



PRE-DA ADVICE SUMMARY

Applicant: Hot House Architects, C/- Scott Jarvis – Sydney Bushfire Consultants

Subject: 14 Sherwood Crescent Narraweena
RFS Ref. PRE-DA20241016000249

Details of the Proposal

- SFPP
- Residential subdivision
- Other Alterations and additions to the existing dwelling

Bush Fire Protection Issues Discussed

- Application and/or Interpretation of sections of *Planning for Bush Fire Protection*
- Performance Based Solutions

The infill development relies on better bush fire outcome approach to reduce construction requirements.

- Qualitative Analysis

The primary bushfire vegetation constraining the subject site is located within the adjacent bushland reserve, known as 'Pukara Place Reserve', extending along a small degraded drainage line in the North West through to Sherwood Crescent to the South East, across the rear of the subject site. Although assessed as 'Forest' vegetation, the reserve to the North (NW – SE) is also quite degraded and consists of only a thin strip of vegetation within the study area.

- Quantitative Analysis

- Proposed Redundancies

Additional works are proposed around improving/upgrading the existing bushfire protection measures, including upgrading some major parts of the existing / retained structure to an overall rating of BAL 40 (e.g. replacement of all existing standard / original doors and windows, cladding (where not complaint) some roofing elements and facias etc.).

- Strategic Bush Fire Study

- Non compliances in relation to Bush Fire Protection Measures

- Hazard Assessment
- Asset Protection Zones
- Access

- Construction Standards
- Services
- Emergency and Evacuation Planning

Documentation

- Preliminary Bush Fire Risk Assessment Bush fire report prepared by Sydney Bushfire Consultants dated 08 October 2024
- Concept/Detailed Drawings Drawings prepared by Hot House Architects dated 18 September 2024
- Other Documents

Pre DA Advice

- The Rural Fire Service supports, in principle, the better bush fire outcome approach for the proposed development, in accordance with section 7.8 of *Planning for Bush Fire Protection 2019*, with due regard to the nature and location of the hazard, the scope of works mostly limited to the existing footprint and the proposed upgrades to the existing dwelling.
- The potential bush fire behaviour that can be expected from the bush fire prone vegetation to the north and north west, to support lack of sustained flame contact, must be detailed in the final bush fire report.
- The proposed upgrades must include, as a minimum, ember proofing of the existing dwelling and upgrade of the existing doors and windows to bush fire attack level (BAL) 40 construction requirements. Other measures are not deemed necessary in this instance based on the low bush fire risk.
- Please note that the pre DA advice is not intended to provide pre approval of bush fire risk assessment to support a development application. The aim of the service is to identify any potential issues in relation to bush fire risk assessment before a formal development application is lodged. The advice issued is preliminary in nature and no detailed assessment of the site or development is undertaken at this stage. The service is not to be used for the purpose of submitting revised information/bush fire engineering brief for further review of the original advice.

Disclaimer

RFS advice is based on information provided and policy and legislative requirements applicable at the time. The advice should be copied into, or referenced in, any subsequent development application.

All efforts are made to identify issues of relevance and likely concern with the preliminary proposal. However, the comments and views in this document are based only on the plans and information submitted for preliminary assessment and discussion at the pre-DA meeting. You are advised that: -

- The views expressed may vary once detailed plans and information are submitted and formally assessed in the development application process, or as a result of issues contained in submissions by interested parties;
- Given the complexity of issues often involved and the limited time for full assessment, no guarantee is given that every issue of relevance will be identified;
- Amending any aspect of the proposal could result in changes which would create a different set of impacts from the original plans and therefore make this advice invalid; and,
- The Pre-DA advice given does not bind Council officers, the elected Council members, or other parties to the DA process.

Submitted by:

Approved by:

Kalpana Varghese
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Built and Natural Environment

Adam Small
A/Manager
Planning and Environment Services (East)
Built and Natural Environment

Date: 29 November 2024