

Bushfire Assessment Report

Proposed:
**Alterations and
Additions to an existing
school – S4.55**

At:
**HopePoint Christian School
42A Beale Street,
Georges Hall**

Reference Number: 260646

9th April 2026



Prepared By:
**Building Code & Bushfire
Hazard Solutions Pty Limited**

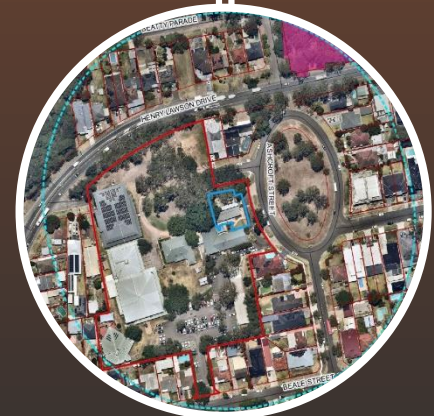
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Version Control				
Version	Date	Author	Reviewed by	Details
1	16/03/2026	Duncan Armour	Andrew Muirhead	Final Report
2	09/04/2026	Andrew Muirhead		Minor Amendments

List of Abbreviations:

APZ	Asset Protection Zone
AS3959	Australian Standard 3959 – 2018 as amended
BAL	Bushfire Attack Level
BPMs	Bushfire Protection Measures
BPLM	Bushfire Prone Land Map
Council	Canterbury-Bankstown Council
DA	Development Application
ELVIS	Elevation and Depth Foundation Spatial Data
EP&A Act	<i>Environmental Planning and Assessment Act - 1979</i>
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
IPA	Inner Protection Area
NASH	National Association of Steel-framed Housing
NCC	National Construction Code
NP	National Park
NSP	Neighbourhood Safer Place
OPA	Outer Protection Area
PBP	<i>Planning for Bush Fire Protection – 2019 as amended</i>
ROW	Right of Way
RF Act	<i>Rural Fires Act - 1997</i>
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SWS	Static Water Supply

Executive Summary:

The development proposal relates to the increase in student numbers to 400 and an increase of staff capacity to 33, as well as new school buildings and alterations and additions to the existing school buildings and grounds within an existing educational establishment known as HopePoint Christian School, located at 42A Beale Street, Georges Hall. This report is to address a S4.55 application.

Canterbury-Bankstown Council's Bushfire Prone Land Map identifies the subject property as partially containing the Vegetation Buffer therefore the overall subject site is considered 'bushfire prone'.

Schools are listed Special Fire Protection Purpose (SFPP) development under section 100b of the *Rural Fires Act 1997*. As the proposal involves a listed SFPP development on bushfire prone land the development must obtain a Bush Fire Safety Authority from the Commissioner of the NSW Rural Fire Service (RFS).

In accordance with the Guidance document *Application of section 100B of the Rural Fires Act 1997 (Bush Fire Safety Authority)* dated 23 July 2025 (**Guidance document**) the following is applicable to this site as it is partially mapped as bush fire prone land:

Not all SFPP developments located on a lot which is partially mapped as bush fire prone land constitute a development of bush fire prone land for a SFPP for the purposes of section 100B(1)(b) of the RF Act.

The proposed development is a development of bush fire prone land where it involves doing any of the acts, matters or things specified in section 1.5(1) of the EP&A Act, on the bush fire prone land portion of the land. It is only where any of those acts, matters or things are proposed to be done on the bush fire prone land portion of the land for a SFPP listed in section 100B(6) of the RF Act, that a BFSA will be required.

Cadastral (lot) boundaries are not relevant to the assessment of whether a development is on bush fire prone land.

In this instance only the northern portion of the site is mapped as partly containing the Vegetation Buffer as shown in Figure 01. This site was not previously mapped as being bushfire prone and the mapping was updated to include the subject property after the original DA was submitted.

While the location of the proposed building works is not located on bushfire prone land, as the Development seeks consent to increase student numbers and part of the site is mapped as being bushfire prone land a Bush Fire Safety Authority from the Commissioner of the NSW RFS is required.

The submission requirements for a Bush Fire Safety Authority set out in clause 45 of the *Rural Fires Regulation 2022* requires an assessment of the extent to which the proposed development conforms with or deviates from Planning for Bush Fire Protection 2019 (PBP).

SFPP development is assessed under Chapter 6 'Special Fire Protection Purpose Developments' of *Planning for Bush Fire Protection 2019 (PBP)*.

The minimum required APZs were determined from Table A1.12.1 of PBP to be 50 metres to the northeast and 57 metres to the northwest.

All proposed building works are >100 metres from the bushfire hazard and are not located on bushfire prone land.

The APZs within the subject site will continue to be maintained in accordance with an Inner Protection Area as detailed in Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service publication 'Standards for Asset Protection Zones'.

