



NSW RURAL FIRE SERVICE

Bega Valley Shire Council
PO Box 492
BEGA NSW 2550

Your reference: (REF-1053) PP-2021-6786
Our reference: SPI20211205000213

ATTENTION: Elizabeth Schindler

Date: Friday 25 March 2022

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment – Planning Proposal
Mixed Use Development in B2 Local Centre Zone**

- Permitted with Consent in B2 zone - Dwelling House; Dual Occupancy; Multi Dwelling Housing and Residential Flat Building
- New Clause 6.12 - Residential development and subdivision in Zone B2 Local Centre

I refer to your correspondence dated 01/12/2021 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.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.4 of the directions issued in accordance with Section 9.1 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,
- (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 a requirement that the future residential development located on bush fire prone land is required to comply with *Planning for Bush Fire Protection 2019*. This includes, but is not limited to:

- Provision of Asset Protection Zones (APZs) in accordance with Table A1.12.2;

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- Access and Services to be provided in accordance with Table 7.4a.

For any queries regarding this correspondence, please contact Anna Jones on 1300 NSW RFS.

Yours sincerely,

Martha Dotter
Supervisor Development Assessment & Plan
Built & Natural Environment