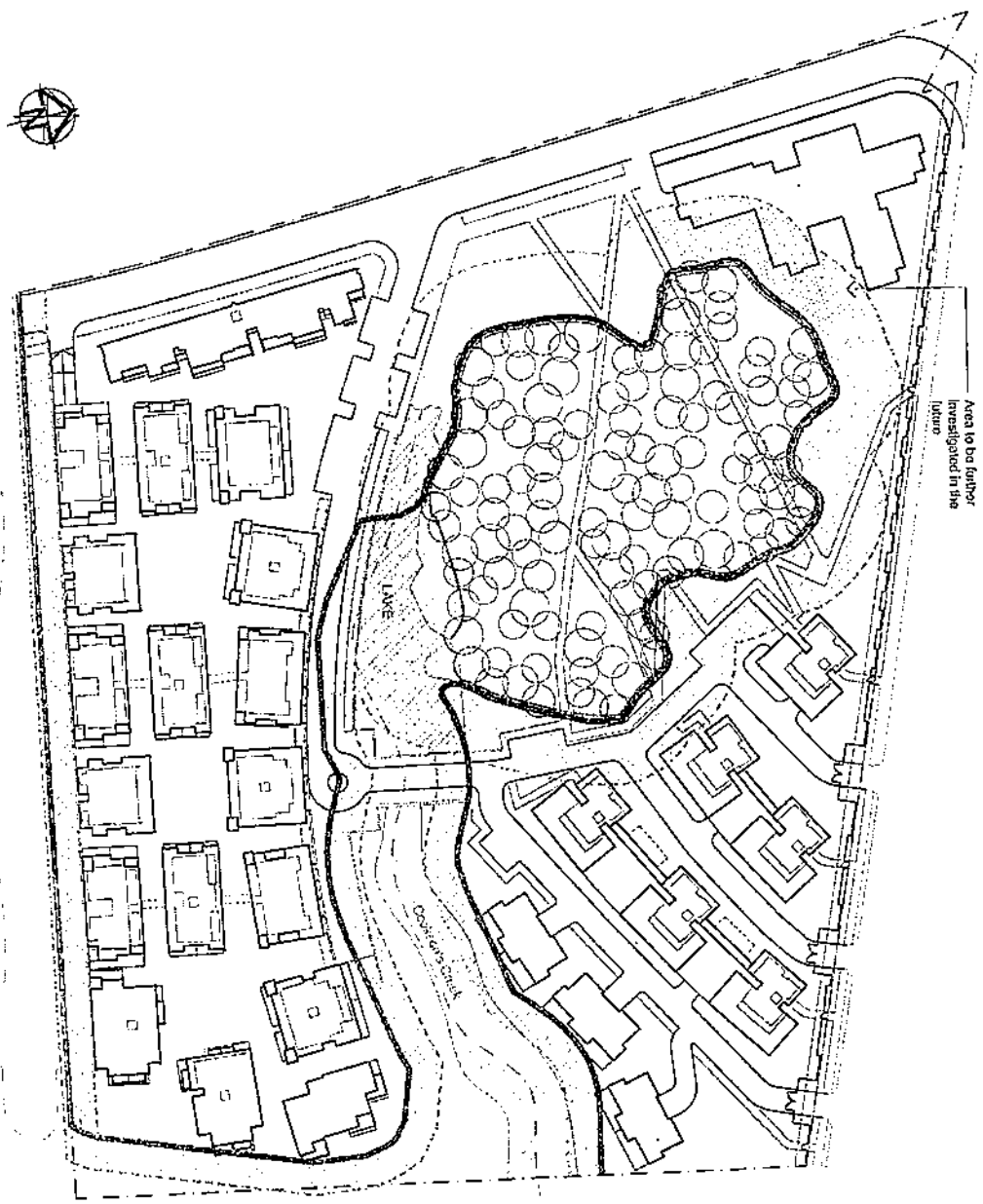
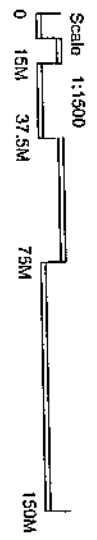
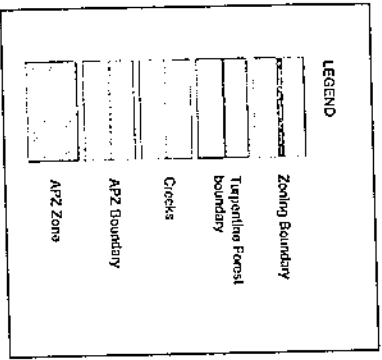