The highest Bushfire Attack Level (BAL) for the subject building was determined from Table A1.12.5 of PBP to be BAL Low.

In accordance with Table 2 of the addendum to PBP the buildings must comply with BAL 19 and subsequently comply with sections 3 and 6 of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 and the additional construction requirements detailed in section 7.5 of PBP.

The proposal satisfies all relevant specifications and requirements of *Planning for Bush Fire Protection 2019* and the addendum to *Planning for Bush Fire Protection*.

1.0 Introduction

The development proposal relates to the increase in student numbers to 400 and an increase of staff capacity to 33, as well as a new school building and alterations and additions to the existing school buildings and grounds within an existing educational establishment known as HopePoint Christian School, located at 1 Beale Street, Georges Hall. This report is to address a S4.55 application.

Canterbury-Bankstown Council's Bushfire Prone Land Map identifies the subject property as partially containing the Vegetation Buffer therefore the subject site is considered 'bushfire prone'. This site was not previously mapped as being bushfire prone and the mapping was updated to include the subject property after the original DA was submitted.

Schools are listed Special Fire Protection Purpose (SFPP) development under section 100b of the *Rural Fires Act 1997*.

While the location of the proposed building works is not located on bushfire prone land, as the Development Application and S4.55 modification seeks consent to increase student numbers and part of the site is mapped as being bushfire prone land a Bush Fire Safety Authority from the Commissioner of the NSW RFS is required.

The submission requirements for a Bush Fire Safety Authority set out in clause 45 of the *Rural Fires Regulation 2022* requires an assessment of the extent to which the proposed development conforms with or deviates from Planning for Bush Fire Protection 2019 (PBP).

