

CS ARCHITECTS & PROPERTY SERVICES

Architectural Design + Project Management + BASIX Certification + Section J Assessment

Suite 26, 401 Pacific Highway, Artarmon NSW 2064

Phone/Fax: (02) 9439-7902

Email: csarchitects@tpg.com.au

ABN: 93 336 465 025

Nominated Architect: Mr Sze Cheng BA(Arch), Dip Arch, ARAIA, MAIE, Architect(NSW Reg no 5181)

CS436RP

5 January 2017

Simon Vuong

TSA Management

L14, 207 Kent Street Sydney NSW 2000

email: SVuong@tsamanagement.com.au

Hi Simon

**RE: BUSHFIRE PROTECTION ASSESSMENT REPORT
S96 NEW DINING ROOM TO PHYLLIS STEWART RACF
4 EDMONDSON DRIVE, NARRABEEN NSW 2101**

Further to our site assessment on 4 Jan 2017 and review of Section 96 drawings with current bushfire requirements, we are of the opinion that our previous report dated 23 June 2011 is valid.

We highlight that 'the proposed infill development is more than 100 metres from any bushfire hazard and no bushfire construction standard is required'.

Yours sincerely



Sze Cheng

CS Architects & Property Services

NSW ARB 5181

Attachment: CS241RP

CS ARCHITECTS & PROPERTY SERVICES

Architectural Design + Project Management + Building Inspection + Basix/Bushfire Assessments

Suite 26, 401 Pacific Highway,
Artarmon NSW 2064

Phone/Fax: (02) 9439-7902

ABN: 93 336 465 025

Nominated Architect: Mr Sze Cheng BA(Arch), Dip Arch, ARAIA, MAIE, Architect(Reg no 5181)

CS241RP

23 June 2011

**RE: BUSHFIRE PROTECTION ASSESSMENT REPORT
NEW DINING ROOM TO PHYLLIS STEWART RACF
VETERANS PARADE, NARRABEEN NSW 2101**

Further to our site assessment on 22 June 2011 we forward the Bushfire Protection Assessment Report as follows:

1. Property address: Phyllis Stewart building, 4 Edmondson Drive, Narrabeen NSW 2101.
2. Development: The proposed development is addition of Dining Room to the existing Phyllis Stewart building within the campus of the RSL Veteran's Retirement Village at Narrabeen, refer to Humel Architects' drawings DA01DA, DA02DA, DA03DA, DA04DA, DA05DA and DA06DA (reduced A4 copies attached). Under Planning for Bush Fire Protection the proposal is classified as an infill development. As the proposal is a Retired Aged Care Facility it is considered a 'Special Fire Protection Purpose' and a Bushfire Safety Authority is requested to be issued by the Rural Fire Services upon validation of this assessment report.
3. Bushfire mapping: The site is within the Warringah Bush Fire Prone Land Map 2010.
4. **Requirements of Planning for Bush Fire Protection 2006 (with Addendum: Appendix 3 - 2010):**

The proposed new Dining Room is more than 100 metres from the nearest bushfire hazard. Jamieson Park which is north of Coolooli Road is about 198 metres away. The edge of forest within the campus west of Endeavour Drive is 245 metres away. The risk of bushfire attack is Low and no construction standard under AS3959 is required. Refer to attached Aerial photo map with marked-up scaled distances.

CS ARCHITECTS & PROPERTY SERVICES

Suite 26, 401 Pacific Highway, Artarmon NSW 2064
Architectural Practice no: 99748

Phone/Fax: (02) 9439-7902
ABN: 93 336 465 025

CS241RP Page 2

23 June 2011

5. Conclusion:

The proposed infill development is more than 100 metres from any bushfire hazard and no bushfire construction standard is required. We trust Council and NSW Rural Fire Service would validate this report and grant approval to this development.

Report prepared by



Sze Cheng
Bushfire Assessment Consultant

Attachment: Aerial photo map with marked-up scaled distances
Drawings DA01DA to A06DA (reduced to A4)