

Bushfire Hazard Assessment Report

Proposed:
**Alterations and
Additions to an existing
Aged Care Development**

At:
Cutler Village, Narrabeen

Reference Number: 160080

Prepared For:
RSL LifeCare
C/- TSA Management

17th December 2015

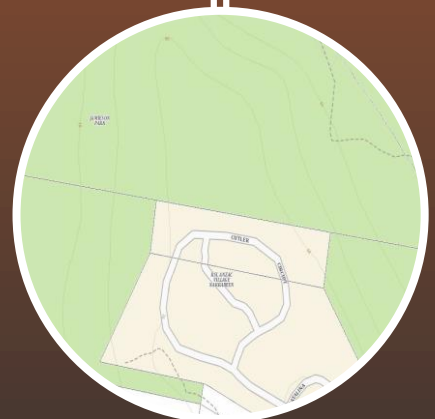
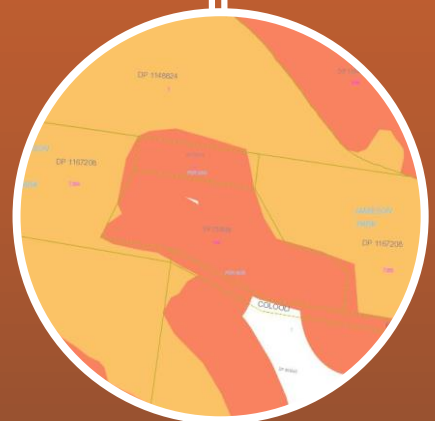


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Contents

	<u>Page No.</u>
List of Abbreviations	2
1.0 Introduction	3 - 5
2.0 Purpose of Report	5
3.0 Scope of Report	5
4.0 Referenced Documents and Persons	5
5.0 Compliance Table and Notes	6 – 8
6.0 Aerial View of the Subject Area & Master Plan	9 - 10
7.0 Bushfire Hazard Assessment	11 - 18
8.0 Site and Bushfire Hazard Determination	19 - 20
9.0 Recommendations	20
10.0 Conclusion	21 - 22
11.0 Annexure	22
- List of referenced documents and attachments	
- Attachments	

List of Abbreviations:

APZ	Asset Protection Zone
AS3959	Australian Standard 3959 – 2009 as amended.
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BPMS	Bushfire Protection Measures
BPLM	Bushfire Prone Land Map
Council	Warringah Council
DA	Development Application
EP&A Act	Environmental Planning and Assessment Act - 1979
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
ILU	Independent Living Unit
IPA	Inner Protection Area
OPA	Outer Protection Area
NCC	National Construction Codes
NSP	Neighbourhood Safer Places
NP	National Park
PBP	Planning for Bush Fire Protection – 2006
ROW	Right of Way
RF Act	Rural Fires Act - 1997
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SWS	Static Water Supply

1.0 Introduction

The development proposal relates to the alterations and additions to an existing approved aged care development within an existing aged care establishment known as Cutler Village within RSL ANZAC Village, Narrabeen. This report is to accompany a section 96 application to an approved development application (DA2008/0802).

The alterations and additions to the approved design do not result in an increase in occupant capacity and purely provide increased functionality of the units to cater for current market interests.

The current development consent has the following conditions as required in the Bushfire Safety Authority issued by the NSW Rural Fire Service (ref: DA08070852464DM, dated 31st July 2008):

33. NSW Rural Fire Services Requirements

(1) Asset Protection Zone

At the commencement of building works the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and appendix 5 of Planning for Bush Protection 2006 and the NSW Rural Fire Service's document 'Standard for asset protection zones'.

Reason: The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building.

(2) Design and Construction

a) Units 3, 4, 12, 13, 14, 15, 16, 17, 21, 22, 23, 24, 25 – New construction shall comply with Australian Standard AS3959 – 1999 'Construction of buildings in bushfire – prone areas' Level 3.

b) Units 6, 7, 8, 10, 11, 26, and 27 – New on the North, West and East elevations shall comply with Australian Standard AS3959 – 1999 'Construction of buildings in bushfire – prone areas' Level 3 with the exception that any external materials are to be non combustible. All other elevations shall comply with Australian Standard AS3959-1999 'Construction of buildings in bushfire –prone areas' Level 3.

(c) Units 18, 19, 20 – New construction on the South and East elevations shall comply with Australian Standard AS3959 – 1999 'Construction of buildings in bushfire – prone areas' Level 3 with the exception that any external materials are to be non – combustible. All other elevations shall comply with Australian Standard AS3959-1999 'Construction of buildings in bushfire –prone areas' Level 3.

(d) Units 31, 32, 33, 34, 35, 36, 37, 38 – New construction on the North, West and East elevations shall comply with Australian Standard Level 3 with the exception that any external materials are to be non-combustible. All other elevations shall comply with Australian Standard AS3959 – 1999 'Construction of buildings in bushfire –prone area' Level 3.

(e) Roofing for all units shall be gutterless or have leafless guttering and valleys to prevent the build up of flammable material. Any materials used shall have a flammability index no greater than 5.

(f) All dwelling subject to this application are required to be upgraded to improve ember protection. This is to be achieved by enclosing all opening (excluding roof tile spaces) or covering opening with a non – corrosive metal screen. This includes any sub floor areas where applicable and eaves.

Reason: New construction is to comply with Appendix 3 – Site Bush Fire Attack Assessment of Planning for Bush Fire Protection 2006. In this regard the following design standards for construction are to be incorporated into the development.

(3) Evacuation and Emergency Management

An emergency/evacuation plan is to be prepared consistent with NSW Rural Fire Service Guidelines for the preparation of Emergency/Evacuation Plan for implementation by the occupants in the event of a required evacuation.

Reason: The intent of measures is to be provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.

