

DETERMINATION OF ASSET PROTECTION ZONE AREA FOR BARLINGS BEACH ESTATE (LOTS 45-65, 86-90, 130-135 & 178)

The following advice outlines an assessment of the minimum specified asset protection zone (herein 'APZ') for habitable buildings within the Barlings Beach Estate.

This advice specifically refers to those residential and integrated housing allotments which adjoin the northern conservation area, being lots 45-65, 86-90, 130-135 & 178 (herein 'the subject allotments'). The purpose of this advice to demonstrate APZ compliance for the subject allotments which are proposed to be increased in depth by an additional 10-20m to absorb part of a previously proposed off-site APZ area.

This assessment follows the procedure as outlined by Appendix 2 (Section A2.3) of NSW Planning for Bushfire Protection 2006 Guidelines (herein 'PBP').

The subject allotments form the northern extent of future residential building development within the Barlings Beach Estate and are adjoined by a Conservation Area on their northern boundaries. For the purposes of this advice, the Conservation Area is considered the only potential bushfire hazard or else the area containing the predominant bushfire vegetation formation.

Vegetation types / formations are derived from a vegetation management plan conducted by NGH Environmental 2006 (as provided by the Barlings Beach Estate proponent) and a personal site inspection.

PBP A2.3 Procedure

Identify all vegetation in all directions from the site for a distance of 140m:

Figure 1.0 – Vegetation Type, Barlings Beach Estate

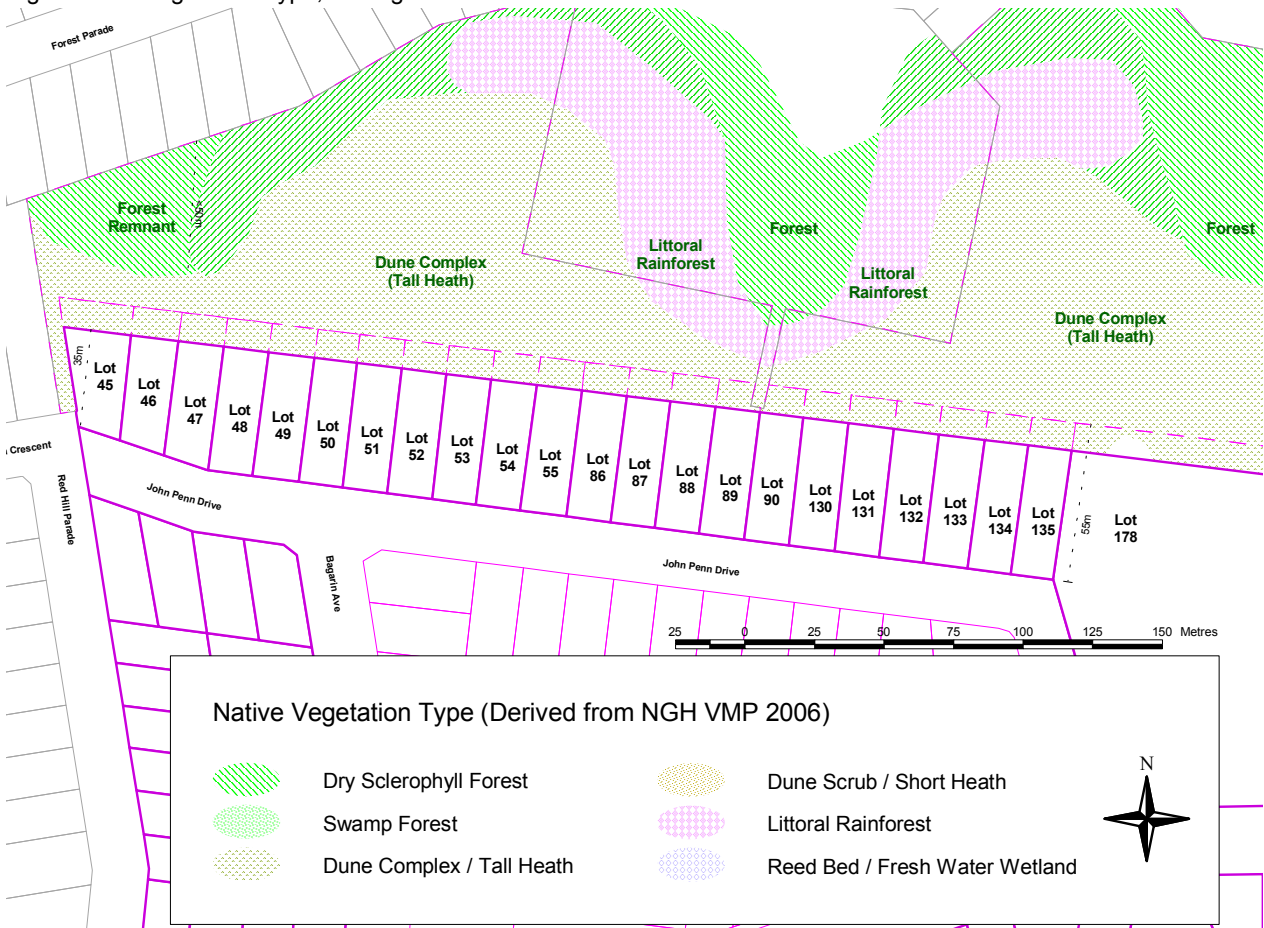


Figure 1.0 above shows the estimated extent and type of vegetation communities reasonably located within 140m of the subject allotments.

