

**BUSHFIRE PROTECTION ASSESSMENT  
FOR THE PROPOSED LOT 2 RESIDENTIAL SUBDIVISION  
OF LOT 2 & LOT 4 in DP 1285072  
POLO FLAT ROAD,  
COOMA**

**FOR NSW DEPARTMENT OF PLANNING AND ENVIRONMENT**

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# **BUSHFIRE PROTECTION ASSESSMENT**

## **FOR THE PROPOSED**

## **LOT 2 RESIDENTIAL SUBDIVISION**

## **OF**

**LOT 2 & LOT 4 in DP 1285072**

**POLO FLAT ROAD,**

**COOMA**

## **FOR**

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**ENVIRONMENT**

<b>Assessment Number</b>	<b>Document</b>	<b>Preparation Date</b>	<b>Issue Date</b>	<b>Directors Approval</b>
B223901 - 4	Final	23.07.2022	01.05.2023	<i>G.L. Swain</i>

## EXECUTIVE SUMMARY

*Australian Bushfire Protection Planners Pty Limited* has been requested by the NSW Department of Planning and Environment to prepare a Bushfire Protection Assessment report for the Lot 2 subdivision of Lot 2 and Lot 4 in DP 1285072, Polo Flat Road, Cooma.

The development includes the establishment of Asset Protection Zones, construction of the infrastructure works and the construction and dedication of the road network.

The Snowy Monaro Bushfire Prone Land Map records the vegetation within the Lot 2 and Lot 4 site as Category 3 Bushfire Prone Vegetation.

The Snowy Monaro Bushfire Prone Land Map records the vegetation on the land to the northwest of the Monaro Highway and on the land to the south of Lot 2 and Lot 4 (within Lot 3 in DP 1285072) as Category 2 Bushfire Prone Vegetation.

As the land within and adjoining the development site is identified as Bushfire Prone Land, Section 100B of the Rural Fires Act 1979 applies and the issue of a Bushfire Safety Authority from the Commissioner of the NSW Rural Fire Service is required.

A Bushfire Safety Authority authorises subdivision of bushfire prone land for a residential and rural residential purpose to the extent that it complies with standards regarding setbacks, provision of water supply and other matters considered by the Commissioner to be necessary to protect persons, property or the environment from danger that may arise from a bush fire.

This report uses the methodology provided by *Planning for Bushfire Protection 2019* to validate the subdivision's compliance with the Asset Protection Zone requirements of Table A1.12.5 of *Planning for Bushfire Protection 2019*, in relation to the bushfire threat from the vegetation within the proposed residual lot and examines the requirements of Section 45 of the *Rural Fires Regulation 2022*, necessary to provide compliance with *Section 100B* of the *Rural Fires Act 1997*.



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

***FPA Member No. 48781***

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## SECTION 1

### INTRODUCTION

#### 1.1 Aim of this Report.

The aim of this updated report is to prepare a Bushfire Protection Assessment Report for the modified subdivision layout which examines the following items in order to determine compliance with the deemed-to-satisfy provisions of *Planning for Bushfire Protection 2019*.

- Review the capability of the site to provide a safe development in accordance with *Planning for Bushfire Protection 2019*;
- Review the potential to carry out hazard management over the landscape;
- Review the evacuation capability of the area;
- Provided advice on the adequacy of the design/construction to meet the requirement of *Planning for Bushfire Protection 2019*;
- Undertake an assessment to determine bushfire protection strategies for the proposed subdivision that address the following matters:
  - (i) The provision of building setbacks (Asset Protection Zones) from vegetated areas and the siting of buildings to minimize the impact of radiant heat and direct flame contact;
  - (ii) Fire-fighting water supplies;
  - (iii) Access requirements for emergency service vehicles;
  - (iv) Construction standards to be used for the future buildings within the proposed development to minimize the vulnerability of buildings to ignition from radiation and ember attack;
  - (v) Land management responsibilities; and
  - (vi) Evacuation management.

#### 1.2 Statutory Requirements.

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

### **1.2.1 Legislation.**

#### **(a) *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.

In relation to bushfire planning for new residential, rural residential and special fire protection developments in bushfire prone areas in NSW, Section 100B of the Act applies and 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 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 2019* 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.

#### **(b) *Rural Fires Regulation 2022.***

Section 45 of the *Rural Fires Regulation 2022* relates to planning for new residential, rural residential and special fire protection developments in bushfire prone areas in NSW and 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*.

### **1.2.2 Planning Policies.**

#### ***Planning for Bushfire Protection – 2019 (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 Protection 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.

### **1.3 Documentation reviewed in the preparation of this Assessment.**

The following documents were reviewed in the preparation of this report:

- General Arrangement Plan Site 2 Residential Development, Polo Flat Road, Cooma prepared by Cardno – Drawing Number 50522046-C-2003;
- Aerial Photograph of the development site and surrounding lands;
- Snowy Monaro Bushfire Prone Land Map;
- *Planning for Bushfire Protection 2019* prepared by the NSW Rural Fire Service;
- Australian Standard AS3959 – 2018 – ‘*Construction of Buildings in Bushfire Prone Areas*’;
- *Rural Fires Regulation 2022*.

