



AUSTRALIAN BUSHFIRE CONSULTING SERVICES



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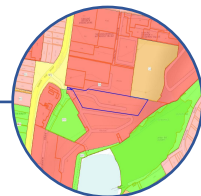
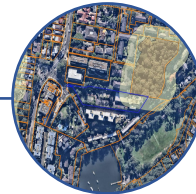
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Bush Fire Assessment Report



State Significant Development Application

Early works SSD-100293708:

**300 Burns Bay Road
Lane Cove, NSW, 2756.**

3rd March 2026
Reference 24-164-EW

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Abbreviations:

ABCS	Australian Bushfire Consulting Services Pty Ltd
APZ	Asset Protection Zone
AS2419.1 2021	Fire hydrant installations System design, installation and commissioning
AS3959 - 2018	Australian Standard 3959 – 2018 Construction of buildings in bushfire prone areas
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BPMs	Bushfire Protection Measures
BPLM	Bushfire Prone Land Map
Council	Lane Cove Council
DA	Development Application
EP&A Act	Environmental Planning and Assessment Act - 1979
ESD	Ecologically Sustainable Development
FR NSW	Fire & Rescue NSW
IPA	Inner Protection Area
LGA	Local Government Area
NASH Standard	National Association of Steel-Framed Housing Standard - Steel Framed Construction in Bushfire Areas 2021
NCC	National Construction Codes
NP	National Park
NSP	Neighbourhood Safer Place
OPA	Outer Protection Area
PBP 2019	Planning for Bush Fire Protection – 2019
PBP 2022	Addendum Planning for Bush Fire Protection – 2022
PBP 2025	Addendum Planning for Bush Fire Protection – 2025
ROW	Right of Way
RF Act	Rural Fires Act - 1997
RFS	NSW Rural Fire Service
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SSDA	State Significant Development Application
SWS	Static Water Supply
URA	Urban Release Area

1.0 Introduction.

This Bush Fire Hazard Assessment Report is prepared by Australian Bushfire Consulting Service Pty Ltd on behalf of Lane Cove Developments No.1 Pty Ltd

This report supports an Early Works State Significant Development Application (SSDA) (SSD-100293708) being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the demolition of all existing buildings and structures, excavation, augmentation of existing services and ground works at 300 Burns Bay Road, Lane Cove (the site) to enable the proposed redevelopment of the site for a residential development sought separately under SSD- 87925706. The proponent for the SSDA is Lane Cove Developments No 1 Pty Ltd.

The proposal aims to:

- Facilitate the early works required for Ministerial declared HDA site under SSD-87925706, which will result in the construction of 225 dwellings.
- Enable the demolition, excavation and ground works to ensure the site is suitable for development of a residential development.
- Ensure the expedient delivery of the HDA application at the site (SSD-87925706), as per the requirements of the HDA approval pathway.

On 26 May 2025, the Housing Delivery Authority (HDA) recommended the proposed development for the purpose of residential flat building development including the construction of circa 225 dwellings at 300 Burns Bay Road, Lane Cove be declared a State Significant Development (SSD) under s4.36(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The main works SSD (Ref. SSD-87925706) will be lodged imminently with DPHI, with exhibition anticipated to commence in March 2026. This Early Works SSD is intended to facilitate the delivery of this residential flat building development through the following proposed works:

- Site establishment works including:
 - Erection of site hoarding, fencing and signage;
 - Installation of site office and amenities.
- The demolition of all existing structures at the site comprising:
 - Office Building
 - Warehouse
 - Car Parking structure
- Removal of 32 trees on the site;
- Shoring and bulk excavation works to enable the excavation of basement levels; and
- Extension and augmentation of services and infrastructure as required.

2.0 Secretary's Environmental Assessment Requirements.

In accordance with section 4.39 of the *Environmental Planning & Assessment Act 1979* (EP&A Act), Secretary's Industry-specific Housing Environmental Assessment Requirements (SEARs) (SSD-100293708) (Early Works SSDA) have been issued on 15 December 2025. Email correspondence was shared with DPHI officers to review and agree the relevant SEARs deliverables which would be necessary for the Early Works SSD. The SEARs outlined below reflect the SEARs requirements agreed with DPHI.

This report has been prepared to respond to the issued SEARs, as set out in the table below.

