



RFS



Department of Planning, Housing and Infrastructure (Major Projects)
137074602

Your reference: SSD-99909708
Our reference: DA20260517001743-Pre-EIS Consultation-1

ATTENTION: Angela Berryman

Date: Thursday 4 June 2026

Dear Sir/Madam,

Development Application

State Significant Development – Pre-EIS Consultation – (none)

Affordable Housing - Block 20A Buchan Avenue Edmondson Park NSW 2174, 40//DP1286151

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 14/05/2026.

The NSW RFS has reviewed the Environmental Impact Statement (EIS) and related documentation prepared to accompany a State Significant Development (SSD) Development Application (DA) for an infill affordable housing and mixed-use development on land identified as part Lot 40 DP 1286151 comprising future Lots 401 and 402, Buchan Avenue, Edmondson Park. It is noted that the proposal will deliver 172 infill affordable dwellings, communal open space, a small office for the designated Community Housing Provider (CHP), small retail tenancy, provision of a public site through link, and construction of the future laneway at the rear to service the proposed development.

A review of the bush fire prone land (BFPL) map shows that the subject site is not mapped, however, the vegetation within the Maxwell Creek is more than 1 hectare in size and it is under a Vegetation Management Plan (VMP), which will retain, protect and enhance the Cumberland Plain Woodland vegetation community which lines the existing creek. All the development adjoining Maxwell Creek has considered the vegetation as woodland for the purpose of assessment.

A review of the Bushfire Protection Assessment (Version 2.0 FINAL, REF: LAND22BPA, dated 16 April 2026, prepared by Travers Bushfire & Ecology) has demonstrated that the proposed mixed use development can meet the performance criteria outlined in *Planning for Bush Fire Protection (PBP) 2019*, ensuring the reduction of bushfire risk to below critical thresholds for future dwellings.

Thus, the subject site is considered suitable for mixed use commercial/residential development under the provisions of *PBP 2019*, subject to the mitigation measures recommended in the bush fire report.

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

Yours sincerely,

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