

North Oaks Strata Response to FireSmart Community Assessment Report

Recommendation	Accepted Y/N	Proposed Response (including remediation if required)	Timeline
<p>1. Reduce or eliminate any combustibles within the immediate (5ft) zone. This includes replacing the bark mulch used in garden beds and alcoves against the building, with crushed rock or gravel. The broad leaf shrubbery in this area needs aggressive pruning as well.</p>	Y	<p>The type of landscaping found in the garden beds throughout the complex varies depending on the individual owners' preferences. Council does not intend to take action in these areas, but will encourage owners to avoid using bark mulch and to use rocks or other non-combustible materials and fire resistance plants when updating their garden beds.</p>	ongoing
<p>2. The cedar hedges, trees and shrubs that have been commonly used in landscaping and for privacy for decades, must be aggressively pruned or better yet removed. This is the case for both the Southern and western flank of the property. An extreme example would be near the main electrical building where the hedges are so overgrown and close to the structure that a fire here would cut power to the entire site. This is a significant risk to the rest of the complex.</p>	Y	<p>Problematic cedar hedges and shrubs have been identified (see attached) and will be removed.</p> <p>SL3 will request estimates for cutting the hedges and removing or grinding the stumps.</p> <p>SL10 will determine whether the estimates fall within this year's budget. If the cost is prohibitive, we will proceed with the most critical areas and defer the rest to next year.</p> <p>Remediation may include seeding the areas with grass or planting fire resistance shrubs – to be determined after the hedges have been removed.</p>	Complete

North Oaks Strata Response to FireSmart Community Assessment Report

<p>3. The cedar fence panels that create privacy screening at the rear of most units need attention. The panel that attaches to the house should be made of non-combustible material such as hardi plank or expanded metal etc.</p>	<p>Y</p>	<p>The fence is in good condition, but Council acknowledges that it will need to be replaced at some point in the future. When that time comes, we will consider non-combustible material to replace the wooden fence.</p>	<p>TBD</p>	<p>TBD</p>
<p>4. The exterior vents on the building should have 3mm wire screen installed to keep out embers and flying brands.</p>	<p>Y</p>	<p>Council acknowledges that wire screens would be ideal, but we have been unable to source screens with dimensions to fit the exterior vents in our buildings. We will review the supply on a periodic basis and should appropriate screens become available we will revisit this recommendation.</p>	<p>TBD</p>	<p>TBD</p>

North Oaks Strata Response to FireSmart Community Assessment Report