ANZAC Village is located at 90 Veterans Parade, Narrabeen NSW. Cutler Village is located within ANZAC Village and is accessed via internal roads. ANZAC Village has street frontage to Veterans Parade to the east and Lantana Avenue to the south and is bisected by Colooli Road further north. Cutler Village and the subject and proposed buildings have frontage to existing internal roads.

The vegetation identified as being the hazard is located within Jamieson Park to the north, south and west of the proposed works.

Warringah Council's Bushfire Prone Land Map identifies the subject property as containing Category 1 Vegetation and its associated 100 metre buffer zone and therefore the application of Planning for Bush Fire Protection - 2006 (PBP) must apply in this instance.

As the proposal relates to the alterations and additions to an approved aged care development within an existing aged care establishment it has been assessed under the provisions of Special Fire Protection Purpose Development as infill development under section 4.2.5 of Planning for Bush Fire Protection 2006.

In this regard the subject section 96 application seeks to demonstrate a better bushfire safety outcome than the original approval.

It was identified early in this review that when applying conventional methodology to ascertain the relevant Bushfire Attack Level that several buildings would now 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 minutes also referred to 'some scope for assessment to different vegetation types given the disturbed nature in some areas'.

It is noted that in utilising the current NSW Rural Fire Service short fire run modelling only one unit (Cutler 70) is within the designated Flame Zone.

While it is acknowledged that there is one building that is located within the Flame Zone the current consent requires construction to Level 3 under AS3959 – 1999 (a superseded and inferior standard) with no exposed timbers.

The current application proposes to construct all new buildings to BAL 40 under AS3959 – 2009, a much more comprehensive construction standard than the existing approval.

As was the case for the original approval the proposed development does not comply with Planning for Bush Fire Protection 2006, however we again seek that the RFS treat the proposal as an infill development and apply exceptional circumstance and accept the opportunity to improve the level of bush fire protection to the approved dwelling.

2.0 Purpose of Report

The purpose of this Bushfire Assessment Report is to provide RSL Lifecare Ltd, TSA Management, Humel Architects, the Rural Fire Service and Council with an independent bushfire hazard determination together with appropriate recommendations for both new building construction and bushfire mitigation measures considered necessary having regard to construction within a designated 'bushfire prone' area.

The recommendations contained within this report may assist in forming the basis of any specific construction conditions and/or bushfire mitigation measures that the Council and/or the NSW Rural Fire Service may elect to place within any consent conditions issued for the subject Development Application.

3.0 Scope of this Report

The scope of this report is limited to providing a bushfire hazard assessment and recommendations for the subject property. Where reference has been made to the surrounding lands, this report does not purport to directly assess those lands; rather it may discuss bushfire impact and/or progression through those lands and possible bushfire impact to the subject property.

4.0 Referenced Documents and Persons

Comments provided are based on the requirements of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act), the Rural Fires Act 1997, the Rural Fires Regulation 2013, the RFS document known as 'Planning for Bush Fire Protection – 2006' for the purposes of bushfire hazard determination and Australian Standard 3959 – 2009 titled 'Construction of buildings in bushfire-prone areas' as amended for building/structural provisions.

A company representative has undertaken a site inspection of the subject property and the surrounding area. The Master Plan – Option 2 prepared by Humel Architects (dwg no 2007.14-OS, rev I, dated 14.12.2015) has been relied upon for this assessment.

Onsite meeting was held with Michelle Streater (NSW Rural Fire Service) on Friday 31st July 2015 which resulted in the NSW RFS issuing formal 'Pre-DA Advice Meeting Summary' (attached).

5.0 Compliance Tables & Notes

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

Units 7, 8, 10, 11, 12 & 25:

	Northeast	South	Southwest	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	>17.27metres	N/A	>90 metres	N/A
Significant Environmental Features	Jamieson Park	Internal roads / buildings	Existing buildings / roads	Existing buildings / roads
Bushfire Attack Level	≤ BAL 40	N/A	≤ BAL 12.5	N/A

Units 13-17, 21 & 22:

	Northeast	South	Southwest	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	>64 metres	N/A	>50 metres	N/A
Significant Environmental Features	Jamieson Park	Internal roads / buildings	Existing buildings / roads	Existing buildings / roads
Bushfire Attack Level	≤ BAL 29	N/A	≤ BAL 29	N/A

Units 18-20:

	Northeast	South	West	Northwest
Vegetation Structure	Forest	Forest	Forest	Maintained grounds
Short Fire Run	Yes (<200m)	N/A	N/A	N/A
Slope	15 - 20 degrees down	10 - 15 degrees down	10 - 15 degrees down	N/A
Asset Protection Zone	>100 metres	>100 metres	>40 metres	N/A
Significant Environmental Features	Jamieson Park	Internal roads / buildings	Coloolo Road reservation	Existing buildings / roads
Bushfire Attack Level	BAL Low	BAL Low	≤ BAL 40	N/A

Units 31-36:

	Northeast	South	West	North
Vegetation Structure	Forest	Maintained grounds	Forest	Peppermint Angophora Woodland
Short Fire Run	Yes (<200m)	N/A	N/A	N/A
Slope	15 - 20 degrees down	N/A	15 - 20 degrees down	0 – 5 degrees
Asset Protection Zone	>17.27metres	N/A	>97 metres	>20 metres
Significant Environmental Features	Jamieson Park	Internal roads / buildings	Existing buildings	Existing buildings / roads
Bushfire Attack Level	≤ BAL 40	N/A	≤ BAL 19	BAL 40

Unit 70:

	North	East	South	West
Vegetation Structure	Peppermint Angophora Woodland	Maintained grounds	Forest	Forest
Short Fire Run	N/A	N/A	N/A	N/A
Slope	0 – 5 degrees	N/A	10 - 15 degrees down	15 - 20 degrees down
Asset Protection Zone	>83 metres	N/A	>64 metres	>17.27 metres
Significant Environmental Features	Existing buildings	Internal roads / buildings	Existing buildings	Jamieson Park
Bushfire Attack Level	BAL 12.5	N/A	BAL 19	BAL FZ

Asset Protection Zones Compliance

The available Asset Protection Zones consist of maintained grounds within the subject property and existing approved Asset Protection Zones within Jamieson Park (Hazard Reduction Certificate ref HR 12072060090-2). All Asset Protection Zones within the site will be subject to a Fuel Management Plan to ensure the ongoing management.

