



Mr Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064
NORWEST NSW 2153

Dear Mr Edgar

Planning Proposal PP_2016_THILL_012_00 – 90 Weavers Road, Maroota

I refer to Council's request for the Department of Planning, Industry and Environment to finalise the planning proposal for 90 Weavers Road, Maroota which sought to rezone the site to RU2 Rural Landscape.

I have determined, as delegate of the Secretary, the proposal is inconsistent with Section 9.1 Direction 4.4 Planning for Bush Fire Protection. As such I have also determined, as delegate of the Minister for Planning, the proposal cannot be supported.

A key reason for this conclusion is the inability of the proposed development to comply with the NSW Rural Fire Service requirements in Planning for Bushfire Protection 2006. In particular, the site is located more than the maximum of 200 metres from a through road and the proposal is not able to provide an appropriate perimeter road or trail, as required by NSW RFS. RFS is of the opinion that inconsistency with Planning for Bush Fire Protection 2006 in relation to this matter will result in unsafe access/egress to the property in the event of a bush fire. The potential risk to residents and emergency workers is unacceptable.

The Department has liaised with Council officers and RFS on potential solutions for the subject land and cannot meet the requirements of bush fire protection policy. The Department considers that the proposal is unable to demonstrate how RFS requirements can be met for the dwelling density proposed and that there is no viable outcome to satisfy the requirements of the Section 9.1 Direction.

Should you have any further questions in relation to this matter, please contact Ms Gina Metcalfe, Acting Director Central (Western) at the Department on 9860 1542.

Yours sincerely

Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure

11 December 2019