



RFS



Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Your reference: (REF-3391) PP-2022-1940
Our reference: SPI20241220000266

ATTENTION: Dialina Day

Date: Tuesday 21 January 2025

Dear Sir/Madam,

**Strategic Planning Instrument
Rezoning – Planning Proposal**

Proposal to rezone an area of 515 Crookwell Road, Kingsdale from C3 Environmental Management to part R5 Large Lot Residential and part C2 Environmental Conservation and minimum lot size from 100ha to 2ha.

I refer to your correspondence dated 19/12/2024 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 NSW RFS has reviewed the Bushfire Strategic Study dated May 2022, the Gateway Determination Planning Report dated August 24 and the Concept Site Development Plan dated 9/11/23 the with regard to Section 4.3 of the Directions issued in accordance with Section 9.1 of the *Environmental Planning and Assessment Act 1979*. Based upon an assessment of the information provided, NSW RFS raises no objections to the proposal subject to a requirement that the future subdivision of the land complies with *Planning for Bush Fire Protection 2019*.

With regard to these requirements, the following comments are made in relation to the submitted Concept Site Development Plan:

- Several lots are constrained by proposed C2 - Environmental Conservation zone. Bush fire assessment for future subdivision will need to consider any required vegetation retention and/or revegetation within the C2 zone to ensure building envelopes are afforded minimum APZs, in accordance with Table A1.12.2, wholly outside C2 zone land.
- The Concept Site Development Plan does not appear to account for the entirety of the proposed C2 zone

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

Yours sincerely,

Michael Gray
Manager Planning & Environment Services

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