



NSW RURAL FIRE SERVICE

Eurobodalla Shire Council
PO Box 99
MORUYA NSW 2537

Your reference: (CNR-44274) DA0078/23
Our reference: DA20220817010049-CL55-3

ATTENTION: Catherine Watkins

Date: Monday 27 November 2023

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – School
61 TRAIN ST BROULEE NSW 2537, 1//DP1037342

I refer to your correspondence dated 22/11/2023 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, 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.

General Conditions

1. The General Terms of Approval are based on the documents/plans supplied via Councils referral to the NSW RFS.
 - The bush fire assessment prepared by Harris Environmental Consulting, Ref 5310BF
 - The plans provided in chapter 7 of the above referenced report.

Asset Protection Zones

The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

2. From the commencement of building works and in perpetuity, the property around new buildings described in the above referenced report as P5, P7 and P10 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*:
 - north for a minimum distance of 47 metres;
 - north east for a minimum distance of 38 metres;
 - east for a minimum distance of 17 metres;
 - south for a minimum distance of 65 metres; and,

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NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

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NSW Rural Fire Service
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- west for a minimum distance of 65 metres.

3. From the commencement of building works and in perpetuity, the property around new buildings described in the above referenced report as P6 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*:

- north for a minimum distance of 21 metres;
- east for a minimum distance of 16 metres;
- south for a minimum distance of 65 metres; and,
- west for a minimum distance of 65 metres.

Construction Standards

The intent of measure is 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.

4. Construction of new buildings identified as P5, P7 and P10 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). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

5. Construction of alterations and additions to the building identified as P6 must comply with section 3 and section 6 (BAL 19) 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). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

Access - Internal Roads

The intent of measure is to provide safe operational access for emergency services personnel in suppressing a bush fire while residents are accessing or egressing an area.

6. All proposed new internal roads should be designed and constructed in accordance with the relevant requirements detailed in Table 6.8b of *Planning for Bush Fire Protection 2019*.

Water and Utility Services

The intent of measure 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.

7. The provision of all new and the modification of any existing water, electricity and gas must comply with Table 6.8c of *Planning for Bush Fire Protection 2019*.

Landscaping Assessment

The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

8. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*.

Emergency and Evacuation Planning Assessment

The intent of measure is to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.

9. Prepare/update the St Peters Anglican College Bush Fire Emergency Management and Evacuation Plan consistent with Table 6.8d of *Planning for Bush Fire Protection 2019*.

General Advice – Consent Authority to Note

Establishment of asset protection zones associated with the alterations/additions to the building identified as P6 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.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 12/09/2023.

For any queries regarding this correspondence, please contact David Webster on 1300 NSW RFS.

Yours sincerely,

Michael Gray
Manager Planning & Environment Services
Built & Natural Environment



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP – School

61 TRAIN ST BROULEE NSW 2537, 1//DP1037342

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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 supersedes the previous Bush Fire Safety Authority DA20220817010049-CL55-2 issued on 12/09/2023 and confirms that, subject to the attached reissued 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*.

Michael Gray

Manager Planning & Environment Services
Built & Natural Environment

Monday 27 November 2023