



NSW RURAL FIRE SERVICE



The General Manager
Cabonne Council
PO Box 17
Molong NSW 2866

Your reference: 971437
Our reference: R18/789

9 January 2019

Attention: HJ Nicholls

Dear Sir/Madam,

Planning Proposal to Rezone 75 Belgravia Road Mullion Creek from RU1 Primary Production to R5 Large Lot Residential

Reference is made to Council's correspondence dated 26 October 2018 seeking comment in relation to the above Planning Proposal which seeks to rezone 75 Belgravia Road Mullion Creek from RU1 Primary Production to R5 Large Lot Residential, with a minimum lot size of 2 hectares applied to the land.

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:

- (a) *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*
- (b) *to encourage sound management of bush fire prone areas.*

The direction provides that a planning proposal must:

- (a) *have regard to Planning for Bushfire Protection 2006,*
- (b) *introduce controls that avoid placing inappropriate developments in hazardous areas, and*
- (c) *ensure that bushfire hazard reduction is not prohibited within the APZ.*

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Based upon an assessment of the information provided, NSW RFS raises no objections to the proposal subject to a requirement that the future subdivision of the land complies with *Planning for Bush Fire Protection (PBP) 2006* or any subsequent version. This includes, but is not limited to:

- Provision of Asset Protection Zones (APZs) within the proposed lots in accordance with *PBP 2006* or any subsequent version;
- Provision of public access roads in accordance with the design specifications set out *PBP 2006* or any subsequent version.
 - In this regard, the concept subdivision plan does not provide a perimeter road where future residential development interfaces with the unmanaged bush fire prone vegetation external to the subject site or where it is retained within the subject site, especially in the southern sections. The subdivision plan(s) shall be updated to include a compliant perimeter road;
 - Future subdivision plan(s) shall demonstrate how access to the vegetation for fire mitigation and maintenance purposes can be achieved compliant with *PBP 2006* or any subsequent version.
 - Where a perimeter road is not provided, an assessment against the relevant performance criteria of *PBP 2006* or any subsequent version is required to demonstrate compliance; and,
- Services to be provided in accordance with *PBP 2006* or any subsequent version.

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
Acting Manager
Planning and Environment Services (East)