



AEP

ECOLOGY | BIOBANKING | OFFSETS | BUSHFIRE

Our Ref: 1377.09
Date: 30 March 2023
Attention: Pavlo Doroch
C/- ADS Architects

Via Email pavlo@adsarchitects.com

Dear Pavlo,

**RE: Response to NSW Rural Fire Service RFI for Integrated Development Application S100B – Subdivision
8 Forest Road, Warriewood, NSW**

As Requested, Anderson Environment & Planning (AEP) herewith provide comment in relation to the request for Information (RFI) for the above site issued by the Northern Beaches Council:

Bushfire Report

The application is nominated as Integrated Development under the Rural Fires Act 1977. A revised bushfire report is required or as a minimum a letter shall be submitted from the author of the original Bush Fire Report to confirm that the assessment and recommendations are still valid.

This Addendum is to be read in conjunction with the approved AEP, 2016, 7 Part Test Assessment for Proposed Residential Development 8 Forest and AEP 2015 Bushfire and Riparian Management Plan for Proposed Residential Development 8 Forest.

Amendments to the façade will continue to meet Construction Standards AS 3959-2018 following the proposed changes outlined in the Section 4.56 application. All materials will be non-combustible. Detailed commentary is provided in **Table 1**, in relation to the six design amendments outlined within the RFS document:

Table 1 Assessment of proposed modification for Bushfire Compliance.

Assessed Modification	AEP Comments	Complies Building Standards
Façade Finishes and design	Façade Material changes to townhouses will not affect bushfire requirements. All materials used will be non-combustible. It is noted that all building works must comply with Development consent conditions in NO440/16/S96/1.	Will comply
Fence For Private open space kept 1.8m Height	All materials used will be non-combustible. It is noted that all building works must comply with Development consent conditions in NO440/16/S96/1.	Will comply
Townhouse 6 addition of side sliding door on Ground floor	All materials used will be non-combustible. It is noted that all building works must comply with Development consent conditions in NO440/16/S96/1.	Will comply

Assessed Modification	AEP Comments	Complies Building Standards
Addition of back yard door on townhouses 4, 6, 9 and 10	All materials used will be non-combustible. It is noted that all building works must comply with Development consent conditions in NO440/16/S96/1.	Will comply
Master Bedroom on Townhouses 2 to13 Flipped with wardrobe and ensuite	Will not affect external elements	N/A
Townhouses front yard floor finish change from lawn to deck	All materials used will be non-combustible. It is noted that all building works must comply with Development consent conditions in NO440/16/S96/1.	Will comply

We trust this meets your requirements, should you require clarification on any point contained within this letter please do not hesitate to contact Natalie Black (0431 249 360).

Regards,



Natalie Black
Senior Environmental Manager / Works Coordinator
BAAS: 19076
0431 249 360