

Our reference: A14054-JT:NVD
Your reference: DA2014/1062
NSW RFS ref: D14/3053

10 August 2015

The General Manager
Warringah Council
Civic Centre, 725 Pittwater Road
DEE WHY NSW 2099



Attention: Lashta Haidari

Dear Lashta

**Re: NSW Rural Fire Service response
Oxford Falls Road, Frenchs Forest**

Travers bushfire & ecology (TBE) has been engaged to provide a written response to the NSW RFS most recent letter (dated 6 August 2015) and in particular the capacity of the proposed development to comply with PBP and receive a bushfire safety authority from the NSW RFS.

The RFS in their letter dated 6 August 2015 stated that they were not in the position to provide an amended bushfire safety authority as it was not considered practical to provide conditions in lieu of an amended plan.

It should be noted that our client was in the process of preparing amended plans (to detail compliance with the 10kWm² rule and road design) in the first instance as a response to RFS earlier letter dated 7th July 2015, however was advised by Council that they would not accept a change to the plans at late notice. As a result *TBE* recommended the issue of a bushfire safety authority subject to specific conditions. This was not considered practical by the RFS, whom advised that final plans were required to provide detail of the proposed internal separation.

Our client has now updated plans to include minor amendments to the design in response to RFS requirements. These changes include the following;

- Provision of a 6.5m clearway width (inclusive of 6m carriageway and 0.25m grasscrete verge on either side) for the internal public road between the Barnes Road linkage and the formal entrance. Advice from Garth Bladwell (RFS) (via letter and verbal advice) has confirmed that this will be acceptable.
- Fire rated internal wall separation between residential / common areas and 'other' building uses. The entry and exit points of the residential portions will not be located within the APZ and there will be no internal room linkages between building uses. This will ensure the occupants residing in the aged care / common area portions of the buildings would not exit or enter the building where radiant heat levels exceed 10kW/m². The RFS in their letter (backed by verbal advice) stated that they would consider the design change which clearly meets this requirement.

TBE can confirm that there are no residential portions and/or common areas located within the APZ. The revised plans will clearly stipulate the location of these building uses along

with the location of the fire rated internal wall which prevents people from exiting and/or entering the building within the APZ (i.e. 10kWm²) area. As a result *TBE* can conclude that the proposal will comply with *Planning for Bushfire Protection 2006* and can advise that the RFS are capable of issuing a bushfire safety authority once in receipt of these amended plans.

Should you require further information, please do not hesitate to contact the undersigned on 4340 5331 or info@traverseecology.com.au.

Yours faithfully



John Travers

BA Sc. / Ass Dip / Grad Dip / BPAD-Level 3-15195 (FPA)

Managing Director – ***Travers bushfire & ecology***



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

John Travers and Nicole Van Dorst are BPAD consultants. Both are 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.