

Bushfire Assessment Report

Proposed:
Hospital Building

At:
**Albury Hospital,
201 Borella Road,
East Albury**

Reference Number: 250182B

12 February 2025



Prepared By:
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Version Control				
Version	Date	Author	Reviewed by	Details
1	12/02/2025	Andrew Muirhead	Stuart McMonnies	Final Report

List of Abbreviations:

APZ	Asset Protection Zone
AS3959	Australian Standard 3959 – 2018 as amended
BAL	Bushfire Attack Level
BPMs	Bushfire Protection Measures
BPLM	Bushfire Prone Land Map
Council	Albury City Council
ELVIS	Elevation and Depth Foundation Spatial Data
EP&A Act	<i>Environmental Planning and Assessment Act - 1979</i>
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
IPA	Inner Protection Area
NASH	National Association of Steel-framed Housing
NCC	National Construction Code
NP	National Park
NSP	Neighbourhood Safer Place
OPA	Outer Protection Area
PBP	<i>Planning for Bush Fire Protection – 2019 as amended</i>
ROW	Right of Way
RF Act	<i>Rural Fires Act - 1997</i>
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SWS	Static Water Supply

Executive Summary:

This Bushfire Assessment Report has been prepared by Building Code and Bushfire Hazard Solutions P/L to support the construction of a new building within Albury Hospital, located at 201 Borella Road, East Albury.

Albury City Council's Bushfire Prone Land Map identifies the subject property as containing partly Category 1 Vegetation and the Vegetation Buffer therefore the overall allotment is considered 'bushfire prone'.

The subject site contains a listed Special Fire Protection Purpose (SFPP) (Hospital) under section 100b (c) of the *Rural Fires Act* 1997. As the proposal involves a listed SFPP development on bushfire prone land the development must obtain a Bush Fire Safety Authority from the Commissioner of the NSW Rural Fire Service (RFS).

SFPP development is assessed under Chapter 6 'Special Fire Protection Purpose Developments' of *Planning for Bush Fire Protection 2019* (PBP).

The location of the proposed works provides an Asset Protection Zone (APZs) of >140 metres to the north, south, east and west. The proposal is also within the existing pattern of development.

The APZs consist of maintained grounds entirely within the subject property and managed grounds within neighbouring allotments.

The highest Bushfire Attack Level to the proposed works was determined from Table A1.12.5 of PBP to be BAL Low.

In accordance with Table 2 of the addendum to PBP (and S43C10 NCC 2022) the building must comply with BAL 19 and subsequently comply with sections 3 and 6 of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 and the additional construction requirements detailed in section 7.5 of PBP.

We are satisfied that the proposal satisfies all relevant specifications and requirements of *Planning for Bush Fire Protection 2019* and the addendum to *Planning for Bush Fire Protection*.

1.0 Introduction

This Bushfire Assessment Report has been prepared by Building Code and Bushfire Hazard Solutions P/L to support a Review of Environmental Factors (REF) prepared in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*.

The development proposal relates to the construction of a new building within Albury Hospital, located at 201 Borella Road, East Albury.

Albury City Council's Bushfire Prone Land Map identifies the subject property as partly containing Category 1 Vegetation and the Vegetation Buffer therefore the overall allotment is considered 'bushfire prone'.

Hospitals are listed Special Fire Protection Purpose (SFPP) under section 100b (c) of the *Rural Fires Act 1997*.

SFPP development attracts the highest Bushfire Protection Measures commensurate to the risk profile.

As the proposal involves a listed SFPP development on bushfire prone land it is classified as integrated development under section 4.46 of the *Environmental Planning and Assessment Act 1979*. The Development Application subsequently requires a Bushfire Safety Authority from the NSW Rural Fire Service.



