

**BUSHFIRE PROTECTION ASSESSMENT  
DEVELOPMENT APPLICATION  
FOR AMENDMENTS TO THE DEVELOPMENT  
CONSENT FOR THE  
MATER MARIE CATHOLIC COLLEGE  
LOT 13 in DP 1083731,  
FOREST ROAD,  
WARRIEWOOD**

***Australian Bushfire Protection Planners Pty Limited***  
ACN 083 085 474

32 Old Dog Trap Road  
SOMERSBY 2250 NSW



**ABPP**

Australian Bushfire  
Protection Planners Pty Ltd  
ABN 48 935534 462

Bushfire Mitigation Consultants

# **BUSHFIRE PROTECTION ASSESSMENT**

## **DEVELOPMENT APPLICATION**

### **FOR**

## **AMENDMENTS TO THE DEVELOPMENT CONSENT FOR THE**

## **MATER MARIE CATHOLIC COLLEGE**

**LOT 13 in DP 1083731,  
FOREST ROAD,  
WARRIEWOOD**

<b>Assessment Number</b>	<b>Document</b>	<b>Preparation Date</b>	<b>Issue Date</b>	<b>Directors Approval</b>
B223880	Final	20.06.2022	21.06.2022	<i>G.L. Swain</i>

## EXECUTIVE SUMMARY

Australian Bushfire Protection Planners Pty Limited has been commissioned by Urbis to undertake the Bushfire Consultancy for the proposed Development Application to the Northern Beaches Council for modification to the Development Consent for the Mater Marie Catholic College sited on Lot 13 in DP 1083731, Forest Road, Warriewood.

The original Development Consent for the redevelopment of Mater Marie Catholic College was issued by Pittwater Council under DA N1038/00 on the 23<sup>rd</sup> November 2001.

An application to modify the original Development Consent DA N1038/00 was issued by Pittwater Council on the 11<sup>th</sup> October 2002 and included Consent Conditions D222, 223, 231 and E32(a) – E32(g) – relating to the provision of bushfire protection measures to the proposed development.

Consent Condition E32 (h) refers to compliance with the requirements of the NSW Rural Fire Service dated 28<sup>th</sup> August 2002. A copy of these requirements is provided below:

All communications to be addressed to:

Warringah Pittwater District  
NSW Rural Fire Service  
P.O.Box 111  
Terrey Hills 2084

Telephone: (02) 9450 3000  
e-mail: laurence.mccoy@rfs.nsw.gov

Warringah Pittwater District  
NSW Rural Fire Service  
Thompson Drive off Kamber Road  
Terrey Hills 2084

Facsimile: (02) 9450 1028



Mathew Edmonds  
Pittwater Council

Your Ref: N1038/00  
Our Ref: N1038/00

DATE: 28-Aug-02

RE: DEVELOPMENT AND/OR BUILDING APPLICATION  
House No 5 Lot No: 1 DP No: 785132  
Forest Road Warriewood  
DA No: N1038/00 BA No: File No:

As per Planning for Bushfire Protection (2001) and Australian Standard 3959 "Construction of Buildings in bushfire-prone areas", the following is the Bushfire Attack Category and the necessary level of construction.

Bushfire Attack Category: MEDIUM

Construction Type: Level 1 Construction Required

Following an inspection of the proposal at the above address, please be advised that the NSW Rural Fire Service recommends Pittwater Council impose the following conditions:

The development is deemed a 'Special Protection Development' of Planning for Bushfire Protection 2001. This requires for the slope and vegetation type an Asset Protection Zone to be maintained to a distance of 30 meters, surrounding the chapel. The Asset Protection Zone is to be comprised of a 20 meter Inner Protection Area and 10 meter Outer Protection Area.  
Inner Protection Area - This zone is the area immediately adjacent to the dwelling to a radial distance of 20 meters. This area is to be kept free of flammable/combustible plants, rubbish and debris. It is suited to lawns, separated trees and low flammability gardens. No tree is to hang directly over the proposed structure.

Outer Protection Area - This zone is the area immediately adjacent to the Inner Protection Area. It is to be to a radial distance of 10 meters. This area is to be maintained to a maximum vegetation level of 8 tonnes per hectare.

For further information refer to section 4.2 Planning for Bushfire Protection 2001

The access road to the structure and perimeter fire trail around the structure are to be established to a minimum standard to allow access for firefighting vehicles. That is at least 4m wide and capable of carrying vehicles up to 28 Tonnes, or 9 T per axle. One meter either side of the trail/access road should be free from overhanging vegetation.

Leafless Gutters or other mechanical means to be installed on the structures to prevent the build up of flammable materials with the gutters.

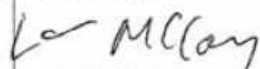
Due to the extensive area of adjacent bushland, consideration should be given to the installation of other fire protection measures such as shutters, garden/house sprinkler systems, fire pumps & hoses and the use of fire resistant/retardant plant species.

If water supply is not reticulated, supply is to comply with Policy GOV-PL 720 Water Storage for Domestic and Rural Fire Fighting Purposes. Tanks must be of minimum 45000L capacity with 10000L reserved for fire fighting, outlet to be fitted with a 'stop valve' and stortz fittings.

Providing the above conditions are implemented, the NSWRFSS has no objections to this proposal.

Please do not hesitate to call if you have any queries.

Yours Sincerely,



Laurence McCoy  
Planning and Mitigation Officer

The works approved under Development Consent DA N1038/00 have been substantially completed except for the construction of the approved Library/Staff and Administration/Canteen buildings, located to the south of the existing Chapel, between Block A and the Lecture Theatre.

