



# RFS



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

Your reference: SSD-77458970  
Our reference: DA20241212005233-SEARS-1

**ATTENTION:** Fadi Shakir

Date: Friday 17 January 2025

Dear Sir/Madam,

**Development Application**  
**State Significant Development – SEARS – Commercial Premises**  
**135 Badgerys Creek Road Bradfield NSW 2556, 7//DP243457**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 12/12/2024.

The NSW RFS has reviewed the Scoping Report provided for a concept development application and Stage 1 Early Works for Mixed-use residential and commercial development on the subject site.

The subject site is entirely mapped as Category 3 on the bush fire prone land mapping for the area. It is acknowledged that the hazard to the east within Bradfield City Centre has been removed for development.

As per the details of the proposal, the mixed use development will consist of residential uses, hotel, supermarket, commercial premises, open space, and local road networks and pedestrian links. These uses are covered under the provisions of Chapter 5, 6 and 8 of *Planning for Bush Fire Protection 2019*.

In that regard, a Bush Fire Assessment Report of the extent to which the proposed development conforms with or deviates from the specifications set out in *Planning for Bush Fire Protection 2019* is to be provided. This shall include a classification of the vegetation on and surrounding the development (out to a distance of 140 metres from the boundaries of the property) and an assessment of the slope of the land on and surrounding the development (out to a distance of 100 metres).

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

Yours sincerely,

Adam Small  
**Supervisor Development Assessment & Plan**  
**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](http://www.rfs.nsw.gov.au)