Figure 01: Extract from Albury City Council's Bushfire Prone Land Map

2.0 Legislative Requirements

The site is subject to the following legislative provisions as it relates to bushfire planning and protection:

- *Environmental Planning & Assessment Act 1979*
- *Rural Fires Act 1997*
- *Rural Fires Regulation 2022*
- *Planning for Bush Fire Protection*

2.1 *Rural Fires Act 1997*

Hospitals are a listed Special Fire Protection Purpose (SFPP) under section 100B (6c) of the *Rural Fires Act 1997*.

The development must obtain a Bush Fire Safety Authority from the Commissioner of the NSW Rural Fire Service (RFS).

2.2 *Environmental Planning & Assessment Act 1979*

Section 10.3 requires councils, where a Bush Fire Risk Management Plan applies, to record a bush fire prone land map after consulting with the Commissioner of the NSW Rural Fire Service (NSW RFS). The Commissioner will designate lands to be bush fire prone within an area and, when satisfied that the lands have been recorded on a map, certify the map as the Bush Fire Prone Land map.

2.3 *Rural Fires Regulation 2022*

Section 45 sets out the relevant matters that must be considered when assessing a bushfire safety authority and includes an assessment of the proposal against Planning for Bush Fire Protection.

2.4 *Planning for Bush Fire Protection*

As the subject site is identified as being bushfire prone and the proposed development involves a Seniors Living Development, the proposal is subject to the application of the relevant specifications and requirements of Planning for Bush Fire Protection.

The proposal is required to demonstrate that it achieves compliance with the following elements of PBP:

- Chapter 1 - Aim and Objectives
- Chapter 6 - Special Fire Protection Purpose Developments

3.0 Purpose of Report

The purpose of this Bushfire Assessment Report is to provide the Rural Fire Service with an independent bushfire assessment together with appropriate recommendations for both new building construction and bushfire mitigation measures considered necessary having regard to construction within a designated 'bushfire prone' area.

The recommendations contained within this report may assist in forming the basis of any specific construction conditions and/or bushfire mitigation measures that the NSW Rural Fire Service may elect to place within any consent conditions.

4.0 Scope of this Report

The scope of this report is limited to providing a bushfire assessment and recommendations for the subject property. Where reference has been made to the surrounding lands, this report does not purport to directly assess those lands; rather it may discuss bushfire impact and/or progression through those lands and possible bushfire impact to the subject property.

5.0 Compliance Tables & Notes

The following table sets out the project's compliance with *Planning for Bush Fire Protection – 2019*.

	North	South	East	West
Vegetation Structure	Managed Land	Managed Land	Managed Land	Managed Land
Slope	n/a	n/a	n/a	n/a
Required Asset Protection Zone (New SFPP)	n/a	n/a	n/a	n/a
Available Asset Protection Zone	>140 metres	>140 metres	>140 metres	>140 metres
Threatened Species	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Aboriginal Relics	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Bushfire Attack Level	BAL Low*	BAL Low*	BAL Low*	BAL Low*
Required Construction Level**	BAL 19	BAL 19	BAL 19	BAL 19

* Determined from Table A1.12.5 of PBP

** In accordance with Table 2 of the addendum to PBP (and S43C10 NCC 2022).

Compliance Summary of Bushfire Protection Measures			
Bushfire Protection Measure	Acceptable Solution	Performance Solution	Report Section
Asset Protection Zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.03
Construction Standard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.03
Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.03
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.03
Gas and Electrical Supplies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.03

Asset Protection Zones Compliance

One of the objectives underpinning Planning for Bush Fire Protection is to provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings.

The location of the proposed works provides an Asset Protection Zone (APZs) of >140 metres to the north, south, east and west.

The APZs consist of maintained grounds, access roads, neighbouring allotments and private properties.

The APZs within the subject site will continue to be maintained in accordance with an Inner Protection Area as detailed in Appendix 4 of *Planning for Bush Fire Protection* 2019 and the NSW Rural Fire Service publication 'Standards for Asset Protection Zones'.

Construction Level Compliance

The highest Bushfire Attack Level to the proposed works was determined from Table A1.12.5 of PBP to be 'BAL Low'.

