Hunter Valley Bushfire
Consulting Services

Bushfire Assessment Report for Alterations and Additions to a Taree Private Hospital at Lot 1 DP808421 2 Potoroo Drive, Taree NSW 2430

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Table 1 – Document Version and Disclaimer

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Any recommendation or advice expressed in this report is made in good faith. It should be borne in mind that the measures recommended in this report cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable behaviour of bushfires and extreme weather conditions. As such, the author is not liable to any person for any damage or loss whatsoever which has occurred or may occur in relation to the person acting or not acting based on the recommendations of this report. It should not be considered safe to inhabit the development at times of bushfire risk. It is strongly recommended that you are away from the area at times of advised risk.

This bush fire assessment report shall remain valid for 12 months from the date of issue.

Abbreviation	Meaning
AHIMS	Aboriginal Heritage Information Management System
APZ	Asset Protection Zone
AS2419 - 2005	Australian Standard for fire hydrant installation
AS3959 - 2018	Australian Standard for Construction of buildings in bushfire prone areas
BAL	Building attack level
BCA	Building Code of Australia
BPA	Bush Fire Prone Areas
BPL	Bush Fire Prone Land
BPM’s	Bush Fire Protection Measures
Codes Sepp	State Environmental Planning Policy (Exempt and Complying Development code) 2008
DA	Development application
EEC	Endangered ecological community
EP&A Act	NSW Environmental Planning and Assessment Act 1979
FDI	Fire danger index

FMP	Fuel management plan
HA	Hectare
IPA	Inner protection area
LGA	Local Government Area
OPA	Outer protection area
PBP	Planning for Bushfire Protection 2019
RF Act	Rural Fires Act 1997
RF Reg	Rural Fires Regulations 2021

EXECUTIVE SUMMARY

This Bushfire Assessment Report (BAR) has been prepared by Hunter Valley Bushfire Consulting Services at the request of SLR Consulting to assess compliance with the document, Planning for Bushfire Protection (PBP 2019) for a proposed alterations and additions to an existing hospital at Lot 1 DP808421, 2 Potoroo Road, Taree NSW 2430.

This report is to form part of the supporting documentation for a Development Application (DA) to be Lodged with Mid Coast Council (MCC). The proposed development is classified as Integrated Development under the provisions of Planning for Bushfire Protection (PBP) (NSW Rural Fire Service (RFS), 2019), and is therefore required under the legislation to be referred to the commissioner of the RFS, for the issue of a Bushfire Safety Authority. The report demonstrates compliance with PBP (RFS, 2019) and AS3959-2018 Construction of Buildings in Bush Fire Prone Areas.

This assessment aims to consider and assess the bushfire hazard and associated potential threats relevant to the proposal. Recommendations are provided regarding fuel management, access, provision of emergency services, building protection and construction standards, to facilitate an acceptable level of bushfire protection.

In summary, the following is recommended to enable the proposal to meet the relevant legislative requirements:

1. A minimum **57m APZ** shall be applied to the southern elevation of the development. The APZ is to be provided in accordance with the provisions of Appendix 4 of the Planning for Bushfire Protection 2019. An easement (positive covenant) for the APZ, that also details its management and maintenance is to be created over this land in accordance with the Conveyancing Act 1919.

2. Construction of the new work is in accordance with the Building Code of Australia for – Construction of Buildings in Bushfire Prone Areas for the **BAL12.5** being Sections 3 & 5 of AS3959 – Construction of Buildings in Bushfire Prone Areas and Table 6.8a of PBP (2019).

3. Access to the property is required to comply with the provisions of Table 6.8b in Section 6 of the Planning for Bushfire Protection 2019.

4. Water supply is to comply with the provisions of Table 6.8c in Section 6 of the PBP 2019.

5. Electricity Services to the Hospital – The installation of any new electricity seeks to limit the possibility of igniting the surrounding bushland. Transmission lines are to be placed underground. If placing them underground is not practical, then overhead transmission lines are to:

- Be installed with short pole spacing (30m), 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 accordance with the specifications in ISSC3 – Guideline for Managing Vegetation Near Power Lines.

6. Gas Services to the Hospital – The location and design of gas services will not lead to the ignition of surrounding buildings or the fabric of buildings. The provision of gas requires that:

    - Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities,
    - Metal piping is used,
    - All fixed gas cylinders are kept clear of all flammable materials to 10m and shielded on the hazard side,
    - Connections to and from gas cylinders are metal,
    - Polymer-sheathed flexible gas supply lines are not used, and
    - Above-gas service pipes are metal including and up to any outlets.

7. Emergency Evacuation – A Bushfire Emergency Management and Evacuation plan is to be prepared for the site prior to the occupation of the new buildings. This Bushfire Emergency Management and Evacuation Plan is to be prepared consistent with the: The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan NSW RFS Schools Program Guide
    Australian Standard AS 3745:2010 Planning for emergencies in facilities; and Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities (where applicable). the Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants. Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

PURPOSE

The purpose of this Bushfire Assessment Report is to provide the owners and Council with an independent bushfire hazard determination 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 Council and/or the NSW Rural Fire Service may elect to place within any consent conditions issued for the subject Development Application.

SCOPE

The scope of this report is limited to providing a bushfire hazard 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