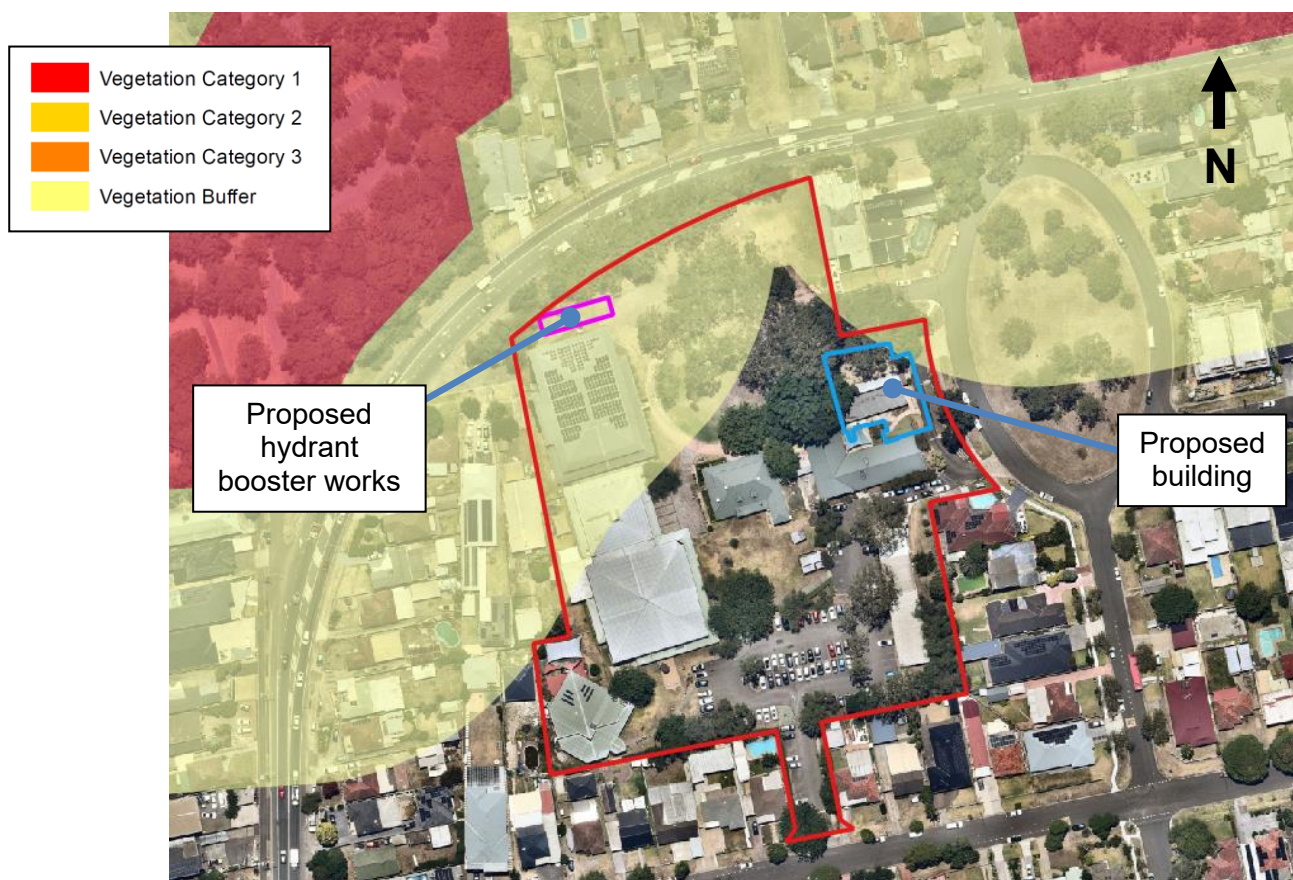


Figure 01: Extract from Canterbury-Bankstown Council's Bushfire Prone Land Map

2.0 Legislative Requirements

The site is subject to the following legislative provisions as it relates to bushfire planning and protection:

- *Environmental Planning & Assessment Act 1979*
- *Rural Fires Act 1997*
- *Rural Fires Regulation 2022*
- *Planning for Bush Fire Protection*

2.1 Rural Fires Act 1997

Schools are a listed Special Fire Protection Purpose (SFPP) under section 100b (6a) of the *Rural Fires Act 1997*.

The development must obtain a Bush Fire Safety Authority from the Commissioner of the NSW Rural Fire Service (RFS).

2.2 Environmental Planning & Assessment Act 1979

Section 10.3 requires councils, where a Bush Fire Risk Management Plan applies, to record a bush fire prone land map after consulting with the Commissioner of the NSW Rural Fire Service (NSW RFS). The Commissioner will designate lands to be bush fire prone within an area and, when satisfied that the lands have been recorded on a map, certify the map as the Bush Fire Prone Land map.

2.3 Rural Fires Regulation 2022

Section 45 sets out the relevant matters that must be considered when assessing a bushfire safety authority and includes an assessment of the proposal against Planning for Bush Fire Protection.

2.4 Planning for Bush Fire Protection

As the subject site is identified as being bushfire prone and the proposed development involves a school, the proposal is subject to the application of the relevant specifications and requirements of Planning for Bush Fire Protection.

The proposal is required to demonstrate that it achieves compliance with the following elements of PBP:

- Chapter 1 - Aim and Objectives
- Chapter 6 - Special Fire Protection Purpose Developments

3.0 Purpose of Report

The purpose of this Bushfire Assessment Report is to provide the Rural Fire Service with an independent bushfire assessment together with appropriate recommendations for both new building construction and bushfire mitigation measures considered necessary having regard to construction within a designated 'bushfire prone' area.

The recommendations contained within this report may assist in forming the basis of any specific construction conditions and/or bushfire mitigation measures that the NSW Rural Fire Service may elect to place within any consent conditions.

4.0 Scope of this Report

The scope of this report is limited to providing a bushfire assessment and recommendations for the subject property. Where reference has been made to the surrounding lands, this report does not purport to directly assess those lands; rather it may discuss bushfire impact and/or progression through those lands and possible bushfire impact to the subject property.

5.0 Compliance Tables & Notes

The following table sets out the project's compliance with *Planning for Bush Fire Protection – 2019*.

	Northeast	Northwest	South	East
Vegetation Structure	Woodland	Remnant	Managed land	Managed land
Slope	0 – 5 degrees down	5 - 10 degrees down	N/A	N/A
Required Asset Protection Zone (New SFPP)	50 metres*	57 metres*	N/A	N/A
Available Asset Protection Zone	>100 metres	>100 metres	N/A	N/A
Significant Landscape Features	Maintained grounds / Henry Lawson Drive	Maintained grounds / Henry Lawson Drive	Beale Street	Ashcroft Street
Threatened Species	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Aboriginal Relics	APZ Existing	APZ Existing	APZ Existing	APZ Existing

* Determined from Table A1.12.1 of PBP

Compliance Summary of Bushfire Protection Measures			
Bushfire Protection Measure	Acceptable Solution	Performance Solution	Report Section
Asset Protection Zones	☒	☐	8.03
Construction Standard	☒	☐	8.03
Access	☒	☐	8.03
Water Supply	☒	☐	8.03
Gas and Electrical Supplies	☒	☐	8.03

Asset Protection Zones Compliance

One of the objectives underpinning Planning for Bush Fire Protection is to provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings.

The minimum required APZs were determined from Table A1.12.1 of PBP to be 50 metres to the northeast and 57 metres to the northwest.

All proposed building works are >100 metres from the bushfire hazard and the building is not located on bushfire prone land.

The APZs will be maintained in accordance with an Inner Protection Area as detailed in Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service publication 'Standards for Asset Protection Zones'.

Construction Level Compliance

The highest Bushfire Attack Level (BAL) for the subject building was determined from Table A1.12.5 of PBP to be BAL Low.

While the proposed building is not on Bushfire Prone Land as part of the site is captured and the DA includes the increase in student numbers the proposed works are required to comply with PBP.

