

4 August 2014

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

Attn: Megan Fu megan.fu@planning.nsw.gov.au

Dear Megan

Section 96(1A) to amend Condition D2 and E2– Kempsey District Hospital SSD 5363

In January 2014, the then Department of Planning and Infrastructure approved the redevelopment of Kempsey District Hospital. As part of that approval Condition D2 states:

"Prior to occupation of the buildings the subject of this consent, the applicant must submit to the department and council a program identifying the schedule of works required to address the following matters:

- a) All existing buildings on the campus located within 100 metres of the bushfire prone land on the western side of River Street must be upgraded for ember protection (ie enclosing all openings and covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm);" and*
- b) Gutters for the mental health and maternity buildings are removed or any guttering or valleys for these buildings are screened to prevent build-up of flammable materials. Any materials used shall be non-combustible.*

The schedule of works must be completed within two years of occupation of the buildings the subject of this consent."

Condition E2 states:

"The ember protection works required for all existing buildings on the campus located within 100 metres of the bushfire prone land and upgrade works for the mental health and maternity buildings shall be completed within 2 years of occupation of the buildings the subjects of this consent."

A review of the conditions has identified that the level of ember protection required by these conditions is incompatible with the efficient operation of the existing buildings and cannot be achieved. In order to achieve the objective of these measures, Simon Carroll of Australian Bushfire Assessment Consultants (ABAC) was engaged by Health Infrastructure (HI) to look at alternative measures. The ABAC review focused on a qualitative assessment of the risks and measures to ameliorate them and identified the expected intensity of the bushfire attack, surveillance and potential for early detection of a bushfire as key to determining the potential measures to be adopted.

The measures recommended by ABAC focus on management of the site. ABAC's report was issued to Rural Fire Service (RFS) for review to ascertain if these measures would be sufficient to enable the conditions noted above to be deleted and replaced with an alternative condition based on the recommendations of the ABAC report. The email attached from Paul Creenaune of the RFS states that the report "provides for improved protection of the existing hospital building and would enable RFS to review its original condition".

HI therefore seek to have Condition D2 and E2 deleted and replaced by the following condition:

D2 Within 12 months of the occupation of the buildings the subject of this consent, the following measures must be in place and operational on all buildings within 100 metres of the bushfire prone land:

- a) If not already fitted, all entry doors and required exit doors are to be fitted with self-closers;*
- b) If not already fitted, any fixed vents – excluding openings associated with air intakes or exhaust outlets for mechanical ventilation plant – are to be fitted with screens incorporating mesh with an aperture size of 2mm. The mesh is to be made from aluminium, bronze or steel.*
- c) if not already fitted, draught excluders are to be fitted to the bottoms of external doors*
- d) The maintenance of the buildings and grounds within the KDH complex are to be part of written management in use procedures for the KDH;*
- e) The written management in use procedures for the KDH are to require, on at least a weekly basis, the inspection of areas around the existing buildings to detect and remove any build-up of dead vegetative material or other flammable material; and*
- f) The written management in use procedures are to include, as a first step in the event that KDH management is notified of the issue of an extreme or catastrophic fire warning, a detailed procedure to ensure that each and every openable door and windows within the hospital complex is closed and secured, except for entry doors and required exit doors (which are to be fitted with self-closers as above).*

The proposed amended condition will not create any additional environmental impacts and is not considered a significant alteration to the original application.

If you require clarification on this issue please contact Leone McEntee on 9978 5420. We look forward to your favourable consideration of the application.

Yours sincerely,



Sam Sangster
Chief Executive