

All communications to be addressed to:

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Director General  
Dept. Of Planning - Urban  
GPO Box 39  
Sydney NSW 2001

Your Ref: MP 11\_0012  
Our Ref: S11/0001  
DA11020976149 JH

**ATTENTION:** Megan Fu

13 April 2012

Dear Sir / Madam

### **Part 3A Development for Port Macquarie Base Hospital Redevelopment**

I refer to your letter dated 7 March 2012 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A Development in accordance with section 75F (4) of the 'Environmental Planning and Assessment Act 1979'.

The service is not in a position to properly assess the application as submitted by Dept. Of Planning - Urban on the basis of the information provided. The following will need to be provided for further assessment:

1. The RFS has concerns with the location of the proposed buildings. In this regard the new works are located closer to the bushfire threat to the west of the site than the existing building. This does not meet the intent for Special Fire Protection Purpose developments as identified in 'Planning for Bush Fire Protection 2006' (PBP). The RFS recommends the location of the new works are to comply with asset protection zone requirements as identified in Table A2.6 in PBP or alternatively, demonstration through fire behaviour modelling is required that demonstrates compliance with the intent of Section 4.2.5 of PBP or demonstration is required on the grounds the application should be considered under section 3.3 of PBP. The applicant is requested to submit further details demonstrating how the proposed building footprints and appropriate asset protection zones required by PBP can be achieved for the proposed expansion works.

2. The applicant is requested to submit further details demonstrating how access complies with section 4.2.7 of 'Planning for Bush Fire Protection 2006'. In this regard, given the development type, the expansion of the existing car parking facility relies on only a singular access and egress point that is required to traverse the identified bush fire threat located to the west of the site.

From receipt of the required information the Service will respond with its recommendations within 14 days.

If additional information is not received within 100 days the application will be refused on the basis of Requested Information not provided. A formal request for re-assessment would be required after this time.

For any queries regarding this correspondence please contact Jason Hulston on 8741 5175.

Yours sincerely



Nika Fomin  
**Team Leader, Development Assessment**

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006' , visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.