



RFS



Department of Planning, Housing and Infrastructure (Major Projects)
Locked Bag 5022
Parramatta NSW 2124

Your reference: SSD-77240466
Our reference: DA20260219000654-Pre-EIS Consultation-1

ATTENTION: Tia Mills

Date: Friday 13 March 2026

Dear Sir/Madam,

**Development Application
State Significant Development – Pre-EIS Consultation – Health Services Facility
36 Cabbage Tree Road Bayview NSW 2104, 121//DP789400**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 19/02/2026.

The NSW Rural Fire Service (RFS) raises no objections to the proposed Opal Healthcare Bayview Residential Care Facility. Following the future Torrens Title subdivision, the site will form a separate lot that contains no area identified as being bush fire prone land.

As a special fire protection purpose (SFPP) development, the proposal will not be situated on mapped bush fire prone land once the subdivision is approved and registered. On this basis, a Bush Fire Safety Authority (BFSa) under Section 100B of the *Rural Fires Act 1997* is therefore not required, consistent with the NSW RFS publication *Application for Section 100B of the Rural Fires Act 1997 (Bush Fire Safety Authority) – Guidance Document* dated 23 July 2025.

Accordingly, the development application does not trigger the integrated development provisions under Section 4.46 of the *Environmental Planning and Assessment Act 1979*, and General Terms of Approval (GTAs) from the RFS are not required.

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.

Yours sincerely,

Adam Small
**Supervisor Development Assessment & Plan
Built & Natural Environment**

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