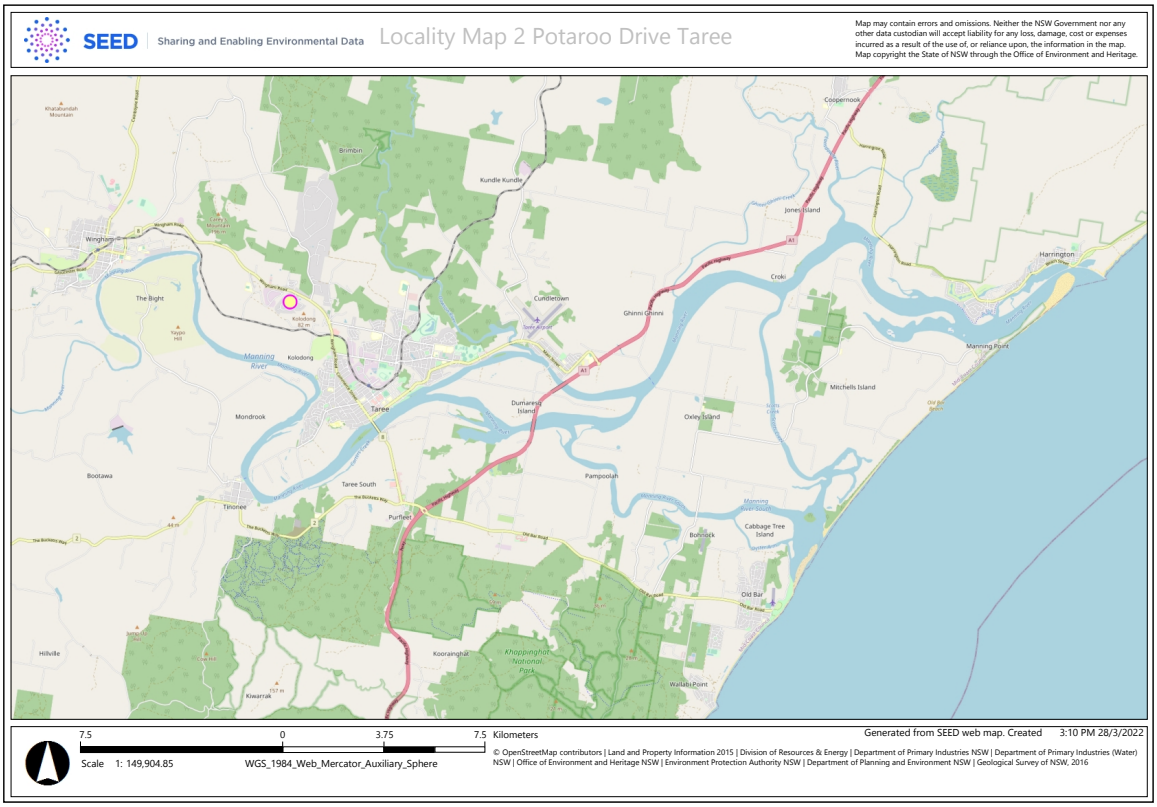
INTRODUCTION

The purpose of this report is to assess the compliance of a proposed development comprising of alterations and additions to an existing hospital at Lot 1 DP808421
2 Potoroo Drive, Taree NSW 2430 with the provisions of PBP 2019.

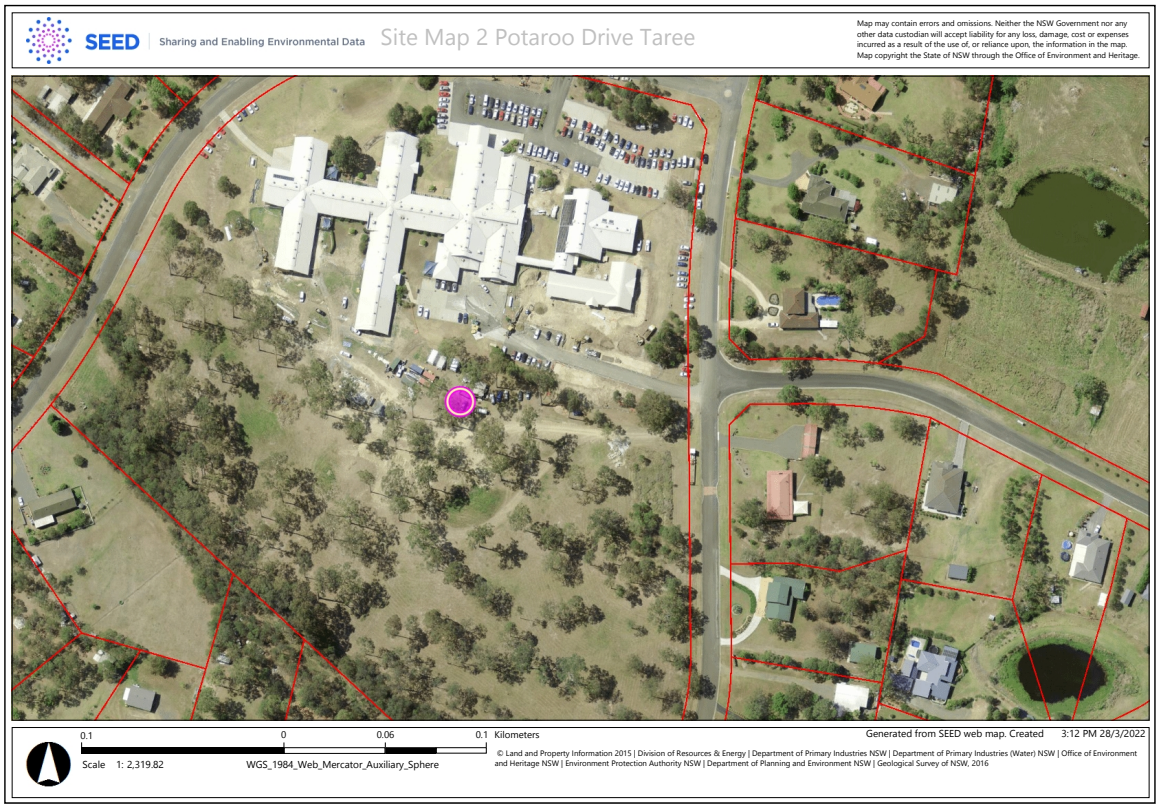
1. LOT INFORMATION

Address: (Lot 1 DP:808421) 2 Potoroo Drive, Taree NSW 2430
Proposal: The proposal is for alterations and additions to an existing hospital.
Area: Total area of Lot 1 is 8.3ha
Council: Mid Coast Council
Zoning: SP2– Infrastructure
Bushfire Prone Land: yes – refer to Map
RFS Region: Mid Coast
Is a Bushfire Safety Authority (BFSA) required? Yes – the hospital is a SFPP.
Significant Environmental Features: No
Threatened Species: Nothing mapped on SEED Portal 16/2/2022.
Aboriginal Objects: Basic search conducted on AHIMS website 16/2/2022 – no items listed.
Registered Fire Trails: RFS website checked 16/2/2022 - there are no registered fire trails in the area**.**

