

RESPONSE TO RURAL FIRE SERVICE QUERIES
ON THE
PROPOSED RESIDENTIAL FLAT COMPLEX
ON LOT 25 and LOT 26 in DP 228850,
No. 164 - 170 CROATIA AVENUE,
EDMONDSON PARK

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ON THE

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Report Number	Document	Preparation Date	Issue Date	Directors Approval
B203519 - 2	Final	07.09.2020	17.06.2021	<i>G.L.Swain</i>

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BACKGROUND TO THIS RESPONSE

This response has been prepared to address the matters raised by the NSW Rural Fire Service and the letter dated 12th May 2021 (Reference DA20210217000617-Original-1).

The matters raised are listed below:

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises the following:

The information provided is not sufficient to enable a full assessment of the development. The following is required:

1. Both the statement of environmental effects and bushfire assessment report reference the works to the riparian area that traverses and adjoins the site. The NSW RFS requires full details of these proposed works in order to determine the nature of the future bushfire hazard and therefore the acceptability or otherwise of the development. The following specific details are required:

- plan to scale showing the extent of works, including re-aligned creek
- vegetation to be retained
- details of planting to be undertaken, including indicative species, numbers and/or planting density
- vegetation management plan if any
- future landform/topography in order to calculate relevant slopes.

Note that as it stands the RFS has assessed slopes generally to the east as within the range of 0-5 degrees, which affects the necessary Asset Protection Zones. This does not agree with the assessment in the report by Australian Bushfire Protection Planners.

2. A site plan that indicates both setback distances of buildings to roads and road widths, to enable an accurate calculation of the proposed asset protection zones/separation distances to future bushfire hazards.

3. Amendment to the width of the proposed local ring road. This road will serve as a perimeter road and as per section 5.3.2 of *Planning for Bush Fire Protection 2019*, must have a minimum carriageway width of 8m, with parking provided outside of the carriageway width.

4. Details of proposed connections to future roads.

Note that the general road layout is acceptable provided that all roads are through roads. Dead end roads are not acceptable, in this case given the size of the development, not even on a temporary basis.

5. An amended or supplemental bushfire report that addresses the proposed child care centre. A child care centre is a special fire protection purpose and it must meet the relevant standards as set down in *Planning for Bush Fire Protection 2019*.

6. In relation to building F, the RFS has assessed that a 29m APZ is required on the eastern aspect. This does not agree with the assessment in the report by Australian Bushfire Protection Planners. The difference comes about due to our assessment of the worst case slope being on a due east aspect within the range 0-5 degrees. It has also been calculated that only a 20m APZ is available. Subject to details being provided as per point 2 above, redesign would be required to achieve the 29m APZ.

RESPONSE TO MATTERS RAISED

Item 1:

- plan to scale showing the extent of works, including re-aligned creek
-

Figure (i) on Page 4 is a concept design for the Maxwells Creek riparian corridor, prepared by Storm Consulting for Liverpool City Council. The plan details the location of the Bioretention Basins, creek banks, embankments and vegetated overbank.

Figure (i) Concept design for the Maxwells Creek riparian corridor.