### **1.4 Development Proposal.**

The development proposal is for the subdivision of Lot 2 & Lot 4 in DP 1285072 Polo Flat Road, Cooma.

The subdivision of Lot 2 creates one hundred and forty (140) residential lots (inclusive of the senior’s site). Lot 4 will contain a stormwater detention pond.

The development proposal includes the construction and dedication of the proposed public roads, the establishment of a temporary Asset Protection Zone to the southern edge of the Lot 2 site and the provision of services such as potable/fire-fighting water supplies and stormwater management works.

Figure 1 on Page 8 provides a copy of the Subdivision Plan.



[illegible]



#### **1.4 Site Assessment.**

Graham Swain of *Australian Bushfire Protection Planners Pty Limited* undertook a desk-top assessment of the development site and surrounding land to determine the topography, slopes and vegetation classification within and adjoining the development site and to validate the proposed subdivision's compliance with the requisite deemed-to-satisfy Asset Protection Zones and access provisions.

Adjoining properties were also assessed to determine the surrounding land use / vegetation communities, land management and the extent of bushfire prone vegetation.

## SECTION 2

### PROPERTY DESCRIPTION

#### 2.1 Location.

The land over which the Lot 2 subdivision proposal is being undertaken is vacant land bound to the northwest by the Monaro Highway and to the southeast by Polo Flat Road.

The south-western boundary of Lot 2 adjoins vacant land within the future residential subdivision on Lot 3.

**Figure 2 – Site Location Plan**



SixViewer

#### 2.2 Existing Land Use.

The Lot 2 development site contains vacant land. The land is zoned R2 Low Density Residential Development.

#### 2.3 Surrounding Land Use.

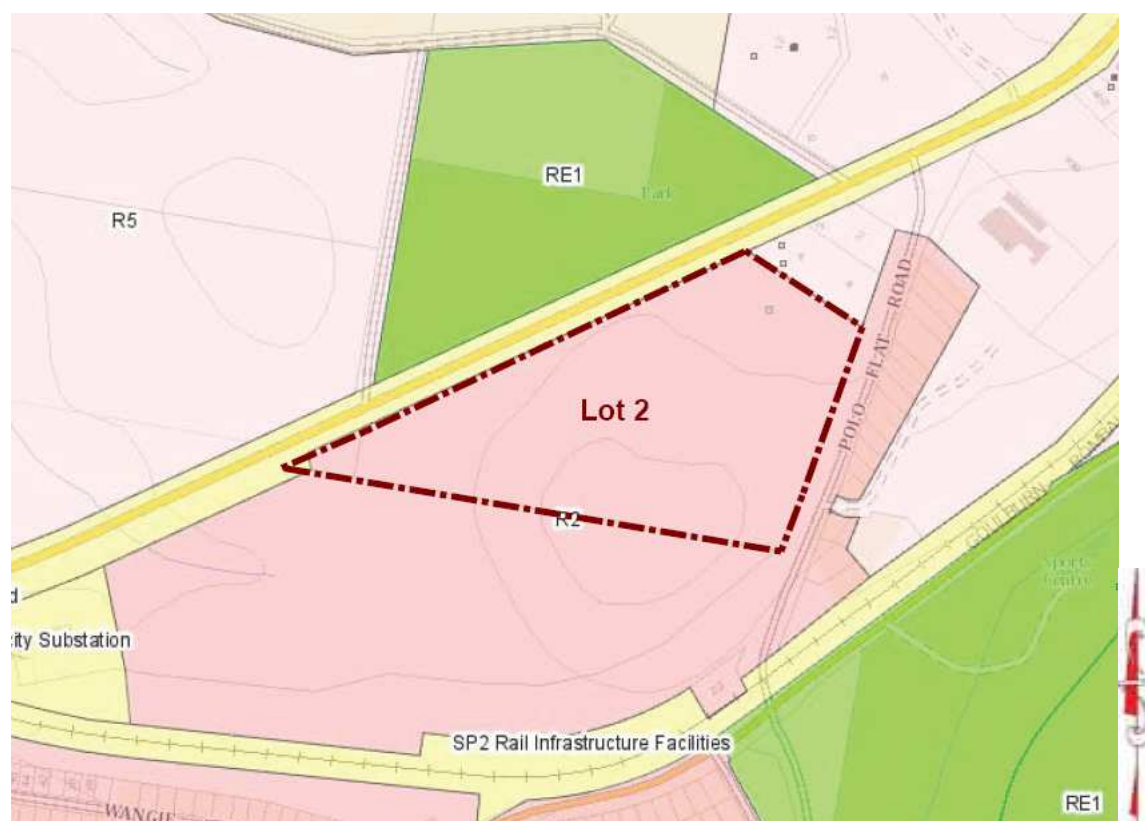
The land to the northeast of the Lot 2 development site contains residential development. The land to the northwest of the Lot 2 site, beyond the Monaro Highway, contains vacant land within Lot 1 in DP 1285072.

This land is zoned RE1.

The land to the southeast of the Lot 2 development site, beyond Polo Flat Road, contains residential development and is zoned R2 Low Density Residential Development.

The land to the southwest of the Lot 2 development site contains vacant land within the development on Lot 3 in DP 1285072 and is zoned R2 Low Density Residential Development.