SEARs	Issue and Assessment Requirements	SEARs Scope Agreed with DPHI
Bush Fire Risk	If the development is on mapped bush fire prone land, or a bush/grass fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.	<i>Bushfire Assessment Report was submitted with the Main Works SSD. To be updated to reflect EW scope of proposed works</i>

Table 1 Secretary's Environmental Assessment Requirements relevant to this Report

3.0 Overview.

This SSDA (Ref. SSD-100293708) seeks approval for early works associated with the delivery of the residential development of the site under SSD-87925706 at 300 Burns Bay Road, Lane Cove. This SSD comprises the following proposed development:

- Site establishment works including:
 - Erection of site hoarding, fencing and signage;
 - Installation of site office and amenities.
- The demolition of all existing structures at the site comprising:
 - Office Building
 - Warehouse
 - Car Parking structure
- Removal of 32 trees on the site;
- Shoring and bulk excavation works to enable the excavation of basement levels; and
- Extension and augmentation of services and infrastructure as required.

4.0 Property details.

Address: 300 Burns Bay Road, Lane Cove NSW 2066.
 Lot/Sec/DP: Lot 15 / - / DP 1230609
 Zoned: R4 High Density Residential
 LGA: Lane Cove Municipal Council

The site is irregular in shape and is legally described as Lot 15 DP 1230609, and has a site area of 7,595m². The site is located on the eastern side of the roundabout intersection between Burns Bay Road and Waterview Drive. Existing development on the site comprises an existing four (4) storey office building and warehouse, which is predominately sited on the eastern portion of the site.

5.0 Referenced documents and people.

The following documents have been referenced in the preparation of this report.

- Lane Cove Municipal Council's Bushfire Prone Land Map
- AS3959 – 2018 Construction of buildings in bushfire prone areas
- Planning for Bush Fire Protection 2019 including Addendums 2022 & 2025
- DAP Pre-DA Advice - 300 Burns Bay Road Lane Cove reference PRE-DA20240920000228
- Rural Fires Act 1997
- Rural Fires Regulation 2022
- 10/50 Vegetation Clearing Code of Practice
- Ocean Shores to Desert Dunes – David Andrew Keith 2004
- Site inspection of the subject property and surrounding area
- Bushfire Assessment Report by Australian Bushfire Consulting Services Ref 24-164 17th February 2026
- Bushfire Evacuation Traffic Assessment by JMT Consulting 18th December 2025 Ref 2589
- Construction Traffic Management Plan (Draft) by Genesis Traffic Ref 24177 3/3/2026

6.0 Copyright, scope and disclaimer.

This assessment is pertinent to the subject site only. Where reference has been made to the surrounding lands, this report does not assess impact to those lands rather it is an assessment of possible bushfire progression and impact on or from those lands towards the subject site.

Apart from any use permitted under the Copyright Act 1968 no part of this document, including any wording, images, or graphics, can be modified, changed or altered in any way without written permission from Australian Bushfire Consulting Services Pty Ltd. This report may only be referenced, distributed or forwarded to other parties in its original format.

This report has been prepared as a submission document in support of a SSD application and cannot be relied upon for commencement of works or construction until it has been included within the consent conditions issued.

The onus is on the applicant to cross reference this document with any conditions of consent issued or any requirements provided by the NSW Rural Fire Service. I can review and cross reference these documents however the onus is on the applicant / client to provide them to me and request this review.

Where any difference between this document and the development consent (or the NSW Rural Fire Service requirements) is found, the conditions of consent always take precedence until an application to review, amend or vary those conditions is approved.

The statements and opinions contained in this report are given in good faith and in the belief that such statements and opinions are correct and not misleading. AS3959 – 2018 states that “...*there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions*”. The NSW RFS state “*Homes are not designed to withstand fires in catastrophic conditions*”.

Correspondingly any representation, statement of opinion, or advice expressed or implied in this document is made on the basis that Australian Bushfire Consulting Services Pty Ltd is not liable to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice made by Australian Bushfire Consulting Services Pty Ltd.