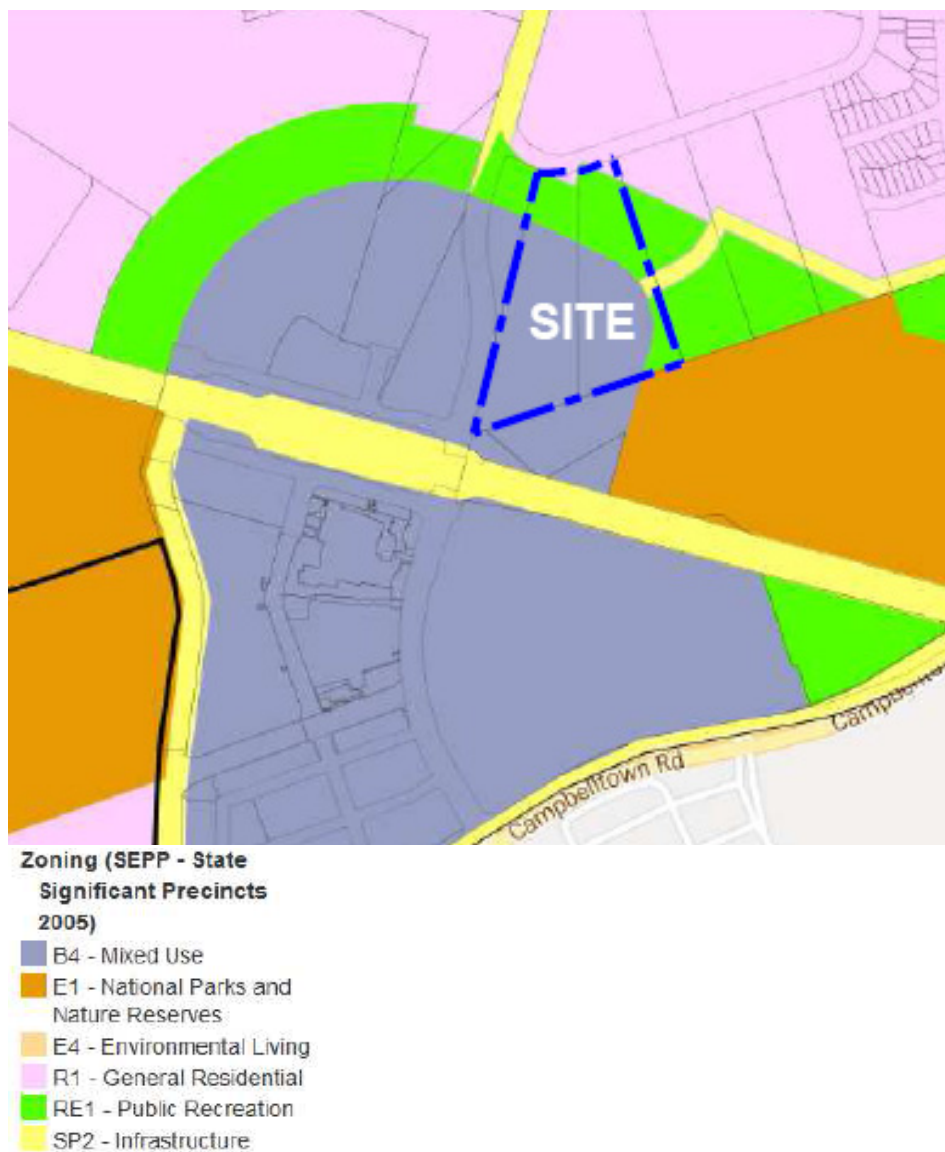


The Bioretention basins are proposed to be planted with Macrophytes or similar low bushfire hazard reed planting.

Whilst not noted on the Concept Plan, the vegetated overbank area (light green) is likely to contain Cumberland Plain Woodland vegetation. The maximum width of this revegetated area is 40 metres.

Beyond the riparian corridor the land is zoned R1 – Low Density Residential Development – refer to Figure (ii) – Extract of the SEPP State Significant Precincts Zoning Plan below.

Figure (ii) – Extract from the SEPP State Significant Precincts Zoning Plan.



Item 1:

- vegetation to be retained
 - details of planting to be undertaken, including indicative species, numbers and/or planting density
-

The Concept Plan details the proposed planting. The type of planting will be determined by Liverpool City Council.

Item 1:

- vegetation management plan if any

The preparation of a Vegetation Management Plan (if any) is the responsibility of Liverpool City Council and is not known to the Applicant.

Item 1:

- future landform/topography in order to calculate relevant slopes.

Figure (i) provides detailed measurements and gradients of the reformed Maxwells Creek corridor.

The R1 zoned land to the east of the creek corridor is level – refer to Figure (iii) – Contour Plan (prepared by Registered Surveyor) on Page 7.

The landform to the northeast of the site is level (as stated in the Bushfire Protection Assessment Report – confirmed from site). The landform to the southeast follows the contours (level) (as stated in the Bushfire Protection Assessment Report – confirmed from site), rising to the south.

Item 2:

A site plan that indicates both setback distances of buildings to roads and road widths, to enable an accurate calculation of the proposed asset protection zones/separation distances to future bushfire hazards.

Figure (iv) on Page 8 provides detailed measurements of the proposed Asset Protection Zones to the buildings.

The widths of Asset Protection Zones shown do not include the availability of the low hazard vegetation in the riparian corridor.

