



RFS



Hawkesbury City Council
PO Box 146
WINDSOR NSW 2756

Your reference: (REF-3704) PP-2024-1780
Our reference: SPI20250601000121

ATTENTION: Sunehla BGala

Date: Wednesday 9 July 2025

Dear Sir/Madam,

**Strategic Planning Instrument
Rezoning – Planning Proposal**

Rezoning of the land from RU4 Primary Production Small Lots to RE1 Public Recreation, R2 Low Density Residential and R5 Large Lot Residential.

I refer to your correspondence dated 29/05/2025 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.

The proposal is for rezoning the subject site identified as RU4: Primary Production Small Lots under the *Hawkesbury Local Environmental Plan (LEP) 2012* to RE1: Public Recreation, R2: Low Density Residential and R5: Large Lot Residential, to enable a mix of residential development and public recreation space.

The proposed rezoning would result in a substantial increase in the residential density of the site. Therefore, it is important to ensure that appropriate bush fire protection measures are provided for future dwellings within the new allotments.

The Rural Fire Service has reviewed the document titled *Bushfire Hazard Assessment Report*, prepared by Control Line Consulting, Ref: 25.04.113, dated 30th April 2024 to verify compliance of the rezoning and future proposed subdivision with Chapter 5 of *Planning for Bush Fire Protection (PBP) 2019*. The following comments must be considered for bush fire protection:

- At future development stages, the proposed land zoned as RE1 must be supplied with a Vegetation Management Plan which shows that the area will be managed to the standards of an APZ or will 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*.
- 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.
- Future Asset Protection Zones (APZs) should be contained within the overall development site and not on adjoining lands. The proposed APZ's must comply with the relevant sections of *PBP 2019*.

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It is advised that Development Applications for any future development on bush fire prone lands within the subject site as identified in the Hawkesbury 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*.

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

Yours sincerely,

Surbhi Chhabra
**Supervisor Development Assessment & Plan
Built & Natural Environment**