



## NSW RURAL FIRE SERVICE

Camden Council  
PO Box 183  
CAMDEN NSW 2570

Your reference: (PP-2020-4107) REF-447  
Our reference: SPI20210701000099

**ATTENTION:** Camden Council

Date: Tuesday 20 July 2021

Dear Sir/Madam,

### **Strategic Planning Instrument Other - Planning Proposal**

Amendments to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and Camden Local Environmental Plan 2010 to rezone the subject site from RU1 Primary Production to R2 Low Density Residential and E2 Environmental Conservation.

I refer to your correspondence dated 30/06/2021 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 requested comments on the Tranche 41 - Part Pondicherry Planning Proposal and no specific objections to the proposed amendment are raised at this time. It is advised that future subdivision of the land must demonstrate compliance with Chapter 5 - Residential and Rural Residential Subdivision of *Planning for Bush Fire Protection (PBP) 2019*.

In addition to this, the following must also be addressed at the subdivision stage:

1. The bush fire report relies on the assumption that the riparian corridor/areas with native vegetation along the south boundary of the precinct will consist of woodland formation while along the south eastern boundary will consist of forest. Future subdivision of the land must be supported by a Vegetation Management Plan demonstrating how the split vegetation types can be maintained despite its connectivity. The plan must also demonstrate the location of asset protection zones (APZs) and provisions for their ongoing management for the life of the development.
2. Where it cannot be demonstrated that that the lesser fuel load hazard is separated from forest hazard at south eastern section of the E2: Environmental Conservation zone, APZs associated with forest, in accordance with Table A1.12.2 of *PBP 2019*, must be provided. This may require updates to the indicative layout plan to demonstrate the required APZs in accordance with table A1.12.2 of *PBP 2019*.

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3. Where APZs are proposed on adjoining lots, written confirmation from relevant parties in accordance with section 3.2.5 and/or 3.2.6 of *PBP 2019*, demonstrating management of the APZs in perpetuity and/or until the hazard is removed must be provided.

4. At this stage, access to and from the precinct is not compliant in regards with requirements of *PBP 2019*, as such future subdivision application must demonstrate its compliance with access requirements of 5.3b of *PBP 2019*. This includes but is not limited to provision of more than one access in and out of the development in accordance with table 5.3b of *PBP 2019*.

For any queries regarding this correspondence, please contact Surbhi Chhabra on 1300 NSW RFS.

Yours sincerely,

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