



NSW RURAL FIRE SERVICE



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

WOLLONDILLY SHIRE COUNCIL	
TRIM No.	7325
PROP No.	
10 APR 2015	
AUTH. No.	
ASSIGNED TO:	T. Makoeroff

Your reference: TRIM 7325
Our reference: L13/0003

DA15030696062DS

ATTENTION: Mark Ruddiman

08/04/2015

Dear Sir/Madame

**Planning Instrument for Planning Proposal - 45 Noongah Street & 25 Gwynne
Hughes Street Bargo**

I refer to your letter dated 5 March 2015 seeking advice for the above Planning Instrument in accordance with the 'Environmental Planning and Assessment Act 1979'.

The NSW Rural Fire Service (RFS) notes that much of the land within the precinct is mapped as bush fire prone on the Wollondilly Bush Fire Prone Land Map and will be subject to the requirements of Section 79BA of the *Environmental Planning and Assessment Act 1979* and Section 100B of the *Rural Fires Act 1997*.

The Service raises no objections to the proposed rezoning at the subject site on the provision that any future development is appropriately designed to comply with *Planning for Bushfire Protection 2006* (PBP 06) and AS3959 - 2009 *Construction of buildings in bushfire prone areas*.

It is noted that a Bush Fire Consultants preliminary Report was forwarded with the referral however, the report is dated 2012 and is lacking in specific details. In addition it does not seem to consider the NSW Rural fire Service's policy that subdivision should not occur if the proposed lots do not offer building sites that can achieve BAL 29 or less.

Further to the above perimeter roads should be considered to the whole development especially those blocks that are adjacent to areas requiring Environmental Management such as riparian corridors and Endangered Ecological Communities.

Postal address
NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2141

Street address
NSW Rural Fire Service
Glendenning Customer Service Centre
42 Lamb Street
GLENDENNING NSW 2761

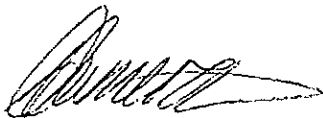
T 1300 NSW RFS
F (02) 8867 7983

www.rfs.nsw.gov.au

Email: csc@rfs.nsw.gov.au

Future residential and Special Fire Protection Purpose development that may occur on this site will be required to comply with '*Planning for Bush Fire Protection 2006*' and this is best achieved in the planning stages. This includes the provision of the following bush fire protection measures:

- An assessment of the level of hazard posed to future development by the land or adjacent land and how the hazard may change as a result of development and revegetation.
- The provision of Asset Protection Zones in accordance with Appendix 2 of *Planning for Bush Fire Protection 2006*.
- The provision of access in accordance with Section 4.1.3 or 4.2.7 of *Planning for Bush Fire Protection 2006*. This includes the provision of perimeter roads.
- The provision of water supply for fire fighting purposes in accordance with Section 4.1.3 or 4.2.7 of *Planning for Bush Fire Protection 2006*.



Iona Cameron

Team Leader Development Assessment and Planning

The RFS has made getting information easier. For general information on '*Planning for Bush Fire Protection, 2006*', visit the RFS web page at www.rfs.nsw.gov.au and search under '*Planning for Bush Fire Protection, 2006*'.