

Bushfire Risk Assessment Letter – Cammeray Public School

3 December 2024

To	Department of Education (DoE)	Contact No.	02 9239 7460
Copy to	RP Infrastructure	Email	Mick.George@ghd.com
From	Mick George	Project No.	12654514
Project Name	Upgrade to Cammeray Public School		
Subject	Bushfire Risk Assessment – Upgrade to Cammeray Public School		

1. Introduction

This Bushfire Risk Assessment Letter has been prepared to support a Review of Environmental Factors (REF) for the Department of Education (DoE) for the upgrade of the Cammeray Public School (CPS) (the activity). The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) as “development permitted without consent” on land carried out by or on behalf of a public authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37 of the T&I SEPP and in consideration of the stakeholder and community participation plan.

The proposed activity is for upgrades to the existing CPS at 68 Palmer Street, Cammeray NSW 2062 (the site).

The purpose of this report is to accompany a Review of Environmental Factors (REF) under Part 5 of the EP&A Act and to confirm the following:

A s100B authorisation under the Rural Fires Act 1997 is not required for development for the purposes of a special fire protection purpose (SFPP) (i.e. a school) on “land” within a Bushfire Prone Land (BFPL) mapped area if the development is not BPFL. That is, BFPL only relates to the physical area mapped and does not extend to the entirety of a legal allotment of land merely because a part of that lot is mapped

1.1 Site Description

CPS is located at 68 Palmer Street, Cammeray on the northern side of Palmer Road, bound by Palmer Street to the south, Bellevue Street to the east and Miller Street to the west. The site has an area of 1.36 ha and comprises 11 allotments, legally described as:

- Lot 11 DP 837836
- Lot 1 DP 316130
- Lot 1 DP 316706
- Lot 1 DP 123406
- Lot 2 DP 174370
- Lot 1 DP 174370

- Lot 4 Sec 35 DP 758790
- Lot 5 Sec 35 DP 758790
- Lot 66 DP 1049613
- Lot 3 DP 571310
- Lot 4 DP 571310

The site currently comprises an existing co-education primary (K-6) public school with 6 permanent buildings, 3 demountable structures, covered walkways linked at multiple levels, play areas, on-grade parking, sports court, covered outdoor learning area (COLA) and vegetation/green spaces with mature trees.

The existing school buildings are clustered towards the southern portion of the site and comprise both single and 2 storey buildings. The northern portion of the site contains the sports court, vegetable garden and play equipment. The north-western portion of the site is heavily vegetated with trees of high landscape significance that are protected with fencing.

The site is identified as a locally listed heritage item (I0019) under Schedule 5 Environmental Heritage pursuant to the *North Sydney Local Environmental Plan 2013* (NSLEP). The school is also identified in the Plateau Heritage Conservation Area (HCA) (Part 2 Schedule 5 of the NSLEP). The school is listed on the Department of Education (DoE) Section 170 Heritage Conservation Register as 'Cammeray Public School' and 'Cammeray Public School – Building B00A.' The site is approximately 115m from a State heritage item (I0004) being the electricity substation at 143 Bellevue Street and in close proximity to locally heritage listed items.