The Development Consent also approved the establishment of a 30 metre wide Asset Protection Zone to the northwest and west of the completed buildings, which has also been established and maintained.

A further Section 96 Application was approved by the Northern Beaches Council on the 18<sup>th</sup> December 2017 [Reference S96 No: N1038/00/S96/2] seeking to replace the approved Library/Staff and Administration/Canteen buildings with a single, three level building excavated into the slope of the land. The modification proposed to construct the new building in two [2] stages.

Consent Condition B92 of the consent issues on the 18<sup>th</sup> December 2017 requires that the details provided in the Construction Certificate are to reflect the recommendations / requirements of the Bushfire Risk Assessment Report prepared by Australian Bushfire Protection Planners Pty Ltd dated 03 April 2017 and the NSW RFS letter – Ref: D17/30092, dated 26th September 2017.

The Bushfire Protection Assessment Report prepared by ABPP, dated 16.04.2017 provides the following recommendations:

**Recommendation 1:**  
**Fuel Management:**

The management of the approved Asset Protection Zones, landscaped gardens and sporting fields shall continue to be undertaken to the existing standards.

**Recommendation 2:**

***Bushfire Construction Standards to the proposed Building:***

The proposed building shall be constructed to comply with Section 3 and Section 5 [BAL 12.5] of A.S. 3959 – 2009 – ‘Construction of Buildings in Bushfire Prone Areas’.

**Recommendation 3:**

***Water Supplies for Bushfire-Fighting Operations:***

It is recommended that investigation should be undertaken into the provision of a hydrant at the turning area to the west of the Movement Centre.

**Recommendation 4:**

***Fire Trail Access:***

It is recommended that the existing turning head west of the Movement Centre shall be upgraded to provide an additional parking/passing bay to allow one fire appliance to park whilst a second appliance uses the turning head to exit the site in a forward direction.

**Recommendation 5:**

***Evacuation Plan:***

The existing Evacuation Plan shall be revised and updated to include the management of the College during bushfire emergencies and include the proposed building.

The listed requirements of the NSW Rural Fire Service are as follows:

***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 shall apply:*

1. *At the commencement of building works, and in perpetuity, the property shall be managed as an Inner Protection Area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones' from the existing school buildings as follows:*
  - *30 metres to the north and northwest;*
  - *20 metres to the west; and,*
  - *To the site boundaries to the east and south.*

***Water and Utilities***

*The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:*

2. *The provision of water, electricity and gas shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006' including the provision of a hydrant in close proximity to the proposed fire trail turning area.*

### **Access**

*The intent of measures for fire trails is to provide suitable access for fire management purposes and maintenance of APZs. To achieve this, the following conditions shall apply:*

3. *The proposed fire trail turning area shall be provided in accordance with the relevant provisions of section 4.1.3(3) of 'Planning for Bush Fire Protection 2006'.*

### **Evacuation and Emergency Management**

*The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:*

4. *A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'.*

### **Design and Construction**

*The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:*

5. *New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas - 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.*

### **Landscaping**

6. *Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.*

A Development Application has been lodged with the Northern Beaches Council for permission to increase the approved student numbers.

The Development Application has been reviewed by the NSW Rural Fire Service.

The following correspondence from the RFS under Reference No. DA20211125005140 – Original Dated 17<sup>th</sup> March 2022 with the following response received:

A bush fire report is required to address the suitability of the proposal to increase the student capacity in a bush fire prone area, especially the ability to evacuate safely, and how a better bush fire protection outcome is achieved per section 6.4 of *Planning for Bush Fire Protection 2019*.

Aerial imagery shows that Asset Protection Zones, as conditioned in the Bush Fire Safety Authority dated 26 September 2017, issued for Council's DA no. N1038/00/S96/2 (RFS ref. D17/3092) does not appear to be fully established. This should be reviewed by the bush fire consultant but cannot form part of the justification for a better bush fire protection outcome to increase student capacity.

The original Development Application was approved by the Warringah District Office of the NSW Rural Fire Service on the 28<sup>TH</sup> August 2002.

The approval included the provision of a 30 metre wide Asset Protection Zone to the Chapel with the Asset Protection Zone comprising a 20 metre wide Inner Protection Area and a 10 metre wide Outer Protection Area.

These zones were established and are being managed to reduce the combustible fuel loads. The bushfire protection measures undertaken pursuant to the 2017 Development Application included the upgrade of the fire trail and the fuel management of the vegetation beyond the approval Asset Protection Zone within the north-western corner of the site.

These measures were undertaken to achieve a 'better bushfire protection' outcome to the College.

The current Development Application seeks to modify the Development Consent to permit an increase in the student numbers. This will not include any modification to the approved buildings or construction of any new buildings.

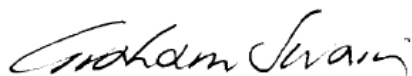
The Rural Fire Service correspondence refers to the ability to evacuate the site.

An Emergency Management Plan has been prepared for the College. Refer to Attachments A and B.

I have reviewed these documents and confirm that it provides a very comprehensive operational document that provides highly detailed protocols for the evacuation of the College during bushfire and other emergencies.

It is recommended that this document be reviewed and updated to accommodate the proposed increase in student numbers.

The increase in the student numbers will not increase to the College from bushfires.



Graham Swain  
Managing Director,  
**Australian Bushfire Protection Planners Pty Limited.**  
21.06.2022

**Fire Protection Association [FPA] Australia Member 48781**