



RFS



Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Your reference: (REF-3398) PP-2023-414
Our reference: SPI20250110000004

ATTENTION: Dialina Day

Date: Tuesday 28 January 2025

Dear Sir/Madam,

**Strategic Planning Instrument
Rezoning – Planning Proposal
407 & 457 Crookwell Road, Kingsdale NSW 2580**

Planning Proposal to rezone and amend Minimum Lot Size at 407 & 457 Crookwell Road Kingsdale, including:

- Amending the land use zoning map of the GM LEP 2009 from RU6 Transition to R2 Low Density Residential and R5 Large Lot Residential
- Amending the land use zoning map of the GM LEP 2009 from RU6 Transition to RE1 Public Recreation and C2 Environmental Conservation
- Amending the Minimum Lot Size map of the GM LEP 2009 from 10 hectares to 4,000m² and 2 hectares (R5)
- Urban Release Area (URA), in accordance with clause 6.2A(3) of Part 6 of the GM LEP 2009, which will include a map amendment to the URA

I refer to your correspondence dated 09/01/2025 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, Planning Proposal Report (dated: 16/05/2024, ref: REZ_0001_2223) and the Strategic Bushfire Assessment prepared by SOWDES (dated: 13/11/2023, ref: 407 - 457 Crookwell Road) 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 generally raises no objections to the progression of the proposal subject to a requirement that the future subdivision of the land complies with *Planning for Bush Fire Protection*. This includes, but is not limited to:

- Provision of Asset Protection Zones (APZs);
- Provision of Access; and,
- Provision of Services.

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With regard to these requirements, the following comments are made in relation to the submitted concept plan:

It is noted that the subject Planning Proposal involves changes to the current land zoning from RU6 - Transition to include some areas of C2 - Environmental Conservation areas. The objectives of the C2 zone as per the *Goulburn Mulwaree Local Environmental Plan 2009* (GMLEP) are:

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

As such, it can be assumed that vegetation removal/management in these areas may be limited due to environmental protection constraints.

With this in mind, the RFS has concerns regarding the availability of potential building footprints not exposed to radiant heat levels greater than 29kW/m² for the following lots:

- 1,
- 14,
- 60-61,
- 67,
- 97-104,
- 124,
- 152, and
- 231.

Future subdivision design is required to demonstrate that all proposed residential lots are afforded with a suitably sized building envelope not exposed to radiant heat levels greater than 29kW/m².

For any queries regarding this correspondence, please contact Kathryn Murphy on 1300 NSW RFS.

Yours sincerely,

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