

APPENDIX D

BUSHFIRE MANAGEMENT PLAN





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BUSHFIRE MANAGEMENT PLAN

PREPARED BY:

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PROJECT:	Development Application for the approval of the construction of a Shed for Cellar Door Use (Agritourism) at Lots 212 & 229 DP754868 1207 Nanima Road, NANIMA pursuant to the provisions within the <i>Yass Valley Local Environmental Plan 2013 (YVLEP2013)</i> and the draft <i>Yass Valley Development Control Plan 2024 (YVDCP2024)</i> .
APPLICANT:	BRETT AND SHONA WALDOCK VINEYARD 1207
OUR REFERENCE:	5080_BFA1
DATE:	MAY 2024
AUTHOR:	RACHEL DOBERER SENIOR TOWN PLANNER
SIGNATURE:	



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1. INTRODUCTION

DPS YASS P/L has been engaged by *Brett and Shona Waldock* (the **Applicant**) to prepare a bushfire assessment report at Lots 212 & 229 DP754868 1207 Nanima Road, NANIMA (refer **Figure 1.1**), for the use of the proposed shed as a 'Cellar Door' to showcase their premium wines with a focus on quality, hospitality, and sustainability.

The proposed development site is located on bushfire prone land (**BFPL**) as declared by Yass Valley Council (refer **Figure 1.2**). This report assesses the proposal against Chapter 8 of Planning for Bushfire Protection 2019 (PBP 2019). As this development involves an existing residence and ancillary structures with established and maintained APZ's, this report examines the bushfire protection against *Clause 8.3.8 Outdoor events in Bush Fire Prone Areas*.

Bushfire is a significant land management issue in the Yass Valley. The applicant has a duty of care as the landowner under Section 63(2) of the *Rural Fires Act 1997* (RF Act) to prevent the occurrence of bushfires and minimise the danger of the spread of bushfires on the land that they manage.

Access to the proposed cellar door is well provided for and will comply with the acceptable solutions set out in PBP 2019 allowing safe, all weather two-wheel drive access and egress for firefighting vehicles and residents. The subject site is well equipped with firefighting water supplies, a pump and utilities in accordance with the requirements of PBP 2019. Based on the bushfire assessment and the recommendations contained in this report, the proposed development is deemed to comply with the specific and broad objectives of PBP (2019).



Figure 1.1: Location Map (Source: Google Earth Aerial Imagery, May 2022)



