



RFS



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

Your reference: SSD-77211717
Our reference: DA20250509001775-EIS & DA
Exhibition-1

ATTENTION: Thomas Wilson

Date: Friday 6 June 2025

Dear Sir/Madam,

**Development Application
State Significant Development – EIS & DA Exhibition – Residential Flat Building
Croatia Avenue Edmondson Park NSW 2174, 303//DP1259974**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 07/05/2025.

Based on a review of the documentation provided for a State Significant Development (SSD) Development Application (DA) for infill affordable housing on the subject lot, the NSW RFS can support the proposed development of residential flat building subject to the recommendations of the Bush fire Assessment Report prepared by Travers Bushfire & Ecology (Ref: LAND6.11BPA, dated 31 March 2025).

However, the development is currently in Flame Zone until such time that the bush fire hazard on the adjoining lots 164-170 Croatia Avenue is removed for development. At the development application stage, the bush fire assessment will need to consider the hazard in its current form to demonstrate compliance with section 8.2.1 Increased residential densities of *Planning for Bush Fire Protection 2019*.

Based on the previous assessments undertaken along Maxwell Creek, the NSW RFS has noted a discrepancy in the assessment of hazard within the creek as woodland and forested wetland. These vegetation types have different fuel loads which will impact the bush fire protection measures required for the development, mainly the bush fire attack level. It is advised that a consistent vegetation management plan (VMP) must be prepared for the entire RE1 zoned land and translated into future landscaping plans prepared for the developments along Maxwell Creek.

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

Yours sincerely,

Adam Small
**Supervisor Planning & Environment Services
Built & Natural Environment**

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au