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<b>Sent:</b>	15/10/2021 2:30:00 PM
<b>Subject:</b>	NSW RFS Determination - Your Reference - DA2020/0552 LEC Matter
<b>Attachments:</b>	DA20210514001974-CL55-1 - 15-10-2021 12_49_54 - Determination Letter.pdf;



## NSW RURAL FIRE SERVICE

**Attention:** Lashta Haidari

**Your Reference:** DA2020/0552 LEC Matter

**Application Details:** s100B – SFPP – CL55

**Site Address:**

181 Allambie Road  
Allambie Heights NSW 2100

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Joshua Calandra on 1300 NSW RFS and quote DA20210514001974-CL55-1.



Planning and Environment Services

**NSW RURAL FIRE SERVICE**

Locked Bag 17 Granville NSW 2142

**P** 1300 NSW RFS **E** [records@rfs.nsw.gov.au](mailto:records@rfs.nsw.gov.au)

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**PREPARE. ACT. SURVIVE.**



## NSW RURAL FIRE SERVICE

Northern Beaches Council  
PO Box 882  
MONA VALE NSW 1660

Your reference: DA2020/0552 LEC Matter  
Our reference: DA20210514001974-CL55-1

**ATTENTION:** Lashta Haidari

Date: Friday 15 October 2021

Dear Sir/Madam,

**Integrated Development Application**  
**s100B – SFPP – Seniors Housing**  
**181 Allambie Road Allambie Heights NSW 2100, 2615//DP752038**

I refer to your correspondence dated 14/10/2021 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions.

### General Conditions

The proposed Asset Protection Zones (APZs) and Bushfire Construction Levels have been nominated by Australian Bushfire Consulting Services and demonstrated in accordance with the modelling under Method 2 as stipulated in the Australian Standard AS3959-2018 *Construction of buildings in bushfire prone areas*. The following conditions are based on the acceptance of the methodology of the performance based solutions and management of the proposed APZs found in the supporting documents:

- *RE: ALLAMBIE HEIGHTS VILLAGE - 181 ALLAMBIE ROAD ALLAMBIE HEIGHTS NSW - BUSHFIRE HAZARD ASSESSMENT / PERFORMANCE MODEL*, prepared by Australian Bushfire Consulting Services, Ref: 21-161, dated 31 March 2021; and
- *Bush Fire Management Plan - William Charlton Village, Allambie Heights*, prepared by Total Earth Care, Ref: C11661, Rev B, dated 31 March 2021.

### Asset Protection Zones

***Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.***

1. At the commencement of building works the property must provide the internal Asset Protection Zones (as setout in condition 4 below) as identified in the figure titled 'Map 2. Bush Fire Management Overview' in the

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document *Bush Fire Management Plan - William Charlton Village, Allambie Heights*, prepared by Total Earth Care, Ref: C11661, Rev B, dated 31 March 2021.

2. The area identified as 'Weeds and Exotics' north of the access track in the figure titled 'Map 1. Vegetation Communities' in the document *Bush Fire Management Plan - William Charlton Village, Allambie Heights*, prepared by Total Earth Care, Ref: C11661, Rev B, dated 31 March 2021 must be managed as an inner protection area (as setout in condition 4 below).

3. The portion of Sydney Water controlled land, situated immediately north of 181 Allambie Road Allambie Heights 2100, must be managed as an Inner Protection Area. This shall be subject to a licence agreement, signed by all beneficiaries (Sydney Water and Allambie Heights Village). The agreement from Sydney Water will at a minimum allow for an inner protection area (as setout in condition 4 below) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. The agreement shall be to the satisfaction of Northern Beaches Council in ensuring the ongoing nature of the arrangement.

4. At the issue of an occupancy certificate, and in perpetuity to ensure ongoing protection from the impact of bush fires, the areas of the site identified in Conditions 1, 2 and 3 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 should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

#### **Construction Standards**

***Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.***

5. New construction must comply with Sections 3 and 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*.

#### **Access - Internal Roads**

***Intent of measures: to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area.***

6. Access roads for special fire protection purpose developments must comply with general requirements of Table 6.8b of *Planning for Bush Fire Protection 2019*:

- Special Fire Protection Purposes access roads are two-wheel drive, all-weather roads;
- access is provided to all structures;
- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- access roads must provide suitable turning areas in accordance with Appendix 3; and

- one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.

7. A 56 metre section of the proposed internal road is to be constructed of reinforced turf which shall be:

- engineered to carry a 15 tonne Category 1 Fire Fighting vehicle;
- all-weather two-wheel drive access; and
- clearly marked and signposted.

### **Water and Utility Services**

***Services Intent of measures: 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.***

8. The provision of water, electricity and gas must comply with Table 6.8c of *Planning for Bush Fire Protection 2019*.

### **Landscaping Assessment**

***Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

9. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area, suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- 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), and less than 30% (OPA) 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 carry a 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.

10. All fences in bush fire prone areas must be made of either hardwood or non-combustible material. Unless the fence is within 6m of a building or in areas of BAL-29 or greater, where they should be made of non-combustible material only.

### **Emergency and Evacuation Planning Assessment**

***Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.***

11. A Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with the:

- NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*;
- Australian Standard AS 3745:2010 *Planning for emergencies in facilities*; and,
- Australian Standard AS 4083:2010 *Planning for emergencies – Health care facilities*.
- The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.

Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 20/06/2021.

For any queries regarding this correspondence, please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese  
**Supervisor Development Assessment & Plan  
Built & Natural Environment**



NSW RURAL FIRE SERVICE

# BUSH FIRE SAFETY AUTHORITY

SFPP – Seniors Housing  
181 Allambie Road Allambie Heights NSW 2100, 2615//DP752038  
RFS Reference: DA20210514001974-CL55-1  
Your Reference: DA2020/0552 LEC Matter

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority supersedes the previous Bush Fire Safety Authority DA20210514001974-Original-1 issued on 20/06/2021 and confirms that, subject to the attached reissued General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

**Kalpana Varghese**

**Supervisor Development Assessment & Plan  
Built & Natural Environment**

Friday 15 October 2021