In accordance with Table 2 of the addendum to PBP the building must comply with BAL 19 and subsequently comply with sections 3 and 6 of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 and the additional construction requirements detailed in section 7.5 of PBP.

6.0 Aerial view of the subject allotment



Figure 02: Aerial view of the subject area. Courtesy Nearmap (December 2025)

7.0 Bushfire Assessment

Multiple detailed site inspections have been undertaken of the subject site by representatives of Building Code & Bushfire Hazard Solutions P/L. In addition to the collected site data this assessment has relied on:

- Aerial imagery of the subject area (NSW Spatial Services & Nearmap);
- 1 metre contour mapping of the subject area (Elevation and Depth Foundation Spatial Data – Geoscience Australia)
- NSW Planning Portal Spatial Viewer
- Vegetation Mapping (Vegetation NSW)

7.01 Location

The subject site contains an existing educational establishment known as HopePoint Christian School and is located at 42A Beale Street, Georges Hall.

The subject site is zoned R2: Low Density Residential and located within Canterbury-Bankstown Council's Local Government Area.

The site has street frontage to Beale Street to the south, Henry Lawson Drive to the north and Ashcroft Street to the west and private residential allotments to the northeast, south, east and west.

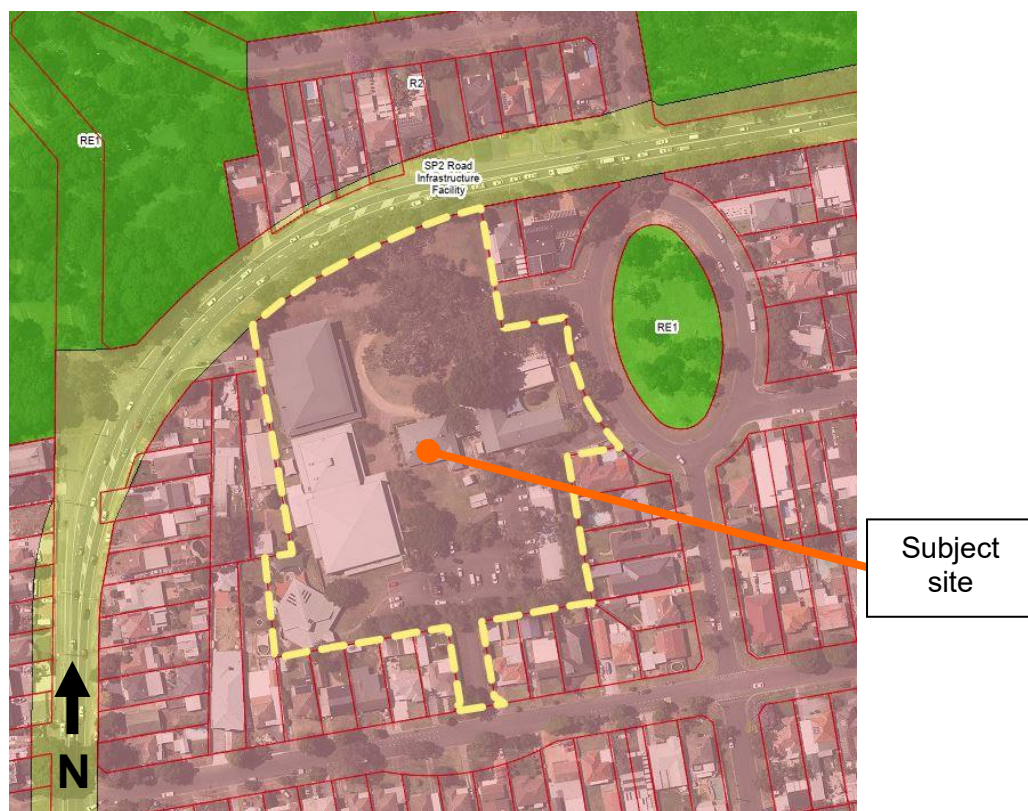


Figure 03: Land Zoning courtesy of ePlanning NSW

7.03 Vegetation

In accordance with Appendix 1 'Site Assessment Methodology' of PBP we have undertaken an assessment of all vegetation formations within 140 metres of the development site for each aspect as per Keith (2004).

The vegetation identified as posing a bushfire hazard to the site is located to the northeast and northwest of the subject property beyond Henry Lawson Drive within Mirambeena Regional Park.

The vegetation posing a hazard to northeast and northwest was found to consist of trees 10 – 30 metres high with a sparse canopy and limited understorey. The vegetation to the northwest was found to be less than 1Ha in size (.35Ha) and in accordance with A1.11 of PBP has been assessed as Remnant and Rainforest used to determine the BAL.

The vegetation posing a hazard to the northeast was found to be mapped (Vegetation NSW) as Cumberland Shale Plains Woodland (PCT: 3320).

