



DRAFT Bushfire Protection Assessment

Proposed Subdivision: Superlot Creation Bayswood Vincentia

Prepared for
Stockland

29 May 2013



DOCUMENT TRACKING

ITEM	DETAIL
Project Name	Bushfire Protection Assessment, Proposed Superlot Creation, Bayswood, Vincentia
Project Number	13SGBBUS-0032
Project Manager	Julie Holden
Approved by	David Peterson
Status	FINAL
Version Number	1
Last saved on	29 May 2013

ACKNOWLEDGEMENTS

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1 Property and proposal

Name:	Stockland		
Street or property Name:	Bayswood Development (off Naval College Road)		
Suburb, town or locality:	Vincentia	Postcode:	2540
Lot/DP no:	Lot 600 DP 1171 256		
Local Government Area:	Shoalhaven City Council		
Type of development:	Subdivision		

1.1 Introduction

Stockland commissioned Eco Logical Australia Pty Ltd (ELA) to prepare a bushfire protection assessment (BPA) for a proposed Section 75W amendment application to alter an existing approved development at the Bayswood, Vincentia site. The amendment will create two lots for future development (currently approved for residential and retirement living use) and two residual lots (one of which is the Environmental Lands).

1.2 Location and description of subject land

The subject land is located on the northern side of Naval College Road on the eastern side of the Jervis Bay of Vincentia on the south coast of NSW as shown in

Figure 1. The nearest bush fire prone vegetation is dry sclerophyll forest in all directions from the development. The proposed lot configuration is shown in **Figure 2.**

This assessment has been prepared by the ELA Senior Bushfire Consultant, Julie Holden (FPAA BPAD-A Certified Practitioner No. BPAD-PA-23572) with quality assurance review by David Peterson. Both Julie and David are recognised by the NSW Rural Fire Service as qualified bushfire consultants in bushfire risk assessment. The subject land was inspected on 15 May 2013.

1.3 Description of proposal

The development proposal will establish

- Two super-lots for future development
 - portion 6002 which is the approved retirement living site and
 - portion 6003 which has two sections and is in the approved western residential precinct.
- Two residual lots
 - portion 6001 (to be incorporated into the road easement)
 - portion 6004 which is the Environmental Zone lands.



Figure 1: Location



Figure 2: Proposal

2 Bushfire threat assessment

2.1 Assessment requirements

The subject land is identified as Bush Fire Prone Land by Shoalhaven City Council. The following assessment is prepared in accordance with Section 100B of the *Rural Fires Act 1997*, Clause 44 of the *Rural Fires Regulation 2008*, and 'Planning for Bush Fire Protection 2006' (RFS 2006) herein referred to as PBP.

2.2 Vegetation types and slopes

The vegetation and slope have been assessed in all directions for the proposed lots, excluding proposed lot 6004 which is the environmental zone lands as these are not proposed for any development and cannot to be burdened with any bushfire protection measures required for the development (i.e. all bushfire protection measures must be within the development lots).

The bush fire prone vegetation within 140 m of the proposed Lot 6002 (approved retirement living site) is dry sclerophyll forest to the north, and tall heath to the east which changes to short heath and sedgeland further to the east. This vegetation is slightly downslope in the PBP slope category 'downslope >0-5 degrees'.

The bush fire prone vegetation within 140 m of the proposed Lot 6003 (approved western residential precinct) is dry sclerophyll forest in all directions except south-east for the northern section of the proposed lot and dry sclerophyll forest to the south of the southern section of the proposed lot. As this proposed lot is located on a ridge line within the landscape in all directions the hazard is on downslopes in the PBP slope category 'downslope >0-5 degrees'.

Table 1: Threat assessment, APZ and category of bushfire attack

DIRECTION FROM EVELOPE	SLOPE ¹	VEGETATION ²	PBP REQUIRED APZ ³	PROPOSED APZ	COMMENT
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Proposed Lot 6002

North	0-5° downslope	Forest	25m	50m	APZ provided within lots immediately to the north and Summercloud Cres roadway. This APZ exceeds that required for this subdivision. Refer to Section 3.1 below for comment on existing APZ arrangements.
East	0-5° downslope	Tall heath	15m	30m	APZ provided within Moona Creek Road roadway and drainage infrastructure. This APZ exceeds that required for this subdivision. Refer to Section 3.1 below for comment on existing APZ arrangements.
All other directions	Managed Lands				

Lot 6003 (northern portion)

North	0-5° downslope	Forest	25m	>25m	APZ to be provided with in the lot. Refer to Section 3.1 below for comment on existing APZ arrangements.
South	0-5° downslope	Forest	25m	25m	APZ to be provided with in the lot (may utilised clear area under power easement)
West	0-5° downslope	Forest	25m	>25m	APZ to be provided with in the lot
East (northern section near Summercloud Cres only)	0-5° downslope	Forest	25m	>30m	Required APZ is already provided by existing development and Summercloud Cres roadway. No APZ will be required within the proposed Lot to allow the subdivision however refer to Section 3.1 below for comment on existing APZ arrangements).

