



RFS



Maitland City Council
PO Box 220
MAITLAND NSW 2320

Your reference: (REF-3104) PP-2023-2323
Our reference: SPI20240907000174

ATTENTION: Adam Kennedy

Date: Tuesday 8 October 2024

Dear Sir/Madam,

**Strategic Planning Instrument
Rezoning – Planning Proposal**

Rezone from the current RU2 Rural Landscape zone to a proposed part R1 General Residential zone and C3 Environmental Management zone within a disused quarry site. Amend the minimum lot size from mostly the 40ha minimum lot size to 450m² for the proposed R1 General Residential zoned land. The remainder of the C3 Environmental Management zoned land will retain the 40ha minimum lot size. This proposal continues PP-2021-2820 and PP-2022-4101 submitting requested additional information at the request of the DPE.

I refer to your correspondence dated 06/09/2024 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 New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.4 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 (PBP) 2019*.

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

- The superlot set aside for higher density development has a direct interface with the reserve/drainage basin. The acceptable solution for a subdivision under Table 5.3b in *PBP 2019* requires a perimeter road

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between the development and the vegetation. Future development must be supported by evidence, such as a Vegetation Management Plan (VMP) or Plan of Management (POM), demonstrating the managed reserve will be maintained to the required standard of an Inner Protection Area (IPA) and/or appropriate APZs are provided to demonstrate that future residential development can comply with Appendix 1 of *PBP 2019*.

- Access for the future subdivision must comply with the requirements of Table 5.3b of *PBP 2019* as follows:
- Future development must be supported by plans demonstrating compliant kerb to kerb widths for perimeter and non-perimeter roads, with parking provided outside the carriageway, in accordance with Table 5.3b of *PBP 2019*;
- The current layout of the subdivision relies on one way in and out of the subdivision via Haussman Drive until development takes place on the adjoining site to the east. As the secondary access point to the east cannot be relied upon at this stage, future development must be supported by plans demonstrating the subdivision access complies with Table 5.3b in *PBP 2019*, by providing an operational secondary access and egress road.

For any queries regarding this correspondence, please contact Elaine Chandler on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
**Supervisor Development Assessment & Plan
Built & Natural Environment**