



RFS



Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Your reference: (REF-3473) PP-2023-2555
Our reference: SPI20250220000035

ATTENTION: Kate Wooll

Date: Friday 21 March 2025

Dear Sir/Madam,

Strategic Planning Instrument

Rezoning – Planning Proposal

Planning Proposal over Lot 2 DP 1238214 20-24 Lockyer Street Goulburn to make amendments to the GMLEP 2009 as follows:

- **Rezone the subject land from RU2 Rural Landscape to E4 General Industrial; and**
- **Remove the 100ha minimum lot size control.**

I refer to your correspondence dated 17/02/2025 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 New South Wales Rural Fire Service (NSW RFS) has reviewed the planning proposal report by Goulburn Mulwaree Council dated December 2024 and the Bush Fire Protection Assessment report by Australian Bushfire Protection Planners P/L dated 1/06/2023 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 the NSW RFS and raises no objection to the proposal, however, recommends that prior to any approval the following matter is addressed:

- Access for fire fighting vehicles, including provision of access/egress in a forward direction, is provided at the interface of structures and an adjoining hazard.

The aims and objectives of *Planning for Bushfire Protection 2019* and section 8.3.1 must be considered in any subsequent development application.

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

Yours sincerely,

Martha Dotter
**Supervisor Development Assessment & Plan
Built & Natural Environment**

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