7.0 Images and maps.

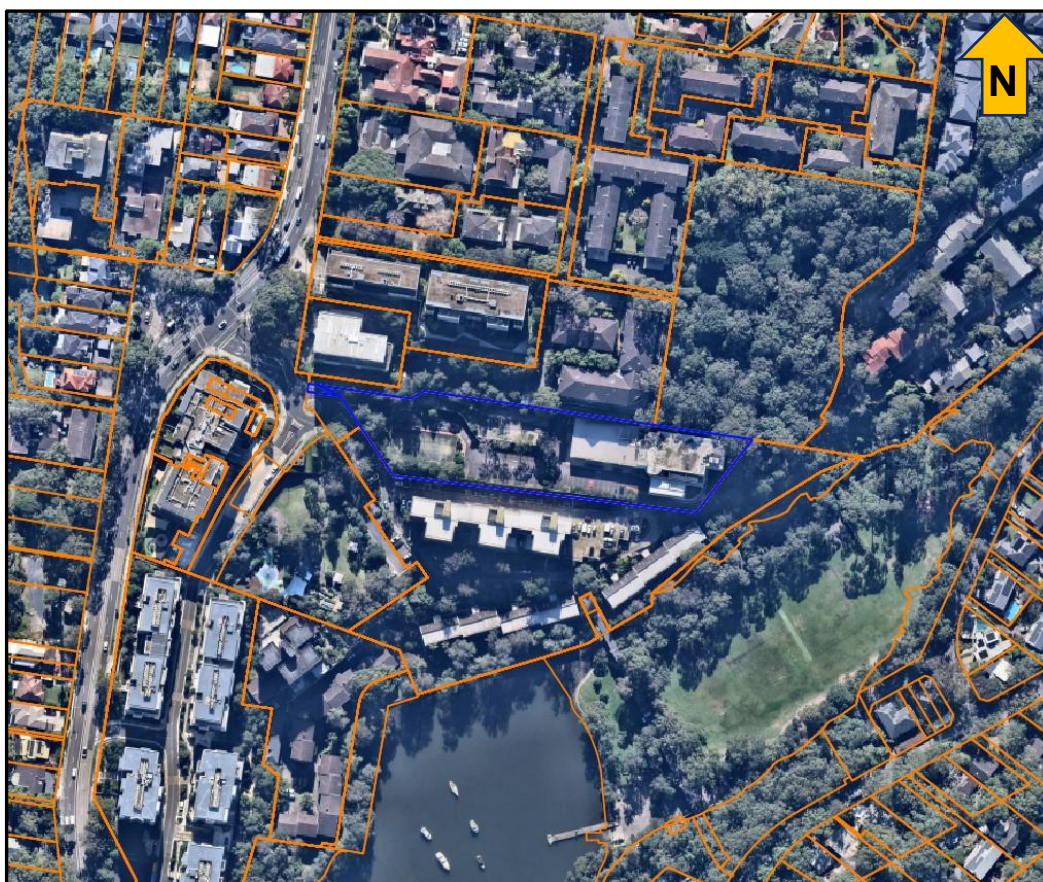


Image 01: Aerial Image with Property Boundaries from NSW Government Spatial Collaboration Portal

