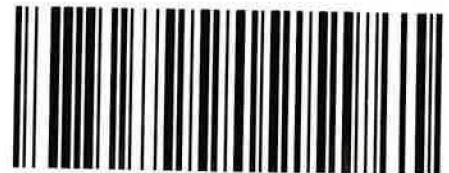




City Administrative Centre
Bridge Road, Nowra NSW Austr
Phone: (02) 4429 3111 • Fax:



Address all correspondence to
The General Manager, PO Box 42, Nowra NSW Australia 2541

COUNCIL REFERENCE: 43684E (D12/132751)
CONTACT PERSON: Jessica Rippon

12 June 2012

Brett Whitworth
Department of Planning & Infrastructure - Southern Region
PO Box 5475
WOLLONGONG NSW 2520

Attention: Lisa Kennedy

Dear Sir/Madam

**Planning Proposal (PP001)
Woollamia Farmlets Small Lot Rural Subdivision
6 Rural Residential Lots**



I refer to the Department's letter of 13 December 2011 providing a Gateway Determination under section 56 of the *Environmental Planning and Assessment Act 1979* for the Planning Proposal (PP001). This letter provided a completion date of 13 June 2012, for the finalisation of the Planning Proposal.

Council has worked consistently to try to complete this planning proposal within the required timeframe. Council has prepared all the materials required for the exhibition of the Planning Proposal. However in accordance with the requirements of the Gateway Determination consultation with the NSW Rural Fire Service (RFS) had to occur prior to exhibition of the proposal. Council had been waiting a number of months for advice from the RFS. As you are aware Council received this advice, on the 29 May 2012, which recommended the completion of a Bushfire Assessment for each of the subject lots prior to the completion of the Planning Proposal.

The letter received from the RFS is attached for your information. This unexpected requirement from the RFS now places a potential additional time and monetary impost upon Council and will result in significant time delays. Council now needs to seek further advice from the RFS in accordance with section (7) of Ministerial Direction 4.4, to determine if the proposal can proceed without Council complying with section 3 and 4 of the RFS advice. As such Council will not meet the deadline of the 13 June 2012.

Thus, as advised in recent discussions, Council seeks an extension of 8 months for the Gateway Determination to allow for further consultation with the RFS and if necessary the completion of the required bushfire assessment, subsequent report to Councillors and completion of the exhibition process.

.2.

Council is dedicated to ensuring the completion of this project. This rezoning is a result of the recommendations of Jervis Bay Settlement Strategy (JBSS) and significant work has already been completed. Terminating the matter now would leave the recommendation of the JBSS unresolved and would also waste the resources that have been expended to date.

We look forward to your favourable consideration of this request for an extension of time.

If you need further information about this matter, please contact Jessica Rippon, Strategic Planning & Infrastructure Group on (02) 4429 3228. Please quote Council's reference 43684E in any correspondence.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G. Clark', written in a cursive style.

Gordon Clark
Strategy Planning Manager

Encl

Shoalhaven City Council

Received

All communications to be addressed to:

Headquarters
NSW Rural Fire Service
Locked Mail Bag 17
GRANVILLE NSW 2142

29 MAY 2012

43684 E

Headquarters
NSW Rural Fire Service
15 Carter Street
HOMEBUSH BAY NSW 2127

Telephone: 1300 NSW RFS
e-mail: csoc@rfs.nsw.gov.au

Referred to:

J Rippon

Facsimile: (02) 8741 5433



The General Manager
Shoalhaven City Council
PO Box 42
Nowra NSW 2541

Your Ref: PP001
Our Ref: L08/0110
DA12042083020 LC

Attention: Jessica Rippon

Date: 23 May 2012

Dear Sir/Madam,

Planning Instrument for Consultations Under Ministerial Direction 4.4 for Planning Proposal (pp001) Woollamia Farmlets Rural Residential Lots, Woollamia

I refer to your letter dated 12 April 2012 seeking advice for the above Planning Instrument in accordance with Section 62 of the 'Environmental Planning and Assessment Act 1979'.

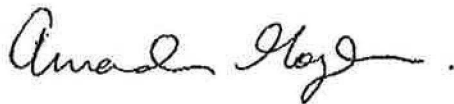
The Service provides the following recommended conditions:

1. The N.S.W Rural Fire Service has identified that all of the lots subject to the planning proposal are identified as being bush fire prone land.
2. Clause 4.4 of the s117 Direction requires that a planning proposal have regard to Planning for Bush Fire Protection 2006. In this regard, future applications for single dwellings will need to comply with provisions for infill development under Planning for Bush Fire Protection 2006 in accordance with Section 79BA of the Environmental Planning and Assessment Act. Alternatively, developments requiring a bush fire safety authority under Section 100B of the Rural Fires Act will be required to demonstrate compliance with Subdivision or Special Fire Protection Purpose requirements under Planning for Bush Fire Protection.
3. In order to demonstrate that the proposal can meet the requirements of Planning for Bush Fire Protection and Clause 4.4 of the Section 117 Direction, it is recommended that Council prepare a Bush Fire Assessment for each lot.
4. The bush fire assessment should address those matters outlined in Clause 4.4 'Planning for Bush Fire Protection' of the s117 Direction and should include:
 - An identification of any bush fire hazards and whether the planning proposal will be placing development in inappropriate areas;

- An assessment of the ability of the lots to accommodate an Asset Protection Zone in accordance with Appendix 2 of Planning for Bush Fire Protection. Currently it appears there may be environmental constraints to the site which may conflict with required Asset Protection Zones.
- An assessment of the ability of future residential development to obtain a desirable construction level in accordance with Addendum: Appendix 3 of Planning for Bush Fire Protection.
- Whether access requirements of Planning for Bush Fire Protection can be achieved.
- Whether development can provide an adequate water supply for firefighting purposes;
- Whether the interface to the bush fire hazard is minimised.

For any enquiries regarding this correspondence please contact Lauren Cole on 1300 NSW RFS.

Yours faithfully,



Amanda Moylan
Team Leader Development Assessment and Planning

The RFS has made getting additional 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*.