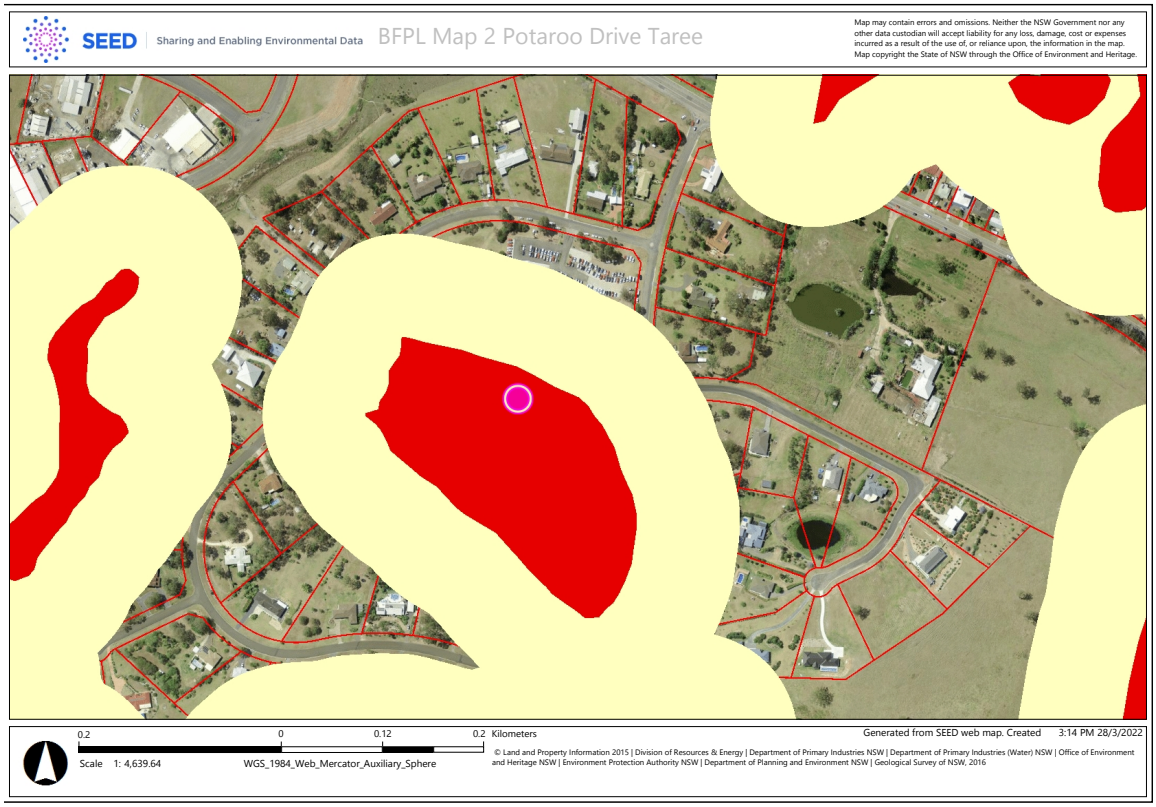
Map 1. Locality



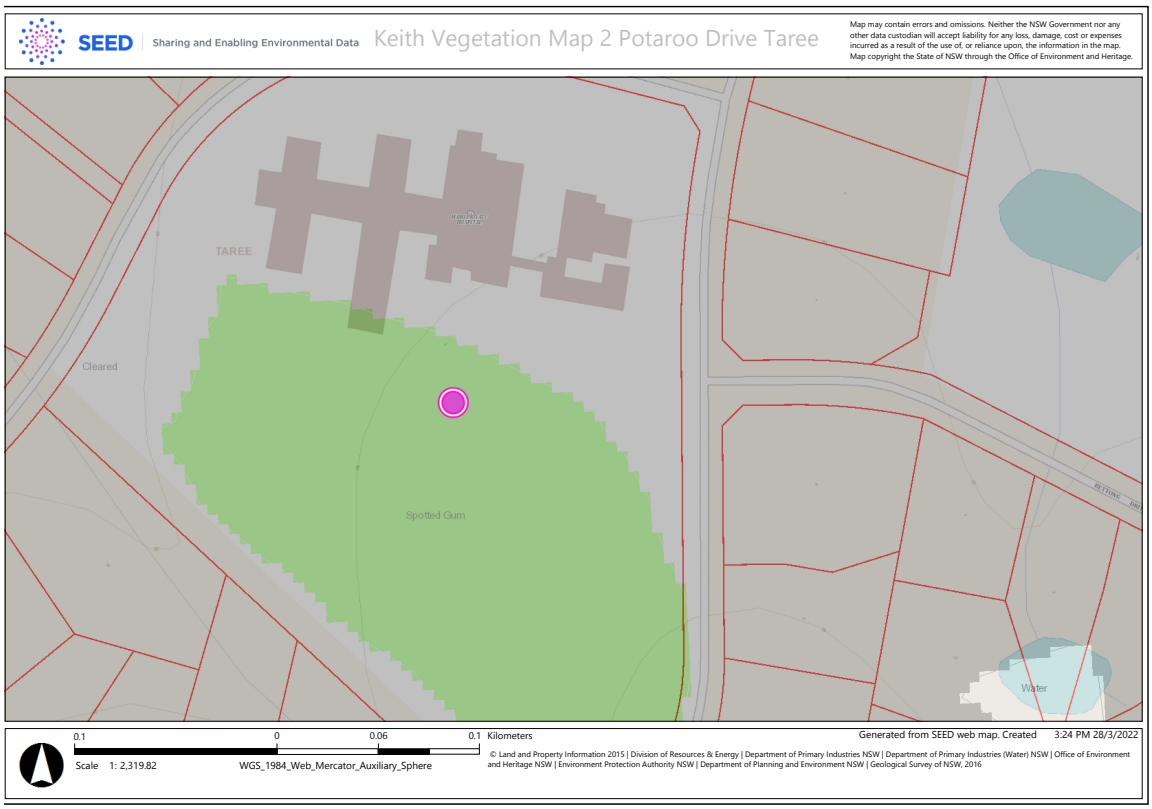
Map 2 Site Plan



Map 3. Bushfire Prone Land



Map 4. Vegetation



2. SPECIFIC OBJECTIVES

2.1 Compliance with the Specific Objectives in Clause 6.2 of the PBP 2019.

Specific Objective	Compliance	Comments
minimise levels of radiant heat, localised smoke, and ember attack through increased APZ, building design and siting	Able to comply	The required BAL together with the APZ comply with the provisions of clause 6.2.
provide an appropriate operational environment for emergency service personnel during firefighting and emergency management.	Able to comply	The recommendations listed below provide this.
ensure the capacity of existing infrastructure (such as roads and utilities) can accommodate the increase in demand during emergencies as a result of the development	Able to comply	Refer to the recommendations below.
ensure emergency evacuation procedures and management which provides for the special characteristics and needs of occupants	Able to comply	A bushfire emergency management and evacuation plan is required as a part of this development – refer to the recommendations below.

3. METHODOLOGY

The Australian Standard for assessing the BAL and providing the detailed requirements for construction has been reviewed and amended with the latest version being adopted for use in bushfire prone areas of NSW in March 2020. This version is titled AS 3959-2018 'Construction of Buildings in Bushfire Prone Areas' (standards Australia 2018, was used in this assessment.
In addition, the NSW method of determining the bushfire attack level, found in Appendix 1 of the document 'Planning for Bushfire Protection 2019' (NSW Rural Fire Service 2019) has also been reviewed and amended to come into line with the process within AS 3959. Therefore, in NSW the methodology with AS 3959 is to be used to determine the bushfire attack level. AS3959 (2018) Appendix A – Method 1 has been used in this BAL assessment.

The methodology for determining the required APZs is discussed below.

3.1 Vegetation Assessment

Vegetation surveys and vegetation mapping carried out on the site has been undertaken as follows:

- Aerial Photograph Interpretation to map vegetation cover and extent
- Use of SEED Portal Mapping 28/3/2022.
- Site inspection carried out on 13/12/2021.

3.2 Slope Assessment

Slope assessment has been undertaken as follows:

- Aerial Photograph Interpretation in conjunction with analysis of electronic contour maps with a contour interval of 10m.
- Site inspection carried out on the 13/12/2021.

