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Subject: Addendum to Bush Fire Strategic Study - Amendments to the Googong Foreshore Interface Management (GFIMS) Planning Proposal.

To Whom It May Concern:

This addendum should be read in conjunction with the original Bush Fire Strategic Study, "Bush Fire Assessment Report—Googong Planning Proposal," JD.168.22, issued 12.7.2023.

EMBER Bushfire Consulting has been requested to review proposed zone boundaries and subdivision layout changes to the Googong Foreshore Interface Management (GFIMS) Planning Proposal. Specifically, the review will verify whether the changes negatively impact bushfire protection and compliance with the planning proposal.

EMBER Bushfire Consulting was the author of the original Bush Fire Strategic Study, concluding that the planning proposal could be supported as it satisfied strategic planning principles from a bushfire protection perspective as outlined in Chapter 4—Planning for Bushfire Protection, 2019 (PBP, 2019).

The original Bush Fire Strategic Study incorporated a detailed analysis of the conceptual subdivision layout, including a Bushfire Attack Level (BAL) analysis to demonstrate that the design could achieve the benchmarks of PBP 2019. Given the minor nature of the changes, a complete reanalysis of the subdivision is not proposed. Instead, an evaluation of the boundary changes and their impact on the broad design principles of the subdivision is made.

Planning Proposal Amendments

The proposed boundary amendments and subsequent layout changes to the subdivision result from negotiations between the proponent, the NSW Department of Planning, Housing and Infrastructure (DPHI), and the NSW Department of Climate Change, Energy, the Environment, and Water.

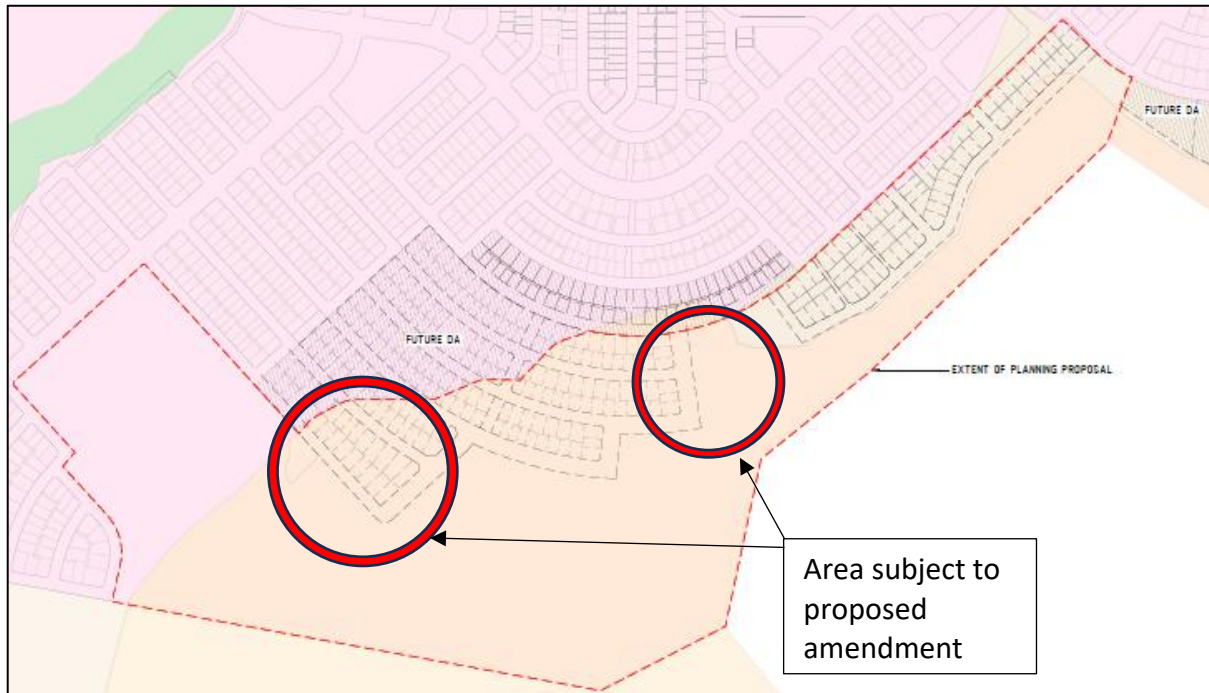


Figure 1 - Original zone boundaries, conceptual layout and areas subject to amendment.

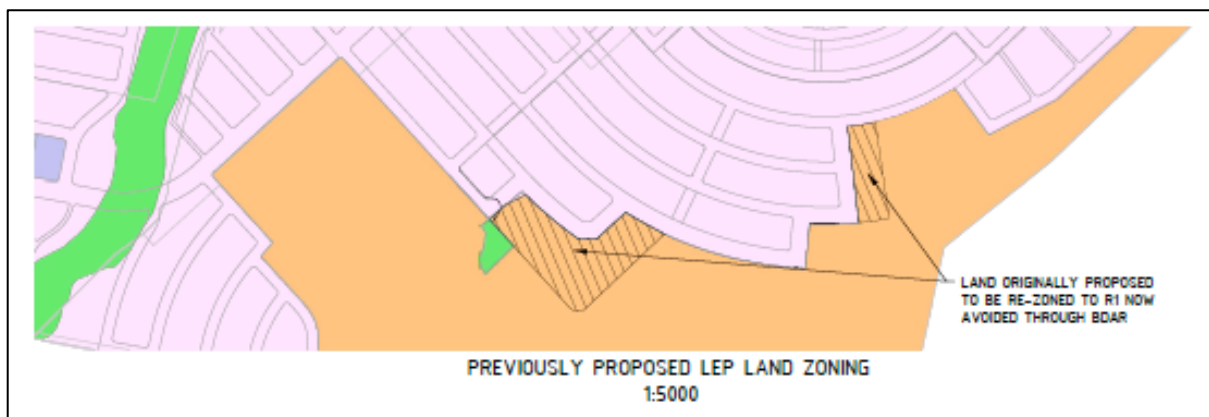


Figure 2 - Proposed zone boundaries, conceptual layout and areas of change.

Evaluation of proposed amendments

The proposed amendments (Figure 2) are minor, but they will bring the boundary inward and slightly reduce the overall footprint of the concept subdivision.

The boundary realignment does not alter the key parameters of the hazard assessment. The dominant hazard vegetation remains conservatively assessed as Woodland and Forest. The slope assessment in the modified areas also does not change, as the topography remains the same.

The broad design principles of the subdivision layout remain the same, with the same key bushfire protection measures incorporated into the design. A perimeter road skirts around future residential areas, providing compliant access arrangements and the necessary APZ setbacks to ensure adequate protection and compliance with PBP.

While the perimeter road width appears the same as in the original design, given its conceptual nature, adjustments are expected to be made to the detailed design during the DA phase of development to ensure compliance with PBP 2019.

Water supplies and utilities will remain unchanged and capable of meeting the acceptable solutions of PBP 2019.

Having reviewed the original report, the concept subdivision design, and the proposed minor changes, I am comfortable continuing to support the planning proposal. The proposal remains capable of meeting the underlying principles of strategic planning for bushfire protection and should, therefore, also be supported by the Council and RFS.

If you have any questions about this addendum, please contact me using the details below.

Regards,

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