Figure (iii) – Contour Plan (prepared by Registered Surveyor)

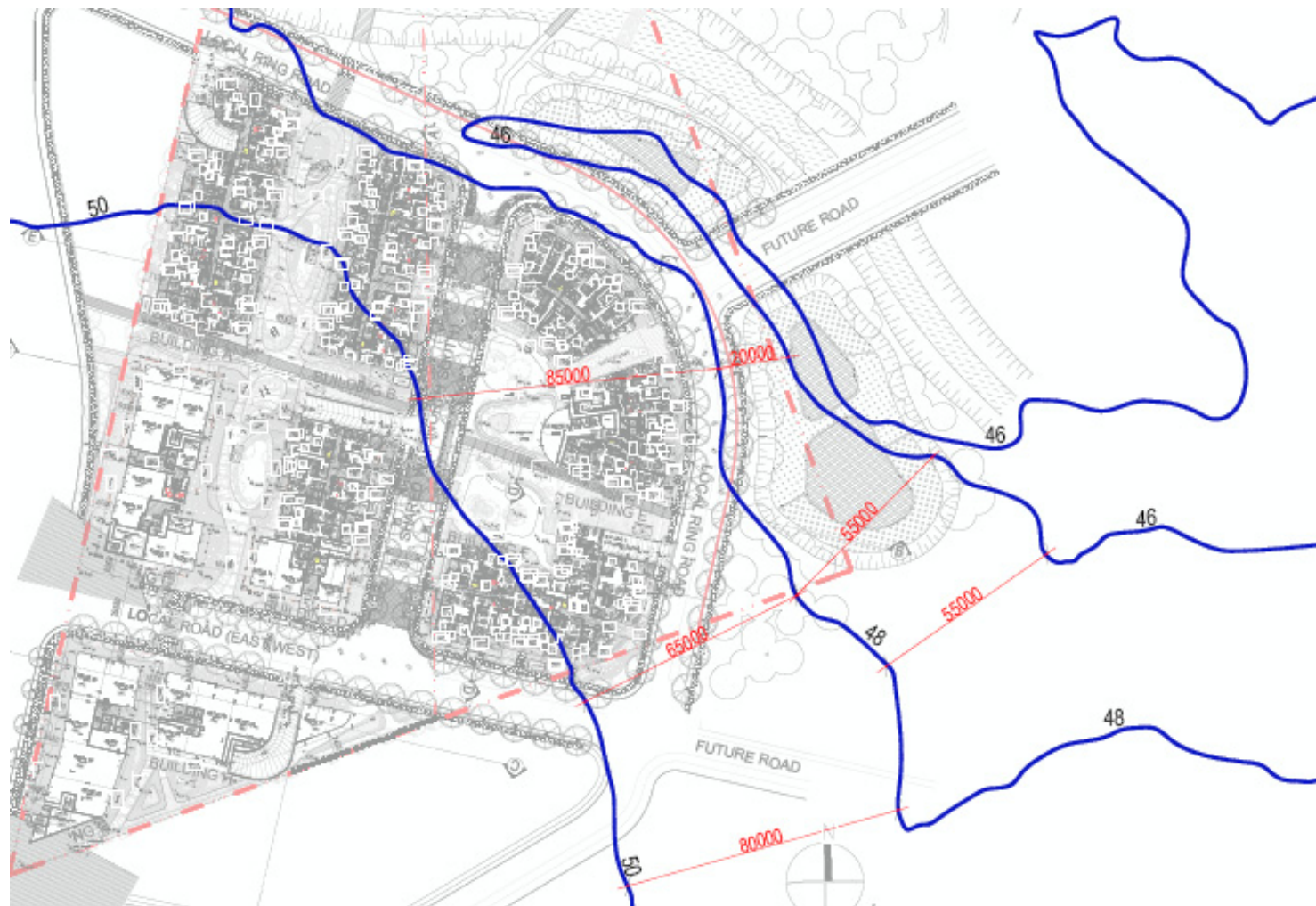
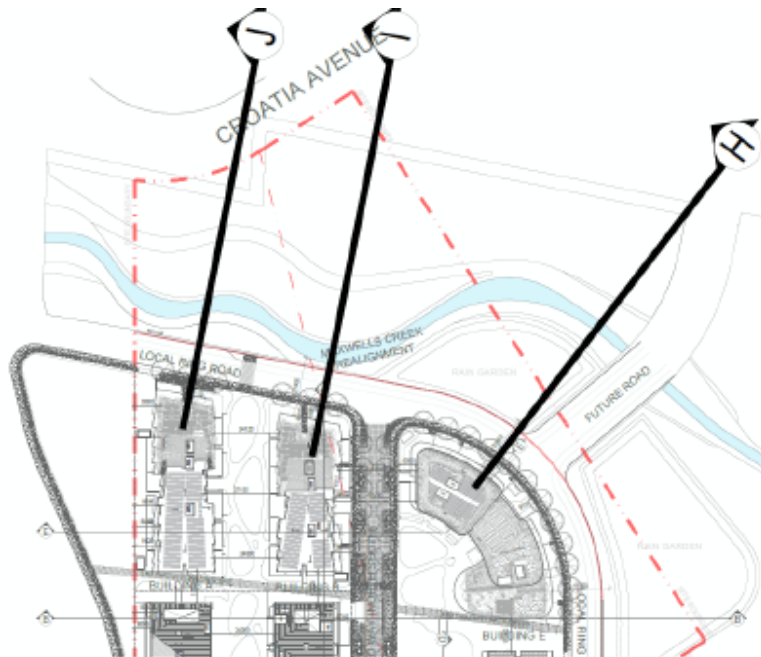