In accordance with Table 2 of the addendum to PBP (and S43C10 NCC 2022) the building must comply with BAL 19 and subsequently comply with sections 3 and 6 of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 and the additional construction requirements detailed in section 7.5 of PBP.

6.0 Aerial view of the subject allotment

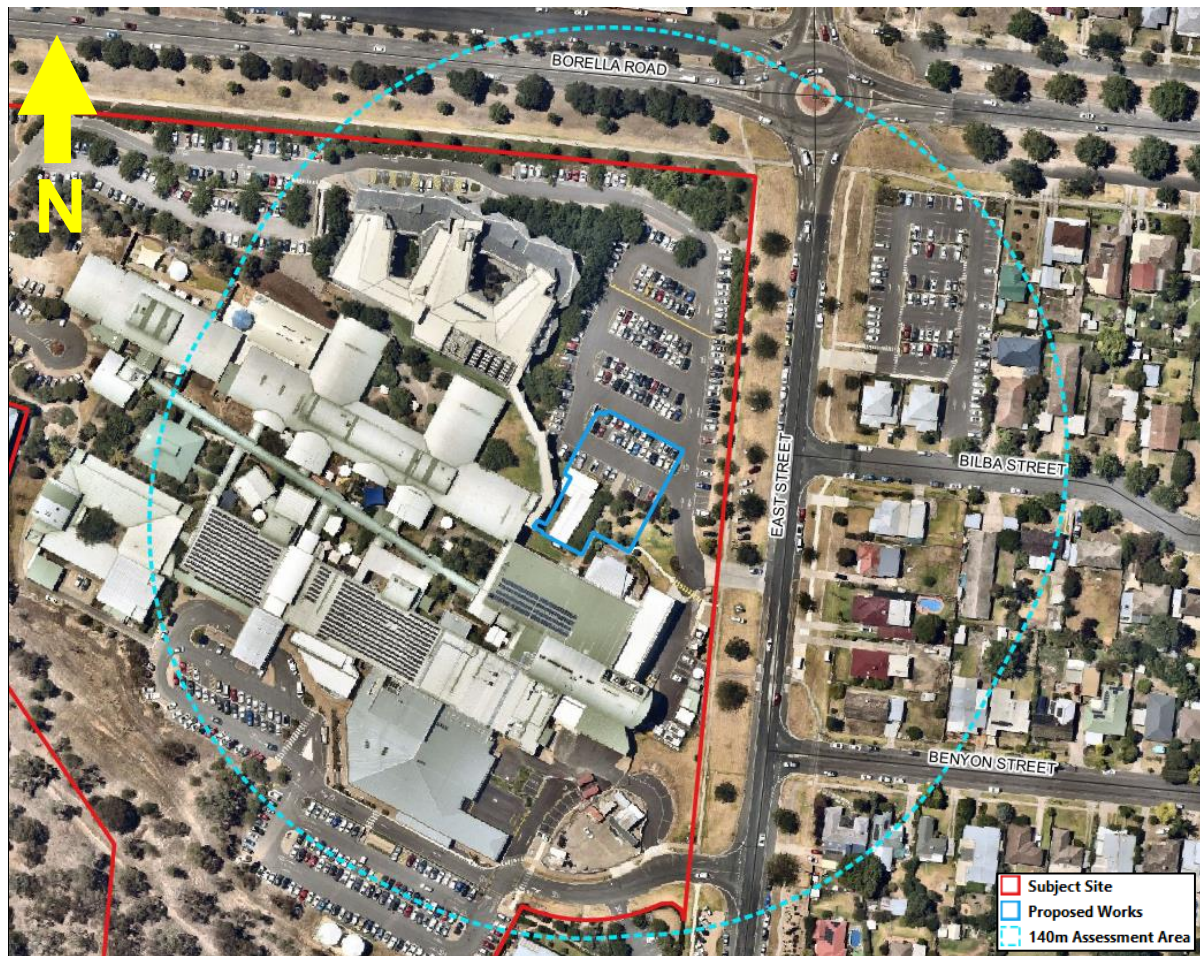


Figure 02: Aerial view of the subject area. Courtesy Nearmap

7.0 Bushfire Assessment

A detailed site inspection has been undertaken of the subject site by a representative of Building Code & Bushfire Hazard Solutions P/L on 29 May 2023. In addition to the collected site data this assessment has relied on:

- Aerial imagery of the subject area (NSW Spatial Services & Nearmap);
- 1 metre contour mapping of the subject area (Elevation and Depth Foundation Spatial Data – Geoscience Australia)
- NSW Planning Portal Spatial Viewer
- Vegetation Mapping (Vegetation NSW)

7.01 Location

The subject site is known as Albury Hospital and is located at 201 Borella Road, East Albury. The subject property is legally identified as Lot 14 DP 1175382.

The subject site has street frontage to Borella Road to the north, East Street to the east, Keene Street to the west, and abuts Eastern Hill Reserve to the south.



Photograph 01: View towards the site

7.03 Vegetation

The vegetation structure, connectivity and attributes are fundamental contributors to bushfire behaviour and its movement through the landscape.

As part of this assessment, we have considered the potential bushfire runs that currently exist into the site.

In accordance with Appendix 1 'Site Assessment Methodology' of PBP we have undertaken an assessment of all vegetation formations within 140 metres of the development site for each aspect as per Keith (2004).

It is acknowledged that there is no bushfire hazard within 140 metres of the development.

7.04 Slope and Topography

The slope of the land under the classified vegetation has a direct influence on the forward rate of spread, fire intensity and radiant heat exposure. The effective slope is considered to be the slope under the classified vegetation which will most significantly influence bushfire behaviour toward the development site.

In accordance with A1.4 'Determine slope' of PBP the slope assessment is to be derived from the most detailed contour data available.

Due to no vegetation posing a hazard within 140 metres of the development no formal slope assessment was undertaken.

7.04 Fire Weather

All development which attracts an Asset Protection Zone under PBP requires the identification of the relevant Fire Danger Index (FDI). The FDI required to be used for development assessment purposes is based on the local government boundaries, being Albury City Council in this instance.

In accordance with the NSW Rural Fire Service publication 'NSW Local Government Areas FDI' (2017) Albury City Council form part of the Eastern Riverina Fire Weather District and attracts an FFDI of 80.

8.0 Bushfire Protection Measures

8.01 Planning for Bush Fire Protection - 2019

Planning for Bush Fire Protection – 2019 (PBP) is applicable to development located on land determined as being 'bushfire prone' in accordance with the local Bushfire Prone Land Map.

Bushfire prone land are defined as those areas;

- containing or within 100m of Category 1 Vegetation; or
- containing or within 30m of Category 2 or 3 Vegetation.

Albury City Council's Bushfire Prone Land Map identifies the subject property as partly containing Category 1 Vegetation and the Vegetation Buffer, therefore the overall allotment is considered 'bushfire prone'.

Hospitals are listed Special Fire Protection Purpose (SFPP) under section 100b (c) of the *Rural Fires Act 1997*.

As the proposal involves a listed SFPP development on bushfire prone land the development must obtain a Bush Fire Safety Authority from the Commissioner of the NSW Rural Fire Service (RFS).

SFPP development is assessed under Chapter 6 'Special Fire Protection Purpose Developments' of *Planning for Bush Fire Protection 2019* (PBP).

In this instance the proposal must satisfy the aim and objectives detailed in Chapter 1 'Introduction' and specific objectives and bushfire protection measures detailed in Chapter 6 'Special Fire Protection Purpose Developments' of PBP.

8.02 Specific Objectives

The following table outlines the objectives that apply to existing SFPP development under section 6.4 'Development of existing SFPP facilities' of PBP and our comments on the proposal's compliance or otherwise.

Objective	Comment
<i>provide an appropriate defensible space;</i>	The proposed works is within the existing pattern of development and provides a defensible space.
<i>site the building in a location which ensures appropriate separation from the hazard to minimise potential for material ignition;</i>	The existing building and proposed works area situated in a BAL Low area. The available APZs will minimise potential for material ignition.