4. SITE ASSESSMENT

4.1 AS3959 (2009) Appendix A – Method 1 has been used in this BAL assessment.

Direction from site	Vegetation type within 140m of subdivision boundaries.	Effective slope (100m) under vegetation (in degrees)	Distance from external walls of building to vegetation	Required minimum distance for APZ	BAL level
North Zone 1 – Mental Health Ward additions Zone 2 Rehab ward additions Zone 3 Theatre ward additions	Low Threat - exclusion	_	_	_	No BAL
West Zone 1 – Mental Health Ward additions Zone 2 Rehab ward additions Zone 3 - Theatre ward additions	Low Threat - exclusion	_	_	._	No BAL
East Zone 1 – Mental Health Ward additions	Low Threat - exclusion	_	_	._	No BAL

Zone 2 -Rehab ward additions Zone 3 -Theatre ward additions					
South Zone 1 – Mental Health Ward additions Zone 2 - Rehab ward additions Zone 3 - Theatre ward additions	Remnant Vegetation (Clause A1.11 of PBP 2019 allows remnant vegetation to be classified as rainforest)	>5-10 degrees downslope	>100m >100m >100m	*Under Clause A1.11 & Table A1.12.1 of PBP 2019 a 57m APZ is required.	*No BAL *No BAL *No BAL

***NOTE**: Table 6.8a of the PBP 2019, requires a BAL12.5. Refer to Section 5.2 Construction Standards in this report.

Photo 1. North-western elevation of proposed Mental Health Ward (Zone 1) site (Source: HVBCS 13/12/2021)

Photo 2. Southern elevation of proposed Mental Health, Rehabilitation and Theatre Wards (Zone 1,2 &3) site (Source: HVBCS 13/12/2021)

Photo 3. Western elevation of proposed Mental Health and Rehabilitation Ward (Zone 1&2) site (Source: HVBCS 13/12/2021).

Photo 4. Northern elevation of site. (Source: HVBCS 13/12/2021).

Photo 5. Hydrant Assembly (Source: HVBCS 12/12/2021)

Photo 6. Fire protection water supply (Source: HVBCS 13/12/2021)

5. BUSHFIRE PROTECTION MEASURES

5.1 APZs

5.1.1 Compliance with Table 6.8a in Section 6 of the PBP 2019.

Performance Criteria	Acceptable Solutions	Compliance	Comments
radiant heat levels of greater than 10kW/m (calculated at 1200K) will not be experienced on any part of the building	the building is provided with an APZ in accordance with Table A1.12.1 in Appendix 1.	Able to comply	Table A1.12.1 PBP 2019 requires an APZ of 57m for rainforest at >5-10-degree slope (SFPP).
APZ maintenance is practical, soil stability is not compromised and the	APZs are located on lands with a	Able to comply	APZ is on land that has a slope <18 degrees.

potential for crown fires is minimised	slope less than 18 degrees		
APZs are managed and maintained to prevent the spread of fire to the building.	the APZ is managed in accordance with the requirements of Appendix 4 of this document and is wholly within the boundaries of the development site.	Able to comply	The APZ can be located within the boundaries of the development. Refer to recommendations below.
The APZ is provided in perpetuity	APZ are wholly within the boundaries of the development site. other structures located within the APZ need to be located further than 6m from the refuge building.	Able to comply	Refer to recommendation below. APZ to form part of a positive covenant on DP.

5.2. CONSTRUCTION STANDARDS

5.2.1. Compliance with Table 6.8a in Section 6 of the PBP 2019.

Performance Criteria	Acceptable Solutions	Compliance	Comments
the proposed building can withstand bush fire attack in the form of wind, embers, radiant heat and flame contact.	a construction level of BAL-12.5 under AS 3959 or NASH Standard and section 7.5 of PBP is applied.	Able to comply.	BAL 12.5 will be applied in the recommendations listed below.

5.3 LANDSCAPING

5.3.1 Compliance with Table 6.8a in Section 6 of the PBP 2019.

Performance Criteria	Acceptable Solutions	Compliance	Comments
landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions	Landscaping is in accordance with Appendix 4; and Fencing is constructed in accordance with section 7.6	Able to comply.	Refer to recommendations below. There are no details supplied for fencing and landscaping.

5.4 ACCESS

5.4.1 Compliance with Table 6.8b in Section 6 of the PBP 2019

Performance Criteria	Acceptable Solutions	Compliance	Comments
firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.	SFPP access roads are two-wheel drive, all-weather roads. access is provided to all structures.	Able to comply	Potoroo Drive is a two-wheel drive, all weather sealed road.
	traffic management devices are constructed to not prohibit access by emergency services vehicles.	Able to comply	There are no traffic management devices.
	access roads must provide suitable turning areas in accordance with Appendix 3.	Able to comply	There is suitable access and turning areas to the southern vegetation on the property.
	and one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression	Able to comply	There are no one way roads
the capacity of access		Able to comply	There are no bridges/causeways.

roads is adequate for firefighting vehicles.	the capacity of road surfaces and any bridges/ causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges and causeways are to clearly indicate load rating.		
there is appropriate access to water supply.	hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression. hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005. and there is suitable access for a Category 1 fire appliances to within 4m of the static water supply where no reticulated supply is available	Able to comply	Hydrants are in a designated area at the front of the property. Refer to photo 5 above
perimeter access roads are designed to allow safe access and egress for firefighting vehicles	there are two way sealed roads. minimum 8m carriageway width kerb to kerb. parking is provided outside of the carriageway width.	Able to comply	Potoroo Drive is two way, sealed and >8m wide. Parking to the hospital is in designated parking areas. Potoroo drive is a through road linked to Wingham Road.

while occupants are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface	hydrants are to be located clear of parking areas. there are through roads, and these are linked to the internal road system at an interval of no greater than 500m. curves of roads have a minimum inner radius of 6m; the maximum grade road is 15 degrees and average grade of not more than 10 degrees. the road crossfall does not exceed 3 degrees. and a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided minimum 5.5m carriageway width kerb to kerb.	Able to comply	Potoroo Drive is an existing sealed Council Road. It is assumed that it has been constructed to Aus. Roads specs. There are no clearance obstructions.
non-perimeter access roads are designed to allow safe access and egress for firefighting	parking is provided outside of the carriageway width; hydrants are located clear of parking areas; there are through roads, and these are linked to the	Able to comply	There are no non-perimeter roads.

vehicles while occupants are evacuating.	internal road system at an interval of no greater than 500m. curves of roads have a minimum inner radius of 6m. the maximum grade road is 15 degrees and average grade of not more than 10 degrees. the road crossfall does not exceed 3 degrees. a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided		

