



RFS



Department of Planning, Housing & Infrastructure (Parramatta)
Locked Bag 5022,
PARRAMATTA NSW 2124
Australia

Your reference: PP-2023-1109
Our reference: SPI20240430000063

ATTENTION: Ian Woods

Date: Friday 31 May 2024

Dear Sir/Madam,

Strategic Planning Instrument

Other – Gateway

This Planning Proposal for Sir Moses Montefiore Jewish Home regarding 116-120 High Street, 2- 20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill seeks the amendment of the existing Hunters Hill Local Environmental Plan 2012 (LEP) to rezone the land from R2 low density residential zone to SP2 Infrastructure (Seniors Housing).

I refer to your correspondence dated 29/04/2024 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.

After reviewing the supporting documents:

- *Gateway determination report – PP 2023-1109 - The Montefiore Seniors Living Planning Proposal; 116-120 High Street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill*, prepared by Department of Planning, Housing and Infrastructure, IRF24/804, dated April 2024;
- *Bushfire Assessment Planning Proposal Sir Moses Montefiore Jewish Home, Hunters Hill*, prepared by Peterson Bushfire, Ref: 23061, dated 18 May 2023;
- *Montefiore Hunters Hill Landscape Concept Report*, prepared by Oculus, Project Number: S22-019, Rev. D, 2 February 2023;
- *Rezoning Review Briefing Report – RR-2023-24*, prepared by NSW Department of Planning and Environment, dated 8 December 2023;
- *Rezoning Review Record of Decision - Strategic Planning Panel of the Sydney North Planning Panel - RR-2023-24 - Hunters Hill LGA - PP-2023-1109*, prepared by Planning Panels, dated 19 December 2023;
- *Planning Proposal Sir Moses Montefiore Jewish Home, Hunters Hill*, as prepared by Urbis, Ref: P0029427, Report No. 01.1 dated August 2023; and
- *MONTEFIORE HUNTERS HILL CAMPUS - PLANNING PROPOSAL - ARCHITECTURAL REPORT Montefiore 120 High St, Hunters Hill, NSW*, prepared by Jackson Teece, dated July 2023.

The proposal as a rezoning from R2 low density residential zone to SP2 Infrastructure (Seniors Housing) is required to demonstrate how the land can comply with Sections 4 Strategic Planning and 6 Special Fire Protection Purpose Developments of *Planning for Bush Fire Protection 2019*. The rezoning needs to demonstrate compliance with the setbacks for a new Special Fire Protection Purpose development as the existing use under

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Section 6.4 Development of existing SFPP facilities of *Planning for Bush Fire Protection 2019* is not a consideration for a rezoning.

A Bushfire Strategic Planning Study addressing Section 4 and Section 6 of *Planning for Bush Fire Protection 2019* must be provided to support this proposal.

For any queries regarding this correspondence, please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely,

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

From: [REDACTED]
Sent: Monday, 23 June 2025 10:32 AM
To: Louise McMahon <louise.mcmahon@dpie.nsw.gov.au>; Ian Woods <ian.woods@dpie.nsw.gov.au>; Douglas Cunningham <douglas.cunningham@dpie.nsw.gov.au>
Cc: [REDACTED]; [REDACTED] >
Subject: Review of the document DRAFT - Strategic Bushfire Study Sir Moses Montefiore Jewish Home 116-120 High street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill prepared by Blackash Bushfire Consulting

This Planning Proposal, seeks to amend the Hunters Hill Local Environmental Plan 2012 (LEP), by way of the following:

- Change the zoning of the land from R2 Low Density to SP2 Infrastructure (Seniors Housing).
- Increase the maximum height control from 8.5m to 16m, 18m and 24m (allowing for 2 and 4 storey buildings at the street frontage, and 2 x 6-storey buildings in the centre of the site).
- Consolidate the FSR control for the properties fronting Gaza Avenue from 0.5:1 to 1:1.

The rezoning to SP2 Infrastructure (Seniors Housing) looks at the site as a greenfield development and requires that setbacks be demonstrated excluding areas that are affected by greater than 10kW/m² measured at 1200 Kelvin.