Objective	Comment
<i>provide a better bush fire protection outcome for existing buildings;</i>	The proposed building exceeds the minimum required APZs.
<i>new buildings should be located as far from the hazard as possible and should not be extended towards or situated closer to the hazard than the existing buildings (unless they can comply with section 6.8);</i>	The proposed works are within the existing pattern of development.
<i>ensure there is no increase in bush fire management and maintenance responsibility on adjoining land owners without their written confirmation;</i>	There is no increase in bush fire management and maintenance responsibilities on adjoining land owners as a result of the proposal.
<i>ensure building design and construction enhances the chances of occupant and building survival; and</i>	The proposed works are within a BAL Low area.
<i>provide for safe emergency evacuation procedures including capacity of existing infrastructure (such as roads).</i>	<p>It has been recommended that the Bushfire Emergency and Evacuation Management Plan be updated as part of this application.</p> <p>The subject site has a two way access road to East Street and Kenne Street and internal ring roads which have capacity to accommodate a timely evacuation of the site.</p>

8.03 Bushfire Protection Measures

Section 6.8 'Bush fire protection measures' of PBP outlines the specific Bushfire Protection Measures (BPMs) applicable to Special Fire Protection Purpose development, including APZs, Landscaping, Construction, Access, Services & Emergency Management Plan.

The following section addresses each BMP and the proposals compliance or otherwise.

Asset Protection Zones

Asset Protection Zones for new Special Fire Protection Purpose (SFPP) development are determined from Table A1.12.1 of PBP or bushfire design modelling achieving a radiant heat impact of no more than 10kW/m² at the closest point of the available building footprint.

The location of the proposed works provides an Asset Protection Zone (APZs) of >140 metres to the north, south, east and west.

The APZs consist of maintained grounds, access roads, neighbouring allotments and private properties.

The Asset Protection Zones have been determined in accordance with Planning for Bush Fire Protection and in most cases exceed the minimum required.

Building construction, siting & design

Australian Standard 3959 – 2018 'Construction of buildings in bushfire-prone areas' (AS3959) specifies construction standards for buildings within various Bushfire Attack Levels as determined by Planning for Bush Fire Protection – 2019.

AS3959 provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ.

Correlation between bushfire impact and AS3959		
Bushfire Attack Level	Maximum radiant heat impact (kW/m ²)	Level of construction under AS3959-2018
Low		No special construction requirements
12.5	≤12.5	BAL - 12.5
19	>12.5 to 19.0	BAL - 19
29	>19.0 to 29.0	BAL - 29
40	>29.0 to 40.0	BAL - 40
Flame Zone	>40.0	BAL FZ No deemed to satisfy provisions

The highest Bushfire Attack Level to proposed works was determined from Table A1.12.5 of PBP to be 'BAL Low'.

In accordance with Table 2 of the addendum to PBP (and S43C10 NCC 2022) the building must comply with BAL 19 and subsequently comply with sections 3 and 6 of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 and the additional construction requirements detailed in section 7.5 of PBP.

Property Access

Vehicular access is currently available to the property from Keene Street and East Street and existing internal roads.

Persons seeking to egress the existing building and proposed works are able to do so via internal roads and existing public road infrastructure.

Fire appliances have direct access to the hazard interface via East Street and the internal road from East Street for hazard reduction or fire suppression activities. The internal access road acts as a perimeter road from the vegetation in which is more than 140 metres from the site.

Compliance with Table 3 of the addendum to PBP can be addressed by satisfying the Performance Criteria, being;

Firefighting vehicles are provided safe, all-weather access to structures and hazardous vegetation.

As described firefighting vehicles have safe, all weather access to all structures through carpark and existing roads/ access, therefore we seek an NSW RFS support in the exemption to the vehicle access provisions (S43C14) of Specification 43 under NSW G5D4(c) of Volume One of NCC 2022.

