

Con Kolovos
Theiss Pty Ltd
Gate 1, Herbert St
Building 21 Royal North Shore Hospital
St Leonards NSW 2065

14 January 2015

Dear Con,

RE: Northern Beaches Hospital Stage 2 - Response to agency submission (RFS)

As requested, the NSW Rural Fire Service (RFS) submission listing recommended conditions for the above development (letter to Planning & Environment dated 11/12/2014) has been reviewed and responses to each recommended condition are provided below. The RFS was also consulted (telephone to Garth Bladwell 13th January 2014) to clarify specific points.

- At the commencement of building works the entire property shall be managed as an asset protection zone (APZ) as outlined within Appendices 2 and 5 of *Planning for Bush Fire Protection 2006* and the NSW Rural Fire Service's document *Standards for asset protection zones*.

Condition accepted. This condition is consistent with the proposal in that the site will be managed to comply with an APZ. A Vegetation Retention Plan was prepared by SMEC (July 2014) to detail the vegetation and trees to be removed from the former Blinking Light Reserve to the east of Bantry Bay Road in order to achieve bushfire APZ requirements. The remainder of the site is also to be maintained to a standard that complies with an APZ and the landscape plan by 360 (13/11/2014) allows for compliance with APZ requirements whilst accommodating retention of significant trees to the east in the former Blinking Light Reserve and screening along boundaries including dense screening along the southern boundary.

- The new hospital building shall be constructed to comply with section 3 and section 5 (BAL 12.5) 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 2006*.

Condition accepted. The deemed-to-satisfy approach to applying BAL-12.5 to a building is for all sides of the building to comply even if only part of the building is within the mapped BAL-12.5 zone.

- Water, electricity and gas supplies shall comply with sections 4.1.3 and 4.2.7 of *Planning for Bush Fire Protection 2006*.

Condition accepted. The proposed design will comply with the relevant requirements.

- An Emergency/Evacuation Plan is to be prepared in accordance with the NSW Rural Fire Service Guidelines for the Preparation of Emergency/Evacuation Plan.

Condition accepted. A plan will be prepared prior to OC.

If you require further information in relation to this matter please contact me on (02) 4302 1221.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Peterson', written in a cursive style.

David Peterson

Principal Bushfire Consultant

2 April 2015

RE: Northern Beaches Hospital Stage 2 – Management of entire site as APZ

I confirm that the Vegetation Retention Plan (SMEC, 2014) as it applies to the retained vegetation in the former Blinking Light reserve is consistent with the management standards of an Asset Protection Zone (APZ).

I hereby confirm that the entire site can be managed as an APZ.

If you require further information in relation to this matter please contact me on (02) 4302 1221.

Yours sincerely,



David Peterson

Principal Bushfire Consultant