

## **SAN Concept Plan - MP 07 0166 MOD 7 – supplementary information**

### **1. Bush fire separation distances and Asset Protection Zones**

The placement of multi-storey residential development between the school precinct and bushland, should be reviewed with consideration of the additional challenges that multi-storey buildings pose. This is particularly important due to their placement adjacent to special fire protection developments (including a school and hospital). This review should address the issues raised and requirements of the Draft Planning for Bushfire Protection 2017 (Section 8.2.2), which amongst other things states:

*“Multi-storey buildings should only be considered on bush fire prone land if an engineering analysis can demonstrate that the above issues do not pose an unacceptable risk. This will require that the bush fire design brief (BFDB) process be undertaken involving the NSW RFS.”*

### **2. Bushfire and evacuation safety**

The modification includes amended internal roadway configuration, it is important that this road design aligns with the internal road requirements of Planning for Bushfire Protection. Insufficient information is provided to confirm this.

### **3. Water Supply**

Council requests that the SAN provide written advice from the relevant water utility regarding the ability of the existing mains water system (to which the development will be connecting) to provide adequate mains pressure for internal ring mains to protect the hospital, school and apartment buildings in the event of bushfire.

### **4. Planning Document**

Page 5 - Figure 4 indicates an incorrect blue boundary for the apartment development site - area around blocks D and E. It appears to infringe on the allocated open space for the school playing grounds.