



NSW RURAL FIRE SERVICE

City of Lithgow Council
PO Box 19
LITHGOW NSW 2790

Your reference: PP 2020-4094
Our reference: SPI20210401000041

ATTENTION: Sherilyn Hanrahan

Date: Wednesday 21 April 2021

Dear Sir/Madam,

Strategic Planning Instrument

Rezoning - Gateway

Planning Proposal to amend Lithgow Local Environmental Plan 2014 – PP 2020-4094

I refer to your correspondence dated 24/03/2021 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 RFS advises the site is bush fire prone land. In this regard, the exhibition of the Planning Proposal should include a comprehensive bush fire report prepared by a suitably qualified person addressing the requirements under *Planning for Bush Fire Protection 2019*.

This should include appropriate assessments of minimum Asset Protection Zone (APZ) requirements for the various intended land uses (e.g. residential and special fire protection purpose developments). An APZ plan should be prepared in combination with minimum lot sizes and depths to ensure APZs can be accommodated.

Conceptual road layouts are to conform to the provision for roads (e.g. perimeter roads, through roads and compliant road widths). The provisions mentioned above should be integrated as part of the future site-specific Development Control Plan.

For any queries regarding this correspondence, please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
Team Leader, Dev. Assessment & Planning
Planning and Environment Services

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