



RFS



Lake Macquarie City Council
Box 1906
HUNTER REG MAIL CENTRE NSW 2310

Your reference: (REF-2911) PP-2024-278
Our reference: SPI20240606000091

ATTENTION: Abigail Hawtin

Date: Friday 19 July 2024

Dear Sir/Madam,

Strategic Planning Instrument Rezoning - Planning Proposal

The objective of the Housing Diversity Planning Proposal is to increase the supply and diversity of housing types in Lake Macquarie's residential zones. It is proposed to permit residential accommodation in the R2 Low Density Residential zone and R3 Medium Density Residential zone. It also proposes an amendment to Clause 4.1A to enable small lot sizes commensurate to the proposed changes to housing types permitted in the R2 and R3 zones.

I refer to your correspondence dated 28/05/2024 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 understood approach of creating additional housing diversity in areas zoned R2 Low Density Residential and R3 Medium Density Residential Zones when compared with zoning types such as RU2 Rural Landscape, C3 Environmental Management and C4 Environmental Living zones which are more likely to be in proximity to higher risk bushfire hazards is supported.

Future development within the R2 Low Density Residential and R3 Medium Density Residential zones, including subdivision or residential infill development, will still require assessment under the relevant sections of *Planning for Bush Fire Protection 2019* where they intersect the Bush Fire Prone Land Mapping and where considered appropriate by Council.

For any queries regarding this correspondence, please contact Marc Ellwood on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
**Supervisor Development Assessment & Plan
Built & Natural Environment**

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