SP2 Infrastructure (Seniors Housing) is a Special Fire Protection Purposes use as identified by Section 100B 6(f) of the *Rural Fires Act 1997*. NSW Ministerial Direction 4.3 *Planning for Bushfire Protection* requires that the proposed rezoning demonstrates compliance with *Planning for Bush Fire Protection 2019*. As such, the SFPP setbacks determining the appropriate area for the rezoning is required to comply with Section 3(b) of Ministerial Direction 4.3.

Other areas can continue in the use as Seniors Housing under R2 Low Density and can have Infill measures applied consistent with Section 6.4 of *Planning for Bush Fire Protection 2019* in future Development Applications.

The areas suitable to be rezoned SP2 Infrastructure (Seniors Housing) will be capable of achieving an increase in the maximum height control from 8.5m to 16m, 18m and 24m. The areas that will remain as R2 Low Density will have the maximum height control capped as dictated by the *Hunters Hill Local Environmental Plan 2012*.

The RFS, after undertaking a site inspection 11 June 2025, have determined that there is an area of Boronia Park which is consistent with a Woodland in accordance with Section A1.9 Exotic Vegetation of *Planning for Bush Fire Protection 2019*.

Modelling by the RFS has identified potential outputs for SFPP setbacks based on the parameters as follows:

- NE – Sydney Water Site – Sydney Coastal DSF as nominated by Blackash Bushfire Consulting (Surface Fuel Loads 21.3 t/Ha and Overall Fuel Loads 27.3 t/Ha) – 40 metre Flame Width based on constrictions to the hazard – Effective slope 12.4 degrees Downslope – Separation distance 70 metres – 9.87 kW/m².

- South – Boronia Park adjacent Montifiore – Sydney Coastal DSF as nominated by Blackash Bushfire Consulting (Surface Fuel Loads 21.3 t/Ha and Overall Fuel Loads 27.3 t/Ha) – 100 metre Flame Width – Effective slope 6.8 degrees Downslope – Site slope 2 degrees Downslope – Separation distance 83 metres –9.55 kW/m2.
- South – Boronia Park – Woodland in accordance with Section A1.9 Exotic Vegetation of *Planning for Bush Fire Protection 2019* (Surface Fuel Loads 10.5 t/Ha and Overall Fuel Loads 20.2 t/Ha) – 100 metre Flame Width – Effective slope 5.7 degrees Downslope – Site slope 2 degrees Downslope – Separation distance 52 metres – 9.81 kW/m2.
- EastSouthEast – Past Barons Crescent – Sydney Coastal DSF as nominated by Blackash Bushfire Consulting (Surface Fuel Loads 21.3 t/Ha and Overall Fuel Loads 27.3 t/Ha) – 100 metre Flame Width – Effective slope 10.6 degrees Downslope – Site slope 3 degrees Downslope – Separation distance 94 metres –9.75 kW/m2.

As SFPP developments must ensure no greater than 10kW/m2 measured at 1200 Kelvin be experienced at any part of the building, the elevation of receiver must remain on the default setting to achieve accurate outcomes.

The proposal is supported by the document *DRAFT - Strategic Bushfire Study Sir Moses Montefiore Jewish Home 116-120 High street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill*, prepared by Blackash Bushfire Consulting, Project No. J3667, V1.1, dated 27 March 2025,, Project No. J3667, V1.1, dated 27 March 2025, it is expected that the above comments will be addressed in any subsequent issue of this document.

Kind Regards,

[Redacted Signature]

Development Assessment and Planning Coordinator | Planning and Environment Services (East)



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RFS



Mr Lew Short
BlackAsh Bushfire Consulting
C/O email lew.short@blackash.com.au

DOC25/123835
8 September 2025

Dear Mr Short,

Montifiore Planning Proposal Review – Risk based considerations

The RFS has undertaken a technical review of the information that you provided in your email dated 27/06/2025, additional information provided by DPHI 20/08/2025 and the Draft Strategic Bushfire Study Sir Moses Montefiore Jewish Home 116-120 High Street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill dated 27 March 2025 (draft SBS) and provides the following information in response.

