



## NSW RURAL FIRE SERVICE

Shoalhaven City Council  
PO Box 42  
NOWRA NSW 2541

Your reference: (REF-1090) PP-2021-2068  
Our reference: SPI20211219000223

**ATTENTION:** Eric Hollinger

Date: Wednesday 30 March 2022

Dear Sir/Madam,

### Strategic Planning Instrument

#### LEP Amendment – Planning Proposal

**Planning Proposal to rezone land to a mix of E2 - Environmental Conservation, RU2 - Rural Landscape R5 - Large Lot Residential, and R2 - Low Density Residential.**

I refer to your correspondence dated 16/12/2021 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 and concept subdivision plan by Allen Price & Scarratts P/L Revision 10 dated 17 January 2022, having 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 bush fire assessment report by Australian Bushfire Protection Planners P/L dated 14 December 2021 and the concept subdivision plan by Allen Price & Scarratts P/L Revision 10 dated 17 January 2022, NSW RFS raises no objection to the proposal proceeding to exhibition stage. The following comments are made in relation to the submitted concept plan:

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

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

- The note regarding access to Pitt Street should read 'Public road access connecting to Pitt Street'. It is the preference of NSW RFS that this notation be made prior to the re-exhibition of the planning proposal.

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**