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Your refs: DA/101353

Our refs: 10SGBBUS-0015



ABN 87 096 512 088

12 April 2011

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Attn: Daniel Copland

**Re: Access and IPA standards for Infill development at
Lourdes Retirement Village, 97-97 Stanhope Road, Killara**

Dear Daniel,

I refer to our meeting on the 5th April 2010 where the specific conditions within the NSW Rural Fire Service's Bush Fire Safety Authority (BFSA) dated 20th December 2010 were clarified. It is requested that the bushfire protection measures listed in this letter be endorsed by the RFS as being compliant with the BFSA as issued on the 20th December 2010. This will also provide clarity for the Joint Regional Planning Panel's enquiry regarding the BFSA conditions.

As agreed at our meeting this letter documents the measures that ensure compliance with the requirements for Inner Protection Area and access roads for infill development as guided by Section 4.2.5 of Planning for Bushfire Protection 2006 (i.e. under Special Fire Protection Purposes as infill). The measures proposed provide a significant improvement to the bushfire safety of the existing Village and the required standard of protection for the proposed new buildings.

The following Inner Protection Area (IPA) measures are proposed:

1. IPA where bushfire attack has potential of radiant heat attack on new buildings

The IPA abutting the proposed buildings will be fully compliant with Planning for Bushfire Protection (PBP).

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2. IPA on hazard side of existing buildings within Village

The following specific improvements to the existing Village IPA are proposed on the hazard side of existing buildings. It is noted that the following measures will have no specific benefit to the proposed new buildings; however they represent a significant improvement to the bushfire risk for the existing buildings:

- ☐ 80% of the mid storey vegetation between the site boundary and the perimeter road is to be removed and mulched on site to help maintain soil stability. The three attached tree retention/removal plans (Sym.Studio dated 12.4.11) show the location of this vegetation management. The proposed works includes removal of a large number small trees (<150 mm trunk dia.) and shrubs. Any branches on remaining trees carrying fine fuel <2 m above ground level will be removed by pruning;
- ☐ Selective thinning of mid storey vegetation will occur between buildings and the perimeter road where there is the potential for direct fire transfer from the hazard to buildings;
- ☐ All nylon fly screening will be replaced with metal screening compliant with BAL 12.5 under AS3959 on existing buildings facing the bushland perimeter of the Village i.e. the façade of these buildings facing the hazard.

3. IPA internal to existing buildings within the Village

No alterations to the landscaped gardens within the perimeter building line of the existing Village are proposed (except those identified in the tree retention/removal plans of Sym.Studio dated 12.4.11). All of this vegetation is managed gardens and includes vegetation very important to the amenity of the Village. The majority of this internal managed garden is screened from the hazard by brick buildings and some areas are beyond 100 m from the bushfire hazard.

4. Internal and perimeter access roads

Section 4.2.5 of PBP (p. 30) requires “... bush fire protection measures and compliance with the intent and performance criteria of each measure within section 4.3.5” and “...it is acknowledged that existing circumstances may make the preferred standards difficult to achieve. As such, the specific objectives in Section 4.2.3 are to be followed”. Selective pruning of trees and shrubs in accord with the tree retention/removal plans of Sym.Studio (dated 12.4.11) will be undertaken to improve clearances for vehicular movement through the Village. In accord with Section 4.2.5 of PBP the existing road network provides adequate opportunity for ingress and egress during bushfire events.

5. Recommendation

It is recommended that the NSW RFS confirm that this letter documents bushfire protection measures that enable the proposed infill development at the Lourdes Village Killara to comply with the Bush Fire Safety Authority dated 20th December 2010.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Rod Rose', written in a cursive style.

Rod Rose
Director - Bushfire

