

# Bushfire Risk Assessment letter – Bungendore High School

February 25, 2025

Updated March 14, 2025

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<b>From</b>	Mick George Version 2 edits by Arushi Vasrivastava and reviewed by Nicola Bailey	<b>Project No.</b>	12622196
<b>Project Name</b>	Bungendore HS - Bushfire		
<b>Subject</b>	Bushfire Hazard Assessment in relation to planning pathways for Bungendore High School (HS)		

## 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 a new Bungendore High School (HS) (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 3.37A of the T&I SEPP.

This document has been prepared in accordance with the *Guidelines for Division 5.1 assessments* (the Guidelines) by the Department of Planning, Housing and Infrastructure (DPHI) as well as the *Addendum Division 5.1 guidelines for schools* and *Addendum October 2024 (Consideration of environmental factors for health services facilities and schools)*.

The purpose of this report is to accompany a REF under Part 5 of the EP&A Act and to confirm that 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

The current street address is a part of 18 Harp Avenue, Bungendore, NSW, 2621 (the site) and is legally described as part Lot 125 in Deposited Plan 1297613. As shown in Figure 1, the proposed school site forms part of a larger lot which is the subject of a proposed residential subdivision.

The site is located within the North Bungendore Precinct (Elm Grove Estate) in Bungendore. As a result of precinct wide rezonings, the surrounding locality is currently transitioning from a semi-rural residential area to an urbanised area with new low density residential development.

The site is zoned R2 Low Density Residential, with all adjoining land also zoned R2 Low Density Residential.

The site has three frontages:

- Approximately 500 metres southern frontage to Birchfield Drive
- Approximately 500 metres northern frontage to Bridget Avenue
- Approximately 100 metres eastern frontage to Winyu Rise

The site is currently cleared of all vegetation and consists of grassland, having been prepared for the purposes of future low density residential development.



Paper Size ISO A4  
0 25 50 75 100  
Metres

Map Projection: Transverse Mercator  
Horizontal Datum: GDA2020  
Grid: GDA2020 MGA Zone 55



NSW Department of Education  
Bungendore High School  
Bushfire Hazard Assessment

Project No. 12622196  
Revision No. A  
Date 12/11/2024

Site location

**FIGURE 1**

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Data source: World Hillshade: Esri, CGIAR/Imagery - Neemap; World Topographic Map: ViMAP, Esri, TomTom, Garmin, FourSquare, FAO, METINASA, USGS  
(extracted: 12/11/2024); General topography - NSWGS, 2024; SVTM, Bushfire Prone Land - DPE, 2024.  
Created by: plemendes

**Figure 1** Site location

## 1.2 Proposed activity description

The proposed activity is for the construction and operation of a new high school in Bungendore at part 18 Harp Avenue, Bungendore (the **site**). The new high school will accommodate 600 students and 68 staff. The school will provide 26 general learning spaces, and three support learning spaces across two buildings. The buildings will be predominantly three-storeys in height and will include permanent and support teaching spaces, specialist learning hubs, a library, administrative areas and a staff hub.

Additional core facilities are also proposed including a standalone school hall with covered outdoor learning area (**COLA**), a car park, a kiss and drop zone along Birchfield Drive, sports courts and a sports field. The new school also features a single storey building with associated paddocks in the far western portion of the site designed for livestock management and hands-on agricultural learning.

Specifically, the proposal involves the following:

- Building A, a three-storey learning hub accommodating general learning spaces, a special education learning unit (**SELU**), a physical education centre, a performing arts space, and other core facilities including administrative areas, staff hub, library and end of trip facilities.
- Building B, a part three/part four storey learning hub accommodating general learning spaces, specialist workshops for food, textile, wood and metal workshops, as well as visual arts studios, science labs and staff areas.
- Building C, a standalone school hall with COLA.
- Building D, a single-storey agricultural block comprising an animal storage space, a COLA and internal workshop.
- On-site staff car park with 50 spaces with access via Bridget Avenue.
- Kiss and drop zones and bus bays along Birchfield Drive.
- Open play space including a sports courts and sports field.
- Associated utilities and services including a 1000kv padmount substation.
- Main pedestrian entrance to be located off Birchfield Drive.
- Secondary pedestrian access from Bridget Avenue.
- Public domain/off-site works including the removal of street trees.

