

31 May 2019

Richard Crookes Constructions
Level 3, 4 Broadcast Way
Artarmon NSW 2064
Attn: Isaac Pinkerton

Dear Isaac,

RE: Response to RFS submission – Alex Avenue Public School SSD 9368

Richard Crookes Constructions commissioned Peterson Bushfire to provide a response to the NSW Rural Fire Service (RFS) submission relating to the proposed State Significant Development (SSD 9368) of Alex Avenue Public School at Farmland Drive, Schofields.

The RFS response letter (dated 23 April 2019, ref: D18/5764) requests the Bushfire Assessment Report (prepared by Peterson Bushfire, 25 January 2019) submitted with the SSD application to be updated to address the potential grassland hazard to the west of the site and demonstrate how the buildings will achieve a minimum 10 kW/m² setback.

The Bushfire Assessment Report and SSD application was submitted under the current planning controls of 'Planning for Bush Fire Protection 2006' (PBP 2006). Although PBP 2006 recognises the

potential hazard an unmanaged grassland could pose to development, the document does not require a building setback from grassland hazards commensurate with a threshold of 10 kW/m². This threshold is a requirement of the pre-release (draft) 'Planning for Bush Fire Protection 2018' (PBP 2018). As advised by RFS on 30 May 2019, PBP 208 document is likely to be legislated in late September 2019.

To comply with the current planning requirements, Section A2.3(a) in Appendix 2 of PBP 2006 requires a 10 m APZ for developments adjacent a grassland hazard. PBP 2006 also states on page 52 that *"The RFS supports protection of the sub-floor or the integration of 1.8 metre high protective (non combustible) fencing in conjunction with screened windows and a basic APZ of 10 metres for these situations."*

The proposed school layout achieves a building setback from the boundaries that are adjacent the potential grassland hazard to the west by a distance exceeding 10 m. The layout therefore complies with PBP 2006. Figure 4 of the Bushfire Assessment Report shows that those buildings adjacent the western boundary are also to be designed to comply with BAL-12.5 of Australian Standard 'AS 3959-2009 Construction of buildings in bushfire-prone areas'. The building specifications listed under BAL-12.5 exceed the sub-floor space and window screening measures in regard to achieving ember protection as specified by PBP 2006.

In addition to the 10 m setback and BAL-12.5 compliance, a public road will be constructed (extension of Pelican Road) down the western boundary of the site (see plan attached). The road reserve will be 20 m wide, creating a total final separation from any grassland exceeding 30 m. The timing of the road construction cannot be confirmed, however should not be relied upon as the proposal already complies with the grassland protection provisions specified by PBP 2006.

Please contact the undersigned should you require additional information or clarification.

Yours sincerely,



David Peterson
Director

Attachment – Proposed extension of Pelican Road