'A'

T



Area to be further investigated in the future



PROJECT INFORMATION	
PROJECT NAME	ARV Bulli Retirement Village
PROJECT ADDRESS	Sturdee Avenue, BULLI
PROJECT LOCATION	Anglican Retirement Villages - Diocese of Sydney
DESIGNER INFORMATION	
DESIGNER NAME	JOHN'S SCOTT
DESIGNER ADDRESS	10/117 Pacific Highway, Sydney NSW 2000
DESIGNER PHONE	02 955 1000
DESIGNER FAX	02 955 1001
DESIGNER EMAIL	john@johnscott.com.au
APZ COMPASSION	
APZ COMPASSION	Proposed Modification to Approval
APZ COMPASSION	CP C
APZ COMPASSION	A

ARV Bulli Retirement Village

T



[Home](#) > [Topics](#) > [Heritage places and items](#) > [Search for heritage](#)

Remnant of Coastal Turpentine Forest

Item details

13

Name of item:	Remnant of Coastal Turpentine Forest
Type of item:	Landscape
Group/Collection:	Landscape - Natural
Category:	Vegetation community
Primary address:	Sturdee Avenue, Bulli, NSW 2516
Local govt. area:	Wollongong City
All addresses	

Street Address	Suburb/town	LGA	Parish	County	Type
Sturdee Avenue	Bulli	Wollongong City			Primary Address

Statement of significance:

A rare example of coastal wet sclerophyll forest dominated by Syncarpia glomulifera trees possibly in excess of 100 years of age.

Date significance updated: 04 Sep 00

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH copyright and disclaimer.

Description


Physical description: Remnant of coastal Syncarpia glomulifera forest.

Further

Very few examples of this coastal vegetaion are now found in Illawarra.

information:

Assessment of significance

<p>SHR Criteria c) [Aesthetic significance]</p>	<p>The item has group, landscape and aesthetic value.</p>
<p>SHR Criteria e) [Research potential]</p>	<p>The item has scientific and natural value.</p>
<p>SHR Criteria f) [Rarity]</p>	<p>The item has rarity.</p>
<p>SHR Criteria g) [Representativeness]</p>	<p>The item has representative value.</p>
<p>Assessment criteria:</p>	<p>Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.</p>

Recommended management:

18/07/2018, 3:22 p

References, internet links & images

None

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

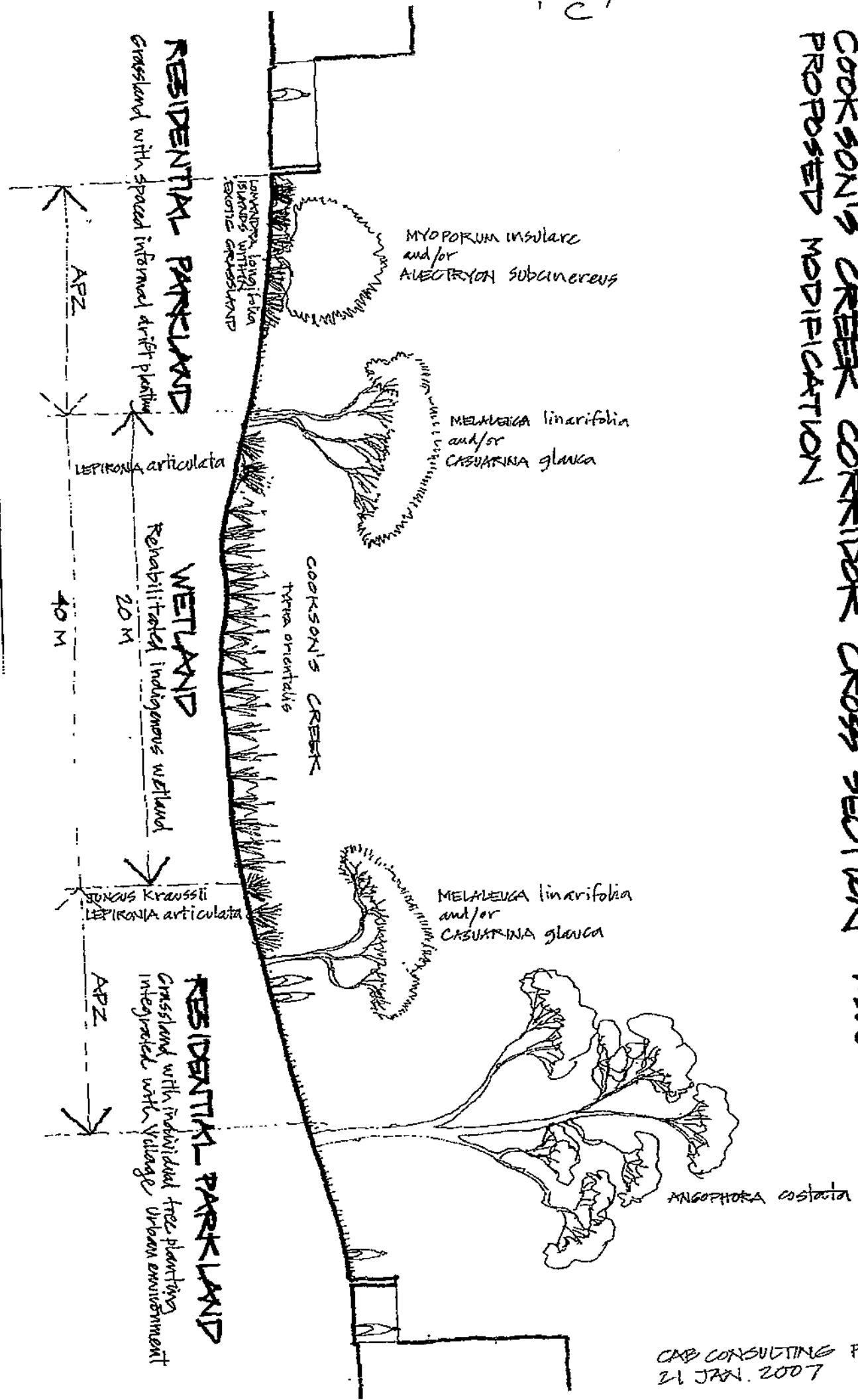
Name: Local Government

Database number: 2700056

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to the **Database Manager**.

All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.

ARV BULLI RETIREMENT VILLAGE: STURGE AVENUE BULLI COOKSON'S CREEK CORRIDOR CROSS SECTION 1:200 PROPOSED MODIFICATION





Your reference:

Our reference: 6012

22 January 2007

Andrew Graham
Event Project Management
PO Box 6180
FRENCHS FOREST NSW 2086

2/8 Walker Street
Helensburgh
NSW 2508

Tel 02 4294 3352
Fax 02 4494 3956

ABN 97 597 607 196
www.b-es.com.au

Dear Andrew,

Re: Statement on bushfire hazard and asset protection zones
Major Project (mp 06_0094) - Concept plan for Anglican Retirement Village Sandon Point

I refer to the Approval Conditions provided by the Minister for Planning with the Determination of Major Project MP 06_0094 Concept Plan for Redevelopment of Sandon Point and issues raised as they relate to this application. These issues are the width and placement of Asset Protection Zones and the proposed road widths as follows.

