

All communications to be addressed to:

Headquarters
4 Murray Rose Ave
Sydney Olympic Park NSW 2127

Telephone: 1300 NSW RFS
e-mail: records@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: 16-2018-774-1
Our Ref: D18/8570
DA19022617500 PC

ATTENTION: Ryan Falkenmire

13 August 2019

Dear Mr Falkenmire

**Integrated Development Application - 227//1097995 - Stockton Bight Track
Fullerton Cove**

I refer to your correspondence dated 9 July 2019 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:

Asset Protection Zones

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity, the areas identified as an asset protection zone on the diagrams titled 'Detailed Site Analysis Plan (Part A)' and 'Detailed Site Plan (Part B)', prepared by Derive Architecture & Design (Ref: DD239, Issue B) dated 13 June 2019, 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', except that the following outer distances of the asset protection zone may be managed as an outer protection area (OPA):
 - Quad Bike Visitor Centre – 10 metres to the north; and
 - Accommodation Units – 5 metres to the east and 10 metres to the west and southwest.

2. A minimum distance of 4 metres either side of the pedestrian path between the Quad Bike Visitor Centre and the Commons Building (emergency assembly 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'.

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 section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
4. A minimum 20,000 litres of the fire fighting water supply shall be provided at the Quad Bike Visitor Centre building.

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:

5. Internal roads shall comply with section 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:

6. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006', including the preparation of an emergency / evacuation plan consistent with the NSW RFS document titled 'A guide to developing a bush fire emergency management and evacuation plan'. A copy of the plan shall be provided to the consent authority and the local Bush Fire Management Committee prior to occupation of the development. The plan shall include, but is not limited to, the following:
 - that the development is not to be operated on days with an 'extreme' or 'catastrophic' fire danger rating;
 - a mechanism for the relocation of occupants on days with an 'extreme' or 'catastrophic' fire danger rating or days declared as a total fire ban;
 - contact details for the local Rural Fire Service office;
 - procedures for co-ordinated evacuation of the site in consultation with local emergency services;
 - identification of an emergency assembly point within the sand dunes exposed to less than 2kW/m² of radiant heat exposure for quad bike riders away from the facility.

7. The pathways from the Quad Bike Visitor Centre and the accommodation units to the Commons Building (emergency assembly area) are to be clearly signposted.

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:

8. Construction of the Commons Building (emergency assembly building) 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'.
9. Construction of the Manager's Residence shall comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone area' 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'.
10. Construction of the Quad Bike Visitor Centre shall comply with the National Construction Code structural fire resistance requirements.
11. Construction of accommodation units numbered 2, 3, 5, 6, 8, 9, 11, 12, 14, 15, 17, 18, 20, 21, 23, 24, 26, 27, 29, 30, 32, 33, 36 and 39 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'. Unit numbering is based on the plan titled 'Detailed Site Plan (Part B)' prepared by Derive Architecture & Design (Ref: DD239, Drawing A003, Issue A), dated 8 August 2018.
12. Construction of accommodation units numbered 1, 4, 7, 10, 13, 16, 19, 22, 25, 28, 31, 34, 35, 37, 38, 40, 41, 42, 43 and 44 shall comply with section 3 and section 7 (BAL 29) 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'. Unit numbering is based on the plan titled 'Detailed Site Plan (Part B)' prepared by Derive Architecture & Design (Ref: DD239, Drawing A003, Issue A), dated 8 August 2018.

Landscaping

13. Landscaping to the site is to comply with the principles of Appendix 5 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 9 July 2019.

Should you wish to discuss this matter please contact Paul Creenaune on 1300 NSW RFS.

Yours sincerely

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