

Appendix Three

Correspondence with Rural Fire Service

1. 7/08/2018 – Email to Council – David Boverman
2. 28/03/2018 – Email to Councils Consultant ABPP – Craig Casey
3. 14/12/2015 – Pre-DA Advice Meeting Summary to Proponents Consultant Ecological – Craig Casey

From: David Boverman [mailto:David.Boverman@rfs.nsw.gov.au]
Sent: Tuesday, 7 August 2018 1:18 PM
To: Craige Wyse
Cc: Nika Fomin
Subject: Emailing - Evacuation and Risk Modelling Literature Search_Final Report.pdf & Lourdes Village

Hi Craige,

Please find attached the report that Eco-logical was referencing, for your information and use.

As you will see, there was no 'silver-bullet' evacuation risk model that was found. There were components but not a stand-alone model that could be used for land-use planning for bush fire issues.

That being said, even if there were one then the proponent would need to gain our concurrence on its use, assumptions and limitations, bounding conditions, acceptance criteria, etc, before it would have a valid application.

Furthermore, the proponent has made several statements and conclusions during our meeting with them and in the submission you sent us (the bush fire report and cover letter) which we disagree with.

These include the acceptability of using modified Fire Danger Indices and the appropriateness of using new development to shield existing developments from the bush fire hazard.

At the initial Bush Fire Design Brief meeting, it was strongly enunciated to Ecological that the NSW Rural Fire Service would not support such an approach.

Additionally, there are issues with increasing the occupant numbers and also potential design issues with the proposed multi-storey building(s).

Finally, it should be noted that the Bush Fire Design Brief Process needs to occur and be completed before any planning proposals are acted on, and this process is yet to be successfully completed by the proponent.

If you have any questions please let me know.

Kind regards,
David



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Attachment A – Correspondence from NSW Rural Fire Service

From: Craig Casey [Craig.Casey@rfs.nsw.gov.au]
Sent: Wednesday, 28 March 2018 3:15 PM
To: abpp@bigpond.net.au
Cc: Nika Fomin; Kalpana Varghese
Subject: Proposed redevelopment of Lourdes Retirement Village, 95 Stanhope Road Killara, Modification of FDI levels.

Dear Graham

I've spoken to both Nika Fomin (Manager Planning and Environment Services) and Kalpana Varghese (Acting Team Leader Development Assessment and Planning) regarding your enquiry, concerning the possible modifications to the Fire Danger Indices (FDI) used here in determining the proposed radiant heat levels as experienced by a SFPP development as part of either a direct performance or alternate solution and its compliance with PBP-2006.

Due to the many factors that contribute to the determination of a (FDI) and many variables involved such as wind speed, temperature, humidity and fuel conditions and topographic features, and combined with the level of vulnerability of the proposed developments inhabitants and the difficulties with any scientific verification, we would not support the use of a modified FDI due to the inherent high level of risk to the residents and fire fighters.

Kind regards

Craig



PRE-DA ADVICE MEETING SUMMARY

Attendees: Scott Gordon - Stockland Assistant Development Manager Retirement living
Camille Lattouf - Townplanner, Architectus Sydney
Jane Freeman - Architectus, Associate and Urban Planner
Jane Anderson - Architectus, Urban Planner
Leonard Tunhavasana - GN Consulting Pty Ltd Consulting Engineer
Nika Fomin - Manager, Customer Service Centre East
Jason Maslen - Team Leader, Development Assessment and Planning
Craig Casey - Development Assessment and Planning Officer

Project: Lourdes Retirement Village, 95 Stanhope Road, Killara
RFS Ref. ED15/0304482

Time and date: 10am 14/12/2015

Location: Customer Service Centre East

Details of the proposal

- ☒ SFPP Rezoning to enable a multi-storey redevelopment of an existing retirement village and aged care facility

Bush fire protection issues discussed

Compliance with *Planning for Bush Fire Protection 2006*

Documentation / plans referenced

Master plan provided by email

Advice Provided

- The NSW RFS would not support the proposal as presented as it would involve a significant increase in residents on the site and the location of buildings in the Flame Zone. The residential aged care facility (RACF) would also be located in the north-eastern corner of the site which is more exposed than the existing location and is located in the Flame Zone.
- A redevelopment of the facility such as this should provide asset protection zones (APZs) to achieve 10kW/sqm as set out in Table A2.6 of *Planning for Bush Fire Protection 2006*. Alternate solutions will be considered on a merits basis with regard to this requirement and the overall outcome of the proposal.
- The draft bush fire report assessed slopes to the south and east of 0-5 and 10-15 degrees respectively. The NSW RFS has identified slopes of 15-20 degrees and greater to the south and south-east of the site.
- The NSW RFS is willing to meet and provide further advice on further developed proposals.

Disclaimer

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

Signed: _____



Craig Casey
Development Assessment and Planning Officer



Jason Maslen
Team Leader,
Development Assessment and Planning