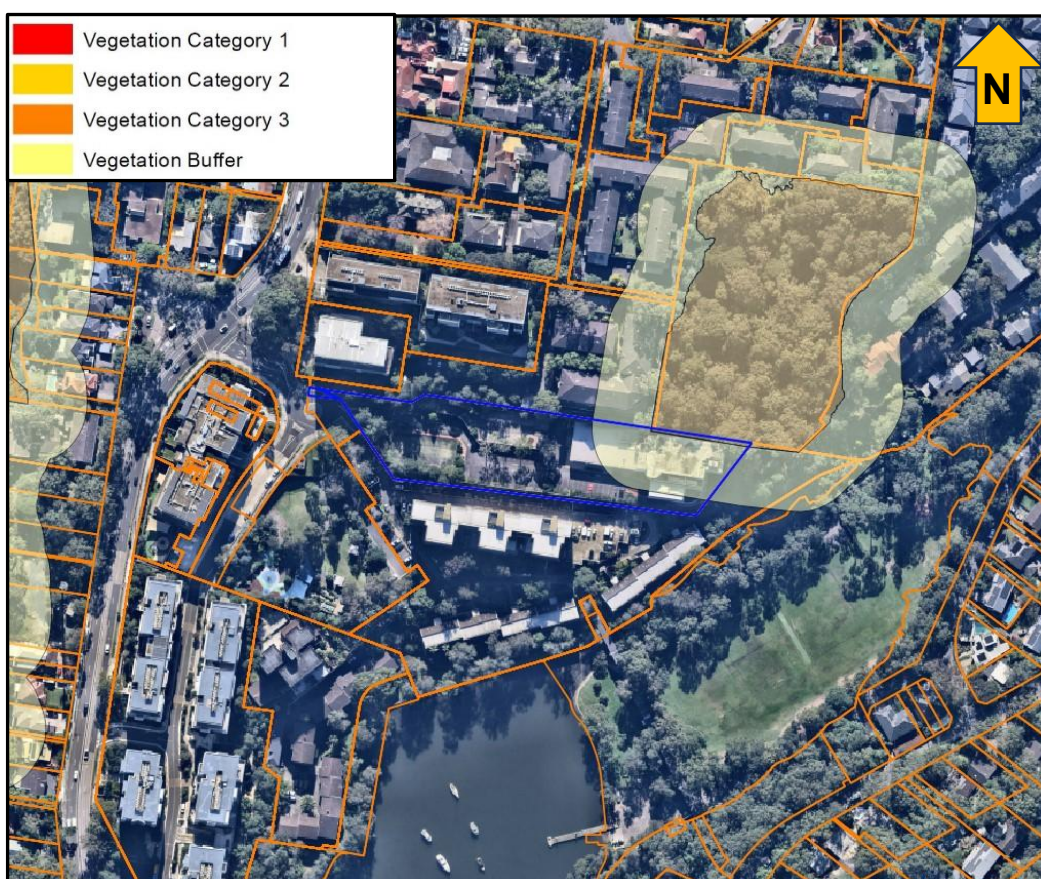


Image 02: Bushfire Prone Land Map from NSW Rural Fire Service Web Services



Image 03: 1m Contours Digital Elevation Model from NSW Government Elevation Foundation Data



