



NSW RURAL FIRE SERVICE

Richmond Valley Council
Locked Bag 10
CASINO NSW 2470

Your reference: (REF-960) PP-2020-3937
Our reference: SPI20211102000190

ATTENTION: Tony McAteer

Date: Thursday 17 March 2022

Dear Sir/Madam,

Strategic Planning Instrument
Rezoning – Planning Proposal

Request for Advice - The proposal is intended to provide 36 lots in the Village of Rileys Hill with the residual land retaining vegetation as an E2 zone and RU1 - Primary Production.

I refer to your correspondence dated 29/10/2021 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 NSW RFS has reviewed the Planning Proposal and the amended indicative subdivision plan issue P6, dated 2 September 2020, and provides the following **conditional** support:

1. The LEP rezoning proposal is supported. Appropriate bush fire design principles can permit a future residential subdivision that incorporates satisfactory bush fire prevention measures.
2. The indicative subdivision plan is not supported. Future subdivision development applications shall comply with the relevant bush fire legislation and guidelines. Specifically any subdivision layout plan should:
 - Demonstrate asset protection zones, to achieve a maximum BAL 29 construction standard, are contained within each proposed residential lot;
 - A trafficable defendable space is available on the interface between the residential lots and the un-managed vegetation;
 - Public roads to be through roads. In this instance, where no perimeter public road is proposed, and a through road options is available, future subdivision plan shall include a through public road.

For any queries regarding this correspondence, please contact Alan Bawden on 1300 NSW RFS.

Yours sincerely,

Timothy Carroll
Manager Planning & Environment Services
Built & Natural Environment

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