



## NSW RURAL FIRE SERVICE

Central Coast Council  
PO Box 20  
WYONG NSW 2259

Your reference: PP 38/2013  
Our reference: SPI20201214000209

**ATTENTION:** Bruce Ronan

Date: Friday 8 January 2021

Dear Sir/Madam,

### Other - Planning Proposal

#### Planning Proposal to Allow Additional Permitted Uses - Glenworth Valley

I refer to your correspondence dated 08/12/2020 regarding the above proposal.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following comments:

A review of the proposal with regard to the directions issued in accordance with Section 9.1 of the *Environmental Planning and Assessment Act 1979* has been undertaken.

The objectives of the direction are:

- (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- (b) to encourage sound management of bush fire prone areas.

The direction provides that a planning proposal must:

- (a) have regard to Planning for Bushfire Protection,
- (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and
- (c) ensure that bushfire hazard reduction is not prohibited within the APZ.

The referral relates to a Planning Proposal to allow the addition of the following additional permitted uses within the subject site proposal as follows:

- On land zoned RU2 Rural Landscape, the additional permitted uses of eco-tourist facilities, camping grounds, tourist and visitor accommodation;
- On land zoned E2 Environmental Conservation, the additional permitted uses of eco-tourist facilities and recreation facilities (outdoor).
- On existing cleared areas of land zoned E2 Environmental Conservation, comprising part of Lots 19, 20, 21, 23, 25, 30, 32, 33, 37, 50, 53, 64, 68, 85, 86, 87, 89, 91, 108 and 145 DP 755221, part of Lots 22 and

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32 DP 755253 part of Lot 3 DP 617088, part of Lot 245 DP 48817 and part of Lot 7303 DP 1154929, development for the purpose of extensive agriculture.

- On existing cleared areas of land zoned E2 Environmental Conservation, comprising part of Lots 19, 37 and 89 DP 755221 and part of Lots 22 and 32 DP 755253, development for the purposes of camping grounds and function centres.
- On existing cleared areas of Lot 108 DP 755221 and Lot 145 DP 755221, development for the purposes of tourist and visitor accommodation.
- On land comprising part of Lot 89 DP 755221 which currently accommodates the multi-purpose building:
  - development for the purposes of function centre, entertainment facility and food and drink premises, and
  - the total floor area for the function centre, entertainment facility and food and drink premises, is to be a maximum of 1500m<sup>2</sup> with any additions being attached to, or directly adjacent to the existing building.

In order for the assessment of the Planning Proposal to progress a Bush Fire Strategic Study that addresses the provisions of Chapter 4 - Strategic Planning of *Planning for Bush Fire Protection (PBP) 2019* must be provided that encompasses entirety of the Planning Proposal.

Given that the proposal encompasses a number of the proposed development types including Special Fire Protection Purpose (SFPP) developments, careful consideration must be given to the proposed future locations of these activities with regard to the vulnerability of occupants to bush fire attack and the isolated nature of sections of the subject site.

The NSW RFS holds concerns regarding the cumulative impacts of the proposed additional permitted uses in relation to, but not limited to, access with the proposed location of future SFPP developments within isolated areas with poor access and egress provisions that would have the potential to be cut off in the event of a bush fire. As such, the Bush Fire Strategic Study is required to include a hazard study that includes the broader locality to ensure infrastructure within the subject site and wider area is adequate to support future SFPP development in the area.

It should also be noted that the NSW RFS has not been supportive of allowing provisions for temporary accommodation or camping activities within land associated with 69 Cooks Road Glenworth Valley (CNR 5803 and CNR 7248).

If additional information is not received within 100 days the application will be closed. A formal request for re-assessment would be required after this time.

For any queries regarding this correspondence, please contact Emma Jensen on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese  
**Manager Planning & Environment Services**  
**Planning and Environment Services**