



Ref: 2107 Hawkesbury CoE

Date: 6 October 2021

Attn: Amy Wharton
Richard Crookes Constructions
Level 3, 4 Broadcast Way
ARTAMON NSW 2064

Dear Amy

RE: BUSHFIRE REVIEW – HAWKESBURY CENTRE OF EXCELLENCE

Bushfire Planning Australia (BPA) have reviewed the conditions contained in the correspondence from the NSW Rural Fire Service (RFS) dated 14 September 2021. It is understood the RFS support the proposed Centre of Excellence subject to a series of conditions.

The following comments are provided demonstrating the proposed development is able to satisfy the RFS conditions where possible. Where strict compliance with a particular condition is unattainable, an alternative design has been proposed with sufficient justification demonstrating the development is able to satisfy the Aims and Objectives of the RFS document Planning for Bushfire Protection 2019 (PBP 2019).

It is recommended consultation with the consent authority is initiated to ensure the plans of the proposed development are supported without any further design changes, irrespective of the specific conditions of the RFS.

Asset Protection Zones – Able to be Satisfied

Conditions 1 and 2 are able to be satisfied following occupation of the facility through ongoing maintenance of the lease area in accordance with PBP 2019. Ongoing maintenance is the responsibility of the CoE and will likely be limited to regularly mowing of the open space to ensure the grass does not exceed 100mm in height.

Construction Standards - Able to be Satisfied

The additional measures to required by the RFS; outlined in Conditions 4 and 5, to improve the buildings resistance to withstand ember attack are able to implemented without any design changes or substantial changes to the building/s.

Access Public Road – Alternate Solution

The proposed development does not include any new public roads. Vehicle access to the various areas of the site is provided by several property access roads and will be used by persons attending the school for a valid reason. There should be no unauthorised persons entering the campus site without a valid reason.

Table 5.3b of PBP 2019 is not considered relevant to the proposed development as Section 5 of PBP 2019 applies to residential and rural residential subdivisions. Notwithstanding, the proposed teaching facility and on-site accommodation have previously been confirmed as a Special Fire Protection Purpose (SFPP). SFPP developments are required to satisfy the bushfire protection measures contained in Section 6.8 of PBP 2019; including Table 6.8b which relates to access.



The access driveway to Building A is designed as a one-way road. The entire length of the road is less than 80m and it is located in an urban area with an unobstructed path. The road is 7m wide and provided with bus drop off bays and vehicle parking outside of the primary carriageway. All vegetation surrounding the road is managed landscaped land and not considered a bushfire hazard. This road operates as a driveway and drop off road rather a Perimeter/Non-Perimeter Road. Building A will be used as a teaching building and the front driveway would operate as an evacuation path during an emergency.

The driveway to Building F is greater than 5.5m wide and all parking is outside the carriageway. The driveway can be considered a non-perimeter road and adjoins landscaped curtilage around the campus. The driveway is provided within a cul-de-sac turning head in addition to several reversing bays suitable for large vehicles to turn around.

Attachment A demonstrates the section of Vines Drive up to the intersection of Maintenance Lane will be increased to 7m in width to facilitate the movement of public buses. In addition, a new roundabout will be constructed at the intersection of Vines Drive and Maintenance Lane to facilitate the turning around of a public bus. An additional turning area will also be provided at the southwestern end of Maintenance Lane.

The service road to the agricultural and animal plots is not a high traffic volume public road. It is intended for deliveries and transporting materials. *Attachment B* indicates a passing bay 20m long will be provided at the corner between the dam and the orchard to increase the total width of the road to 6m for 20m. The service road traverses along managed recreational areas and an orchard. The fire hazard is considered to be low and the need to suppress a fire in this area is deemed to be rare.

