

Reference: B233995 – 21/07/2023

Woolworths
No. 1 Woolworths Way,
Bella Vista
NSW 2153

Attention: Nikita Mahapatra



Reference:

Proposed construction of the Woolworths Metro development on Lot 940 in DP 1265677, No. 260 Eight Avenue, South Austral.

Dear Nikita,

Thank you for your query. ABPP prepared a Bushfire Protection Assessment Report for the construction of the proposed Woolworths Metro development on Lot 940 in DP 1265677, No. 260 Eight Avenue, South Austral.

Section 4.4 of the report states:

4.1 Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent direct flame contact and material ignition.

A Defendable Space of more than 25 metres is provided between the building and the low-level hazard on the land within the RE1 zoned land to the northwest of the site.

This separation removes the likelihood of flame contact on the building from the northwest.

Due to the low level of risk from a bushfire occurrence in the RE1 zoned parcel of land the application of bushfire construction standards to satisfy the requirements of A.S. 3959 – 2018 – ‘Construction of Building in Bushfire Prone Areas’ is not required.

The report clearly establishes that the building is exposed to a low level of bushfire risk and therefore there is **NO** requirement for the application of Bushfire Construction Standards to the building. **The BAL is LOW i.e. less than BAL 40**

Graham Swain,
Managing Director,
Australian Bushfire Protection Planners Pty Limited