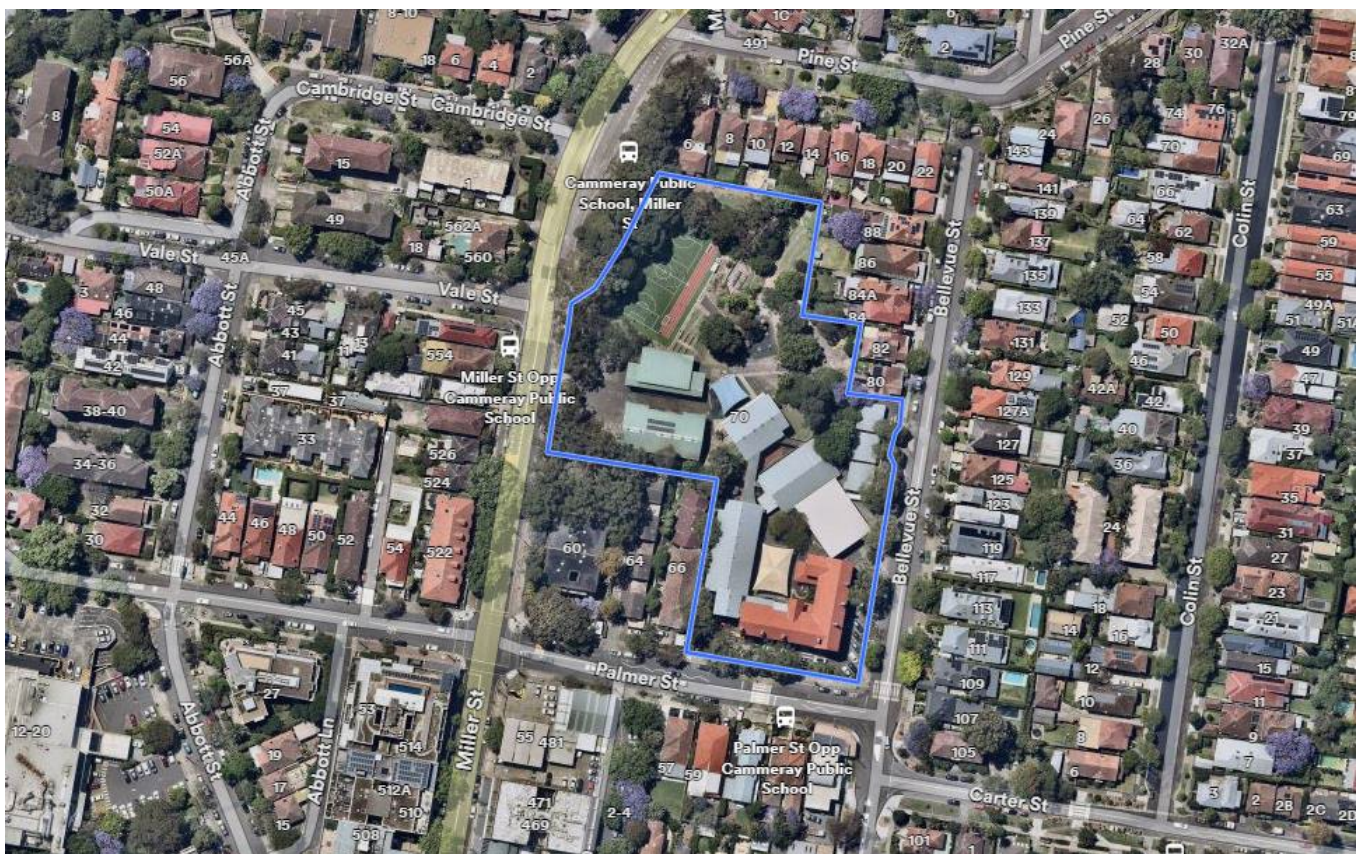


Figure 1 Aerial image of the site, outlined in blue (Source: NearMap, taken 30 October 2024)

1.2 Proposed Activity Description

The proposed activity involves upgrades to the existing CPS, including the following:

- Construction of 4 new permanent teaching spaces in a two-storey building incorporating 2 general learning spaces and 2 practical activity areas
- New egress lift and stairs for access to all building levels
- External covered walkways connecting the new building to the existing school network
- Landscaping and external works including compensatory planting
- Upgrades to site infrastructure and services to support the new buildings
- 50 bicycle parking spaces

The intent of the activity is to provide 4 permanent teaching spaces (PTS) plus 2 practical activity areas (PAA) across a two-storey addition, adjoining Building E. This will result in CPS retaining the capacity of a 'large' school (553-1,000 students) under EFSG (SINSW Education Facilities Standards and Guidelines).

Figure 2 below shows the scope of works for the proposed activity.

