



NSW RURAL FIRE SERVICE

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

Your reference: (Ref-1445) PP-2022-1160
Our reference: SPI20220704000065

ATTENTION: Jose Sevilla

Date: Monday 22 August 2022

Dear Sir/Madam,

Strategic Planning Instrument Rezoning – Planning Proposal

The site currently accommodates a caravan park which has approval for short term accommodation only. The Planning Proposal seeks to zone the land under the Central Coast LEP when it comes into effect and include "caravan park" as an additional permitted use. This will allow the site to be used for long term accommodation subject to development consent.

I refer to your correspondence dated 01/07/2022 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.

Based on a preliminary assessment, there are areas on site which can support the proposed use and therefore there is capacity for future development to comply with *Planning for Bush Fire Protection 2019* (PBP 2019).

However, revision of the plans and bushfire report will be required at the development application stage as follows:

Hazard

- NSW RFS assessment of the hazards to the north and west indicates that slopes are in the 0-5° downslope category, rather than the Flat/upslope category used in the bushfire report.
- It is not clear that the off-site vegetation within the lots to the east is currently managed and will continue to be managed in perpetuity. This vegetation will need to be treated as a hazard with appropriate APZs provided. Alternatively, evidence will need to be provided showing that the owners of the lots agree to the land being managed in perpetuity through a suitable legal mechanism such as an instrument created pursuant to s88 of the *Conveyancing Act 1919*.

Access

- A perimeter road will be required between any proposed long or short stay sites and the forest hazard to the north.
- A through road will be required from Wards Hill Road to Pomona Road.

Postal address

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Locked Bag 17
GRANVILLE NSW 2142

Street address

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4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

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Asset Protection Zone (APZ)

- The bushfire report designates a BAL-29 (29kW/m²) APZ setback for long-term sites. The acceptable solution for manufactured housing is the provision of an APZ which achieves 10kW/m² commensurate with Table A1.12.1 of PBP 2019. Where evidence can be provided which confirms that dwellings within the manufactured home estate will be constructed to the appropriate construction standards under AS 3959 or NASH Standard, an APZ can be provided which meets 29kW/m².

For any queries regarding this correspondence, please contact Alastair Patton on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese

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