



RFS



Department of Planning, Housing & Infrastructure (Parramatta)
(none)

Your reference: SSD-54836993
Our reference: DA20230220000698-Response to
Submissions-2

ATTENTION: Renah Givney

Date: Friday 20 February 2026

Dear Sir/Madam,

Development Application

State Significant Development - Response to Submissions - Residential Subdivision/Masterplan

Stage 2 Huntlee NSW 2335, 12//DP1137569, 11//DP1137569, 3//DP813163, 4//DP813163, 13//DP1137569, 146//DP1233016

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 21/11/2025.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.4 of the directions, issued in accordance with Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

Pursuant to review of the response to submissions 2 prepared by MJD Environmental (Reference: 16015, dated 24 October 2025), the following matters are required to be addressed as part of the bush fire risk assessment for the proposed subdivision:

- The response to Condition 1 is appropriate and it is noted that the entirety of asset protection zones (APZs) within the proposed residential lots and on public land will be managed to the standard of an inner protection area (IPA) in accordance with Appendix 4 of *Planning for Bush Fire Protection (PBP) 2019*. This requirement will be recorded on the title of all relevant land.
- The response to Condition 2 is noted. The bush fire risk posed by vegetation within the proposed detention and bio basins to future dwellings has been adequately addressed.
- With regard to Condition 3, the following matters need to be addressed for the bush fire attack level (BAL) Table and BAL-Plan provided in the bush fire report:
 1. For clarity at the construction stage, the required setbacks are to be identified in metres on the BAL Plan as the distances for the BAL levels vary around the subdivision,
 2. The BAL ratings applicable to each band of the BAL Plan are to be clearly identified on the plans,
 3. References to BAL-12 throughout the BAL Table must be amended to BAL-12.5,
 4. Review and revise Lot numbering in the BAL Table as follows:
 - Following lot no. 455, Lot number 446 - 461 require amendment to 456-461

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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

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- Review BAL Table for duplication of lot no. 799-806 (Sheets 6 & 7).

Further to the above information, it is advised that any Landscape Plans, Vegetation Management Plans and any Biodiversity Management Plans prepared or revised for this subdivision must ensure that the APZs identified on the plans remain compliant with inner protection area (IPA) standards in accordance with Appendix 4 of *PBP 2019*. These plan(s) must ensure that revegetation on land adjoining the APZs is consistent with the classification and fuel loads of vegetation relied upon for bush fire risk assessment to determine compliance of the proposed residential lots with the radiant heat threshold of 29kW/m^2 for future dwellings in accordance with the requirements of *PBP 2019*. For example, where the vegetation adjoining the APZs has been assessed as Grassland, the fuel loads must not exceed 6 tonnes per hectare for both surface fuel load and overall fuel load in accordance with *NSW RFS Comprehensive Fuel Loads* dated March 2019. Where revegetation or landscaping results in a vegetation class that exceeds the fuel loads of the predominant vegetation classification under which this assessment relies, a new bush fire risk assessment will be required to determine compliance of the proposed residential lots with chapter 5 of *PBP 2019*.

For any queries regarding this correspondence, please contact Elaine Chandler on 1300 NSW RFS.

Yours sincerely,

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