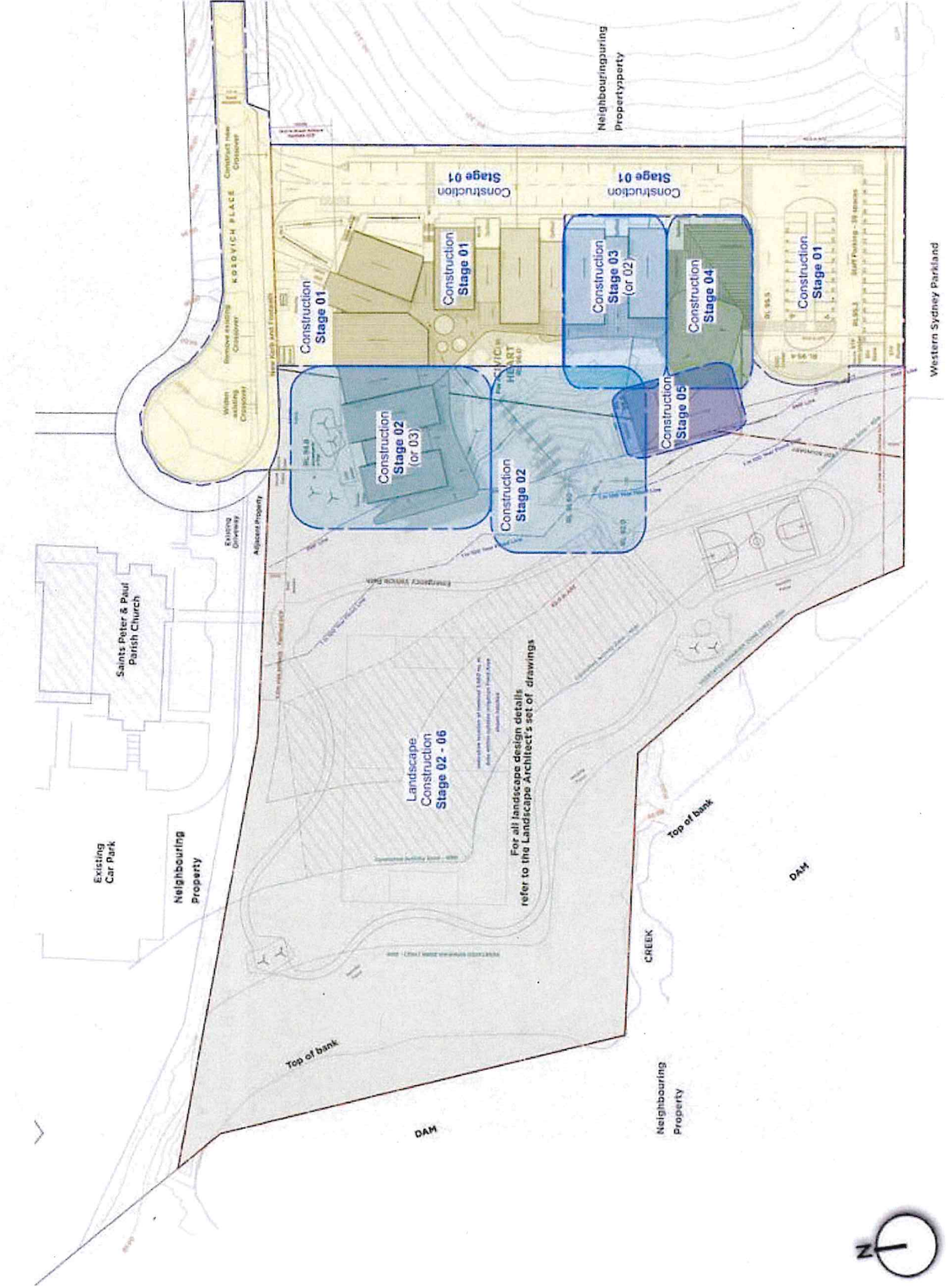
Solar access and shading, safe vehicle and separate pedestrian access and a strong sense of community are also key elements of the site planning approach.

Rural views and the vista to the Blue Mountains to the west and north-west, the remnant woodland to the south and a symbolic connection with the Parish Church to the north are all important priorities.

Easy access to extensive, outdoor exploration, learning and play areas for all children, as appropriate to their age, is an important benefit of the minimal footprint of the built elements of the proposed school.

Finally, the 'Civic Heart' is at the centre of the project; the community space, embraced by the buildings and the landscape, it is the focus of the design.

