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**Ref/Job No: 17HNG\_8753**

27 October 2017

**RE: Bushfire Protection Assessment Update – Proposed Rezoning of Employment Lands, St Marys Central Precinct**

This letter has been provided to support the proposal to amend the Sydney Regional Environmental Plan – St Marys (SREP 30) by rezoning land known as the ‘Central Precinct’ from employment lands to urban land for residential use. This letter acts as an Addendum to the Bushfire Protection Assessment prepared in 2009 by Bushfire & Environmental Services (BES) (merged with Eco Logical Australia in 2008) for the Western Precinct and Central Precinct residential and employment lands rezoning proposal.

Eco Logical Australia (ELA) can confirm the Bushfire Protection Assessment prepared in 2009 by BES is suitable to be submitted with the proposed rezoning application for the Central Precinct, provided it is read in conjunction with this Addendum letter.

In NSW, bushfire prone lands are those identified that could support a bushfire or are potentially likely to be subject to bushfire attack and are generally lands that contain or are within 100 m of significant stands of bushland. When investigating the capability of bushfire prone land to be rezoned for residential purposes, local councils must have regard to s.117 (2) Direction 4.4 – ‘Planning for Bush Fire Protection’ of the Environmental Planning and Assessment Act 1979. The objectives of Direction 4.4 are:

- *To protect life, property and the environment from bushfire hazards, by discouraging the establishment of incompatible land uses in bushfire prone areas; and*
- *To encourage sound management of bushfire prone areas.*

Direction 4.4 instructs councils on the bushfire matters which need to be addressed when drafting LEPs. This includes:

- *Consultation with the RFS and take into account any comments so made;*
- *Draft LEPs shall have regard to Planning for Bushfire Protection 2006 (PBP); and*
- *Compliance with numerous bushfire protection provisions where development is proposed.*

The previous assessment by BES (2009) was based on the 'Specific Objectives' for each development type (i.e. residential, Special Fire Protection Purpose, and employment), taking into account the 'Standards for Bushfire Protection Measures' and compliance with the 'Acceptable Solutions' of PBP. Therefore any reference within the BES report to the Employment Lands in the Central Precinct should now be taken to be 'residential lands'.

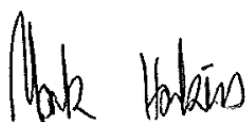
The following table outlines changes to the BES (2009) report that need to be considered as a result of rezoning the Employment Lands to Residential Uses within the 'Central Precinct'.

**Table 1: Amendments to BES (2009) Report as a result of zoning changes**

Section BES Report	Still Applicable	Comment
Part A – Introduction and Objectives	Yes – with some amendments	Any reference to Employment Lands in the Central Precinct should now be taken to be 'residential lands'.
Part D – Bushfire Protection Measures		
D.1 Asset Protection Zones	Yes – with some amendments	Any reference to Employment Lands in the Central Precinct should now be taken to be 'residential lands' and residential APZ requirements considered. Residential APZ's to be applied from Table 1 with reference to Figure 5 in BES (2009).
D.1.1. Residential subdivision	Yes	Now applicable
D.1.3. Other development	No	No longer applicable
D.2 Building Construction	Yes – with some amendments	The original commentary was based on AS3959-1999 which has now been repealed by AS3959-2009.
D.4 Services		
D.4.2 Electricity	Yes	Update: The following needs to be considered; " <i>Guideline for managing vegetation near power lines</i> " issued by Department of Energy, Utilities and Sustainability (ISSC 3, December 2005).
D.4.3 Gas	Yes	Update: Any gas services are to be installed and maintained in accordance with <i>AS/NZS 1596-2008 The storage and handling of LP gas (Standards Australia 2008)</i> .

If you require further information in relation to this matter please do not hesitate to contact our office.

Yours sincerely,



Mark Hawkins

**Senior Bushfire Consultant**

**FPAA BPAD Certified Practitioner No. BPAD30419-L3**

