



The General Manager
Central Coast Council
PO Box 20
WYONG NSW 2259

Your reference: RZ/6/2016
Our reference: R18/202

7 August 2018

Attention: Chris Ferry

Dear Sir/Madam,

Planning Proposal – Rezoning - 15-35 Warnervale Road & Part of 95-105 & 107-171 Virginia Road

Reference is made to Council's correspondence dated 13 July 2018 seeking comment in relation to the above planning proposal which seeks to rezone part of the subject land from E3 Environmental Management to R2 Low Density Residential, from RE1 Public Recreation to R1 General Residential, from R2 Low Density Residential to R1 General Residential and from RU6 Transition to R2 Low Density Residential and E3 Environmental Management.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.4 of the directions issued in accordance with Section 117(2) of the *Environmental Planning and Assessment Act 1979*.

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 2006,*
- (b) *introduce controls that avoid placing inappropriate developments in hazardous areas, and*
- (c) *ensure that bushfire hazard reduction is not prohibited within the APZ.*

Postal address

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Based upon an assessment of the information provided NSW RFS raises no objections to the proposed rezoning. However the following comments regarding the master plan provided with the referral, which is not the subject of this application, should be addressed in future subdivision applications:

- The master plan and submitted bush fire report show that the entire site will be surrounded by unmanaged forested wetland vegetation once the floodplain has been revegetated. In order for future occupants to exit the subject site in the event of a bush fire, residents will be required to traverse through extensive unmanaged vegetation which is not ideal. Whilst occupants traveling towards Warnervale Road to the north will not exit onto unmanaged vegetation, occupants exiting to the west will be required to traverse through additional unmanaged vegetation to safety;
- The draft provisions of *Planning for Bush Fire Protection 2018* state that developments at the strategic level should minimise reliance on performance based solutions. It has been shown that the master plan relies heavily upon the use of performance-based solutions to demonstrate compliance with the performance criteria for asset protection zones (APZs) for subdivisions in *Planning for Bush Fire Protection (PBP) 2006*. Compliance with the acceptable solutions has not be considered in the assessment undertaken in the submitted bush fire report.

As such future subdivision of the land shall demonstrate compliance with, but not be limited to, the following provisions of *PBP 2006*:

- Provision of Asset Protection Zones (APZs) within the proposed lots in accordance with Table A2.4;
- Access to be provided in accordance with the design specifications set out in section 4.1.3 this includes the provision of a perimeter road where future lots interface with unmanaged vegetation; and,
- Services to be provided in accordance with section 4.1.3.

If you have any queries regarding this advice, please contact Emma Jensen, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Kalpana Varghese
Acting Team Leader, Development Assessment and Planning
Planning and Environment Services (East)