BUSHFIRE PROTECTION ASSESSMENT

FOR THE PROPOSED ALTERATIONS & ADDITIONS

TO

SAINT IGNATIUS COLLEGE

LOT 10 in DP 1142773,
RIVEROVIEW STREET,
RIVEROVIEW

Australian Bushfire Protection Planners Pty Limited
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<th>Document</th>
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<th>Issue Date</th>
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<td>G.L. Swain</td>
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EXECUTIVE SUMMARY

Australian Bushfire Protection Planners Pty Limited has been commissioned to undertake the Bushfire Consultancy for the proposed alterations and additions to the existing Saint Ignatius College sited on Lot 10 in DP 1142773, Riverview Street, Riverview.

The College site comprises approximately 40 hectares, including the Regis Campus and occupies a prime waterfront position on the Lane Cove River. The existing Campus is characterised by a collection of buildings and facilities which have been developed in isolation, without maximising opportunities for collaboration or connection.

Saint Ignatius College Riverview appointed pmdl in April 2014 to carry out the Masterplan study which incorporated analysis and review of existing facilities, formulation of brief through analysis and examination of other schools and facilities, site visits to other learning facilities, discussions with key stakeholders and consultation with Lane Cove Council.

The Masterplan Study examined the existing College facilities and identified options for the redevelopment of the Senior School precinct. The Regis Junior School study is to be completed.

Concept Master Plan Approval is being sought across the entire College site for 10 precincts to include:

- **Wallace Precinct** - Demolish the existing Wallace and Administration buildings and replace with new facility of greater footprint in a similar location. Height of new building at 5 levels will be 1 level higher than the existing facility which will equate to the existing top floor level of the existing Doyle and Vaughan Buildings. The new building will provide improved learning opportunities for Science, Technology, Engineering and Mathematics as a STEM facility;

- **Food & Beverage Precinct** - Provide a new and expanded Food and Beverage offer as a two storey building, north of the existing refectory building and west of St Michael’s House, to replace the existing canteen that, from a service perspective, is poorly located centrally within the campus;

- **Main Building Precinct** - Consolidate administration and staff into the existing Main Building and reinstate a sense of ‘Front’ door with new reception at ground floor. Locate staff on top two levels and connect these to ground level with new enclosed stair attached to northern facade as a light framed glass element;

- **St Michael's House Precinct** - Develop St Michael's House as Heritage Centre providing forum for display and celebration of College’s provenance, currently stored in archives at basement of Main Building. Remove most recent northern additions to building to reinstate to original form. Landscape northern area to provide generous areas for School community to gather and eat;
• Vaughan Precinct - Refurbish lower 2 levels of Vaughan Building to create improved contemporary learning environments, House bases, staff areas and better connection between levels. Refurbish the existing library to better locate administration facilities to the west end and open up the learning areas to connect with lower levels of Vaughan and the new Wallace building;

• Boarding Precinct - Consolidate boarding into a defined ‘home’ precinct with a new building accommodating existing boarders from St John and Fraser Boarding houses, both of which will be demolished;

• Community Precinct - Develop central communal hub with catering, function, maintenance and sports facilities over a series of levels in a building wholly accommodated into the existing sloping site.

As part of this stage the main vehicular loop road will be reduced to northern end of campus to create shorter thoroughfare for buses, service vehicles and student pick up/drop off. The southern end of loop road will be transformed into a pedestrian zone enabling vehicular access as required.

• Sports Precinct - Consolidate main playing fields and support facilities, which will include the replacement of the Father Mac Grandstand;

• Recreation Courts Precinct - Create quality recreation space for the learning precinct as a level podium spanning the existing road and connecting to the sports and recreation precincts to accommodate new basketball courts. Development will result in loss of existing outdoor permanent parking spaces which will be reinstated under podium;

• New Learning Precinct - Create additional learning facilities to cater for the specialised and flexible needs of contemporary learning and the College's diverse co-curriculum opportunities.

