



Notes of briefing with NSW Rural Fire Services

This meeting is part of the advice process.		
Meeting note taken by Robert Bisley	Date: 19 February 2018	Time: 4pm – 4:50pm
Project: Planning Proposal PP_2015_WARRI_001_00 to rezone land at the western end of Ralston Avenue, Belrose.		
Meeting place: PAC Office, Level 3, 201 Elizabeth Street		
<p>Attendees:</p> <p>Commission Members: Ms Abigail Goldberg (Chair), Ms Annelise Tuor and Mr Stephen O’Connor</p> <p>Commission Secretariat: Mr David Mooney (Team Leader) and Mr Robert Bisley (Senior Planning Officer)</p> <p>NSW Rural Fire Services (NSW RFS): Nika Fomin, Corey Shackleton, Craig Geddes</p>		
The purpose of the meeting: For the NSW RFS to brief the Commission on the Planning Proposal to rezone land at the western end of Ralston Avenue, Belrose.		
<p>NSW RFS briefed the Commission on the following matters:</p> <ul style="list-style-type: none"> • When evaluating the site, it is the responsibility of NSW RFS to manage risk. Once a Planning Proposal has been approved, many of the opportunities to manage risk are removed. • NSW RFS acknowledges that the applicant may be meeting a number of PFBP design provisions, however it is not meeting the macro level requirements in S117 Direction 4.4 Planning for Bushfire Protection. NSW RFS has not looked into the specific mitigation measures proposed as the provision of housing on the site is not supported strategically. • S117 Direction 4.4 Planning for Bushfire Protection discourages development in high risk bushfire zones. • It is noted that the proponent is proposing an asset protection zone (APZ) around the residential development. APZ clearing on steeper slopes will however increase erosion on slopes. • NSW RFS identified that there are a number of slopes within the APZ that are greater than 18%. • Fires in the area generally occur every 10 years or so and are likely to come from a north westerly direction. • A fire would take roughly an hour to move up the valley from Mona Vale Road to the site. The topography of the region would funnel a fire through the valley towards the site. • The proponent’s recommendation that residents are capable of staying in place if a number of bushfire mitigation measures, including a ‘safe place’ are introduced reflects that the site is not a inherently a safe location for residential development. • The proximity of wires over Wyatt Avenue could create conditions susceptible to arcing during bushfire events. This could require the need to depower the sub-station (which could have far more reaching impacts) to evacuate residents. 		

- A landowner has the obligation to undertake mitigation works to reduce fire risk to adjoining properties ie Transgrid and Metropolitan Local Aboriginal Land Council already have an obligation as owners of land if it is a fire source.

Documents: N/a

Outcomes/Agreed Actions: NSW RFS to confirm its position on the site not being appropriate for development in a written submission to the Commission following the meeting.

Meeting closed at 4:50pm