



RFS



Canterbury-Bankstown Council
PO Box 8
BANKSTOWN NSW 1885

Your reference: PP-2024-847
Our reference: SPI20250306000046

ATTENTION: Samantha Turner

Date: Thursday 27 March 2025

Dear Sir/Madam,

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

The Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) was officially published on the NSW legislation website by the then Department of Planning and Environment (now Department of Planning, Housing and Infrastructure (the Department)) on 23 June 2023. However, due to time constraints, the Department opted to defer certain matters for resolution at a later stage as part of a separate planning proposal. These deferred matters encompass:

- Rectifying drafting errors.
- Transferring specific existing planning controls from the Bankstown LEP 2015.
- Requesting additional information to support site-specific changes and additional permitted uses.

I refer to your correspondence dated 05/03/2025 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.

It is noted that the planning proposal seeks to reinstate the uses for the subject site which were permitted under the *Bankstown Local Environmental Plan 2015*. The proposed amendments are not considered to impact on the existing bush fire hazard profile for the site nor are the permitted uses considered contrary to the strategic aims of Chapter 4 of *Planning for Bush Fire Protection 2019*. Therefore, the NSW RFS raises no concerns or issues in relation to bush fire for the proposal.

For any queries regarding this correspondence, please contact Bryce Pascoe on 1300 NSW RFS.

Yours sincerely,

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

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5 March 2025

Mr Rob Rogers
Commissioner of the New South Wales Rural Fire Service
4 Murray Rose Avenue,
Sydney Olympic Park
NSW 2127

Dear Rob

Re: Planning proposal PP-2024-847 including land at 30 and 31 Webster Street, Milperra – referral for Bushfire Prone Land under Ministerial Direction 4.3 (1)

I refer to Canterbury Bankstown Council's Deferred Matters (Proponent initiated matters) planning proposal which includes a provision to add 'function centre' and 'restaurant or café' land uses as additional permitted uses at 30 and 31 Webster Street, Milperra. The site is partially classified at a Vegetation buffer Zone, with two corners identified as Vegetation Category 1 on the Bushfire Prone Land Local Environmental Plan (LEP) Hazard map (shown in Figure 1 below).

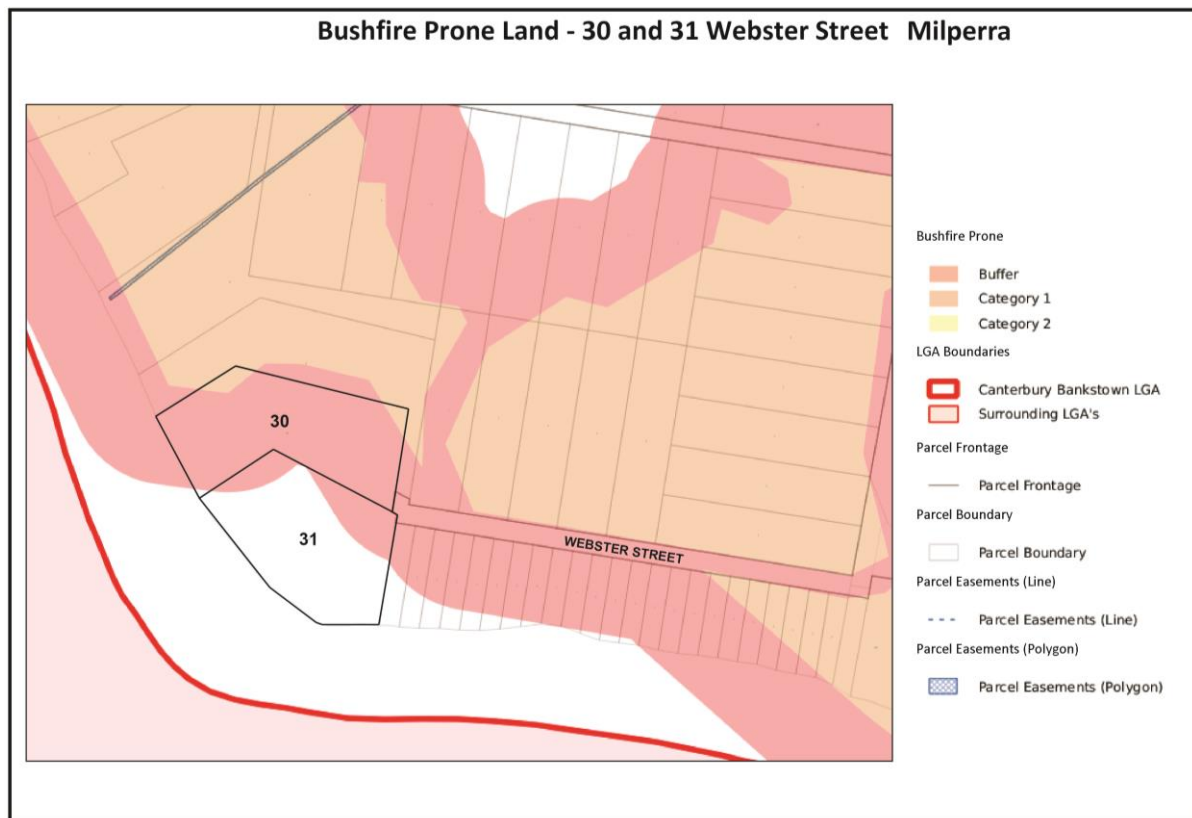


Figure 1: Bushfire Prone Land Classification Map – 30 and 31 Webster Street, Milperra



Figure 2: An aerial map of the subject site, 30 and 31 Webster Street, Milperra. The site is mostly cleared and includes a large existing building. (Source: Nearmap, January 2025)

Council approved a Development Application for the site (DA-224/2014) which included additions to the existing Deepwater Motor Boat Club building accommodating a first floor function centre, new restaurant, landscaping, carparking. These works have commenced on the site. Prior to Council's adoption of the former Bankstown Local Environmental Plan 2015, function centres and restaurants were permitted on the site. The current planning proposal is simply seeking to formalise the function centre and restaurant/café uses on the site to reinstate their previously long standing permissibility. All existing Council and State planning bushfire related controls will continue to apply to the site and any future development.

Under Ministerial Direction 4.3 Planning for Bushfire Protection, Council is required to consult with the Commissioner of the NSW Rural Fire Service (RFS) following receipt of a gateway determination, and prior to undertaking community consultation.

Council requests that RFS reviews the proposal, included in Attachment A.



Could you please provide the above information by **28 March 2025**. For any further information or enquiries regarding this matter, please contact me on 9707 5550 or samantha.turner@cbc.city.nsw.gov.au .

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Turner'.

Samantha Turner
Strategic Planner, City Strategy and Design
Canterbury Bankstown Council