**Figure 3 – Landuse Zoning Map**



## **2.4 Topography.**

Appendix A1.4 of *Planning for Bushfire Protection 2019* states that the effective slope is the slope of the land under the classified vegetation which will most significantly influence bushfire behaviour.

A low knoll occupies the land in the central southern portion of the Lot 2 development site.

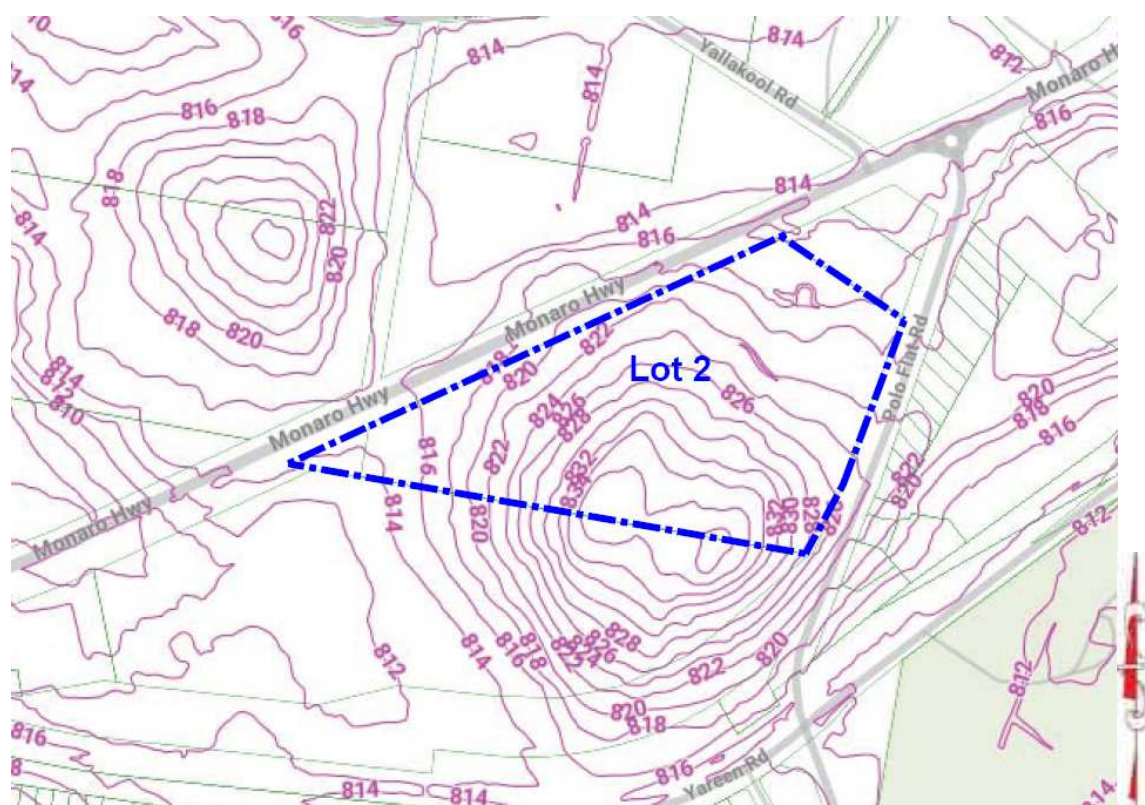
The topography of the land within the remainder of the site falls to the northwest at 3 degrees towards the Monaro Highway and to the northeast at 2-3 degrees to the adjoining residential development.



The land beyond the Monaro Highway, to the northwest of the Lot 2 site within Lot 1 in DP 1285072, is level. The land to the west of the Lot 2 site, beyond the Monaro Highway, rise to the west.

The land to the southwest of the Lot 2 site (within Lot 3) falls to the southwest at 2 – 3 degrees.

**Figure 4 – Contour Plan.**



## **2.5 Vegetation.**

Vegetation is classified using Appendix 1 - Figure A1.2 of *Planning for Bushfire Protection 2019*, which classifies vegetation types into the following groups:

- (a) Rainforest;
- (b) Wet Sclerophyll Forest;
- (c) Dry Sclerophyll Forest;
- (d) Woodlands;
- (e) Tall Heaths;
- (f) Short Heaths; and
- (g) Grassland.

### **2.5.1 Vegetation within the Lot 2 Development Site.**

The Lot 2 site contains grassland vegetation.

### **2.5.2 Bushfire Prone Vegetation within 140 metres of the Lot 2 Development Site.**

The predominant bushfire prone vegetation within 140 metres of the Lot 2 development site consists of grassland vegetation on the land to the northwest and west of the Monaro Highway and on Lo 3, to the southwest of the Lot 2 site – refer to Figure 5 - Aerial Photograph.

***Figure 5 – Aerial Photograph of Lot 2 Development Site and adjoining land.***



### **2.6 Significant Environmental Features within the Development Site.**

The land within the Lot 2 development site does not contain significant environmental features such as SEPP 14 Wetland; Koala Habitat; SEPP 26 Littoral Rainforests; land slip areas; National Parks Estate or areas of geological interest or riparian corridors.

### **2.7 Known Threatened Species, Population or Ecological Community within the Development Site.**

There are no known threatened species, population or ecological community within the Lot 2 development site [including the proposed Asset Protection Zone].

