

All communications to be addressed to:

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

Your Ref: SSI 9775
Our Ref: D18/8429
DA18121016489 MA

ATTENTION: Megan Fu

31 July 2019

Dear Megan

Part 3A/State Significant Development Application - Maitland Hospital - Metford Road, Metford

I refer to your correspondence dated 8 July 2019 seeking key issue and assessment requirements regarding bush fire protection for the above 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. At the commencement of building works and in perpetuity the area surrounding the building for the following distances;

- 40 metres to the south east
- 50 metres to the east and
- 68 metres to the west

shall be managed 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. At the commencement of building works and in perpetuity the area surrounding the building for the following distances;

- 60 metres to the south and south west

shall be managed as an inner protection area (IPA) and an additional

- 10 metres

shall be managed as an outer protection area (OPA) 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'.

3. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
4. The access road marked "Rural Fire Services Vehicle Access Track" as per the plan undertaken by Multiplex titled, Site Plan, Drawing Number 01A-AX0-002 Issue 7 shall comply with the following provisions;
 - All weather road with a width of 5.5 metres capable of a 15 Tonne loading. (It is noted the road will be unsealed).
 - Four metre vertical clearance to any overhanging obstructions, including tree branches.
 - A minimum distance between inner and outer curves to be 6 metres.
 - Crossfall of the road is to be no more than 10 degrees.
 - Traffic management devices are constructed to facilitate access by emergency service vehicles.


All other access surrounding the site as displayed on the plan shall comply with the provisions of section 4.2.7 of 'Planning for Bushfire Protection 2006'.

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'.
6. 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'.
7. Landscaping within the asset protection zone shall comply with the principles as outlined within Appendix 5 of 'Planning for Bush Fire Protection 2006'.

This letter is in response to a further assessment of the application submitted and supersedes our previous key issue and assessment requirements regarding bush fire protection dated 16 January 2019.

Should you wish to discuss this matter please contact Matthew Apps on 1300 NSW RFS.

Yours sincerely



Nika Fomin
Manager Planning and Environment Services (East)

For general information on bush fire protection please visit www.rfs.nsw.gov.au