



NSW RURAL FIRE SERVICE

Port Stephens Council
PO Box 42
RAYMOND TERRACE NSW 2324

Your reference: (REF-2201) PP-2022-3959
Our reference: SPI20230517000064

ATTENTION: Sarah Connell

Date: Wednesday 7 June 2023

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment – Planning Proposal**

Inclusion of the Subject Land within Schedule 1 as an Additional Permitted Use to permit a Caravan Park. Rezone part of site to C2 Environmental Conservation.

I refer to your correspondence dated 15/05/2023 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 2019*.

With regard to these requirements, council should note that any future development of the site that may be defined as a Special Fire Protection Purpose facility will be required to comply with Tables 6.8a and 6.8b of *Planning for Bush Fire Protection 2019* (PBP 2019).

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The proposal and Strategic Bushfire Study make reference to manufactured housing. It should be noted that the acceptable solution for manufactured housing is the provision of an APZ which achieves 10kW/ m² commensurate with SFPP development in line 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 in line with Tables A1.12.2 - A1.12.3.

Although not cited as an intended use, it should also be noted that any sites within a caravan park that are available for short term use must also be provided with an APZ which achieves 10kW/ m² commensurate with SFPP development in line with Table A1.12.1 of PBP 2019.

Due to the vulnerable nature of the occupants of SFPP developments more reliance is placed on the provision of emergency evacuation procedures and management which provide for the special characteristics and needs of occupants. Any future proposal involving SFPP development must comply with Table 6.8d of PBP 2019.

For any queries regarding this correspondence, please contact David Webster on 1300 NSW RFS.

Yours sincerely,

Allyn Purkiss
Manager Planning & Environment Services
Built & Natural Environment