



## NSW RURAL FIRE SERVICE



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

Your reference: SSD 8006  
Our reference: D16/3384

23 November 2017

**Attention:** Iona Cameron

Dear Sir/Madam,

### Notice of Exhibition for the redevelopment of Rouse Hill Anglican College

Reference is made to correspondence dated 16 October 2017 seeking input about the notice of exhibition for the redevelopment of the Rouse Hill Anglican College.

The NSW Rural Fire Service (RFS) has reviewed the information provided and raises no objection to the redevelopment subject to the following advice regarding bush fire protection;

1. The proposed development complies with the Proposed Site Plan prepared by Terrior, project no. 14301, DWG No. MP-10-00, revision No. 01, dated 25.07.17
2. The proposed library and multi-purpose hall are not to be constructed until such time the land upon 86 Rouse Road, Rouse Hill is cleared, developed and has a sustained asset protection zone to be managed in perpetuity which will allow the proposed structures to have a radiant heat level of  $10\text{kW/m}^2$ .

#### Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building

3. At the commencement of building works and in perpetuity the entire property 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 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

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

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### **Access**

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

5. Internal roads shall comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*.

### **Evacuation and Emergency Planning**

The intent of the measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments

6. 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 the measures is to reduce the risk of ignition of a building from a bush fire while the fire front passes.

7. 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*.

### **Landscaping**

Intent of measures is to maintain reduced fuel loads surrounding a building to minimise flame contact and radiant heat, and reduce the risk of spread of fire by minimising the potential for wind driven embers to cause ignition.

8. Any new landscaping to the site shall comply with the principles of Appendix 5 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)