

All communications to be addressed to:

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Director General
NSW Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Your Ref: SSD 5363
Our Ref: S12/0014
DA13080688478 PC

Attention: Ms Megan Fu

29 August 2013

Dear Ms Fu,

**State Significant Development – SEPP (State and Regional Development) 2011
Kempsey District Hospital Redevelopment, River Street, West Kempsey
Lots 1 - 8 Section 20A DP 759080, Lots 1 & 14 Section 23A DP 759080 and Lot 20 DP
112084**

I refer to your letter dated 31 July 2013 seeking comments from the NSW Rural Fire Service regarding the above development proposal.

The NSW Rural Fire Service has reviewed the submitted environmental impact statement and accompanying documents and provides the following recommended conditions regarding bush fire protection measures for any approval granted to the proposed development:

1. The development proposal is to comply with the layout identified on the drawing titled Site Plan – Proposed, prepared by BVN Donovan Hill, reference Drawing No. 5027-BVN-AR-DWG-1DA-A01.

Asset Protection Zones

The intent of measures is to provide sufficient space for fire fighters 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 conditions shall apply:

2. At the commencement of building works and in perpetuity the entire site of the proposed Hospital redevelopment 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'.
3. Landscaping of the site shall comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

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:

4. The existing buildings located less than 100m from bushfire prone land on the western side of River Street (as shown in Figure 12 of the Bushfire Protection Assessment prepared by Australian Bushfire Protection Planners Pty Ltd, dated 20 April 2013) shall be upgraded for ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.
5. Roofing of the mental health and maternity buildings shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall be non-combustible.

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:

6. Internal roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

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:

7. Water, electricity and gas are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Evacuation and Emergency Management

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:

8. An emergency and evacuation plan addressing Section 4.2.7 of 'Planning for Bush Fire Protection 2006' shall be prepared for the hospital redevelopment, or the existing plan is to be amended to include considerations pertaining to the proposed redevelopment. A copy of the plan shall be provided to the consent authority prior to the issuing of an occupation certificate.

General Advice – consent authority to note

The NSW Rural Fire Service notes that certain site works (including the relocation of buildings) is proposed to be carried out under provisions of SEPP (Infrastructure) 2007. The advice provided in this letter does not relate to these proposed works. No advice or comment has been sought from, or provided by, the RFS with respect to the works proposed under SEPP (Infrastructure) 2007.

For any enquiries regarding this correspondence please contact Paul Creenaune on 1300 NSW RFS.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Alan Bawden', with a stylized flourish at the end.

Alan Bawden

Team Leader – Development Assessment and Planning

For information on *Planning for Bush Fire Protection 2006* visit the RFS web page www.rfs.nsw.gov.au