Development Application Approval is sought for Stage 1 works to include:

Terry Precinct - Stage 1 - Expansion and refurbishment of the existing Therry and O'Neil buildings to improve and increase opportunities for learning, accommodate the House group in home bases, create more generous areas for staff and improve connection and circulation within and through the levels. Works are summarised as follows:

• Expansion of the existing Therry building footprint to the north to provide collaborative, connected, contemporary learning spaces;

• Expansion of the existing Therry building footprint to the west and O'Neil building footprint to the north east to create nodes that connect the three levels and provide opportunities for locating and celebrating the House and Staff Faculty areas;
Refurbishment of the existing Therry and O’Neil Wings to provide collaborative, connected, contemporary learning spaces;

Upgrade of the existing courtyard between Therry and Vaughan to better integrate with the learning and create a sense of place;

Upgrade of the existing courtyard to the north of Therry as an extension of the learning at ground level;

Upgrade of the landscape at the NE corner of the Therry courtyard to create a better transition over the significant level change, further opportunities for outdoor learning and an improved sense of arrival to Stage 1.

The College Campus contains managed landscaped gardens and playing fields with a narrow band of vegetation within the foreshore to the Lane Cove River. A small area of this vegetation is recorded on the Lane Cove Bushfire Prone Land Map as Category 1 Bushfire Prone Vegetation.

As a small area of the College Campus is mapped as ‘Bushfire Prone Land’, the proposed works are classified as Integrated Development under Section 91(1) of the Environmental Planning and Assessment Act. In addition, under Section 100B of the Rural Fires Act 1997, the proposed development is a “Special Fire Purpose Development” that requires the implementation of additional protection measures and requires the issue of a ‘Bushfire Safety Authority’ by the Commissioner of the NSW Rural Fire Service.

However, due to the nature of the proposed development [alterations & additions/redevelopment of the existing buildings/complex] the development is classified, under Section 4.2.5 of Planning for Bushfire Protection 2006, as ‘infill development’ which requires an appropriate combination of bushfire protection measures and compliance with the intent and performance criteria of each measure within Section 4.3.5 of Planning for Bushfire Protection 2006. These measures were identified by the NSW Rural Fire Service during the site inspection.

This report assesses the requirements of Section 44 of the Rural Fires Regulation 2013, necessary to provide compliance with Section 100B of the Rural Fires Act 1997 (Amended) and the issue of a Bushfire Safety Authority by the Commissioner of the NSW Rural Fire Service under Section 100B(4) of the Rural Fires Act.

This report has determined that the proposed alterations and additions satisfy the aim and objectives of Planning for Bushfire Protection 2006

Graham Swain
Managing Director,
Australian Bushfire Protection Planners Pty Limited.
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SECTION 1

INTRODUCTION

1.1 Development Proposal.
Concept Master Plan Approval is being sought across the entire College site for 10 precincts to include:

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• Upgrade of the landscape at the NE corner of the Therry courtyard to create a better transition over the significant level change, further opportunities for outdoor learning and an improved sense of arrival to Stage 1.

Figure 1 – Site Plan on Page 10 shows the existing facilities within the Senior School and Regis Junior School Campus.

Figure 2 on Page 11 shows the Concept Master Plan.
Figure 1 – Site Plan showing existing uses within the College Campus.
Figure 2 – Concept Master Plan.
1.2 **Aim of this Assessment.**

The aim of this Bushfire Protection Assessment is to address the bushfire protection measures to the proposed alterations and additions to the Senior School including an assessment to:

- Determine the formation of the vegetation mapped as bushfire prone in accordance with the vegetation classification system contained in *Planning for Bushfire Protection 2006*;
- Determine the effective slope of the land that contains bushfire prone vegetation;
- Determine the Fire Danger Index \([\text{FDI}]\) for the site;
- Examine the provision of building setbacks (Asset Protection Zones) from vegetated areas which have been found to constitute bushfire prone vegetation;
- Review the provision of fire fighting water supplies;
- Review access requirements for emergency service vehicles;
- Determine construction standards to the buildings [if required];
- Review land management responsibilities; and
- Evacuation management.

