



## NSW RURAL FIRE SERVICE

Central Coast Council  
PO Box 20  
WYONG NSW 2259

Your reference: (PP-2021-5416) Ref-2210  
Our reference: SPI20230518000067

**ATTENTION:** Lynda Hirst

Date: Thursday 13 July 2023

Dear Sir/Madam,

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

The proposal seeks to rezone part of Lot 2 DP1056960 and Lot 3 DP1084221, 60 Wyong Road, Tuggerah from RU6 Transition to R1 General Residential under the Central Coast LEP when it comes into effect. The proposal will retain the existing C2 Environmental Conservation zone and B4 Mixed Use zone with a minor realignment of the B4 zone boundary. The proposal will also introduce FSR and height controls for the B4 land, remove the minimum lot size for the R1 land and create a new urban release area.

I refer to your correspondence dated 18/05/2023 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 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 9.1 of the *Environmental Planning and Assessment Act 1979*.

The objectives of the direction are:

- *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*
- *to encourage sound management of bush fire prone areas.*

The direction provides that a planning proposal must:

- *have regard to Planning for Bushfire Protection 2019,*
- *introduce controls that avoid placing inappropriate developments in hazardous areas, and*
- *ensure that bushfire hazard reduction is not prohibited within the APZ.*

Based upon an assessment of the information provided, NSW RFS raises no objections to the proposal subject to a requirement that the future subdivision/development of the land complies with *Planning for Bush Fire Protection (PBP) 2019*.

With regard to these requirements, the following comments are made in relation to the submitted draft Central Coast Development Control Plan (Chapter 4.7) and future development:

#### **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  
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- Future development must provide compliant asset protection zones (APZs) in alignment with Table A1.12.2 of *PBP 2019* for residential subdivisions and Table A1.12.1 of *PBP 2019* for special fire protection purpose (SFPP) developments. This must include all zones with the potential to support future SFPP developments (i.e. this includes APZ setbacks from the bushland located to the south of the site and the proposed internal vegetated corridors).
- Access for future residential subdivision must comply with Table 5.3b of *PBP 2019*.
  - Perimeter and non-perimeter roads are to consider minimum carriageway widths in compliance with Table 5.3b of *PBP 2019* and the parking provisions outside of the carriageway.
  - Future development must be supported by evidence, such as a Vegetation Management Plan (VMP) or Plan of Management (POM), that demonstrate that the managed central corridors and parks will be maintained to the standard of an APZ to demonstrate that the future residential development can comply with Table 5.3b of *PBP 2019* where a compliant perimeter road has not been proposed.
- The provision of services for future residential subdivisions must comply with Table 5.3c of *PBP 2019*.
- Future multi-storey residential developments must comply with 8.2.2 Multi-storey residential development of *PBP 2019*.
- Future development classified as SFPP must comply with Chapter 6 - SFPP Developments of *PBP 2019*, Appendix B of the *Addendum to PBP* and the amendment to the bush fire protection provisions of the *National Construction Code (NCC) 2022*.
- The evacuation capacity of the existing network and future traffic modelling of the proposal must be reviewed to confirm the capacity of the road network to support evacuation during bush fire events.

For any queries regarding this correspondence, please contact Nicole Van Dorst on 1300 NSW RFS.

Yours sincerely,

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