
Sent: 1/08/2019 9:30:47 AM
Subject: DA2018/1667 - 181 Allambie Road
Attachments: 181 Allambie Road.pdf;

Dear Lashta,

Please find attached the Rural Fire Service comments regarding DA2018/1667 - 181 Allambie Road.

Regards,



**Lisa Kennedy | Administration Officer | Planning and Environment Services, East
NSW RURAL FIRE SERVICE**

4 Murray Rose Avenue, Sydney Olympic Park NSW 2127

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PREPARE. ACT. SURVIVE.



NSW RURAL FIRE SERVICE



The General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2018/1667
Our reference: D18/7788

30 July 2019

Attention: Lashta Haidari

Dear Ms Haidari,

Integrated Development for Partial External Demolition Works and Construction of a Seniors Housing Development at Lot 265 DP752038, 181 Allambie Road, Allambie Heights, 2100

Reference is made to Council's correspondence dated 23 October 2018 to seek approval for the above application for integrated development in accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*.

Subject to Northern Beaches Council management of the Manly Warringah War Memorial Park (specifically APZ 3) identified in *Figure 6 – Prescribed Fire Management Zones* in the document *Manly Warringah War Memorial Park Fire Regime Management Plan 2006*. This bush fire safety authority is also subject to the provision of an agreement being provided by Sydney Water allowing Allambie Heights Village Ltd and its nominated Bushfire Management subcontractors to manage the portion of Sydney Water controlled land, situated immediately north of 181 Allambie Road Allambie Heights 2100, the following recommended conditions are provided:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works the property shall have the internal Asset Protection Zones (APZs) as identified in the figure titled 'Proposal and APZ' in the document *Fire Management Plan – William Charlton Village Allambie Heights*, prepared by Total Earth Care, dated May 2019. These APZs shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of *Planning for Bush Fire Protection 2006* and the NSW Rural Fire Service's document *Standards for asset protection zones*.
2. The portion of Sydney Water controlled land, situated immediately north of 181 Allambie Road Allambie Heights 2100, shall be managed as an Inner Protection Area.

This shall be subject to a documented agreement, signed by all beneficiaries (Sydney Water, Allambie Heights Village Ltd and Northern Beaches Council). The agreement from Sydney Water will at a minimum allow for Allambie Heights Village Ltd and its nominated Bushfire Management subcontractors to access and undertake works, for the purposes of managing the land in perpetuity, to be consistent an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of *Planning for Bush Fire Protection 2006* and the NSW Rural Fire

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Service's document *Standards for asset protection zones*. The agreement shall be to the satisfaction of Northern Beaches Council in ensuring the ongoing nature of the arrangement.

3. The proposed Pool Building (place of public assembly) shall be setback a minimum of 85 metres from the hazard to the southwest in accordance with Table A2.6 of *Planning for Bush Fire Protection 2006* as to not be exposed to radiant heat levels greater than 10kW/m².

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply

4. New construction to Buildings A and B shall comply with section 3 and section 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* as appropriate and in accordance with the Method 2 bush fire modelling provided in the document *Re: Additional bushfire information - redevelopment of William Charlton Village at 181 Allambie Road Allambie Heights*, prepared by Blackash Bushfire Consulting, dated 16 July 2019.
5. New construction to the appropriately setback Pool Building shall comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone area* 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*.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

6. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of *Planning for Bush Fire Protection 2006*.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

7. Internal roads shall comply with following requirements of section 4.2.7 of *Planning for Bush Fire Protection 2006*:
 - Internal roads are two-wheel drive, sealed, all-weather roads.
 - Internal perimeter roads are provided with at least two traffic lane widths (carriageway 8 metres minimum kerb to kerb) and shoulders on each side, allowing traffic to pass in opposite directions.
 - Roads are through roads. Dead end roads are not more than 100 metres in length from a through road, incorporate a minimum 12 metres outer radius turning circle, and are clearly signposted as a dead end.
 - Traffic management devices are constructed to facilitate access by emergency services vehicles. - A minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches, is provided.
 - Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress.
 - The minimum distance between inner and outer curves is six metres. Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress.
 - Maximum grades do not exceed 15 degrees and average grades are not more than 10 degrees.
 - Crossfall of the pavement is not more than 10 degrees.
 - Roads do not traverse through a wetland or other land potentially subject to periodic inundation (other than flood or storm surge).
 - Roads are clearly signposted and bridges clearly indicate load ratings.
 - The internal road surfaces and bridges have a capacity to carry fully-loaded fire fighting vehicles (15 tonnes).

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

8. 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*.

Landscaping

9. Landscaping to the site is to comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

General Advice – consent authority to note

The above recommendations have been based upon the maintenance of an Asset Protection Zone (APZ) within Manly Warringah War Memorial Park, managed by the Northern Beaches Council to the southwest of the subject lot. Northern Beaches Council is bound by an agreement between Warringah Council and Allambie Luther Village with relation to the development approval for DA2004/0335 to provide an APZ identified as APZ 3 in *Figure 6 – Prescribed Fire Management Zones* in the document *Manly Warringah War Memorial Park Fire Regime Management Plan 2006*.

Should you wish to discuss this matter please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely



Nika Fomin
Manager, Planning and Environment Services (East)

