



Fire Safety Referrals

Fire & Emergency Management

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Council Ref: -

TRAX Ref: slup_psa_submission

RECEIVED
Sophie
21 MAR 2018

9 March 2018

Ben Hawkins
Victorian Planning Authority
25/35 Collins Street
MELBOURNE VIC 3000

Dear Ben

SUBMISSION TO PLANNING SCHEME AMENDMENT

Proposal: C234

Location: Pakenham

Thank you for providing CFA notice of C234 in accordance with Section 19 of the *Planning and Environment Act 1987*.

CFA has reviewed the proposed Planning Scheme Amendment and would like to provide the following comments:

- Once developed the majority of the land covered by the proposed amendment will be outside of CFA's required response times. Currently there has been no provision for a Fire Service Delivery Point to service land covered. CFA would welcome the opportunity to work with Council to progress the identification of a site that meets the requirements of the Fire Service.
- The road network plans contained within the PSP (page 93) are unsatisfactory for the purpose of fire authority emergency response; all carriageways must have a trafficable (excluding any parking provisions) width of 3.5 metres or more. The proposed Town Centre road network requires a local access street level 2 (20m) for roads adjacent to the retail/mix use and small local enterprise sites.
- We note that the Bushfire Prone Area applies to all the land. Once development is completed, only those parts of the site adjoining a permanent bushfire hazard need to have the Bushfire Prone Area applied, in line with DELWP's Policy.

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- All residential development must be set back from any bushfire hazard the minimum distance as specified in the recently updated Clause 13.05 (December 2017) of the Cardinia Planning Scheme. This is likely to impact the proposed residential areas located between the north boundary of the PSP area and the electricity easement running east to west. CFA recommends that this be added as a new objective under Bushfire, Biodiversity & Threatened Species (Page 14).

Conclusion

CFA recommends that the above changes be considered and incorporated into the documents that form part of the Amendment. This will ensure that the issues identified by the Fire Service will be addressed.

If you wish to discuss this matter in more detail, please do not hesitate to contact Jude Kennedy Manager Community Safety on 9767 1811.

Yours sincerely



Trevor Owen
Assistant Chief Officer
South East Region