



RFS



Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: DA2017/0697
Our reference: DA-2017-02703-S4.55-3

ATTENTION: See letter

Date: Tuesday 12 November 2024

Dear Sir/Madam,

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

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 25/10/2024.

- The New South Wales Rural Fire Service (NSW RFS) cannot support the proposed development, as the subject application in its modified form, does not demonstrate compliance with the standards established by Appendix B to the *Planning for Bush Fire Protection (PBP) Addendum November 2022*. On this basis, a Bush Fire Assessment Report will need to be provided, for further assessment of the proposal against the provisions of *PBP 2019* and *PBP Addendum November 2022* with specific reference to Chapter 3 *National Construction Code (NCC) 2022* and Appendices A and B; and,
- Any development application associated with residential care buildings, lodged with a Consent Authority after 1 May 2023 is required to comply with the requirements of *PBP 2019* and Appendix B of the Addendum to *PBP*. Consideration should be given to the Acceptable Solutions and/or Performance Solutions that may be necessary for compliance with Appendix B of the Addendum to *PBP*. Note that the provisions of Addendum to *PBP* are consistent with the following provisions of Specification 43 of Volume One of *NCC 2022*: Such as S43C10 Building envelope, S43C11 Supply of water for fire-fighting purposes and S43C14 Vehicular access and any variation proposal will need to demonstrate compliance provision in accordance with Table 6.8b of *Planning for Bush Fire Protection 2019*.

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

Yours sincerely,

Adam Small
Manager Planning & Environment Services
Built & Natural Environment

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