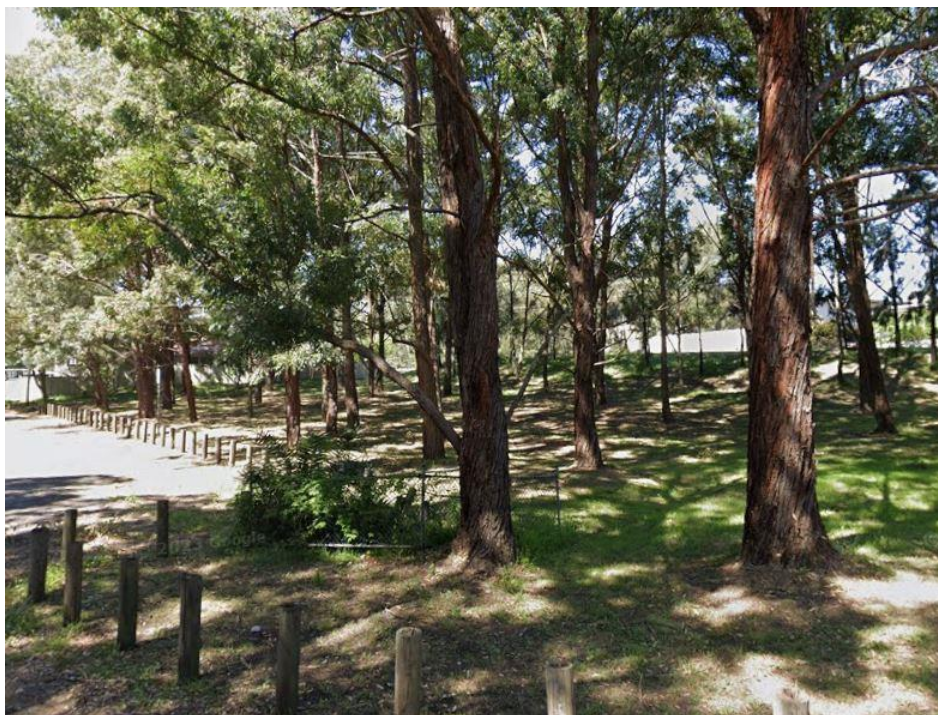
For the purpose of PBP we have determined the vegetation to the northeast to be Grassy Woodlands and the vegetation to the northwest as Remnant.



Figure 04: Aerial view of the subject area overlaid with vegetation mapping (Vegetation NSW)



Photograph 01: View toward the vegetation to the northeast from Henry Lawson Drive.



Photograph 02: View toward the vegetation to the northwest from within Mirambeena Regional Park, looking toward Henry Lawson Drive.

7.04 Slope and Topography

The slope of the land under the classified vegetation has a direct influence on the forward rate of spread, fire intensity and radiant heat exposure. The effective slope is considered to be the slope under the classified vegetation which will most significantly influence bushfire behaviour toward the development site.

In accordance with A1.4 'Determine slope' of PBP the slope assessment is to be derived from the most detailed contour data available.

The slope that would most significantly influence bushfire behaviour was determined from topographic imagery (1 metre contours) in conjunction with site observations to be:

- 0 - 5 degrees down slope within the hazard to the northeast
- 5 - 10 degrees down slope within the hazard to the northwest



Figure 05: Extract from ELVIS – Geoscience Australia (1m contours)

7.04 Fire Weather

All development which attracts an Asset Protection Zone under PBP requires the identification of the relevant Fire Danger Index (FDI). The FDI required to be used for development assessment purposes is based on the local government boundaries, being Canterbury-Bankstown Council in this instance.

In accordance with the NSW Rural Fire Service publication 'NSW Local Government Areas FDI' (2017) Canterbury-Bankstown Council form part of the Greater Sydney Region Fire Weather District and attracts an FFDI of 100.

7.05 Fire History

There are areas within NSW which have significant fire history and are recognised as known fire paths. While the fire history is more commonly considered as part of strategic planning (to ensure future development is not exposed to an unacceptable risk), it is useful to consider at a Development Application phase to ensure the land is suitable for development in the context of bushfire risk.

In this instance there have been no recorded wildfires within the immediate surrounding area (NPWS Fire History dataset) in the 120-year recording period.

There were also no visual indicators of previous fires at the time of our inspection.

The closest fire being >4.5 kilometres to the south which occurred in the 1997 - 98 fire season (source NPWS Fire History dataset).

The subject site is therefore not considered to be within a known fire path.



Figure 06: NPWS Fire History Mapping

8.0 Bushfire Protection Measures

8.01 Planning for Bush Fire Protection - 2019

Planning for Bush Fire Protection – 2019 (PBP) is applicable to development located on land determined as being 'bushfire prone' in accordance with the local Bushfire Prone Land Map.

Bushfire prone land are defined as those areas;

- containing or within 100m of Category 1 Vegetation; or
- containing or within 30m of Category 2 or 3 Vegetation.

