



NSW RURAL FIRE SERVICE



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

Your reference: SDD 9536
Our reference: D18/6890

4 March 2019

Attention: Teresa Gizzi

Dear Sir/Madam,

Wyong Hospital Expansion at Hamlyn Terrace

Reference is made to correspondence dated 27 February 2019 seeking comments on the draft Environmental Impact Assessment prepared in relation to the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises that the following conditions be applied to the development:

Asset Protection Zones

The intent of measures is to provide sufficient space for firefighters 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.

1. At the commencement of building works and in perpetuity, the area around the proposed building shall be managed as outlined within Section 4.1.3 and Appendix 5 of *Planning for Bushfire Protection 2006* and the NSW Rural Fire Service document *Standards for Asset Protection Zones* as follows:
 - South: Inner Protection Area (IPA) for a distance of 55 metres; and
 - All other directions: IPA to the property boundaries.

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.

2. Water, electricity and gas are to comply with Sections 4.1.3 and 4.2.7 of *Planning for Bush Fire Protection 2006*.

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

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:

3. Internal roads shall comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*.

The intent of measures for fire trails is to provide suitable access for fire management purposes and maintenance of APZs. To achieve this, the following conditions shall apply:

4. Fire trails shall comply with section 4.1.3 (3) of *Planning for Bush Fire Protection 2006*.

Emergency and Evacuation Management

The intent of the measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments

5. A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with *Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014* and *Australian Standard AS 3745 2010 Planning for Emergencies in Facilities*.

Design and Construction

The intent of the measures is to reduce the risk of ignition of a building from a bush fire while the fire front passes.

6. Construction of the roof, southern, eastern and western elevation(s) of the proposed works 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*.
7. Construction of the northern elevation(s) of the proposed works shall comply with section 3 and section 6 (BAL 19) 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*.
8. A minimum 1.8 metre high radiant heat shield made of non-combustible materials shall be constructed adjacent to the hazard to the south and west. All posts and rails shall be constructed of steel. The bottom of the fence is to be in direct contact with the finished ground level or plinth. The location of the radiant heat shield shall be as generally shown in Schedule 1 – Bushfire Protection Measures of the submitted bushfire report prepared by Travers Bushfire and Ecology (Dated November 2018, Reference 18COLL02).

General Note to Consent Authority

The above conditions relating to design and construction have been based upon a performance based solution detailed in the submitted bush fire report prepared by Travers Bushfire and Ecology (Dated November 2018, Reference 18COLL02).

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Kalpana Varghese', with a horizontal line underneath the name.

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