Image 04: Topographic Image from NSW Government Spatial Collaboration Portal

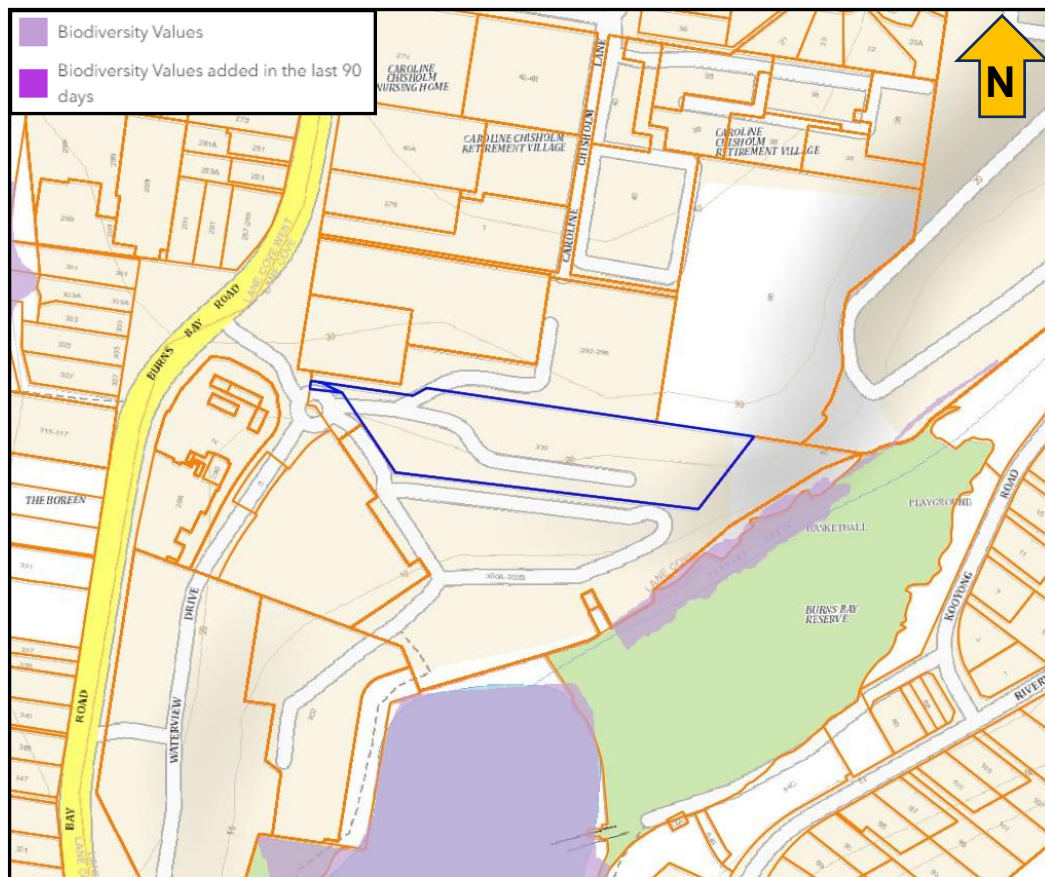


Image 05: Biodiversity Values Map from NSW Government Spatial Collaboration Portal

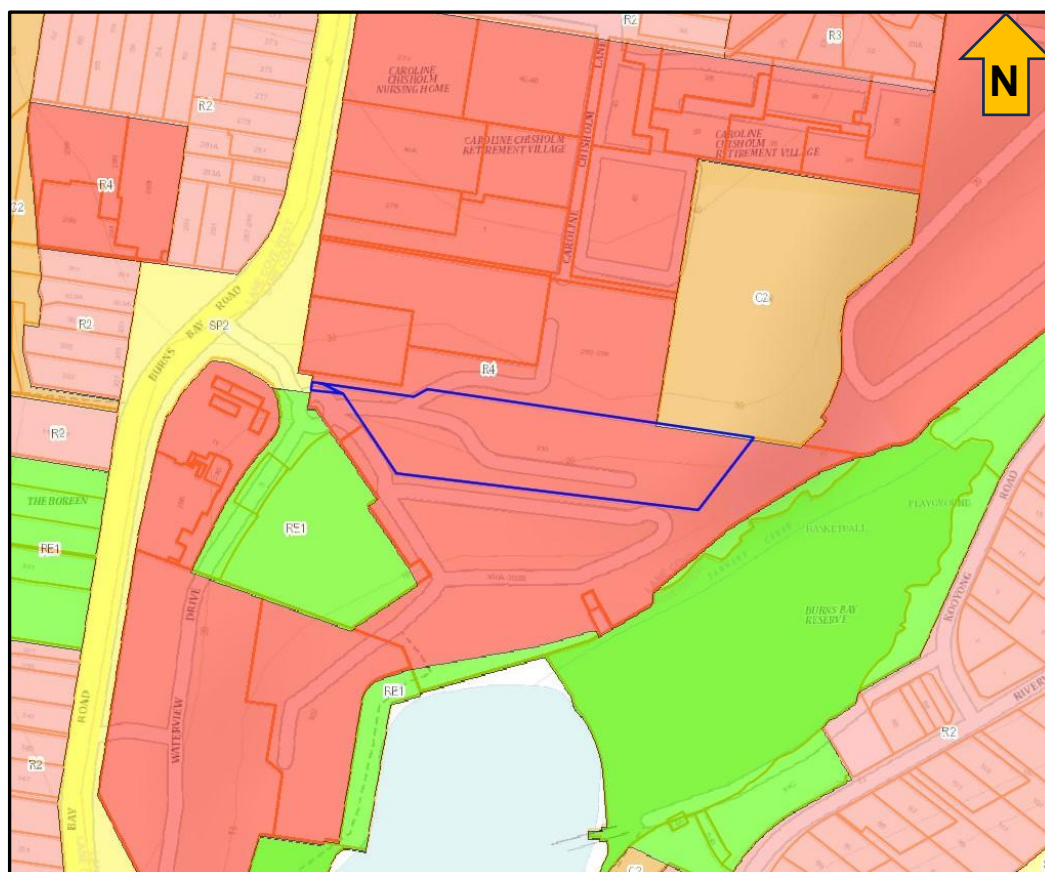


Image 06: Council LEP Zones from NSW Government Spatial Collaboration Portal



Image 07: Transitional native vegetation regulatory (NVR) map extract from NSW Department of Climate Change, Energy, the Environment and Water



Image 08: NSW Hydrography from NSW Department of Climate Change, Energy, the Environment and Water

8.0 Bushfire hazard assessment

Properties considered to be bushfire prone land are identified on Councils Bush Fire Prone Land Map as being:

- *within or within 100 m of Category 1 (high) hazards or,*
- *within or within 30 m of Category 2 (low) hazards or,*
- *within or within 30 m of Category 3 (medium) hazards.*

The NSW RFS document PBP 2019 is applicable to all development on bushfire prone land, this includes an assessment of the proposals adequacy in providing an appropriate combination of bushfire protection measures in terms of asset protections zones, landscaping, access and service supply.

