

31 May 2022

Alphitonia Pty Ltd
298 Keira Street
Wollongong NSW 2500
Attn: Mr. Brendan Pratt

Dear Brendan,

**RE: Bushfire Assessment Report:
Proposed car park and associated works - Woodberry Learning Centre**

Alphitonia commissioned Peterson Bushfire to prepare a bushfire assessment for a proposed car park and associated works within the grounds of Woodberry Learning Centre. This letter acts as the Bushfire Assessment Report required to achieve compliance with the relevant specifications and requirements of 'Planning for Bush Fire Protection 2019'.

Location and development proposal

Woodberry Learning Centre is located at the corner of Lawson Avenue and Woodberry Road, Woodberry (refer to Figure 1). The proposal involves the construction of a car park, two new vehicle

ingress and egress crossovers to Woodberry Road, extension of pedestrian pathways, and installation of a bus cage and GA shed on the southern end of the car park.



Figure 1: Location of Woodberry Learning Centre and area of proposed works

Assessment requirements

The school property is identified as being 'bushfire prone land' (refer to Figure 2). Development proposals on bushfire prone land are to be assessed in accordance with the NSW Rural Fire Service (RFS) document 'Planning for Bush Fire Protection 2019' (PBP). Proposals involving schools are defined as Special Fire Protection Purpose (SFPP).

However, the proposal is for the introduction of non-habitable Class 10 structures to the school grounds and civil works. Therefore, the proposed works do not constitute SFPP development.

Section 8.3.2 of PBP states that there are no bushfire protection requirements for Class 10 structures when separated from a dwelling by at least 6 m. Given that the GA shed and bus cage will not be within 6 m of the school buildings, an assessment of bushfire protection measures such as Bushfire Attack Level (BAL) is not required. Similarly, the proposed civil works does not require assessment of bushfire protection. The existing access arrangements at the school comply with PBP. Fire-fighters can gain direct access to buildings from the two street frontages.



Figure 2: Bushfire prone land mapping

Conclusion

The proposal involves the introduction of Class 10 structures that will not be within 6 m of existing buildings. Bushfire protection requirements therefore do not apply.

Yours sincerely,

David Peterson
Director