Canterbury-Bankstown Council's Bushfire Prone Land Map identifies the subject property as partially containing the Vegetation Buffer, therefore part of the overall allotment is considered 'bushfire prone'. This site was not previously mapped as being bushfire prone and the mapping was updated to include the subject property after the original DA was submitted.

Schools are listed Special Fire Protection Purpose (SFPP) development under section 100b of the *Rural Fires Act 1997*.

While the location of the proposed building works is not located on bushfire prone land, as the Development Application and S4.55 modification seeks consent to increase student numbers and part of the site is mapped as being bushfire prone land a Bush Fire Safety Authority from the Commissioner of the NSW RFS is required.

The submission requirements for a Bush Fire Safety Authority set out in clause 45 of the *Rural Fires Regulation 2022* requires an assessment of the extent to which the proposed development conforms with or deviates from *Planning for Bush Fire Protection 2019 (PBP)*.

SFPP development is usual assessed under Chapter 6 'Special Fire Protection Purpose Developments' of *Planning for Bush Fire Protection 2019 (PBP)*.

In this instance the proposal must satisfy the aim and objectives detailed in Chapter 1 'Introduction' and specific objectives and bushfire protection measures detailed in Chapter 6 'Special Fire Protection Purpose Developments' of PBP. The additional provisions outlined in the addendum to PBP (2022) have also been addressed.

8.02 Specific Objectives

The following table outlines the objectives that apply to existing SFPP development under section 6.4 'Development of existing SFPP facilities' of PBP and our comments on the proposal's compliance or otherwise.

Objective	Comment
<i>provide an appropriate defensible space;</i>	The defensible space exceeds the minimum required APZ in accordance with Table A1.12.1 of PBP.
<i>site the building in a location which ensures appropriate separation from the hazard to minimise potential for material ignition;</i>	The new building exceeds the minimum APZ in accordance with Table A1.12.1 of PBP and the application of BAL 19 construction, in a BAL Low area, will minimise potential material ignition.

Objective	Comment
<i>provide a better bush fire protection outcome for existing buildings;</i>	The Bushfire Emergency Management and Evacuation Plan will also be updated as part of this application.
<i>new buildings should be located as far from the hazard as possible and should not be extended towards or situated closer to the hazard than the existing buildings (unless they can comply with section 6.8);</i>	The new building exceeds the minimum APZ determined in accordance with Table A1.12.1 of PBP.
<i>ensure there is no increase in bush fire management and maintenance responsibility on adjoining land owners without their written confirmation;</i>	There is no increase in bush fire management and maintenance responsibilities on adjoining land owners as a result of the proposal.
<i>ensure building design and construction enhances the chances of occupant and building survival; and</i>	The new building exceeds the minimum APZ determined in accordance with Table A1.12.1 of PBP and the construction to BAL 19, when in a BAL Low location, enhances the chances of survival.
<i>provide for safe emergency evacuation procedures including capacity of existing infrastructure (such as roads).</i>	It has been recommended that the Bushfire Emergency and Evacuation Management Plan be updated as part of this application. The subject site has multiple street frontages to a public roads which has capacity to accommodate a timely evacuation of the site away from any bushfire hazard.

8.03 Bushfire Protection Measures

Section 6.8 'Bush fire protection measures' of PBP outlines the specific Bushfire Protection Measures (BPMs) applicable to Special Fire Protection Purpose development, including APZs, Landscaping, Construction, Access, Services & Emergency Management Plan.

The following section addresses each BMP and the proposals compliance or otherwise.

Asset Protection Zones

Asset Protection Zones for new Special Fire Protection Purpose (SFPP) development are determined from Table A1.12.1 of PBP or bushfire design modelling achieving a radiant heat impact of no more than 10kW/m² at the closest point of the available building footprint.

The minimum required APZ was determined from the Table A1.12.1 of PBP to be 50 metres to the northeast and 57 metres to the northwest.

All proposed building works are >100 metres from the bushfire hazards, significantly exceeding the minimum required APZ. The proposed building works are also not located on bushfire prone land.

The APZs within the subject site will be maintained in accordance with an Inner Protection Area as detailed in Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service publication 'Standards for Asset Protection Zones'.

Building construction, siting & design

Australian Standard 3959 – 2018 'Construction of buildings in bushfire-prone areas' (AS3959) specifies construction standards for buildings within various Bushfire Attack Levels as determined by Planning for Bush Fire Protection – 2019.

AS3959 provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ.

Correlation between bushfire impact and AS3959		
Bushfire Attack Level	Maximum radiant heat impact (kW/m ²)	Level of construction under AS3959-2018
Low		No special construction requirements
12.5	≤12.5	BAL - 12.5
19	>12.5 to 19.0	BAL - 19
29	>19.0 to 29.0	BAL - 29
40	>29.0 to 40.0	BAL - 40
Flame Zone	>40.0	BAL FZ No deemed to satisfy provisions

The highest Bushfire Attack Level (BAL) for the subject building was determined from Table A1.12.5 of PBP to be BAL Low.

