



Building Code & Bushfire Hazard Solutions

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TSA Management
Level 16, 207 Kent Street
SYDNEY NSW 2000

Attn: Anthony Felice

21st February 2017
Our Ref: 160080b
Council ref: DA2008/0802
Mod2015/0294

**Re: APPROVED DEMOLITION OF THE EXISTING 34 DWELLINGS AND THE RE-CONSTRUCTION OF 34 DWELLINGS – SECTION 96
CUTLER VILLAGE, RSL WAR VETERANS VILLAGE
LOT 2611 DP 752038 / 1 / 0 VETRANS PARADE, WHEELER HEIGHTS NSW 2097
PROVISION OF BUSHFIRE ASSESSMENT ADDRESSING SECTION 96 MODIFICATIONS**

Dear Anthony,

We understand that you are compiling the submission documents for a section 96 application to the approved demolition of 34 dwellings and re-construction of 34 dwellings at Cutler Village, RSL War Veterans Village – 1 / 0 Veterans Parade, Wheeler Heights.

It is understood that the proposed modifications relate to unit 4 only and purely provides increased functionality of the unit to cater for current market interests. The proposal does not result in an increase in occupant capacity.

We have reviewed the plans prepared by Humel Architects (dwg no 2007.14-DA15, rev C, dated 15.02.2017 and dwg no 2007.14-C3.25, rev A, dated 14.02.2017).

This modification is the second to the original development approval (DA2008/0802, 9th December 2009) with the previous s96 application (Mod2015/0294) identifying a number of considerations in relation to the application of Planning for Bush Fire Protection 2006 and Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2009.

Building Code & Bushfire Hazard Solutions P/L prepared a Bushfire Hazard Assessment Report (dated 17th December 2015) addressing the previous s96 application.

It was identified early in the review for the previous s96 application that when applying conventional methodology to ascertain the relevant Bushfire Attack Level that several buildings would be within the Flame Zone. In consideration of the existing approval, site specific circumstance and relatively minor modifications a pre-lodgement with the NSW Rural Fire Service was sought to determine whether a proportional 'better bushfire outcome' could be achieved and discretionary Bushfire Attack Levels applied.

A subsequent onsite meeting was held with Michelle Streater on Friday 31st July 2015 which resulted in the NSW RFS issuing formal 'Pre-DA Advice Meeting Summary' (attached). These minutes confirmed the RFS position on various matters, including the acceptance of external APZ's without a formal agreement and use of 'short fire run methodologies shall be carried out to try to minimise the construction level to BAL 40'.

The previous application was approved by the NSW Rural Fire Service (ref D16/0255, dated 14th March 2016).

The unit (5) subject to this application is located further from the bushfire hazards than other units approved as part of the previous s96 application.

The following table sets out the projects compliance with *Planning for Bush Fire Protection – 2006*.

Units 4:

	Northeast	South	West	Northwest
Vegetation Structure	Forest	Maintained grounds	Forest	Maintained grounds
Short Fire Run	Yes (<200m)	N/A	N/A	N/A
Slope	15 - 20 degrees down	N/A	10 - 15 degrees down	N/A
Asset Protection Zone	44 metres	N/A	>100 metres	N/A
Significant Environmental Features	Existing buildings / Jamieson Park	Internal roads / buildings	Existing buildings / roads	Existing buildings / roads

As a suitably qualified bushfire practitioner I am satisfied that the proposed section 96 modifications do not alter the findings and / or recommendations made within the Bushfire Hazard Assessment Report prepared by Building Code & Bushfire Hazard Solutions P/L (dated 17th December 2015) which accompanied the previous section 96 application and was approved by the NSW Rural Fire Service.

We are therefore in support of the proposed section 96 modifications with no additional Bushfire Protection Measures other than those already detailed in the aforementioned Bushfire Hazard Assessment Report.

Should you have any questions please do not hesitate in contacting our office.

Prepared by
Building Code & Bushfire Hazard Solutions

Reviewed by
Building Code & Bushfire Hazard Solutions P/L



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