

*All communications to be addressed to:*

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

Your Ref: 16-2017-647-1  
Our Ref: D17/3519  
DA17101009626 EJ

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**ATTENTION:** Samuel Harvey

2 March 2018

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Dear Sir/Madam

**Integrated Development for 1/847022 176 Salamander Way Salamander Bay**

I refer to your letter dated 4 October 2017 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 commencement of building works and in perpetuity an asset protection zone (APZ) with a minimum width of 50 metres, managed to the standard of 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' shall be provided around the proposed works. The layout of the APZ shall generally comply with Figure 1-1: Site Map of the supplementary bush fire report.

Where the APZ extends offsite to the west, southwest and south the land shall be managed in accordance with the Deed of Commercial Licence with Port Stephens Council (or any other future land holder) in perpetuity. This is as confirmed in the correspondence prepared by Port Stephens Council's Property Development Coordinator in Appendix H of the supplementary bush fire report prepared by Firebird ecoSulaants Pty Ltd (received 12 February 2018).

## **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 sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

## **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:

3. An updated Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'.

## **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:

4. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 '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 A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

For any queries regarding this correspondence please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely



Nika Fomin  
**Manager, Planning and Environment Services (East)**

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'.