



RFS



Wagga Wagga City Council
PO Box 20
WAGGA WAGGA NSW 2650

Your reference: (REF-3624) PP-2025-493
Our reference: SPI20250430000098

ATTENTION: Matthew Yeomans

Date: Monday 19 May 2025

Dear Sir/Madam,

**Strategic Planning Instrument
Rezoning – Planning Proposal**

Rezone part Lot 2, DP 702230 from R5 (Large Lot Residential) to R1 (General Residential) and remove the 2ha minimum lot size.

I refer to your correspondence dated 28/04/2025 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 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*.

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

Yours sincerely,

Martha Dotter
Manager Planning & Environment Services

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