Figure (vi) - Detailed Section 'H' of Perimeter Road.



Legend

BUILDING E

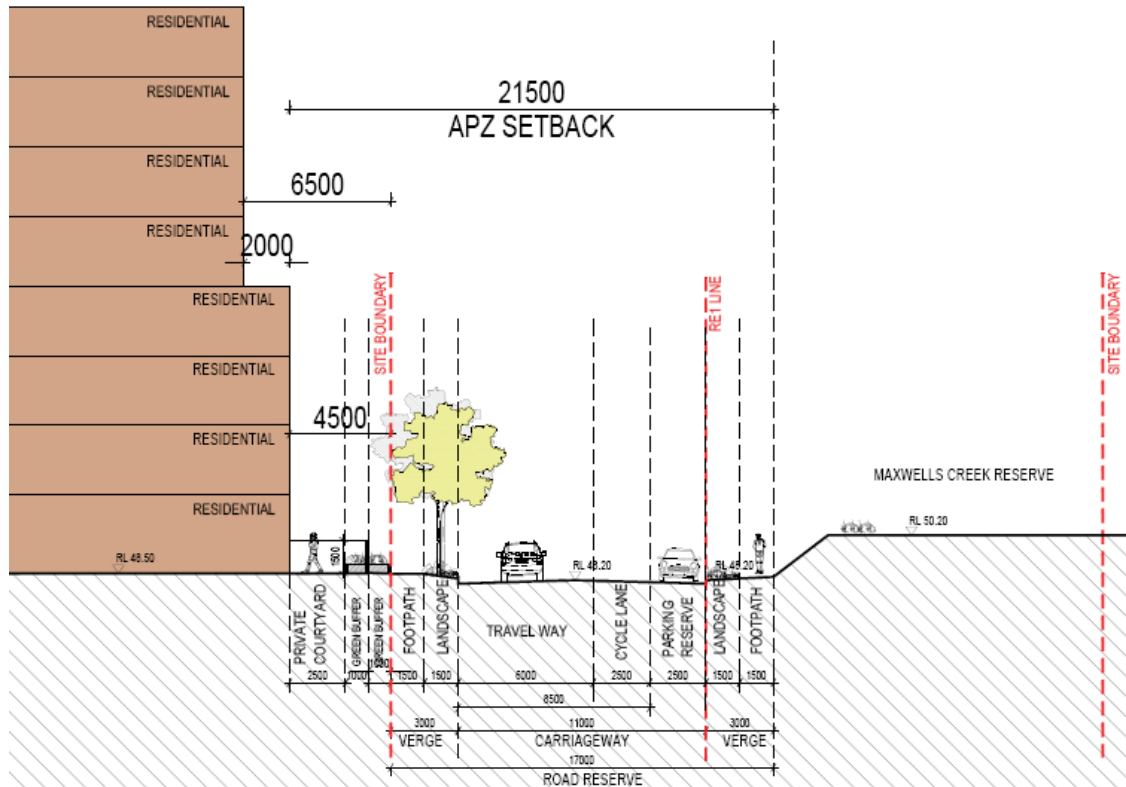


Figure (vii) - Detailed Section 'I' of Perimeter Road.

