



RFS



Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

Your reference: CM 13014
Our reference: SPI20240613000102

ATTENTION: Sara Mehryar

Date: Tuesday 8 October 2024

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment – Draft Proposal**

Draft Planning Proposal for land located at No.1838 Barkers Lodge Rd, 1455 and 1475 Burragorang Road, Oakdale to:

- **rezone the land to enable low density residential development.**
- **facilitate approximately an additional 208 residential lots.**

The Draft Planning Proposal seeks to amend the Wollondilly Local Environmental Plan 2011 by:

- **Amending the Land Zoning Map from RU1 Primary Production to R2 Low Density Residential, C2 Environmental Conservation and C3 Environmental Management.**
- **Amend the Minimum Lot Size Map for subdivision from 16ha to 300 sqm (for land to be zoned R2), 40 ha (for land to be zoned C2) and 5 ha (for land to be zoned C3).**
- **Amend the Height of Building Map to introduce a maximum 9m height limit for land to be zoned R2 Low Density Residential.**

I refer to your correspondence dated 12/06/2024 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 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:

- (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.*

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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 *Planning for Bush Fire Protection 2019*.

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

Vegetation Management Plan & APZ management

- Vegetation Management Plan by Restore dated 22/3/2024 includes the following management practices within VMZ3 and VMZ5 - over proposed C3 zone land
 - Canopy less than 15%
 - Weed control to support regeneration of shrubs and groundcovers.

To ensure that nominated APZ areas can be included as an Inner Protection Area (IPA) with future subdivision, RFS request the VMP be amended to clarify that the entirety of grass, shrubs and trees in areas VMZ3 and VMZ5 (required as future APZ in accordance with Figure 16 of the Bush Fire Strategic Study by Blackash dated 27/3/2024) will require management as an IPA in accordance A4.1.1 of PBP 19 (not only the canopy reduction proposed).

Provision of water infrastructure

RFS request that reticulated water infrastructure services to support fire fighting in accordance with *Planning for Bush Fire Protection 2019* be available to the land at the time of future subdivision.

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

Yours sincerely,

Michael Gray
Manager Planning & Environment Services
Built & Natural Environment