1.3 **Statutory Requirements.**

This report has been prepared having regard to the following legislative and planning requirements:

1.3.1 **Legislation.**

*Environmental Planning and Assessment Act (EPA Act)*

Planning and development within NSW is regulated by the *Environmental Planning & Assessment Act, 1997* (EPA Act). In relation to bushfire planning for new residential, rural residential and special fire protection purpose developments (including Schools) in bushfire prone areas in NSW, the following section of the EPA Act applies:

(i) **Section 79C(1)** states “In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:
- The likely impacts of the development (e.g. natural hazards such as bushfire threat);
- The suitability of a site for development (e.g. bushfires)

(ii) Section 91(1) defines the subdivision of Bushfire Prone Land for residential and rural residential subdivision and the construction of special fire protection purpose developments that are located in a Bushfire Prone Area as integrated development, which requires authorization under Section 100B of the Rural Fires Act 1997.

(b) Rural Fires Act 1997

The objectives of the Rural Fires Act are to provide:

- The prevention, mitigation and suppression of fires;
- Coordination of bushfire fighting and prevention
- Protection of people and property from fires; and
- Protection of the environment.

The Rural Fires Act was amended in August 2013 by the Rural Fires & Environmental Assessment Legislation Amendment Act, 2013. In relation to bushfire planning for new residential, rural residential and special fire purpose developments in bushfire prone areas in NSW, Section 100B of the Act applies.

Section 100B provides for the issue, by the Commissioner of the NSW Rural Fire Service, of a Bushfire Safety Authority for development which creates the subdivision of bushfire prone land for residential and rural residential development and construction of special fire protection purpose developments located within a Bushfire Prone Area.

Application for a Bushfire Safety Authority must be lodged as part of the development application process and must demonstrate compliance with Planning for Bushfire Protection 2006 and other matters which are considered necessary, by the Commissioner, to protect persons, property and the environment from the impact of bushfire.

In relation to the management of bushfire fuels on public and private lands within NSW, Sections 63(1) and 63(2) require public authorities and owners / occupiers of land to take all practicable steps to prevent the occurrence of bushfires on, and to minimize the danger of the spread of bushfires.
(c) **Rural Fires Regulation 2013.**
Section 44 of the *Rural Fires Regulation 2013* provides details of the matters that are required to be addressed for the issue of a *Bushfire Safety Authority* under Section 100B of the *Rural Fires Act*.

(d) **Threatened Species Conservation Act 1995 (TSC Act).**
The TSC Act aims to protect and encourage the recovery of threatened species, populations and communities as listed under the Act.

The TSC Act is integrated with the EP&A Act and requires consideration of whether a development or an activity (such as the implementation of hazard reduction and asset protection) is likely to significantly affect threatened species, populations and ecological communities or their habitat.

1.3.2 Planning Policies.

*Planning for Bushfire Protection – 2006 (Rural Fire Service).*
This document provides guidance on the planning and development control processes in relation to bushfire protection measures for residential subdivision and Special Fire Protection Purpose Developments in bushfire prone areas. The Commissioner may determine, under Section 100B of the *Rural Fires Act*, additional measures that are considered necessary to protect the development against the impact of bushfire.

1.4 Documentation reviewed in this Assessment.
- *Planning for Bushfire Protection 2006* prepared by the NSW Rural Fire Service/Planning N.S.W;
- Australian Standard AS3959 *Construction of Buildings in Bushfire Prone Areas*;
- *Rural Fires Regulation 2013*;
- Lane Cove Bushfire Prone Land Map.

1.5 Site Inspection.
Graham Swain of Australian Bushfire Protection Planners Pty Limited inspected the Saint Ignatius College on the 14th October 2015 to assess the topography, slopes and vegetation classification within and adjoining the Senior School Campus.
SECTION 2

PROPERTY DESCRIPTION

2.1 Location.
The Saint Ignatius College Campus site comprises approximately 40 hectares, including the Regis Campus and occupies a prime waterfront position on the Lane Cove River within Lot 10 in DP 1142773.

The Senior School Campus occupies land to the south of Riverview Street whilst the Regis Junior School Campus, which is not the subject of this assessment, occupies the balance of the land within Lot 10 in DP 1142773, to the north of Riverview Street, Riverview.

Figure 3 – Location of the Saint Ignatius College on Lot 10 in DP 1142773, Riverview Street, Riverview
2.2 Topography.
Appendix 2 of Planning for Bushfire Protection 2006 states that slopes should be assessed, over a distance of at least 100m from a development site and that the gradient of the land should be determined which will most significantly influence the fire behaviour to the site.

