
Sent: 6/03/2025 4:47:55 PM
Subject: NSW RFS Determination - Your Reference - Mod2024/0550 (CNR-74925)
Attachments: DA-2017-02703-L&EC-4 - 06-03-2025 10_33_41 - Determination Letter.pdf;



NSW RURAL FIRE SERVICE



Attention: Kye Miles

Your Reference: Mod2024/0550 (CNR-74925)

Application Details: s100B – SFPP – L&EC

Site Address:

181 Forest Way
Belrose NSW 2085

Please find attached correspondence relating to the above development.

Should you wish to discuss this matter please contact Craig Casey on 1300 NSW RFS and quote DA-2017-02703-L&EC-4.



Planning and Environment Services

NSW RURAL FIRE SERVICE

Locked Bag 17 Granville NSW 2142

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RFS



Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: Mod2024/0550 (CNR-74925)
Our reference: DA-2017-02703-L&EC-4

ATTENTION: Kye Miles

Date: Thursday 6 March 2025

Dear Sir/Madam,

**Integrated Development Application
s100B - SFPP - Seniors Housing
181 Forest Way Belrose NSW 2085, 3//DP805710**

I refer to your correspondence dated 13/02/2025 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity the APZ, as depicted in Schedule 1 - Bushfire Protection Measures by Travers bushfire & ecology re:18MORR02, dated 7/9/20, must be managed as an inner protection area (IPA) as outlined within section 4.2.7 and Appendix 5 of *Planning in Bush Fire Protection 2006*.

Construction Standards

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

2. Proposed construction must comply with Sections 3 and 6 (BAL 19) Australian Standard AS3959-2018 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas - 2014* as appropriate and Section 7.5 of *Planning for Bush Fire Protection 2019*.

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Postal address

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3. A minimum 2.2 metre high radiant heat shield made of non-combustible materials, must be constructed along the northern property boundary for a distance of 60 metres. All posts and rails shall be constructed of non-combustible materials. The bottom of the fence is to be in direct contact with the finished ground level or plinth.

Access Requirements

The intent of measures for fire trails is to provide suitable access for fire management purposes and maintenance of APZs. To achieve this, the following conditions shall apply:

4. The proposed maintenance & fire egress path along the southern boundary and eastern elevation of the building, must comply with section 4.1.3 (3) of *Planning for Bush Fire Protection 2006*. The proposed access road on the southern aspect shall be constructed to 5.5m in width.

5. Access along the Crown Road Reserve to the point of entry into the site on the northern boundary, must comply with section 4.1.3 (3) of *Planning for Bush Fire Protection 2006*. No further clearing of the existing 3.5m wide access road in Crown Reserve is required.

6. The proposed turning areas for emergency vehicles located on the northern & eastern elevations of the building, must be suitably designed to enable a MRV – Category 1 Tanker to turn around.

Water and Utility Services

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

7. The provision of water, electricity and gas supplies, must comply with sections 4.1.3 and 4.2.7 of *Planning for Bush Fire Protection 2006*.

8. Low bollard lighting, must be provided on the southern side of the access road on the southern aspect ramp for fire fighter safety.

Landscaping Assessment

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

9. The provision of water, electricity and gas supplies, must comply with sections 4.1.3 and 4.2.7 of *Planning for Bush Fire Protection 2006*.

Emergency and Evacuation Planning Assessment

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

10. A Bush Fire Emergency Management and Evacuation Plan, must be prepared consistent with Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014 and Australian Standard AS3745 2010 '*Planning for Emergencies in Facilities*'.

General Advice – Consent Authority to Note



RFS



- The NSW RFS recognises the approach adopted in the *National Construction Code 2022* (NCC 2022) for determining and certifying evidence of suitability for materials, construction and designs. Prescriptive compliance with Specification 43 (sections S43C3, S43C4, S43C5, S43C6, S43C7, S43C8, S43C9, S43C12 and S43C13) is specified. Performance-based solutions proposed in lieu of compliance with the prescriptive provisions of Specification 43 (sections S43C3, S43C4, S43C5, S43C6, S43C7, S43C8, S43C9, S43C12 and S43C13 of NCC 2022) need to be assessed in accordance with the NCC 2022 by the Certifying Authority:
- A performance-based solution has been accepted to demonstrate compliance with Specification 43 for S43C14 Vehicular access of NCC 2022, as shown in the Site Plan by Morrison Design Partnership (Revision O, dated 15/08/2022).
- This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 12/02/2023.

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment



RFS



BUSH FIRE SAFETY AUTHORITY

SFPP – Seniors Housing
181 Forest Way Belrose NSW 2085, 3//DP805710
RFS Reference: DA-2017-02703-L&EC-4
Your Reference: Mod2024/0550 (CNR-74925)

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Nika Fomin

Manager Planning & Environment Services
Built & Natural Environment

Thursday 6 March 2025