## **2.8 Details and location of Aboriginal Relics or Aboriginal Place.**

There are no known Aboriginal Relics or Aboriginal Places within the Lot 2 development site [including the proposed Asset Protection Zone].



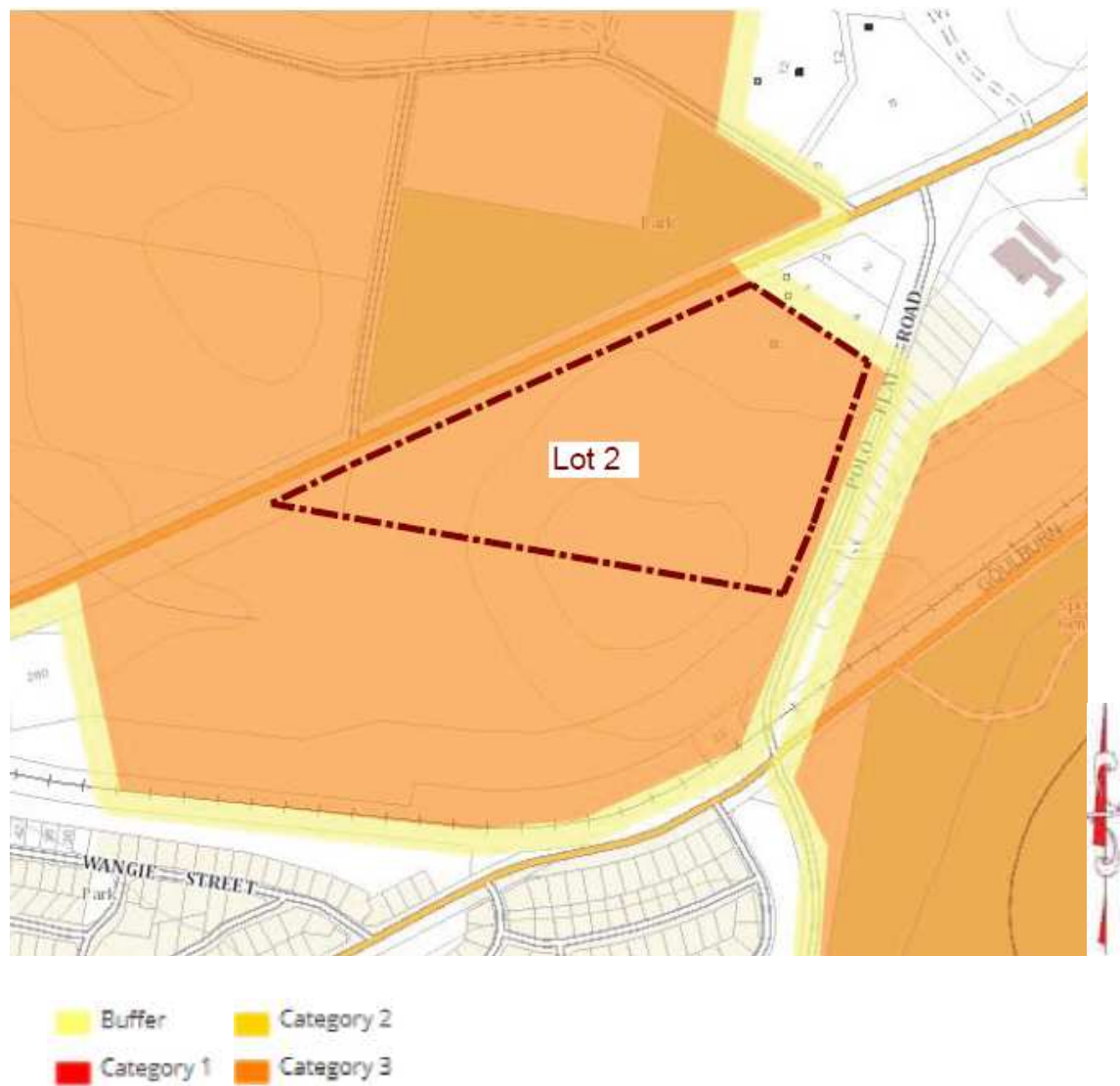
## SECTION 3

### SITE ASSESSMENT

#### 3.1 Certified Bushfire Prone Land Map

Figure 6 is a copy of an extract of the Certified Snowy Monaro Bushfire Prone Land Map showing the extent of the Bushfire Prone Vegetation on the Lot 2 site and surrounding land.

**Figure 6 – Extract from the Snowy Monaro Bushfire Prone Land Map.**



The Snowy Monaro Bushfire Prone Land Map accurately records the extent of the Bushfire Prone Vegetation within the Lot 2 site and on adjoining land to the northwest, west of the Monaro Highway and on Lot 3, to the southwest of the Lot 2 site.

## SECTION 4

### BUSHFIRE PROTECTION ASSESSMENT

#### 4.1 Introduction.

Section 45(2) of the *Rural Fires Regulation 2022* requires that an application for a *Bushfire Safety Authority* 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 firefighting 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 and;*
- *the construction standards to be used for building elements.*

*Planning for Bushfire Protection 2019* provides a methodology to determine the Asset Protection Zones required for habitable buildings in residential subdivisions that are designated as bushfire prone.

