



## NSW RURAL FIRE SERVICE

Bega Valley Shire Council  
PO Box 492  
BEGA NSW 2550

Your reference: Dated 16 May 2022  
Our reference: SPI20220520000051

**ATTENTION:** Sophie Thomson

Date: Monday 18 July 2022

Dear Sir/Madam,

### **Strategic Planning Instrument LEP Amendment – Planning Proposal**

The objective of this planning proposal is to amend the Bega Valley Local Environmental Plan 2013 to enable certain land in South Pambula to be developed for rural residential purposes. The planning proposal intends to rezone and re-lot size Lot 711 DP 1128593 to enable the creation of 15 lots.

I refer to your correspondence dated 16/05/2022 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.

I provide NSW RFS comments in accordance with a review of the Planning Proposal carried out under Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

The subject site is currently zoned as DM (Deferred Matter) under the Bega Valley Local Environment Plan (BVLEP).

The Planning Proposal seeks to rezone the site a mix of zones: E4 (Environmental Living), and E2 (Environmental Conservation). The Planning Proposal seeks to set the minimum lot size of 2 ha for the area proposed for E4 zoning. The new zoning and minimum lot size would allow consideration of the proposed new 13 lots (and creation of two additional lots for two existing dwellings on the subject land) in the proposed concurrent development application which has not been referred to the RFS under S100B of the Rural Fires Act. A Concept Subdivision Plan has been provided as part of the Planning Proposal and the following comments are provided as a review of the Concept Subdivision Plan.

NOTE - No detailed APZs have been assessed at this Planning Proposal stage. Future development applications will be subject to a detailed assessment against the requirements for subdivision of Planning for Bush Fire Protection 2019.

1 – The site is located within significant bush fire risk when landscape scale/campaign fires are considered.

2 - It is noted there is a single public access road proposed to service the site, egressing from the Princes Highway. The Concept Subdivision Plan does not comply with the acceptable solution for subdivision in Planning for Bush Fire Protection 2019. It is understood that Council does not support the connection of a through road

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from the site back on to Summerhill Road in the north. It is understood that site constraints are prohibitive to providing a connection road from the site onto Nethercote Road in the south east. Ideally both of these would at minimum provide an emergency egress/fire trail connection point.

3 – Internal access roads should be two way public roads, and the termination of these two way public roads should provide for compliant cul-de-sac turning heads at (i) the northern most intersection with Summerhill Road in the north and should be extended to the south eastern property boundary of proposed lot 14 (ie extend the public road further to the south east where the proposed 'right of way' turns 90d to head north east through proposed lots 14 and 15).

4 – Consideration should be given to what mechanism is being relied upon to ensure the existing management of the site as predominantly a grassland hazard, and how this will be maintained following the commencement of rural residential land use. The current bush fire report assumes a grassland hazard in calculating the APZs and in justifying the lack of perimeter roads and the internal access lengths which are non compliant with PBP 2019.

5 – Proposed Lot 1 is of significant higher risk than other lots due to its aspect, proximity to forest hazard on a number of elevations and surrounding steep slopes. Consideration should be given to increasing the construction standard and/or APZs and a perimeter fire trail - for future residential development on proposed Lot 1.

For any queries regarding this correspondence, please contact Martha Dotter on 1300 NSW RFS.

Yours sincerely,

Anna Jones

**Supervisor Development Assessment & Plan  
Built & Natural Environment**