



NSW RURAL FIRE SERVICE

Central Coast Council
PO Box 20
WYONG NSW 2259

Your reference: DA/163/2020 (CNR-5634)
Our reference: DA20200311000928-Original-1

ATTENTION: Janice Wheeler

Date: Friday 17 April 2020

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Seniors Housing
125-135 Johns Road Wadalba NSW 2259, 1//DP373539

I refer to your correspondence dated 09/03/2020 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 following:

- It has been shown that a number of the buildings are located within the proposed asset protection zones (APZs). The submitted bush fire report recommends that a deferred commencement condition be applied to the development as follows *"Until such time as vegetation clearing on the adjoining lot (Lot 27 DP663622) is completed, construction in this constrained area may not proceed. Following vegetation clearing on (Lot 27 DP663622), the constrained area may be reassessed for potential development"*. It should be noted that the NSW Rural Fire Service does not issue conditions of this nature and therefore the proposal needs to be altered to provide all building works outside of the required APZs.
- A slope of 5-10 degrees down has been identified within the vegetation to the north, which is greater than the up slope shown in the submitted report. As such, the development will need to be updated to demonstrate the relevant APZs in Appendix 2 of PBP 2006.

If additional information is not received within 100 days the application will be refused on the basis of Requested Information not provided. 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,

Kalpana Varghese
Team Leader, Dev. Assessment & Planning
Planning and Environment Services

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