

# Addendum to Planning Assessment Report PPSSTH-115/ DA.2020.1351

## Bushfire Discussion 17 May 2022

Property Description: 360A Lanyon Drive TRALEE NSW 2620

Proposed Development: Construct Recreation Facilities including:

- a multi- sport stadium;
- a major sport pavilion;
- two minor sports pavilions.
- removal of the Environa stone façade amenity building and the materials to be repurpose for a bus stop shelter.

### Purpose of Addendum Report:

It has come to Council's attention the subject land is bush fire prone land.

### Background:

The development application was lodged on 24 April 2020. The land was not mapped as bushfire prone land at the time of lodgement. A planning assessment report has been prepared for the construction of a recreation facility based on the outdated bush fire prone land mapping.

It has come to Council's attention that the bush fire prone land mapping was updated on 20 April 2021 and now extends over the subject site.

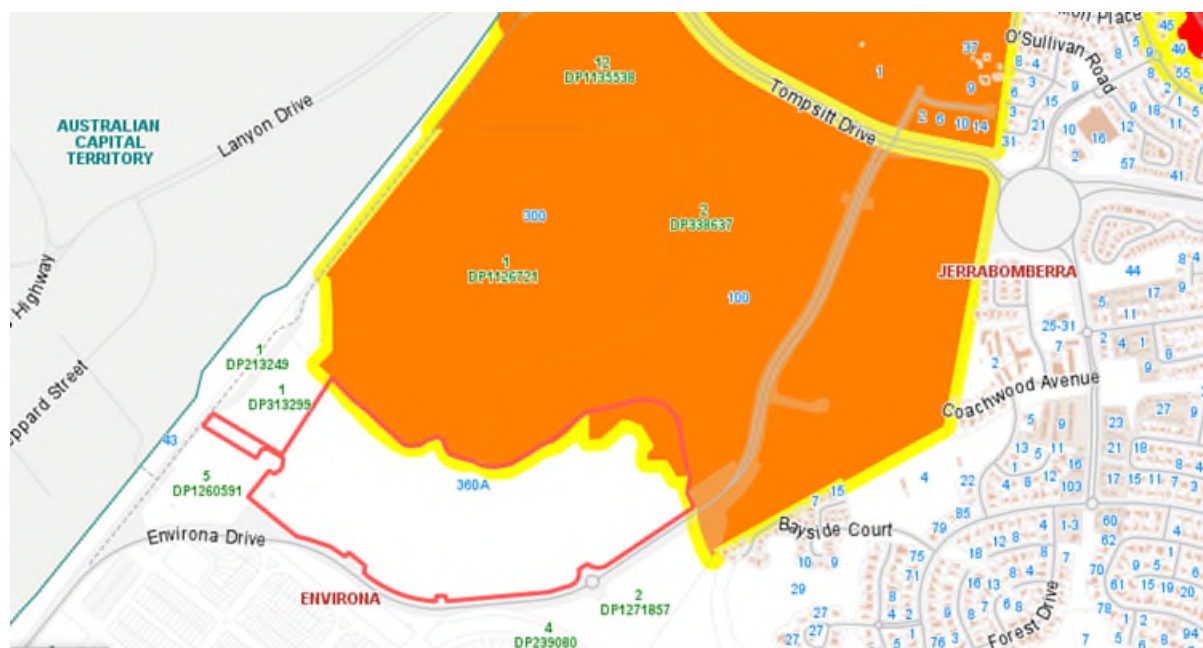


Figure 1 Queanbeyan Bushfire Prone Land Map pre 20 April 2021

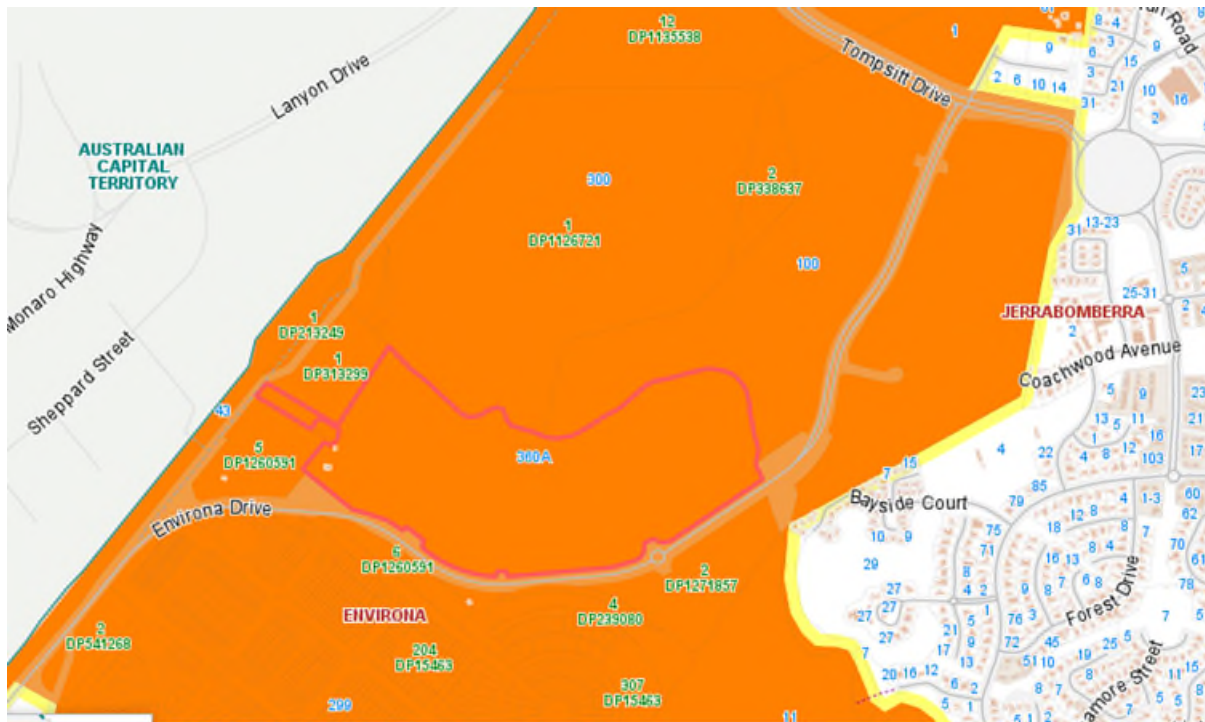


Figure 2 Bushfire Prone land as at 20 April 2021

Consent requirements for carrying out development for any purpose on bush fire prone land are set out under Section 4.14(1) of the *EP&A Act*. Under this clause consent cannot be granted unless the consent authority

- a) is satisfied that the development conforms to the specifications and requirements of the *Planning for Bush Fire Protection (PBP)*.

Section 8.3.11 of *PBP*, public assembly buildings are buildings that can accommodate large numbers of people. Such buildings with a floor space greater than 500m<sup>2</sup> are required to consider bush fire and be treated technically as special fire protection purpose (SFPP) due to the evacuation challenges presented by large numbers of occupants. The purpose for considering bush fire is about emergency management planning. These developments must not experience radiant heat levels of greater than 10kW/m<sup>2</sup> on any part of the building. These types of development are to be referred to NSW RFS for comment, however following discussions with RFS, it was advised that Council officers could make an assessment under the *PBP 2019* if the land was not BAL Flame Zone or BAL 40.

#### Planning Comment

The proposed Major Pavilion (floor area of 1162m<sup>2</sup>) and the Multi Sport Stadium (floor area of 4200m<sup>2</sup>) trigger the public assembly building requirements (*PBP 2019*).

