



# NSW RURAL FIRE SERVICE



The General Manager  
Wollindilly Shire Council  
PO Box 21  
PICTON NSW 2571

Your reference: 7325 mr:mr  
Our reference: R18/271 & L11/0003

25 July 2018

**Attention:** Mark Ruddiman

Dear Sir,

**PLANNING PROPOSAL TO REZONE LAND AT LOT 22 DP 619150 (No. 45) NOONGAH STREET AND LOT 95 DP 13116 (No. 25) GWYNNE HUGHES STREET, BARGO**

Reference is made to Council's correspondence dated 6 July 2018 seeking comment in relation to additional information provided for the above Planning Proposal which seeks to rezone the above land. Reference is made to RFS comments provided 12 July 2017.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the additional information provided with regard to Section 4.4 of the directions issued in accordance with Section 117(2) of the *Environmental Planning and Assessment Act 1979*.

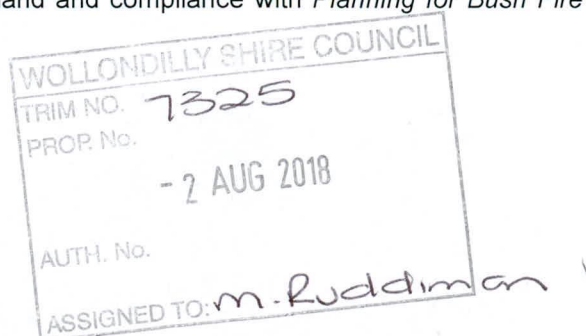
The objectives of the direction are:

- (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.*

Based upon an assessment of the information provided, NSW RFS raises no objections to the proposal subject to the following comments in relation to future subdivision of the land and compliance with *Planning for Bush Fire Protection 2006*.



**Postal address**

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**Access**

RFS comments provided 12 July 2017 include the following:

- To ensure unimpeded access/egress for future residents and fire fighters responding in a bush fire emergency, the planning proposal should contain provisions that will ensure future residential subdivision will provide a 'through' road scenario from Gwynne Hughes Street to Noogah Street.

In response, the proposal for a gated emergency access/egress road linking the public roads as depicted in additional information, does not adequately address the comments previously raised. The RFS advise that prior to progression of the planning proposal Council should be satisfied that the linking road;

- Can be constructed to the standards of a public road in accordance with PBP 4.1.3(1), and
- Is ungated to allow unimpeded egress for future residents evacuating in the event of a bush fire emergency, and
- Construction of the road includes suitable flood immunity.

**Asset Protection Zones**

RFS comments provided 12 July 2017 include the following:

- RFS recommends that APZs be calculated to afford future residents the ability to construct to BAL 29 or less under AS3959-2009 (this would result in increased APZs).

Whilst the amended proposal has not depicted APZs for BAL 29 construction under AS3959-2009, RFS advise that prior to progression of the planning proposal Council should be satisfied that suitable areas for future residential development complying with BAL 29 construction, can be achieved on all lots, in particular those constrained by APZs, riparian zones, siting of effluent disposal and biodiversity lands.

If you have any queries regarding this advice, please contact Anna Jones, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Martha Dotter

A/Team Leader Development Assessment and Planning