Construction Level Compliance

While it is acknowledged that there is one building that is located within the Flame Zone the current consent requires construction to Level 3 under AS3959 – 1999 (a superseded and inferior standard) with no exposed timbers.

The current application proposes to construct all new buildings to BAL 40 under AS3959 – 2009, a much more comprehensive construction standard than the existing approval.

6.0 Aerial view of the subject area & Master Plan

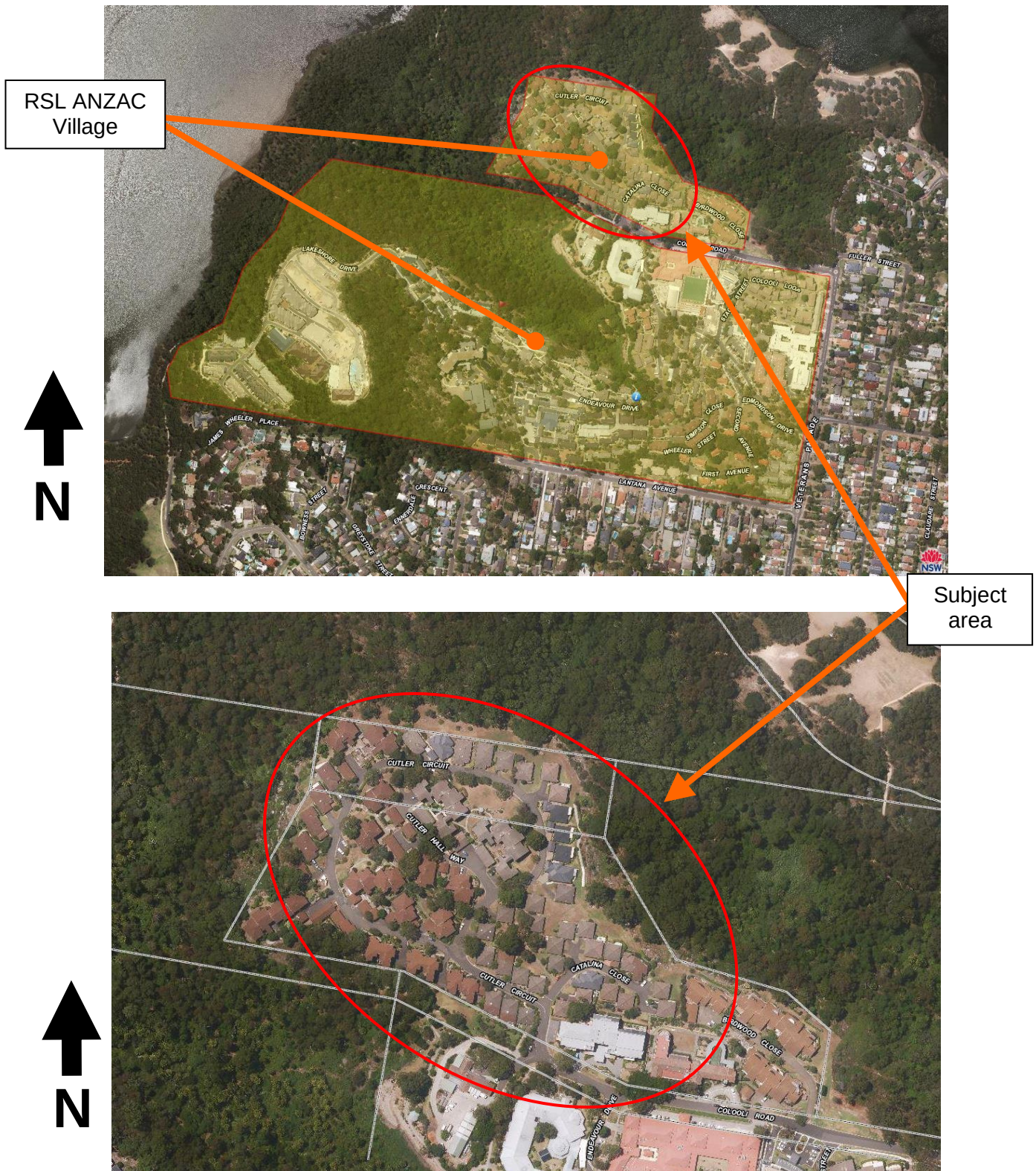


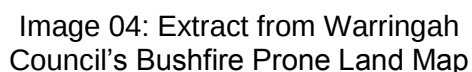
Image 01 & 02: Aerial view of the subject area c/- NSW Government SixMaps database



Image 03: Extract from the proposed Master Plan

7.01 Preface

To accord with PBP the development is classified as Special Fire Protection Purpose development and assessed as a section 100b application under the Rural Fires Act 1997. The site contains an existing SFPP development and therefore this application has been assessed under the provisions of section 4.2.5 'SFPPs as infill' of Planning for Bush Fire Protection 2006.



7.02 Location

ANZAC Village is located at 90 Veterans Parade, Narrabeen NSW and is within Warringah Councils Local Government Area. Cutler Village is located within ANZAC Village and is accessed via internal roads. ANZAC Village has street frontage to Veterans Parade to the east and Lantana Avenue to the south and is bisected by Colooli Road further north. Cutler Village and the subject and proposed buildings have frontage to existing internal roads.

The vegetation identified as being the hazard is located within Jamieson Park to the north, east and west of the proposed works.



Image 05: Extract from street-directory.com.au

7.03 Vegetation

The predominate vegetation within the subject property was found to comprise of maintained lawns and gardens.

