



## NSW RURAL FIRE SERVICE

Camden Council  
PO Box 183  
CAMDEN NSW 2570

Your reference: (PP-2023-1254) Ref-2462  
Our reference: SPI20231012000135

**ATTENTION:** Nicole Aiken

Date: Tuesday 17 October 2023

Dear Sir/Madam,

**Strategic Planning Instrument  
Rezoning – Planning Proposal**

Planning Proposal seeking to rationalise the existing zoning and introduce different lot sizes to permit future subdivision

I refer to your correspondence dated 10/10/2023 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 RFS has undertaken a review of the Planning Proposal seeking to amend the *Camden Local Environmental Plan (LEP) 2010* to introduce more appropriate land use zones for the current uses on the subject site and to apply new minimum lot sizes to facilitate the separation of these uses. Based on a review of the Bush fire Protection Assessment prepared by Travers Bushfire & Ecology, (Ref: 21PPS02, dated 6 September 2023) and other supporting documentation, the NSW RFS advises that the proposed amendments to the *Camden Local Environmental Plan (LEP) 2010* can be supported subject to compliance with the relevant provisions of the NSW RFS document *Planning for Bush Fire Protection (PBP) 2019*.

Based upon a preliminary assessment of the documentation received for the planning proposal, it is advised that Development Applications for any future development on bush fire prone lands within the subject site as identified in the Camden Council's Bush Fire Prone Land map will be required to comply with either Section 4.14 of the *Environmental Planning and Assessment Act 1979* or Section 100B of the *Rural Fires Act 1997* depending on the nature of the proposed development, and will be assessed against *PBP 2019*.

In relation to the future residential or special fire protection purpose (SFPP) development on bush fire prone land, it is suggested that the requirements of *PBP 2019* be considered, which includes the provision of the following bush fire protection measures:

- The provision of Asset Protection Zones (APZs) in accordance with Table A1.12.1 for SFPP developments and Table A1.12.2 for residential subdivisions. APZs should be contained within the overall development site and not on adjoining lands.
- The provision of access in accordance with Table 6.8b for SFPP developments and Table 5.3b for residential subdivisions with suitable turning provisions for fire fighting vehicles.

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- The provision of water supply for fire fighting purposes in accordance with Table 6.8c for SFPP developments and Table 5.3c for residential subdivisions.
- The preparation of Bush Fire Emergency Management and Evacuation Plan for existing and future SFPP developments in accordance with Table 6.8d.

Considering that the proposed C2 zone will remain a bush fire hazard, it is advised that the previously recommended asset protection zones (APZs) for the existing residential lots and retirement village must be managed in perpetuity, specifically for the lots with direct interface with C2 land.

The drainage basins within proposed SP2 land must be managed to inner protection area standards in accordance with the requirements of Appendix 4 of *PBP 2019*.

It is advised that proposed RE1 zones within the existing residential area have a Plan of Management to ensure that an APZ will be managed in perpetuity, and it will not add to the bush fire risk within the area.

For any queries regarding this correspondence, please contact Rohini Belapurkar on 1300 NSW RFS.

Yours sincerely,

Bryce Pascoe  
**Supervisor Development Assessment & Plan**  
**Built & Natural Environment**