5.5 WATER SUPPLY

5.5.1 Compliance with Table 6.8c of PBP 2019

Performance criteria	Acceptable Solutions	Compliance	Comments
an adequate water supply for firefighting purposes is installed and maintained	reticulated water is to be provided to the development, where available; or a 10,000 litres minimum static water supply for firefighting purposes is provided for each occupied building where no reticulated water is available.	Able to comply	Reticulated water is available to the site.
water supplies are located at regular intervals. the water supply is accessible and reliable for firefighting operations	fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005; hydrants are not located within any road carriageway; and reticulated water supply to SFPPs uses a ring main system for areas with perimeter roads.	Able to comply	Hydrants are provided and are accessible.
flows and pressure are appropriate	fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005.	Able to comply	Flows and pressures of the site hydrants have not been tested as a part of this report.
the integrity of the water supply is maintained	all above-ground water service pipes external to the building are metal, including and up to any taps.	Able to comply	Refer to recommendations listed below.
water supplies are adequate in areas where reticulated water is not available	a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; a 65mm Storz outlet with a ball valve is fitted to the outlet; ball valve and pipes are adequate for water flow and are metal;	Able to comply	Reticulated water supply is available.

	supply pipes from tank to ball valve have the same bore size to ensure flow volume; underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank; a hardened ground surface for truck access is supplied within 4m of the access hole; above-ground tanks are manufactured from concrete or metal; raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F AS 3959); unobstructed access is provided at all times; tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters; and underground tanks are clearly marked, all exposed water pipes external to the building are metal, including any fittings; where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; Any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and 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.		

5.6 ELECTRICITY

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5.6.1 Compliance with Table 6.8c in Section 6 of the PBP 2019.

Performance criteria	Acceptable Solutions	Compliance	Comments
location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.	where practicable, electrical transmission lines are underground; where overhead, electrical transmission lines are proposed as follow: lines are installed with short pole spacing (30m), 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 accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines	Able to comply	Should new electricity service be installed to the proposed hospital buildings a recommendation has been placed below.

5.7 GAS

5.7.1. Compliance with Table 6.8c in Section 6 of the PBP 2019

Performance Criteria	Acceptable Solutions	Compliance	comments
location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings	reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and 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	Able to comply	Should new gas installation be installed to the proposed hospital buildings a recommendation has been placed below.

	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		

5.8 EMERGENCY MANAGEMENT

5.8.1. Compliance with Table 6.8c in Section 6 of the PBP 2019

Performance Criteria	Acceptable Solutions	Compliance	Comments
a Bush Fire Emergency Management and Evacuation Plan is prepared	Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the: The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan NSW RFS Schools Program Guide Australian Standard AS 3745:2010 Planning for emergencies in facilities; and Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities (where applicable). the Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants. Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.	Able to comply	A bushfire emergency management and evacuation plan are to be prepared prior to occupation of the new work. A recommendation has been placed below.

appropriate and adequate management arrangements are established for consultation and implementation of the Bush Fire Emergency Management and Evacuation Plan.	an Emergency Planning Committee is established to consult with residents (and their families in the case of aged care accommodation and schools) and staff in developing and implementing an Emergency Procedures Manual; and detailed plans of all emergency assembly areas including on site and off-site arrangements as stated in AS 3745:2010 are clearly displayed, and an annually emergency evacuation is conducted		

RECOMMENDATIONS.

This development which is to comprise of alterations and additions to a hospital can comply with the provisions of Sections 6, of the document, Planning for Bushfire Protection (RFS,2019), subject to the recommendations below. These recommendations are: -

1. A minimum **57m APZ** shall be applied to the southern elevation of the development. The APZ is to be provided in accordance with the provisions of Appendix 4 of the Planning for Bushfire Protection 2019. An easement (positive covenant) for the APZ, that also details its management and maintenance is to be created over this land in accordance with the Conveyancing Act 1919.

3. Construction of the new work is in accordance with the Building Code of Australia for – Construction of Buildings in Bushfire Prone Areas for the **BAL12.5** being Sections 3 & 5 of AS3959 – Construction of Buildings in Bushfire Prone Areas and Table 6.8a of PBP (2019).

3. Access to the property is required to comply with the provisions of Table 6.8b in Section 6 of the Planning for Bushfire Protection 2019.

4. Water supply is to comply with the provisions of Table 6.8c in Section 6 of the PBP 2019.

5. Electricity Services to the Hospital – The installation of any new electricity seeks to limit the possibility of igniting the surrounding bushland. Transmission lines are to be placed underground. If placing them underground is not practical, then overhead transmission lines are to:

    - Be installed with short pole spacing (30m), 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 accordance with the specifications in ISSC3 – Guideline for Managing Vegetation Near Power Lines.

6. Gas Services to the Hospital – The location and design of gas services will not lead to the ignition of surrounding buildings or the fabric of buildings. The provision of gas requires that:

    - Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities,
    - Metal piping is used,
    - All fixed gas cylinders are kept clear of all flammable materials to 10m and shielded on the hazard side,
    - Connections to and from gas cylinders are metal,
    - Polymer-sheathed flexible gas supply lines are not used, and
    - Above-gas service pipes are metal including and up to any outlets.

7. Emergency Evacuation – A Bushfire Emergency Management and Evacuation plan is to be prepared for the site prior to the occupation of the new buildings. This Bushfire Emergency Management and Evacuation Plan is to be prepared consistent with the: The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan NSW RFS Schools Program Guide
   Australian Standard AS 3745:2010 Planning for emergencies in facilities; and Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities (where applicable). the Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants. Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

CONCLUSION.

This Bushfire Assessment Report demonstrates that the subject development is able to comply with the provisions of the document “Planning for Bushfire Protection 2019”, AS 3959 2018 and the Rural Fires Act 1997, subject to the inclusion of the above recommendations. As a Special Fire Protection Purpose (SFPP), this development is to be referred to the NSWRFS and will be subject to their approval and conditions.

APPENDIX

Figure1. Plans of Proposed alterations and additions to an existing hospital. (Source: SLR Consulting June 2022

MAYO PRIVATE HOSPITAL

POTOROO DRIVE, TAREE NSW, 2430

DRAWING SCHEDULE

DA000	COVER SHEET	N.A@A1
DA010	EXISTING & DEMO SITE PLAN	1:500@A1
DA011	EXISTING GROUND FLOOR DEMO PLAN -ZONE 1	1:100@A1
DA011A	EXISTING LOWER GROUND DEMO PLAN -ZONE 1	1:100@A1
DA012	EXISTING GROUND FLOOR DEMO PLAN -ZONE 2	1:100@A1
DA013	EXISTING GROUND FLOOR DEMO PLAN -ZONE 3	1:100@A1
DA020	PROPOSED SITE PLAN	1:500@A1
DA021	PROPOSED LOWER GROUND-ZONE 1_CARPARK	1:200@A1
DA030	PROPOSED GROUND FLOOR PLAN-ZONE 1	1:100@A1
DA031	PROPOSED LOWER FLOOR PLAN-ZONE 1	1:100@A1
DA032	PROPOSED GROUND FLOOR PLAN-ZONE 2	1:100@A1
DA033	PROPOSED GROUND FLOOR PLAN-ZONE 3	1:100@A1
DA040	PROPOSED ROOF PLAN-ZONE 1	1:100@A1
DA041	PROPOSED ROOF PLAN-ZONE 2	1:100@A1
DA042	PROPOSED ROOF PLAN-ZONE 3	1:100@A1
DA300	PROPOSED ELEVATIONS-ZONE 1	1:100@A1
DA 301	PROPOSED ELEVATIONS-ZONE 2	1:100@A1
DA 302	PROPOSED ELEVATIONS-ZONE 3	1:100@A1
DA500	SHADOW DIAGRAMS	1:750@A1
DA510	PERSPECTIVE VIEWS	N/A

