

All communications to be addressed to:

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The General Manager
Port Stephens Council
PO Box 42
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Your Ref: 16-2018-775-1
Our Ref: D18/8453
DA18121016485 BS

10 January 2019

Dear Mr Harvey

**Integrated Development Application - 22//1036306 - 6 B Waropara Road
Medowie 2318**

I refer to your correspondence dated 6 December 2018 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the 'Environmental Planning and Assessment Act 1979', and a Bush Fire Safety Authority, under Section 100B of the 'Rural Fires Act 1997', are now issued subject to the following conditions:

1. The proposed three storey school building is to comply with the layout identified on the drawing; prepared by SHAC, titled "Proposed Site Plan – updated BAL Zones" and dated 15 November 2018.

Asset Protection Zones

The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

2. At the commencement of building works, and then in perpetuity, the following specified areas around the proposed three storey school building 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';
 - North, west and south to the property boundary, and
 - East to the Multipurpose (Hall) building.

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:

3. 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:

4. An emergency and evacuation procedure and detailed plans of all Emergency Assembly Areas (on and off-site) is to be prepared in accordance with the RFS "Guidelines for the Preparation of Emergency/Evacuation Plan" and Australian Standard (AS) 4083. This may require amendments being made to an existing plan, taking into consideration the proposed new building. The emergency evacuation plan is to be submitted to the consent authority for approval prior to the occupation certificate being issued.

A copy of the approved plan shall also be provided to the Local Bush Fire Management Committee prior to occupation of the site.

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:

5. New construction shall comply with Sections 3 and 7 (BAL 29) 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'.

Landscaping

6. Any landscaping, associated with the proposed three storey school building, is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

Should you wish to discuss this matter please contact Bradford Sellings on 1300 NSW RFS.

Yours sincerely

Alan Bawden

Team Leader - Development Planning and Assessment

For general information on bush fire protection please visit www.rfs.nsw.gov.au