



Building Code & Bushfire Hazard Solutions

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Penrith City Council
PO Box 60
PENRITH NSW 2751

26th February 2020
Our Ref. 191311
Council Ref: DA19/0704
RFS Ref: DA20191029000754-Original-1

Attn: Kathryn Sprang

**Re: PROPOSED RESIDENTIAL SUBDIVISION
16 CHAPMAN STREET, WERRINGTON NSW 2747
ADDITIONAL INFORMATION**

Dear Kathryn,

We understand that Council has received a response from the NSW Rural Fire Service (NSW RFS) regarding the above mentioned application. Furthermore we understand that the NSW RFS have requested additional information addressing the following concerns:

The adjoining land to the west of the subject site within the grounds of the University of Western Sydney is not considered to be managed. There is no certainty that this site is sufficiently or consistently maintained to the standard of an asset protection zone (APZ) or non-hazard. The proposed Lots on the western boundary of Stage 1 are insufficient in size to accommodate the necessary APZ within the Lot. In this regard it is recommended that an agreement be obtained with the adjoining land owner;

The retained woodland within proposed Lot 1000 has the potential to threaten the adjoining existing residential development located at 19 Chapman Street. In this regard it is recommended that a suitable plan of management be prepared that provides an APZ on the eastern boundary of and within Lot 1000, in order to mitigate the bush fire risk to the existing adjoining residential development;

It is also recommended that the proposed APZ within Central Park on the eastern end be increased to enable the adjoining proposed residential Lots within Stage 2B, to be unencumbered and to maximise their utility;

Further detail is required about the future use of Eastern Park and the potential impact upon adjoining Residual Lot 3001.

In accordance with due process we submit this information to Council for referral to the NSW RFS for their consideration.

Building Code & Bushfire Hazard Solutions P/L (BCBHS) has provided a Bushfire Assessment Report (ref: 191311, dated 29th November 2019) addressing the proposed development and the relevant specifications and requirements of Planning for Bush Fire Protection 2006, which formed part of the submission package for this application.

As described in the Bushfire Assessment Report a review of historic aerial imagery and onsite observations confirmed that the grassland within the adjacent University of Western Sydney Penrith Campus to the west of the site is subject to regular mowing and consequently was not considered to pose a grassfire threat.

The NSW RFS have specifically raised concern with the grounds of the University of Western Sydney, (UWS) stating they are of the view it is not considered managed land.

At the time of our inspection the land within the UWS site adjacent the proposed residential allotments was found to be well maintained, with maintenance crews present at that time.

Further to our observations UWS have provided an extract from their existing Ground Maintenance Contract which verifies the extensive management of this area stating *'The grass areas indicated in yellow must have twenty (20) mowing services per year'*.

