



Corporate member of the Fire Protection Association of Australia

Wednesday, 13 April 2022.

- **Address;** 323, McCarrs Creek Road Terrey Hills.
- **Lot and DP number;** lot 369, Dp 752017.
- **Proposed works;** Alterations and additions to an existing dwelling.

The purpose of this assessment was to identify where the different Bushfire Attack Levels (BAL's) occur across the subject lot.

The subject block is unusual in so much as the nearby hazard that causes the issue to the development is relatively insignificant hazard however, when assessed under the usual assessment methodologies this results in what I considered to be an unrealistic outcome.

This assessment was to be a BAL constraints analysis based on the "usual" variables that are used in a bushfire assessment and that have already been agreed to by the Rural Fire Service as part of the previous DA application. The Rural Fire Service is historically "unimaginative" when it comes to assessing proposals such as this.

Notwithstanding this, a recent change in management within the Rural Fire Service has resulted in them being more receptive to a logical approach than they have previously been.

During the analysis for the assessment and in light of the management change, it may be worthwhile to consider approaching the Rural Fire Service to try to get a more common sense and less onerous outcome than they have previously determined.

To that end I suggest approaching the RFS to get them to consider to the methodology that I have based the following BAL mapping exercise on which results in construction levels more in keeping with the threat level.

The new variables will be;

- The hazardous vegetation was previously determined as being forest, this is in line with the RFS general assessment methodology however the vegetation within the rear of the subject lot is more a Heath like vegetation and Forest. The narrower area running along the north-eastern boundary of the lot, within the general area of the existing house, is highly disturbed weeds and other associated garbage. The vegetation along the road reserve to the western end of the lot is again a relatively insignificant piece of vegetation which could be reasonably considered to be

“remnant” vegetation. The reclassification of the hazard to be remnant, weeds and exotics and Tall Heath will result in smaller setbacks to achieve the different BAL levels.

- The 3 different vegetation classifications also result in 3 different “effective slopes”.

These revised variables result in smaller setbacks from the vegetation to achieve the different BAL levels.

Vegetation.

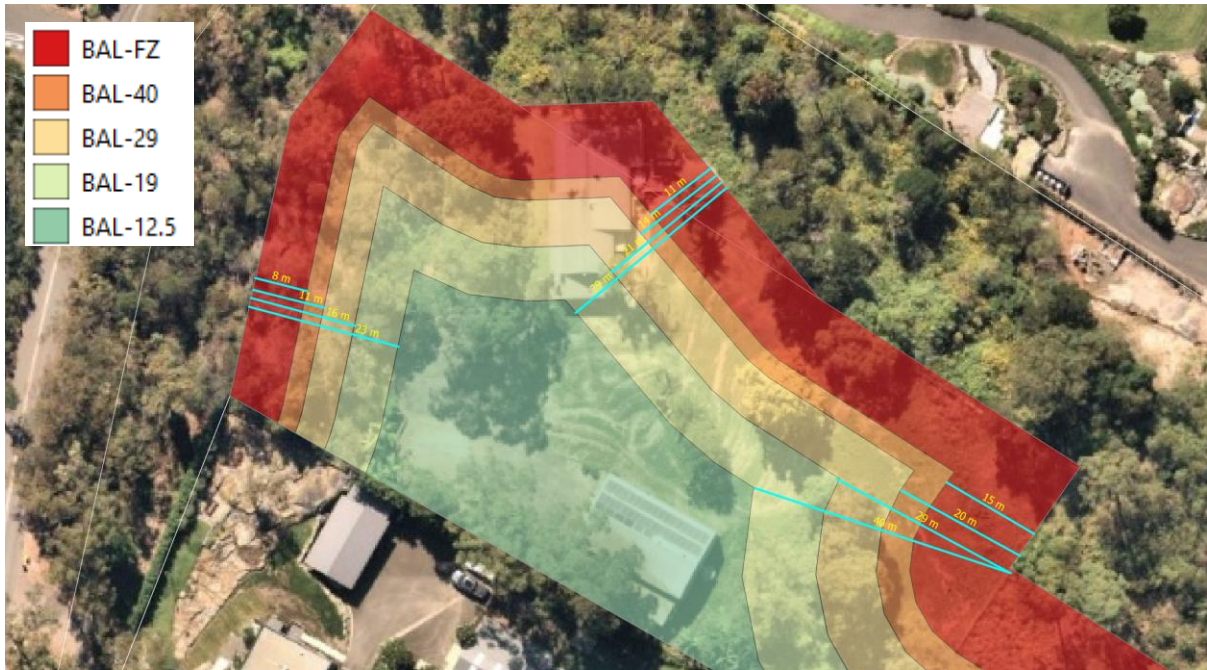


Slope.



ID	Start	End	Length	Diff	Degrees
1	194.81	187.20	106.42	-7.61	-4.09
2	188.56	174.55	117.39	-14.00	-6.80
3	202.50	203.97	77.21	1.47	1.09
4	196.64	198.67	25.04	2.04	4.65

Given the revised variables the BAL mapping is as follows.



I know I've gone a bit "off script" on this and it's not what I originally proposed to undertake however I think this path is worth pursuing and it will result in a huge cost saving if successful.

Unfortunately, I cannot guarantee that the RFS will be receptive to what I've outlined but I consider this as a fair and reasonable approach to an unusual situation and that in light of the management change within the RFS that it is well worth pursuing.

If this is not a pathway that you choose to pursue just let me know and I will undertake the original BAL mapping as previously discussed at no extra charge.

Should any further clarification be necessary please do not hesitate to contact me.

Yours Sincerely

Matthew Willis

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