BLACKASH
BUSHFIRE CONSULTING

29 July 2024

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To Whom it may concern,

**Re: Jindabyne EC – Decoupling of roadworks from SSD Conditions A20-A23 and D35**

Blackash Bushfire Consulting has been engaged to review the bushfire requirements associated with the Jindabyne Education Campus, Barry Way Jindabyne for the decoupling of the roadworks from SSD Conditions A20-A23 and D35. This assessment is undertaken on behalf of the NSW Department of Education (DoE) (the applicant) who seeks a modification application for changes to the approved primary school and high school at 207 Barry Way, Jindabyne (SSD-15788005).

The proposed changes are specifically:

- DoE are seeking to "decouple" the road works on Barry Road from the commencement of the operation of the Jindabyne Education Campus.

In undertaking the review, regard has been given to:

- Consolidated Instrument of Consent (SSD- 15788005).

Conditions included in this assessment (A20-A23 and D35):

***'A20:*** *New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2009 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate and section 7.5 of Planning for Bush Fire Protection 2019.*

***A21:*** *The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019.*

***A22:*** *From the commencement of building works and for the duration of the educational land-use, the entire leasehold area must be managed as an inner protection area in accordance with the following requirements of Appendix 4 of Planning for Bush Fire Protection 2019:*

*(a) tree canopy cover should be less than 15% at maturity;*
*(b) trees at maturity should not touch or overhang the building;*
*(c) lower limbs should be removed up to a height of 2 m above the ground;*
*(d) tree canopies should be separated by 2 to 5 m;*
*(e) preference should be given to smooth-barked and evergreen trees;*
*(f) large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;*

*(g) shrubs should not be located under trees;*
*(h) shrubs should not form more than 10% ground cover;*
*(i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;*
*(j) grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and*
*(k) leaves and vegetation debris should be removed regularly.*

*This must form part of a Landscaping Management Plan to ensure ongoing management of these APZs as required by condition* ***D34****."*

***A23:*** *Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with the:*
*(a) NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; and*
*(b) NSW RFS Schools Program Guide and/or Australian Standard AS 3745:2010 Planning for emergencies in facilities.*

*The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.*

***D35****: Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition* ***A2(d)*** *and the property must be managed in accordance with the requirements in condition* ***A22****.'*

**Conclusion**

Based on the review of the above Conditions, this letter is issued as recognition that the proposed decoupling of the roadworks does not impact on the SSD Conditions A20-A23 and D35.

If you require any further information in relation to this matter, please do not hesitate to contact me on 0448 190 766.

Yours sincerely,


Scott Palin | Senior Bushfire Specialist
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