The vegetation identified as posing a bushfire hazard to the subject buildings is located to the north, south and west within Jamieson Park.

Warringah Council describes Jamieson Park as:

“Jamieson Park is a 42.8ha reserve located along the southern foreshores of Narrabeen Lagoon. It is bounded by the suburbs of Narrabeen, Wheeler Heights and Croner and can be accessed from The Esplanade, Narrabeen.

Although the reserve is mostly bushland, there are open spaces suitable for picnics and passive recreation.

The park is on the route of the Narrabeen Lagoon Multi-use Trail.”

Jamieson Park was found to contain a range of vegetation communities including Swamp Oak Forest along the foreshore, Bangalay Slope Forest, Disturbed Vegetation and Palm Woodland on the slope and Angophora Woodland on the ridgetop.

For the purpose of assessment under Planning for Bush Fire Protection 2006 the vegetation posing a hazard to the northeast, south and west (being the slopes and foreshore vegetation) was determined to be Forest (25/35 t/ha). The vegetation posing a hazard to the north (being the ridgetop) was determined to be Woodland (20/25 t/ha).

This vegetation assessment is consistent with the Warringah Council LGA Vimap and our site findings.

The NSW RFS pre DA minutes referred to *'some scope for assessment to different vegetation types given the disturbed nature in some areas'*. It is understood that from our site meeting the intent of this statement is to cater for the vegetation to the west, which was found to consist of predominately palms and ferns on the slopes transitioning into wet sclerophyll forest further west and forested wetlands along the foreshore. While it is acknowledged that the 'disturbed' vegetation adjacent the development will (in its current state) result in a lesser impact than a 'forest' fire, for the purpose of this assessment we have applied a forest classification.

While not common practice for development applications we have also liaised with the District Office NSW Rural Fire Service (Warringah/ Pittwater) as it was apparent at the time of our inspection that the site and adjacent Jamieson Park are subject to periodic and regular hazard reduction works.

We were subsequently supplied with numerous Hazard Reduction Certificates for both the creation and maintenance of Asset Protection Zones (by mechanical means) around the perimeter of the subject development and also hazard reduction burns throughout Jamieson Park (2002, 2003, 2006, & 2012/2013). It is clear that the Warringah / Pittwater District Rural Fire Service as well aware of this high value asset and have implemented comprehensive and regular mitigation measures.



Photograph 01: View of the Swamp Oak Forest along the foreshore of Jamieson Park



Photograph 02: View west into Jamieson Park toward the 'disturbed' vegetation



Photograph 03: View northeast into Jamieson Park

7.04 Slope and Topography

The slope that would most significantly affect bushfire behaviour within the hazards must be assessed for at least 100 metres. The slope was measured onsite using an inclinometer and verified from topographic imagery of the area.

The slope that would most significantly affect fire behaviour toward the subject buildings was determined to be:

- 0 – 5 degrees down slope within the hazard to the north
- 15 – 20 degrees down slope within the hazards to the northeast and west
- 10 – 15 degrees down slope within the hazard to the south and southwest