BUILDING B

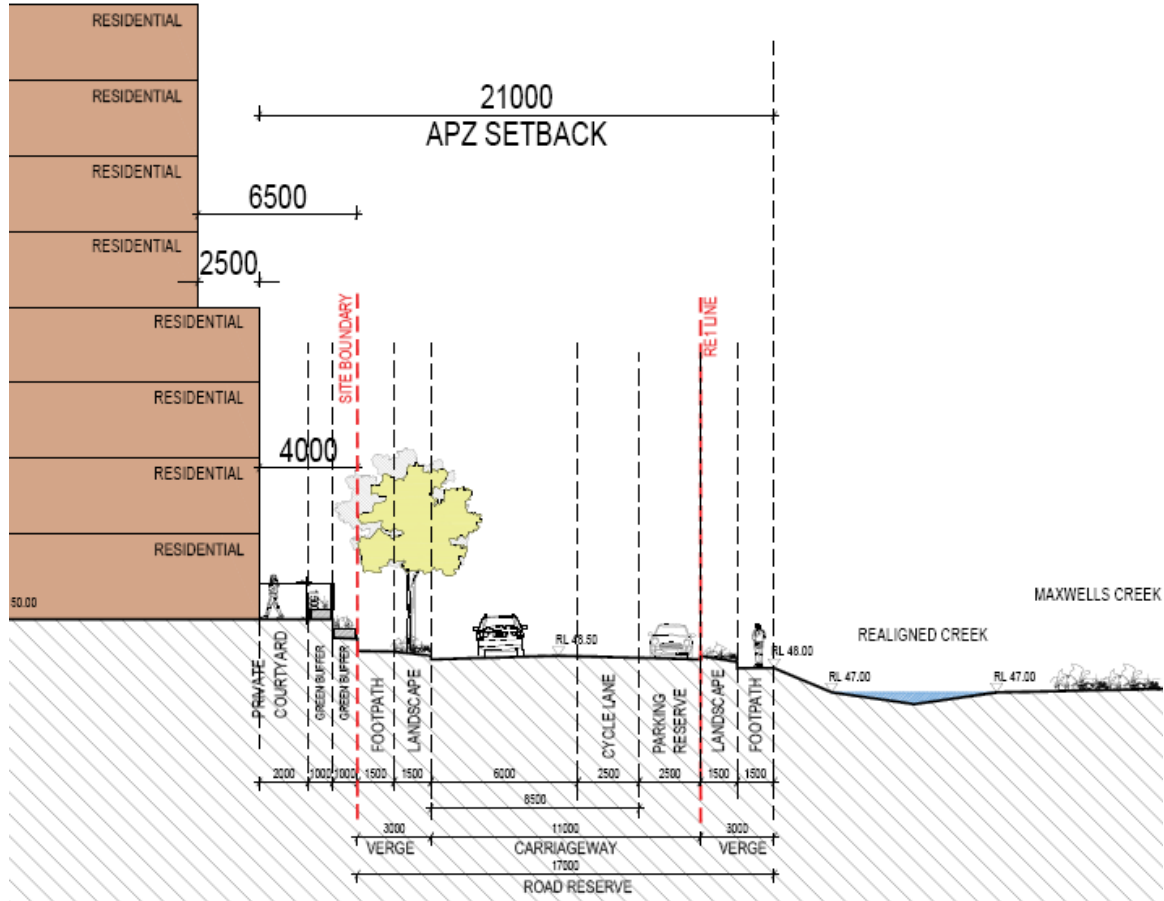
