



## NSW RURAL FIRE SERVICE

16 February 2023

Naomi Moss, Manager Metro West, Planning & Land Use Strategy, Department of Planning and Environment  
via email: [naomi.moss@planning.nsw.gov.au](mailto:naomi.moss@planning.nsw.gov.au)

Dear Naomi,

### RE: Appin (Part) and Gilead Stage 2 Precinct Plans

NSW Rural Fire Service (NSW RFS) welcomes the opportunity to provide comment in relation to both the Appin (Part) and Gilead Stage 2 Precinct Plans. The planning proposals seek to rezone two sites which forms part of the Greater Macarthur Growth Area (GMGA). The NSW Government Department of Planning and Environment (DPE) has identified the sites to deliver approximately 12,000 and 3,300 new homes respectively.

Section 4.3 (*Planning for Bushfire Protection*) of *The Local Planning Directions* issued by the Minister for Planning under Section 9.1 (2) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* requires the consent authority consult with the Commissioner of the NSW RFS where a proposal includes or is in close proximity to Bush fire Prone Land (BFPL).

#### Emergency Services

- In order to effectively service the Appin (Part) Precinct Area, through Appin Road, NSW RFS believes the relocation of the NSW RFS Appin Brigade Station to a new central location approximately one (1) hectares in size is required, a potential location may be the Appin Road and Brooks Point Road junction.
- NSW RFS believes a new NSW RFS Station within the Gilead Stage 2 precinct approximately one (1) hectares in size is required to provide improved operational effectiveness and functionality during emergencies.
- This is in addition to the two (2) new Fire and Rescue stations at Mt Gilead and Appin that have already been identified as part of the *Infrastructure Delivery Plan* for the GMGA.

#### Access

- The proposed staging of the urban development on both sites, should align with the components of the proposed road infrastructure network in so far as to facilitate access and egress for emergency services and associated fleet during all stages.

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This letter is based on the following studies:

- Appin (Part) Precinct Plan Bushfire Strategic Study prepared by EcoLogical Australia in October 2022
- Appin (Part) Precinct Plan Release Area 1 Addendum Strategic Bushfire Study prepared by EcoLogical Australia in October 2022
- Appin and North Appin Precincts Bushfire Evacuation Traffic Study prepared by wsp in October 2022
- Infrastructure Delivery Plan prepared by gln. in October 2022
- Strategic Bush Fire Study, Planning Proposal Gilead prepared by Building Code & Bushfire Hazard Solutions Pty Limited in June 2022

Should you have any queries related to the advice provided, please do not hesitate to contact me at [development.policy@rfs.nsw.gov.au](mailto:development.policy@rfs.nsw.gov.au).

Yours sincerely,



Mark Sugden

**A/Manager Development Planning and Policy**

**NSW Rural Fire Service**