

8 April 2025

Department of Education
Level 8, 8 Central Avenue
South Eveleigh Precinct
Eveleigh NSW 2015
Attention: Paul Hunter
Paul.hunter13@det.nsw.edu.au

Dear Mr. Paul Hunter,

RE: Bungendore High School - Bushfire Requirements

BlackAsh Bushfire Consulting has been engaged by the NSW Department of Education (DoE) under instruction from Colliers for the new Bungendore North Campus High School located. The project site, and land to which the REF applies (the site) includes Nos. 4-6, and 10 Majara Street, part Lot 1 DP 1276279 (previously Majara Street road reserve) and part Lot 1 DP 1276282 as identified in Figure 1.

This assessment has been prepared by Lew Short, Director Blackash (FPAA BPAD Level 3 Certified Practitioner No. BPAD 16373 who is recognised by the NSW Rural Fire Service (RFS) as qualified in bushfire risk assessment and has been accredited by the Fire Protection Association of Australia as a suitably qualified consultant to undertake alternative solution proposals.

This bushfire review has been prepared to support a Review of Environmental Factors (REF) for the NSW Department of Education (DoE) for the construction and operation of the new Bungendore North Campus High School (the activity). This letter is not a bushfire report for the activity and serves to clarify that the activity is not on designated Bushfire Prone Land.

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 provide technical advice into the application of bushfire requirements for the project site.

The Bushfire Prone Land map is at Figure 2. The Bushfire Prone Land map is current and has been completed in accordance with the RFS *Guide for Bushfire Prone Land Mapping*.

The project site is not affected by designated Bushfire Prone Land 30m buffer to the north east. As such, there is no legislative trigger for the consideration of RFS *Planning for Bushfire Protection 2019* (PBP) or application of bushfire requirements for the proposed activity. The proposal is not Integrated development and does not require a Bushfire Safety Authority from the RFS.

As the proposed buildings are not affected by a Bushfire Prone Land map, Specification 43 of the *National Construction Code* (NCC) is not triggered and the proposed activity does not need to comply with the NCC for bushfire specific requirements through Specification 43.

The Bungendore North Campus High School is not on or affected by Bushfire Prone Land. No bushfire requirements are applicable to the proposed activity. As such, the conclusion of this assessment is that the proposed activity is not likely to significantly affect the environment in relation to bushfire matters.

Yours sincerely,



Lew Short | Director
Blackash Bushfire Consulting
B.A., Grad. Dip. (Design for Bushfires), Grad. Cert. of Management (Macq), Grad. Cert. (Applied Management), BA (Resource & Environmental Management)
Fire Protection Association of Australia Level 3 BPAD 16373







10 Majara Street Bungendore 2621

Lot/Section/Plan no: 3/-/DP830878

Council: QUEANBEYAN-PALERANG REGIONAL COUNCIL



Figure 2 Bushfire Prone Land Map - accessed 10 February 2025 (source ePlanning Spatial Viewer NSW Department of Planning)