*Planning for Bushfire Protection 2019* also provides advice on the level of construction standards to be future dwellings, based on the available width of the Asset Protection Zones, topography and vegetation types.

Section 4.2 of this report examines the required and available widths of Asset Protection Zones and the levels of bushfire construction standards to the future dwellings.

The remaining items identified by Section 45 of the *Rural Fires Regulation 2022* are examined in Sections 4.3 – 4.7 of this report.

#### 4.2 Determination of Asset Protection Zones.

Appendix 1 of *Planning for Bushfire Protection 2019* 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 Figure A2.1 to determine the predominant vegetation type;
- (b) *Determine the effective slope of the land under the predominant vegetation Class;*
- (c) *Determine the appropriate fire [weather] area;*
- (d) *Consult Table A1.12.6 and determine the appropriate setback [Asset Protection Zone] for the assessed land use, vegetation formation and slope range.*

Table 1 summarises the Asset Protection Zones provisions of the proposed development from Table A1.12.6 of *Planning for Bushfire Protection 2019*:

**Table 1. Summary of Asset Protection Zone to the future residential dwellings. Fire Danger Index [FDI] for the site is 100**

Aspect	Vegetation within 140m of the development site	Predominant Vegetation Formation Class [Figure A1.2 PfbFP]	Effective Slope of Land	Asset Protection Zone width required by Table A1.12.6 of PfbFP	Available width of Asset Protection Zone
Northwest & west of Lot 2	Grassland	Grassland	Level & Upslope	10 metres for level and upslope	18 metres
Southwest of Lot 2	Grassland	Grassland	0-5 degrees downslope	11 metres for downslope	Temporary 19 - 50 metre wide APZ within Lot 3.

The available width of Asset Protection Zones to the west and northwest of the future dwellings in the Lot 2 site exceeds the minimum width required to satisfy Table A1.12.6 of *Planning for Bushfire Protection 2019*.

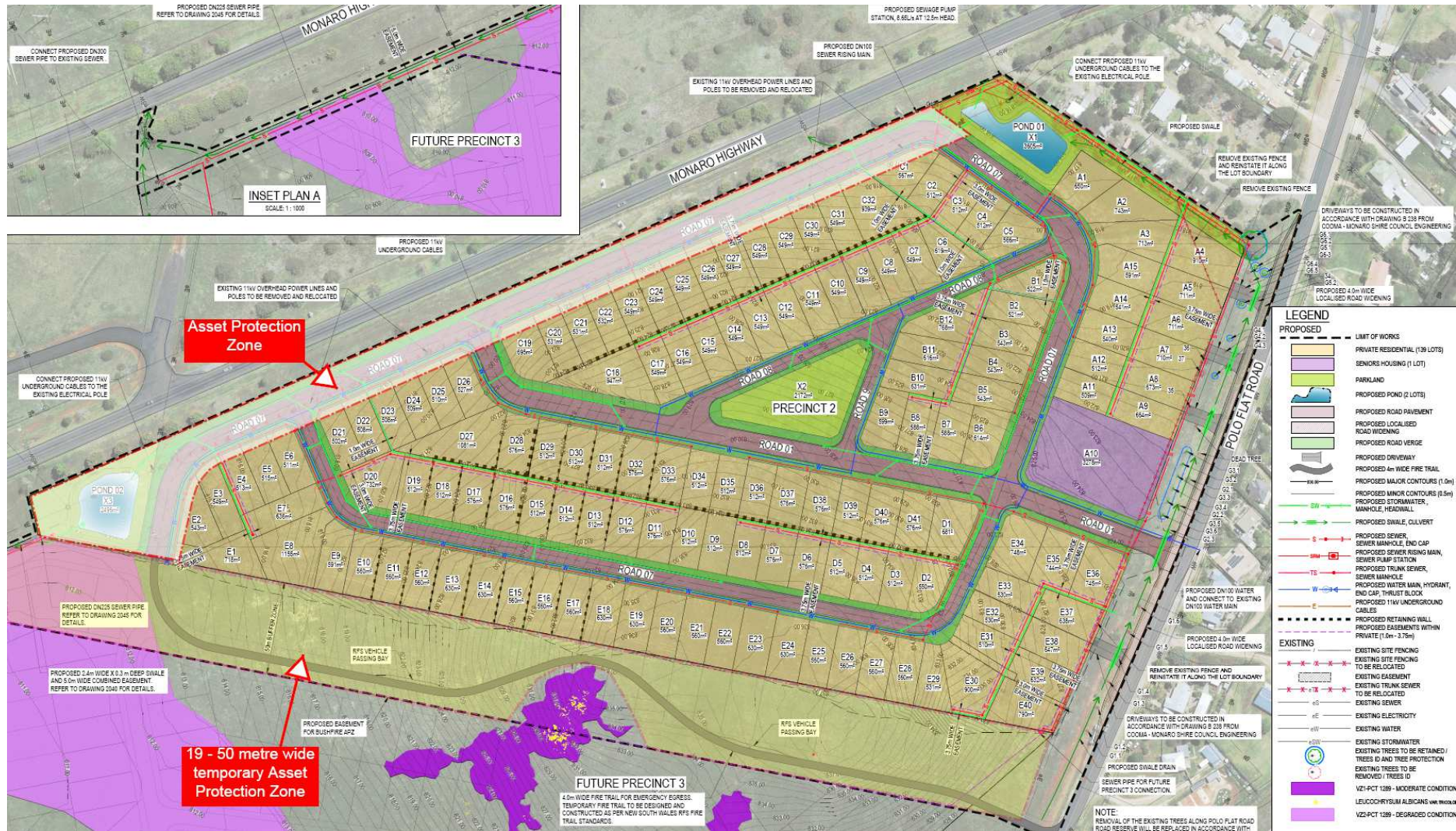
A temporary 19 - 50 metre wide Asset Protection Zone is proposed to the southwest of the Lot 2 site. This temporary Asset Protection Zone will be established on the adjacent Lot 3. An easement for the creation and management of the temporary Asset Protection Zone shall be established on the title of Lot 3 in DP 1285072 and maintained until the registration of the future residential subdivision on Lot 3.

