



# Blue Mountains Conservation Society Inc

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## Nature Conservation Saves for Tomorrow

21 April 2026

### Proposed Climate Change and Natural Hazards State Environmental Planning Policy (CC&NH SEPP)

The Blue Mountains Conservation Society is a community volunteer organisation with over 900 members, which has been in existence for over 60 years. The Society's aim is to help conserve the natural environment of the Blue Mountains and to increase awareness of the natural environment in general. The Blue Mountains Conservation Society would like to make a submission in relation to the proposed *Climate Change and Natural Hazards State Environmental Planning Policy* currently on Public Exhibition.

The Blue Mountains are recognized nationally as an area of very high bushfire risk due to topography and the large expanses of natural vegetation. The majority of housing and development in the Blue Mountains is directly adjacent to or near bushland areas.

The Conservation Society supports the intent that the CC&NH SEPP include the matters listed at sec 2.21 for consideration by planning and consent authorities when determining a development application under Part 4 of the Environmental Planning and Assessment Act. The Society's view is that the same considerations should apply when government agencies and departments are considering developments under Part 5 of the Act, including major public infrastructure approved through pathways such as State Significant Development.

In relation to Bushfire risks (section 2.4) the Society has the following comments:

- The Society supports that bush fire will continue to be substantively managed via legislation through specific provisions in the Environmental Planning and Assessment Act and the Rural Fires Act 1997.
- The Society supports that bush fire prone land maps will continue to be used and maintained by councils and the NSW Rural Fire Service (NSW RFS) and that the CC&NH SEPP will include a clause referencing bush fire prone land maps.
- **Prescriptive triggers for the referral of developments for specialist bushfire assessment need to be retained**

Planning legislation includes a requirement for defined development on bush fire prone land to consider the relevant Bush Fire Protection Planning guide specified in the Environmental Planning and Assessment Regulation 2021. Section 271 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) prescribes the current version of *Planning for Bush Fire Protection* as the

authoritative source of bush fire risk assessment. The Regulation is expected to be updated following amendments to the Environmental Planning and Assessment Act and updates to *Planning for Bush Fire Protection* are currently underway. Any updates to the *Planning for Bush Fire Protection* need to be publicly exhibited. The updates to the *Planning for Bush Fire Protection* must not in any way decrease the current requirements which minimise bushfire risk but seek to strengthen bushfire risk management and mitigation measures. This includes retention of prescriptive triggers in terms of what developments need to be referred for specialist bushfire comment and input (currently provided by the Rural Fire Service).

- **Compliance with *Planning for Bush Fire Protection* should be mandated**  
The Society supports that the CC&NH SEPP include objectives to complement and support compliance with the *Planning for Bush Fire Protection*. However, the statement that the objectives “*could* require consent authorities” to undertake the listed strategic planning and development requirements which minimise bushfire risk should be changed to “*will* require consent authorities”.

Thank you for the opportunity to comment on the proposed SEPP. If you have any questions on this submission, please contact me on [president@bluemountains.org.au](mailto:president@bluemountains.org.au) or mobile 0411 267 734.

Yours sincerely



Annette Sartor  
President  
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