



# NSW RURAL FIRE SERVICE



The Secretary  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2000

Your reference: SSD 8669  
Our reference: D19/482

14 March 2019

**Attention:** Teresa Gizzi

Dear Sir/Madam,

## Notice of Exhibition for SSD 8699

### Proposed Redevelopment of Greenwich Hospital (Concept Proposal) at 97-115 River Road Greenwich

Reference is made to the correspondence dated 11 February 2019 seeking recommended conditions of consent in relation to the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The NSW Rural Fire Service provides the following advice regarding bush fire protection measures for the proposed development:

#### Asset Protection Zones

*The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building:*

1. That all land within the subject site, excluding the rainforest vegetation in the southwest corner (see Image 01 p13) and the heritage land associated with Pallister House (being Lot 4 DP 584287), 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*.
2. The land within Lot 4 DP 584287, associated with Pallister House, shall be subject to a specific Vegetation Management Plan (VMP) to ensure that it does not pose a bush fire threat to the proposed development and adjoining properties. The Vegetation Management Plan (VMP) shall include, but not be limited to, the following for the ongoing management of the land:
  - Ground fuel shall be managed to low level grasses less than 100 mm in height;
  - There shall be no surface fuel accumulation (bark leaf and twigs) greater than 4 t/ha;
  - Shrub gardens shall be restricted to no more than 20% of the area; and,
  - A 2 metre – 5 metre separation distance shall be provided from any tree limb to a shrub garden.

#### 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](mailto:records@rfs.nsw.gov.au)  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



3. A Fuel Management Plan shall be established to ensure the ongoing management of the asset protection zones.

### **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:*

4. Construction of the Seniors' Living Apartments 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*.

### **Internal Roads**

*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*.

### **Water, Electricity and Gas**

*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.*

6. Water, electricity and shall comply with Section 4.2.7 and Section 4.1.3 of *Planning for Bush Fire Protection 2006*.

### **Evacuation and Emergency Planning**

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

7. 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 AS3745 2010 *Planning for Emergencies in Facilities*.

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

Yours sincerely,



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