



EMBER Bushfire Consulting

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Subject: Bushfire protection requirements for Aveo Peninsula Gardens – Community Centre Upgrade.

To whom it may concern,

EMBER Bushfire Consulting has been engaged by Aveo Group to review and provide commentary on the proposed alterations to the Aveo Peninsula Gardens Community Centre, 79 Cabbage Tree Road, Bayview.

The review has come about through a need to clarify the bushfire requirements for the proposed works under the NSW Rural Fire Service document Planning for Bushfire Protection 2019 (PBP, 2019).

As a Level 3 - BPAD Accredited Bushfire Practitioner (33128), with experience as both a professional consultant and a planning officer working for Government, I have a thorough understanding of the requirements of PBP 2019 and how it applies to development proposals such as additions and alteration to retirement villages.

I have thoroughly reviewed all documentation relating to the proposed works and understand that the scope works is for internal alterations and upgrades only. There are no external works proposed.

Under normal circumstances, development proposals to retirement villages in bushfire prone areas require approval through a Bush Fire Safety Authority from the NSW Rural Fire Service, with the proposal assessed under Section 6 Special Fire Protection Purpose (SFPP) developments of PBP 2019.

Section 6.5 Minor development in SFPP facilities, lists a number of development types considered "minor development", which includes internal works.

Section 6.5 state that internal works-

"...does not have any influence on potential bush fire impacts and the bush fire protection of the building. For this reason, the NSW RFS does not consider that a BFSAs is necessary for the development type..."

On this basis a bushfire assessment or supporting report for the proposed internal works is not required.

If you have any questions about this letter of support, please contact me on the details below.

Jeff Dau – Bushfire Practitioner / Planner

BAppSc, GradDip Fire Safety Engineering, GradDip Bushfire Protection

FPA Australia – Bushfire Protection and Design (Level 3)

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