
Sent:	31/07/2020 1:34:30 PM
Subject:	NSW RFS Correspondence: 181 Allambie Road, Allambie Heights NSW 2100
Attachments:	DA20200625002249-Original-1 - Seniors Housing - 181 Allambie Road, Allambie Heights NSW 2100 - Custom Letter.pdf;



NSW RURAL FIRE SERVICE

Attention: Annabelle Lindsay

Application Details: s100B – SFPP – Original

Site: 181 Allambie Road,
Allambie Heights NSW 2100

Your reference: DA2020/0552 (CNR-8392)

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 DA20200625002249-Original-1.



Planning and Environment Services

NSW RURAL FIRE SERVICE

Locked Bag 17 Granville NSW 2142

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NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2020/0552 (CNR-8392)
Our reference: DA20200625002249-Original-1

ATTENTION: Annabelle Lindsay

Date: Friday 31 July 2020

Dear Sir/Madam,

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

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 18/06/2020.

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 a licence 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

Intent of measures: to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.

1. At the commencement of building works the property shall have the internal Asset Protection Zones (APZs) as identified in the figure titled 'Map 2. Bush Fire Management Overview' in the document *Bush Fire Management Plan – William Charlton Village Allambie Heights*, prepared by Total Earth Care, Ref: C11661, dated 24 February 2020. These APZs shall be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.
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 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 (IPA) 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.

Design and Construction

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.

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NSW Rural Fire Service
Locked Bag 17
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NSW Rural Fire Service
4 Murray Rose Ave
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1. 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*.

Water and Utilities

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.

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

Access

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.

1. 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.
1. 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.

Evacuation and Emergency Management

Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of Special Fire Protection Purposes developments.

1. Bush Fire Emergency Management and Evacuation Plan is 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.

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*.

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

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Planning and Environment Services