The proposed senior's site is surrounded by existing and proposed residential development and not exposed to bushfire risk.

Refer to Figure 7 – Plan of Asset Protection Zone on Page 17.



**Figure 7 – Plan of Asset Protection Zones.**



### 4.3 Bushfire Construction Standards to Buildings.

Part 2.3.4 of the Building Code of Australia states that a Class 1 building that is constructed in a *designated bushfire prone area* must be designed and constructed to reduce the risk of ignition from a bushfire while the fire front passes.

Australian Standard A.S. 3959 – 2018 '*Construction of Buildings in Bushfire Prone Areas*' is the enabling standard that addresses the performance requirements of Part 2.3.4 of the Building Code of Australia.

Table 2 summarises the BAL rating for the future dwellings erected on the lots exposed to the bushfire hazard.

**Table 2. Summary of Bushfire Attack Levels for future dwellings exposed to the bushfire hazard.**

Aspect	Vegetation within 140m of the development site	Predominant Vegetation Formation Class [Figure A1.2 PFBFP]	Effective Slope of Land	Available width of Asset Protection Zone	Bushfire Construction Standards (BAL)
Northwest and west of Lots C1 & Lots C19 – C32; Lots D21 – D26; Lots E2 – E6	Grassland	Grassland	Level and Upslope	➤ 18 metres	BAL 12.5
Southwest of Lot E1; Lots E8 – E15 & Lots 21 - E40	Grassland	Grassland	0-5 degrees downslope	Temporary 50 metre wide Asset Protection Zone	Nil construction standards
Southwest of Lot E16 & Lot 20	Grassland	Grassland	0-5 degrees downslope	Temporary 36 metre wide Asset Protection Zone	BAL 12.5 construction standards
Southwest of Lot E17 & Lot 19	Grassland	Grassland	0-5 degrees downslope	Temporary 26 metre wide Asset Protection Zone	BAL 12.5 construction standards
Southwest of Lot E18	Grassland	Grassland	0-5 degrees downslope	Temporary 19 metre wide Asset Protection Zone	BAL 19 construction standards



**INSET PLAN A**  
SCALE 1:1000

**Asset Protection Zone**

**BAL 12.5**

**Lot 18 - BAL 19;  
Lots 16, 17, 19 & 20 -  
BAL 12.5**

**19 - 50 metre wide  
temporary Asset  
Protection Zone**

**LEGEND**

**PROPOSED**

- PRIVATE RESIDENTIAL (139 LOTS)
- SENIORS HOUSING (1 LOT)
- PARKLAND
- PROPOSED POND (2 LOTS)
- PROPOSED ROAD PAVEMENT
- PROPOSED LOCALISED ROAD WIDENING
- PROPOSED ROAD VERGE
- PROPOSED DRIVEWAY
- PROPOSED 4m WIDE FIRE TRAIL
- PROPOSED MAJOR CONTOURS (1.0m)
- PROPOSED MINOR CONTOURS (0.5m)
- PROPOSED STORMWATER, MANHOLE, HEADWALL
- PROPOSED SWALE, CULVERT
- PROPOSED SEWER, SEWER MANHOLE, END CAP
- PROPOSED SEWER RISING MAIN, SEWER PUMP STATION
- PROPOSED TRUNK SEWER, SEWER MANHOLE
- PROPOSED WATER MAIN, HYDRANT, END CAP, THRUST BLOCK
- PROPOSED 11kV UNDERGROUND CABLES
- PROPOSED RETAINING WALL
- PROPOSED EASEMENTS WITHIN PRIVATE (1.0m - 3.75m)

**EXISTING**

- EXISTING SITE FENCING
- EXISTING SITE FENCING TO BE RELOCATED
- EXISTING EASEMENT
- EXISTING TRUNK SEWER TO BE RELOCATED
- EXISTING SEWER
- EXISTING ELECTRICITY
- EXISTING WATER
- EXISTING STORMWATER
- EXISTING TREES TO BE RETAINED / TREES ID AND TREE PROTECTION
- EXISTING TREES TO BE REMOVED / TREES ID
- V21-PT1 1289 - MODERATE CONDITION
- LEUCOCHRYSIUM ALBICUM var. TRICOLOR
- V21-PT1 1289 - DEGRADED CONDITION

**NOTE:**  
REMOVAL OF THE EXISTING TREES ALONG POLO FLAT ROAD ROAD RESERVE WILL BE REPLACED IN ACCORDANCE WITH DMRP POLICY '80 - TREE MANAGEMENT



#### **4.4 Water Supplies for Firefighting Operations.**

A reticulated potable water supply will be provided to the proposed new lots and include hydrants at spacing / locations which meet the performance requirements of A.S. 2419.1 – 2021.

