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**Sent:** 3/05/2019 2:02:36 PM  
**Subject:** Development Application DA2018/1667 2615//752038 - 181 ALLAMBIE ROAD  
ALLAMBIE HEIGHTS 2100  
**Attachments:** NSW RFS Add Info D18 7788.pdf;

Hi Lillian,  
Attached is a response to the additional information received in support of the above application.

Regards,

**Josh Calandra | Development Assessment and Planning Officer | Planning and Environment Services (East)**  
**NSW RURAL FIRE SERVICE**  
Headquarters 15 Carter Street Lidcombe NSW 2141 | Locked Bag 17 Granville NSW 2142  
P 02 8741 3409 E [Joshua.Calandra@rfs.nsw.gov.au](mailto:Joshua.Calandra@rfs.nsw.gov.au)  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) | [www.facebook.com/nswrfs](https://www.facebook.com/nswrfs) | [www.twitter.com/nswrfs](https://www.twitter.com/nswrfs)  
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# NSW RURAL FIRE SERVICE



The General Manager  
Northern Beaches Council  
PO Box 882  
MONA VALE NSW 1660

Your reference: DA2018/1667  
Our reference: D18/7788

3 May 2019

**Attention:** Lashta Haidari

Dear Ms Haidari,

## **Proposed Development at 181 Allambie Road Allambie Heights**

I refer to your correspondence dated 23 October 2018 seeking general terms of approval in relation to the above matter.

It is acknowledged that an initial request for additional information has been addressed in the correspondence from total earth care dated 8 March 2019. However, the information provided has not adequately addressed the issues raised. As such, further information is required on the following issues for further assessment of the proposal:

1. The 'Proposed Clearing Area', as identified in the 'APZ Bushfire Overview' in the document *Northern Beaches Council Bush Fire Assessment Report of SFPP at 181 Allambie Rd. Allambie Heights* prepared by D.B.Macarthur, shall be supported through a Plan of Management. The Plan of Management shall include:
  - The prescribed APZ requirements and its treatment details e.g. Inner Protection Area (IPA) widths and fuel loads, etc;
  - The range of specific management options available to the development, its prescription and its location;
  - The predicted timing intervals of the management options; and
  - Detailed methodology of the management of the fuel loads; and
  - Acknowledgement of responsibility from the landholder that the APZ will be managed in perpetuity.
2. The New South Wales Rural Fire Service (NSW RFS) does not support the vegetation assessment as outlined in the document *Northern Beaches Council Bush Fire Assessment Report of SFPP at 181 Allambie Rd. Allambie Heights* prepared by D.B.Macarthur. The Service has assessed the vegetation as forest to the southwest and dependant on the implementation of proposed asset protection zones (APZs) (to be supported through a Plan of Management), remnant vegetation to the west of proposed Buildings A and B. Vegetation occurring on adjacent land (Sydney Water easement) to the north is to be assessed as remnant vegetation.

### **Postal address**

NSW Rural Fire Service  
Planning and Environment Services  
Locked Bag 17  
GRANVILLE NSW 2141

### **Street address**

NSW Rural Fire Service  
Planning and Environment Services (East)  
4 Murray Rose Avenue  
Sydney Olympic Park NSW 2127

T 1300 NSW RFS  
F (02) 8741 5433  
E [records@rfs.nsw.gov.au](mailto:records@rfs.nsw.gov.au)  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

In this regard, the APZ requirements of Table A2.6 of *Planning for Bush Fire Protection (PBP) 2006* are:

- 30 metres to the north and west of proposed Buildings A and B; and
  - 85 metres to the southwest of proposed Building B and the Pool Building.
3. The proposed Pool Building will incorporate a pool, gymnasium, lounge, hair salon, kitchen, storerooms, bathrooms and multi-function room which is considered to form an integral part of the facility and a public assembly building. As such, it needs to be considered against the Special Fire Protection Purpose (SFPP) development requirements of Section 4.2.7 *PBP 2006* and the *Fast Fact Places of Public Worship and Other Public Assembly Buildings on Bush Fire Prone Land* (dated October 2014, Fact Sheet 2/14).
4. The proposed access, as identified in the document *Northern Beaches Council Bush Fire Assessment Report of SFPP at 181 Allambie Rd. Allambie Heights* prepared by D.B. Macarthur, has been designed to comply with property access requirements. However, as a SFPP development access should be compliant with Section 4.2.7 of *Planning for Bush Fire Protection 2006*.

This includes but is not limited to:

- Internal roads are two-wheel drive, sealed, all-weather roads;
- Internal perimeter roads are provided with at least two traffic lane widths (carriageway 8 metres minimum kerb to kerb) and shoulders on each side, allowing traffic to pass in opposite directions;
- Roads are through roads. Dead end roads are not more than 100 metres in length from a through road, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
- Traffic management devices are constructed to facilitate access by emergency services vehicles;
- A minimum vertical clearance of four metres to any overhanging obstructions, including tree branches, is provided;
- Curves have a minimum inner radius of six metres and are minimal in number to allow for rapid access and egress;
- The minimum distance between inner and outer curves is six metres;
- Maximum grades do not exceed 15 degrees and average grades are not more than 10 degrees;
- Crossfall of the pavement is not more than 10 degrees;
- Roads do not traverse through a wetland or other land potentially subject to periodic inundation (other than flood or storm surge);
- Roads are clearly sign-posted and bridges clearly indicate load ratings; and
- The internal road surfaces and bridges have a capacity to carry fully-loaded firefighting vehicles (15 tonnes).

If you have any queries regarding this advice, please contact Josh Calandra, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Kalpana Varghese  
Acting Manager, Development Assessment and Planning  
Planning and Environment Services (East)