



# NSW RURAL FIRE SERVICE



The General Manager  
Eurobodalla Shire Council  
PO Box 99  
MORUYA NSW 2537

Your Ref: E13.7173  
Our Ref: LEP/0044

ATTENTION: Nathan Farnell

31 May 2019

Dear Nathan

## **Post exhibition NSW RFS comments - Eurobodalla Planning Proposal (Rural Lands and Other Matters) Amendments to Eurobodalla LEP 2012**

The New South Wales Rural Fire Service (NSW RFS) is responsible for providing communities with bush fire protection. This is partly achieved through our legislative role in the NSW planning system (including strategic planning and development control) as well as our broader work in community resilience and as the lead combat agency for bush fire fighting in NSW.

With regard to the Eurobodalla Planning Proposal (Rural Lands and Other Matters) Amendments to Eurobodalla LEP 2012, the NSW RFS has consulted with Council throughout the preparation of the Draft Rural Lands Strategy, and subsequent Planning Proposal, as outlined below:

- Letter dated 4 December 2015 on Draft ESC Rural Land Strategy
- Letter dated 12 July 2016 on Draft Planning Proposal Rural Land Strategy
- Multi day site inspection held from the 27-30 September 2016 including attendance from the Department of Planning and Environment (DoPE), Office of Environment and Heritage (OEH) and Council.
- Letter dated 28 June 2018 on the exhibition of the Eurobodalla Planning Proposal (Rural Lands and Other Matters) Planning Proposal
- Meeting held 4 February 2019 with (DoPE), Local Member Andrew Constance, Council's General Manager and Director of Planning to discuss specific sites and concerns raised in previous correspondence

### **Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

### **Street address**

NSW Rural Fire Service  
15 Carter Street  
LIDCOMBE NSW 2141

**T** (02) 8741 5555  
**F** (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

- Meeting held 6 February 2019 with Council to discuss specific sites and concerns raised in previous correspondence
- Meeting held 21 May 2019 with DoPE, Local Member Andrew Constance and Council's Mayor and Director of Planning

The NSW RFS is committed to continue working through this Planning Proposal with Council and the Department of Planning and Environment (DoPE) to achieve the best outcome for the community and our fire fighters. In this regard the significant majority of the Planning Proposal is supported by the NSW RFS.

Further to our previous correspondence on this matter, the NSW RFS prepared a table (attached) in relation to Item 5 of the Planning Proposal. This table outlines a number of bush fire considerations and identifies those specific to each 'Area'. The information provided by Council was used to attempt to determine which portions of each 'Area' are subject to increased density. The NSW RFS comments in the attached table are intended to apply only where increased densities are proposed.

The table was prepared in accordance with Council's clear preference that the matters raised by the NSW RFS for a number of sites, be dealt with through the subsequent development assessment process, and not through the strategic planning/rezoning phase of the process.

The table seeks to identify where areas/sites are known to require particular development outcomes including additional bush fire protection measures as part of any future development. This is provided to assist Council in ensuring that a suitable level of bush fire protection is afforded to future residents and fire fighters in their role as approval authority.

The NSW RFS recommends the additional bush fire protection measures outlined in the table are made known to current/future land owners and developers, via a suitable mechanism (i.e. Development Control Plan). This is to ensure they are aware of bush fire considerations and requirements associated with future residential/rural residential occupation of the land.

The NSW RFS advises Council that there remains a small number of sites, identified in the attached table, where the level of bush fire risk combined with the lack of adequate infrastructure has resulted in the sites being considered inappropriate for residential/rural residential occupation of the land.

For any enquiries regarding this correspondence or to discuss the matters raised in this letter further please contact Martha Dotter on (02) 4472 0600.

Yours faithfully,



Jeff Lucas

**Director Planning and Environment Services**