

17 July 2019

RBWI Pty Ltd
C/- Paul Nichols
Project Manager, 'Clover Hill'
C/- paulnichols28@gmail.com

Dear Paul,

RE: Revised vegetation strategy – 269 North Macquarie Road, Calderwood

This letter confirms that the proposed vegetation management strategy for the proposed subdivision of the above property currently under assessment by Shellharbour City Council (DA 0569/2017) does not create a classified bushfire hazard or result in the need for Asset Protection Zones (APZ). The strategy shown on the plan 'PTN17015-01 1032 Version 11' (attached) details an area of E3 zoned land which will be treated partly as fully structured Illawarra Lowlands Grassy Woodland forming an area of 9,800 m², and partly as managed land forming an area of 4,196 m² and containing a building envelope. In addition to the treatment of the E3 zone, land within proposed Lots 401 and 424 will contain existing canopy trees retained over a mown understorey.

The proposed vegetation management strategy ensures that the woodland retained and enhanced within the E3 zone will not constitute a hazard as it will be less than 1 hectare in size and greater

than 100 m from other bushfire hazards classified as Category 1 or Category 2 vegetation. The 100 m separation to the forests and rainforests to the west on Johnsons Spur is classified 'managed land' consisting of public road reserves and private lots with retained trees and a mown understorey. Therefore, the vegetation within the E3 zone does not require an assessment for application of an APZ.

The principle of not classifying the E3 zoned vegetation as a hazard was previously approved by NSW Rural Fire Service as part of the Stage 2A subdivision for the adjoining Lendlease development to the north-east. The bushfire report prepared for Stage 2A by Eco Logical Australia bushfire consultant Dan Copland (letter dated 28 July 2015) demonstrated that the proposed Stage 2 lots did not require an APZ to the E3 zone as it was not mapped 'bushfire prone vegetation'. The report demonstrated that the patch of vegetation within the E3 zone was less than 1 hectare in size and more than 100 m from the nearest classified hazard. Because of these parameters it was argued that the vegetation within the E3 zone was not a hazard in line with the RFS document *Guide for Bushfire Prone Land Mapping* and hazard exclusion clause 2.2.3.2(b) of Australian Standard AS 3959-2009 *Construction of buildings in bushfire-prone areas*. RFS issued a Bush Fire Safety Authority (dated 12th August 2015) consistent with the Eco Logical Australia report. Not requiring an APZ for the E3 zone was also consistent with the approved Calderwood Concept Plan. Excluding patches of vegetation less than 1 hectare in size from the APZ assessment has also been included in the pre-release edition of 'Planning for Bushfire Protection 2018' (Section A1.10(1)).

Please don't hesitate to call should you seek further clarification.