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Proposed Subdivision; Superlot Creation Bayswood Vincentia

DIRECTION FROM EVELOPE	SLOPE ¹	VEGETATION ²	PBP REQUIRED APZ ³	PROPOSED APZ	COMMENT
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Lot 6003 (southern portion)

South	0-5° downslope	Forest	25m	25m	APZ to be provided with in the lot (may utilised clear area under power easement)
West	0-5° downslope	Forest	25m	>30m	Required APZ is provided by recently constructed Seagrass Avenue and no APZ is required within the proposed Lot.
North and East	Managed land				

¹ Slope most significantly influencing the fire behaviour of the site having regard to vegetation found. Slope classes are according to PBP.

² Predominant vegetation is identified, according to PBP and "Where a mix of vegetation types exist the type providing the greater hazard is said to be predominate".

³ Assessment according to PBP.

⁴ Assessment according to AS 3959-2009.

3 Bushfire protection measures

3.1 Consideration of existing bushfire protection measures

As the lots to be created are within the existing Bayswood development there are a number of bushfire protection measures already in place which must be formalised on the lots as part of the subdivision. These existing arrangements are detailed below.

All bushfire protection arrangements which are required for the existing development but occur on the lots proposed for subdivision must be formalised in an easement under section 88b of the *Conveyancing Act 1919*, which will allow continuation of these bushfire protection measures post subdivision. Where an APZ is required to be maintained, the easement may be extinguished when development occurs and the bushfire hazard is no longer present.

Proposed Lot 6001

This proposed lot must allow maintenance of a 20 m APZ at the rear of the properties along Skiff Street, as there is bushfire hazard on adjoining properties to the south. (This APZ is currently provided by the cleared area within the power easement, but should still be formalised).

Proposed Lot 6002

This proposed lot must allow maintenance of a 20 m APZ at the rear of the properties along Coaster Circuit and a 40 m APZ west and south of the properties on western side of Moona Creek Road (consistent with current development staging plans).

Proposed Lot 6003

This proposed lot must allow maintenance of

- APZ between the northern boundary of the proposed Lot and the line formed by the northern boundary of the current Lot 572 and the end of Summercloud Crescent roadway, to the western boundary of Lot 572
- a 75 m APZ on the eastern boundary of the proposed lot (i.e. western boundary of the current development on Summercloud Crescent, Bow St & Halyard Lane) south down to the Halloran Street intersection
- a 50 m APZ on the remainder of the eastern boundary of the proposed lot, between Halloran St and the southern boundary of the proposed lot

Proposed Lot 6004

This proposed lot is the environmental zone lands and no existing or proposed bushfire protection measures are located within this lot.

3.2 Requirements for future development on lots to be created

Due to the large size of the super-lots proposed for future development (proposed lots 6002 and 6003), asset protection zones (APZ) can be accommodated within the lot between future development and the hazards identified. An indication of the likely APZ dimensions for future residential development is shown in **Table 1** above.

As the proposal does not involve approval or construction for development, all APZs listed in **Table 1** are not required to be established at this stage. A subsequent subdivision application for residential lots will demonstrate how the APZs will be applied based on a subdivision design.

Similarly, water supply, access, utilities and landscaping are not proposed and are therefore not required to be assessed for compliance. A future subdivision design will be able to comply with all the necessary requirements and specifications of PBP. A bushfire assessment of which will inform future subdivision design and demonstrate compliance.

4 Conclusion

As the proposal is for the subdivision of two large super-lots for future development and two residual lots, it does not involve the creation of residential lots, roads or other infrastructure. Therefore this assessment focuses on the ability of the proposed lot to accommodate both the bushfire protection measures required for the current development and the likely requirement for future requirements on the created lots.

It is concluded that the subdivision proposal complies with the aims and objectives of PBP. It is recommended that a Bush Fire Safety Authority be issued with the condition that future subdivision and development design comply with PBP.



Julie Holden
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References

NSW Rural Fire Service (RFS). 2006. *Planning for Bush Fire Protection: A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners*. Australian Government Publishing Service, Canberra.

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