





## 1.2 Scope and Purpose

The scope and purpose of this BTA is to review the overall bushfire threat to the Development Estate and to review the capability of the Development Estate to provide a safe environment. This assessment will include information on ability of the Development Estate to comply with the requirements of PBP (RFS, 2006).

This will be achieved by providing/undertaking:

- An assessment of all vegetation on and adjacent to the Development Estate within 140 metres from all elevations from the Development Estate boundary;
- An assessment of topography (slope) on and adjacent to the subject property to a distance of 140 metres from the Development Estate boundary;
- Adequacy of public roads in the vicinity to handle increased traffic in a bushfire emergency;
- Recommendations for appropriate setback (APZ) distances from the identified bushfire hazards;
- Information on water supply for fire fighting purposes; and
- Review of the Concept Plan for the Development Estate.

At the state level, the proposal is to be assessed pursuant to Part 3A of the EPA Act. To this end, on August 2010, the DGEAR's were issued for the site (Appendix A).

The 'Key' Assessment requirements for investigations required under the DGEAR's are:

- Identify how the proposed concept plan addresses the requirements of Planning for Bush Fire Protection and Australian Standard 3959 (Building in Bush Fire Prone Areas).
- Outline ongoing management arrangements of any proposed APZs, including through negotiation with relevant agencies where APZs are proposed to be located on land to be dedicated for a public purpose.

## 1.3 Aims and Objectives

This assessment has been undertaken in accordance with clause 46 of the RF Regulation 2007. This BTA also addresses the six key Bush Fire Protection Measures (BFPMs) in a development assessment context being:

- The provision of clear separation of buildings and bush fire hazards, in the form of fuel-reduced APZ (and their components being Inner Protection Areas (IPA's) and Outer Protection Areas (OPA's));
- Construction standards and design;

- Appropriate access standards for residents, fire-fighters, emergency workers and those involved in evacuation;
- Adequate water supply and pressure;
- Emergency management arrangements for fire protection and / or evacuation; and
- Suitable landscaping, to limit fire spreading to a building.

This assessment adheres to Chapter 4.1.3 of PBP (RFS, 2006) 'Standards for Bush Fire Protection Measures for Residential and Rural Residential Subdivision' and Australian Standard 3959 – Construction of Buildings in Bush Fire Prone Areas (now referred to as AS3959-2009).

## 1.4 Development Estate Particulars

**Locality** – The Development Estate occurs on the Wallarah Peninsula on the south-eastern side of Lake Macquarie. The site encompasses land owned by Coal & Allied, which occurs to the south of the village of Nords Wharf.

**LGA** – Lake Macquarie City Council

**Site Title(s) Entire Land Holdings** – Part Lot 6 DP 746077, Part Lot 5 736170, Part Lot 12 DP 854197

**Area** – The site is 126.78ha of which approximately 10.18ha is proposed for development (Development Estate) and the remainder (116.6ha) will be dedicated as conservation lands to the NSW Government.

**Zoning** – Zone 7 (1) Conservation (Primary)

**Bushfire Prone Land Zoning** - The Lake Macquarie City Council (LMCC) Bush Fire Prone Land Map (BFPLM), maps the site as containing Bushfire Vegetation Category 1 (Figure 1-5). Therefore, the proposed development needs to consider 'Planning for Bushfire Protection' (RFS, 2006) (hereafter referred to as 'PBP').

**Boundaries** – The Development Estate is bounded to the north, east and south by conservation land and to the west by Lake Macquarie

**Current Land Use** – A small portion of the Development Estate lands are currently used as a Scout Camp with the remaining vacant native vegetation. Outside of the Development Estate lands the site is largely represented by natural bushland communities.

**Topography** – The Development Estate is surrounded by low undulating hills, with the majority draining to the west into Lake Macquarie.