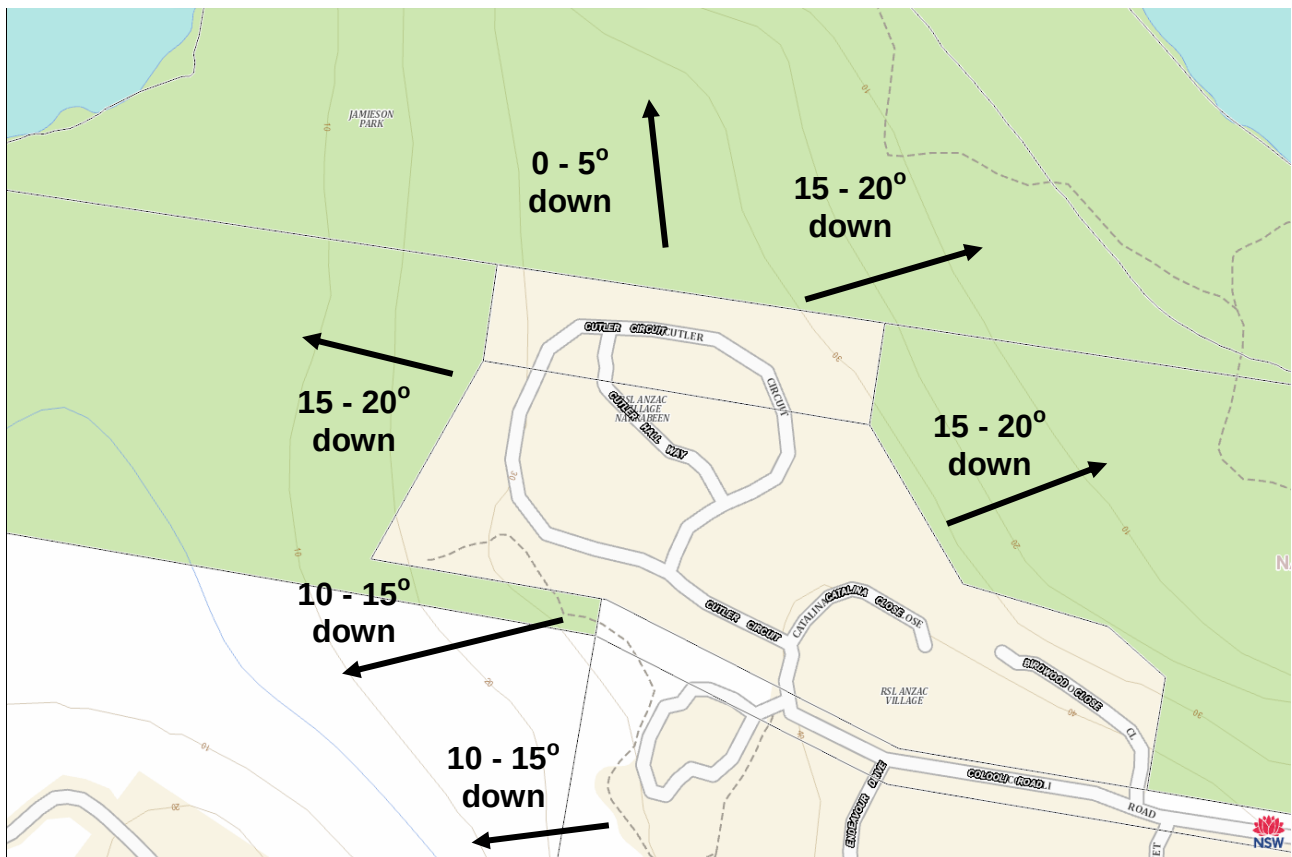


Image 05: Extract from Land and Property Management Authority Spatial Information Exchange

7.05 Asset Protection Zones

Asset Protection Zones for new Special Fire Protection Purpose (SFPP) development are determined from Table A2.6 of PBP or bushfire design modelling achieving a radiant heat impact of no more than 10kW/m² at the closest point of the available building footprint.

The subject site contains an operational aged care establishment and is in an area already benefitted by development consent and is therefore considered to eligible for assessment under the provisions of section 4.2.5 'SFPPs as infill' of PBP.

PBP states that 'Alterations and additions to existing SFPP's (i.e. approved prior to 1st August 2002), including their external appearance or finish, which may involve an increase in size and footprint of the building or redevelopment of an existing building are considered to be infill development'.

The proposed works are within the existing pattern of development, cover a similar footprint to already approved development and the dwelling mains extend no closer to the main relevant bushfire hazard than approved buildings. There will be some encroachment of the balconies toward the main relevant bushfire hazard however they will be constructed entirely from non-combustible materials, consistent with our pre-lodgement advice.

The existing separation distances from the approved building footprints were found to vary to the existing bushland to the north, south and west.

The RFS pre-lodgement minutes confirmed their position on various matters, including the acceptance of external APZ's without a formal agreement.

As previously mentioned we have been supplied with numerous Hazard Reduction Certificates (HRCs) for both the creation and maintenance of Asset Protection Zones (by mechanical means) around the perimeter of the subject development and also hazard reduction burns throughout Jamieson Park (2002, 2003, 2006, & 2012/2013).

The HRC relevant to the creation of the Asset Protection Zone around the subject development allowed for the 17.27m x 849m APZ within the subject site and adjacent Jamieson Park (see below). We have subsequently used the minimum dimension of this HRC as the minimum available APZ.

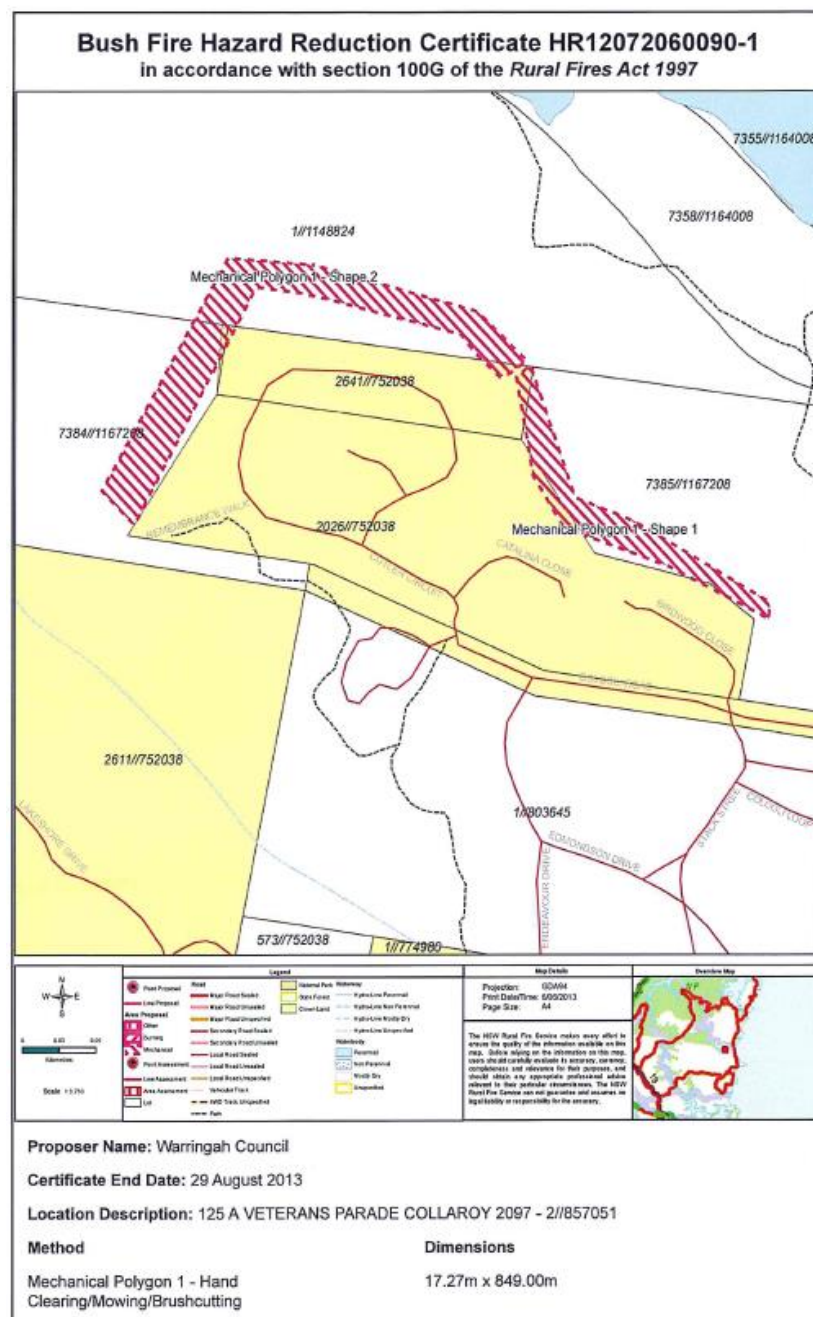


Image 06: Extract from the Hazard Reduction Certificate

The available Asset Protection Zones consist of maintained grounds within the subject property and existing approved Asset Protection Zones within Jamieson Park (Hazard Reduction Certificate ref HR 12072060090-2). All Asset Protection Zones within the site will be subject to a Fuel Management Plan to ensure the ongoing management.



