

17 June 2020

DOC20/509399

Dunstan Grove
Body Corporate

To Whom it may Concern

Management of bushfire hazard – Dunstan Grove

NSW Department of Education and School Infrastructure NSW are responsible for the Lindfield Learning Village (the School) at Lots 2 and 4 in DP 1151638, known as 100 Eton Road Lindfield.

On 24 October 2018 the Minister for Planning granted partial development consent to State Significant Development Application (SSD 16_8114) for Phase 1 construction and operation of a new school for 350 students. The remaining Phases of development of the school will soon be determined with the government committed to providing a school utilising the existing infrastructure within the site for up to 2,000 students and staff.

The Department has enjoyed a constructive relationship with Dunstan Grove and bushfire has been one of the key considerations in the design and utilisation of the school, particularly regarding reducing the bushfire risk to acceptable levels. The school has completed all management works within the site for the establishment and provision of asset protection zones (APZ) which provide separation from unmanaged bushland areas to the school infrastructure. An ongoing program of work continues to manage this bushfire risk within the site.

An area of land within Lot 1 DP 270770 (Figure 1) has been identified by Blackash bushfire consultants that is required to be managed as part of an APZ for Dunstan Grove which is currently not being managed to meet the NSW Rural Fire Service requirements for Standards for Asset Protection Zones.

The unmanaged vegetation under the care, control and management of Dunstan Grove, is a small area of remnant vegetation (approximately 1880m²) that is presenting a bushfire threat to the residences and the school (Figure 2) and is not in keeping with the obligations imposed on Dunstan Grove to manage bushfire risk in accordance with its conditions of consent.

Dunstan Grove was issued with consent on 26 June 2012 for DA0677/11 for development at 100 Eton Road, Lindfield (referred to as Dunstan Grove development). Key aspects of this development approval relate to the ongoing management of land under the care, control and management of Dunstan Grove to provide asset protection zones to the development and also to adjoining development – particularly the school and assets owned by the Department of Education.

As the Dunstan Grove development involved subdivision on bushfire prone land, the development was integrated development pursuant of S.100B of the Rural Fires Act 1997. The following response was received from the RFS which was incorporated into the conditions of consent:

Condition 55. Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions (condition 55) shall apply:

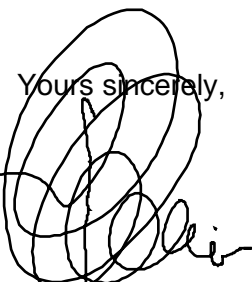
At the issue of subdivision certificate and in perpetuity, or at any time prior to this, the landowner shall implement the required Asset Protection Zone and landscape management works in accordance with Planning for Bushfire Protection 2006 and the NSW Rural Fire Service's document Standards for asset protection zones. The asset protection zones shall consist of an Inner Protection Area (IPA) and Outer Protection Area (OPA). In accordance with table A2.7 of 'Planning for Bushfire Protection 2006'. The IPA requirement shall be excluded from conservation areas.

The obligation to provide the APZ as part of the Dunstan Grove development included management of land adjacent to Lindfield Learning Village. This is reflected in the Bushfire Management Plan for the site that identified ongoing management of Asset Protection Zone 1 incorporating Dunstan Grove which shows the extent of APZ to be managed (Attachment 1).

The Bushfire Management Plan outlines management requirements for this area that meet the conditions of consent and reduce the risk to the school to an acceptable level.

The Department of Education recognise and appreciate that ongoing APZ management has been completed by Dunstan Grove in land adjacent to the school. However, the small area as outlined in Figure 2 has not been recently maintained. As part of ongoing APZ work, the Department of Education will be undertaking some minor APZ work adjacent to this area in the near future. The Department is happy to undertake the required APZ work within the land managed by Dunstan Grove as a once off while contractors are on site. Once the APZ work has been completed, it is expected that this area would be maintained by Dunstan Grove.

