



NSW RURAL FIRE SERVICE

Lake Macquarie City Council
Box 1906
HUNTER REG MAIL CENTRE NSW 2310

Your reference: Ref-2575 (PP-2022-3016)
Our reference: SPI20231123000152

ATTENTION: Mashal Moughal

Date: Monday 18 December 2023

Dear Sir/Madam,

**Strategic Planning Instrument
Rezoning – Planning Proposal**

Rezoning the majority of the existing RU2 Rural Landscape zoned land to R2 Low Density Residential and a very small section in the southern part of the RU2 Rural Landscape zoned land to C2 Environmental Conservation.

I refer to your correspondence dated 23/11/2023 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.

Further information is required to support the proposed development and rezoning in its current form.

The provided bush fire report does not account for the all of the existing hazard on the south-western boundary of the proposal (behind the existing sheds and round yard). No information was provided in the consultant's assessment to determine this area as Managed Land, or to otherwise not include it within the hazard assessment and subsequent recommendations.

In addition, the provided *Figure 5 - Required APZ and BALs* does not demonstrate that appropriate setbacks are provided within the site for new residential lots to achieve <29kW/m² radiant heat setbacks. Preliminary RFS assessment of the proposal shows the potential for proposed Lots 29-31 not being able to accommodate appropriate setbacks, and in this regard, further evidence is required to substantiate the proposal in its current form.

For any queries regarding this correspondence, please contact Adam Small on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
**Manager Planning & Environment Services
Built & Natural Environment**

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