



10 September 2019

Simon Carroll  
Australian Bushfire Assessment Consultants  
PO Box 34  
FORESTER NSW 2424

Dear Mr Carroll

### **Mundamia Residential Subdivision, North Nowra (SSD 7169)**

On 18 July 2019, the Department of Planning, Industry and Environment (**Department**) wrote to the Independent Planning Commission (**Commission**) requesting the Commission consider and determine the Mundamia Residential Subdivision, North Nowra, NSW.

The Commission is seeking the services of a qualified bushfire consultant to assist the Commission with reviewing and providing recommendations on the appropriateness of the bushfire risk management strategies, including justification, proposed by Allen Price and Scaratts Pty Ltd on behalf of Jemalong Mundamia Pty Ltd (the **Applicant**) and by the Department, through the provided conditions of consent.

#### **Scope of Works**

The Commission is seeking an expert to undertake the following:

1. A review of the relevant project documentation and *Planning for Bushfire Protection 2006*;
2. Provide advice on whether the Department's Assessment Report conclusions regarding bushfire risk mitigation are a reasonable in light of both the Applicant's and the Department's bushfire consultants' reports;
3. Provide advice on whether the Applicant's alternative bushfire solution has been prepared in accordance with *Planning for Bushfire Protection 2006*;
4. Provide advice on whether the Neighbourhood Safer Place (NSP) recommended by the Department is a robust risk mitigation measure that accords with an alternative solutions approach (i.e. reduces risk to levels envisaged by secondary access) in *Planning for Bushfire Protection 2006*;
5. Having regard to points 1-3, provide advice on the Applicant's concerns regarding conditions A1(9)(a)(i), A1(9)(a)(ii), A1(9)(b)(v), A1(9)(a)(i), A1(9)(d) and A1(9)(e) as set out in documents 1(e), 1(f) and 4(b) below; and
6. Undertake a site inspection, as required to finalise the peer review.

#### **Relevant documentation**

1. Applicant's bushfire assessment:
  - (a) Environmental Impact Statement - Hazard Management – Bushfire Risk Assessment  
[https://majorprojects.accelo.com/public/768b2642fc29bb3b291e8c619b2dd869/A\\_%20Environmental%20Assessment%20report\\_%20complete%20report.pdf](https://majorprojects.accelo.com/public/768b2642fc29bb3b291e8c619b2dd869/A_%20Environmental%20Assessment%20report_%20complete%20report.pdf)
  - (b) Bushfire Protection Assessment, Ecological Australia, 25 May 2012  
[https://majorprojects.accelo.com/public/fcec78272f8cb6b85e07373f93320f56/Annexure%2006\\_%20Bushfire%20assessment%20report.pdf](https://majorprojects.accelo.com/public/fcec78272f8cb6b85e07373f93320f56/Annexure%2006_%20Bushfire%20assessment%20report.pdf)
  - (c) Preferred Project Report – Submissions by NSW RMS  
[https://majorprojects.accelo.com/public/3eb44cf49743ae939d2e5536aeae3a3/Mundamia%20PPR\\_%2022Jan15%20\\_2\\_.pdf](https://majorprojects.accelo.com/public/3eb44cf49743ae939d2e5536aeae3a3/Mundamia%20PPR_%2022Jan15%20_2_.pdf)



