

Department of Planning, Housing and Infrastructure (Major Projects)

Locked Bag 5022
Parramatta NSW 2124

Your reference: MP08_0234 MOD 3

Our reference: DA-2009-00311-S4.55-2

ATTENTION: Michael Doyle

Date: Monday 6 January 2025

Dear Sir/Madam,

Development Application

Other - Part3A -

Notice of Exhibition - Bilambil Heights Concept Plan Modification 3 (MP08_0234 MOD 3) Marana street Bilambie Heights, 2//DP1045605

I refer to your correspondence dated 28/11/2024 seeking advice regarding bush fire protection for the above Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises the following:

The 2010 approval was for -

"Concept Plan for the development of a mixed residential development including 1,604 residential dwellings, 4,447m2 gross floor area of retail space, 5,300m2 gross floor area of commercial space, and associated infrastructure and landscaping"

The concept application also incorporated creating 5 super lots by subdivision.

Mod 1 - referencing error in the Concept Plan Approval.

Mod 2 - re-align super lot subdivision boundaries.

Mod 3 - the modification application provides the following details.

It is proposed to modify the approval by consolidating and simplifying land uses as a result of the re-assessment of the site. The proposed modified development does not exceed the approved scale of development. Instead, the modified development outcome results in a simplified pattern of development that still provides for a mix of residential development, a village centre, conservation land, open space and associated infrastructure. A review of the site's constraints (i.e. steep slope, waterways, environmental and biodiversity areas and bushfire hazard) resulted in a simplified pattern of development that still provides for a mix of residential development, a village centre, conservation land, open space and associated infrastructure.

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The modification application also states to change the approval description as follows:

"Concept plan for the development of a mixed residential development including 1,300 residential dwellings, 2,400m² gross floor area of retail space, 4,250m² gross floor area of commercial space, and associated infrastructure and landscaping."

The original approval (and subsequent modifications) reference Planning for Bushfire Protection 2006 guidelines.

The MOD 3 application and Bushfire report do not provide clarity around Asset Protection Zones (slopes > 20 degrees, proposed open space, etc), new public road (perimeter) and the substitute with 'fire trails'.

Further information is required to address:-

- Neighbourhood layout plans incorporating identified bushfire constraints;
 - APZ overlay incorporating management of APZ and BE where limited by slope constraints.
 - road network to each neighbourhood precinct.
 - neighbourhood road layout including perimeter and non perimeter road designs.
 - Where fire trails are to replace public roads an understanding of future management of fire trails need to be addressed.

The above information is to be applied to the existing bushfire conditions of consent and a bushfire condition modification report is to be provided that addresses any modifications to existing conditions or new conditions to be applied (PBP19 guidelines).

If additional information is not received within 21 days the application will be refused on the basis of Requested Information not provided. A formal request for re-assessment would be required after this time.

For any queries regarding this correspondence, please contact Alan Bawden on 1300 NSW RFS.

Yours sincerely,

Allyn Purkiss
Manager Planning & Environment Services
Built & Natural Environment