

23 May 2018

Lendlease Communities NSW
Level 2, 88 Phillip Street
Parramatta NSW 2150
Attn: Sarah Kelly

Dear Sarah,

RE: Calderwood Concept Plan Modification 4 (MP09-0082)

Lendlease commissioned *Peterson Bushfire* to provide the necessary information to satisfy the Secretary's Environmental Assessment Requirements (SEARs) relating to bushfire protection issued in response to a Section 75W modification application to the Calderwood Concept Plan MP09-0082. Key Issue No. 13 – 'Bushfire' of the SEARs reads:

"Provide a Bushfire Assessment Report which demonstrates that the proposal is capable of complying with the relevant provision of 'Planning for Bushfire Protection 2006'."

This letter acts as the required Bushfire Assessment Report in conjunction with the original assessment prepared for the Concept Plan application by Eco Logical Australia (18th February 2010).

Proposed modification

The proposed modification seeks to increase the overall number of dwellings within the R1 General Residential and B4 Mixed Use zones from approximately 4,800 to 6,500. The increase will be achieved by an increase in density within these zones without expansion of the current approved urban footprint. The additional yield will be achieved through seniors housing, integrated housing, smaller lots and mixed-use development such as shop-top housing.

There will be no substantive change between the approved Concept Plan and the proposed modification in respect of approved land uses, urban structure and the road and pedestrian network.

Bushfire hazard and protection measures

The bushfire hazard and relevant protection measures have been assessed and presented in the report prepared by Eco Logical Australia (2010) and approved as part of the original Concept Plan. The proposed modification does not alter the bushfire hazard or development boundary with respect to the hazard, and the bushfire protection legislation has not changed since the approval. Therefore the Eco Logical Australia (2010) report remains valid.

The zones targeted for increased density straddle Calderwood Road approximately in the centre of the Calderwood site. The nearby hazards consist of the planned revegetation along Marshall Mount Creek to the north and a minor tributary to the west (both currently not identified as bushfire prone land), and existing remnants of Illawarra Lowlands Grassy Woodland either side of Calderwood Road. Asset Protection Zone (APZ) building setbacks have been prescribed for development areas adjoining these hazards ranging from 10 to 25 m for residential development and 40 to 70 m for Special Fire Protection Purpose (SFPP) development such as seniors living. These APZ dimensions are conservative and will ensure future development can occur at the interface of these hazards whilst accommodating the required APZ.

The development boundary will not be changing as a result of the proposal, however future hazard assessment for each development application may result in narrower APZs (as has occurred throughout Stages 1 to 3) whereby vegetation classification is revised to a lesser risk category (such as woodland or low hazard), or where the buffer areas to riparian zones are managed open-space environments that can accommodate the APZ. A revision of the hazard based on the known future revegetation strategies will occur with each development application.

The road layout will be designed to ensure the increased densities are accommodated which will in turn satisfy *Planning for Bushfire Protection 2006*. Similarly, the installation of services will be required to facilitate the expected number of dwellings.

Agency consultation

A teleconference with NSW Rural Fire Service (RFS) was held on 17th May 2018 to discuss the modification proposal. RFS assessing officer, Deb Dawson did not raise any objections or actions, and agreed that a re-assessment of bushfire protection was not required specifically for the modification proposal.

Conclusion

In summary, there is no requirement to reassess the bushfire hazards and protection measures for the purpose of the proposed modification as the original bushfire assessment remains valid. This is because there will be no change to the development site boundary or bushfire hazard context, and the increase in density will be within the limits of the approved urban structure. The proposal is capable of complying with *Planning for Bushfire Protection 2006*, and future development applications will also be assessed against these provisions.

It is therefore recommended that the current approved Bushfire Assessment Report (Eco Logical Australia, 2010) be referred to in the Environmental Assessment Report for the approval of proposed Modification 4 of the Calderwood Urban Development Project MP09-0082. The current Bushfire Assessment Report in conjunction with this statement adequately addresses Key Issue No. 13 – ‘Bushfire’ of the SEARs.

Yours sincerely,



David Peterson
Director

