



NSW RURAL FIRE SERVICE



The General Manager
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

WOLLONDILLY SHIRE COUNCIL	
TRIM NO.	4985-9
PROP. No.	
13 JUL 2018	
AUTH. No.	
ASSIGNED TO: C Whitten	

Your Ref: TRIM 4985 CW

Our Ref: L11/0003

Attention: Carolyn Whitten

6 July 2018

Dear Sir/Madam

Public Exhibition - Macquariedale Road, Appin Planning Proposal

I refer to your letter dated 11 December 2017 seeking advice for the above planning proposal in accordance with section 56(2)d of the *Environmental Planning and Assessment Act 1979*. I apologise for the delay in responding to your request. As you are aware the NSW RFS has previously responded to the planning proposal in letters dated 30 May 2014 and 7 September 2014.

General Comments

- As Council is aware, future development applications on bush fire prone land will be required to comply with either Section 79BA of the *Environmental Planning and Assessment Act 1979* or Section 100B of the *Rural Fires Act 1997* depending upon the nature of the proposed development.
- Future subdivisions of the site will need to comply with the provisions of *Planning for Bush Fire Protection (PBP) 2006*, including adequate services, access and asset protection zones.
- Council should be aware that the introduction of Amendment II of the Australian Standard 3959-2009 *Construction of Buildings In Bush Fire Prone Areas* on 1 May 2011 includes grasslands as a hazardous vegetation category (land to the south likely to be a grassland hazard). Any future development will need to consider this at the design and construction stage under the provisions of the *Building Code of Australia*.

Specific Comments

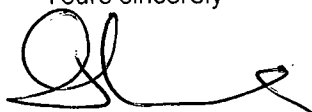
The bush fire report prepared by Holiday Coast Bushfire Solutions, dated 24/2/2014 proposes a number of recommendations for the planning proposal which are generally supported by the NSW Rural Fire Service (RFS). Notwithstanding, the following issues are raised and Council is required to ensure these issues are resolved/ adequately addressed prior to progression of the planning proposal:

- The bush fire report identifies asset protection zones (APZs) of 25m along the western boundary in Figure 8: 'plan showing APZs complying with PBP-2006 Appendix 2' (page 19). Figure 12 'plan showing BAL thresholds – AS3959-2009' (page 28) of the bush fire report identifies a minimum APZ of 32m along the western boundary. The minimum APZ required to achieve BAL 29 under AS3959-2009 for the slope and vegetation type identified in the bush fire report. As such the RFS supports the adoption of the larger APZs shown in Figure 12 of the bush fire report and not Figure 8, as this should provide for future dwellings to achieve a more economical construction standard of BAL 29, and to use the complying development pathway, if preferred. It is unclear what the proposed width of land is for 'land proposed for APZ' as identified in the drawing titled Macquariedale Road, Appin Bio-Bank Site, drawing no WA-BBS-M001, dated 8 November 2017, on page 40 of the Planning Proposal Report. In this regard the NSW RFS advises Council that all APZs shall be wholly located within the residentially zoned portion of the site and shall not be located in E2 Conservation zoned land, and the width of land proposed as being an APZ should be as per APZ distances in Figure 12 of the bush fire report.

- The bush fire report contains plans with layouts demonstrating that all residentially zoned portions of land will have a perimeter road complying with the specifications of PBP 2006, with the exception of the northern most located pocket of residential land. Generally the NSW RFS requires all residential land adjoining a hazard to be provided with a public perimeter road and supports the proposal achieving perimeter roads along the western, southern boundaries. However, as a performance solution to this requirement the report proposes two fire trails. For the northern most pocket of residential land it proposes a fire trail crossing 14 separate privately owned residential lots. This is not considered a practical outcome, and may result in issues regarding ongoing maintenance and access of the fire trail due to gating and obstructions (ie landscaping, sheds or parking of caravans and trailers etc). If a fire trail is proposed as a performance solution in this northern pocket, it shall be required to be created in single ownership as a single lot, be it private or Council owned. Alternatively, a perimeter road shall be provided in this northern pocket of residential land where adjoining a hazard. Reliance upon the future construction of Appin Bypass road will not serve as a perimeter road insofar as perimeter roads will be required to be constructed prior to any residential lots being approved.

For any enquiries regarding this correspondence please contact Martha Dotter 02 4472 0600.

Yours sincerely



Jeff Lucas

Director Planning and Environment Services