The Saint Ignatius Senior School Campus occupies the southern end of a broad ridgeline that rises to the north from the shoreline of Lane Cove River.

The ridgeline slopes to the east, south and west with the south-western edge terminating in a cliff line that falls to a lower gently sloping ‘bench’ before reaching a second cliff line that falls to the shoreline of the river. The bench slopes to the southwest and west at 5 – 10 degrees.

The Topographic Map shown as Figure 6 on Page 17 does not show the actual site landform conditions within the south-western and western portions of the Senior School site.
2.3 Vegetation.

Appendix A2.3 of *Planning for Bushfire Protection 2006* provides a methodology for determining the predominant bushfire prone vegetation for at least 140 metres in all directions from the future development on the site. Vegetation is classified using Table A2.1 of *Planning for Bushfire Protection 2006*, which classifies vegetation types into the following groups:

(a) Forests [wet & dry sclerophyll forests];
(b) Woodlands;
(c) Plantations – being pine plantations not native plantations;
(d) Forested Wetlands;
(e) Tall Heaths;
(f) Freshwater Heaths;
(g) Short Heaths;
(h) Alpine Complex;
(i) Semi – arid Woodlands;
(j) Arid Woodlands; and
(k) Rainforests.

The vegetation within the immediate curtilage to the buildings within Senior School Campus consists of managed landscaped gardens.

The playing fields contain mown lawn and the paddocks to the west of the School buildings contain managed pasture grass.

The cliff lines to the southwest and west contain narrow corridors of remnant eucalypt forest species dominated by dense weed growth including and understorey of Privet. This vegetation has not been classified as Bushfire Prone on the Certified Lane Cove Bushfire Prone Land Map.

The Certified Lane Cove Bushfire Prone Land Map [Refer to Figure 7 – Bushfire Prone Land Map on Page 22] indicates a small area of Category 2 Bushfire Prone Vegetation as occupying the land to the west of the Jesuit Community; Wrigley Cottage and the Health Centre, to the northwest of the Senior School Staging Precinct.

2.4 Site Photographs.

Photograph No. 1 – Looking south showing the paddock on the ‘bench’ to the west of the Jesuit Community precinct.
Photograph No. 2 – Looking north showing the paddock on the ‘bench’ to the west of the Jesuit Community, Health Centre and Wrigley Cottage precinct.

Photograph No. 3 – Looking south from the southern end of Coonah Parade showing the vegetation which is mapped as Category 2 Bushfire Prone Vegetation.
Photograph No. 4 – Looking west from the fire access track within the mapped Bushfire Prone Vegetation showing the vegetation type and density of weed species [Privet].

Photograph No. 5 – Looking south from the fire access track within the mapped Bushfire Prone Vegetation showing the vegetation type and density of weed species [Privet].
2.5 Significant Environmental Features on the Senior School Campus.
The land within the Senior School Campus does not contain significant
environmental features such as SEPP 44 Koala Habitat; SEPP 14 Wetlands;
SEPP 26 Littoral Rainforests; Land slip areas or National Parks Estate; Areas
of Geological interest or riparian corridors. The south-western and western
portion of the Campus contains steep land [cliff lines].

2.6 Known Threatened Species, Population or Ecological Community
within the Senior School Campus.
There are no known threatened species, populations or ecological
communities within the Senior School Campus.

2.7 Details and location of Aboriginal Relics or Aboriginal Place.
No known Aboriginal relics or Aboriginal places are located within the
development precinct of the Senior School Campus.
SECTION 3

PRECINCT LEVEL ASSESSMENT

3.1 Certified Bushfire Prone Land Map.
The following Figure 7 is a copy of an extract of the Certified Lane Cove Council Bushfire Prone Land Map showing the extent of the Category 2 Bushfire Prone Vegetation on the Senior School Campus.

Figure 7 – Plan of Bushfire Prone Land.

