



# Bushfire Hazard Solutions

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Capital Property Solution Pty Ltd  
816/66 Bowman Street,  
PYRMONT NSW 2009

15<sup>th</sup> March 2021  
Our Ref. 211618

C/- Interface Planning

Attention: Chris Smith

**Re: PROPOSED SENIORS LIVING DEVELOPMENT  
216-234 PACIFIC HIGHWAY, CHARMHAVEN  
DPIE REQUEST FOR FURTHER INFORMATION**

Dear Chris,

The proposal seeks approval for a proposed Seniors Living Development within Lot 1 DP 335574 and Lot 332 DP 18234, located at 216-234 Pacific Highway, Charmhaven NSW.

Bushfire Hazard Solutions has been engaged to prepare independent Bushfire advice for the proposed development. The intent of this statement is to provide advice in response to concerns raised by DPIE for the proposed development.

Central Coast Council's Bushfire Prone Land Map identifies the subject site partially contains Category 1 Vegetation and the buffer zone from Category 1 Vegetation and is therefore considered 'bushfire prone'.

The subject development relates to a Seniors Living Development and is therefore classified as integrated development under section 4.46 of the *Environmental Planning and Assessment Act* 1979. The development is captured under section 100B (h) of the *Rural Fires Act* 1997 and must obtain a Bush Fire Safety Authority from the Commissioner of the NSW Rural Fire Service.

In accordance with the submission requirements for a Bush Fire Safety Authority detailed in clause 44 of the *Rural Fires Regulation* 2013 an assessment of the extent to which the proposed development conforms with or deviates from *Planning for Bush Fire Protection* (PBP) is required.

I have reviewed the *Ecological Constraints Analysis* provided by Enviro Ecology Dated 28<sup>th</sup> November 2021 and discussed ecological constraints with Mr John Whyte from Enviro Ecology regarding DPIE concerns.

As a result, I offer the following advice to the issues identified pertaining to Bushfire.

- *Appropriate APZ's need to be accommodated without impacting on the avoid and minimise areas identified by the ecological assessment.*

The Asset Protection Zones, (Minimum Setbacks for Special Fire Protection Purpose (SFPP) Development were determined from Table A1.12.1 of *Planning for Bush fire Protection – 2019* (PBP).

The Bushfire Constraints (APZ) Overlay has been updated to allow for the retention of the identified Endangered Ecological Community (EEC) within the south-western portion of the site as indicated on *Figure 4 Field verified vegetation communities recorded from the project site* in the *Ecological Constraints Analysis* provided by Enviro Ecology Dated 28<sup>th</sup> November 2021 (See attachment 01).

- *As noted above, the application should demonstrate consistency in managing bushfire and biodiversity considerations.*

The site is currently considered to be predominately grazed pastures with the existing management of the subject site considered to meet the performance requirements of an APZ in its current state.

The retention of the majority of the vegetation located within the APZs is feasible with only minimal removal of low value trees or selected limb removal required within the required APZs.

The application of an Outer Protection Zone of 10 metres will allow for the retention of the majority of the trees adjacent to the property boundaries and EEC which provides for a higher percentage of canopy cover in regards to Biodiversity.

- *configuration of the internal road network and widths to cater for waste servicing vehicles, removalist vehicles, and NSW Rural Fire Service vehicles (refer to Planning for Bushfire Protection);*

The proposal is required to and has the ability to comply with the Access provisions of Table 6.8b of PBP.

The proposal will also have the ability to satisfy the services (hydrants, electricity and gas) requirements of PBP.

A complete detailed assessment against the aim and objectives detailed in Chapter 1 'Introduction' and the specific objectives and bushfire protection measures detailed in Chapter 6 'Special Fire Protection Purpose Development' of PBP will be prepared at the time of DA submission for the proposed development.

Should you have any questions please do not hesitate in contacting me.

Prepared by  
Building Code & Bushfire Hazard Solutions P/L



### **Ian Tyerman**

Senior Bushfire Consultant  
Graduate Certificate in Bushfire Protection  
Planning for Bushfire Prone Areas - UTS Sydney  
FPA Australia BPAD Level 2 Accredited Practitioner  
BPAD Accreditation No. BPAD30356



## Attachment 01: Bushfire Constraints (APZ) Overlay

Quote from Planning for Bush Fire Protection 2019, 'While the material within this publication is current at the time of writing changes in circumstances after the time of publication may impact on the accuracy of the material. Individuals are responsible for ensuring they have the most current version of this publication.'

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Similarly, the interpretations and opinions provided by Building Code and Bushfire Hazard Solutions in regard to bushfire design, protection and mitigation are also given in the same good faith.



The site is constrained by vegetation within neighbouring allotments and possible EEC vegetation to the south west of the site.

The setback to the north includes a 5 metre Council easement within the neighbouring allotment to the north.



REFERENCE NO.	211618	LOT 332 DP18234 & LOT 1 DP 335574			
ADDRESS	216-234 PACIFIC HIGHWAY, CHARMHAVEN NSW				
DATE.	22/07/2021		DRAWN BY	IT	SCALE: NTS
REVISION	E	REVISION DATE	15/03/2022		MGA20C/56
CLIENT	CAPITAL PROPERTY SOLUTION P/L				