



# NSW RURAL FIRE SERVICE



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

Your reference: RZ/14/2014  
Our reference: R18/202

21 March 2018

**Attention:** Jenny Mewing

Dear Sir/Madam,

## Rezoning Proposal – 380 Motorway Link, Wallahrah

Reference is made to Council's correspondence dated 5 March 2018 seeking comment in relation to the above Planning Proposal which seeks to rezone land for employment (industrial) purposes.

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.*

Based upon an assessment of the information provided, the NSW RFS is not satisfied that the proposal is consistent with the directions.

The indicative plan of the industrial subdivision, as seen in Figure 2 of the Planning Proposal, allows for the construction of lots with a direct interface to vegetation. This layout conflicts with the Aims and Objectives of *Planning for Bush Fire Protection 2006* (PBP), specifically to "Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent direct flame contact and material ignition". A revised layout complying principles of PBP subdivision requirements, such as a perimeter road and a secondary access point for emergency vehicles, shall to be provided for assessment and compliance with PBP. Consideration should be made to ensuring a 'hard-stand' defensible space between buildings and the vegetation is provided in perpetuity.

**Postal address**

NSW Rural Fire Service  
Planning and Environment Services  
Locked Bag 17  
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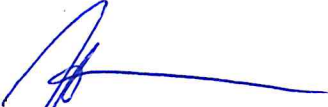
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Further, the likelihood of future use within the industrial subdivision being incompatible with the prohibited uses within bush fire grounds, as given in Chapter 3 of PBP. It should be noted by the consent authority that given this industrial subdivision is not an existing use of the site, developments within the subdivision that are considered incompatible with bush fire prone land development is unlikely to be supported by the NSW Rural Fire Service.

Consequently the NSW RFS is of the opinion that the proposal should not progress in its current form.

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

Yours sincerely,



Nika Fomin  
Manager  
Planning and Environment Services (East)