



NSW RURAL FIRE SERVICE



The Secretary
NSW Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Your Ref: SSD 10353
Our Ref: D19/2187

ATTENTION: Aditi Coomar

29 November 2019

Dear Ms Coomar

Agency Comment - Proposed New Tweed Valley Hospital Stage 2 - Construction approval (SSD 10353); 771 Cudgen Road, Cudgen

I refer to your letter dated 4 October 2019 seeking NSW Rural Fire Service (NSW RFS) advice for the above State Significant Development proposal.

The NSW RFS understands the proposal consists of the following elements:

- Construction and operation of new hospital;
- Support buildings;
- Internal roads;
- Car parking;
- Public road access;
- Biodiversity rehabilitation;
- Landscaping;
- Signage; and
- Utilities.

The NSW RFS notes that the land is mapped bush fire prone by Tweed Shire Council.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following advice:

1. The development proposal is to comply with the Masterplan Plan-Concept Plan, prepared by STH Bates Smart for TSA Management numbered AR-SKE-10-006 revision 8 dated 11 September 2019.

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2. At commencement of construction works and in perpetuity, the proposed asset protection zone (APZ), as identified in the Masterplan-Concept plan shall be managed 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'. The APZ can generally be divided into a 47 m inner protection area (IPA) and 20 m outer protection area (OPA).
3. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bushfire-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'.
4. Water, electricity and gas supply services are to comply with Table 6.4c of PBP Pre-release 2018.
5. Landscaping is to be in accordance with Appendix 4 of PBP Pre-release 2018.
6. Access provisions are to comply with Table 6.4b of PBP Pre-release 2018.
7. An Emergency/Evacuation Plan is to be prepared consistent with the NSW Rural Fire Service document 'Guidelines for the Preparation of Emergency/Evacuation plans' and Australian Standard AS 3745 2010 'Planning for Emergencies in Facilities'.
A copy of the emergency evacuation plan shall be provided to the consent authority and the Local Emergency Management Committee prior to commencement of the development.

For any queries regarding this correspondence please contact Alan Bawden on 6691 0400.

Yours sincerely,



Martha Dotter

Acting Team Leader – Development Assessment & Planning

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 and search under 'Planning for Bush Fire Protection, 2006'.