

Our Ref: M200276

17 February 2021

Office of the Independent Planning Commission  
Level 3, 201 Elizabeth Street  
SYDNEY NSW 2000

**Attention:** Jane Anderson

Dear Chair and Commissioner,

**BLUE GUM COMMUNITY SCHOOL (SSD-104440)**

We act on behalf of Best-Practice Education Group Ltd, the Applicant for development application SSD-10444 for adaptive reuse of heritage listed dwelling to facilitate pre-school and primary school use including alterations and additions, on-site car parking, tree removal, landscaping and fencing at 1 Rosemead Road, Hornsby.

This document is provided to the Independent Planning Commission to address matters discussed at the meeting held with the Applicant on 4 February 2021 ("Applicant meeting"). In particular, a change is requested to Condition No. A26 regarding management of the site as an inner protection area (related to bushfire management), and comment is provided on the management of the drop-off/pick-up zone.

**1. Management of the Site as an Inner Protection Area**

The draft conditions of consent provided by the Department of Planning, Infrastructure and Environment include Condition No. A26 which reads as follows:

**Asset Protection Zone**

*A26. From the start of building works and in perpetuity, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.*

*Note: The management of the land as an IPA does not give permission for tree removal unless permitted by this development consent.*

This condition was raised by the Commission in the Applicant meeting, where it was suggested that the wording of the condition be amended so as to provide greater certainty on the applicable requirements for future management of the site as an asset protection zone / inner protection area.

A statement from *Australian Bushfire Consulting Services* dated 29 October 2020 was submitted with the Response to Submissions which provides a comprehensive statement highlighting that the asset protection zones are generally existing and meet the intent and performance requirements of *Planning for Bush Fire Protection 2019*, and confirming that management of the asset protection zone will not require any additional tree removal.

In order to address inconsistencies between Appendix 4 of *Planning for Bush Fire Protection 2019* and the NSW RFS document 'Standards for Asset Protection Zones', which are both referenced in the NSW RFS advice to the Department of Planning, Infrastructure and Environment (Ref DA20200407001232-EIS, 25 June 2020), it is requested that draft Condition No. A26 is amended in order to clarify the requirements for management of the site as an inner protection area. The following suggested wording for the condition has been provided by Wayne Tucker, *Australian Bushfire Consulting Service*:





### **Asset Protection Zone**

A26. In perpetuity, the subject site is to be managed as an Asset Protection Zone (APZ) in accordance with the performance requirements of Table 6.8a within Planning for Bushfire Protection 2019 (PBP 2019) "APZ are managed and maintained to prevent the spread of fire to the building". APZs are to be generally in accordance with Appendix 4 of PBP 2019 and the NSW RFS document 'Standards for Asset Protection Zones'. Trees are to be retained as clumps or islands so that there is no a continuous tree canopy leading from the hazard to the asset, as shown on Drg No. 04219 Landscape Plan Issue D prepared by Fiona Cole Design dated 26.11.2020.

*Note: The management of the land as an APZ does not give permission for tree removal unless permitted by this development consent.*

The proposed amended condition will clarify the requirements for management of the site as an inner protection area. Accordingly, it is requested that the condition is amended as per the above.

### **2. Management of Drop-off/Pick-up Zone**

The subject of the management of the drop-off/pick-up zone was discussed in the Applicant meeting. Additional information on this matter has not been requested by the Commission. However, we would like to draw the Commission's attention to draft condition E14 which requires an Operational Transport and Access Management Plan (OTAMP) to be prepared and submitted (in consultation with Council) prior to the commencement of operation, and includes at sub-clause (c) a requirement to address: *"the location and operational management procedures of the drop-off / pick-up zone located within the site, including staff management / traffic controller arrangements to ensure that no queuing occurs outside the site during the drop-off / pick-up times"*.

Accordingly, further details on the management of the drop-off/pick-up zone will be required by the proposed conditions of consent, and can be suitably addressed at that stage.

Should you require any further information or clarification, please do not hesitate to contact the undersigned on 02 9531 2555.

Yours faithfully,  
Planning Ingenuity Pty Ltd

Ruth O'Brien  
**PRINCIPAL PLANNER**

