

Our Ref: 18LPG06

21 May 2021

Life Property Group
PO Box 1097
Dee Why NSW 2099

Attention: Mr C Minns

Dear Claudio

Re: Bushfire assessment in support of mezzanine additions to an existing mixed use building at 8 Narabang Way, Belrose

Travers bushfire & ecology has been engaged to prepare a bushfire assessment for the proposed construction of mezzanines within the existing (approved) Storage Units 1, 5, 6, 11, 12, 16, 19, 23, 24, 26, 29, 31, 46, 50, 53 and Warehouse Units 70, 71, 74 and 91.

The proposed works are depicted on plans 3762 DA117, DA110, DA111, DA112, DA113, DA114, DA115 & DA116 prepared by Figgis + Jefferson TEPA, dated 22/12/2020.

The proposed mezzanine's are internal to the approved building and will not alter the established external built form on site. The proposal does not represent a change of use or intensification of use on the site and the previously approved bushfire protection measures will not be compromised.

Travers bushfire & ecology can confirm that the development site is to maintain compliance with the following conditions as outlined in the NSW Rural Fires Service letter dated 30 August 2019:

- At the commencement of building works and for the life of the development, the vegetation to the south of the E2 Environmental Zone shall be managed as an inner protection area (IPA) 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'. In addition the previously approved asset protection zone and landscape regimes will also maintained.
- A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the Unit complex, and shall be in accordance with 'Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'.
- Proposed Unit 86 Caretaker's Residence, shall comply with Sections 3 and 9 (BAL FZ) of Australian Standard AS3959-2009 '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. Except for windows, flaming of the specimen is not permitted and there shall be no exposed timber.

- The most northern window in Unit No.87 on the eastern elevation shall comply with Sections 3 and 9 (BAL FZ) of Australian Standard AS3959-2009 '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. Except for windows, flaming of the specimen is not permitted and there shall be no exposed timber.
- The remaining windows and external doors within the building shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 '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'. Landscaping within the site shall comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

As the proposal does not include any external works amended conditions in light of the updated *Planning for Bushfire Protection 2019* are not applicable. The BAL level applicable was determined via a previous consent as per the conditions listed above and was determined via the use of an alternative solution. As the proposal does not include any external works the application does not require referral to the NSW Rural Fire Service. Proposals that involve internal alterations only, are not subject to any specific requirements unless the proposal results in a change of use, re-purpose and/or involves an increase in occupants.

This assessment If you require any further information please do not hesitate to contact our office on 1300 896 998 or at info@traverseecology.com.au.



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Manager, Bushfire Services



Nicole van Dorst is a BPAD accredited consultant certified by the Fire Protection Association. FPA Australia administers the Bushfire Planning and Design (BPAD) Accreditation Scheme. The Scheme accredits consultants who offer bushfire assessment, planning, design and advice services. It accredits practitioners who meet criteria based on specific accreditation and competency requirements, including a detailed knowledge of the relevant planning, development and building legislation for each State and Territory. Through the Accreditation Scheme, BPAD Accredited Practitioners are recognised by industry, regulators, fire agencies, end-users and the community as providers of professional bushfire assessment, planning, design and advice services. The Scheme provides an enhanced level of confidence for government and the community that practitioners are accredited by a suitably robust scheme that is administered by the peak national body for fire safety. Note: L3 is the highest level and L1 is the lowest level.

