



PRE-DA ADVICE SUMMARY

Applicant: Stuart McMonnies
Building Code & Bushfire Hazard Solutions

Subject: 47 Cairnes Road Glenorie
RFS Ref: DOC18/106626

Details of the proposal

☒ SFPP New seniors living (33 residences)

Bush fire protection issues discussed

☒ Hazard Assessment Alternate solution modelling of hazard to north west with reduced flame width.

☒ Asset Protection Zones Required treatment of hazard within the south west of the site to be treated as low threat vegetation.

Documentation / plans referenced

- Preliminary site plan prepared by EJE Architecture (no date or reference)
- NBC Bushfire Attack Assessment Report V2.1 prepared by Stuart McMonnies dated 28 June 2018.

Advice Provided

- The modelling provided for the hazard to the north west, beyond Tekapo Road, using a flame width of 34 metres (m) and resulting in a 48m asset protection zone (APZ) is accepted.
- If the vegetation to the south west of the lot is managed to create a minimum separation distance of >100m from the hazard to the north west beyond Tekapo Road, this vegetation can be treated as low threat vegetation (i.e. not treated as a hazard).
- The proposal seems viable, however a bushfire report should be prepared which demonstrates compliance with *Planning for Bushfire Protection 2006* (or equivalent) and Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas*, including, but not limited to:
 - The proposed internal road shall comply with section 4.2.7 of *Planning for Bush Fire Protection 2006* (or equivalent).
 - The provision of water, electricity and gas shall comply with section 4.2.7 of *Planning for Bush Fire Protection 2006* (or equivalent).
 - A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with *Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* December 2014 and Australian Standard AS3745 2010 *Planning for Emergencies in Facilities*.
 - New construction within 100m of the hazard to the north west shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.

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:



Alastair Patton
Development Assessment and Planning Officer
Planning and Environment Services (East)



Kalpana Varghese
Acting Team Leader
Development Assessment and Planning
Planning and Environment Services (East)

Date: 25 September 2018