



NSW RURAL FIRE SERVICE

City of Lithgow Council
PO Box 19
LITHGOW NSW 2790

Your reference: SH:LLEP(A4)
Our reference: SPI20201215000210

ATTENTION: Sherilyn Hanrahan

Date: Wednesday 17 February 2021

Dear Sir/Madam,

**Strategic Planning Instrument
Rezoning – Draft Proposal**

Lithgow City Council Draft Planning Proposal - Spot Rezoning 121 Main Street Wallerawang

I refer to your correspondence dated 09/12/2020 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.

- A preliminary assessment by the NSW RFS indicates that a future hotel/motel development could be achieved with compliant Asset Protection Zones (APZ) on Lot 1 DP213770, requiring the building to have setbacks of approximately 20m in the front and 41m at the rear. However, this is on the proviso that:
 - A suitable mechanism (e.g. APZ easement on private land or Plan of Management on government land) is established over the adjoining drainage swale at the rear to ensure the vegetation remains predominately grassland; and
 - Lot 2 DP213770 is cleared/developed before the construction of hotel/motel accommodation.
- Future hotel/motel development on Lot 1 DP213770 cannot rely on the provision for existing Special Fire Protection Purpose (SFPP) developments under section 6.4 of *Planning for Bush Fire Protection 2019* (PBP) in the event Lot 20 DP107089 and Lot 1 DP213770 were to amalgamate. Future hotel/motel development on Lot 1 DP213770 must comply with the minimum APZ requirement as set out in Table A1.12.1 of PBP.
- It is recommended that any future industrial developments are located away from potential flame contact. Otherwise, the bush fire report as part of a future development application will need to demonstrate how the proposed building elements meet or exceed the construction requirements in Australian Standard 3959 *Construction of buildings in bushfire-prone areas* by complying with the general fire safety construction provisions under the *National Construction Code*.

For any queries regarding this correspondence, please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely,

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