Photograph 04: View east along the existing APZ adjacent the subject units

7.06 Fire Fighting Water Supply

The proposed buildings will be connected to the existing reticulated water mains for their residential purposes.

Existing pillar hydrants are available throughout the subject site. Furthermore fire hose reels are available at various strategic locations adjacent Jamieson Park. The existing water supply is considered acceptable.



Photograph 05: View west along the existing APZ

7.07 Property Access

The subject property has street frontage to Veterans Parade to the east and Lantana Avenue to the south and is bisected by Colooli Road. The proposed buildings have frontage to existing internal roads.

The internal road system of the approved 'Cutler Village' development has already been constructed and will not be altered as part of this application. This existing access provides two way access (Cutler Circuit) in a loop through the Village to Colooli Road from the subject buildings.

Fire services have free vehicle access to and around the building footprints. Attending fire crews can access the hazard via the existing internal roads within the subject property for hazard reduction or fire suppression activities.

The existing access provisions are considered adequate and will not be altered as part of this application.

8.0 Site & Bushfire Hazard Determination

8.01 Planning for Bush Fire Protection - 2006

Planning for Bush Fire Protection – 2006 (PBP) is applicable to those lands determined as being within a 'bushfire prone area' in accordance with a local Bushfire Prone Land Map as provided by the Rural Fire Service and Council.

The most appropriate method of determining site bushfire hazard under the terms of PBP is to consider the site in a singular form.

Bushfire prone areas are defined as those areas;

- *within or within 100m of high or medium bushfire hazards; or*
- *within or within 30m of low bushfire hazards.*

In this instance the subject property has been identified as being bushfire prone land therefore it is appropriate to apply PBP.

8.02 Australian Standard AS 3959 – 2009 'Construction of buildings in bushfire –prone areas'

Australian Standard 3959 – 2009 'Construction of buildings in bushfire-prone areas' provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ. The Australian Standard 3959 specifies construction standards for buildings within various Bushfire Attack Levels as determined by the Planning for Bush Fire Protection – 2006 document. The NSW Rural Fire Service will not accept deemed to satisfy provisions for BAL Flame Zone and therefore have a NSW variation to the listed standard provisions of BAL FZ under AS3959 - 2009.

8.03 Correlation between bushfire impact and AS3959

Bushfire Attack Level	Maximum radiant heat impact (kW/m ²)	Level of construction under AS3959-2009
Low		No special construction requirements
12.5	≤12.5	BAL - 12.5
19	12.6 to 19.0	BAL - 19
29	19.1 to 29.0	BAL - 29
40	29.1 to 40.0	BAL - 40
Flame Zone	>40.0	BAL FZ No deemed to satisfy provisions

8.04 Site Specific Bushfire Hazard Determination

All property development must be assessed on an individual basis as broad-brush approaches of documents such as PBP may not be applicable in every instance. The proposed development located at Cutler Village, RSL ANZAC Village, Narrabeen was assessed against the requirements of Planning for Bush Fire Protection 2006 noting the following:

- a) Water supplies for fire fighting purposes are considered adequate.
- b) The proposed new works will extend no closer to the bushfire hazard than existing approved building footprints and will be constructed to BAL 40 under AS3959 - 2009.
- c) The proposed development will result in an upgrade from Level 3 construction under AS3939-1999 (a superseded and inferior construction standard) to BAL 40 under AS3959 – 2009 (a much more comprehensive construction standard).
- d) The existing access provisions are considered adequate.

8.05 Viable Construction Method

One of the objectives of Planning for Bush Fire Protection – 2006 are for the protection of life including fire fighters. Provided these objectives can be met the construction of buildings is feasible and both the Rural Fire Service and Council should be in a position to consider such applications.

While it is acknowledged that there is one building that is located within the Flame Zone the current consent requires construction to Level 3 under AS3959 – 1999 (a superseded and inferior standard) with no exposed timbers.

The current application proposes to construct all new buildings to BAL 40 under AS3959 – 2009, a much more comprehensive construction standard than the existing approval.

9.0 Recommendations

Asset Protection Zones

1. That the existing Asset Protection Zones continue to be maintained in accordance with an Inner Protection Area.
2. That a Fuel Management Plan be established to ensure the ongoing management of the Asset Protection Zones.

Construction

3. New construction shall comply with section 8 (BAL 40) Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas" and section A3.7 Addendum Appendix 3 of "Planning for Bush Fire Protection".

Landscaping

4. That any new landscaping is to comply with Appendix 5 'Landscaping and Property Maintenance' under Planning for Bush Fire Protection 2006.

Emergency Management

5. That a bushfire emergency / evacuation plan is prepared constant with the NSW Rural Fire Service Guidelines for the *Preparation of Emergency / Evacuation Plan*.

10.0 Conclusion

Given that the property is deemed bushfire prone under Warringah Council's Bushfire Prone Land Map any development would need to meet the requirements of Planning for Bush Fire Protection – 2006 and of the construction requirements of Australian Standard 3959 – 2009. The determination of any bushfire hazard must be made on a site-specific basis that includes an assessment of the local bushland area and its possible impact to the subject property.

