

Attention: Mr Simon Truong

Mr Brendon Roberts
Acting Team Leader
Key Site Assessments
Department of Planning & Environment
PO Box 39
Sydney NSW 2001



Our Reference: 79BA – 880 – 2
Your Reference: SSD - 7311

11 April 2016

Dear Sir/Madam,

Subject: Proposed Research & Education Facility (SSD – 7311)
Taronga Institute of Science & Learning
Bradleys Head Road, Mosman

Background

The abovementioned development proposal is currently being assessed by the Department of Planning & Environment (DoPE) reference SSD - 7311.

The proposed development site is currently located upon 'Bushfire Prone Land', pursuant to *Section 146* of the *Environmental Planning & Assessment Act 1979*, and as such bushfire compliance issues have been addressed as part of the development application.

Bushfire prone land (Category 1 & 2 Vegetation), and associated buffer zones, are located within the general area (approximately 250m to the West and 175m to the East of the proposed building envelope).

Mosman Municipal Council, in their submission to DoPE, dated 29 February 2016, stated:

'The photomontage of the new building when viewed from Curraghbeena Park (pg. 42) shows that existing and proposed landscaping will appropriately screen the building. It is not clear if the requirements of the Bushfire Assessment (pg. 49) which specifies the provision of an Asset Protection Zone will impact on the extent of landscaping to be retained/provided. The visual dominance of landscape over buildings is strongly encouraged on the harbor foreshore sites.'

DoPE, in their response to the proponent, dated 10 March 2016, also stated:

'The Bushfire Assessment – Taronga Conservation Society Australia, prepared by Sydney Bushfire Consultants and dated 9 November 2015 recommends that an Inner Protection Area (IPA) is established as an Asset Protection Zone. The recommendation for the IPA requires that trees and flammable shrubs are separated from buildings. Please clarify the consistency of the landscaping plan with this recommendation. The Department notes that the landscaping plan appears to include groundcover within the IPA.'

The referenced landscape plan was prepared by NBRS & Partners, Milsons Point (Drawing Ref. No. 14490, Drawing Nos. LDA00 – LDA04, Issue B, Dated 24/11/2015).

I have now conducted a review of the said landscaping plans, with due regard to the above comments.

Determination

The subject development is technically located upon bushfire prone land. However, due to the large size of the allotment that contains the entire Zoological Park (Taronga Zoo) the bushfire vegetation the poses a risk to the development site is located a significant distance from the proposed building envelope. This vegetation is located approximately 250m to the West and 175m to the East of the proposed building envelope.

Generally, any single development allotment that is located >100m from bushfire prone vegetation would not be required to address bushfire risk, and it is only due to the large allotment size in this case that the development envelope is captured.

This infers that the proposed development is subject to a very low level of actual bushfire risk overall, and that some limited dispensations can be considered to improve visual amenity of the site.

Overall, the proposed canopy coverage within the study area appears to be well within the requirements for an 'Inner Protection Area' (IPA) – as per *Planning for Bushfire Protection 2006*.

In addition, the majority of the grounds directly adjacent to the building envelope, is paved or hardstand area, and free of all vegetation. Canopy trees also generally appear to be well removed from the building fabric. Vegetative groundcovers are also fully acceptable and compliant within an IPA, however they should be maintained at a minimum height (e.g. lawns and grass maintained at <50mm).

Finally, there are some small garden beds proposed adjacent to the building. A review of the plantings list shows some species with good fire resistant properties have been selected, (although no plant could be considered as never being 'flammable'), and it is a considered opinion that these plantings are acceptable, given the low levels of bushfire risk overall, and that the amenity of the site is also considered to be an important aspect of the development.

This document has been issued by a person who is recognised by the NSW Rural Fire Service as a 'suitably qualified consultant' in bush fire risk assessment (pursuant to NSW Rural Fire Service requirements - Fast Fact 5/10 Version 3 Dated 7 March 2011 & Development Control Practice Note 1/10 Version 2 Dated 4 February 2011)

Sincerely,



Scott Jarvis

Graduate Diploma Design for Bushfire Prone Areas

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