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| Sent: | 18/05/2021 2:18:08 PM |
| Subject: | NSW RFS Correspondence: 181 Allambie Road Allambie Heights NSW 2100 |
| Attachments: | DA20200625002249-S4.55-1 - Seniors Housing - 181 Allambie Road Allambie Heights NSW 2100 - Custom Letter.pdf; |



NSW RURAL FIRE SERVICE

Attention: Northern Beaches Council

Application Details: s100B – SFPP – S4.55

Site: 181 Allambie Road
Allambie Heights NSW 2100

Your reference: REV2021/0006 (CNR-18654)

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-S4.55-1.



Planning and Environment Services

NSW RURAL FIRE SERVICE

Locked Bag 17 Granville NSW 2142

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PREPARE. ACT. SURVIVE.



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: REV2021/0006 (CNR-18654)
Our reference: DA20200625002249-S4.55-1

ATTENTION: Northern Beaches Council

Date: Tuesday 18 May 2021

Dear Sir/Madam,

Development Application

s100B – SFPP – Seniors Housing

181 Allambie Road Allambie Heights NSW 2100, 2615//DP752038, 2615//DP752038

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 26/02/2021.

General Conditions

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 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 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*

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Street address

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for *Bush Fire Protection 2019*. The agreement shall be to the satisfaction of Northern Beaches Council in ensuring the ongoing nature of the arrangement.

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.

3. 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.

4. 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.

5. 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 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.

6. 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.

7. 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.

8. 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.

9. 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.

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*.

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 31/07/2020.

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

Yours sincerely,

Nika Fomin

**Manager Planning & Environment Serv (E)
Built & Natural Environment**