



## NSW RURAL FIRE SERVICE

Blacktown City Council  
PO Box 63  
BLACKTOWN NSW 2148

Your reference: PP-2020-4030 (LEP-19-0003)  
Our reference: SPI20210217000021

**ATTENTION:** Agnes Brejzek

Date: Thursday 11 March 2021

Dear Sir/Madam,

**Strategic Planning Instrument**  
**LEP Amendment – Planning Proposal**  
Planning Proposal for 45 Hollinsworth Road, Marsden Park

I refer to your correspondence dated 17/02/2021 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.

There are no objections to the proposed Additional Permitted Use for *Hotel and motel accommodation* and the rezoning of the access-handle from SP2 Infrastructure (Local Road) to B5 Business Development.

*Hotel and motel accommodation* is a Special Fire Protection Purpose (SFPP) development, which requires a Bush Fire Safety Authority before developing bush fire prone land under section 100B of the *Rural Fires Act 1997*.

At the Development Application (DA) stage, the proponent will need to engage in a suitably qualified bush fire consultant to address the requirements under section 6 of *Planning for Bush Fire Protection 2019* (PBP). This includes, but not limited to:

- Minimum APZ requirements in accordance with Table A1.12.1 of PBP;
- The provision for safe access and egress away from bush fire hazards;
- Whether the riparian corridor would constitute a hazard or involve ongoing management; and
- Whether there will be any proposed reliance on adjoining lands for purposes of an APZ that would satisfy sections 3.2.5 or 3.2.6 of PBP.

Please note the NSW RFS has not endorsed the Urban Design Analysis - Masterplan. It is expected that some building envelopes will change upon receiving advice from the proponent's bush fire consultant.

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

Yours sincerely,

Kalpana Varghese

**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](http://www.rfs.nsw.gov.au)

