



Preliminary Bushfire Constraints Advice: Rezoning Application - New Brighton Golf Club

Background to the advice:

The New Brighton Golf Club proposes to submit an application to rezone land within the western portion of the present Golf Course to permit subdivision of this land for residential development, construction of a new Club House and maintenance shed adjacent to the northern boundary.

As part of this development the Club will dedicate to Liverpool City Council a 40 metre wide corridor of land along the Georges River foreshore as part of any land rezoned for residential in the western portion of the site.

The rezoning proposal will therefore result in the land within the western portion of Lot 103 in DP 1070029, north of the M5, being zoned R1 [General Residential] with the remainder of this lot and the land within Lot 1 in DP 85111 [except the 40 metre corridor adjoining the river] & Lot 23 in DP 733092 being zoned RE2 – Private Recreation. The 40 metre wide river corridor will be zoned RE1 – Public Recreation.

The rezoning proposal also includes the land within Lot 2210 in DP 1090818 and part of Lot 52 in DP 717957, the latter land being owned by Council. The land within Lot 2210 in DP 1090818 and the adjoining part of Lot 52 in DP 717957 is proposed to be zoned RE2 – Private Recreation with the balance of Lot 52 in DP 717957 zoned RE1 – Public Recreation.

The topography of the land within the western portion of the site falls gently at < 3 degrees from the west to the east towards the Georges River. The existing Golf Course contains remnant corridors of managed forest between the Fairways with larger areas retained in the eastern portion of the site.

Bushfire Protection Measures:

Proposed Residential Development & Club House – western portion of the existing Golf Course:

The proposed residential precinct will replace the existing Golf Club and Fairways and will remove/modify the existing vegetation within the western portion of the existing Golf Course. The construction of the Georges Fair Residential Estate has removed existing vegetation which occupied a narrow corridor of unmanaged vegetation to the north of the western portion of the Golf Course. However, this former area of vegetation remains mapped as Bushfire Prone Vegetation.

With the removal of the bushfire prone vegetation on the land to the north and the continued management of the vegetation on the Fairways to the east of the residential precinct, and retention of the existing dams, there will be no requirement to provide Asset Protection Zones to this precinct – except a 35 metre wide separation between the closest residential development and any vegetation on the land to the northeast which remains subject to a bushfire hazard classification. A minimum 25 metre wide 'Defendable Space' shall also be provided to the north and northeast the relocated Golf Club House.

The southern boundary of the proposed R1 precinct adjoins the northern boundary of the M5 Motorway. The verge to the Motorway contains a narrow corridor of unmanaged vegetation which could support a bushfire event. A future sound barrier fence would address this risk or alternatively the provision of a 10m wide Asset Protection Zone to the future dwellings which adjoin this corridor.

Consideration to the provision of fire service access, possibly via a Cycleway/Pedestrian Path, along the southern boundary would be desirable.

Proposed Maintenance Compound:

This compound will be located on the small parcel of land which extends to the north of the existing Golf Course and will contain a Workshop/Machinery Shed and storage bins for landscaping materials.

This compound will be impacted by fires which occur in the Conservation Reserve to the north and east of the proposed Maintenance Compound – being the area of retained vegetation to the east of the Georges Fair Estate.

Therefore, the Maintenance building will require a minimum width 25m defendable space setback from the northern and eastern boundaries and be constructed to comply with AS 3959 – BAL 29 specifications.

Fuel storage should be located on the southern side of the building and combustible materials [mulch etc] stored clear of the building and in non-combustible 'bins'.

Access for Fire Fighting Operations:

Access for fire-fighting operations within the proposed residential/Club House precinct will be required in accordance with the deemed-to-satisfy provisions of Section 4.1.3(1) of *Planning for Bushfire Protection 2006* with minimum road widths of 6.5m [with 'No Parking' to one side].

Fire Service access will also be required to strategic locations within the Golf Course, including vehicular connection [4.0m high] under the M5 Motorway. The preferred option is to provide a 4.0 metre sub-base to service roads/cart paths/pedestrian paths to enable fire service vehicle access to the retained vegetation within the Golf Course.

Final location of these access tracks can be determined in liaison with the Golf Course Architect.

Water supplies for Fire Fighting Operations:

A reticulated mains water supply will be required for the residential development precinct and the Club House, in accordance with the Building Code of Australia and AS 2419.1 – 2005 – including the provision of fire fighting hydrants.

Dam water supply points should also be installed throughout the Golf Course so as to enable fire vehicle resupply.

A future development application lodged with Liverpool City Council for the proposed rezoning will require the preparation of a more detailed Bushfire Protection Assessment Report.

If you require any further information please contact the undersigned.

Yours faithfully,



Graham Swain.

Managing Director

Australian Bushfire Protection Planners Pty Limited

30.3.2011