



PRE-DA ADVICE SUMMARY

Applicant: Ciaran Foley – Allambie Heights Village Ltd
Subject: Review of Amended Design – 181 Allambie Road, Allambie Heights
RFS Ref. DOC19/147868

Details of the proposal

SFPP

Revised Design: new Seniors Living development comprising 24 independent living units and a private communal 'clubhouse' building with a gym, lounge area & associated amenities.

Residential subdivision

Other

Bush fire protection issues discussed

Hazard Assessment

Asset Protection Zones

Nominated to be consistent with the GTAs issued 30 July 2019

Access

Insufficient information provided

Construction Standards

Nominated to be consistent with the GTAs issued 30 July 2019

Services

Emergency and Evacuation Planning

Documentation / plans referenced

Allambie Heights Village – Project 2 – Landscape Concept Plan prepared by Arterra Design Pty Ltd, L-SD-01, Rev. P1, dated 24 November 2019

Advice Provided

- No objection is raised in principle to the amended proposal related to location of building footprints, assessment of hazard and provision of asset protection zones.
- Access requirements have previously been recommended as requiring perimeter roads in accordance with a Special Fire Protection Purposes (SFPP) development against Section 4.2.7 of *Planning for Bush Fire Protection 2006*. The current proposal has identified that a one way 5 metre wide access trail is proposed which includes a portion proposed as reinforced turf.
- Any future application should include a detailed account of why a perimeter road is not proposed for a new SFPP (this proposal is not consistent with an Infill SFPP development). This shall include any performance based solution for an alternate access approach. Specifications and details for reinforced turf shall be provided.
- Landscaping including the planting density of the Bio-Filtration Zones shall be consistent with an Asset Protection Zone.

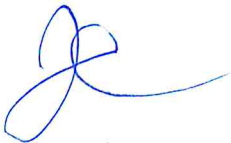
Disclaimer

RFS advice is based on information provided and policy and legislative requirements applicable at the time. The advice should be copied into, or referenced in, any subsequent development application.

All efforts are made to identify issues of relevance and likely concern with the preliminary proposal. However, the comments and views in this document are based only on the plans and information submitted for preliminary assessment and discussion at the pre-DA meeting. You are advised that: -

- The views expressed may vary once detailed plans and information are submitted and formally assessed in the development application process, or as a result of issues contained in submissions by interested parties;
- Given the complexity of issues often involved and the limited time for full assessment, no guarantee is given that every issue of relevance will be identified;
- Amending one aspect of the proposal could result in changes which would create a different set of impacts from the original plans and therefore require further assessment and advice; and,
- The Pre-DA advice given does not bind Council officers, the elected Council members, or other parties to the DA process.

Signed:



Joshua Calandra
Development Assessment and Planning Officer
Planning and Environment Services (East)



Kalpana Varghese
Team Leader
Development Assessment and Planning
Planning and Environment Services (East)

Date: 2 December 2019