#### **4.5 Access for Fire Fighting Operations.**

##### **4.5.1 Public Roads:**

The subdivision of the land will create lots which will be accessed directly off the proposed new public road network.

The new road network will comply with the specifications as outlined in Appendix 3 of *Planning for Bushfire Protection 2019*, with the perimeter road having a trafficable width of 8 metres kerb to kerb with 'No Parking' to both sides and the two internal roads will have a minimum trafficable width of 5.5 metres, with 'No Parking' to both sides.

##### **4.5.2 Emergency Response Access / Egress.**

Direct emergency response and fire-fighting access to the proposed lots will be available from the new public road network.

#### **4.6 Adequacy of Bushfire Maintenance Plans and Fire Emergency Procedures.**

A Bushfire Management Plan shall be prepared for the management of the temporary Asset Protection Zone within Lot 3 in DP 1285072.

A Fire Emergency Plan is not required for the proposed subdivision.

#### **4.7 Emergency Management for Fire Protection / Evacuation.**

The future dwellings in the Lot 2 subdivision will not be exposed to bushfire behaviour which will necessitate evacuation of the residents.

It is therefore considered that there is no requirement for the preparation of a site specific bushfire evacuation plan.

#### **4.8 Landscape Management.**

The landscaped gardens on the lots within the subdivision shall be maintained as an Inner Protection Area [IPA] in accordance with the management prescriptions as defined in Appendix 4 of *Planning for Bushfire Protection 2019* and the NSW Rural Fire Service's document '*Standards for Asset Protection Zones*'.

#### **4.9 Adequacy of Sprinkler Systems & other Fire Protection Measures.**

There are no sprinkler systems required or recommended.

## SECTION 5

### RECOMMENDATIONS

Strategies to mitigate the potential bushfire risk to the proposed subdivision are as follows:

#### 5.1 Strategy 1:

##### ***Provision of Asset Protection Zones:***

There shall be provided Asset Protection Zones to the widths as shown on Figure 7 of this report.

#### 5.2 Strategy 2:

##### ***Management of Asset Protection Zones:***

The landscaped gardens on the lots within the subdivision shall be maintained as an Inner Protection Area [IPA] in accordance with the management prescriptions as defined in Appendix 4 of *Planning for Bushfire Protection 2019* and the NSW Rural Fire Service's document '*Standards for Asset Protection Zones*'.

#### 5.3 Strategy 3:

##### ***Covenant for the management of the Asset Protection Zones and Bushfire Protection Measures:***

It is recommended that a Section 88B Instrument, under the provisions of the *Conveyancing Act of 1919*, shall be created on the title of lots affected by the Asset Protection Zone to ensure that the management of the nominated Asset Protection Zone occurs in perpetuity, in accordance with Appendix 4 of *Planning for Bushfire Protection 2019* and the NSW Rural Fire Service's '*Specifications for Asset Protection Zones*'.

#### 5.4 Strategy 4:

##### ***Covenant for the management of the temporary Asset Protection Zone on Lot 3 in DP 1285072:***

It is recommended that a Section 88B Instrument, under the provisions of the *Conveyancing Act of 1919*, shall be created on the title of Lot 3 in DP 1285072 to ensure that the management of the temporary Asset Protection Zone, (managed as an Inner Asset Protection Zones (IPA) in accordance with Appendix 4 of *Planning for Bushfire Protection 2019* and the NSW Rural Fire Service's '*Specifications for Asset Protection Zones*'), continues until the registration of the subdivision of the land within Lot 3 in DP 1285072.

#### 5.5 Strategy 5:

##### ***Access for Fire-fighting Operations:***

The proposed Public Road network shall be designed and constructed to comply with the deemed to satisfy specifications of Appendix 3 of *Planning for Bushfire Protection 2019*.

The perimeter road shall have a trafficable width of 8 metres kerb to kerb with 'No Parking' to both sides and the two internal roads shall have a minimum trafficable width of 5.5 metres, with 'No Parking' to both sides.

## 5.6 Strategy 6:

### **Services – Water supply for fire-fighting operations:**

The reticulated water supply shall be designed and constructed to provide a fire-fighting water supply that satisfies the specifications of A.S. 2419.1 – 2021.

## 5.7 Strategy 7:

### **Construction Standards to future dwellings:**

The future dwelling erected on the lots listed in Table 3 shall be constructed to comply with the recommended BAL rating in accordance with A.S. 3959 – 2018 – 'Construction of Buildings in Bushfire Prone Areas 2018.