The site inspection undertaken on the 14th October 2014 examined the vegetation within the Senior School Campus and confirmed that the extent of unmanaged vegetation which could legally be recorded as bushfire prone vegetation is accurately shown on the Certified Lane Cove Bushfire Prone Land Map.
SECTION 4
BUSHFIRE PROTECTION ASSESSMENT

4.1 Introduction.
Section 44 of the Rural Fires Regulation 2013 requires that an application for a Bushfire Safety Authority, under Section 100B of the Rural Fires Act 1997, must include a bushfire assessment for the proposed development (including the methodology used in the assessment) that addresses the extent to which the development provides:

- asset protection zones,
- the siting and adequacy of water supplies for fire fighting operations,
- capacity of public roads to handle increased volumes of traffic during a bushfire emergency,
- whether or not public roads link with the fire trail network and have two way access,
- the adequacy of access and egress for the purposes of emergency response,
- the adequacy of bushfire maintenance plans and fire emergency procedures,
- the construction standards to be used for building elements.

Planning for Bushfire Protection 2006 provides a methodology to determine the Asset Protection Zones and Bushfire Attack / Construction Standards required for Special Protection Developments that are designated as bushfire prone.

Planning for Bushfire Protection 2006 also provides specifications on the provision of access and water supplies for fire fighting operations and construction standards to buildings. These matters, and the remaining items identified by Section 44 of the Rural Fires Regulation 2013 are examined in Sections 4.4 – 4.9 of this report.

4.2 Determination of Asset Protection Zones.
Appendix 2 of Planning for Bushfire Protection 2006 provides the following procedure for determining setback distances (Asset Protection Zones):

(a) Determine vegetation formations as follows:

- Identify all vegetation in all directions from the site for a distance of 140 metres;
- Consult Table A2.1 to determine the predominant vegetation type; and
- Select the predominant vegetation formation as described in Table A2.1.
(b) Determine the effective slope of the land under the predominant vegetation Class.

(c) Determine the appropriate Fire Danger Index [FDI] from Table A2.2.

(d) Consult Table A2.6 and determine the appropriate setback [Asset Protection Zone] for the assessed land use, vegetation formation and slope range [for Special Fire Purpose Development].

The only vegetation identified as being a hazard to the Senior School complex is the Category 2 Vegetation in the location as shown on the Lane Cove Bushfire Prone Land Map. Table 1 examines the separation distances of the existing/proposed buildings to this vegetation.

The Fire Danger Index [FDI] for the site is 100.

Table 1. Examination of the separation distance to the Category 2 Bushfire Prone Vegetation as shown on the Lane Cove Bushfire Prone Land Map.

<table>
<thead>
<tr>
<th>Aspect</th>
<th>Vegetation within 140m of development</th>
<th>Predominant Vegetation Formation (Table A2.1)</th>
<th>Effective Slope of Land [within 100m]</th>
<th>Recommended Width of Asset Protection Zone (Table A2.6)</th>
<th>Width of Asset Protection Zone Provided</th>
<th>Compliance with Table A2.6.</th>
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</thead>
<tbody>
<tr>
<td>Northwest of the Main Building/ Food &amp; Beverage Precinct</td>
<td>Landscaped gardens; Category 2 vegetation</td>
<td>Managed land &amp; Low Hazard Vegetation [rainforest]</td>
<td>&lt; 10 degrees downslope increasing to &gt; 18 degrees downslope at cliff lines</td>
<td>65 metres for low hazard Category 2 Vegetation</td>
<td>&gt; 135 metres</td>
<td>YES – exceeds maximum width of APZ required</td>
</tr>
<tr>
<td>Northwest of Vaughan Learning Precinct</td>
<td>Landscaped gardens; Category 2 vegetation</td>
<td>Managed land &amp; Low Hazard Vegetation [rainforest]</td>
<td>&lt; 10 degrees downslope increasing to &gt; 18 degrees downslope at cliff lines</td>
<td>65 metres for low hazard Category 2 Vegetation</td>
<td>135 metres</td>
<td>YES – exceeds maximum width of APZ required</td>
</tr>
<tr>
<td>West of the Therry &amp; New Learning Precinct</td>
<td>Landscaped gardens; Category 2 vegetation</td>
<td>Managed land &amp; Low Hazard Vegetation [rainforest]</td>
<td>&lt; 10 degrees downslope increasing to &gt; 18 degrees downslope at cliff lines</td>
<td>65 metres for low hazard Category 2 Vegetation</td>
<td>110 - 115 metres</td>
<td>YES – exceeds maximum width of APZ required</td>
</tr>
<tr>
<td>West of the Community Precinct</td>
<td>Landscaped gardens; Category 2 vegetation</td>
<td>Managed land &amp; Low Hazard Vegetation [rainforest]</td>
<td>&lt; 10 degrees downslope increasing to &gt; 18 degrees downslope at cliff lines</td>
<td>65 metres for low hazard Category 2 Vegetation</td>
<td>&gt; 120 metres</td>
<td></td>
</tr>
<tr>
<td>Southwest of the Boarding Precinct</td>
<td>Landscaped gardens; Category 2 vegetation</td>
<td>Managed land &amp; Low Hazard Vegetation [rainforest]</td>
<td>&lt; 10 degrees downslope increasing to &gt; 18 degrees downslope at cliff lines</td>
<td>65 metres for low hazard Category 2 Vegetation</td>
<td>&gt; 175 metres</td>
<td>YES – exceeds maximum width of APZ required</td>
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</tbody>
</table>
The available widths of Asset Protection Zones to the works identified in the Master Plan exceed the maximum widths required to satisfy Table A2.6 of *Planning for Bushfire Protection 2006* for ‘Special Fire Protection Purpose Developments’.

