



NSW RURAL FIRE SERVICE



The General Manager
Wyong Shire Council
PO Box 20
WYONG NSW 2259

Your reference: RZ/12/2014
Our reference: L14/0001

1 April 2015

Attention: Jenny Mewing

Dear Sir/Madam

Planning Instrument for Planning Proposal – RZ/12/2014 – Lot 642 DP 1027231, Lot 644 DP 1027231 and Lot 100 DP 1044282, Lake Munmorah, Crangan Bay

Reference is made to the Gateway Determination issued under Section 56 (2) of the *Environmental Planning & Assessment Act 1979* which required Council to consult with the NSW Rural Fire Service (RFS) in relation to the above Planning Proposal.

Having regard to the requirements of Section 117 Direction 4.4 "Planning for Bush Fire Protection" the following comments are provided:

1. The NSW RFS notes that the subject sites are identified as bush fire prone land on the Wyong Shire Council Bush Fire Prone Land Map. As Council is aware, future development applications on bush fire prone land will be required to comply with either Section 79BA of the *Environmental Planning & Assessment Act 1979* or Section 100B of the *Rural Fires Act 1997* depending on the nature of the proposed development.
2. The NSW RFS advises that no objection is raised with regard to the Planning Proposal and does not believe the proposal is inconsistent with the requirements of *Planning for Bush Fire Protection 2006*. Notwithstanding, the NSW RFS that no bush fire assessment was prepared for this planning proposal and provides the following comments:
 - a. The NSW RFS believes the proposed residential land would be able to achieve the appropriate separation from the conservation zoned land in order to achieve the required asset protection zones (APZs) as specified in *Planning for Bush Fire Protection 2006*.
 - b. The level of clearing required for the creation of APZs associated with the future residential development is likely to be at least 25 metres, subject to effective slope and vegetation type.
 - c. The NSW RFS concurs with the Flora and Fauna Report recommendation that a perimeter road should be constructed between the residential and environmental zones, as this will assist in enabling the provision of necessary APZs entirely within the residential zoned lands.
 - d. Where appropriate underground electricity should be provided as part of any future subdivision.

Postal address

NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2141

Street address

NSW Rural Fire Service
Glendenning Customer Service Centre
42 Lamb Street
GLENDENNING NSW 2761

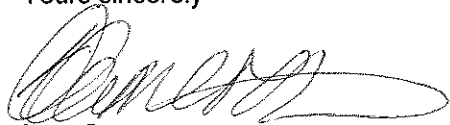
T 1300 NSW RFS
F (02) 8867 7983

www.rfs.nsw.gov.au

Email: csc@rfs.nsw.gov.au

For any queries regarding this correspondence please contact Deborah Dawson on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Iona Cameron', with a long horizontal flourish extending to the right.

Iona Cameron

A/Team Leader Development Assessment & Planning
Customer Service Centre (East)



NSW RURAL FIRE SERVICE

Department of Planning and Environment (Sydney Offices)
GPO Box 39
Sydney NSW 2001

Your reference: PP_2015_WYONG_002_01
Our reference: SPI20210413000046

ATTENTION: Dylan Meade

Date: Monday 26 April 2021

Dear Sir/Madam,

Rezoning - Gateway

Lake Munmorah and Crangan Bay Rezoning

Wyong LEP-PP_2015_WYONG_002_01 Wyong NSW

I refer to your correspondence dated 06/04/2021 regarding the above proposal.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following comments:

A preliminary review of the information provided does not fully address the relevant requirements of *Planning for Bush Fire Protection (PBP) 2019*. Whilst the report lists the requirements of Chapter 5 - Residential and Rural Residential Subdivisions of *PBP 2019*, it does not address the requirements of Chapter 4 - Strategic Planning and does not provide required associated Strategic Bush Fire Study. As such, an updated bush fire report, prepared by a suitably qualified bush fire consultant, addressing the relevant requirements of *PBP 2019* must be provided for further assessment. The updated information must consider the recommendations of any traffic study prepared for the development and the Planning Proposal and site specific Development Control Plan must also be updated to reflect the recommendations of the updated bush fire report.

Given the context of the subject site, there are possible impacts on bush fire protection posed by the existing unmanaged vegetation and the proposed retention of existing bushfire hazards on site. As the proposal will result in a significantly increased number of residents, it will have an impact on traffic, emergency management and evacuation of the subject land and its surrounds in the event of an emergency. It is therefore essential that the relevant requirements of *PBP 2019* are addressed appropriately by the proponent at this stage with regard to the existing and future risk of bush fire attack to the subject site and the nature of the proposal.

If additional information is not received within 100 days the application will be closed. A formal request for re-assessment would be required after this time.

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

Yours sincerely,

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

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

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NSW RURAL FIRE SERVICE

Department of Planning and Environment (Sydney Offices)
GPO Box 39
Sydney NSW 2001

Your reference: PP_2015_WYONG_002_01
Our reference: SPI20210413000046

ATTENTION: Dylan Meade

Date: Thursday 2 December 2021

Dear Sir/Madam,

Strategic Planning Instrument

Rezoning - Gateway

Lake Munmorah and Crangan Bay Rezoning

I refer to your correspondence dated 06/04/2021 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 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 (PBP) 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 *PBP 2019*:

- Future development must provide asset protection zones (APZs) in accordance with Table A1.12.1 or Table A1.12.2 of *PBP 2019*, as appropriate:
 - It is noted that the submitted Strategic Bush Fire Study classifies the vegetation within the E2 Environmental Conservation corridor as Tall Heath. It is advised that future development applications will need to be supported by a Vegetation Management Plan and Ecologist Report (or similar) that demonstrate that the vegetation can be considered Tall Heath for the life of the development and in order that the appropriate minimum APZs can be provided within the subject site.

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- Future access roads must comply with Section 5.3.2 Access of *PBP 2019*. This includes the provision of perimeter roads between future residential development and the surrounding bush fire hazard including the E2 Environmental Conservation corridor.
- The provision of services to future development must comply with 5.3.3 Services – Water, electricity and gas of *PBP 2019*.

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

Yours sincerely,

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