



NSW RURAL FIRE SERVICE

Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your reference: CNR-48928 DA2022/1530
Our reference: DA20221129011989-Original-1

ATTENTION: Northern Beaches Council

Date: Tuesday 28 February 2023

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Seniors Housing
171 Forest Way Belrose NSW 2085, 9//DP737255

I refer to your correspondence dated 25/01/2023 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises the following:

- The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided, and advises that an updated Bushfire protection assessment, will need to be provided for further assessment of the proposal against the provisions of *Planning for Bush Fire Protection 2019* and should address PBP 2019 Section 6 Special Fire Purpose Developments, identifying and illustrating compliance with the relevant Performance Criteria and Acceptable Solutions as regards APZs and building construction, Access, Services, Emergency Management Planning as well as Appendix 1 Site Assessment Methodology and the schemes compliance with Table A1.12.1, Minimum distances for APZs – SFPP developments (<10kW/m², 1200K).
- They should address and provide additional information, relating to the use of off site APZs, as part of their separation distance. In order for the Consultants to utilise this area and classify it as being managed, they should substantiate the management of this area by obtaining either a Plan of Management available from the managing authority or evidence of a Section 88b instrument of the *Conveyancing Act 1919* being created and registered on Title for the vegetation manageable of the land to an APZ standard in perpetuity, establishing and maintaining an IPA in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

If additional information is not received within 100 days the application will be refused on the basis of Requested Information not provided. A formal request for re-assessment would be required after this time.

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

Yours sincerely,

Postal address

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Locked Bag 17
GRANVILLE NSW 2142

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