Consult Table A2.1 (PBP) to determine the predominant vegetation and select the predominant vegetation formation as described in Table A2.1:

Based the extent of vegetation types as shown by figure 1.0 and a personal site inspection of the subject allotments and adjacent vegetation, it is a considered opinion that the predominant vegetation type (directly interfacing the subject allotments) is equivalent to either Tall Heath* or potentially Forested Wetland*.

** Note: For the purpose of any future bushfire compliance or attack level assessment using AS3959, the predominant vegetation type would be reasonably equivalent to Class C or D (Shrubland or Scrub) as described by AS3959.*

It is also noted that during previous meetings and discussions with NSW Rural Fire Service Development Control Staff it was a general consensus that the predominant bushfire vegetation formation was most likely of coastal heath or lower lying coastal wetland vegetation. This is generally consistent with the mapping analysis work conducted by NGH Environmental.

This assessment notes areas of wet forest, dry forest and rain forest vegetation within the conservation area, which occur on the more elevated areas. However, these areas are distinctly separated by at least 10m or greater from the subject allotments by tall heath or forested wetland vegetation.

Determine the effective slope of the land under the predominant vegetation class and the site:

The subject allotments and immediately interfacing conservation area are considered to be flat land. Land with the conservation area extending further north from the subject allotments increases in elevation by up to an additional 10m in height.

In this regard, the effective slope to the subject allotments is assessed as Upslope / Flat.

Determine the appropriate fire (weather) area in Table A2.3 and note the relevant FDI:

The designated fire weather area from PBP Table A2.3 for the Eurobodalla Shire Council area is 'Far South Coast'.

The relevant FDI is noted as 100.

Consult Tables A2.4-2.7 and determine the appropriate setback for assessed land use, vegetation group and slope range:

For the purpose of this assessment, only PBP Table A2.4 is considered relevant. Table A2.4 outlines the 'Minimum Specifications for Asset Protection Zones for Residential & Rural Residential Subdivision Purposes (for Class 1 & 2 buildings) in FDI 100 Fire Areas'.

PBP Tables A2.5-2.7 are not considered as they either related to an FDI of 80, a 'Special Fire Protection Purpose Development', or for determining an allowable 'Outer Protection Area' – all of which are not applicable to the subject allotments and associated predominant vegetation formation.

PBP Table A2.4 identifies the minimum specified APZ distance as 15m from either *Tall Heath* or *Forested Wetland* over an effective slope of *Upslope / Flat*.

Discussion

Based on the above assessment of the potential vegetation type and effective slope influencing bushfire behaviour and intensity which may affect the subject allotments, the minimum specified APZ is 15m.

Considering the subject allotments as having a proposed depth of at least 55m to the predominant bushfire hazard there is more than ample room for reasonably sized residential buildings to be located within the allotments (including 7.5m setback from public roadway frontage) and 15m or greater away from the bushfire hazard (conservation area).

Figure 2.0 below denotes indicative building sitings within the subject allotments and associated APZ compliance. It should be noted that the plan shown below only denotes allotments to 55m general depth whereas allotments 45-53 will be >55m depth, up to 65m deep.

Figure 2.0 – Minimum Specified APZ for Indicative Building Sitings >200 sqm



The building sitings as shown by Figure 2.0 above are at least 200sqm in area and shown in the above configuration for the purposes of this advice only. The denoted building sitings in Figure 2.0 do not indicate the only location or size of building footprint that can be sited within the subject allotments and still achieve bushfire safety and APZ compliance.

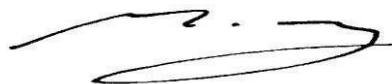
Table 1.0 below outlines PBP acceptable solutions for Residential & Rural Residential APZ compliance and how the subject allotments facilitate the acceptable solution.

<i>Table 1.0 –APZ Compliance / Acceptable Solution</i>	Comment
<i>an APZ is provided in accordance with the relevant tables / figures</i>	Subject allotments provide more than adequate depth to facilitate PBP Table A2.4 prescribed APZ distance (15m in this instance)
<i>the APZ is wholly within the boundaries of the development site (exceptional circumstances otherwise permitting)</i>	A 15m APZ area can be easily contained within the boundaries of the subject allotments without affecting the adjoining Conservation Area
<i>the APZ is not located on lands with a slope exceeding 18 degrees</i>	APZ areas within the subject allotments would be over flat land
<i>the APZ is managed and maintained in accordance with the requirements of 'Standards for Asset Protection Zones</i>	Any future bushfire compliance assessment undertaken for a single dwelling application or integrated development should specify the extent and detail of APZ requirements within the allotment.

Conclusion

Based on the above assessment and discussion, the subject allotments can easily facilitate the minimum specified APZ area (15m) prescribed by PBP and as otherwise required for statutory bushfire safety compliance for the proposed residential subdivision of bushfire prone land.

Should any of the above information require further clarification or explanation, please contact the author.



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