The development proposal relates to the alterations and additions of an approved aged care development within an existing aged care establishment known as Cutler Village, RSL ANZAC Village, located at 90 Veterans Parade, Narrabeen NSW. The vegetation identified as being the hazard is to the north, south and west within Jamieson Park.

The alterations and additions to the approved design do not result in an increase in occupant capacity and purely provide increased functionality of the units to cater for current market interests. The existing approval (DA2008/0802) requires construction to comply with Level 3 under AS3959 – 1999 (a superseded and inferior standard) with no exposed timbers.

The current application proposes to construct all new buildings to BAL 40 under AS3959 – 2009, a much more comprehensive construction standard than the existing approval.

The proposed dwellings are no closer to the hazard than the existing development within the subject site and the improvements to the level of construction provides a significantly better outcome than if the development was to proceed under the original approval. This in itself suggests the application should be approved under the infill provisions of PBP 2006.

In accordance with the bushfire safety measures contained in this report, and consideration of the site specific bushfire risk assessment it is our opinion that when combined, they will provide a reasonable and satisfactory level of bushfire protection to the subject development and also satisfy both the Rural Fire Service's concerns and those of Council in this area.

We are therefore in support of the development application.

Should you have any enquiries regarding this project please contact me at our office.

Prepared by
Building Code & Bushfire Hazard Solutions



Stuart McMonnies

G. D. Design in Bushfire Prone Areas.
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Certification number – BPAD9400



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Certification number – BPD – PA-09399



Disclaimer:

Quote from Planning for Bush Fire Protection 2006, 'Any representation, statement opinion, or advice expressed or implied in this publication is made in good faith on the basis that the State of New South Wales, the NSW Rural Fire Service, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice referred to above.'

Similarly the interpretations and opinions provided by Building Code and Bushfire Hazard Solutions in regard to bushfire protection are also given in the same good faith.

11.0 Annexure 01

List of Referenced Documents

- a) Environmental Planning and Assessment Act - 1979
- b) Rural Fires Act 1997 as amended
- c) 'Planning for Bush Fire Protection' - 2006 - NSW Rural Fire Services & Planning NSW
- d) 'Construction of buildings in bushfire prone areas' - AS 3959 – 2009 (as amended) – Standards Australia
- e) 'Ocean Shores to Desert Dunes' David Keith
- f) 'Warringah Council's Bushfire Prone Land Map'
- g) Master Plan – Option 2 prepared by Humel Architects (dwg no 2007.14-OS, rev I, dated 14.12.2015).
- h) NSW RFS formal 'Pre-DA Advice Meeting Summary' (attached).
- i) Acknowledgements to:
NSW Department of Lands – SixMaps
Street-directory.com.au

Attachments

Attachment 01: NSW RFS 'Pre-DA Advice Meeting Summary'



PRE-DA ADVICE MEETING SUMMARY

Attendees: Stuart McMonnies – Building Code & Bushfire Hazard Solutions
Michelle Streater - Development Assessment and Planning Officer

Subject: Cutler Village Narrabeen
RFS Ref. N/A

Time and date: 1.00pm. 31 July 2015 **Location:** Cutler Village Narrabeen

Details of the proposal:

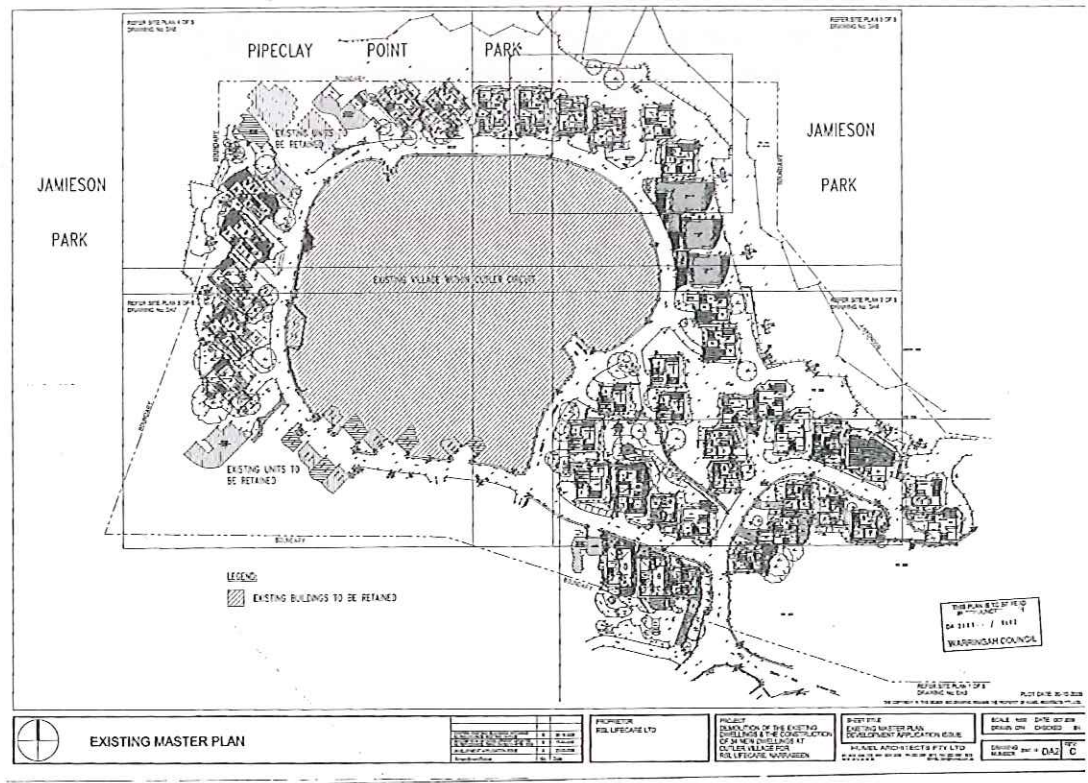
- ☒ SFPP The site already has approval for the demolition of the existing 34 dwellings and the reconstruction of 34 new dwellings in Cutler Village at the RSL War Veterans Village. This approval was issued at Level 3 in 2008. The applicants now want to make sure that the remaining buildings that have not been constructed have a better outcome.
- ☐ Residential subdivision
- ☐ Other