All driveways and internal property access roads are surrounded by actively landscaped gardens and open space. There are no bushfire hazards adjoining any of the access driveways and it is unlikely any active firefighting operations would be required along the driveways as there is no interface with an unmanaged bushfire hazard. As there is a low likelihood of emergency services personnel being required to suppress a bushfire alongside the access driveways, the driveways will be used for the evacuation of occupants while emergency services personnel are arriving to the campus. All new roads and driveways are of sufficient width (or provided with passing bays) to ensure vehicles (including Category 1 appliances) are able to utilise the access driveways unobstructed.

The development as indicated in the proposed plans and assessed in the Bushfire Assessment Report prepared by BPA is able to meet the Intent of Measures for Access by providing an Alternate Solution that achieved the relevant Performance Criteria. In this instance, the proposed access driveways and internal property access roads are able to provide safe operational access for emergency services personnel while occupants of the campus are evacuating.

Water and Utility Services - Able to be Satisfied

All services and utilities will be installed in accordance with the specific requirements of the relevant service or utility provider; including connecting the facilities to a reticulated water supply.

Landscaping - Able to be Satisfied

BPA have reviewed the Landscape Plans prepared by NBRS Architecture and are satisfied the proposed landscaping design is consistent with the requirements for landscaping outlined in Appendix 4 of PBP 2019.



Emergency & Evacuation - Able to be Satisfied

BPA will prepare a Bush Fire Emergency Management and Evacuation Plan consistent with the RFS guide prior to occupation of the facility.

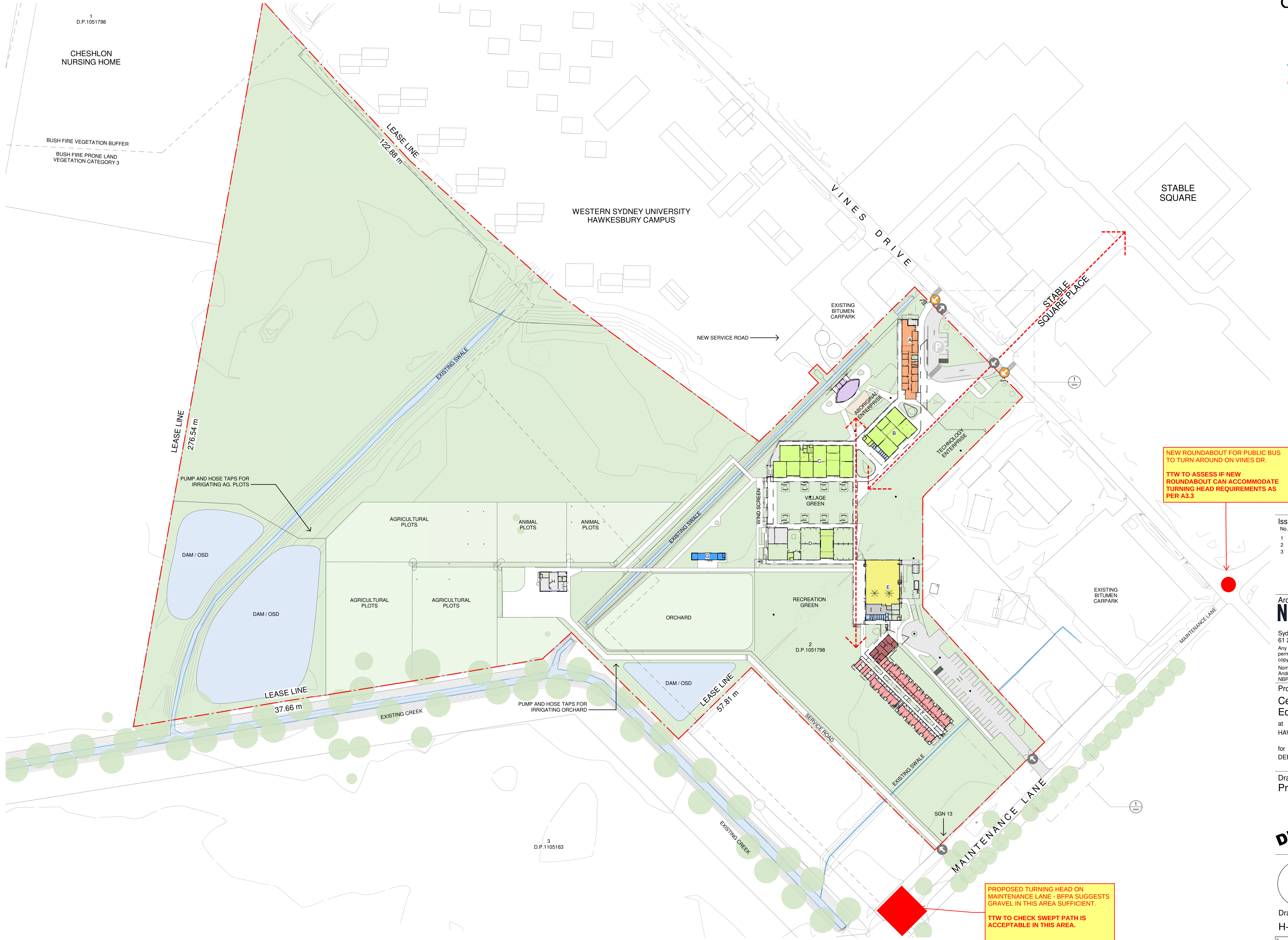
We trust this is sufficient for your purposes, however should you require any further information or clarification, please do not hesitate to contact the undersigned.