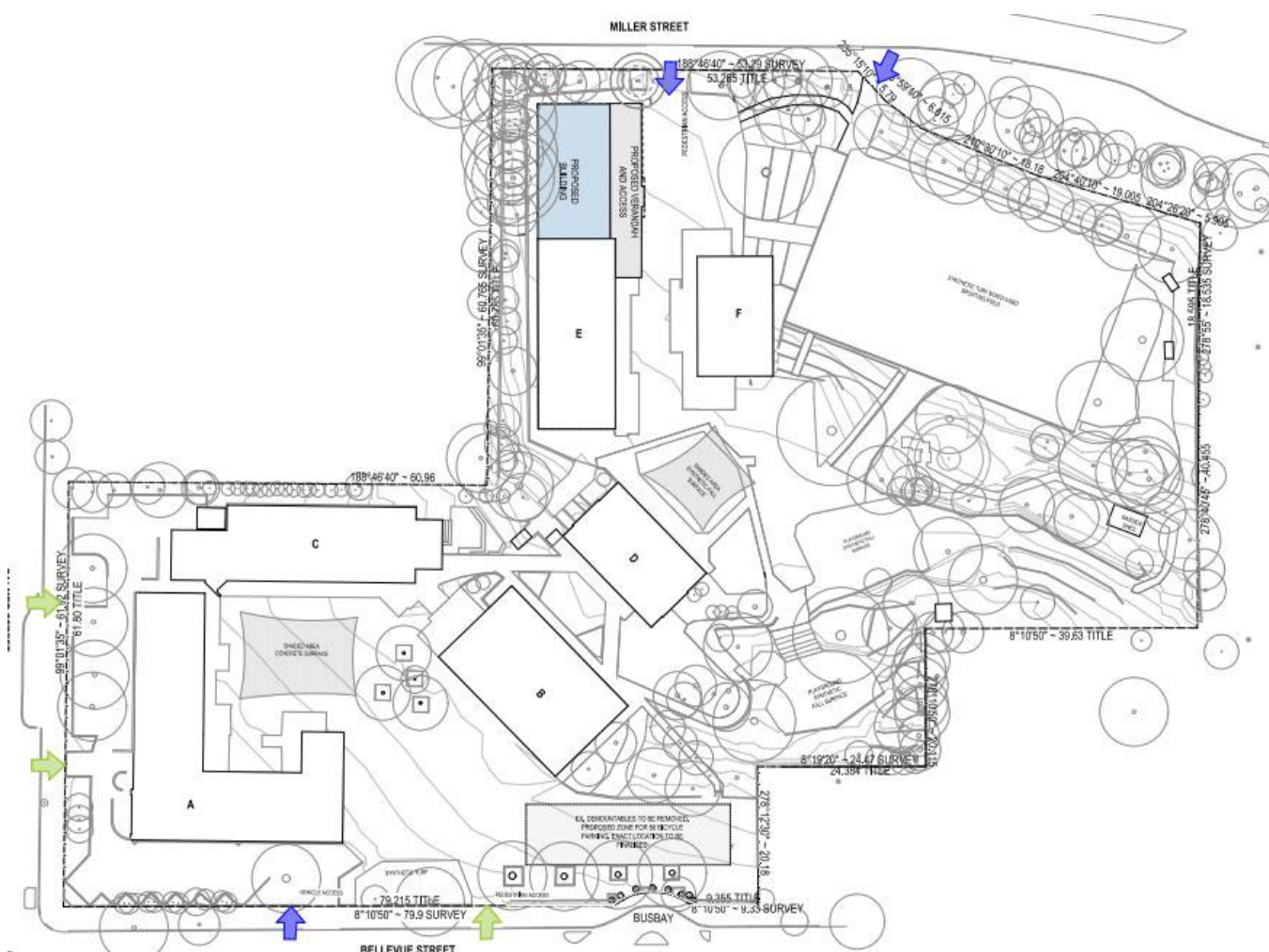


Figure 2 Proposed Scope of Works (Source: Fulton Trotter Architects, Proposed Site Plan (Rev P5))

1.3 Scope of work

This report has been prepared in accordance with PBP 2019, Australian Standard 3959-2018 to undertake a desktop assessment of the site and potential bushfire risks and undertake a site assessment to confirm the findings of the desktop assessment.

The upgrades relevant to this Bushfire Risk Assessment and PBP are the new two-storey building including the attached verandah and mechanical plant located in Lot 1 DP123406.

1.4 Limitations

This report: has been prepared by GHD for Department of Education (DoE) and may only be used and relied on by Department of Education (DoE) for the purpose agreed between GHD and Department of Education (DoE) as set out in section 1 of this report.