DEVELOPMENT INFORMATION

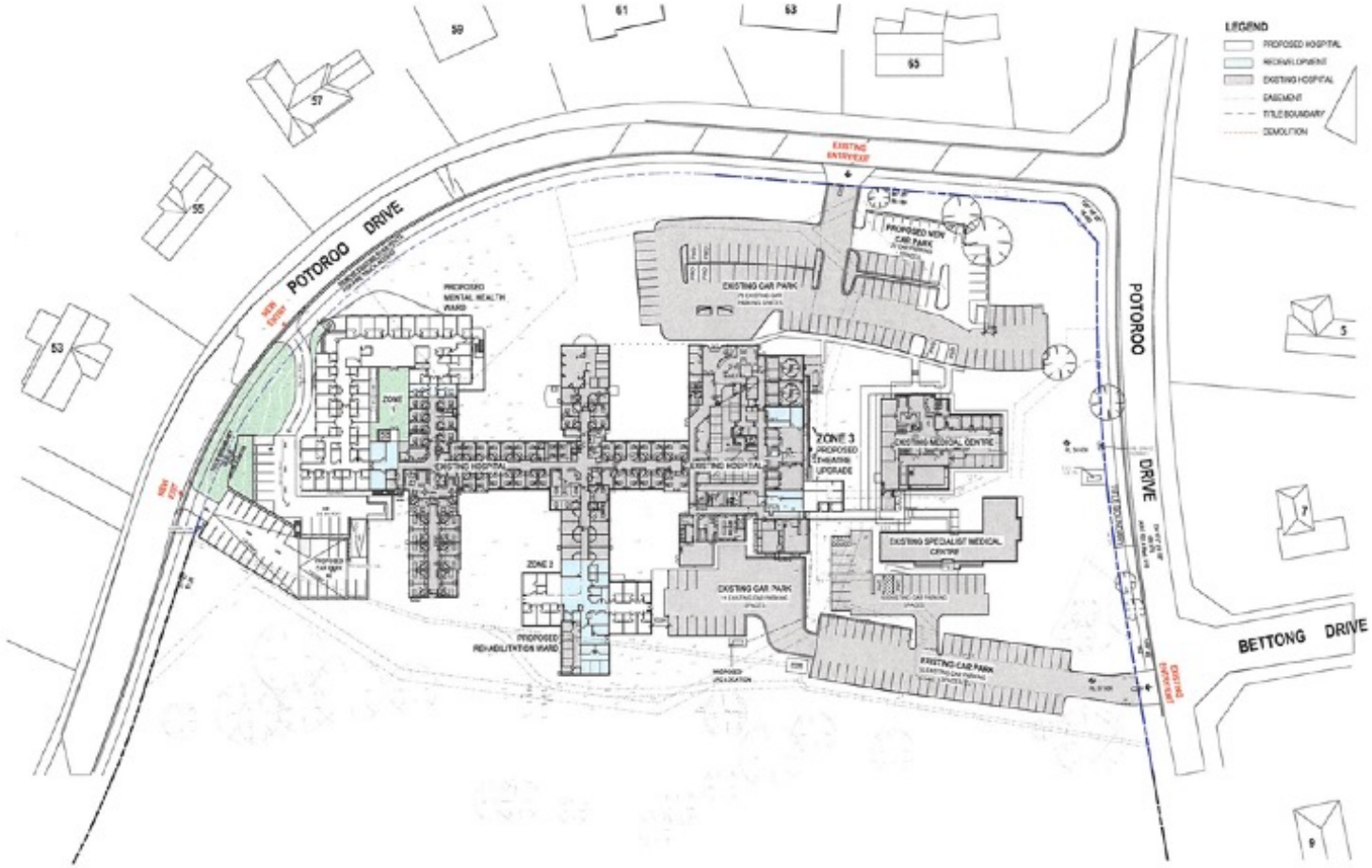
BED NUMBERS	
TOTAL EXISTING BEDS	81
EXISTING BEDS TO BE DEMOLISHED	0
TOTAL NEW BEDS	44
TOTAL BEDS	**125**
CAR PARK SPACES	
EXISTING CAR PARKING SPACES	168
EXISTING PARKING SPACES TO BE DEMOLISHED	8
PROPOSED CAR SPACES	64
TOTAL CAR PARK SPACES	**224**
TOTAL GFA	
EXISTING GFA	5,385 sq.m
PROPOSED GFA	2,946 sq.m
TOTAL GFA	**8,369 sq.m**

HSPC

MAYO PRIVATE HOSPITAL
POTOROO DRIVE, TAREE NSW, 2430

COVER SHEET / DRAWING SCHEDULE
Hasting Care

DA000



HSPC

MAYO PRIVATE HOSPITAL
POTOROO DRIVE, TAREE NSW, 2430

PROPOSED SITE PLAN
Healthe Care

DA020

HSPC

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PROPOSED LOWER GF - ZONE 1_CARPARK
Healthe Care

