



## NSW RURAL FIRE SERVICE

Department of Planning and Environment  
4 Parramatta Square  
12 Darcy Street  
PARRAMATTA NSW 2150

Your reference: PP028  
Our reference: SPI2021117000198

14 March 2022

**Attention:** Bianca Chiu

bianca.chiu@dpie.nsw.gov.au

Dear Sir/Madam

### Strategic Planning Instrument

#### LEP Amendment – Planning Proposal

**Planning Proposal (PP028) to amend Shoalhaven Local Environmental Plan (LEP) 2014 to rezone land owned by the Halloran Trust in the Callala Bay, Wollumboola and Kinghorne localities. PP028 seeks to rezone land to the west of Callala Bay to enable residential development and to rezone the balance to environmental conservation.**

I refer to NSW Rural Fire Service (NSW RFS) correspondence dated 7 February 2022 and a joint meeting with Department of Planning & Environment (DPE), Council, NSW RFS staff and the planning proposal proponents held 9 March 2022, to discuss the progression of the planning proposal to exhibition stage.

NSW RFS generally prefers that matters relating to bush fire safety are addressed prior to exhibition of a planning proposal, to ensure matters are adequately addressed and to reduce the potential need to re-exhibit due to subsequent amendments to the planning proposal. However, in recognition that DPE have identified the site as a priority and are advocating for early exhibition, the NSW RFS is prepared to support the progression of the planning proposal subject to resolution of all of bush fire related issues post exhibition.

The following matters have been identified and should be resolved, if not prior to exhibition, then following the exhibition period and prior to approval of the planning proposal:

1. The planning proposal includes reference to provision of a Neighbourhood Safer Place (NSP). The NSW RFS is of the opinion that the subject land should include a NSP, and this should be clearly articulated in the statement of commitments from the proponent. The final approval process for a NSP rests with the Commissioner of the NSW RFS. Notwithstanding, the identification of a compliant NSP site within the subject land – including the creation, operation arrangements and costs shall be the responsibility of the proponent.

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2. Clarification of the purpose, delivery and management of access at the northern interface to the existing township and future subdivision (land to be rezoned RE1 Public Recreation) – this also must identify the transport function and purpose during an emergency for residents and emergency services.
3. In recognition of the risk level at the site and constrained access to Calalla Bay village, the NSW RFS recommends the planning proposal should include provision for additional bushfire mitigation measures such as through a site based bushfire attack level (BAL) of 12.5.
4. Consideration of using the provisions of “Subdivision of Urban Release Areas on Bush Fire Prone Land” as the site is proposed to be a Urban Release Area (URA) to streamline future development (link to Fact Sheet) [https://www.rfs.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0014/23900/Guide-Subdivision-URA-on-BFPL.pdf](https://www.rfs.nsw.gov.au/__data/assets/pdf_file/0014/23900/Guide-Subdivision-URA-on-BFPL.pdf)
5. The documentation should clearly outline the mechanism/s proposed to achieve the specific outcomes relating to bushfire that will form part of the planning proposal (ie a development control plan consistent with clause 6.3 of the Shoalhaven LEP 2014).

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

Martha Dotter

**Supervisor Development Assessment & Planning**  
**Built & Natural Environment**