- (d) Preferred Project Report – Bushfire Protection Assessment, prepared by Ecological Australia, dated 22 May 2015  
[https://majorprojects.accelo.com/public/df4a4a29f1928791836b67daf9eb6eb1/Annexure%205\\_%20Ecological%20Bushfire%20Report-14SGBBUS-0093%20%20BPA\\_%20Mundamia%20Lot%2030%20George%20Evans%20and%20Jonsson%20Roads%20v5-1.pdf](https://majorprojects.accelo.com/public/df4a4a29f1928791836b67daf9eb6eb1/Annexure%205_%20Ecological%20Bushfire%20Report-14SGBBUS-0093%20%20BPA_%20Mundamia%20Lot%2030%20George%20Evans%20and%20Jonsson%20Roads%20v5-1.pdf)
  - (e) Applicant’s Additional Bushfire Information, prepared by Ecological Australia, dated 2 April 2019  
[file://vfilerdpi/DPI-Home/WAYD/My%20Documents/Downloads/2019-04-02\\_Additional%20Bushfire%20Information%20from%20Applicant.pdf](file://vfilerdpi/DPI-Home/WAYD/My%20Documents/Downloads/2019-04-02_Additional%20Bushfire%20Information%20from%20Applicant.pdf)
  - (f) Applicant’s Bushfire Submission (pages 1 – 7; 19-40)  
<https://www.ipcn.nsw.gov.au/resources/pac/media/files/pac/projects/2019/07/mundamia-residential-subdivision-ssd7169/additional-information/20190926inapplicantresponse-to-draft-conditions.pdf>
2. Department’s assessment and independent review
- (a) Department’s Assessment Report  
[file://vfilerdpi/DPI-Home/WAYD/My%20Documents/Downloads/Secretary's%20Assessment%20Report%20\(1\).pdf](file://vfilerdpi/DPI-Home/WAYD/My%20Documents/Downloads/Secretary's%20Assessment%20Report%20(1).pdf)
  - (b) Department’s Peer Review undertaken by Australian Bushfire Protection Planners  
[file://vfilerdpi/DPI-Home/WAYD/My%20Documents/Downloads/2019-02-01\\_ABPP%20Assessment%20of%20Bushfire%20Impacts%20\(1\).pdf](file://vfilerdpi/DPI-Home/WAYD/My%20Documents/Downloads/2019-02-01_ABPP%20Assessment%20of%20Bushfire%20Impacts%20(1).pdf)
  - (c) Proposed Instrument of Consent  
<https://www.ipcn.nsw.gov.au/resources/pac/media/files/pac/projects/2019/07/mundamia-residential-subdivision-ssd7169/referral-from-department-of-planning-industry-and-environment/recommended-instrument.pdf>
  - (d) Evacuation Review, prepared by Stantec, dated 5 November 2018  
[file://vfilerdpi/DPI-Home/WAYD/My%20Documents/Downloads/2018-11-05\\_Evacuation%20review.pdf](file://vfilerdpi/DPI-Home/WAYD/My%20Documents/Downloads/2018-11-05_Evacuation%20review.pdf)
3. Submissions made by NSW RFS
- (a) Letter from RFS dated 10 September 2015 (2 page)  
[https://majorprojects.accelo.com/public/d4030d1d0c40a6196cd9b2e4ccf65805/Response\\_RFS.pdf](https://majorprojects.accelo.com/public/d4030d1d0c40a6196cd9b2e4ccf65805/Response_RFS.pdf)
  - (b) Letter from RFS dated 4 November 2016  
<https://majorprojects.accelo.com/public/c0c5270b9c027b10b83c53a4763b67e7/SSD%207169%20Rural%20Fire%20Service%204%20Nov%202016.pdf>
  - (c) Letter from RFS dated 12 November 2018  
[https://majorprojects.accelo.com/public/6b44885f3f00574a61de4ae183991b82/Mundamia%20SSD%207169\\_RFS%20comments%2012%20Nov%202018\\_Evacuation%20Memorandum.pdf](https://majorprojects.accelo.com/public/6b44885f3f00574a61de4ae183991b82/Mundamia%20SSD%207169_RFS%20comments%2012%20Nov%202018_Evacuation%20Memorandum.pdf)
4. Meeting Transcripts
- (a) Meeting with the Department:  
[https://www.ipcn.nsw.gov.au/resources/pac/media/files/pac/general/transcripts/2019/mundamia/mundamia-residential-subdivision-20190806\\_dppe.pdf?la=en&hash=F46A347A8DB917629D47289D14DC5302](https://www.ipcn.nsw.gov.au/resources/pac/media/files/pac/general/transcripts/2019/mundamia/mundamia-residential-subdivision-20190806_dppe.pdf?la=en&hash=F46A347A8DB917629D47289D14DC5302)
  - (b) Meeting with the Applicant:  
[https://www.ipcn.nsw.gov.au/resources/pac/media/files/pac/general/transcripts/2019/mundamia/mundamia-residential-subdivision-20190806\\_applicant.pdf?la=en&hash=34DFC08D4E5F04FA7BB4583729507C10](https://www.ipcn.nsw.gov.au/resources/pac/media/files/pac/general/transcripts/2019/mundamia/mundamia-residential-subdivision-20190806_applicant.pdf?la=en&hash=34DFC08D4E5F04FA7BB4583729507C10)



**Deliverables**

1. A report that addresses the above points within the Scope of Works.
2. Meet with the Commission Panel to discuss the deliverables upon completion of the report.

All services to be provided would be agreed and engagement to be confirmed with the Executive Director of the Independent Planning Commission Secretariat, and subject to procurement processes and requirements. We understand that the relevant procurement officer has contacted you separately.

The deadline for completion of this advice is 12pm on Wednesday 23 October 2019.

Should you have any questions, please do not hesitate to contact David Way, Senior Planning Officer, on (02) 9383 2105 or at [david.way@ipcn.nsw.gov.au](mailto:david.way@ipcn.nsw.gov.au).

Yours sincerely,

**Anna Summerhayes**  
**Acting Executive Director**  
**Independent Planning Commission Secretariat**