Yours sincerely

Stuart Greville
Director
Accredited Practitioner
BPAD-26202



Attachment A: Proposed Site Plan indicating bus and RFS vehicle turning areas
Attachment B: Vehicle Manoeuvre plan with additional passing bay



- LEASE LINE
- PEDESTRIAN AXIS
- EXISTING SWALE & CREEK
- BUSH FIRE PRONE LAND VEGETATION BUFFER
- BUS STOP
- CAR PARKING
- PEDESTRIAN ACCESS
- VEHICLE ENTRY/EXIT
- BLOCK A - ADMINISTRATION
- BLOCK B, C & D - LEARNING
- BLOCK E - DINING
- BLOCK F - ACCOMMODATION
- BLOCK G & H - FARMING
- ABORIGINAL ENTERPRISE - COLA

Issue No.	Date	Description	Chkd
1	13/08/2021	FOR COORDINATION	
2	06/08/2021	DRAFT 50% DESIGN DEVELOPMENT	
3	20/09/2021	50% DESIGN DEVELOPMENT	

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Project
Centre of Excellence in Agricultural Education
at
HAWKESBURY

for
DEPARTMENT OF EDUCATION

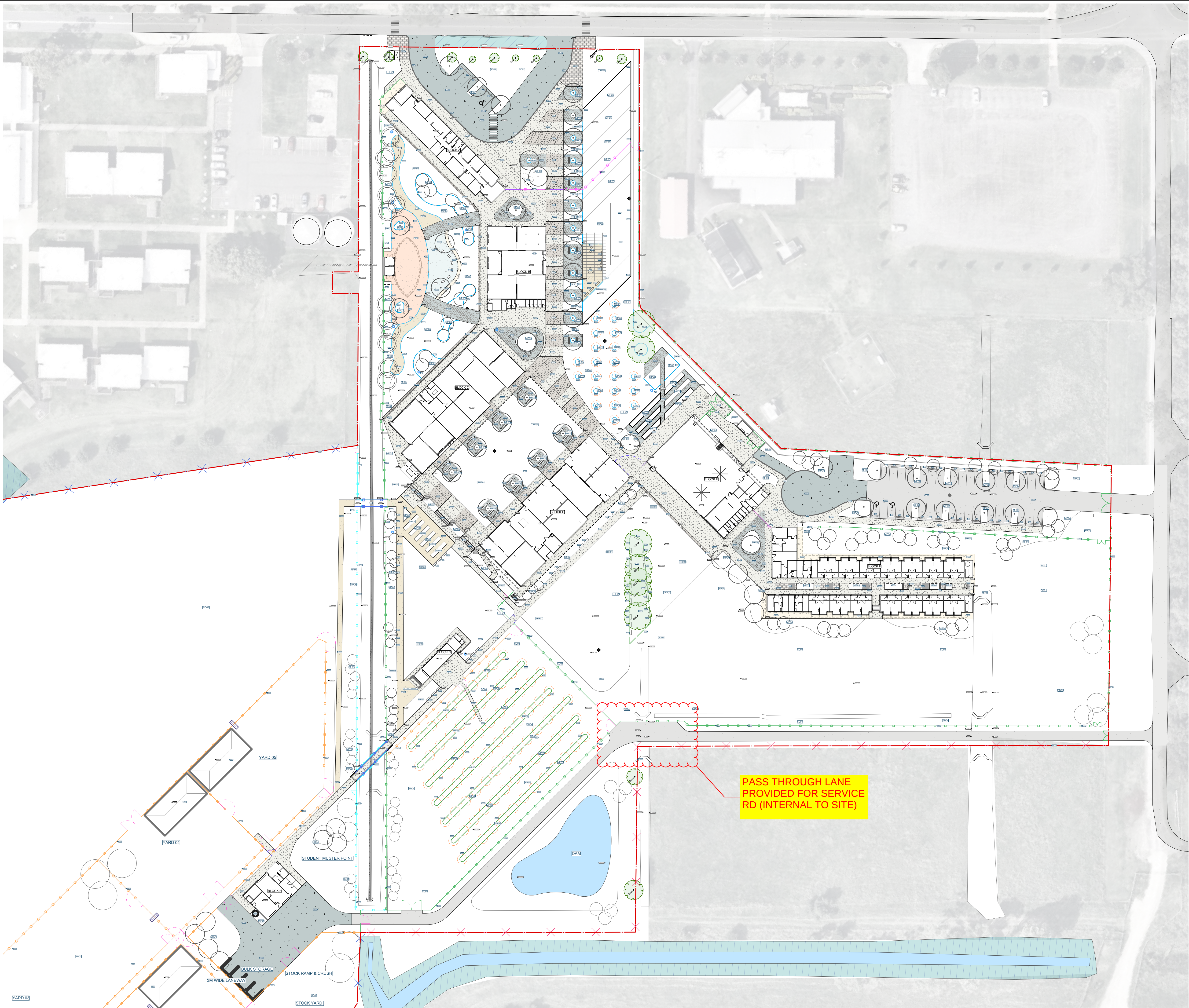
Drawing Title
Proposed Site Plan

DRAFT 50% DETAILED DESIGN

Date 21/09/2021 12:16:57 AM
Scale 1:1000 @ A1

Drawing Reference
H-AR-DW-A-0201
Revision
3

0 10m 20m 30m 40m 50m 60m 70m 80m 1:1000



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ISSUE	DATE	DESCRIPTION	BY	APPD
A	23/09/2021	ISSUE FOR COORDINATION	JK	
B	23/09/2021	ISSUE FOR COORDINATION	JK	
C	24/09/2021	ISSUE FOR COORDINATION	JK	
D	6/10/2021	ISSUE FOR COORDINATION	JK	
E	6/10/2021	CLEAN BASE ISSUE FOR COORDINATION	JK	

Landscape Architect

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20417
CENTRE OF EXCELLENCE IN
AGRICULTURAL EDUCATION
at
HAWKESBURY

for
SINSW & RICHARD CROOKES CONSTRUCTIONS



DRAWING TITLE
VEHICLE MANOEUVRE

PROJECT STAGE
DETAIL DESIGN

NOT FOR CONSTRUCTION

NORTH 	SCALE 1:500	SHEET SIZE A1
DRAWING NUMBER SK-07		ISSUE E