



NSW RURAL FIRE SERVICE

Central Coast Council
PO Box 20
WYONG NSW 2259

Your reference: 210421 18_112 & AEP Ref: 2445
Our reference: SPI20211124000207

ATTENTION: Lucy Larkins

Date: Monday 16 May 2022

Dear Sir/Madam,

Strategic Planning Instrument

Rezoning - Planning Proposal

Rezone - RU6 Transition to R2 Low Density and E2 Environmental Conservation

I refer to your correspondence dated 24/11/2021 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.

The NSW Rural Fire Service (RFS) has reviewed the bush fire report prepared by AEP (dated 28/02/2022 and referenced: 2445) provided in relation to the requested comments on the proposed rezoning from RU6 Transition to R2 Low Density and E2 Environmental Conservation and no specific objections to the proposed amendment are raised at this time. It is advised that 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 effective slopes beneath the hazard in the north, south and proposed Vegetated Riparian Zone are assessed as down slope in the 0-5 degrees range as compared to up slope/ flat land considered in the submitted bush fire report. As such, the future subdivision layout would be required to provide greater Asset Protection Zone (APZ) in accordance with table A1.12.2 of *PBP 2019*.
2. As per table 5.3a of *PBP 2019*, the APZ are required to be wholly located within the subject site. Where offsite APZ are considered, it must be supported by further information in accordance with section 3.2.5/3.2.6 of *PBP 2019*, which ensures ongoing and future management of hazard in perpetuity.
3. The bush fire report addresses the access/egress to and from the site, however a broader context for safe evacuation of future occupants and fire fighters has not been adequately addressed. As the proposed amendment would significantly increase the density within the area, a traffic study addressing the safe evacuation of future occupants and fire fighters must be undertaken.

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Note:

No master plan or indicative subdivision layout that addresses the relevant sections of *PBP 2019* as requested on 20/12/2021 has been provided with the referral. The above comments are provided based on the information provided in the bush fire submitted with the referral.

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

Yours sincerely,

Kalpana Varghese
**Supervisor Development Assessment & Plan
Built & Natural Environment**