All of the proposed works within the Senior School precinct are either internal or located more than 100 metres from unmanaged vegetation and therefore satisfy the Asset Protection Zone requirements of Section 4 of ‘Planning for Bushfire Protection 2006’.

### 4.3 Assessment of Bushfire Attack (Construction Standards)

The proposed alterations and additions to the existing buildings are defined by the Building Code of Australia as Class 9 building works and are therefore not triggered by the requirements of both Part 2.3.4 and GF5.1 of the Building Code of Australia for bushfire protection.

However, this type of development, when located within a bushfire prone area, is classified as a “Special Fire Protection Purpose Development” under Section 100B of the *Rural Fires Act* and therefore the building construction performance standards of the buildings are to be assessed in accordance with Appendix 3 of *Planning for Bushfire Protection 2006*.

Table 1 provides the results of an assessment undertaken to determine the separation distance of the existing and proposed buildings to the mapped Category 2 Bushfire Prone Vegetation and has found that the width of the Asset Protection Zone exceeds the maximum width required to satisfy Table A2.6 of *Planning for Bushfire Protection 2006*.

The overall bushfire risk to the Senior School development precinct is low with a negligible level of risk from burning ember attack.

Therefore there is no requirement to apply the bushfire construction standards as prescribed in A.S. 3959 – 2009 to any of the proposed works.

### 4.4 Water Supplies for Fire Fighting Operations

The existing Senior School Campus is connected to a reticulated mains supply which extends from the Sydney Water street mains in Riverview Street.

An internal hydrant supply services the Campus and satisfies the requirements of A.S. 2419.1 – 2005. Therefore, no additional static water supply is required for fire-fighting operations.
4.5 Access for Fire Fighting Operations.

4.5.1 Adequacy of Public Roads.
The existing Senior School Campus has direct access from Riverview Street which is constructed to provide public road access for heavy vehicles and provides adequate access and turning facilities for fire fighting and other emergency vehicles complies with the deemed-to-satisfy standards for two-way public roads as defined by Section 4.1.3(1) of Planning for Bushfire Protection 2006.

4.5.2 Fire Trail Access to two-way Public Roads.
The existing fire/access trail within the Senior School precinct has direct access onto Coonan Parade which is a two-way public road.

4.5.3 Emergency Response Access / Egress.
The existing access to the Senior School Campus is via an internal road network that provides a looped road from Riverview Road, suitable for Public Bus Service and therefore provides complying access provisions for fire-fighting and other emergency service vehicles.

The preparation of a Bushfire Maintenance Plan and Fire Emergency Plan is not required.

4.7 Fuel Management.
The management of landscaped areas, grounds and the playing fields within the Senior School Campus is being and will continue to be undertaken by the School.

