

AEP Ref: 1377

Date: 25 June 2024

To ADS Architects C/- Kuatro

Attention: Ryan Soh

Via Email: Ryan.s@kuatro.com.au

Dear Ryan,

RE: Bushfire Threat Assessment for S4.56 Modification report for Residential Development at 8 Forest Road, Warriewood NSW 2102, Lot 1 DP 5055.

At the request of ADS Architects (the Client), Anderson Environment and Planning herewith provide an assessment of the Section 4.56 modification in accordance with Environmental Planning and Assessment Act 1979, (EP&A act) to the internal and external Fire Access Road for the residential development at 8 Forest Road Warriewood NSW in response to NSW RFS RFI dated 11 June 2024. This letter should be read in conjunction with the ADS Architects, 2023 S4.56 Modification, Plan A001 Revision 12 - Plan for Residential at 8 Forest Road Warriewood NSW dated 14/06/2024 (Attachment A). Detailed drawings of the middle access road and firetrail are provided in architectural plans contained in Attachment B.

The original development was lodged and approved under PBP 2006 and a 3.5m firetrail was approved around the perimeter of the development. Changes to the location of the Community space have resulted in a decreased width for the internal shared access path that was approved as part of the approval under PBP 2006 legislation. PBP 2019 specifies a minimum 5.5m width for internal roads while PBP 2006 does not specify a width for internal roads that are not internal perimeter roads.

After AEP's detailed review against PBP 2006 and 2019 it was determined that the external fire access road be upgraded to a 4m wide (fully sealed) to allow for better access and an increase in protection against adjoining hazard vegetation as an improvement over the approved 2006 plans. There will also be a 24m diameter turning circle retained in the northwest along the firetrail which would allow for a change in direction along the firetrail if required. Sealing the firetrail and retaining the turning circle will improve usability of this area in the case of an emergency over and above the previous 3.5m wide unsealed firetrail without a turning circle.

Specific restrictions would apply to the firetrail which would include:

- No parking along the shared access firetrail;
- No obstructions within 1m of the edge of the firetrail;
- No planting of species >300mm within 1m of the edge of the firetrail; and
- Vertical clearance of 4m to be maintained at all times.

The proposed updgrade to the firetrail should significantly improve access for the RFS in comparison to the 3.5m unsealed, approved firetrail. This improvement should allow for greater protection of the residents, asset and above all the RFS officer defending the community.

In moving the Community space and gathering area to a location that is within BAL 12.5 or less this required a reduction in the internal access path. This access path is a shared space and would not be for regular traffic, instead it would only be available in an emergency to provide additional access for emergency services.



While this is less than the standard internal road dimensions usually requested as part of a development under PBP 2019, given that it would not be used by regular traffic and was approved under PBP 2006, it is considered that it should be suitable for emergency access for RFS vehicles. To further improve usability the following conditions would apply to the shared space and the area directly adjacent:

- No parking along the shared access path;
- No loading docks along the edge of the shared access path;
- No infrastructure to be present within the shared access path;
- No obstructions within 1m of the edge of the shared access path;
- No planting of species >300mm within 1m of the edge of the shared access path; and
- Vertical clearance of 4m to be maintained at all times along the shared access path.

The reduction in the internal shared access path from 5.5m to 4m will have limited to no impact on the ability for the residents to evacuate, as this road is not for residents to use for access to the development. It will have limited to no impact on the RFS vehicle movement due to the restrictions listed above on the shared access path.

Given the above AEP have determined that the proposed changes should enhance the ability to protect, residents, assets and above all the RFS officers defending the property.

With the changes to the location of the community facilities and gathering space, the upgrading of the firetrail, the retention of the turning circle and the restrictions on the shared access path it has been determined that these proposed changes will provide improved access and firefighting abilities for the Subject Site over the previously approved plans for the development.

Attachment A shows the ADS Architects, 2024 S4.56 Modification, Plan A001, Revision 12 - Plan for Residential at 8 Forest Road Warriewood NSW dated 14/06/2024, proposed modification to internal road and firetrail access.

Attachment B shows the ADS Architects, 2024 S4.56 Modification, Plan A100.1, Revision 18 – Floor Plans – Ground Floor Plan – East dated 14/06/2024 and ADS Architects, 2024 S4.56 Modification, Plan A100.2, Revision 18 – Floor Plans – Ground Floor Plan – West dated 14/06/2024.

No further changes are proposed to buildings or the required APZ, therefore no further assessment is required.

We thank you for the opportunity to be involved in this project. Should you require any further clarification on this matter, please contact Natalie Black (AEP Senior Environmental Manager – 0431 249 360) or myself on 0468 601 393.