## CONSTRUCTION STAGING



- Summary of Staged Facilities**
- Construction Stage 01: Refer Ground and First Floor Plans**
- Construction Stage 02: Ground Floor and First Floor -**
- 6 x GLAs
  - 2 x shared Practical areas - 1 with indoor amphitheatre
  - 1 x shared Play area
  - Toilets
  - Covered outdoor learning area/canopy.
- Construction Stage 03: Ground Floor and First Floor -**
- 6 x GLAs
  - 3 x shared Practical areas - 1 with indoor amphitheatre
  - Toilets
  - Covered outdoor learning area/canopy and spillout courtyard outdoor learning areas.
- Construction Stage 04: Ground Floor -**
- School Canteen with two serveries, a Bulk store room and allowance for a future commercial kitchen
  - Outdoor sitting areas.
  - School Library with 3 Seminar Rooms
- Construction Stage 05: Ground Floor -**
- Multi-purpose Hall with Accessible toilet and large storage facilities.
- Construction Stage 06: -**
- Final landscaping.

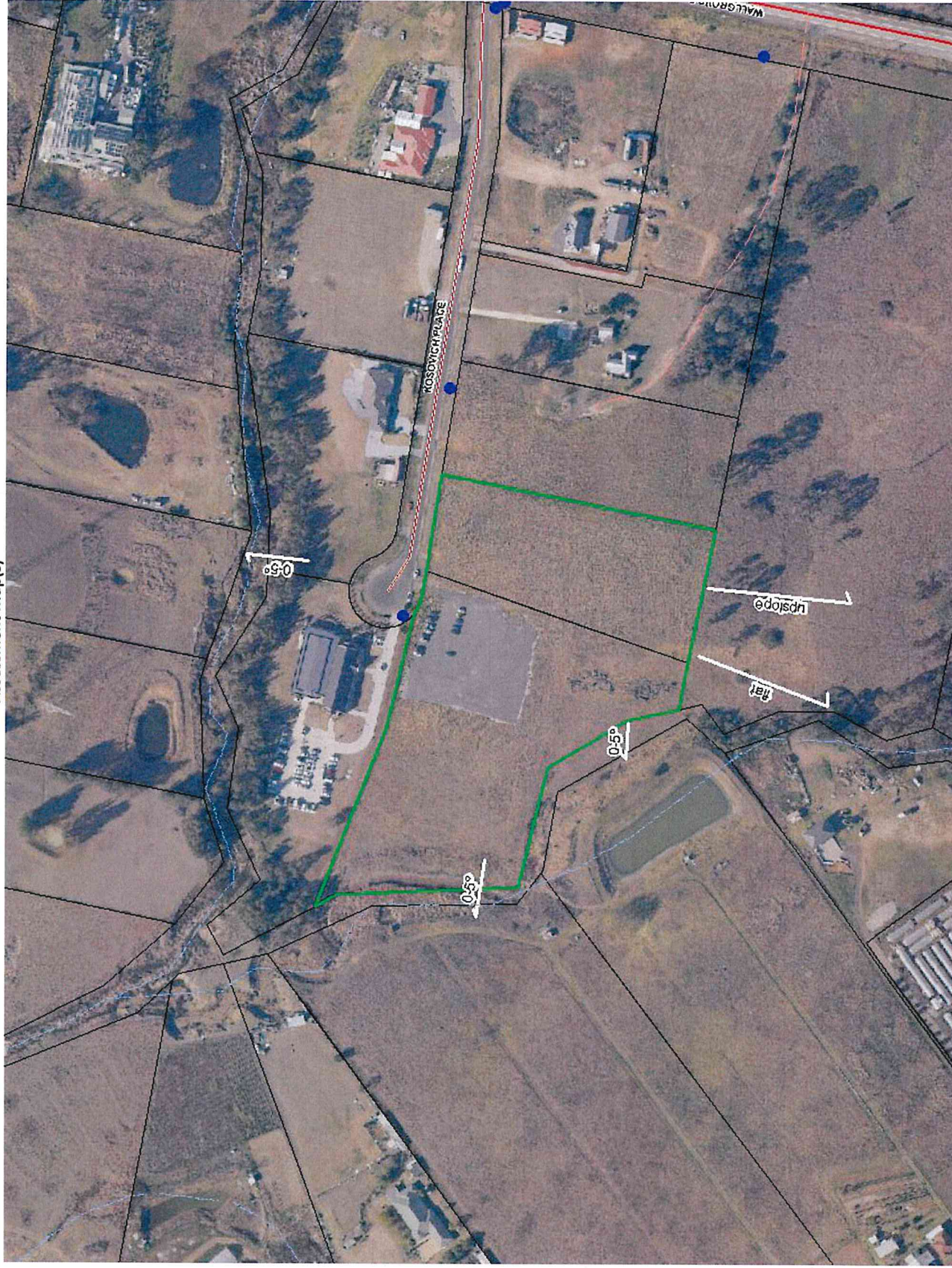




Figure 4 Vegetation management areas



Assessment Map(s)





