

Our Ref: 18HEN02BF
NSW RFS Ref: 2019/1500
Council Ref: DA2019/0409

19 January 2021

Mr D Maurici
Senior Development Manager
Henroth Group
Level 6, 180 Ocean Street
EDGECLIFF NSW 2027



Dear Daniel

**Re: Oxford Falls Aged Care Facility, 1113 Oxford Falls Road, Frenchs Forest
Addendum bushfire assessment in support of a Section 4.56 Application**

Travers bushfire & ecology has been requested to provide a review of the architectural plans, in support of a Section 4.56 application at the above address. The previously approved development has been modified slightly in accordance with the Schedule of Changes (refer Attachment 1). The proposal does not cause any further impacts than already approved under the Land & Environment Court decision or as approved by the NSW Rural Fire Service in previous applications (RFS ref: D19/1500).

Proposed amendments to the architectural plans / subject to the Section 4.56 Application

The revised architectural site plan has been prepared by *Marchese Architects* (Job no. 18161, Ref: DA1.03 Site Plan dated December 03/12/20). The proposed changes include;

- Internal road realigned and turning circle in north relocated;
- Existing cottage is now proposed to be demolished;
- Approved building 10 'staff facilities' (in the previously approved DA) is to be deleted;
- Amendments to footpaths, pedestrian crossing, private terraces, privacy fencing, private gardens;
- New garden pavilion;
- Minor building envelope changes (no encroachment within the APZ);
- Internal and external evacuation routes remain the same (as approved).

Bushfire review

The proposed amendments as prepared by *Marchese Partners International Pty Ltd* (Refer Figure 1) ensures that the proposed buildings (used for special fire protection purposes (SFPP) does not extend towards the bushfire hazard beyond the approved development line (refer Schedule 1 attached).

As outlined within Table 1 the APZ provided (column 6), maintains compliance with (or exceeds the minimum required APZ) (column 4) as approved in the previous DA.



Figure 1: Site plan (source: Marchese Partners DA1.03 dated 03/12/20)

Table 1 – Bushfire Attack Assessment – SFPP buildings

Aspect	Vegetation within 140m of development	Effective slope of land	APZ required (Appendix 2 of PBP) (metres)	Approved APZ (based on previous building layout) (metres)	APZ provided based on amended development design (metres)	APZ on neighbouring lands
North	Proposed wildlife corridor (to be revegetated)	Level	30	56 -65	55 – 63 (refer Note 1)	Nil
North-west	Tall Heath	0-5 ^{0D}	50	50	50	Nil
West	Tall Heath	Level to upslope	45	45	45	Nil
North-east	Forest	Level to upslope	60	92	93	Nil
South	Forest	0-5 ^{0D}	70	70 (50m IPA & 20m OPA)	70 (50m IPA & 20m OPA)	20m within Barnes Road
South-east, east & west	Grassland / managed rural residential	0-5 ^{0D}	N/A	>100	>100	Not required due to existing lawn management on adjacent urban lands

Notes: * Slope is either 'U' meaning upslope or 'C' meaning cross slope or 'D' meaning downslope

Note 1 - The APZ provided is slightly less than those provided for the previous building layout. This difference is irrelevant as the asset protection zone provided is larger than the minimum required and therefore compliance has been effectively met.

The following Table 2 provides the APZ setbacks for the 'other' buildings (i.e. storage) not utilised for SFPP use (refer Schedule 1). Please note that the previously approved Building 10 (staff facilities) has been deleted in this revised proposal.

As outlined within Table 2 below the APZ provided, based on the amended development design (column 6), complies with or exceeds the minimum required APZ (column 4 below).