Regards

Chris Wark

(Oal

Senior Ecologist and Bushfire Co-ordinator



Attachment A



GENERAL NOTES:

FOR WHICH IT IS ISSUED

1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS. PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED

2.ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY.

3.INFORMATION INDICATED IN THIS DOCUMENT MAY BE CRUCIAL TO THE SAFE AND PROPER FUNCTIONING OF THE PROJECT. DO NOT ALTER ANY ASPECT WITHOUT REFERENCE TO THE ARCHITECT.

4.READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND

SPECIFICATIONS.

5. INFORM THE ARCHITECT OF ANY DISCREPANCIES

6.THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SAA CODES AND ALL RELEVANT

7.THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUNDLINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

8.A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

9.THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE PREVIOUS APPROVALS

MOD 2022/0070; MOD 2023/0201

SECTION 4.56 CHANGE LIST (28/07/2023)

(REFER TO CHANGE SCHEDULE FOR MORE DETAILS) UPGRADE FIRE TRAIL ACCESS TO 4m WIDE & INTERNAL

ROAD TO BE 4m WIDE COMMON OPEN SPACE AREA TO BE CREATED BETWEEN

BUILDINGS CONSISTING OF: A. SWIMMING POOL

B. BBQ AREAS

C. FITNESS AREA D. SITTING/ PICNIC AREAS

E. LANDSCAPING

WASTE MANAGEMENT UPDATED CONSISTING OF x3 BIN ROOMS & HOLDING AREA FOR KERB SIDE COLLECTION.

EXTENSION OF UNIT 50 BUILDING D PRIVATE OPEN SPACE DUE TO REMOVAL OF RAMP ACCESS BUILDING D LOBBY. PRIVATE OPEN SPACE INCREASSED BY 20 SQM

RETURNED APPLICATION (22/11/2023)

ADDITIONAL POOL SECTIONS

SHADOW DIAGRAMS

SECTION 4.56 CHANGE LIST ADDENDUM (07/05/2024) (REFER TO CHANGE SCHEDULE FOR MORE DETAILS)

INTERNAL FITOUT CHANGE INTO LIFT SPACE

LIFTS REMOVED FROM TOWNHOUSES 02, 03, 04, 05, 08, 09, 10, 11, 12, 13 & 14.

FINISH CHANGES, "TIMBER LOOK" CHANGED TO "DULUX DURALLOY ANOTEC MID BRONZE MATT" AND "SANDSTONE

CLADDING" CHANGED TO "SANDSTONE LOOK" 10. FACADE FINISH DRAFTING ERROR CORRECTIONS

1. LIFT OVERRUN REMOVED & ALLOWANCE FOR ROOF PARAPET ADDED, THE HEIGHT OF WHICH IS 100mm LOWER

THAN THE PREVIOUSLY APPROVED LIFT OVERRUN HEIGHT.

12. INTERNAL FITOUT CHANGES TO UNIT 12 TO COMPLY WITH NDIS REQUIREMENTS

Rev	Date	Amendment	В
01	1/12/2021	ISSUE FOR S4.56(2) FOR COORDINATION	(
02	22/12/2021	ISSUE FOR S4.56 - FOR COORDINATION	(
03	17/01/2022	ISSUE FOR S4.56 - FOR COORDINATION	(
04	21/01/2022	ISSUE FOR S4.56	
05	8/02/2022	ISSUE FOR S4.56 - FOR COORDINATION	
06	11/02/2022	ISSUE FOR S4.56	
07	14/12/2022	ISSUE FOR S4.56 - COORDINATION	(
08	15/04/2024	ISSUE FOR S4.56 ADDENDUM COORDINATION	
09	30/04/2024	ISSUE FOR S4.56 ADDENDUM REVIEW	
10	7/05/2024	ISSUE FOR S4.56 ADDENDUM	Г

ISSUE FOR CONSULTANT INFORMATION

ISSUE FOR S4.56 ADDENDUM

11 29/05/2024

RESIDENTIAL DEVELOPMENT

Address:

8 Forest Road Warriewood NSW 2102 Australia

KLIATRO

Status:

S4.56 MODIFICATION

Preliminary

Site Plan

Pn_0800 A001

Checked: Drawn: Scale@A1:



ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD 1/7 Murray Rose Avenue, Sydney Olympic Park NSW 2127 P: 02 9763 1888

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Attachment B



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GENERAL NOTES:

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NSW Nominated Architect Pavlo Doroch 9170



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GENERAL NOTES

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