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The General Manager  
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Your Ref: DA 2013/491  
Our Ref: D13/2040  
DA13090988917 PC

ATTENTION: Mr Ben Roberts

59644

 <b>PORT MACQUARIE HASTINGS</b>	
TRMP No	CRM No
3 JAN 2014	
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Subject <b>DA2013-491.1</b>	
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24 December 2013

Dear Mr Roberts

### Integrated Development for 1232//1142133 - Rainbow Beach Drive, Bonny Hills NSW

I refer to your letter dated 2 December 2013 seeking general terms of approval for the above Integrated Development in accordance with Clause 55(1) of the Environmental Planning and Assessment Regulation 2000.

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:

1. The development proposal is to comply with the layout identified on the drawing titled 'Overall Site Plan' prepared by NSW Public Works – Government Architects Office, reference Contract No. 1301482 (Sheet No. LC\_ARC\_AD\_00\_001 – Revision A), dated 29 November 2013.

### 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:

2. At the commencement of building works and in perpetuity, the entire school site and property around all the school buildings to a distance of 30 metres 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'.

3. Where the required asset protection zone extends beyond the area of proposed Lot 1 (the school lot created under DA 2013/358) onto the adjoining lot, a restriction to land use under section 88B of the 'Conveyancing Act 1919' shall be placed over the adjoining lot requiring the provision of this APZ which shall be maintained 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'. This restriction may be extinguished upon commencement of any future proposed urban development on the adjacent lot, but only if the hazard is removed as part of the proposal.
4. A fire management plan is to be prepared that addresses the following requirements:
  - Contact person / department and details; and
  - Schedule and description of works for the construction of asset protection zones and their continued maintenance.

### **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:

5. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

### **Access**

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

6. The proposed temporary internal access shall comply with the following requirements of section 4.2.7 of PBP 2006:
  - internal roads are two wheel drive, sealed, all weather roads;
  - dead end roads incorporate a minimum 12 metres outer radius turning circle or reversing bay, and are clearly sign posted as a dead end. Where a reversing bay is provided it shall be not less than 6 metres wide and 8 metres deep with an inner minimum turning radius of 6 metres and outer minimum radius of 12 metres;
  - traffic management devices are constructed to facilitate access by emergency services vehicles.
  - a minimum vertical clearance of four metres to any overhanging obstructions, including tree branches, is provided.
  - curves have a minimum inner radius of six metres and are minimal in number to allow for rapid access and egress.
  - the minimum distance between inner and outer curves is six metres.
  - maximum grades do not exceed 15 degrees and average grades are not more than 10 degrees.

- crossfall of the pavement is not more than 10 degrees.
  - roads do not traverse through a wetland or other land potentially subject to periodic inundation (other than flood or storm surge).
  - roads are clearly signposted and bridges clearly indicate load ratings.
  - the internal road surfaces and bridges have a capacity to carry fullyloaded firefighting vehicles (15 tonnes).
7. The long-term internal access road shall comply with section 4.2.7 of PBP 2006 and shall incorporate a minimum 12 metre outer radius turning circle or reversing bay towards the western end of the southern car park. Where a reversing bay is provided it shall be not less than 6 metres wide and 8 metres deep with an inner minimum turning radius of 6 metres and outer minimum radius of 12 metres.

### **Evacuation and Emergency Management**

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:

8. An emergency and evacuation plan addressing section 4.2.7 of 'Planning for Bush Fire Protection 2006' shall be prepared for the subject site. A copy of the plan shall be provided to the consent authority and the Local Bush Fire Management Committee prior to the issuing of an occupation certificate.

### **Design and Construction**

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:

9. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.
10. Roofing shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall be non-combustible.

### **Landscaping**

11. 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**

The proposed future permanent home base blocks indicated on the plans for the development have not been assessed as part of this application.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 21 October 2013.

For any queries regarding this correspondence please contact Paul Creenaune on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Ball'. The signature is fluid and cursive, with a large loop at the beginning.

John Ball  
**Manager**

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](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.