

**APPENDIX 13. BUSHFIRE ADVICE**



Date: 20/07/2022  
 Our reference: 20220720 01lb  
 Your reference: n.a.

## SA CFS Development Assessment Services BUSHFIRE HAZARD PROTECTION RESPONSE

Application	Code Amendment Consultation Comment
Development	Code Amendment to 'Master Planned Township', 'Neighbourhood' and 'Deferred Urban' zones and associated proposed residential use.
Development/Property Name	Goolwa North Code Amendment
Location	Goolwa North
Owner	Ambo Pty Ltd
Applicant	Ambo Pty Ltd

### LEGISLATIVE FRAMEWORK

Instrument	The Planning and Design Code' under the <i>Planning, Development and Infrastructure Act 2016 section 73(2)(b)</i>
Overlay	The Hazards (Bushfire – Medium Risk) Overlay

### DECISION/SUMMARY

The South Australian Country Fire Service (SA CFS) welcomes and supports development in regional and rural areas of South Australia.

This advice/comment is relevant to the following documents:

*Proposal to initiate an amendment to the Planning and Design Code, Goolwa North Code Amendment (including attachments), Authored by Future Urban Pty Ltd [February 2023]*

An officer of the SA CFS has undertaken a review of the afore mentioned document(s) provided on the Plan SA Have Your Say, Code Amendments website.

SA CFS has regard for the bushfire hazard(s) against the future land divisions and residential development that will result from this code amendment and provides the following comments:



## Bushfire Hazard Overlay

SA CFS notes that this Code amendment proposal does not include any changes to the existing Bushfire Hazard Overlay.

SA CFS further notes that a future Bushfire Hazard Overlay Code amendment may alter the existing overlays and the associated policies within the project area.

## Siting and Vegetation

SA CFS notes that, should the bushfire hazard overlay remain as 'medium', adequate separation distances to hazardous vegetation will be needed to achieve the Bushfire Attack Level (BAL) of BAL 12.5 which, under MBS 008, is allocated to dwellings within that overlay.

Setbacks/Buffers/Asset Protection Zones can include roadways and/or areas of managed vegetation – adherence to the requirements in AS3959 will assist you in this process.

Staged developments should consider the need for interim/additional buffers where required to protect new developments until such time as the future stages are implemented.

## Access/Egress

SA CFS notes that the existing perimeter roads are to remain and that new access roads into the project land will be provided. Any future internal road networks should be designed to achieve compliance with the 'Roads' requirements in the corresponding bushfire hazards overlays. Perimeter roads should be incorporated into the subdivision designs and the use of cul-de-sacs should be avoided where possible.

## Water

SA CFS notes that water access issues have been and will be further investigated as part of this project. It is imperative to ensure adequate pressure/reticulation and hydrants are provided in the subject development. A water supply and fire plug/hydrant system of adequate capacity to be used for fire and other emergencies within the proposed development area should be provided in accordance with AS 2419.1 – 2005, Appendix B (B2) and to the appropriate SA Water Standards.

Individual residential allotments will also be required to provide a fire fighting water supply in line with the provisions of MBS 008.

Prepared By: <b>Leah Bertholini</b> Manager DAS	Signature: 	Date: 20/07/2022
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