DA021

HSPC

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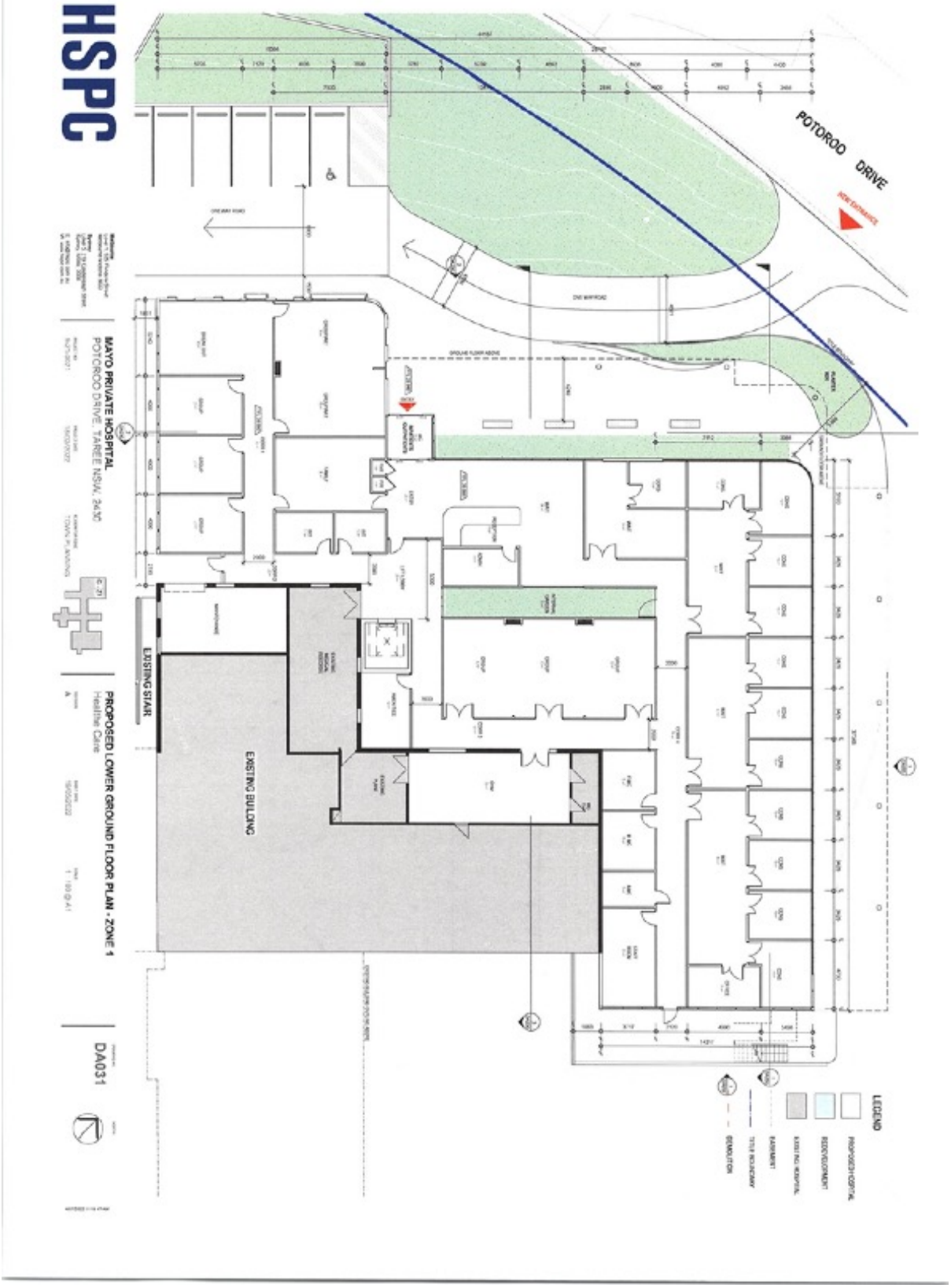
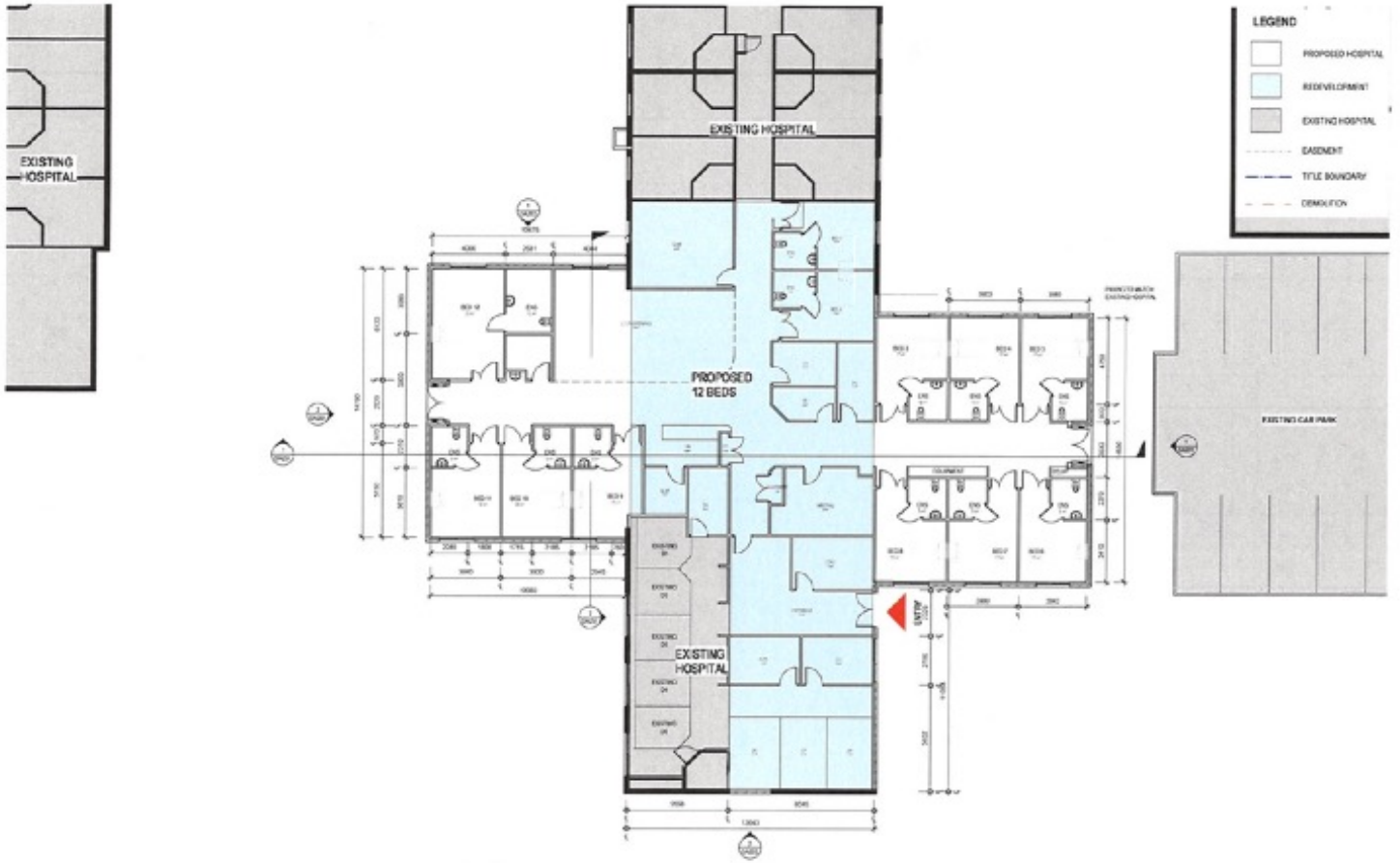
PROPOSED GROUND FLOOR PLAN - ZONE 1
Healthe Care

