



## NSW RURAL FIRE SERVICE

Central Coast Council  
PO Box 20  
WYONG NSW 2259

Your reference: (RZ/4/2018)  
PP\_2020\_CCOAS\_XX\_00  
Our reference: SPI20211005000167

**ATTENTION:** Shannon Turkington

Date: Thursday 21 October 2021

Dear Sir/Madam,

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

Rezoning of the subject site to allow the relocation of Doyalson-Wyee Club and redevelopment of the subject site.

I refer to your correspondence dated 30/09/2021 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.

The referral relates to a planning proposal to rezone the site and amend the planning controls to allow for the relocation and expansion of Doyalson-Wyee RSL Club and gym to approximately 110 Pacific Highway Doyalson and redevelop the site to incorporate low density residential dwellings, seniors housing, medical facilities, childcare centre, service station, food outlets, hotel accommodation and expand the recreation facilities to include an indoor sport facility, go cart track, paintball and expansion of the Raw Challenge course. The site will be redeveloped in approximately 6 stages over the next 20 years. The first stage of the masterplan will deliver childcare and medical facilities as well as key traffic and road improvements to service the master plan and improve access for the wider network (including a signalised intersection).

The NSW Rural Fire Service has reviewed the information provided and makes no objection to the proposal subject to the following.

- Future Special Fire Protection Purpose (SFPP) development located on bush fire prone land (BFPL) must comply with the following provisions of Chapter 6 *Planning for Bush Fire Protection (PBP) 2019*:
  - Asset Protection Zones (APZs), landscaping and construction must comply with Section 6.8.1 and Table A1.12.1;
  - Access must comply with Section 6.8.2;
  - The provision of water, electricity and gas must comply with Section 6.8.3; and,
  - Emergency management planning must comply with Section 6.8.4.

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555  
F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

- Future subdivision of the subject land will need to comply with the following provisions of Chapter 5 of *PBP 2019*:
  - Asset Protection Zones (APZs) and landscaping must comply with Section 5.3.1 and Table A1.12.2;
  - Access must comply with Section 5.3.2; and,
  - The provision of water, electricity and gas must comply with Section 5.3.3.

The submitted bush fire report identifies that multiple vegetation types are present to the east and that revegetation works are proposed within the northern sections of the subject site. It is advised that future development applications will be required to be supported by a Vegetation Management Plan (POM) that demonstrates that the proposed vegetation communities and any management of the vegetation can be relied upon for the life of future developments.

It has been shown that the following updates will need to be made to the Indicative Concept Plan on the basis of the information provided in the submitted Strategic Bush Fire Assessment and the assessment of the referral undertaken:

- The proposed reduced APZs to the north of the proposed future Villa Accommodation are not supported in this instance. In accordance with Chapter 4 of *PBP 2019* strategic proposals located on bush fire prone land are required to minimise the reliance on performance-based solutions and it has been demonstrated that there is sufficient space within the subject site to provide a compliant APZ. As such, the proposal must be updated to provide compliant APZs in accordance with Table A1.12.1 of *PBP 2019*.
- The Indicative Concept Plan must be updated to provide a perimeter road to the north of the future tourist accommodation to achieve compliance with Chapter 6 SFPP Developments. It has been shown that the submitted Strategic Bush Fire Study recommends that a fire trail be provided in place of a perimeter road. It should be noted that *PBP 2019* considers that fire trails are not a substitute for a road, nor is it considered an appropriate trade-off for the provision of perimeter, non-perimeter or property road access requirements.
- It has been shown that the Indicative Concept Plan must be updated to provide a second point access to the public road network to the west in order that future subdivision can comply with Chapter 5 Residential and Rural Residential Subdivision of *PBP 2019*.

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

Yours sincerely,

Adam Small  
**Supervisor Development Assessment & Plan  
Built & Natural Environment**