

Our reference: A13113-JT:

23 April 2014

The Planning Group NSW Pty Ltd  
Via email marian.higgins@tpgnsw.com.au



**Attention:** Marian Higgins

Dear Marian

**Re: Bushfire constraints for future development potential at  
River Road, Oatley**

*Travers bushfire & ecology (TBE)* has undertaken an analysis of the bushfire and ecological constraints posed to the property at River Road, Oatley. Our assessment included an analysis of the bushfire risk posed to the site and an assessment in accordance with *Planning for Bushfire Protection 2006 (PBP)* to guide future development options including the potential for the following development types;

- Aged Care - classified by the NSW Rural Fires Service as 'special fire protection purpose development' (SFPP).
- Residential

*TBE* provide the following summary of the types of development allowable within the site and further explanation of BAL standards applicable (refer Schedule 1 & 2 attached).

***Residential Subdivision***

*PBP* stipulates that habitable buildings, within a residential subdivision, must not exceed a radiant heat flux of 29kW/m<sup>2</sup>. This is equivalent to a building construction standard of BAL 29 as per *Australian Standards AS3959 – Construction of buildings in bushfire-prone areas (2009)*.

Schedule 1 – Bushfire Protection Measures (Residential Subdivision) attached, depicts the minimum required asset protection zone (depicted in light green) for residential developments. Although habitable residential dwellings cannot be located within this zone other building structures such as detached garages, sheds, outbuildings, carparks, swimming pools and roads, can be located within the APZ.

***AS3959 – Building construction standards***

The Bushfire Construction Standards AS3959 (2009) (depicted in orange, red and blue on Schedule 1) are the BAL rating zones which have been determined using Table 2.4.2 of *AS3959 – Construction of buildings in bushfire-prone areas*.

Residential dwellings can be located within all of these zones e.g. BAL 29, 19 & 12.5.

BAL 29 is the most expensive (i.e. an additional \$10,000 - \$15,000 on top of normal construction costs) and BAL 12.5 is the least expensive (i.e. an additional \$5,000 - \$10,000). Please note that the cost depends on size of dwelling as well as the proposed use of materials (i.e. brick or timber)

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## **Special Fire Protection Purpose Development (SFPP)**

*PBP* stipulates that a SFPP building must not exceed a radiant heat flux of 10kW/m<sup>2</sup>. The basis of this is to ensure that occupants are not exposed to excessive radiant heat when evacuating a building. As a result a SFPP development is required to have a larger asset protection zone than that required for a standard residential dwelling.

Schedule 2 – Bushfire Protection Measures (SFPP), attached, depicts the required asset protection zone for an aged care development as well as a residential development. The blue hatch identifies the developable area for a SFPP development (0.2032ha) within the north-eastern portion of the site. Buildings for habitable use (residential units related to SFPP use) are restricted to this area only.

Please note that buildings associated with administration, storage, maintenance, caretakers cottage etc. are not considered SFPP and can be located within the area identified on the plan as ‘Residential development (developable area)’.

If you require any further information please do not hesitate to contact the undersigned on (02) 4340 5331 or at [info@traverseecology.com.au](mailto:info@traverseecology.com.au).

Yours faithfully



John Travers  
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*Travers bushfire & ecology* is a certified BPAD Business (BPAD 15195).  
Accreditation by the *Fire Protection Association Australia*