



## NSW RURAL FIRE SERVICE

Central Coast Council  
PO Box 20  
WYONG NSW 2259

Your reference: (PP-2021-4795) REF-981  
Our reference: SPI20211104000192

**ATTENTION:** Bruce Ronan

Date: Tuesday 1 March 2022

Dear Sir/Madam,

### **Strategic Planning Instrument Rezoning - Planning Proposal**

Rezoning of the subject site from 7(c2) Rural Small Holdings and 7(a) Conservation to R2 Low Density Residential, RE1 Public Recreation and E2 Environmental Conservation

I refer to your correspondence dated 02/11/2021 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

Based on the review of the information provided in relation to the requested comments on the proposed rezoning, no specific objections to the proposed amendment are raised at this time. It is advised that the future subdivision of the land must demonstrate compliance with Chapter 5 - Residential and Rural Residential Subdivision of *Planning for Bush Fire Protection (PBP) 2019*.

In addition to this, the following must also be addressed at the subdivision stage:

1. The strategic bush fire report relies on the assumption that the hazard to the north of the subject site is managed as Asset Protection Zone (APZ), however, a plan of management, photos, or an APZ easement which can guarantee the management in perpetuity is not provided with the referral. As such, further information which supports the management of the hazard in perpetuity in accordance with section 3.2.5/3.2.6 of *PBP 2019* must be provided at the subdivision stage.

Where, evidence of management cannot be provided, appropriate separation distance must be provided in accordance with table A1.12.2 of *PBP 2019*, such that 29kW/sqm or less radiant heat exposure can be achieved for future developments.

2. The indicative subdivision layout provided with the referral shows that no perimeter road is proposed at the hazard interface between the vegetation retained as E2: Environmental Conservation zoned land within the subject site and the proposed lots within the proposed R2: Low Density zoned land. As such, amendments to the indicative subdivision layout would be required to comply with access requirements of Chapter 5 of *PBP 2019*. In addition, upgrade to Bakali Road along the entirety of the western site boundary of the proposed R2: Low Density zoned land would be required for the Bakali road to serve as perimeter road.

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It should be noted that the indicative subdivision plan, demonstrated in the strategic bush fire study, is not approved as part of this referral.

For any queries regarding this correspondence, please contact Surbhi Chhabra on 1300 NSW RFS.

Yours sincerely,

Alastair Patton  
**Supervisor Development Assessment & Plan  
Built & Natural Environment**