By incorporating bush fire protection measures into a development, the six objectives of bushfire protection are addressed:

1. *afford occupants of any building adequate protection from exposure to a bush fire*
2. *provide for a defensible space to be located around buildings*
3. *provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent direct flame contact and material ignition*
4. *ensure that safe operational access and egress for emergency service personnel and residents is available*
5. *provide for ongoing management and maintenance of bush fire protection measures, including fuel loads in the asset protection zone (APZ)*
6. *ensure that utility services are adequate to meet the needs of fire fighters (and others assisting in bush fire fighting).*

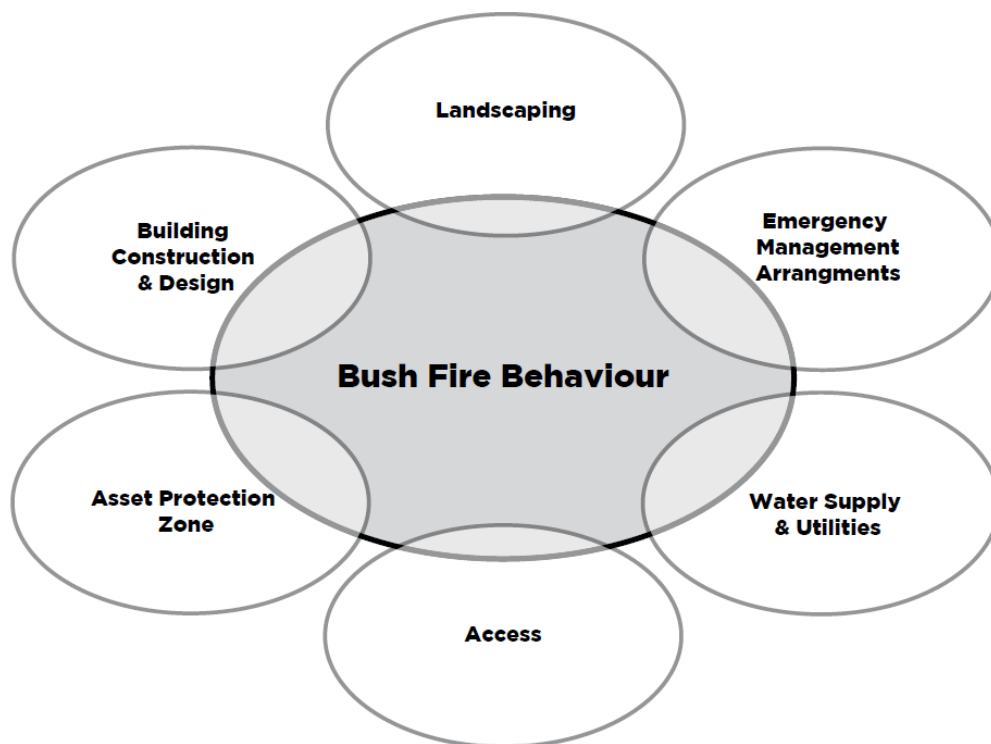


Image 09: Extract from PBP 2019 illustrating bush fire protection measures in combination.

8.1 Site outline.

The subject site is located within Lane Cove Council local government area. The property is surrounded by R4 zoned residential allotments to the north, south and east aspects. The site shares a common boundary with Hartman Hill Reserve (zoned C2) along the eastern part of its northern boundary.

Lane Cove Council's Bushfire Prone Lands Map (BPLM) identifies that the subject site is currently affected by the 30 metre buffer zone from a Category 2 Vegetation. It is therefore appropriate to apply *Planning for Bush Fire Protection 2019* to the proposed development.



Photograph 01: View looking east taken within the subject site.