GHD otherwise disclaims responsibility to any person other than Department of Education (DoE) arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 1.5 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

Investigations undertaken in respect of this report are constrained by the particular site conditions, such as the location of buildings, services and vegetation. As a result, not all relevant site features and conditions may have been identified in this report.

Accessibility of documents

If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.

1.5 Assumptions

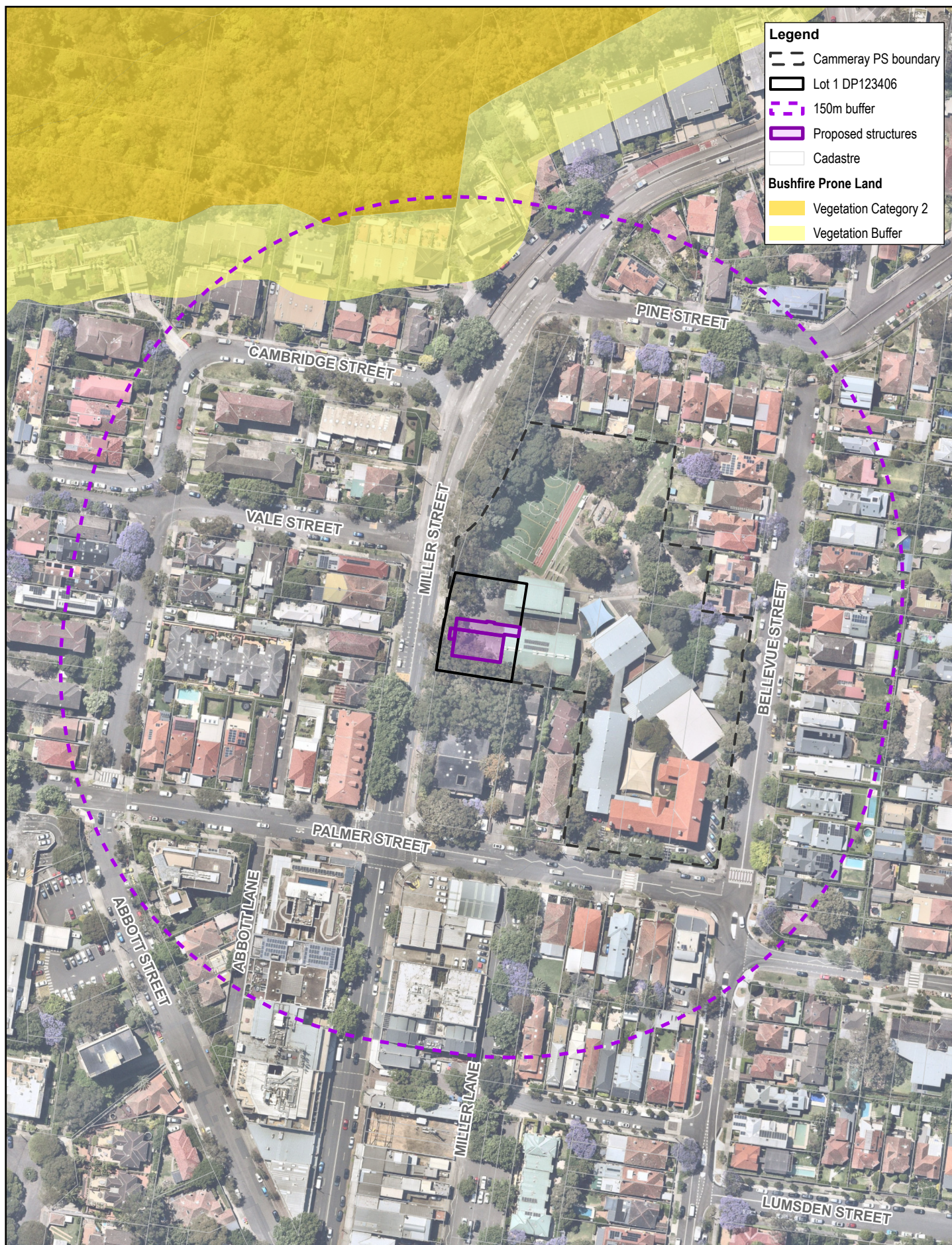
GHD assumes the design provided by the client is up-to-date.