There shall be established and maintained a 10 metre wide fire break along the southern boundary of the existing dwelling on Coonah Parade.

4.8 Evacuation.
The low risk of bushfire on the existing facilities within the Senior School Campus removes the need for the preparation of a Bushfire Evacuation Plan for the College.

4.9 Adequacy of Sprinkler Systems & other Fire Protection Measures.
There is no requirement for the installation of bushfire sprinklers or other bushfire protection measures.
SECTION 5

RECOMMENDATIONS

Recommendation 1: 
*Fuel Management:*
The management of the landscaped gardens, sporting fields and paddocks shall continue to be undertaken to the existing standards.

There shall be established and maintained a 10 metre wide fire break along the southern boundary of the existing dwelling on Coonah Parade.

Recommendation 2: 
*Fire Trail Access:*
The existing fire trail that extends off the southern end of Coonah Parade shall be maintained to provide access for fire-fighting appliances.
SECTION 6

CONCLUSION

The proposed development consists of the construction of alterations and additions to the existing buildings and construction of new buildings within the Senior School precinct of the Saint Ignatius College, Riverview Street, Riverview.

Site investigation of the Campus confirmed the accuracy of the Certified Bushfire Prone Land Map in recording the extent of unmanaged vegetation deemed to be bushfire prone.

A review of the proposed works has concluded that the development proposal exceeds the provision of Asset Protection Zone widths required by Table A2.6 of *Planning for Bushfire Protection 2006* and that due to the negligible level of bushfire risk posed by the unmanaged vegetation on the Campus, there is no requirement to apply bushfire construction standards to the new works.

The following table summarises the extent to which the development proposal conforms to the requirements of Section 44 of the *Rural Fires Regulation 2013* and the aims and objectives of *Planning for Bushfire Protection 2006*.

<table>
<thead>
<tr>
<th>Requirements of Section 44 of Rural Fires Regulation</th>
<th>Compliance with deemed-to-satisfy provisions of Planning for Bushfire Protection 2006.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asset Protection Zone setbacks</td>
<td>Exceed widths required by Table A2.6 of Planning for Bushfire Protection 2006.</td>
</tr>
<tr>
<td>The siting and adequacy of water supplies for fire fighting</td>
<td>Existing Hydrant &amp; Static water supply addresses BCA requirements for fire-fighting water supplies.</td>
</tr>
<tr>
<td>Capacity of public roads to handle increased volumes of traffic in the event of a bushfire emergency</td>
<td>Existing public road provide for increased traffic flows during emergencies</td>
</tr>
<tr>
<td>Public roads that link with the fire trail network have two - way access</td>
<td>Yes.</td>
</tr>
<tr>
<td>Adequacy of emergency response access and egress</td>
<td>The existing access driveway to the College provides adequate, safe access for Emergency Services.</td>
</tr>
<tr>
<td>Adequacy of bushfire maintenance plans and fire emergency procedures</td>
<td>Fire Management Plan/Fire Emergency Plan not required.</td>
</tr>
<tr>
<td>Building construction standards</td>
<td>None required</td>
</tr>
<tr>
<td>Adequacy of sprinkler systems and other fire protection measures to be incorporated into the development</td>
<td>Existing static water supply or other fire protection measures provide satisfactory protection to the existing buildings.</td>
</tr>
</tbody>
</table>

The proposed development complies with the recommendations of the NSW Rural Fire Service and the aims and objectives of *Planning for Bushfire Protection 2006*. 
SECTION 7 – Plan of Asset Protection Zones to the Senior School Precinct.
REFERENCES:

- N.S.W Rural Fire Service – Planning for Bushfire Protection 2006;
- Environmental Planning & Assessment Act – 1979;
- Rural Fires Act – 1997;
- Rural Fires Regulation 2013;
- NSW Rural Fire Service – Guideline for Bushfire Prone Land Mapping 2006;
- Threatened Species Conservation Act 1995;
- Native Vegetation Act;
- Bushfire Environmental Assessment Code 2006;
- Building Code of Australia;
- Australian Standard A.S 3959-2009 “Construction of Buildings in Bushfire Prone Areas”;
- Lane Cove Bushfire Prone Land Map.