



NSW RURAL FIRE SERVICE

Central Coast Council
PO Box 20
WYONG NSW 2259

Your reference: PP_2022_1136
Our reference: SPI20220928000124

ATTENTION: Rachel Hughes

Date: Thursday 20 October 2022

Dear Sir/Madam,

Strategic Planning Instrument LEP Amendment - Gateway

Amendment to Central Coast Local Environmental Plan 2022 (CCLEP) to permit additional permitted uses on 231 Pacific Highway and 20 Ashbrookes Road, Mount White

I refer to your correspondence dated 27/09/2022 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 hazard to the west of the subject site 231 Pacific Highway does not meet the requirements of the section A1.11.1 of the *Planning for Bush Fire Protection (PBP) 2019*, and as such cannot be downgraded to remnant hazard as considered in the bush fire report provided with the referral. As such larger *Asset Protection Zones (APZ)* in accordance with A1.12.1 of *PBP 2019* are required to meet the 10kW/sqm or less radiant heat threshold for the future development(s) to comply with the requirements of table 6.8a of *PBP 2019*. This is considered to result in a smaller building footprint than is presently shown in the planning proposal documentation for future tourist accommodation.
- The bushfire report submitted with the referral does not take into consideration the hazard to the south of the subject lot (231 Pacific Highway) to identify the minimum APZ required in accordance with table A1.12.2 of *PBP 2019*.
- Where a public assembly building(s) (other than buildings identified as SFPP developments) over 500sqm is proposed, compliance with section 8.3.11 of *PBP 2019* would be required to be demonstrated for the subject site.

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

Yours sincerely,

Marc Ellwood
**Supervisor Development Assessment & Plan
Built & Natural Environment**

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