The Council of the Shire of Hornsby
PO Box 37
HORNSBY NSW 1630

Your reference: (CNR-53339) DA/233/2023
Our reference: DA20230323001233-Original-1

ATTENTION: HSC DevMail

Date: Wednesday 3 May 2023

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – School
79-81 Cobah Road Fiddletown NSW 2159, 101//DP833207

I refer to your correspondence dated 27/03/2023 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

Asset Protection Zones
The intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities.

1. From the commencement of building works and in perpetuity, the property around the proposed works must be maintained as an inner protection area to the following distances and aspects in accordance with the following requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:
Teaching Building;

- North, East, and South to the property boundary;
- South West for a distance of 93 metres; and,
- West for a distance of 47 metres.

Pavilion Building;

- North, East, and South to the property boundary;
- South West for a distance of 100 metres; and,
- West for a distance of 73 metres.

When establishing and maintaining an inner protection area, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;

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- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

2. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do no touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

Construction Standards

The intent of measure: 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.

3. Construction of the proposed teaching building and pavilion must comply with section 3 and section 5 (BAL 12.5) Australian Standard *AS3959-2018 Construction of buildings in bushfire-prone areas* or the relevant requirements of the *NASH Standard - Steel Framed Construction in Bushfire Areas* (incorporating amendment A - 2015). Construction of the proposed teaching building and pavilion must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

Water and Utility Services

The intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities.

4. The provision of water, electricity and gas services must comply with the following in accordance with Table 6.8c of Planning for *Bush Fire Protection 2019:*

- reticulated water with a hydrant system is to be provided to the development, where available; or
- a 10,000 litres minimum static water supply for firefighting purposes is provided for each occupied building where no reticulated water is available (if not already existing).
- fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005;
- hydrants are not located within any road carriageway; and
- reticulated water supply uses a ring main system for areas with perimeter roads.
- Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005.

- All above-ground water service pipes external to the building are metal, including and up to any taps.
- where static water supplies are provided;
    - a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure;
    - a connection of a 65 millimetre Storz fitting with a ball valve fitted to the outlet of the tank;
    - the ball valve and pipes have the same bore size as the Storz fitting to ensure flow volume and are metal;
    - underground tanks have an access hole of 200 millimetres to allow tankers to refill direct from the tank;
    - a hardened ground surface for truck access is supplied within 4 metres of the access hole;
    - above-ground tanks are manufactured from concrete or metal;
    - raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F AS 3959);
    - unobstructed access is provided at all times;
    - tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
    - underground tanks are clearly, marked;
    - all exposed water pipes external to the building are metal, including any fittings;
    - where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack;
    - any hose and reel for firefighting connected to the pump shall be 19 millimetres internal diameter; and
    - fire hose reels are constructed in accordance with AS/NZS 1221:1997 Fire hose reels and installed in accordance with the relevant clauses of AS 2441:2005 Installation of fire hose reels.
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follow:
    - lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and
    - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 *Guideline for Managing Vegetation Near Power Lines*.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- if gas cylinders need to be kept close to the building, safety valves are directed away from the building and at least 2 metres away from any combustible material, so they do not act as a catalyst to combustion;
- polymer-sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used; and
- above-ground gas service pipes external to the building are metal, including and up to any outlets.

Emergency and Evacuation Planning Assessment

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

5. If not already existing a Bush Fire Emergency Management and Evacuation Plan must be prepared which includes the existing buildings, the proposed teaching & pavilion buildings, and be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*. The plan must also include the following:

- contact details for the local Rural Fire Service office;
- procedures for coordinated evacuation of the site in consultation with local emergency services.

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 the occupation of the development.

General Advice – Consent Authority to Note

Establishment of asset protection zones on the subject site may require the clearing of vegetation. This bush fire safety authority does not authorise the clearing of any vegetation, nor does it include an assessment of potential ecological impacts of clearing vegetation for the purpose of establishing asset protection zones. Approvals necessary for the clearing of vegetation should be obtained prior to the establishment of any asset protection zones.

For any queries regarding this correspondence, please contact Niklaus Schuler on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment

NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP – School
79-81 Cobah Road Fiddletown NSW 2159, 101//DP833207
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This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997.*

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment

Wednesday 3 May 2023