Asset Protection Zones (APZ)

As introduced and demonstrated in the *Bushfire Protection Assessment by BES (2006)* submitted as part of the Concept Plan Application to the Department of Planning, it is proposed to provide an Asset Protection Zone (APZ) of less than 20 m for proposed development adjacent Cookson's and Tramway Creek. 'Planning for Bushfire Protection Guidelines 2001' (PBP Guidelines) makes a provision for a minimum 20 m APZ for development adjacent smaller forest remnants. Smaller forest remnants are described within the PBP Guidelines as being a forest less than 1 hectare in size, and can also be narrow corridors of vegetation as guided by consultation with the NSW Rural Fire Service.

The deemed to satisfy provisions of the PBP Guidelines with respect to APZ dimensions become a matter of a site by site risk analysis and assessment. A reduction in the standard APZ dimension of 20m can be achieved where the analysis and assessment, based on the merits of each site and the proposed development indicates the bushfire risk is expected to be lower than that expected at a site where the 20m APZ would normally be applied (e.g. a remnant just under 1 hectare in size, or a wider corridor of vegetation). A guideline on the threshold at where a minimum 20 m APZ is no longer required and a narrower APZ, or no APZ, is acceptable is not given within the PBP Guidelines. This threshold is to be determined by risk analysis and consultation with the RFS.

Asset Protection Zones less than 20 m have been approved by the NSW Rural Fire Service (RFS) for integrated developments, and local councils for other developments based on the merits and risk at each site, and in consultation with the RFS.



Asset Protection Zones are also commonly placed within riparian corridors or environmental zones, so long as the impact of the continual maintenance of the APZ does not have a significant impact on the environmental values of the riparian corridors. The flora and fauna assessment prepared by *Cumberland Ecology (2006)* concluded that the placement of the APZs within the outer 10 m of the riparian corridor would not compromise the ecological value of the corridor. Integrated development sites assessed by the RFS where APZs less than 20 m in width and occurred within the riparian zone as approved by the DNR (or DIPNR) include:

1. Ryde, 31 Malvina Street: 13 m APZ managed as a riparian zone;
2. Castle Hill, 61-65 Church Street: 15 m APZ managed as a riparian zone;
3. Scarborough, 430-432 Lawrence Hargrave Drive: 10 m riparian zone managed as an APZ;
4. Coolangatta, Lot 1 Edward Wollstonecraft Road: 10 m riparian zone managed as an APZ;
5. Leura, 5 Wascoe Street: 14 m riparian zone managed as an APZ;
6. Wollongong, Lots 53 and 54 Dempster Street: a 15-20 m riparian zone managed as an APZ; and
7. Wollongong, 20 and 22 Greenacre Road: a 10 m APZ included within the riparian zone.

The RFS in their letter of submission to the Department of Planning on the concept application (dated 18 July 2006) suggests that an APZ narrower than 20 m could be accepted based on the provision of further advice on the anticipated fire behaviour within the riparian corridors.

The Cookson's Creek riparian zone is proposed to have a 10 m APZ within the outer 10 m of the 40m corridor, leaving an inner 20 m corridor to be rehabilitated with indigenous wetland species. The attached Cookson's Creek Corridor Cross Section, Proposed Modification Plan, prepared by the landscape architect Craig Burton & Associates illustrates the concept of the APZ and riparian corridor.

The reduction of the APZ from 20 m to 10 m is supported by the low fire risk posed by the riparian corridors due to the type of vegetation communities, their lack of connectivity to other bushland areas and their narrow widths.