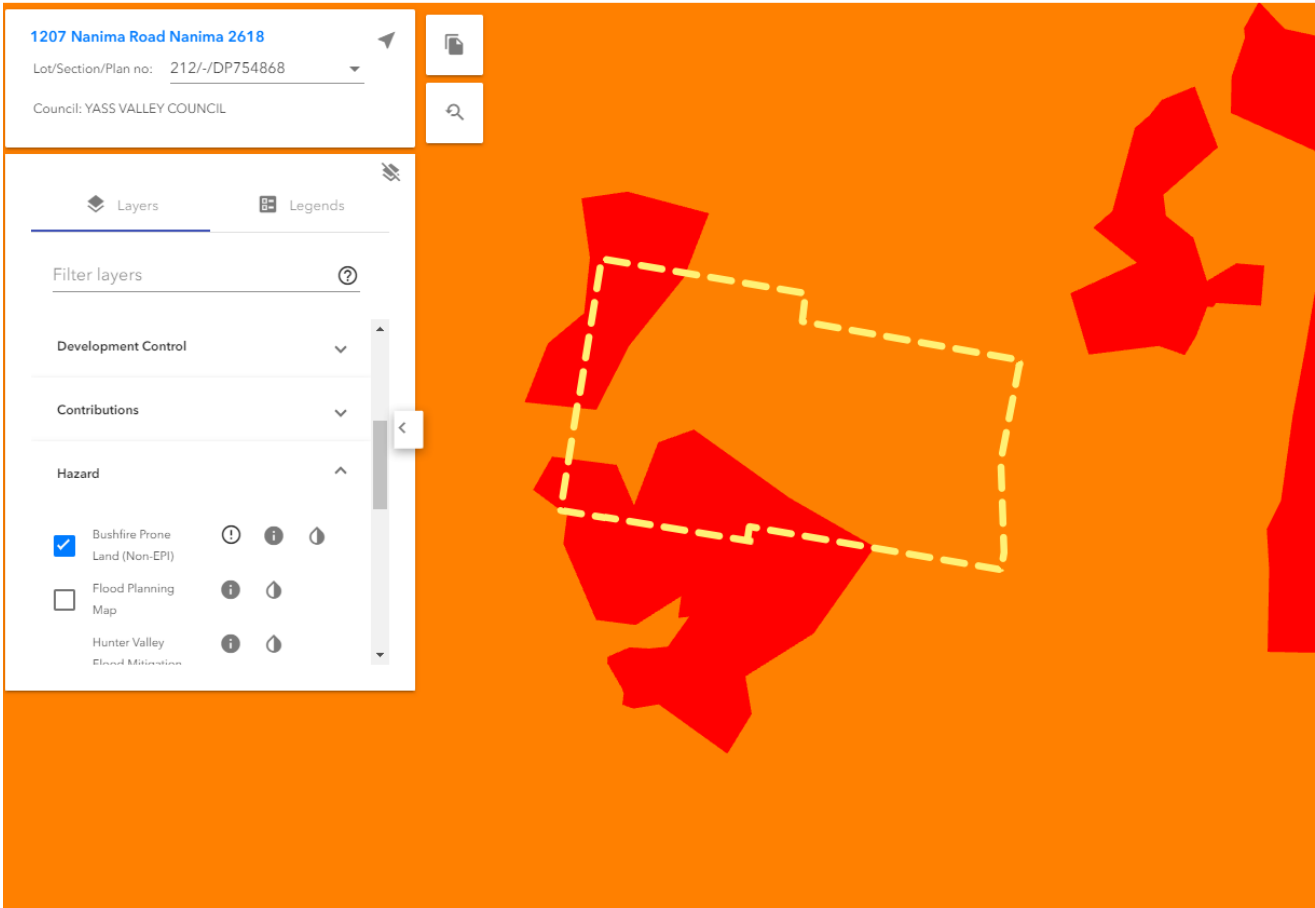


Figure 1.2: Bushfire Prone Land Mapping (Source: NSW Government Planning Portal Spatial Viewer, May 2024)

The purpose of this plan is to identify bushfire threat, assets at risk and provide the preventative measures to be taken to protect human life and minimise impacts on property from the threat of a bushfire. This plan also details what to do in the event of a bushfire that occurs on site.



2. METHOD

The proposed development is classified as 'Other non-residential Development' pursuant to the PBP 2019. Specifically, the proposed development is classed under 8.3.8 *Outdoor events in bush fire prone areas* in PBP 2019.

PBP 2019 states '*Outdoor events often cater for large numbers of people in isolated locations, can continue over a number of days and may include site accommodation. They include music festivals, cultural festivals, sporting events, and regional shows. Events that involve overnight camping, multiple days or attract large numbers of people in high risk or isolated bushfire prone areas during the bush fire danger period require careful consideration. Such events create a number of logistical and operational issues if evacuation is required due to a bush fire.*

Crowd control and operational access at the venue during bush fire events can prove to be challenging especially if they are held in remote locations.

Other considerations for outdoor events on BFPL are outlined below. The methodology adopted to prepare this report is in the table below:

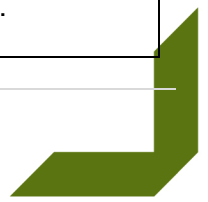
TABLE 1 – BUSHFIRE MANAGEMENT MEASURES

PBP 2019 CLAUSE 8.3.8	COMPLIANCE
<i>Holding events outside the gazetted bush fire danger period for the area</i>	Complies. On a day where the fire rating is rated severe/ disastrous or more the cellar door will not be open to members of the public.
<i>Areas of accommodation should be strategically located to ensure maximum time to warn and evacuate people who may be sleeping and slow to respond. This also ensures that highly flammable and combustible materials such as tent fabric, vehicle fuels and gas cookers are in areas that will not facilitate the spread of fire.</i>	Complies. The proposed Cellar Door development does not intend to provide accommodation. The Cellar Door Business Plan states: <i>The initial plan is to be open for weekends and selected public holidays. Depending on perceived demand, operating days may be extended to a Thursday and Friday as well.</i> <i>Operating hours will be from 10:30amd to 5:00pm AEST. During summer with daylight saving, extending the closing time to 6:00pm may be an option.</i>
<i>A Bush Fire Emergency Management and Evacuation Plan must be prepared that is acceptable to relevant stakeholders, including crowd management and security. It should be consistent with the NSW RFS document: A guide to developing a bush fire emergency management and evacuation plan.</i>	Complies. The Bush Fire Emergency Management and Evacuation Plan states that in days of high/ catastrophic fire danger the Cellar Door will not be open. The access road from the Cellar Door to Nanima Road is in good condition. There is a large dam for water supply and emergency evacuations. There is also a firefighting pump on site for use if needed with plenty of water available for use.

