



NSW RURAL FIRE SERVICE



The Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Your reference: SSD 10159
Our reference: D19/909

4 April 2019

Attention: Louise Starkey

Dear Ms Starkey,

**State Significant Development Application
Northside Private Hospital – Lot 2 DP 1226923 – Faunce Street, West Gosford**

Reference is made to the correspondence from the Department of Planning and Environment dated 15 March 2019 seeking comment in relation to the Part 3A/State Significant Development Application in accordance with section 75F (4) of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following advice:

1. Future stages of the proposed development shall be accompanied by a bush fire assessment report, which identifies the extent to which the proposed development conforms with or deviates from the specifications set out in *Planning for Bush Fire Protection 2006* or any subsequent version. This assessment shall address all the requirements set out in clause 44 of the *Rural Fires Regulation 2013*.
2. The proposed development for a private hospital is a Special Fire Protection Purpose (SFPP) development type and therefore, the bush fire assessment report shall address Section 4.2 of *Planning for Bush Fire Protection 2006* or Section 6 of *Pre-release Planning for Bush Fire Protection 2018* to support the proposal.
3. The proposed development is for an eleven storey building and the bush fire assessment report shall address Section 8.2.2 of *Pre-release Planning for Bush Fire Protection 2018* to support the proposal.
4. The proposed development will be required to meet the minimum setbacks which are identified in Table A2.6 of *Planning for Bush Fire Protection 2006* or Table A1.12.1 of *Pre-release Planning for Bush Fire Protection 2018*. Alternatively, Method 2 as nominated in AS3959-2009 *Construction of buildings in bushfire-prone areas* can be applied to demonstrate that less than 10kW/m² will be experienced by the proposed footprint.

Postal address

NSW Rural Fire Service
Planning and Environment Services
Locked Bag 17
GRANVILLE NSW 2141

Street address

NSW Rural Fire Service
Planning and Environment Services (East)
4 Murray Rose Avenue
Sydney Olympic Park NSW 2127

T 1300 NSW RFS
F (02) 8741 5433
E records@rfs.nsw.gov.au
www.rfs.nsw.gov.au

If you have any queries regarding this advice, please contact Josh Calandra, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Kalpana Varghese
**Team Leader, Development Assessment and Planning
Planning and Environment Services (East)**