Photograph 02: View looking west taken within the subject site.

8.2 National Construction Code

Part G5 Construction in bushfire prone areas

G5O1 Objective

The Objective of this Part is to

- a) safeguard occupants from injury from the effects of a bushfire; and*
- b) protect buildings from the effects of a bushfire; and*
- c) facilitate temporary shelter for building occupants who may be unable to readily evacuate the building prior to a bushfire.*

Applications

- 1. G5O1(a) and (b) apply in a designated bushfire prone area to*
 - a) a Class 2 or 3 building; or*
 - b) a Class 10a building or deck associated with a Class 2 or 3 building.*
- 2. G5O1(a), (b) and (c) apply in a designated bushfire prone area to*
 - a) a Class 9a health-care building; and*
 - b) a Class 9b*
 - 1. early childhood centre; and*
 - 2. primary or secondary school; and*
 - c) a Class 9c residential care building; and*
 - d) a Class 10a building or deck immediately adjacent or connected to a building of a type listed in (a) to (c).*

The proposed development involves early works to facilitate future residential development sought separately under SSD-87925706 This Early Works SSD is intended to facilitate the delivery of this residential flat building development through the following proposed works:

- Site establishment works including:
 - Erection of site hoarding, fencing and signage;
 - Installation of site office and amenities.
- The demolition of all existing structures at the site comprising:
 - Office Building
 - Warehouse
 - Car Parking structure
- Removal of 32 trees on the site;
- Shoring and bulk excavation works to enable the excavation of basement levels; and
- Extension and augmentation of services and infrastructure as required.

8.3 Bushfire Hazard Assessment

There is no Class 1, 2, 3 or Class 10a parts to the development application. A bushfire assessment and BAL determination under Appendix 1 of PBP 2019 is not required.

The future residential apartment development is assessed separately and in detail within the Bushfire Assessment Report by Australian Bushfire Consulting Services Ref 24-164 17th February 2026 (BAR 24-164).

8.4 Asset Protection Zones

An Asset Protection Zone (APZ) is a buffer zone between a bush fire hazard and buildings, which is managed progressively to minimise fuel loads and reduce potential radiant heat levels, flame, ember and smoke attack. A fuel-reduced, physical separation between buildings and bush fire hazards is the key element in the suite of bushfire protection measures.

The future residential development relies on an asset protection zone / inner protection area inclusive of all grounds within the subject site from the front western boundary and for a minimum distance of 27 metres east of the proposed building footprint to be maintained as an Asset Protection Zone / Inner Protection Area.

The inner protection area shall be managed as detailed in Appendix 4 of Planning for Bush Fire Protection 2019.

Inner Protection Areas (IPAs)

Trees:

- canopy cover should be less than 15% (at maturity)
- trees (at maturity) should not touch or overhang the building
- lower limbs should be removed up to a height of 2m above ground
- canopies should be separated by 2 to 5m
- preference should be given to smooth barked and evergreen trees.

Shrubs:

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings
- shrubs should not be located under trees
- shrubs should not form more than 10% ground cover
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass:

- should be kept mown (as a guide grass should be kept to no more than 100mm in height)
- leaves and vegetation debris should be removed.

This assessment will align the recommendation for an asset protection zone to be established at the commencement of these early works.

The asset protection zone is shown on Image 10 on the following page.

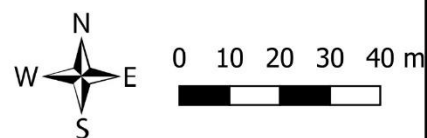
Note: This design allows for the retention of the vegetation in the northeastern corner of the subject site if desired.

300 Burns Bay Road lane Cove - Asset Protection Zones



Legend

- Property Boundaries
- Subject site
- Asset Protection Zone Inner Protection Area



Australian Bushfire Consulting Services Pty Ltd Ref: 24-164
Map creator: Daniel Tucker
Date: 03/03/2026
Imagery: © Nearmap
Paper size: A4
Scale: 1:1250
Coordinate system: GDA 2020 MGA Zone 56

Image 10: Proposed Asset Protection Zone / Inner Protection Area management zone

8.5 Construction

Planning for Bush Fire Protection 2019 provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ. A Bushfire Attack Level (BAL) is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and is the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.