Table 2.3 – Bushfire Attack Assessment – 'other' development'

Aspect	Vegetation within 140m of development	Effective slope of land	APZ required (metres)	Approved APZ (based on previous building layout) (metres)	APZ provided based on amended development design (refer Note 1)	APZ on neighbouring lands
North, North-west & west	Grassland / managed rural residential	0-5 ^{0D}	N/A	>100	>100	Not required due to existing lawn management on adjacent urban lands
South	Forest	0-5 ^{0D}	32	60 (60m IPA & 20m OPA)	60 (40m IPA & 20m OPA)	20m within Barnes Road

Notes: * Slope is either 'U' meaning upslope or 'C' meaning cross slope or 'D' meaning downslope

Note 1: The proposed storage room is located within the minimum 70m APZ required for 'aged care' use. The development design has ensured this portion of the building is not used for aged care or associated 'congregation' of people whom may be vulnerable to bushfire (as per previous approvals).



Figure 2: Storage building (back of house use)

In addition *TBE* can confirm that there are no significant changes to the internal access road design which has been maintained at the minimum 6.5m carriageway as per the previous NSW Rural Fire Service (RFS) approval. A turning circle (12m radius) has been retained at the termination of this road with a secondary exit route provided onto Barnes Road as per the previous approvals. In addition the internal evacuation routes through the buildings will remain unchanged.

In conclusion *TBE* supports the proposed minor amendments to the layout and recommends the following changes to the bushfire safety authority:

Condition 1: At the commencement of building works and for the life of the development, the entire property shall be managed as an Inner Protection Area (IPA) as outlined within Appendices 2 & 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'. The following exclusions apply:

- the wildlife restoration corridor, and the riparian zone and buffer located in the northern part of the site, as shown in Schedule 1 – Bushfire Protection Measures, Issue 1, dated 3/12/2020, ~~contained within the 'Bushland Regeneration and Biodiversity Management Plan', prepared by Travers Bushfire & Ecology, dated April 2019, ref.A16087Bio.~~

Condition 2: The unformed section of Barnes Road Reserve is to be maintained as an asset protection zone (APZ) for the life of the development, and managed as an outer protection area (OPA) as outlined within Appendices 2 & 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Condition 3: The provision of water, electricity and gas supplies shall comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Condition 4: Internal roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Condition 5: The internal road shall be linked into the northern end of Barnes Road to form a secondary access / egress route.

Condition 6: A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the facility in accordance with 'Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.'

Condition 7. Proposed Buildings 1 to 9 inclusive, shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 **2018** 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and ~~section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'~~ **Section 7.5 of Planning for Bush Fire Protection 2019.**

~~Condition 8. Proposed Building 10 shall comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone area' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection' 2006'.~~

~~Condition 9. The existing building to be used as a Staff Management Cottage shall be upgraded to improve ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.~~

Condition 10. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

Should you have any questions regarding this correspondence please do not hesitate to contact the undersigned on (02) 4340 5331 or at info@traverseecology.com.au.

Yours faithfully



Nicole van Dorst

BA Sc. / Ass Dip / Grad Dip / BPAD-Level 3-26310 (FPA)

