



NSW RURAL FIRE SERVICE

Shoalhaven City Council
PO Box 42
NOWRA NSW 2541

Your reference: (REF-882) PP005
Our reference: SPI20211011000171

ATTENTION: Eric Hollinger

Date: Monday 18 October 2021

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment – Planning Proposal
Planning Proposal to rezone land to a mix of E2 - Environmental Conservation, RU2 - Rural Landscape R5 - Large Lot Residential, and R2 - Low Density Residential.**

I refer to your correspondence dated 11/10/2021 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 NSW Rural Fire Service has reviewed the revised concept subdivision plan by Allen, Price & Scarratts P/L ref: N26956-02 Revision 8 dated 16/09/2021.

The NSW RFS recognises that the proposal has been part of discussions since 2018 and can be considered somewhat of a legacy proposal. The proposal seeks to amend the current zoning and provides a concept subdivision plan with surrounding perimeter roads to all hazard interfaces, construction of public access within the Crown Road Reserve and public access roads to the north of the site, in the centre of the site and to the south east of the site connecting to Pitt Road. In recognition of the history of the site and recent amendments to the concept plan – the proposal is considered to be generally consistent with subdivision requirements of *Planning for Bush Fire Protection 2019* (PBP 19).

Prior to any public exhibition of the proposal the following shall be addressed:

- Bush Fire Assessment report by Australian Bushfire Protection Planners P/L dated 14/8/2018 should not be included in exhibition documents as it predates *Planning for Bush Fire Protection 2019* and the current concept subdivision plan supersedes the layout shown in the previous bush fire report.
- An updated bush fire report shall be prepared that considers the relevant bush fire protection measures of PBP 2019 and noting the following:
 - The NSW RFS has not undertaken specific APZ calculations, as this should be done as part of the bush fire report, given it appears a number of lots located at the perimeter of the developed site may require portions of the future residential lots to be managed as an APZ in order to achieve a radiant heat level of 29KW/m².

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- Given the location in the landscape and level of risk at the site, the NSW RFS would recommend that both the perimeter roads and secondary egress to the south east be located within a minimum of 20 metre wide public road reserves, which are entirely managed as Asset Protection Zones.
- As confirmed by Council the proposed zone boundaries will be revised to align with the current concept subdivision plan dated 16/09/2021.

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**