2. Bushfire Assessment

2.1 Bushfire Prone Land classification

The BFPL map is a trigger for the consideration of bushfire matters as part of planning for new development. It is not intended as a detailed measure of risk. The map does not form part of the site assessment process. The subject site (68-70 Palmer Street, Cammeray, NSW, 2062) is depicted on North Sydney Council's BFPL map as **not BFPL**, with the closest classified vegetation 145m north-west of Lot 1 DP123406 (Figure 3). The application of Planning for Bush Fire Protection (PBP) 2019 and Australian Standard 3959-2018 '*Construction in bushfire-prone areas*' (AS3959-2018) is therefore **not** triggered for any future development application.

Should BFPL mapping be amended by North Sydney Council and the subject site affected, any future school development would be captured under s100B of the Rural Fires Act 1997 (RF Act) and subsequently must apply for a bushfire safety authority from the Commissioner of the NSW RFS. This is not expected to occur given the location of the school in an existing built-up area.



Legend

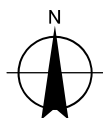
- Cammeray PS boundary
- ▬ Lot 1 DP123406
- - - 150m buffer
- ▭ Proposed structures
- ▭ Cadastre

Bushfire Prone Land

- Vegetation Category 2
- Vegetation Buffer

Paper Size ISO A4
0 10 20 30 40
Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA2020
Grid: GDA2020 MGA Zone 56



Schools Infrastructure NSW
Bushfire Risk Assessment
Cammeray Public School

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Revision No. A
Date 3/12/2024

Bushfire Prone Land

FIGURE 3

2.2 Fire weather

The site is located within the North Sydney Local Government Area (LGA), within the Greater Sydney Region for which a Fire Danger Index (FDI) of 100 is applicable for bushfire assessment (NSW RFS, 2019).

2.3 Vegetation

Where a site is not mapped as BFPL but is potentially exposed to a bushfire threat and likely to be referred under the *Environmental Planning and Assessment Act 1979* s4.15, the application of PBP 2019 also applies and consultation with the consent authority or certifier is required to determine bushfire requirements.

