



## NSW RURAL FIRE SERVICE

Bega Valley Shire Council  
PO Box 492  
BEGA NSW 2550

Your reference: (REF-911)  
Our reference: SPI20211019000177

**ATTENTION:** Sophie Thomson

Date: Wednesday 24 November 2021

Dear Sir/Madam,

### Strategic Planning Instrument

#### LEP Amendment – Planning Proposal

**Rezone 3900 Princes Highway to E4 Environmental Living Zone and E2 Environmental Conservation Zone and Minimum Lot Size amendment to 8 hectares on E4 zone land and 120ha on E2 zone land.**

I refer to your correspondence dated 18/10/2021 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:

- (a) 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
- (b) to encourage sound management of bush fire prone areas.

The direction provides that a planning proposal must:

- (a) have regard to *Planning for Bushfire Protection*,
- (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and
- (c) 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 of the land complies with Chapter 5 of *Planning for Bush Fire Protection 2019*. This includes, but is not limited to:

- Provision of Asset Protection Zones (APZs) within the proposed lots in accordance with Table 5.3a;
  - To ensure APZs do not conflict with environmentally sensitive areas, future development should not include required APZs within E2 zone land;
- Access to be provided in accordance with the design specifications set out in Table 5.3b and,
- Services to be provided in accordance with Table 5.3c.

#### 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)

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**