DA030


HSPC
MAYO PRIVATE HOSPITAL
POTOROO DRIVE, TAREE NSW, 2430
PROPOSED LOWER GROUND FLOOR PLAN - ZONE 1
Healthier Care
DA031
POTOROO DRIVE
EXISTING STAIR
EXISTING BUILDING
LEGEND



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9-22

PROPOSED GROUND FLOOR PLAN - ZONE 2
Healthe Care

DA032

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PROPOSED GROUND FLOOR PLAN - ZONE 3
Healthe Care

DA033

HSPC

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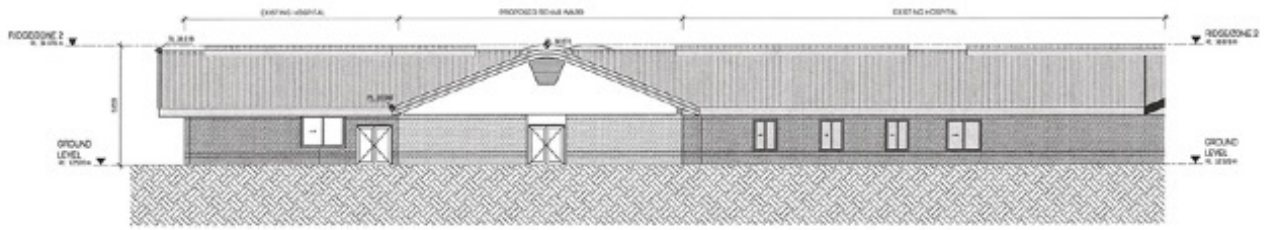
POTOROO DRIVE, TAREE NSW 2430

9-21-2021
19/03/2022
TOWN PLANNING

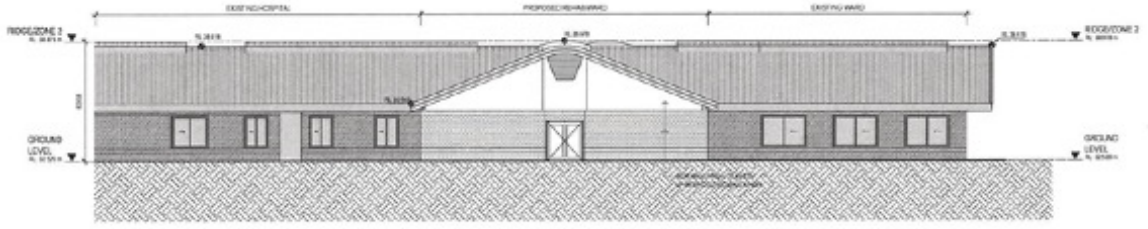
PROPOSED ELEVATIONS - ZONE 1
Healthe Care

A
19/09/2022
1 : 100 @ A1

DA200



1 DA010 REHABILITATION WARD - EAST ELEVATION



2 DA010 REHABILITATION WARD - WEST ELEVATION

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PROPOSED ELEVATIONS - ZONE 2
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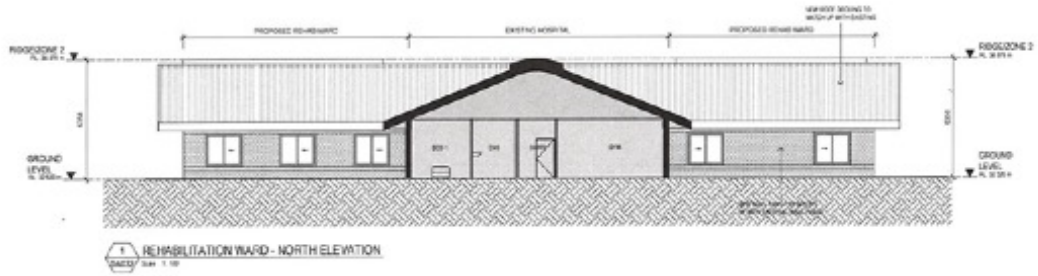
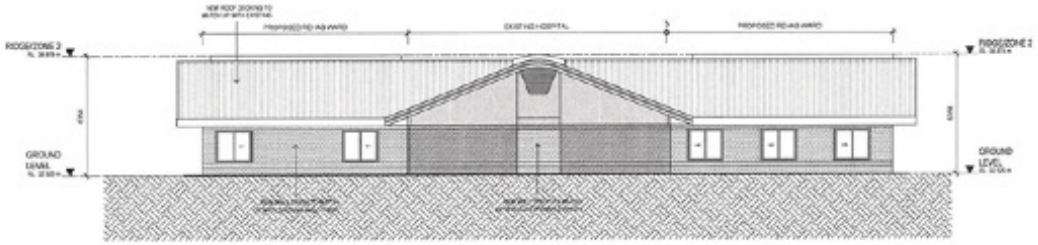
DA201



1 REHABILITATION WARD - NORTH ELEVATION



2 REHABILITATION WARD - SOUTH ELEVATION

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PROPOSED ELEVATIONS - ZONE 2
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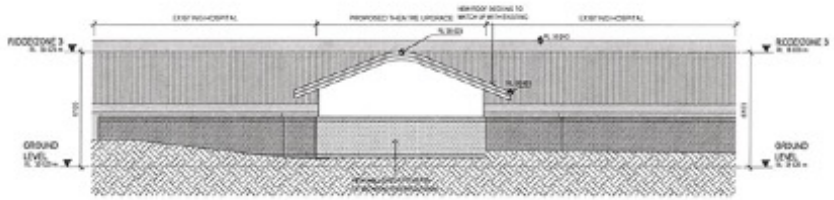
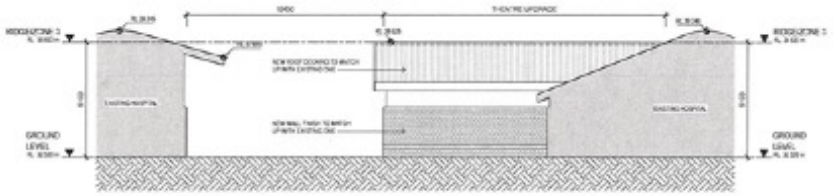
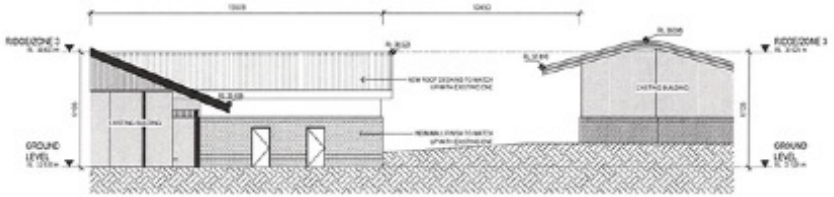
DA202



1 THEATRE UPGRADE - EAST ELEVATION



2 THEATRE UPGRADE - NORTH ELEVATION



3 THEATRE UPGRADE - WEST ELEVATION

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PROPOSED ELEVATIONS - ZONE 3
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DA203

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PERSPECTIVE VIEWS
Healthe Care

DA510

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