Manager, bushfire services – **Travers bushfire & ecology**



Attachment 1: Schedule of changes

Attachment 2: Schedule 1 – Bushfire Protection Measures

Schedule of Changes		
Date: 26-11-2020		
No.	LEC Approved	\$4.56 Change
1	Internal driveway	•Internal road near Building 9 to be realigned further to the northeast; •Internal road & turning circle to north is to be relocated & raised above NGL to reduce R/W height; •Grade of internal road & driveways to basement parking to be revised; •R/W added along eastern boundary;
2	Workshop/Minibus Garage	Proposed workshop/minibus garage at the end of internal driveway to be relocated further away from Building 6
3	Visitor's parking spaces	•Parking space #6-13 to be relocated further away from Building 6; •One additional shared zone added next to Parking No. 6 to make it accessible parking.
4	Existing Cottage to north of the dam	Existing cottage is proposed to be demolished in \$4.56
5	Building 10	Proposed Building 10 in approved DA is to be deleted in \$4.56
6	Common outdoor space north to Building 1	•Relocate ramp & steps; •Provide private terraces for the 2# groundfloor units, as well as insitu planters with screening hedge, privacy fencing; •Insitu planter with amenity planting redesigned in common outdoor area.
7	Landscape area south/southeast to Building 1	•Arriving footpath from roundabout is realigned to match revised new building 1 main entry; •A private garden is provided for Unit 1.1.1; •Loading dock to be pulled back due to revised Architectural layout, which allows bit more landscape area southeast to the loading dock; •New accessible footpath added linking from visitor parking No. 6 shared zone to building one; •New pedestrian crossing next to parking space no. 6;
8	Landscape area west to Building 1	•Maintenance access to be levelled down, boulder revetment to be used to retain area of existing cypress trees along west boundary & where applicable; •Move R/W next to the groundfloor unit (Unit 1.1.2) further to allow a private garden;
9	Landscaped area northeast to Building 2	•A private garden is provided to the groundfloor unit of Building 2 (U2.1.1); •Layout of lawn to be revised; •replace R/W with sandstone boulder revetment; •Accessible ramp revised to comply; •A continuous accessible footpath is provided; •Landscape area between building 1 & 2 to be made terraced garden with boulder revetment to cover Building 1 basement wall exposure.
10	Landscape area south/southwest to Building 3	•Landscape area between building 1 & 3 to be made terraced garden with boulder revetment to cover Building 1 basement wall exposure. •Memorial garden in DA is made to be functional lawn in \$4.56; •Provide a private garden to groundfloor unit of Building 3 (Unit 3.1.1); •Revise steps and footpath; •A new garden pavillion; •R/W replaced with stone boulder revetment;
11	Landscape area between Building 2 & 3	•Make private garden for groundfloor unit of Building 2 (Unit 2.1.2); •Cut & make terraced landscape with sandstone revetment between Building 3 & freeway (to allow light into freeway);
12	Landscape area west to Building 4	•Common outdoor area west to Building 4 in DA to be deleted; •Stone revetment to cover along basement wall under Building 4;
13	Landscape area between Building 2 & 4	•Cut back existing rock & make terraced landscape along breezeway to allow light;
14	Landscape area southeast to Building 5	•Remove the linking footpath; •Make private garden for the groundfloor unit of Building 5 (Unit 5.1.1); •Fire stairs deleted;
15	Space between Building 4 & 5	•Add space to private terraces of 2# groundfloor units; •Insitu planter & privacy screen on private terraces;
16	Landscape area between Building 4 & 6/7	•Open the area next to Pool on basement level & make terraced landscape; •Mulch egress footpath linking fire stairs from breezeway to internal road;
17	Landscape area north/northeast to Building 6,7,8 & 9	•Allocate private gardens to all groundfloor units of Building 6-9; •Revise footpath, ramp, steps & location of lockable gates;
18	Landscape area north to internal driveway	Revise walking track layout, width & RLs to comply accessibility requirements;



Legend

- Lot boundary (source: 20030DS(200630).dwg)
- Residential uses
- Other uses
- Road / carpark

- 30m wildlife corridor (for restoration)
- Detention Basin
- Core Riparian Zone (10m)
- Managed Vegetated Buffer (10m)

Asset Protection Zone (APZ)

- Inner Protection Area (IPA)
- Outer Protection Area (OPA)

Outer Protection Area Zones

- Cleared (0.15 ha)
- Canopy with managed understorey (0.05 ha)
- Canopy with dense weed understorey (0.23 ha)

Aerial source: Nearmap



PROJECT & MXD REFERENCE
Barnes Rd, Frenches Forest
18HEN02_BF001

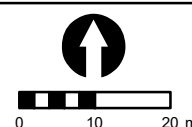
DATE & ISSUE NUMBER
3/12/2020
Issue 1

EB

SCALE & COORDINATE SYSTEM
GDA 1994 MGA Zone 56

TITLE
Schedule 1 - Bushfire Protection Measures

Document Path: N:\GIS STORAGE\N Drive\18HEN02 OxfordFalls FrenchesForest\MXD\18HEN02 BF001.mxd



Disclaimer: The mapping is indicative of available space and location of features which may prove critical in assessing the viability of the proposed works. Mapping has been produced on a map base with an inherent level of inaccuracy, the location of all mapped features are to be confirmed by a registered surveyor.