

MEMO

TO: **HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL**
FROM: **CENTRAL COAST COUNCIL – ENVIRONMENT AND PLANNING**
SUBJECT: **DA/919/2018 - PPS-2018HCC044 – RURAL FIRE SERVICE COMMENT**
DATE: **15 DECEMBER 2020**
CC: -

Subsequent to the submission of the Council's assessment report to the Hunter and Central Coast Regional Planning Panel (RPP) a formal response has been received by Council from the NSW Rural Fire Service (RFS) with respect to the subject development application.

The correspondence does not fundamentally alter the assessment submitted to the RPP for consideration. In this regard the RFS has requested additional information and in doing so has declined to issue a Bushfire Safety Authority which is requisite for the issuing of a consent.

It is requested that the RPP note the correspondence from the RFS below in the context of the assessment report particularly as it relates to the section of the assessment report related to 'External Referrals'.

Further to the panel briefing please find below additional comments reasons for refusal detailing the particulars of engineering and other concerns.

Draft Reason for Refusal

1. Development consent to an integrated development application cannot be granted without the prior granting of a BSA. The proposed development is identified as bushfire prone land and Integrated Development, Bushfire Safety Authority (BSA) specific to the proposal as amended has not be issued by the Rural Fire Service as the application is not supported by;
 - I. A bushfire report that demonstrates that the proposed subdivision meets the relevant requirements of Planning for Bush Fire Protection (PBP) 2019; and,
 - II. Evidence that demonstrates that the proposed allotments can meet the minimum asset protection zones (APZs) in Table A1.12.2 of PBP 2019 for the life of the development; especially where APZs are proposed external to the proposed lots to the north and offsite to the east.



NSW RURAL FIRE SERVICE

Central Coast Council
PO Box 20
WYONG NSW 2259

Your Reference: DA/919/2018 (CNR-9968)
Our reference: DA-2018-03587-CL55-1

1 December 2020

Attention: Assessing Officer

Dear Sir/Madam,

Proposed Torrens Title Subdivision at 99 Sparks Road Woongarah

I refer to your correspondence dated 13 July 2020 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises the matters raised in the further information request issued 31 August 2020 have not been fully addressed. The following information must be provided for further assessment:

- A bush fire report that demonstrates that the proposed subdivision meets the relevant requirements of *Planning for Bush Fire Protection (PBP) 2019*; and,
- Evidence that demonstrates that the proposed allotments can meet the minimum asset protection zones (APZs) in Table A1.12.2 of *PBP 2019* for the life of the development; especially where APZs are proposed external to the proposed lots to the north and offsite to the east.

If you have any queries regarding this advice, please contact Emma Jensen, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
Team Leader Development Assessment and Planning
Planning and Environment Services (East)