Bush fire protection issues discussed:

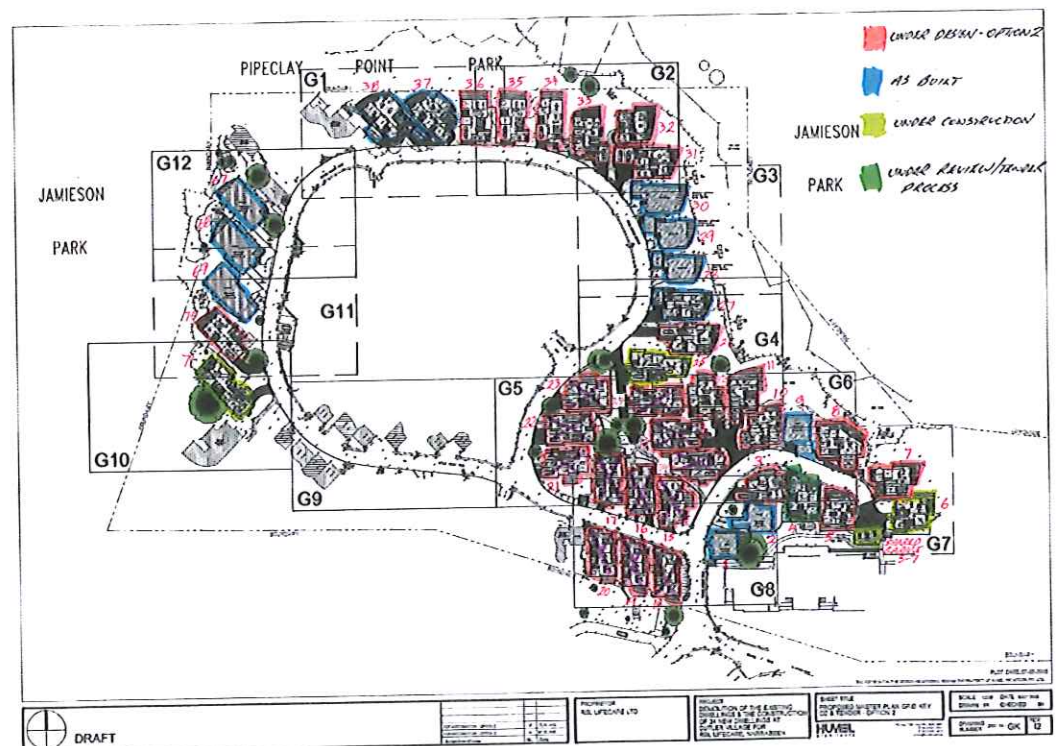
- ☒ Hazard Assessment The hazard was a mixture of areas of forest and disturbed remnants
- ☒ Asset Protection Zones There is no scope to increase the existing Asset Protection Zones. Asset Protection Zones are established and some exceed the site boundaries but are accepted.
- ☒ Access Existing. No access possible for trucks at the rear of the units due to the slope. Pedestrian access to remain in between buildings.
- ☒ Construction Standards There are some existing buildings which have already been rebuilt to Level 3. The proposal covers those buildings which still need to be built. If the RFS does not considered an alternate solution in this instance, there is already approval to the equivalent of BAL 29.
- ☒ Services There are hydrants located at the rear of the units and boosters for the development.
- ☒ Emergency and Evacuation Planning Shall be provided

Documentation / plans referenced:

Approved Plan



Masterplan



Summary of advice:

The proposal is not for any increase in capacity only to increase in unit sizes to make them more liveable.

It was generally accepted that APZ's that are off site will be accepted as maintained without a formal agreement. There should be a plan of management for the development for the continued maintenance of these areas as well as maintenance of the site as an IPA.

Landscaping to the site shall be fire retardant species in accordance with Appendix 5. This should be included in advice to residents when purchasing or leasing the units.

Access is existing and cannot be improved. Pedestrian access between units is to be maintained to allow firefighters to gain access to the rear of the units.

Construction is not to extend beyond the existing building line. As such the buildings can extend within the site and to the sides but not towards the hazard. All balconies are to be non combustibile. Investigation into short fire run methodologies shall be carried out to try and minimise the construction level to BAL 40 where possible. There may also be some scope for assessment to different vegetation types given the disturbed nature in some areas. Additional information will be required before this can be determined.

Emergency Evacuation Planning shall be provided and residents shall be informed and encouraged to have a copy.

Informative note:

RFS advice is based on information provided and policy and legislative requirements applicable at the time. The advice should be copied into, or referenced in, any subsequent development application.

All efforts are made to identify issues of relevance and likely concern with the preliminary proposal. However, the comments and views in this document are based only on the plans and information submitted for preliminary assessment and discussion at the pre-DA meeting. You are advised that: -

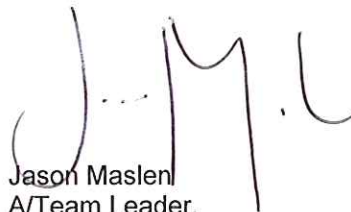
- The views expressed may vary once detailed plans and information are submitted and formally assessed in the development application process, or as a result of issues contained in submissions by interested parties;
- Given the complexity of issues often involved and the limited time for full assessment, no guarantee is given that every issue of relevance will be identified;
- Amending one aspect of the proposal could result in changes which would create a different set of impacts from the original plans and therefore require further assessment and advice;

The Pre-DA advice given does not bind Council officers, the elected Council members, or other parties to the DA process.

Signed:



Michelle Streater
Development Assessment and Planning Officer



Jason Maslen
A/Team Leader,
Development Assessment and Planning

