



NSW RURAL FIRE SERVICE

Albury City Council
PO Box 323
ALBURY NSW 2640

Your reference: (CNR-47152)
010.2022.00039717.001
Our reference: DA20221020011325-Original-1

ATTENTION: Sarah van Meurs
Dear Sir/Madam,

Date: Friday 3 March 2023

Integrated Development Application
s100B – SFPP – School 421 ELIZABETH
MITCHELL DRIVE THURGOONA 2640,
71//DP1048990

I refer to your correspondence dated 21/10/2022 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:

General Conditions

1. The General Terms of Approval are based on the documents/plans supplied via Councils referral to the NSW RFS.
 - The Cover sheet and associated plans prepared by Vincent Chrisp job number 7739 dated 07/02/2023 10:28AM.
 - The bush fire assessment by Bushfire Planning Services (Matthew Willis) dated 30/8/2022.
2. To ensure that radiant heat exposure is less than 10 kW/m² the Senior School Building shall not be located less than 34 metres from the western property boundary.

Asset Protection Zones

Intent of measures 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.

3. From the commencement of building works and in perpetuity, the entire property must be managed as an inner protection area in accordance with Appendix 4.1.1 of *Planning for Bush Fire Protection 2019*.

Construction Standards



Postal address

NSW Rural Fire Service
Locked Bag 17

Street address

GRANVILLE NSW 2142
NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

Intent of measures 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. New construction 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*.

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.

5. Access roads for the new development shall comply with Table 6.8b of *Planning for Bush Fire Protection 2019* except for the provision of:

- through roads, and these are linked to the internal road system at an interval of no greater than 500m.

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.

6. The provision of new water, electricity and gas services must comply with the requirements of Table 6.8c of *Planning for Bush Fire Protection 2019*.

Landscaping Assessment

Intent of measures 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.

7. 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 not 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.

Emergency and Evacuation Planning Assessment

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

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8. A Bush Fire Emergency Management and Evacuation Plan must be prepared (or updated to address arrangements for the new development) in accordance with Table 6.8d of *Planning for Bush Fire Protection 2019* and be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*.

For any queries regarding this correspondence, please contact Stephen McKinnon on 1300 NSW RFS.

Yours sincerely,

Michael Gray





NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP – School

421 ELIZABETH MITCHELL DRIVE THURGOONA 2640, 71//DP1048990

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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*.

Michael Gray

Manager Planning & Environment Services

Built & Natural Environment

Friday 3 March 2023