RFS

NSW GOVERNMENT

Queanbeyan-Palerang Regional Council
PO Box 90
QUEANBEYAN NSW 2620

Your reference: (REF-4787) PP-2025-1701
Our reference: SPI20260519000125

ATTENTION: Mani Sharma

Date: Monday 29 June 2026

Dear Sir/Madam,

Strategic Planning Instrument
Rezoning – Planning Proposal

Description of proposal
Rezoning the R2 Low Density Residential land in South Jerrabomberra to R1 General Residential, and reducing and realigning the lot size boundaries to enable diverse housing typologies. The planning proposal also seeks to add 'specialised retail premises' to item 23 of Schedule 1 Additional Permitted Use.

RFS advice.

I refer to your correspondence dated 19/05/2026 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 additional concerns regarding this 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.

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Yours sincerely,

Martha Dotter
Supervisor Development Assessment & Plan
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