The vegetation in Cookson's Creek (including that proposed) will consist of wetland vegetation, will be 20 m in width and separated from the Turpentine Forest to the west (which is less than 1 hectare in size) by ponds and infrastructure. The creek will be connected to wetlands further downstream, most of which are not subject to rehabilitation as part of surrounding development and contain little native vegetation cover. BES is of the opinion that the 'bushfire hazard' will not pose the same level of risk as a 1 hectare or less sized forest, and a smaller APZ is appropriate.

The vegetation (including that proposed) in Tramway Creek will consist of wetland vegetation, be approximately 50 m in width, and connected only to wetlands further downstream, most of which are not subject to rehabilitation as part of surrounding development. BES is of the opinion that the 'bushfire hazard' will not pose the same level of risk as a 1 hectare or less sized forest, and a smaller APZ will suffice.

Due to the smaller lengths of possible fire run within the vegetated portions of the riparian corridors, and the underlying wetland and decomposing vegetation, it is highly unlikely that a crown fire will be experienced within the corridors. With an absence of crown fire, a fire moving across the surface of the wetland should be able to be controlled by fire fighters at the interface with development within a 10 m APZ.

The position of providing APZs narrower than 20 m was based on the risk analysis summarised above and contained within *Bushfire Protection Assessment by BES (2006)*. The RFS was approached early in 2006 and declined to meet and discuss the proposal.

Road widths

In addition to the issue of APZs, *Director General's Environmental Assessment Report (2006)* states that the RFS raised the concern that "the widths of the roads servicing more than 4 dwellings was less than 20 m". This interpretation of the RFS submission letter on the concept application (dated 18 July 2006) is in error. BES understands that the RFS are not concerned that the roads are less than 20 m in width.

The RFS letter requests that "proposed roads within the development that are to service more than 4 dwellings/lots will need to comply with Section 4.3.1 of Planning for Bushfire Protection 2001". This section of the PBP Guidelines lists construction and design standards for public roads (i.e. those servicing 4 dwellings/lots or more). The minimum road width under this section is 8 m. However, although not included within the PBP Guidelines, the RFS are accepting proposals using their public road policy which is listed below. The narrowest public road acceptable is 5.5 m with restrictions on the placement of parking areas and infrastructure such as hydrants. It is important to note that the narrowest road within the proposal is 7.5 m, and therefore complies with the RFS policy and the intent of the statement made within the RFS letter.

NSW Rural Fire Service Access Policy

1. All public access roads 8m wide shall locate services outside of parking reserves to ensure accessibility to reticulated water for fire suppression.
2. All public access roads between 8 and 7m wide shall be No Parking on one side with services (hydrants) located opposite parking side to ensure accessibility to reticulated water for fire suppression.
3. All public access roads between 7m and 5.5m wide shall provide parking within parking bays and locate services outside of the parking bays to ensure accessibility to reticulated water for fire suppression.
4. No two way public access roads are permitted less than 5.5m wide.
5. One way only public access roads shall be no less than 4m wide and provide parking within parking bays and locate services outside of the parking bays to ensure accessibility to reticulated water for fire suppression.
6. Parking bays shall be a minimum of 2.6 metres wide from kerb edge to road pavement. No services or hydrants are to be located within the parking bays.

7. All access roads directly interfacing the bushfire hazard vegetation shall provide roll top kerbing to the hazard side of the road.
8. All provisions for public access roads, other than where modified by the above provisions (1-7), detailed within Section 4.3 of Planning for Bushfire Protection 2001 shall be complied with.
9. All access roads servicing more than 4 dwellings are considered public access roads.
10. Fire trails shall comply with Section 4.3.3 of Planning for Bushfire Protection 2001 and shall be maintained in perpetuity.
11. Turning heads within the subdivision shall comply with Section 4.3.1 of Planning for Bushfire Protection 2001 or consult with the RFS for a performance based alternate.

Please do not hesitate to call me on the numbers above to discuss the matter further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'David Peterson', written in a cursive style.

David Peterson
Senior Bushfire Planner