

File Ref. No: BFS16/2376 (11937)
TRIM Doc. No: D16/79187
Contact: Station Officer Mark Castelli

25 October 2016

Attention: Andy Nixey
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

E: Andy.Nixey@planning.nsw.gov.au

Dear Sir

**Australian Habitat and Taronga Wildlife Retreat
Bradleys Head Road, Mosman (SSD 15_7419)**

I refer to your letter dated 12 October 2016 in which you highlight that Urbis Pty Ltd has formulated a Response to Submissions Report (RtS) with regard to SSD 15_7419. Fire & Rescue NSW (FRNSW) note your request for our final comments to be submitted to you by 26 October 2016.

FRNSW has reviewed the RtS as exhibited on the Department of Planning & Environment's (DPE) website and we note that Section 6.4 of Attachment 'I' (Revised Fire Safety Strategy) specifically addresses our previous comments. In accordance with your request and based upon our review of the Table in Appendix 'A' of Attachment 'I' FRNSW submits the following comments:

1. With the exception of Item No.4 FRNSW advises that the responses detailed in the Revised Safety Strategy Report satisfactorily addresses our previous comments.
2. In regard to Item No.4, it appears that our original comment has been misinterpreted.
The intent of our original comment was to ensure that FRNSW personnel, during a response to a bushfire threat, will have unimpeded and safe pedestrian access to external hydrants that will be located in vegetated areas that are proposed to surround the subject building.

These hydrants will be provided to ensure that hose lay coverage to the external façade of the subject building can be achieved so that that FRNSW personnel can



efficiently undertake fire suppression or exposure protection operations during an external fire threat (see Item No.3 in regards to the provision of additional fire hydrants).

FRNSW previous recommendation (i.e. that interlinked pedestrian pathways to all fire hydrants and the connection to a carriageway roadway be provided) was within the context of connecting internal pedestrian pathways to the Taronga Zoo's internal roadway network. FRNSW understands and acknowledges that external public roadways will, by necessity, be separated from the site by perimeter fencing (in this instance heritage listed fencing).


The above recommendation was intended to ensure that FRNSW personnel can quickly gain access to the subject building, during a bushfire incident, via the site's internal vehicle carriageway network and then via foot to strategically located fire hydrants as circumstances require on the day. We acknowledge that local FRNSW personnel will be familiar with accessing and navigating the site, however a response by local FRNSW personnel cannot be relied upon at any time, particularly during bushfire danger periods. In order to facilitate safe and rapid fire service intervention the site's fire systems must be designed and constructed to be functional and accessible to FRNSW personnel who may be unfamiliar with the site.

On the basis of the above clarification FRNSW issues the following revised recommendation:

- That appropriate internal pedestrian pathways are installed from the site's internal vehicle carriageway network to the fire hydrants detailed in Item No.3 of Appendix 'A' of Attachment 'I' of the RtS. In addition, and to ensure that FRNSW personnel can quickly relocate to fire hydrants as circumstances may warrant, that all hydrants installed specifically to protect the subject development's facade be also interconnected by footpaths that minimise travel pedestrian distances between hydrant points (i.e. from footpath to footpath).

For further information, please contact Mark Castelli the Fire Safety Assessment Unit, referencing FRNSW file number BFS16/2376 (11937). Please ensure that all correspondence in relation to this matter is submitted electronically to bfs@fire.nsw.gov.au.

Yours sincerely



Inspector Stephen Parkins
A/Manager
Fire Safety Assessment Unit

