



PRE-DA ADVICE SUMMARY

Applicant: Nicole van Dorst
Travers bushfire & ecology

Subject: 70 Ashford Avenue Milperra
RFS Ref. PRE-DA20200629000112

Details of the proposal

☒ SFPP

Proposed seniors living development including the construction of approximately 149 independent living units and new clubhouse within the eastern portion of the existing Bankstown Golf Club

☐ Residential subdivision

☐ Other

Bush fire protection issues discussed

☐ Hazard Assessment

Consultation with the NSW RFS to confirm the suitability of the proposed performance based solution, which includes the use of new South Wales Rural Fire Service (NSW RFS) comprehensive fuel loads and reduced flame width, as recommended by the Department of Planning Industry and Environment

☐ Asset Protection Zones

☐ Access

☐ Construction Standards

☐ Services

☐ Emergency and
Evacuation Planning

Documentation / plans referenced

Bushfire Protection Assessment prepared by Travers bushfire & ecology (dated September 2019, referenced 18HPS03)

Advice Provided

- The NSW RFS raises no concern in relation to the proposed performance based solution relied on to address compliance of the proposal with *Planning for Bush Fire Protection (PBP)*.
- The bush fire risk assessment is based on the provisions of pre release *PBP 2018*. This has been superseded by *PBP 2019*. In this regard, the bush fire report is required to be updated to demonstrate compliance with the relevant provisions in Chapter 6 of *PBP 2019*.
- Please note that the pre DA advice issued is preliminary in nature and that no detailed assessment of the site or development is undertaken nor is it intended for the purpose of submitting revised information/bushfire engineering brief for further review of the original advice. The aim of the service is to identify any potential issues before the formal DA is lodged.

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.

Submitted by:

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Planning and Environment Services (East)

Approved by:

Nika Fomin
Manager
Planning and Environment Services (East)

Date: 15 July 2020