



## NSW RURAL FIRE SERVICE



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

Your reference: SSI 9022  
Our reference: D18/310

2 July 2018

**Attention:** Erin White

Dear Sir/Madam,

### **New Maitland Hospital (Concept Proposal and Stage 1) – Metford Road, Metford NSW 2323**

Reference is made to the correspondence dated 18 June 2018 seeking the New South Wales Rural Fire Service's (NSW RFS) advice for the above mentioned State Significant Infrastructure application in accordance with the *State Environmental Planning Policy (Infrastructure) 2007*.

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 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. To achieve this, the following shall apply:

1. At the commencement of building works, and in perpetuity, the property shall be managed as an Inner Protection Area (IPA) for a distance of 70 metres, as identified on the plans provided by Fitzpatrick + Partners, Project No. 21701, Drawing DA09, Issue 10, Dated 6 June 2018. This is to be provided 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*.

#### **Design and Construction**

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

2. New construction 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*.

#### **Postal address**

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### 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. To achieve this, the following conditions shall apply:

3. The provision of water, electricity and gas shall comply with section 4.1.3 of *Planning for Bush Fire Protection*.

### 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:

4. Internal roads shall comply with following requirements of section 4.2.7 of *Planning for Bush Fire Protection 2006*:
  - Internal roads are two-wheel drive, sealed, all-weather roads.
  - Internal perimeter roads are provided with at least two traffic lane widths (carriageway 8 metres minimum kerb to kerb) and shoulders on each side, allowing traffic to pass in opposite directions.
  - Roads are through roads. Dead end roads are not more than 100 metres in length from a through road, incorporate a minimum 12 metres outer radius turning circle, and are clearly signposted as a dead end.
  - Traffic management devices are constructed to facilitate access by emergency services vehicles. - A minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches, is provided.
  - Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress.
  - The minimum distance between inner and outer curves is six metres. Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress.
  - Maximum grades do not exceed 15 degrees and average grades are not more than 10 degrees.
  - Crossfall of the pavement is not more than 10 degrees.
  - Roads do not traverse through a wetland or other land potentially subject to periodic inundation (other than flood or storm surge).
  - Roads are clearly signposted and bridges clearly indicate load ratings.
  - The internal road surfaces and bridges have a capacity to carry fully-loaded fire fighting vehicles (15 tonnes).

### Emergency and Evacuation Planning

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

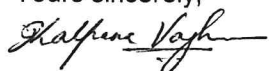
5. A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with *Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014* and Australian Standard AS3745 2010 *Planning for Emergencies in Facilities*.

### Landscaping

6. Landscaping to the site is to comply with the principles of Appendix 5 within *Planning for Bush Fire Protection 2006*.

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

Yours sincerely,



Kalpana Varghese

A/Team Leader, Development Assessment and Planning  
Planning and Environment Services (East)