



NSW RURAL FIRE SERVICE

Bega Valley Shire Council
PO Box 492
BEGA NSW 2550

Your reference: (REF-2363) PP-2023-1430
Our reference: SPI20230820000104

ATTENTION: Elizabeth Schindler

Date: Thursday 14 September 2023

Dear Sir/Madam,

Strategic Planning Instrument LEP Amendment – Planning Proposal

The Council-initiated planning proposal is designed to amend BVLEP 2013 to update references, correct omissions and remove ambiguity.

I refer to your correspondence dated 18/08/2023 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:

- *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*
- *to encourage sound management of bush fire prone areas.*

The direction provides that a planning proposal must:

- *have regard to Planning for Bushfire Protection 2019,*
- *introduce controls that avoid placing inappropriate developments in hazardous areas, and*
- *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/development 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 proposed amendments:

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
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- Where the proposed changes outlined in Part 2, item K, result in reduced lot sizes the lots must still comply with Chapter 5 of *Planning for Bush Fire Protection 2019* including, but not limited to, the provisions of Table 5.3a.
- The RFS notes the considerations at 5.22(d) of Item J and is prepared to offer site specific advice at Councils request where this may be applicable in the future.

For any queries regarding this correspondence, please contact David Webster on 1300 NSW RFS.

Yours sincerely,

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