



## NSW RURAL FIRE SERVICE



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

Your Ref: SSD 8981  
Our Ref: D17/4665  
DA18070413842 PC

**ATTENTION:** Eleanor Parry

17 July 2018

Dear Ms Parry,

### **Coffs Harbour Hospital Expansion – 345 Pacific Highway, Coffs Harbour**

I refer to your correspondence dated 3 July 2018 seeking comments and recommended conditions of consent from the NSW Rural Fire Service (NSW RFS) with respect to the above proposal.

The NSW RFS understands that the proposed development involves:

- construction of a new five storey Clinical Services Building (including a new rooftop helipad) and associated landscaping and internal roadworks;
- relocation and construction of carparking spaces on the existing helipad site and east of the existing main hospital entrance;
- refurbishment of the existing hospital building 'Main Building A' to realign services, including the Emergency Department; and
- associated infrastructure and service works.

The NSW RFS has considered the Environmental Impact Statement and provides the following recommended conditions:

#### **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:

1. At the commencement of building works and in perpetuity, the property around the building for a distance of 60 metres shall be managed as an inner protection area (IPA) as

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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'.

### **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:

2. Water, electricity and gas are to comply with section 4.2.7 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:

3. 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'.

### **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:

4. Internal roads to comply with the following requirements of 'Planning for Bush Fire Protection 2006':
  - traffic management devices are constructed to facilitate access by emergency services vehicles;
  - a minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches, is maintained; and
  - hydrants are to be located in accordance with section 4.1.3(1) 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:

5. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006', including the preparation of an emergency / evacuation plan consistent with the NSW RFS document titled 'A guide to developing a bush fire emergency management and evacuation plan'. A copy of the plan shall be provided to the consent authority and the local Bush Fire Management Committee prior to occupation of the development.

### **Landscaping**

6. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

**General Advice:**

- Details of the proposed additional LPG storage tanks and the SEPP 33 Assessment Report (EIS Appendix G) should be referred to the NSW Fire & Rescue Structural Fire Safety Unit for comment.

For any queries regarding this correspondence, please contact Paul Creenaune on 6691 0400.

Yours sincerely,



Wayne Sketchley

**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](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.*