The design has been masterplanned to allow for an additional future stage. The second stage does not form part of this proposal.

**Figure 2** provides an extract of the proposed site plan.



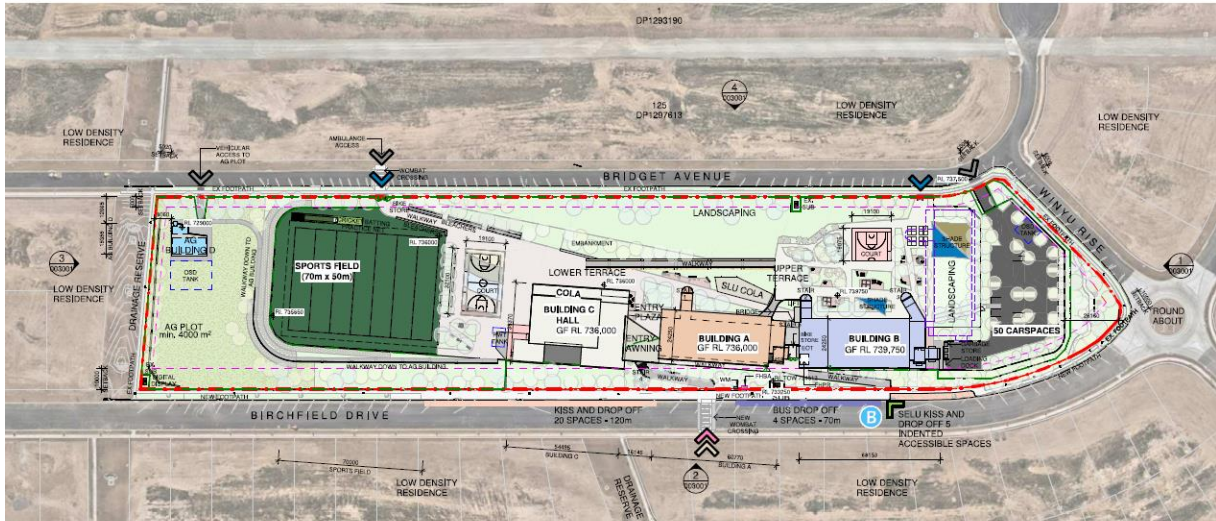


Figure 2 Site plan (courtesy of Urbis 2024)

## 1.3 Scope and limitations

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## 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 (bound by Harp Avenue, Bridget Avenue, Winyu Rise and Birchfield Drive Bungendore NSW 2621) is depicted on Queanbeyan-Palerang Regional Council's BFPL map as **not BFPL** (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 Queanbeyan-Palerang Regional Council's 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 a future built-up area.