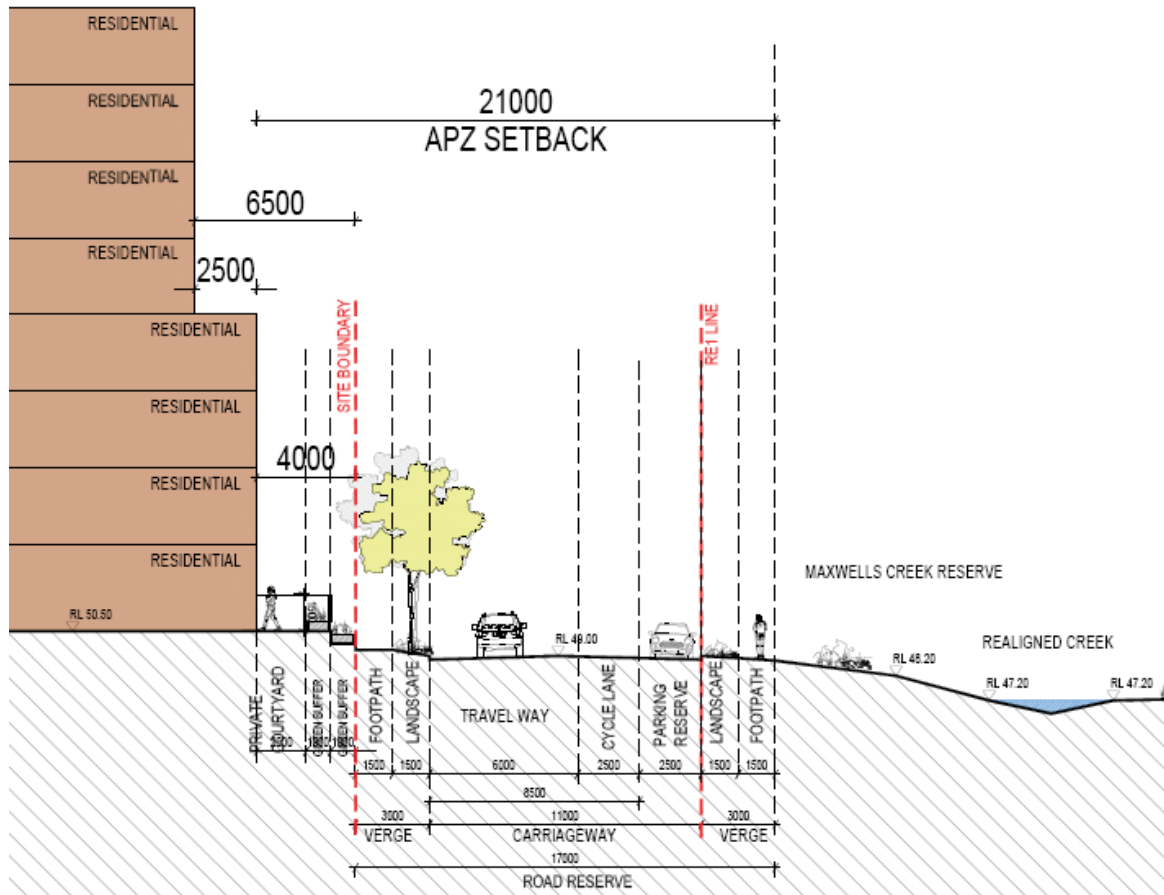


