



# RFS



Goulburn Mulwaree Council  
Locked Bag 22  
GOULBURN NSW 2580

Your reference: (REF-3209) PP-2023-2264  
Our reference: SPI20241008000213

**ATTENTION:** Dialina Day

Date: Monday 28 October 2024

Dear Sir/Madam,

**Strategic Planning Instrument  
LEP Amendment – Planning Proposal  
158 Gorman Road, Goulburn NSW 2580**

**The Planning Proposal seeks to amend the GMLEP 2009 by reducing the minimum lot size as it applies to the RU6 Transition Zone (as relevant to the subject land) from 10 hectares to 2 hectares.**

I refer to your correspondence dated 08/10/2024 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 NSW RFS has reviewed, Planning Proposal Report prepared by PLANNED (dated: 12/10/2023) and the Bushfire Assessment Report prepared by Ember Bushfire Consulting (dated: 27/07/2023, ref: JD.176.23) 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 (PBP)*. This includes, but is not limited to:

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

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

- The subject site is approximately 1.7km from the nearest public through road (Sydney Road) and is considered an isolated site. The bushfire report to be submitted at DA stage must address Section 5.1.1 of PBP 2019.
- The Strategic Bushfire Report relies, in part, on a performance measure in lieu of compliance with the acceptable solutions for access. Generally, strategic plans should avoid reliance on performance measures. As the scope of this proposal has limited impact on residential density the measures outlined are considered commensurate with the risk.
- This advice should be copied into, or referenced in, any subsequent referral.

**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  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



# RFS



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

Yours sincerely,

David Webster  
**Supervisor Development Assessment & Plan  
Built & Natural Environment**