



RFS



Camden Council
PO Box 183
CAMDEN NSW 2570

Your reference: PP-2021-7146
Our reference: SPI20260531000133

ATTENTION: Jasper Allenby

Date: Friday 10 July 2026

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment – Planning Proposal**

The planning proposal seeks to amend the zoning, minimum lot size and building height controls under the Camden LEP for and introduce the site to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021.

I refer to your correspondence dated 28/05/2026 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 (RFS) has reviewed the information provided in relation to the Cobbitty Sub-Precinct 5 Planning Proposal and no specific objections are raised at this time for to the proposed rezoning and additional amendments to the Camden LEP.

The following comments must be considered for bush fire protection:

- A Bush Fire Assessment Report of the extent to which the proposed development conforms with or deviates from the specifications set out in *Planning for Bush Fire Protection (PBP) 2019* is to be provided for any future planning proposal or development applications. This must include a classification of the vegetation on and surrounding the development (out to a distance of 140 metres from the boundaries of the property) and an assessment of the slope of the land on and surrounding the development (out to a distance of 100 metres). Any future subdivision applications must demonstrate compliance with Chapter 5 - Residential and Rural Residential Subdivision of PBP 2019.
- The Strategic Bush Fire Study submitted with this planning proposal relies on the assumption that the future riparian corridors zoned C2 – Environmental Conservation will consist of a woodland formation. Future subdivision of the land must be supported by a Vegetation Management Plan (VMP) demonstrating how the riparian corridors will be revegetated, rehabilitated, and managed. The plan must also demonstrate the location of asset protection zones (APZs) and provisions for their ongoing management for the life of the development.
- At future development stages, the proposed land zoned as RE1 – Public Recreation (RE1) must be supplied with a VMP which shows that the area will be managed to the standards of an APZ or will

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comply with the requirements of A1.10 of PBP 2019 for it to be considered a non-hazard. Where the RE1 zoned land will be considered a hazard, this must also be supported by a suitable Bush Fire Hazard Report which demonstrates compliance with the relevant chapters of PBP 2019.

- The plan titled '*Draft Indicative Layout Plan Cobbitty*' prepared by Design and Planning (Ref: AWCCO-2-001-2, Rev: F, dated 01/07/2025) does not demonstrate a compliant perimeter road will be provided between the vegetation hazard and the concept subdivision along portions of the southern boundary where lots back onto the steep ridgeline. Where a perimeter road is not provided in accordance with PBP 2019, a suitable performance solution must be prepared to demonstrate how adequate access to the hazard interface will be achieved.
- In relation to the future residential or special fire protection purpose (SFPP) development on bush fire prone land, the requirements of PBP 2019 under Chapter 5 and Chapter 6 must be considered.

For any queries regarding this correspondence, please contact Kristy Chedid on 1300 NSW RFS.

Yours sincerely,

Adam Small
**Supervisor Development Assessment & Plan
Built & Natural Environment**