

12 December 2019

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By Email: kelsey@blp.com.au

Re: The New Warnervale Public School, responses to the SSDA exhibition comments

This letter has been drafted to provide Comment on the response to submissions specifically relating to Bushfire Planning and RFS comment:

RFS Comment: Fire

At the commencement of building works in perpetuity, the site boundary setbacks as shown on the Site Context Plan prepared by Billard Leece Partnership, No.AA03-0000, dated 07.08.19., shall be managed as an inner protection (IPA) as outlined within Appendices 2 & 5 of Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document Standards for asset protection zones as follows:

- North: to the property boundary;
- East: to the property boundary (11m);
- South: for a minimum distance of 70 metres; and
- West: for a minimum distance of 70 metres. The Administration & Staff Building - Core 21, may have a reduced setback as shown (approximately 52m to the original side boundary).

Due to the rapidly developing landscape and Warnervale Precinct Plan layout surrounding the School site, there is a high likelihood that the bushfire risk will be reduced/removed, such that the APZ are redundant, and the site setbacks could be further developed for school infrastructure purposes. Subsequently additional comment should include: *At the commencement of building works, and in perpetuity (or until the bushfire risk remains)* – or similar wording.

RFS Comment: BAL Rating

All of the proposed buildings shall be constructed to comply with Section 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.

This comment is compliant with PBP2006 and has been accepted by SINSW.

RFS Comment: Landscaping

Landscaping of the site shall comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.

The proposal intends to maintain some native vegetation across the Site while achieving APZ objectives. The landscaping principles and performance should also include more detailed information as per the NSW RFS guideline 'Standards for Asset Protection Zones' 2005. Kleinfelder have prepared a Landscaping Plan for the southern APZ, detailing the proposed retention of vegetation. This should also be referred during the landscaping works.

RFS Comment: Emergency Management Plan

A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the school that is consistent with Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.

Blackash Bushfire Consulting have prepared the DRAFT Bush Fire Emergency Management and Evacuation Plan for the future school.

If you require any further information, please do not hesitate to contact me on 0427 337 783.

Yours Sincerely

Dan Pedersen

Principal Bushfire Ecology

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