The minimum distance for Asset Protection Zones (APZ's) for SFPP development are set out in Table A1.12.1 (*PBP*, 2019).

#### *Multi- Sport Stadium*

*PBP* requires an APZ of 36m from the asset to the predominate vegetation formation (grassland). The multi-sport stadium is surrounded by managed lands and meets an APZ of 36m.

The surrounding landscape includes:

North - playing fields, carparking and landscaping  
East – drainage channel of 20m, internal access road and additional planning fields  
South – Envirodrive Drive and verge 40m  
West - landscaping and drainage channel adjoined by road to pump station with more than 100m to grassland

#### *Major Pavilion*

The major pavilion is surrounded by managed lands and meets an APZ of 36m.

The surrounding landscape includes:

North - carparking, internal road access and creek rehabilitation landscaping  
East – playing fields  
South – playing field, Envirodrive Drive and verge  
West – playing fields, drainage channel and internal road access.

Council is satisfied that the development conforms to the specifications and requirements of the *PBP*.

- b) has been provided with a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirements.

#### Planning Comment

Council officers have undertaken a bush fire risk assessment and can confirm that the development meets relevant specifications and requirements under the PBP 2019.

Under Section 4.14(1A) if the consent authority is satisfied that the development does not conform to the relevant specifications and requirements, the consent authority may grant consent to the carrying out of the development *but only if it has consulted with the Commissioner of the NSW Rural Fires Service concerning measures to be taken with respect to the development to protect persons property and the environment from danger that may arise from a bush fire.*

#### Planning Comment

Not applicable as the development conforms to relevant specifications and standards.

Section 4.14(1C) The regulations may exclude development from the application of this section subject to compliance with any requirements of the regulations. The regulations may

...

- (a ) require the issue of a certificate by the Commissioner of NSW RFS or other qualified person in relation to the bush fire risk of the land concerned, and  
(b ) authorise the payment of a fee for the issue of any such certificate.

#### Planning Comment

Not applicable