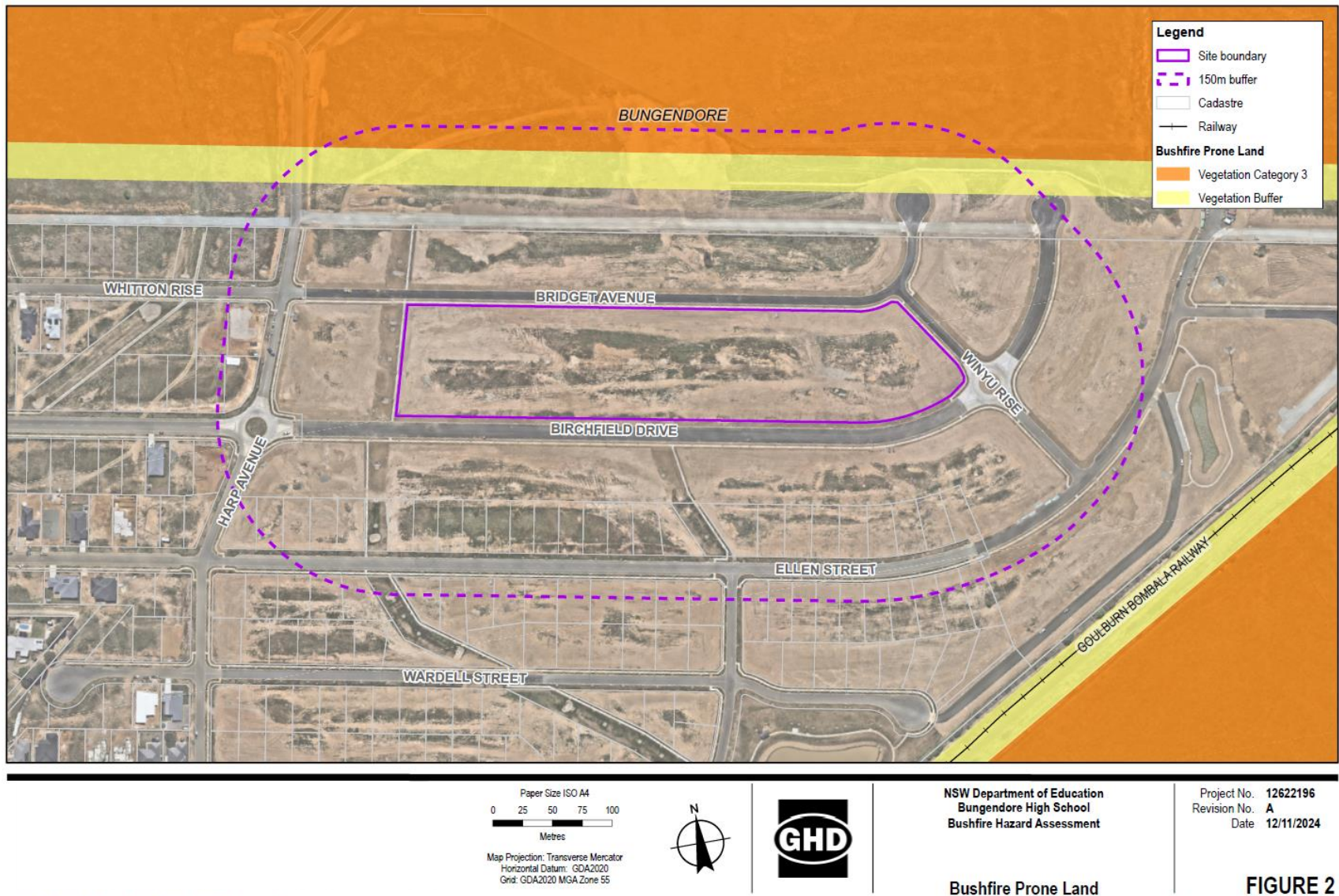


Figure 3 Bushfire Prone Land Classification

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Project No. 12622196  
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 Date 12/11/2024

**Bushfire Prone Land**

**FIGURE 2**

Date source: Imagery - Nearmap; (extracted: 12/11/2024); General topography - NSWGS, 2024; SVTM, Bushfire Prone Land - DPE, 2024.  
 Created by: plemandes