Figure (viii) - Detailed Section 'J' of Perimeter Road.

BUILDING A

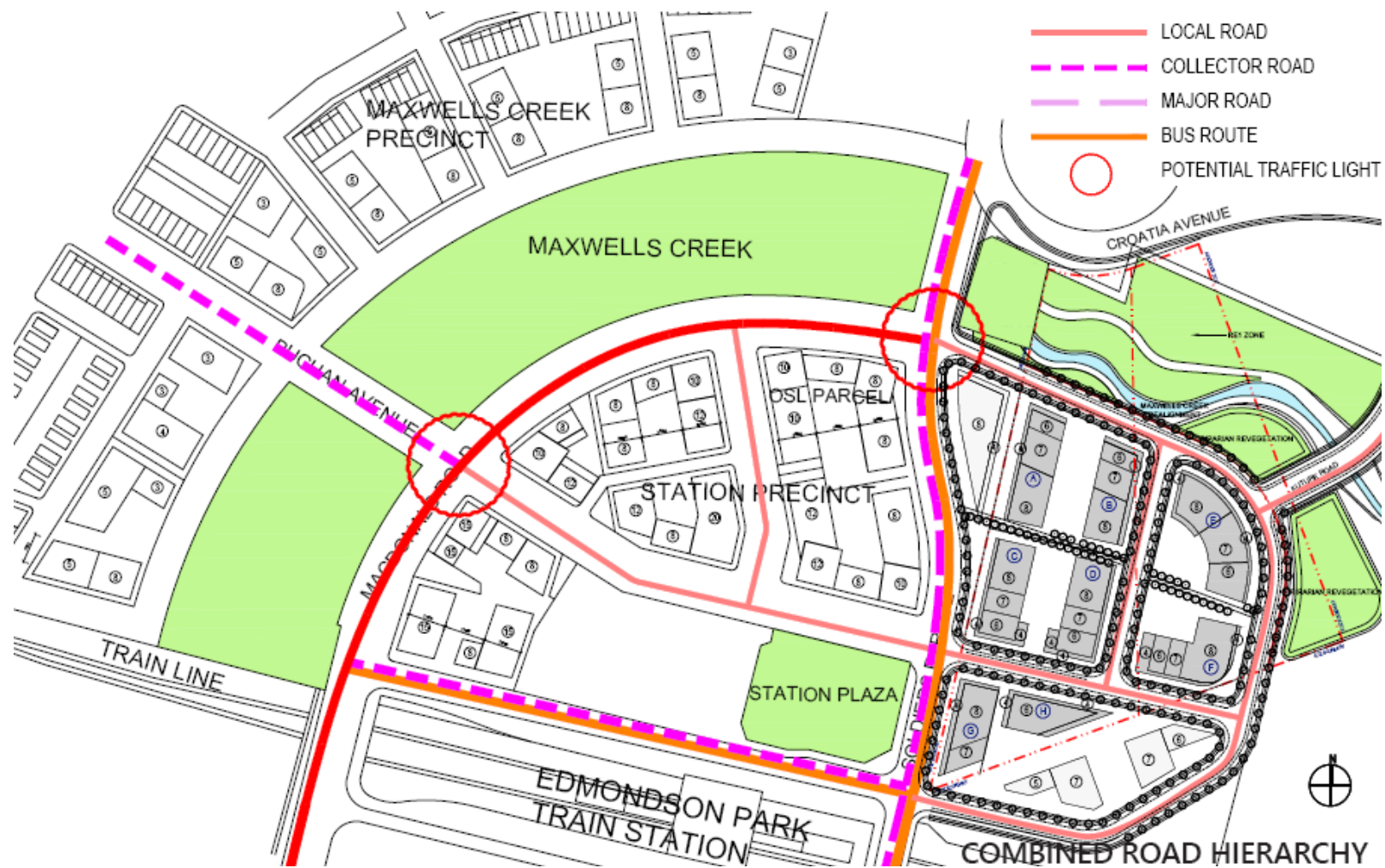


Item 4:

Details of proposed connections to future roads.

The connections to the future roads are shown on Figure (ix) – Combined Road Hierarchy Plan on Page 12.

Figure (ix) – Combined Road Hierarchy Plan



Item 5:

An amended or supplemental bushfire report that addresses the proposed child care centre. A child care centre is a special fire protection purpose and it must meet the relevant standards as set down in *Planning for Bush Fire Protection 2019*.

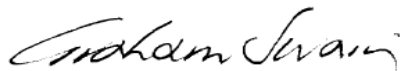
The Childcare Centre has been removed from the development proposal.

Item 6:

In relation to building F, the RFS has assessed that a 29m APZ is required on the eastern aspect. This does not agree with the assessment in the report by Australian Bushfire Protection Planners. The difference comes about due to our assessment of the worst case slope being on a due east aspect within the range 0-5 degrees. It has also been calculated that only a 20m APZ is available. Subject to details being provided as per point 2 above, redesign would be required to achieve the 29m APZ.

The surveyed levels shown in Figure (iii) confirm that the information provided in the ABPP Bushfire Protection Assessment Report are correct – i.e. level and upslope to the southeast and south.

The width of the 24 metre wide Asset Protection Zone recommended in the ABPP report for forest vegetation (within the proposed National Park) with an effective slope of level/upslope is correct.



Graham Swain
Managing Director
Australian Bushfire Protection Planners Pty Limited

Fire Protection Association of Australia Member No 48781

17.06.2021