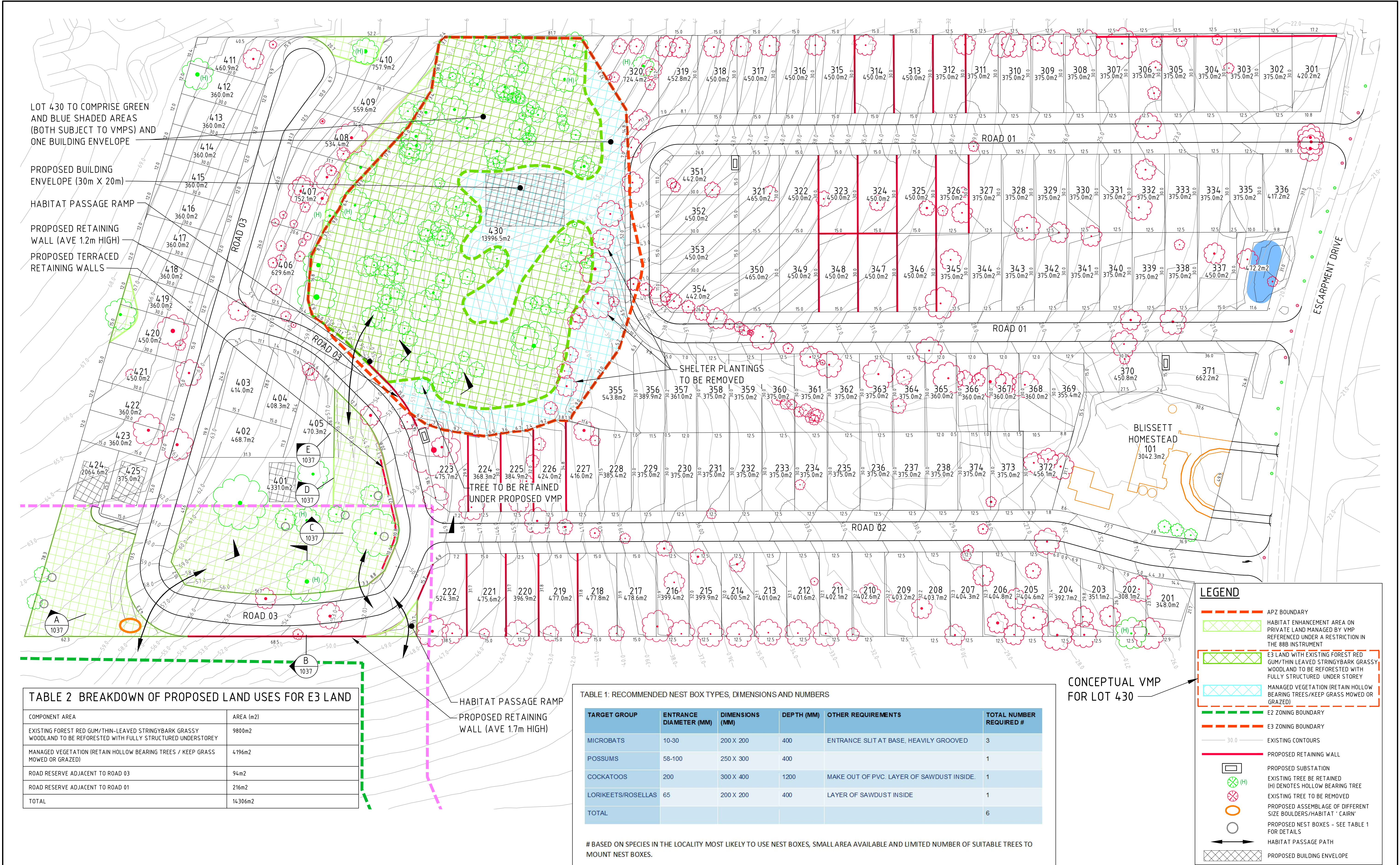
Yours sincerely,



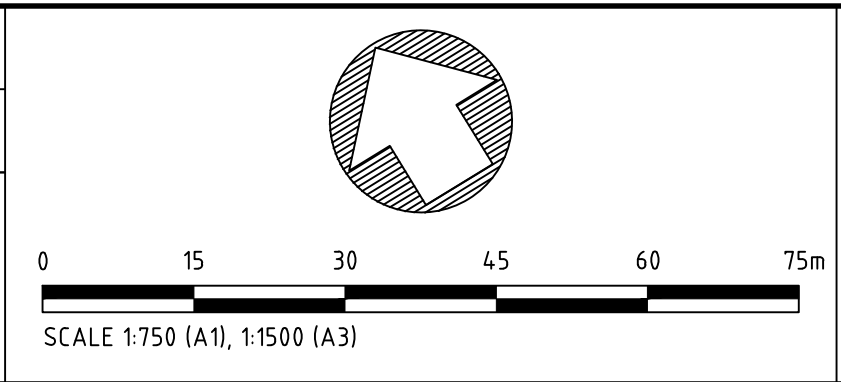
David Peterson
Director



Attachment A – Vegetation management strategy ('PTN17015-01 1032 Version 11')



VERSION	REMARK	DATE	BY	DRAWN	DATE
1	AS SUBMITTED FOR DA0569/2017	21/11/2017	AC	AC	19/08/2018
2-3	INTERNAL VERSIONS FOR RBWI INFO	29/08/2018	AC	DESIGNED	DATE
4	INITIAL HABITAT LINK PROPOSAL AS SUBMITTED TO SCC	06/12/2018	AC	AC	19/08/2018
5-8	INTERNAL VERSIONS FOR RBWI INFO	23/10/2018	AC	APPROVED	DATE
9	REFINED HABITAT LINK PROPOSAL AS SUBMITTED TO SCC	29/11/2018	AC		
10	ELECTRICAL SUBSTATION LOCATIONS ADDED	20/03/2019	AC		
11	CONCEPT VMP DEVELOPED TO ADDRESS SCC CONCERNS	15/07/2019	AC		



CLIENT	RBWI PTY LTD
PROJECT	CLOVER HILL RESIDENTIAL SUBDIVISION
TITLE	AMENDED LOT LAYOUT SHOWING HABITAT ENHANCEMENT LINKAGE TO JOHNSONS SPUR

STATUS	FOR INFORMATION ONLY
DATUM	AHD
SCALE	1:750
SIZE	A1
DRAWING NO.	PTN17015-01 1032
VERSION	11