Yours sincerely,



Jim Lewis
**Project Director,
School Infrastructure NSW**

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Figure 1 Land required to be managed by Dunstan Grove

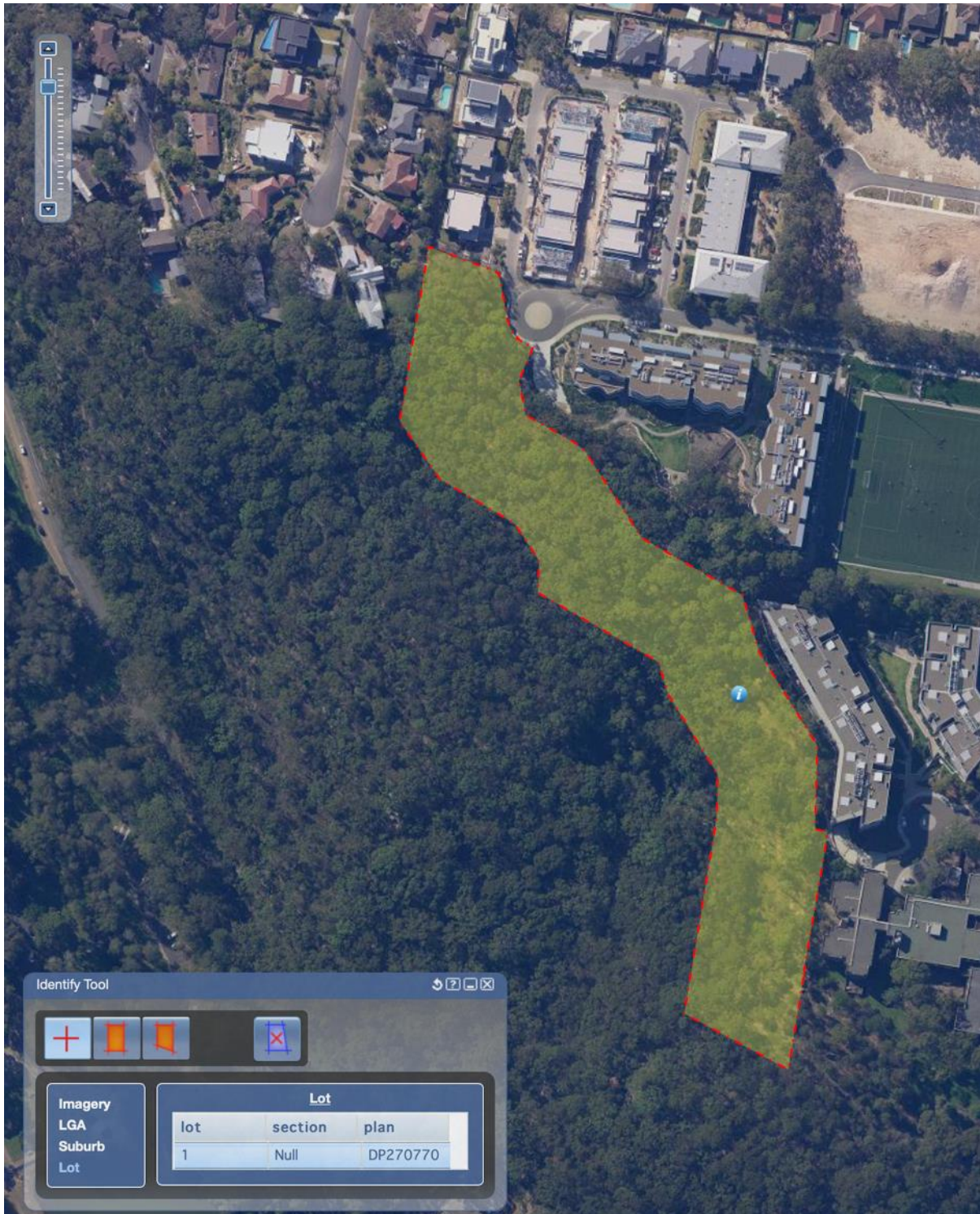


Figure 2 Area required to be managed as an Asset Protection Zone

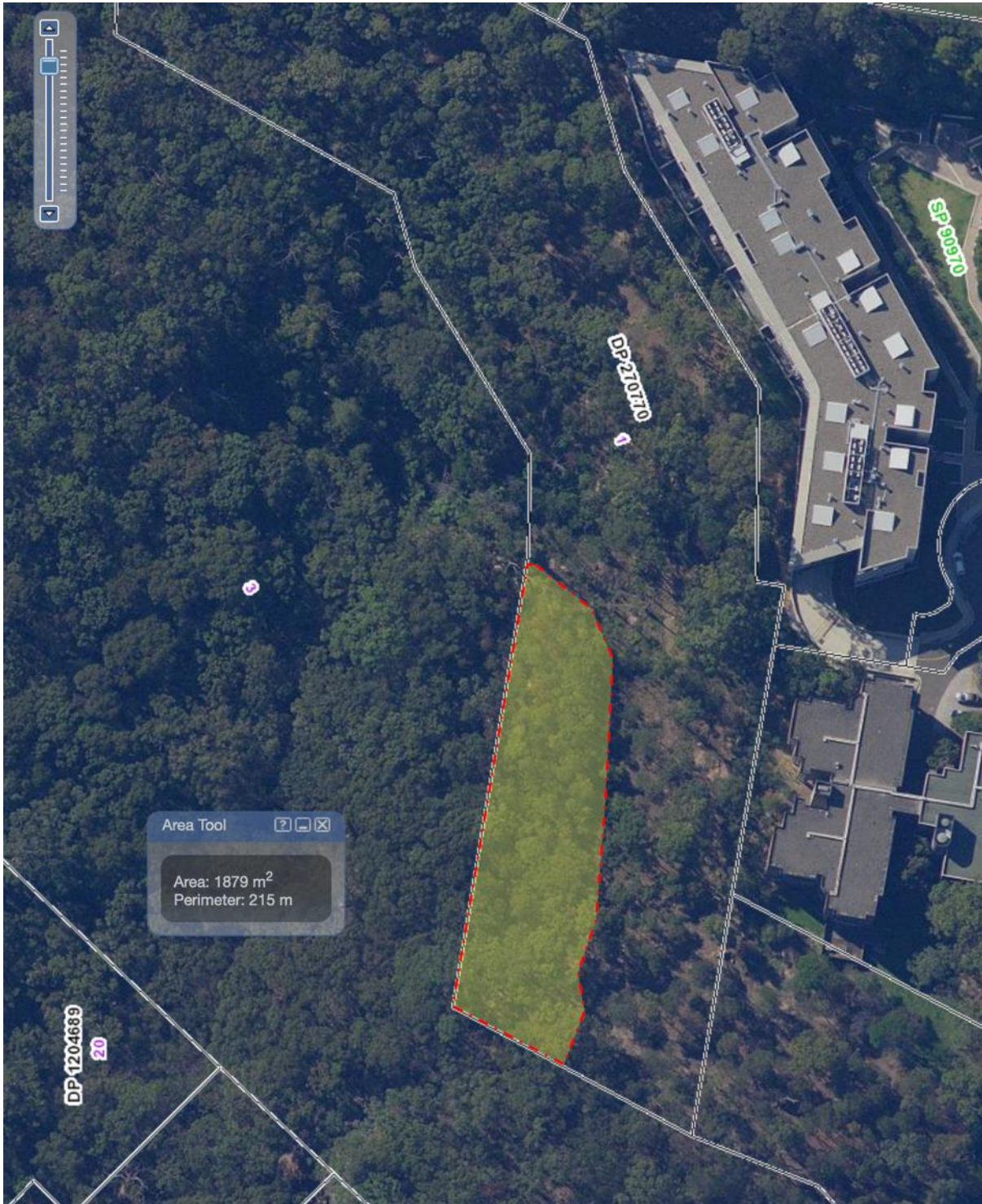




Figure 7: Management Zones