**Table 3. Summary of Bushfire Attack Levels for future dwellings exposed to the bushfire hazard.**

Aspect	Vegetation within 140m of the development site	Predominant Vegetation Formation Class [Figure A1.2 PfBFP]	Effective Slope of Land	Available width of Asset Protection Zone	Bushfire Construction Standards (BAL)
Northwest and west of Lots C1 & Lots C19 – C32; Lots D21 – D26; Lots E2 – E6	Grassland	Grassland	Level and Upslope	➤ 18 metres	BAL 12.5
Southwest of Lot E1; Lots E8 – E15 & Lots 21 - E40	Grassland	Grassland	0-5 degrees downslope	Temporary 50 metre wide Asset Protection Zone	Nil construction standards
Southwest of Lot E16 & Lot 20	Grassland	Grassland	0-5 degrees downslope	Temporary 36 metre wide Asset Protection Zone	BAL 12.5 construction standards
Southwest of Lot E17 & Lot 19	Grassland	Grassland	0-5 degrees downslope	Temporary 26 metre wide Asset Protection Zone	BAL 12.5 construction standards
Southwest of Lot E18	Grassland	Grassland	0-5 degrees downslope	Temporary 19 metre wide Asset Protection Zone	BAL 19 construction standards

All non-exposed elevations to the future dwelling erected on the lots nominated in Table 3 shall be constructed to comply with BAL 12.5.

## SECTION 6

### CONCLUSION

*Australian Bushfire Protection Planners Pty Limited* has undertaken the bushfire consultancy on the proposed residential subdivision of the land within Lot 2 and Lot 4 in DP 1285072, Polo Flat Road, Cooma.

Snowy Monaro Bushfire Prone Land Map records the vegetation within the development site and on the land to the northwest, west and southwest as Bushfire Prone Vegetation.

This report therefore examines the extent of the bushfire prone vegetation adjacent to the development site and confirms:

- With the provision of the Asset Protection Zones as recommended in this report the proposed lot layout provides a safe development in accordance with *Planning for Bushfire Protection 2019*.
- Hazard management can be undertaken of the landscape in accordance with the prescriptions of Appendix 4 of *Planning for Bushfire Protection 2019* and the NSW Rural Fire Service's – '*Specifications for Asset Protection Zones*'.
- Evacuation from the proposed Lot 2 site will not be required due to the low level of bushfire risk on the future dwellings/residents; and
- The design/construction of the proposed residential subdivision adequately addresses the requirements of *Planning for Bushfire Protection 2019* in respect to:
  - The provision of setbacks [APZs] from bushfire prone vegetation;
  - Access for fire-fighting operations;
  - Water supplies for fire-fighting operations;
  - Landscape Management;
  - Construction standards to future buildings [non required]; and
  - Emergency management.

The development proposal and the recommendations contained within this report also address the requirements of Section 45 of the *Rural Fires Regulation 2022* as a prerequisite for the issue of a *Bushfire Safety Authority* under Section 100B (4) of the Rural Fires Act.



The following table summarises the extent to which the proposed development conforms with or deviates from the requirements of Section 45(2) of the *Rural Fires Regulation 2022* and the deemed-to-satisfy specifications of *Planning for Bushfire Protection 2019*.

**Table 4. Compliance with the deemed-to-satisfy provisions of *Planning for Bushfire Protection 2019*.**

<b>Bushfire Protection Measure</b>	<b>Compliance with deemed-to-satisfy provisions of <i>Planning for Bushfire Protection 2019</i>.</b>
Asset Protection Zone setbacks	YES – Asset Protection Zones to Lot 2 exceed the maximum width required to satisfy the minimum deemed-to-comply widths of Table A1.12.6 of <i>Planning for Bushfire Protection 2019</i> .
Siting & adequacy of water supplies for firefighting operations	YES – Hydrant supply in accordance with A.S. 2419.1 – 2021
Capacity of public roads to handle increased volumes of traffic in the event of a bushfire emergency	YES – The proposed public road network will accommodate increased traffic in the event of a bushfire emergency.
Public roads that link with the fire trail network have two – way access	N.A.
Adequacy of emergency response access and egress	YES – Emergency response is provided to each lot via the new public road network
Adequacy of bushfire maintenance plans and fire emergency procedures	A Bushfire Maintenance Plan is required for the maintenance of the temporary Asset Protection Zone within Lot 3 in DP 1285072. There is no requirement for the preparation of fire emergency procedures.
Building construction standards	The recommended widths of the Asset Protection Zones satisfy the requirement that the maximum bushfire attack rating on the future dwellings which are exposed to the bushfire hazard does not exceed 29kW/m <sup>2</sup> .
Adequacy of sprinkler systems and other fire protection measures	Not applicable

The proposed development, as represented by the subdivision layout, complies with the aim and objectives of *Planning for Bushfire Protection 2019*.



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

***FPA Member No. 48781***

## REFERENCES:

- N.S.W Rural Fire Service – *Planning for Bushfire Protection 2019*;
- *Environmental Planning & Assessment Act – 1979*;
- *Rural Fires Act – 1997*;
- *Rural Fires Regulation 2022*;
- NSW Rural Fire Service – *Guideline for Bushfire Prone Land Mapping 2006*;
- *Bushfire Environmental Assessment Code 2006*;
- Australian Standard A.S. 3959-2018 “*Construction of Buildings in Bushfire Prone Areas*”;
- Snowy Monaro Bushfire Prone Land Map;
- SixViewer.