



# Building Code & Bushfire Hazard Solutions

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TSA Management  
Level 15, 207 Kent Street  
SYDNEY NSW 2000

11<sup>th</sup> June 2020  
Our Ref. 171272

Attn: Mr Iain Macfarlane  
By email: [Iain.Macfarlane@tsamgt.com](mailto:Iain.Macfarlane@tsamgt.com)

**Re: PROPOSED GREENWICH HOSPITAL REDEVELOPMENT (CONCEPT PROPOSAL)  
STATE SIGNIFICANT DEVELOPMENT (SSD 8669)  
95 RIVER ROAD GREENWICH  
BUSHFIRE RESPONSE**

Dear Iain,

This letter has been prepared by Building Code and Bushfire Hazard Solutions (BCBHS) in response to the following concern raised by the NSW Department of Planning, Industry and Environment (DPIE) regarding the above mentioned application:

*Clause 27 Bushfire prone land*

*Clause 27(2) requires consideration of the general location of the proposed development, the means of access to and egress from the general location and other relevant matters. The Department requests that the Applicant considers and provides a response to these matters.*

BCBHS prepared the Bushfire Hazard Assessment Report (ref 171272, dated 21<sup>st</sup> March 2018) which accompanied this State Significant Development (SSD) application. This bushfire assessment addressed clause 27(1) and gave consideration to clause 27(2), including specifically addressing clause 27(2) (h) by recommending a Bushfire Emergency / Evacuation Plan.

The NSW Rural Fire Service has reviewed this SSD application and issued a favorable submission (ref D19/482, dated 14<sup>th</sup> March 2019) to DPIE.

To completely satisfy clause 27 the following must be addressed:

*(2) A consent authority, in determining a development application made pursuant to this Chapter to carry out development on land in the vicinity of land identified on a bush fire prone land map certified under section 10.3 of the Act as “Bush fire prone land—vegetation category 1”, “Bush fire prone land—vegetation category 2”, “Bush fire prone land—vegetation category 3” or “Bush fire prone land—vegetation buffer”, must take into consideration the general location of the proposed development, the means of access to and egress from the general location and other relevant matters, including the following—*

- (a) the size of the existing population within the locality,
- (b) age groups within that population and the number of persons within those age groups,
- (c) the number of hospitals and other facilities providing care to the residents of the facilities within the locality, and the number of beds within those hospitals and facilities,
- (d) the number of schools within the locality and the number of students at those schools,
- (e) existing development within the locality that has been carried out under this Policy or State Environmental Planning Policy No 5—Housing for Older People or People with a Disability,
- (f) the road network within the locality and the capacity of the road network to cater for traffic to and from existing development if there were a need to evacuate persons from the locality in the event of a bush fire,
- (g) the adequacy of access to and from the site of the proposed development for emergency response vehicles,
- (h) the nature, extent and adequacy of bush fire emergency procedures that are able to be applied to the proposed development and its site,
- (i) the requirements of New South Wales Fire Brigades.

It is our experience that these matters are addressed for detailed Development Applications, not concept proposals.

Regardless it is understood that Mr Rob Day, Traffic and Transport Manager of Barker Ryan Stewart has provided a statement addressing 27(2) (f-g & i) and in doing so gave consideration to clause 27 (2) (a-e).

It is also noted that the internal access arrangements are required to comply with the NSW Rural Fire Service requirements, specifically section 4.2.7 of Planning for Bush Fire Protection 2006. This will cater for fire service vehicle access throughout the subject site.

Should you require any further information or clarification please do not hesitate to contact our office.

Prepared by  
Building Code & Bushfire Hazard Solutions



**Stuart McMonnies**  
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