



Date:	12/03/2024
Our reference:	20240312-cs
Your reference:	n.a.

SA CFS Development Assessment Services BUSHFIRE HAZARD PROTECTION RESPONSE

Application	Code Amendment Consultation Comment
Development	Code Amendment to rezone the affected area to the Rural Neighbourhood Zone, or retain the Rural Living Zone. Amend the existing minimum site area TNV from the Affected Area from 2 hectares to either 2,000 square metres or 7,500 square metres, or a combination of the two.
Development/Property Name	Lot 485 Randell Road Hindmarsh Island Code Amendment
Location	Lot 485, Randell Road, Hindmarsh Island
Owner	Noble Investments Superannuation Fund Pty. Ltd.
Applicant	Noble Investments Superannuation Fund 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 – High 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, Lot 485 Randell Road Hindmarsh Island Code Amendment (including attachments), Authored by Future Urban Pty Ltd [24/08/2023]

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 (High Risk) Bushfire Hazard Overlay.

SA CFS further notes that under the Bushfire Hazard Overlay Code Amendment (currently under consultation) the existing overlay is likely to remain the same for this location.

Siting and Vegetation

SA CFS notes that, should the bushfire hazard overlay remain 'high', individual BAL assessments will be undertaken for each development application within the subdivision and these should not exceed BAL 29. The future land division design will need to incorporate adequate separation distances between future building envelopes and the hazardous vegetation on surrounding allotments.

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 there is currently no direct road connection to Lot 485, however, a right of way exists to Randell Road. The relevant Code provisions stipulate that land divisions creating 10 or more allotments will need to provide at least 2 access roads. Therefore, it will be necessary to investigate additional access road options (i.e. to Batson Parade).


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 and other infrastructure requirements 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: Leah Bertholini Manager DAS	Signature: 	Date: 12/03/2024
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