

Planning For Bushfire Protection Pty Ltd



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Reference: 412

11th August 2010

Walter Gordon – Manager of Planning

Meriton Apartments Pty Ltd

Level 11, 528 Kent Street

Sydney NSW 2000

Subject:

Major Project MP 09-0162, Preferred Project Report

Revised Apartment Scheme and Child Care Centre for the Proposed Development at

No14-18 Boondah Road Warriewood

Reference:

- Bushfire Risk Assessment prepared and submitted with the exhibited Environmental Assessment by Flame Zone Bushfire Consulting
- Revised Overall Site Staging Plan Reference No DA01
- NSW Rural Fire Service provision of key issues and assessment dated 25th May 2010

In response to a request from the Department of Planning this report has been formulated to assess the adequacy of bushfire mitigation measures and Asset Protection Zone requirements for the revised apartment scheme and child care centre at No 14-18 Boondah Road Warriewood.

The Bushfire risk assessment submitted by Flame Zone Bushfire Consulting for the proposed development of 140, one and two storey dwellings, at 14-18 Boondah Road Warriewood recommended the provision of Asset Protection Zones, construction standards, access and egress paths and roadways in accordance with the Requirements of Planning for Bushfire Protection 2006 [PBP].

Flame Zone Bushfire Consulting subsequently supported an amendment to the original development application.

The NSW Rural Fire Service provided a Provision of Key Issues and Assessment in accordance with section 75F [4] of the Environmental Planning and Assessment Act 1979.

The Provision of Key Issues and Assessment included the following requirement:

The development proposal is to comply with the subdivision layout and design details identified on the drawings prepared by Meriton Apartments Pty Ltd, numbered DA00 to DA11 and DA 20 to DA26, revision A, dated 19/02/2010.

Additionally, the document required the establishment and maintenance of Asset Protection Zones in accordance with the requirements of PBP for residential subdivision. These APZ's are to be established and maintained as an Inner Protection Area [IPA] to the south and east of the proposed development for a minimum distance of 25m.

A proposed child care centre was introduced in the exhibited Environmental Assessment Scheme. The child care centre is to be located adjacent to Macpherson Street within the north-western corner of the subject site.

The site is identified as 'bush fire prone land' for the purposes of Section 146 of the *Environmental Planning and Assessment Act 1979* and the legislative requirements for building on bushfire prone lands are applicable. The development of a child care centre is considered a Special Fire Protection Purpose development and planning controls as outlined in PBP apply. However; the entire of the proposed child care centre is not within the 100m buffer zone for hazards to the south and east and on site APZ's are provided in excess of the requirements of Table A.2.6 of PBP.

Planning for Bushfire Protection Pty Ltd has received revised plans for the development which include the following changes.

- reduction in the height of part of Building D and Building E and all of Building K from 5 storeys to 4 storeys in response to concerns about the building separate distances;
- reduction in the total number of dwellings from 600 to 559 including a reduction in the Stage 1 Project Application from 313 to 295 dwellings, in response to concerns about density, separation distances and solar access;
- amendments to the footprints of Buildings O and P to accommodate the relocated bio-retention basin B and in response to concerns about infrastructure works within the vegetation buffer;
- the deletion of the two shops and the retention of the child care centre at the corner of the new local road and Macpherson Street in response to concerns about permissibility and requirements for adequate setbacks to the western boundary, stormwater overland flow and the spatial requirements for the new local road;
- an increase in the number of basement parking spaces in the Stage 1 Project Application from 352 car spaces to 459 cars comprising 429 resident car spaces and 30 visitor spaces in response to concerns above providing sufficient car parking spaces;
- deletion of the following internal private roads:
 - between Buildings A/B/C and Buildings D/E in response to concerns about the adequacy of common open space and setbacks of buildings D/E from the private road and the amenity of ground level units in those buildings;
 - private road access to Building O in response to concerns about impacts on the Endangered Ecological Community fronting Boondah Road, vehicle access will remain;
- Relocation and enlargement of bio-retention basin B from adjoining the new local road to adjoining Buildings O and P and amendments to the flood storage areas to account for additional flood storage.

- Amendments to the design of communal open space between Buildings D/E and F/G in response to concerns about the utility of the space for active recreation and sunlight access.
- Stage 2 of the design accommodates 264 units and 429 car spaces and the proposed 25m APZ is appropriate for this development.

Summary

The current proposal for the development of residential apartments and a child care centre at No 14-18 Boondah Road, Warriewood has been designed in accordance with the legislative requirements for building and development on bushfire prone land.

1. Asset Protection Zones, access and egress paths, internal road design, water, gas and electricity supplies, landscaping and construction standards for the development have been designed in accordance with the requirements of PBP.
2. The proposed Asset Protection Zone distances of 25m to the south and east of development are appropriate for the proposed variation to the previous plan;
3. The APZ provided for buildings L & M is 10m in excess of the required 25m. [>35m overall]
4. The proposed APZ distance of 25m is appropriate for stage 2, buildings O & P.
5. The APZ provided for buildings F & G is >50m in excess of the required 25m
6. The provision of key issues and assessment provided by the NSW Rural Fire Service is appropriate for the proposed development; and
7. The proposed child care centre is not within the 100m buffer zone for the hazards to the south and east and on site Asset Protection Zones for this centre are in excess of the requirements of Table A.2.6 of PBP.

Provided the proposed development complies with the provision of key issues and assessment requirements No's 2-7 listed within the NSW Rural Fire Service correspondence dated 25th May 2010 it is my considered opinion that the development of apartment buildings and a child care centre at No 14-18 Boondah Road Warriewood, including the proposed variations, satisfies the Objectives and Performance requirements

of the *Building Code of Australia, Planning for Bushfire Protection 2006 and Australian Standard AS3959, 2009.*



Ron Coffey – Bushfire Safety Engineer
Grad I Fire E [Institute of Fire Engineers - 1973]
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Grad Dip Building in Bushfire Prone Areas [UWS – 2005]
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