



NSW RURAL FIRE SERVICE

Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Your reference: (REF-1884) PP-2021-7390
Our reference: SPI20221211000165

ATTENTION: David Kiernan

Date: Monday 13 March 2023

Dear Sir/Madam,

**Strategic Planning Instrument
Rezoning – Planning Proposal**

The planning proposal seeks to rezone land identified in the Brisbane Grove precinct of the Urban and Fringe Housing Strategy from RU6 Transition and RU1 Rural Landscape to R5 Large Lot Residential and C2 Environmental Conservation. The proposal also seeks to amend the minimum lot size from part 100 hectares and part 10 hectares to part 2 hectares for R5 zones with no minimum lot size for the C2 zoned land.

I refer to your correspondence dated 08/12/2022 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.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.3 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 information provided, NSW RFS raises no objections to the proposal subject to a requirement that the future subdivision of the land is generally in accordance with the concept subdivision plan by Sowdes dated November 2011 ref: 0050421.

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

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Yours sincerely,

Martha Dotter

**Supervisor Development Assessment & Plan
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