The existing roads provides adequate access and egress for the occupants and is supported by a hydrant network. The proposal does not alter the existing access arrangements.

Water Supply & Utilities

The subject property is connected to the existing towns water main for its commercial needs. Existing hydrants are available in the surrounding streets and along the existing internal road network for the replenishment of attending fire services.

The water supply is considered adequate for the replenishment of attending fire services and will satisfy Table 4 of the addendum to PBP.

The proposed building will have a new connection to the existing electrical network.

Emergency management arrangements

The intent of the Emergency Management Plan measure is to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.

The existing Bushfire Emergency Management Plan for the property should be updated to capture the new works at the next scheduled update.

8.04 Aim & Objectives of PBP

The following table details the aim and objectives of Planning for Bush Fire Protection 2019 and the proposals ability to comply.

Aim / Objective	Comment
The aim of PBP is to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.	With the inclusion of the recommendations made herein it is of our opinion that the aim of PBP has been satisfied.
(i) afford buildings and their occupants protection from exposure to a bush fire;	<p>The proposed building works are within a BAL Low area.</p> <p>The existing APZs will afford the building and its occupants protection from the exposure to bushfires.</p>
(ii) provide for a defensible space to be located around buildings;	The existing APZs provide a defensible space around the buildings.
(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;	The Asset Protection Zones to the proposed works provides for appropriate setbacks and minimises potential material ignition.
(iv) ensure that appropriate operational access and egress for emergency service personnel and occupants is available;	The existing access arrangements have been reviewed and are considered adequate for fire-fighter access and occupant evacuation.
(v) provide for ongoing management and maintenance of bush fire protection measures, (BPMs); and	<p>All APZs within the subject site will be maintained in accordance with an Inner Protection Area as detailed in Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service publication 'Standards for Asset Protection Zones'.</p> <p>Any future Landscaping is to comply with the provisions of Appendix 4 of PBP.</p>

Aim / Objective	Comment
(vi) ensure that utility services are adequate to meet the needs of firefighters.	<p>The subject site has existing hydrants located within surrounding streets and within 70 metres of the proposed works.</p> <p>Existing water supply is adequate to meet the needs of attending fire services.</p>

It is therefore of our opinion that the proposal can satisfactorily comply with the aim and objectives of *Planning for Bush Fire Protection 2019*.

8.05 Submission Detail

Section 45 of the *Rural Fires Regulation 2022* identifies various items which must be addressed and included within an application for a Bush Fire Safety Authority. The following table outlines these items and includes a corresponding response.

Submission Detail	Response
(a) a description (including the address) of the property on which the development the subject of the application is proposed to be carried out,	See section 7.01
(b) a classification of the vegetation on and surrounding the property (out to a distance of 140 metres from the boundaries of the property) in accordance with the system for classification of vegetation contained in <i>Planning for Bush Fire Protection</i> ,	See section 7.02
(c) an assessment of the slope of the land on and surrounding the property (out to a distance of 100 metres from the boundaries of the property),	See section 7.03
(d) identification of any significant environmental features on the property,	No known sites
(e) the details of any threatened species or threatened ecological community under the <i>Biodiversity Conservation Act 2016</i> that is known to the applicant to exist on the property,	No known sites
(f) the details and location of any Aboriginal object (within the meaning of the <i>National Parks and Wildlife Act 1974</i>) or Aboriginal place (within the meaning of that Act) that is known to the applicant to be situated on the property,	No known sites
(g) a bush fire assessment for the proposed development (including the methodology used in the assessment) that addresses the following matters—	See section 8.0
(i) the extent to which the development is to provide for setbacks, including asset protection zones,	See section 8.03

