

Our Ref: 18RCP03B.2
NSW RFS Ref: DA20210202000372-Original-1

Monday 12th April, 2021

Attention: Mr D Gutwenger

Dear David

**Re: Bushfire Review
243 Forrester Road, St Marys**

Travers bushfire & ecology (TBE) have been requested to review the NSW Rural Fire Service Terms of Approval and the associated conditions of consent as stated in their letter dated Thursday 8 April 2021 and to confirm if the proposal is capable of being complied with as follows:

Condition 1. The proposed radiant heat barrier (as seen on the site plan prepared by Buchan, project no. 720048, dwg no. A-DA-0100, rev. G, dated issued 18.12.20) must be amended to incorporate a minimum height of 6.4 metres. The barrier must be solid, non-combustible and non-perforating.

Travers bushfire & ecology can confirm that this recommendation is generally consistent with Recommendation 3 of the bushfire report prepared by this firm. Noting that our report recommended a fence height of 6m and the RFS have conditioned a height of 6.4m.

We can confirm that the RFS GTA is capable of being complied with, in consultation with relevant engineering input to ensure stability of final design.

Condition 2: From the start of building works and in perpetuity, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA, the following requirements apply:

- ***Tree canopy cover be less than 15% at maturity;***
- ***Trees at maturity are not touching or overhang the building;***
- ***Lower limbs are removed up to a height of 2m above the ground;***
- ***Tree canopies are separated by 2 to 5m;***
- ***Preference is given to smooth-barked and evergreen trees;***
- ***Large discontinuities or gaps in vegetation are provided to slow down or break the progress of fire towards buildings;***
- ***Shrubs are not located under trees;***
- ***Shrubs do not form more than 10% of ground cover;***
- ***Clumps of shrubs are separated from exposed windows and doors by a distance of at least twice the height of the vegetation.***

- **Grass to be kept mown (as a guide grass should be kept to no more than 100mm in height);**
- **Leaves and vegetation debris are removed; and**
- **NSW Rural Fire Service's document *Standards for asset protection zones*.**

This condition requires the entire site to be maintained as an Inner Protection Area. This would therefore include the area identified as 'excluded vegetation' within the figure below. Updated landscape plans will be required to cover this area to ensure compliance with this condition.

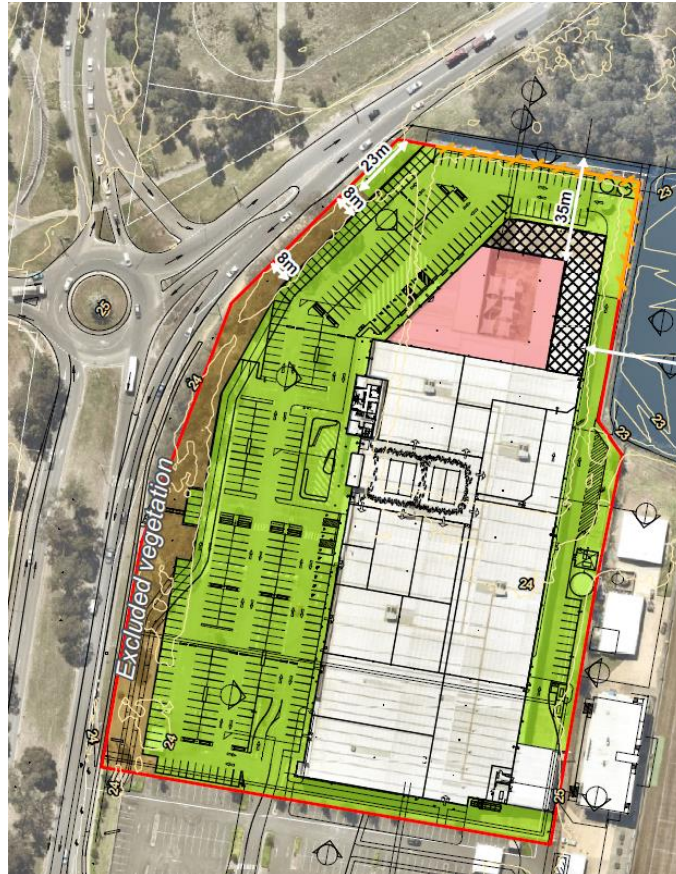


Figure 1 – Bushfire Protection Measures
(source: TBE, 2020)

Condition 3. Landscaping within the property must comply with Appendix 4 of Planning for Bush Fire Protection 2019. In this regard, the following principles are to be incorporated:

- **Planting is limited in the immediate vicinity of the building;**
- **Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);**
- **Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA) at maturity and trees do not touch or overhang buildings;**
- **Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;**

- **Use smooth bark species of trees species which generally do not spread fire up the bark into the crown;**
- **Avoid planting of deciduous species that may increase fuel at surface/ground level (i.e. leaf litter);**
- **Avoid climbing species to walls and pergolas;**
- **Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;**
- **Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and**
- **Low flammability vegetation species are used.**

Travers bushfire & ecology can confirm that the proposal is capable of complying with this condition. However the landscape plan is to be updated to include the entire site (to include the 'excluded vegetation' area as identified in Figure 1).

Condition 4. The childcare centre building must comply with section 3 and section 6 (BAL 19) Australian Standard AS3959- 2018 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 7.5 of Planning for Bush Fire Protection 2019.

Condition 5. The building (other than the childcare centre) must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 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 7.5 of Planning for Bush Fire Protection 2019.

Condition 6. Any new Class 10b structures as defined per the National Construction Code (including the feature walls and batten screens) must be non-combustible.

Travers bushfire & ecology can confirm that the proposal is capable of complying with this condition based on the fact that the original building was approved to comply with BAL 19.

It is recommended that a building certifier is engaged to ensure that the existing and proposed building additions comply with these conditions.

Condition 7. The provision of water, electricity and gas shall comply with Table 6.8c of Planning for Bush Fire Protection 2019.

Travers bushfire & ecology can confirm that the proposal is capable of complying with this condition.

Condition 8. A Bush Fire Emergency Management and Evacuation Plan must be prepared and be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. The Bush Fire Emergency Management and Evacuation Plan must include planning for the early relocation of occupants.

Travers bushfire & ecology can confirm that the proposal is capable of complying with this condition. A Bushfire Emergency Evacuation Plan is to be prepared prior to occupation.

If you require any further information please do not hesitate to the contact the undersigned on

Yours faithfully

Nicole van Dorst
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