APZ Assessment Table

FDI	Assessor	Aspect	1 -Vegetation Formation As shown on Vegetation Formation layer in MapDesk	2 - Vegetation Formation As identified by applicant and confirmed in this assessment	Vegetation Classification As per AS3959-2009	Effective slope Under classified vegetation	Required APZ As per PBP Appendix 2	Separation distance / Proposed APZ	Complies? (with PBP Appendix 2)	Required BAL (where applicable)
100	Applicant	North		<<..>>	<<..>>	<<..>>			<<..>>	BAL 12.5
	NSW RFS	North	Cleared land	Remnant Vegetation	Rainforest	>0-5	40	>65	Yes	
			<<..>>	<<..>>	<<..>>	<<..>>		<<..>>		
	Applicant	East		<<..>>	<<..>>	<<..>>			<<..>>	BAL 12.5
	NSW RFS	East	Cleared land	Managed Lands	<<..>>	<<..>>		<<..>>		
			<<..>>	<<..>>	<<..>>	<<..>>		<<..>>		
	Applicant	South		Woodland Grassy	Woodland	upslope/flat	40	40	Yes	BAL 12.5
	NSW RFS	South	Cleared land	Managed Lands	<<..>>	<<..>>		<<..>>		
			<<..>>	<<..>>	<<..>>	<<..>>		<<..>>		
	Applicant	West		Remnant Vegetation	Rainforest	>0-5	40	40	Yes	BAL 12.5
NSW RFS	West	Cleared land	Managed Lands	<<..>>	<<..>>		<<..>>			
		<<..>>	<<..>>	<<..>>	<<..>>		<<..>>			
Where the assessed vegetation formation in 2 is different from the mapped formation in 1, detail what information the assessed formation is based on:										
	_ N/A		_ Six Maps _ Other vegetation mapping		_ Site inspection X Aerial photography		_ Consultant's report _ Other			
Comments: Advice from Western Sydney Parklands is that even though there is 125 metres of grassland at present to the south before the vegetation becomes Woodland, the Parklands states over time the grassland will become a Woodland as they do not envisage managing the grassland. Therefore, for the purposes of this assessment the consultant and this assessment has assessed the hazard as a Woodland. The consultant has stated the bush fire prone land mapping is incorrect due to the vegetation to the east and west either being managed or grassland which should not be mapped as Category 3.										





## 117 Directions

Direction:	Does the proposal comply with the direction?
<i>The planning proposal:</i>	
<i>Has regard for Planning for Bush Fire Protection 2006,</i>	Yes
<i>Introduces controls that avoid placing inappropriate developments in hazardous areas, and</i>	Yes
<i>Ensures that bushfire hazard reduction is not prohibited within the APZ.</i>	Yes
<i>Where development is proposed, the planning proposal complies with the following provisions, as appropriate:</i>	
<i>Provide an Asset Protection Zone (APZ) incorporating at a minimum:</i> <i>(i) An Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and</i> <i>An Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,</i>	Yes
<i>For infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard. If provisions of the planning proposal permit Special Fire Protection Purposes, the APZ provisions must be complied with,</i>	Yes
<i>Contain provisions for two-way access roads, which links to perimeter roads and/or to fire trail networks,</i>	Yes
<i>Contain provisions for adequate water supply for firefighting purposes,</i>	Yes
<i>Minimise the perimeter of the area of land interfacing the hazard which may be developed,</i>	Yes
<i>Introduce controls on the placement of combustible materials in the Inner Protection Area.</i>	Yes

## Planning Principles for Rezoning to Residential in Bush Fire Prone Areas (Clause 2.3 of PBP)

Principle:	Does the proposal comply with the principles?
<i>The planning proposal:</i>	
<i>Provision of a perimeter road with two way access which delineates the extent of the intended development.</i>	Yes
<i>Provision, at the urban bushland interface, for the establishment of adequate asset protection zones for future housing.</i>	Yes
<i>Specifying minimum residential lot depths to accommodate asset protection zones for lots on perimeter roads.</i>	Yes
<i>Minimising the perimeter of the area of the land interfacing the hazard, which may be developed.</i>	Yes
<i>Introduction of controls which avoid placing inappropriate developments in hazardous areas.</i>	Yes
<i>Introduction of controls on the placement of combustible materials in asset protection zones.</i>	Yes

