

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Headquarters
Locked Bag 17
Granville NSW 2142

Facsimile: 8741 5433



The General Manager
Port Stephens Council
PO Box 42
RAYMOND TERRACE NSW 2324

Your Ref: 16-2012-800-1
Our Ref: D13/0409
DA13022186586 MH

ATTENTION: Carlos Ferguson 2 April 2014

PORT STEPHENS COUNCIL	
File No.	167784
2 / APR 2014	
Action by	NAR
Parcel	

Dear Sir/Madam

**Integrated Development for 4561 & 4562//841032 27 & 21 Fishermans Bay Road
Fishermans Bay**

I refer to your letter dated 22 July 2013 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the issue of subdivision certificate and in perpetuity, all residential lots within each stage shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'. The staging of the development shall be provided with temporary asset protection zones within the adjoining future vacant subdivision area to permit construction no greater than BAL-29.

Water and Utilities

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:

2. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

3. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
 - The accessway connecting the subdivision to Clonmeen Circuit shall be a two-way 5.5 metre wide road with no parking on either side and services located outside of the kerb to kerb width.
 - The accessway to the south connecting onto Fishermans Bay Drive shall be maintained within a 31.6 metre wide road reserve, managed to the prescription of an inner protection area in accordance with the Draft Dimensioned Masterplan prepared by Tattersall Lander numbered 21300171 and dated 151013.

Landscaping

4. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

General Advice – consent authority to note

This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the 'Building Code of Australia' may be subject to separate application under section 79BA of the EP & A Act and address the requirements of 'Planning for Bush Fire Protection 2006'.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 25 June 2013.

For any queries regarding this correspondence please contact Mark Hawkins on 1300 NSW RFS.

Yours sincerely



Michelle Streater
A/Team Leader - Development Assessment & Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006' , visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.