While the proposed building is not on Bushfire Prone Land as part of the site is captured and the DA includes the increase in student numbers the proposed works are required to comply with PBP.

In accordance with Table 2 of the addendum to PBP the buildings must comply with BAL 19 and subsequently comply with sections 3 and 6 of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 and the additional construction requirements detailed in section 7.5 of PBP.

Property Access

Clear access to the property is available from Beale Street, Ashcroft Street and Henry Lawson Drive via the existing access drives and internal roads and parking. Persons seeking to egress the proposed buildings are able to do so via the internal roads and existing road infrastructure.

Henry Lawson Drive and internal roads within Mirambeena Regional Park provide interface access to the hazards. Henry Lawson Drive acts as perimeter road along this aspect and exceeds the perimeter road requirements. In addition, Beatty Parade is within the hazard and exceeds the perimeter road requirements.

The existing access provisions are considered adequate to provide safe operational access for emergency service personnel in suppressing a bushfire or undertaking property protection activities. It also provides firefighting vehicles safe, all-weather access to structures and hazardous vegetation.

Planning for Bush Fire Protection Addendum January 2025 Appendix A amends Appendix B of PBP Addendum 2022 in relation to vehicular access by removing the applicability of the specific requirements in Table 3 (SFPP Development Access – Specific Requirements).

The existing access in our opinion satisfies Table 6.8b of PBP.

The access is considered adequate for occupant evacuation and fire service access.

Water Supply & Utilities

The subject property is connected to the existing towns water main for its commercial needs. Existing hydrants are available along surrounding streets for the replenishment of attending fire services.

There is an existing hydrant network within the site along with a fire hydrant booster system which is being upgraded as part of this development. The upgraded system will be adequate for the replenishment of attending fire services and satisfies Table 4 of the addendum to PBP.

The proposed water supply is considered adequate for the replenishment of attending fire services.

The proposed building will have a new connection to the existing underground electrical network.

Emergency management arrangements

The intent of the Emergency Management Plan measure is to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.

This assessment includes a recommendation that the existing Bushfire Emergency Management Plan for the School be updated.

8.04 Aim & Objectives of PBP

The following table details the aim and objectives of Planning for Bush Fire Protection 2019 and the proposal's ability to comply.

Aim / Objective	Comment
The aim of PBP is to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.	With the inclusion of the recommendations made herein it is of our opinion that the aim of PBP has been satisfied.
(i) afford buildings and their occupants protection from exposure to a bush fire;	The APZs and construction to BAL 19 will afford buildings and their occupants protection from the exposure to bushfires.
(ii) provide for a defensible space to be located around buildings;	The existing APZs provide a defensible space around the building.
(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;	The existing APZs provide for appropriate setbacks and minimises potential material ignition.
(iv) ensure that appropriate operational access and egress for emergency service personnel and occupants is available;	The existing access arrangements have been reviewed and are considered adequate for fire-fighter access and occupant evacuation.
(v) provide for ongoing management and maintenance of bush fire protection measures, (BPMs); and	All APZs within the subject site will be maintained in accordance with an Inner Protection Area as detailed in Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service publication 'Standards for Asset Protection Zones'. Any future Landscaping is to comply with the provisions of Appendix 4 of PBP.
(vi) ensure that utility services are adequate to meet the needs of firefighters.	Existing water supply is adequate to meet the needs of attending fire services.

It is therefore of our opinion that the proposal can satisfactorily comply with the aim and objectives of *Planning for Bush Fire Protection 2019*.

8.05 Submission Detail

Section 45 of the *Rural Fires Regulation 2022* identifies various items which must be addressed and included within an application for a Bush Fire Safety Authority. The following table outlines these items and includes a corresponding response.