Proposed rezoning

The planning proposal seeks to amend the Hunter's Hill Local Environmental Plan (LEP) to rezone the land from R2 Low Density Residential to SP2 Infrastructure (Seniors Housing) and increasing the maximum building height and the floor space ratio.

Bush fire behaviour

RFS bush fire behaviour simulation modelling indicates that a fire starting under dangerous fire weather conditions south of the proposed Montefiore development could reach the site's most vulnerable aspect within an hour. As you would appreciate, this presents a challenging evacuation scenario, underscoring the importance of the PBP Special Fire Protection Purpose requirements.

Given the likely short time frame for impact of any bushfire on the site, evacuation is not likely to be a viable strategy as such the RFS provides support to the proposed slight increase in FSR if compliance with setbacks required by *Planning for Bush Fire Protection, 2019* (PBP) can be achieved.

Proposed Setbacks / Asset Protection Zones

As this is a planning proposal, the proposal needs only to demonstrate that the site (Moses Montefiore Jewish Home 116-120 High street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill) is capable of compliance with bush fire protection measures (bpms) at this stage and new development is appropriate subject to the identified bush fire risk on a landscape scale.

As a result of modelling differences to derive the asset protection zones (APZs) required by PBP the RFS have undertaken a review of the modelling for the north east aspect of the site (Barons Crescent).

Following a site assessment of the Reserve adjacent to Barons Crescent and subsequent review of site-specific model input variables, the RFS have determined that for the SFPP Buildings (A, C, and D), an Asset Protection Zone (APZ) of at least 60 metres (m) rather than the previously specified 70m to meet the 10kW/m² requirement of PBP. The diagrams contained in the draft SBS indicate that this 60m setback can be achieved within the current building footprint plans and would not necessitate further modifications.

The RFS is willing to consider additional information in relation to the modelling should you or the proponent wish to provide additional justification for the modelling for APZs within the draft SBS.

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Bushfire Risk Management Plans

While the RFS Next Generation Bushfire Risk Management Plans (BFRMP) are important strategic documents. The focus of these plans is to provide landscape scale information for local Bush Fire Management Committees to support triage and prioritise strategies to minimise and mitigate bush fire risk.

The BFRMP are a snapshot of current conditions and asset density providing a projection of future bush fire risk within the timeframe of the plan; they are not intended to be used for long term planning on the timescales considered by PBP. RFS requires consideration of longer-term scenarios that account for maximum fuel loads and future asset density.

We note that although the proposal seeks a minor increase to FSR it also seeks to contribute to the Hunters Hill Housing Strategy. This document identifies Montefiore as a 'strategic site' for future housing growth which may see an increase in density and as such the current BFRMP modelling may not be appropriate to reflect the bush fire risk to the site.

There are also potential limitations associated with simulations and the associated the landscape approach. BFMC-wide treatments such as development assessment are used to address residual bushfire risk.

The RFS believes that at this point, the BFRMP, should not be used as the justification for concessions to bushfire protection measures.

Bush fire prone land mapping

The use of bush fire prone land mapping vegetation categories to determine risk is not a supported approach. Bush fire prone land mapping maps vegetation hazard only. Section 2.2 of PBP, 2019 identifies that bush fire prone land maps are a trigger for the consideration for new development and not a measure of risk. The map does not form part of the site assessment process, which must be carried out in accordance with Appendix 1 of PBP.

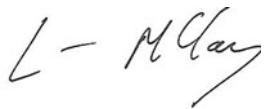
We note that should the proposal proceed that the application of section 100B of the Rural Fires Act, 1997 (RF Act) is dependent on the matters described within the development application. PBP,2019 may still be applicable if development is a development of bush fire prone land where it involves doing any of the acts, matters or things specified in section 1.5(1) of the *Environmental Planning and Assessment Act, 1979* (EP&A Act), on the bush fire prone land portion of the land.

Summary

In summary, the capability to achieve compliance with PBP bpms is required at this planning proposal stage, we believe that the planning proposal can comply with specified APZ requirements. If required, the RFS would also be willing to consider additional modelling at the appropriate stage.

This correspondence will be retained as a record and provided to the planning proposal authority and to Hunters Hill Council.

Your sincerely,



Superintendent Laurence McCoy
A/Director Built and Natural Environment