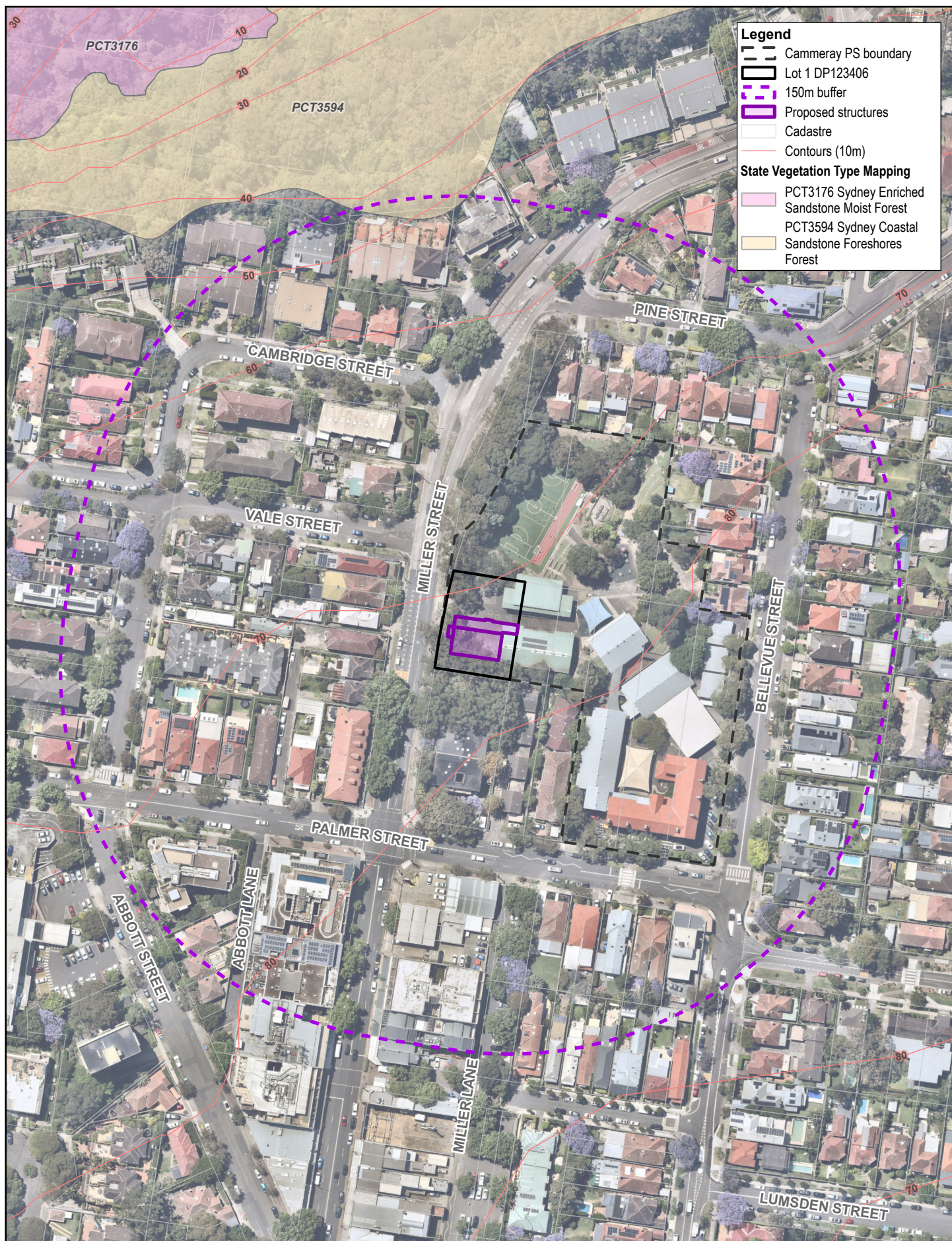
Figure 4 shows that the nearest classified vegetation is Plant Community Type (PCT) 3549: *Sydney Coastal Sandstone Foreshores Forest* (Forest under PBP 2019) and occurs 140m north-west of the subject site. The site is over 100m away from the hazard therefore, it is classified as BAL LOW thus the application of PBP 2019 **does not** apply and no BPMs are required for the proposed development.

The site inspection on 25/11/2024 confirmed that vegetation on site is less than a hectare with evidence of a managed understory and is greater than 100m separation from Category 2 vegetation (Figure 3). Therefore, it is not required to be considered under PBP 2019 as it is excluded (PBP, 2019, Section A1.10).



Plate 1

Photo from site inspection (25/11/2024) showing vegetation on site and overhead powerlines.



Legend

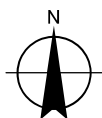
- Cammeray PS boundary
- Lot 1 DP123406
- 150m buffer
- Proposed structures
- Cadastral
- Contours (10m)

State Vegetation Type Mapping

- PCT3176 Sydney Enriched Sandstone Moist Forest
- PCT3594 Sydney Coastal Sandstone Foreshores Forest

Paper Size ISO A4
0 10 20 30 40
Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA2020
Grid: GDA2020 MGA Zone 56



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Bushfire hazards

FIGURE 4

2.4 Effective slope

Effective slope was assessed using contour mapping from Spatial Services NSW and confirmed by site assessment. [Note this is describing the slope underneath the vegetation, not between the building and the vegetation]. This site has a slope class of 5 to 10 degrees downslope from the south-east to north-west. The nearest BFPL vegetation is downslope of the site to the north-west.

3. Bushfire protection measures

As there is no bushfire hazard within 100 m of the site the entire site is Bushfire Attack Level (BAL)-LOW, no bushfire requirements or protection measures apply.

4. Recommendations and conclusions

No bushfire hazard or bushfire planning constraints have been identified based on the desktop and site assessment.

5. References

- Australian Standard. (2018). *AS3959:2018 – Construction of buildings in bushfire-prone areas*. Sydney: Standards Australia.
- NSW Department of Planning, Housing and Infrastructure. (2024). *NSW Planning Portal Spatial Viewer*. Retrieved from NSW Planning Portal: <https://www.planningportal.nsw.gov.au/spatialviewer/>
- NSW RFS. (2019). *Planning for Bush Fire Protection*. State of NSW. Sydney: NSW RFS.

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