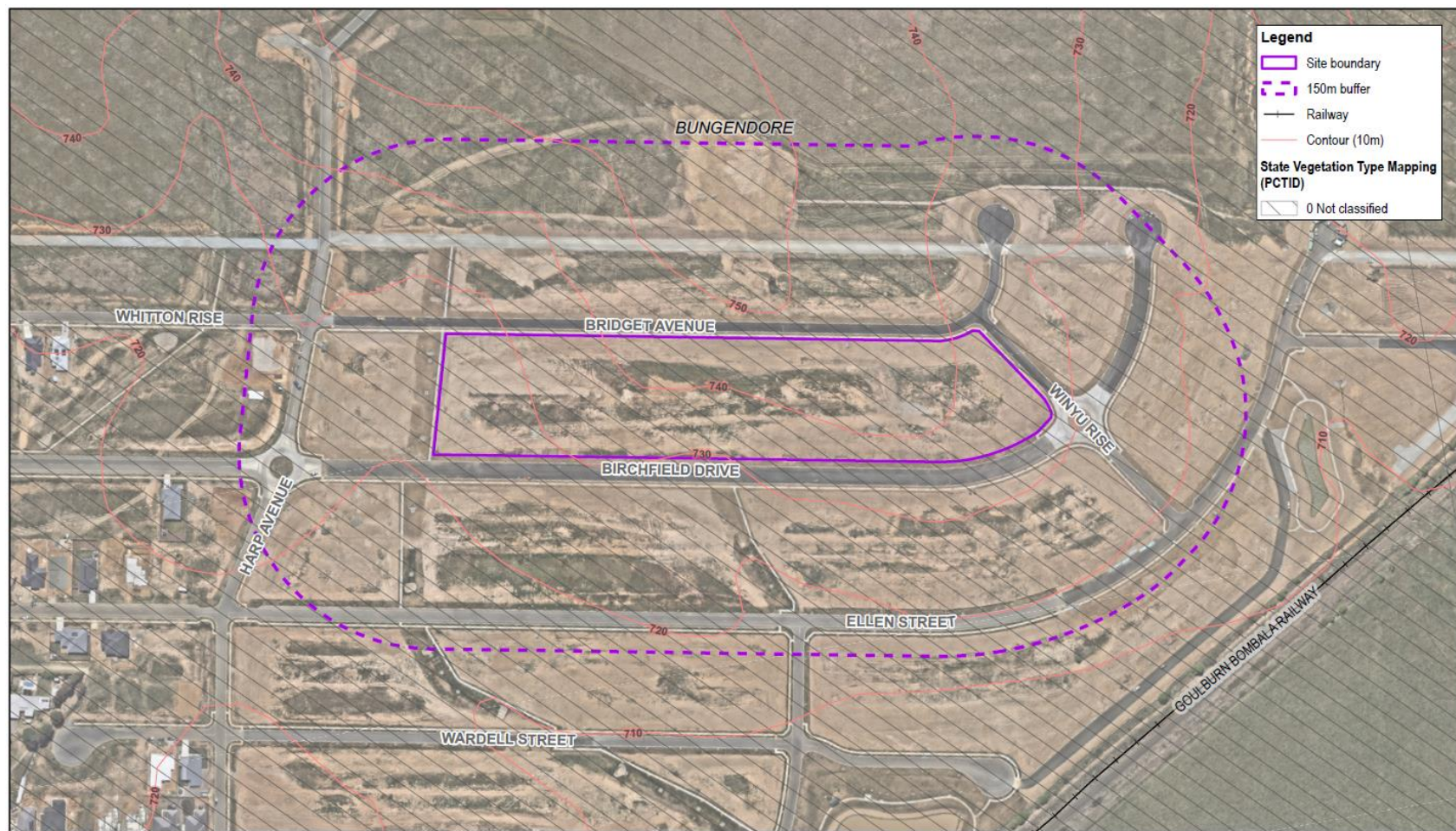
## **2.2 Fire weather**

The site is located within the Queanbeyan-Palerang Local Government Area (LGA), within the Southern Ranges Region for which a Fire Danger Index (FDI) of 100 is applicable for bushfire assessment (NSW RFS, 2019).

## **2.3 Vegetation**

The nearest classified vegetation is located over 100m to the north of the subject site and is classified as grasslands under PBP 2019 as shown on BFPL mapping. Within the subject site and adjoining area desktop review found the area to be largely cleared for surrounding residential development and did not identify classified vegetation within a proximity to support a fire (Figure 4). Grassland area to the north will be separated from the site by future adjoining residential development and road infrastructure already in place.





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0 25 50 75 100  
Metres

Map Projection: Transverse Mercator  
Horizontal Datum: GDA2020  
Grid: GDA2020 MGA Zone 55



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Bushfire hazards

**FIGURE 3**

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Data source: Imagery - Nearmap (extracted: 12/11/2024); General topography - NSWGS, 2024; SVTM, Bushfire Prone Land - DPE, 2024.  
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**Figure 4** Bushfire hazards



### **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.