<p><i>Access and egress routes for emergency services and patrons in the event that evacuation is required.</i></p>	<p>Complies. The access and egress routes are over an established road that is in good condition and well maintained.</p> <p>The access road is constantly monitored for accessibility by checking regularly for fallen logs, erosion or other signs of degradation.</p>
<p><i>A refuge building of suitable capacity to contain all participants and staff that complies with the NSW RFS Neighborhood Safer Place Guidelines.</i></p>	<p>Complies. The property has a large galvanized and insulated wine shed with high pressure hoses close by.</p>
<p><i>A suitable method of staging evacuation, ensuring that evacuation flow is directed through different stages/ areas of the site, moving from areas of higher risk to lower risk.</i></p>	<p>Complies. Patrons will be moved by bus and private vehicles after an assessment of the danger has been carried out.</p> <p>In the event of a bushfire occurring on the site, the priorities are:</p> <ul style="list-style-type: none"> • The safety of all personnel including visitors to the site. • The effective protection of human life and community assets. • The conservation of biodiversity and cultural heritage. • The cost effectiveness of strategies. <p>The protection of human life including the safety of personnel engaged in bushfire suppression will be the first priority in fire suppression followed by the protection of community and environmental assets.</p>
<p><i>Expected evacuation timeframes.</i></p>	<p>Complies. It takes 3 minutes to drive from the Cellar Door to Nanima Road and 10 minutes to the Barton Highway.</p>
<p><i>On severe or higher fire danger rating days the event will not proceed.</i></p>	<p>Complies. On a day where the fire rating is rated severe/ disastrous or more the cellar door will not be open to members of the public.</p>
<p><i>Advance warning to patrons identifying that the event is located on BFPL and giving advice on any fire restrictions.</i></p>	<p>Complies. The relevant bushfire and evacuation signage will be mounted and visible in all public areas of the Cellar Door establishment.</p>



<p><i>Ability to cease and override P.A and audio systems throughout the site to announce emergency warnings, alerts or safety information, which can be clearly heard from all areas of the site.</i></p>	<p>The registered proprietor and any staff of the Cellar Door establishment will have the ability at all times to cease and override PA and audio systems to announce emergency warnings, alerts or safety information that can be heard from all areas of the site.</p>
<p><i>A prescribed ratio of trained fire wardens to participants.</i></p>	<p>This will be looked at on a case-by-case basis for each extreme fire event and in liaison with the NSW RFS.</p>
<p><i>Bulk water supplies on site that are specifically allocated firefighting purposes.</i></p>	<p>There is a large dam on site that stores more than enough water for firefighting purposes.</p>
<p><i>Unobstructed APZs of suitable width surrounding the site along the boundaries adjacent to the bush fire threat. Slashing of grassed areas needs to occur in the lead-up to the event and maintained throughout its duration.</i></p>	<p>The following management option for maintaining the APZ on-site should be as follows, where practicable:</p> <ul style="list-style-type: none"> • <i>Mowing or slashing of grass:</i> Grass needs to be kept short (approximately 100mm in height) and, where possible, green: • <i>Removal or pruning of trees, shrubs and understory:</i> The control of vegetation involves both selective fuel reduction (removal, thinning and pruning) and the retention of vegetation. Prune or remove trees so that you do not have a continuous tree canopy leading from the hazard to the asset. Separate tree crowns by 2 to 5 meters. A canopy should not overhang a building. Native trees and shrubs should be retained as clumps in landscape beds and should not exceed a covering of more than 20% of the Inner Protection Area (IPA). <p>Key periods for maintenance of an APZ are in late spring prior to the onset of the bushfire season. Maintenance should be continued all year round.</p>
<p><i>Emergency management planning during the event organization stage to be undertaken in consultation with the NSW RFS and all other relevant stakeholders.</i></p>	<p>Emergency management planning during the establishment of the Cellar Door Premises will be undertaken in accordance with NSW RFS and any other relevant stakeholders.</p>
<p><i>Fires for cooking and heating in approved fire places only and addressed by a Fire Management Plan</i></p>	<p>There are no approved fireplaces at the initial startup stage, this will be continually addressed as the premises grows and changes to suit the desired intentions and clientele.</p>



3. CONCLUSION

This report establishes the level of threat to the proposed development based on the established water supplies and well maintained APZ's essentially comply with the acceptable solutions set out in the PBP (2019).

The assessment takes into account the large established well maintained APZ's and existing/ established water supplies all of which improve the level of safety, resilience and defendability of the existing and future structures whilst allowing future occupants and attending fire crews safe unimpeded access to/ from the Cellar Door Premises.

It needs to be reiterated that on days of severe or higher fire danger the Cellar Door Premises will not be open.

It has been determined the development is not known to have any significant environmental or cultural values within the proposed Cellar Door area and based on the recommendations proposed within this report the proposed development is deemed to comply with the specific and broad objectives of PBP 2019.

