

All communications to be addressed to:

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Batemans Bay
Customer Service Centre
NSW Rural Fire Service
Unit 2, 63 Cranbrook Road
BATEMANS BAY NSW 2536

Facsimile: (02) 4472 0690

Telephone: 1300 679 737
e-mail: CSC@rfs.nsw.gov.au



The General Manager
Southern Region
Regions
Planning Services
graham.judge@planning.nsw.gov.au

Your Ref: -15/15446

Our Ref: L10/0012

Attention: Graham Judge

10 November 2015

Dear Graham

Pre- Gateway Review - PGR_2015_QUEAN_001_00

I refer to your letter dated 26 October 2015 requesting pre-Gateway Review comments from the Rural Fire Service (RFS).

The RFS has reviewed the proposal in light of its future legislative obligations under S117 Direction 4.4 'Planning for Bushfire' and the requirements under S100B of the *Rural Fires Act* 1997 for a Bush Fire Safety Authority and the requirements of S79BA of the *Environmental Planning and Assessment Act*.

General Comments

1. The NSW Rural Fire Service (RFS) notes that the subject site is identified as bush fire prone land on the Queanbeyan City Bush Fire Prone Land Map.
2. As the Department is aware, future development applications on bush fire prone lands 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.

Specific Comments

3.
 - a) Minimising the interface to the bush fire hazard is a key planning principle of Planning for Bushfire Protection (PBP) 2006. This may be achieved by providing perimeter roads to subdivisions, minimising the

perimeter of the land which may be developed, to the interface and locating development away from areas of vegetation that cannot be modified (i.e vegetation located on adjoining lots or high conservation value vegetation such as riparian buffers, steep slopes and areas of significant scenic value).

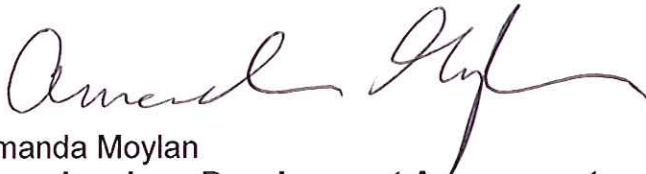
- b) In regard to the above comment, Figure 3 of the *Ecological and Bushfire Assessment - Interim Report* prepared by Ecological Pty Ltd and dated September 2015, shows the Asset Protection Zones (APZs) being located outside of the proposed E4 zoning, on E2 Environmental Conservation zoned land.
 - c) The RFS notes that the APZs shown in Figure 3 of the abovementioned report appears to encroach on what may be riparian buffer (to the east) and onto adjoining land that may not form part of this Planning Proposal.
 - d) The RFS is of the opinion that all APZs should be located within the portion of the site to be zoned for residential development. At Planning Proposal stage and at subdivision design stage, the RFS does not generally support the creation of APZs within areas zoned for environmental protection or areas of high conservation value such as riparian buffer, areas of scenic significance and habitat/bushland corridors.
 - e) The RFS notes that once the applicable APZs for future dwellings to achieve a BAL 29 construction standard have been considered (which range from 25-39m) and relocated inside the proposed "developable" portion of the site, the remaining "developable" portion may be significantly reduced, which may impact on the viability of the proposal.
4. The RFS notes that no assessment of the relevant access requirements of Planning for Bushfire Protection (PBP) 2006 has been carried out. PBP 2006 has certain requirements for access to and from development. For example, where a dwelling is located greater than 200 metres from a public through road, a secondary access route should be provided.
5. PBP 2006 includes requirements for water. Where appropriate a reticulated water supply should be provided.
- 6.
- a) The submitted documentation makes references to 'eco-friendly, low impact style housing'. The RFS advises that future subdivisions (including Community Title Subdivisions) will need to comply with the APZ requirements for residential subdivisions as specified in PBP 2006. The requirements for vegetation modification associated with APZs may not be compatible with the proposed vision of the development.
 - b) A preliminary assessment of the vegetation and slopes at the site indicates that the APZs requirement for future dwellings to construct to

BAL 29 under AS3959-2009 is between 25-39 metres. As such, the RFS recommends that the Department carefully consider the proposed increase in density at this site in light of potential environmental impacts associated with future bush fire protection measures (i.e asset protection zones, public road requirements, property access roads and alternative property access requirements).

- c) The RFS recommends that the Department be satisfied prior to progressing the planning proposal that the increase in density will not result in unacceptable and/or undesirable impacts on these values.

For any enquiries regarding this correspondence or to discuss the matters raised in this letter further please contact Martha Dotter on (02) 4472 0600.

Yours faithfully,



Amanda Moylan

Team Leader – Development Assessment and Planning

The RFS has made getting information easier. For general information on "Planning for Bush Fire Protection, 2006", visit the RFS web page at www.rfs.nsw.gov.au and search under "Planning for Bush Fire Protection, 2006".