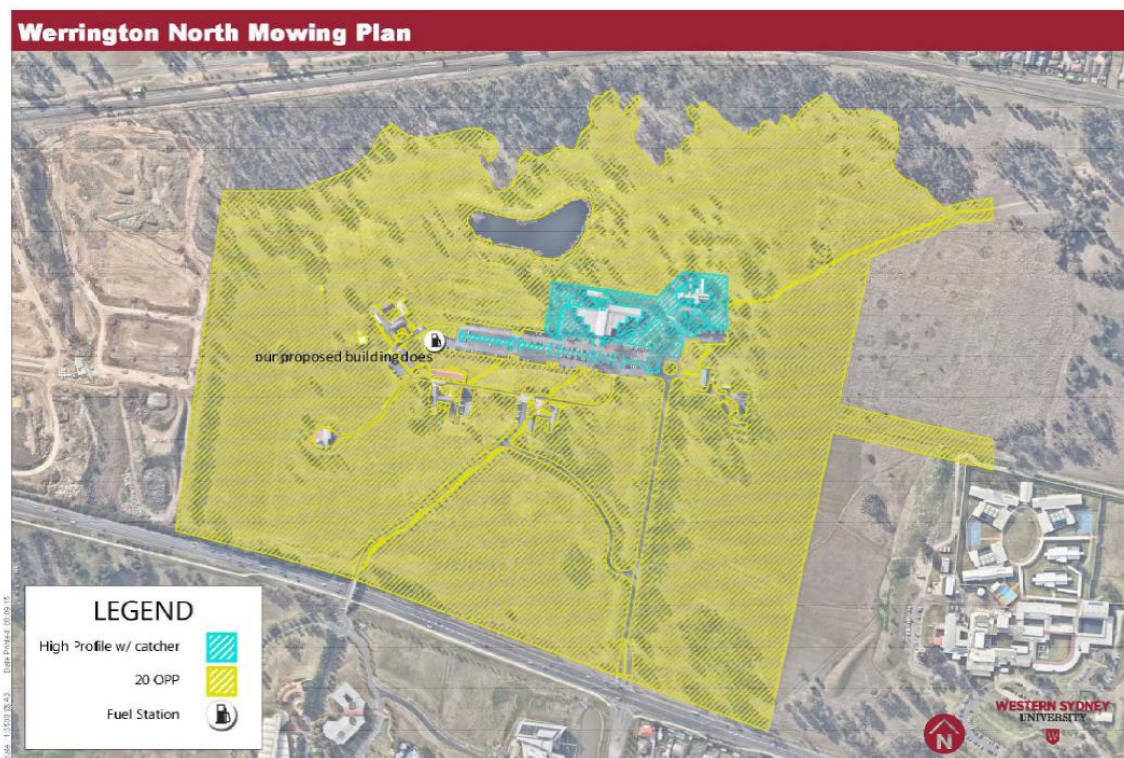


Figure 01: Extract from the UWS Ground Maintenance Contract

The above management regime is consistent with that of an Asset Protection Zone and therefore we remain of the opinion that this land does not warrant classification as a grassland hazard.

In relation to the second item, being the potential risk proposed Lot 1000 presents to the existing residential development located at 19 Chapman Street it should be noted that this proposed allotment is zoned E2 Environmental Conservation under the Penrith Council Local Environmental Plan 2010.

The objective of this zone being:

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.

- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*
- *To protect, manage, restore and enhance the ecology, hydrology and scenic values of riparian corridors and waterways, wetlands, groundwater resources, biodiversity corridors, areas of remnant indigenous vegetation and dependent ecosystems.*
- *To allow for low impact passive recreational and ancillary land uses that are consistent with the retention of the natural ecological significance.*

The vegetation within proposed Lot 1000 has also been identified as Cumberland Plain Woodland a listed Critically Endangered Ecological Community under the Environment Protection and Biodiversity Conservation Act 1999.

Historic aerial imagery from 1943 shows the presence of the vegetation within the subject site adjacent 19 Chapman Street. Historic fire mapping (wildfire from 1902, hazard reductions from 1957) shows the area has not been subject to any wildfire or hazard reduction.

Furthermore there is no listed risk or treatment for the area within the Cumberland Zone Bushfire Risk Management Plan 2010. The lack of listing suggests the Bushfire Risk Management Committee view this area as an insignificant risk.

In consideration of the above and the fact that the proposed development will actually reduce the area of existing vegetation, and with it the bushfire risk, and will also significantly improve fire-fighter access and water supply - facilitating early suppression, it is not considered necessary to implement a formal APZ adjacent 19 Chapman Street.

Should a future development occur at 19 Chapman Street all APZs must be located wholly within the boundaries of that property as required in section 4.1.3 of Planning for Bush Fire Protection 2006.

The APZs on the eastern end of Central Park have been located such to minimise the impact on the Critically Endangered Ecological Community. The 3 metre APZ located within the residential allotments overlaps with the Council planning control from minimum front and rear building setbacks and as such does not restrict these properties any more than they would already be.

Finally any future use of Eastern Park will be subject to a separate Development Application which must demonstrate compliance with Planning for Bush Fire Protection at that time.

In relation to this application it has been recommended that Eastern Park be maintained to the standard of an Inner Protection Area and that prior to the registration of the subdivision a Fuel Management Plan be prepared. Eastern Park subsequently does not impact proposed residue Lot 3001.

We are available to meet either Council or the NSW Rural Fire Service should the need arise.

Should you have any enquiries regarding this project please contact me at our office.

Prepared by
Building Code & Bushfire Hazard Solutions



Stuart McMonnies

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