Submission Detail	Response
<i>(ii) the siting and adequacy of water supplies for fire fighting,</i>	See section 8.03
<i>(iii) the capacity of public roads in the vicinity to handle increased volumes of traffic in the event of a bush fire emergency,</i>	Egress is available from the subject site via existing public roads and internal roads away from the identified hazard. These roads are considered adequate to accommodate a timely evacuation from the site.
<i>(iv) whether or not public roads in the vicinity that link with the fire trail network have two-way access,</i>	There are no registered fire trails within the local area.
<i>(v) the adequacy of arrangements for access to and egress from the development site for the purposes of an emergency response,</i>	See section 8.03
<i>(vi) the adequacy of bush fire maintenance plans and fire emergency procedures for the development site,</i>	See section 8.03
<i>(vii) the construction standards to be used for building elements in the development,</i>	See section 8.03
<i>(viii) the adequacy of sprinkler systems and other fire protection measures to be incorporated into the development,</i>	There is no existing bushfire sprinkler system, nor is one proposed. See section 8.03 for all bushfire protection measures
<i>(ix) any registered fire trails on the property,</i>	There are no classified fire trails within the subject site.

9.0 Recommendations

The following recommendations are provided as the minimum necessary for compliance with Planning for Bush Fire Protection – 2019 and Australian Standard 3959 'Construction of buildings in bushfire-prone areas - 2018.

Asset Protection Zones

1. At the commencement of building works and in perpetuity all grounds within 140 metres of the development or to the property boundary, whichever comes first, shall continue to be managed as an inner protection area (IPA) as outlined within Appendix 4 of 'Planning for Bush Fire Protection 2019' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Construction

2. That the proposed new building works shall comply with sections 3 and 6 (BAL 19) of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' – 2018.
3. That all new construction shall comply section 7.5 of *Planning for Bushfire Protection 2019*.

Access

We request that the NSW RFS specifically acknowledge the access variation in the issued Bush Fire Safety Authority in accordance with NSW G5D3 NCC 2022.

Services (where applicable)

Electricity:

4. Any new electrical services must comply with the following:
 - where practicable, electrical transmission lines are underground.
 - where overhead electrical transmission lines are proposed:
 - lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in *ISSC3 Guideline for Management Vegetation Near Power Lines*.

Gas:

5. Any new gas services must comply with the following:
 - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - *The storage and handling of LP Gas*, the requirements of relevant authorities, and metal piping is used;
 - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
 - connections to and from gas cylinders are metal;
 - if gas cylinders need to be kept close to the building, safety valves are directed away from the building and at least 2m away from any combustible material, so they do not act as a catalyst to combustion;
 - polymer-sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used; and
 - above-ground gas service pipes external to the building are metal, including and up to any outlets.

Water:

6. That the extended internal hydrant system is to comply with the requirements detailed in Table 6.8c of *Planning for Bush Fire Protection* 2019, specifically:
 - fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2021;
 - fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2021.
 - all above-ground water service pipes external to the building are metal, including and up to any taps.
 - fire hose reels are constructed in accordance with AS/NZS 1221:1997 Fire hose reels, and installed in accordance with the relevant clauses of AS 2441:2005 Installation of fire hose reels.

10.0 Conclusion

Albury City Council's Bushfire Prone Land Map identifies the subject property as partly containing Category 1 Vegetation and the Vegetation Buffer therefore the overall allotment is considered 'bushfire prone'.

Hospitals are listed Special Fire Protection Purpose (SFPP) under section 100b (c) of the *Rural Fires Act 1997*.

As the proposal involves a listed SFPP development on bushfire prone land the development must obtain a Bush Fire Safety Authority from the Commissioner of the NSW Rural Fire Service (RFS).

In accordance with the bushfire safety measures contained in this report, and consideration of the site specific bushfire risk assessment it is our opinion that when combined, they will provide a reasonable and satisfactory level of bushfire protection to the subject development.

It is of our opinion that the proposal can satisfy all relevant specifications and requirements of PBP.

We are therefore in support of the development.

Should you have any enquiries regarding this project please contact our office.

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BPAD Accreditation No. BPAD9400



11.0 Annexure 01

List of Referenced Documents

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Acknowledgements to:

Geoscience Australia
Nearmap
Street-directory.com.au

Attachments

Nil