Submission Detail	Response
<i>(a) a description (including the address) of the property on which the development the subject of the application is proposed to be carried out,</i>	See section 7.01
<i>(b) a classification of the vegetation on and surrounding the property (out to a distance of 140 metres from the boundaries of the property) in accordance with the system for classification of vegetation contained in Planning for Bush Fire Protection,</i>	See section 7.02
<i>(c) an assessment of the slope of the land on and surrounding the property (out to a distance of 100 metres from the boundaries of the property),</i>	See section 7.03
<i>(d) identification of any significant environmental features on the property,</i>	The site is not mapped on the Biodiversity Values Map.
<i>(e) the details of any threatened species or threatened ecological community under the Biodiversity Conservation Act 2016 that is known to the applicant to exist on the property,</i>	The site is not mapped on the Biodiversity Values Map.
<i>(f) the details and location of any Aboriginal object (within the meaning of the National Parks and Wildlife Act 1974) or Aboriginal place (within the meaning of that Act) that is known to the applicant to be situated on the property,</i>	Basic AHIMS search has shown no aboriginal sites or places within the area.
<i>(g) a bush fire assessment for the proposed development (including the methodology used in the assessment) that addresses the following matters—</i>	See section 8.0
<i>(i) the extent to which the development is to provide for setbacks, including asset protection zones,</i>	See section 8.03
<i>(ii) the siting and adequacy of water supplies for fire fighting,</i>	See section 8.03
<i>(iii) the capacity of public roads in the vicinity to handle increased volumes of traffic in the event of a bush fire emergency,</i>	Egress is available from the subject building via existing public roads. These roads are considered adequate to accommodate a timely evacuation from the site.
<i>(iv) whether or not public roads in the vicinity that link with the fire trail network have two-way access,</i>	There are no registered fire trails within the local area.
<i>(v) the adequacy of arrangements for access to and egress from the development site for the purposes of an emergency response,</i>	See section 8.03

Submission Detail	Response
<i>(vi) the adequacy of bush fire maintenance plans and fire emergency procedures for the development site,</i>	See section 8.03
<i>(vii) the construction standards to be used for building elements in the development,</i>	See section 8.03
<i>(viii) the adequacy of sprinkler systems and other fire protection measures to be incorporated into the development,</i>	There is no existing bushfire sprinkler system, nor is one proposed. See section 8.03 for all bushfire protection measures
<i>(ix) any registered fire trails on the property,</i>	There are no classified fire trails within the subject site.

9.0 Recommendations

The following recommendations are provided as the minimum necessary for compliance with Planning for Bush Fire Protection – 2019.

Asset Protection Zones

1. Prior to the commencement of construction and in perpetuity all grounds within the subject property shall continue to be managed as an inner protection area (IPA) as outlined within Appendix 4 of 'Planning for Bush Fire Protection 2019' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Construction

2. That all new construction shall comply with sections 3 and 6 (BAL 19) of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' – 2018.
3. That all new construction shall comply section 7.5 of *Planning for Bushfire Protection 2019*.

Emergency Management

4. That the bushfire emergency management plan be updated and to be consistent with the NSW Rural Fire Service guidelines.

Services (where applicable)

Electricity:

5. Any new electrical services must comply with the following:
 - where practicable, electrical transmission lines are underground.
 - where overhead electrical transmission lines are proposed:
 - lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in *ISSC3 Guideline for Management Vegetation Near Power Lines*.

Gas:

6. Any new gas services must comply with the following:
 - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - *The storage and handling of LP Gas*, the requirements of relevant authorities, and metal piping is used;
 - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
 - connections to and from gas cylinders are metal;
 - if gas cylinders need to be kept close to the building, safety valves are directed away from the building and at least 2m away from any combustible material, so they do not act as a catalyst to combustion;
 - polymer-sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used; and
 - above-ground gas service pipes external to the building are metal, including and up to any outlets.

Water:

7. That the hydrant booster system is to comply with the requirements detailed in Table 6.8c of *Planning for Bush Fire Protection* 2019, specifically:
 - fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2021;
 - fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2021.
 - all above-ground water service pipes external to the building are metal, including and up to any taps.
 - fire hose reels are constructed in accordance with AS/NZS 1221:1997 Fire hose reels, and installed in accordance with the relevant clauses of AS 2441:2005 Installation of fire hose reels.

National Construction Code

In the event the Certifying Authority deems Specification 43 of the National Construction Code 2022 applies to the proposed building works we request that the NSW RFS specifically acknowledge that in accordance with the *Planning for Bush Fire Protection Addendum January 2025* Appendix A S43C9 and S43C14 do not apply.

10.0 Conclusion

Canterbury-Bankstown Council's Bushfire Prone Land Map identifies the subject property as partially containing the Vegetation Buffer therefore part of the overall allotment is considered 'bushfire prone'.

Schools are listed Special Fire Protection Purpose (SFPP) development under section 100b of the *Rural Fires Act 1997*.

While the location of the proposed building works is not located on bushfire prone land, as the S4.55 Application seeks consent to increase student numbers and part of the site is mapped as being bushfire prone land a Bush Fire Safety Authority from the Commissioner of the NSW RFS is required.

In accordance with the bushfire safety measures contained in this report, and consideration of the site specific bushfire risk assessment it is our opinion that when combined, they will provide a reasonable and satisfactory level of bushfire protection to the subject development.

It is of our opinion that the proposal can satisfy all relevant specifications and requirements of PBP.

We are therefore in support of the development.

Should you have any enquiries regarding this project please contact our office.

Prepared by
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BPAD Accreditation No. BPAD46966



11.0 Annexure 01

List of Referenced Documents

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Acknowledgements to:

Geoscience Australia
Nearmap
Street-directory.com.au

Attachments

N/A