AS3959 – 2018	
BAL Low	It is predicated on low threat vegetation and non-vegetated areas. This Standard does not provide construction requirements for buildings assessed in bushfire-prone areas as being BAL-LOW.
BAL-12.5	BAL-12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m ² where the site is less than 100 m from the source of bushfire attack.
BAL-19	BAL-19 is primarily concerned with protection from ember attack and radiant heat greater than 12.5 kW/m ² up to and including 19 kW/m ² .
BAL-29	BAL-29 is primarily concerned with protection from ember attack and radiant heat greater than 19 kW/m ² up to and including 29 kW/m ² .
BAL-40	BAL-40 is primarily concerned with protection from ember attack, increased likelihood of flame contact and radiant heat greater than 29 kW/m ² and up to and including 40 kW/m ² .
BAL-FZ	BAL-FZ is primarily concerned with protection from flame contact together with ember attack and radiant heat of more than 40 kW/m ² . Construction in the Flame Zone BAL-FZ may require reliance on measures other than construction. The requirements for construction of a building in the Flame Zone are regulated by the building authorities having jurisdiction in the States and Territories of Australia.



The NCC 2022 Vol 1 & 2 only addresses construction requirements for Class 1, 2 & 3 buildings and Class 10a structures associated with a Class 1, 2 or 3 building.

There is no Class 1, 2, 3 or Class 10a parts to the development application. A bushfire assessment and BAL determination under Appendix 1 of PBP 2019 is not required.

The future residential apartment development is assessed separately and in detail within the Bushfire Assessment Report by Australian Bushfire Consulting Services Ref 24-164 17th February 2026 (BAR 24-164).

8.6 Fences and gates

PBP 2019 Fences and Gates:

Fences and gates in bush fire prone areas may play a significant role in the vulnerability of structures during bush fires. In this regard, all fences in bush fire prone areas should be made of either hardwood or non-combustible material.

However, in circumstances where the fence is within 6m of a building or in areas of BAL-29 or greater, they should be made of non-combustible material only.

It will be recommended that any new fencing or gates within the subject site is to be made from non-combustible materials.

8.7 Emergency management

Should the Minister of Emergency Services consider it necessary to declare a total fire ban order due to adverse weather predictions or any other reason, then they will declare a Total Fire Ban Order using their powers under section 99 of the Rural Fires Act 1997.

It is relied upon that when declared Total Fire Ban Order's will apply to any construction works during the early works development.

During a Total Fire Ban Order you cannot light, maintain or use a fire in the open, or to carry out any activity in the open that causes, or is likely to cause, a fire.

General purpose hot works (such as welding, grinding or gas cutting or any activity that produces a spark or flame) are not to be done in the open.

During days declared under a Total Fire Ban Order all hot works onsite will be legally bound to cease.

The Ministers powers to declare a Total Fire Ban Order are relied upon for controlling construction and demolition activities onsite and no other specific emergency management plans or recommendations are considered necessary for the early works activities

8.8 Access & egress

The subject site has access to Burns Bay Road to the west and is surrounded by R4 zoned residential allotments to the north, south and east aspects. The site shares a common boundary with Hartman Hill Reserve (zoned C2) along the eastern part of its northern boundary.

PBP 2019 Section 5.3 Access

Intent of measures: to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

There are no proposed structures onsite and no proposed access roads. There is no accommodation or residential accommodation proposed for this stage.

No access recommendations are considered necessary for this development, noting:

- Access to the hazard interface to the east is available via neighbouring properties.
- Access through the subject site to the hazard interface to the northeast will be restricted to pedestrian access only.
- Access within the hazard to the northeast is available without the need to enter the subject site.
- The development is within a highly urbanised area which is covered by NSW Fire & Rescue brigades. They will be supported by the NSW Rural Fire Service as needs be.
- There are many houses surrounding the Reserves. Any instance of bushfire is likely to be reported early and responded to quickly.

The *Transport Impact Assessment* (Draft) by Genesis Traffic Ref 24177 3/3/2026 has concluded that:

4.2.4 Emergency Vehicle Access

All site access points will be gated and manned by traffic personnel during work hours. Emergency vehicles will be able to access the site via all construction access points. Contact details of the site-nominated supervisor must be displayed prominently adjacent to each site gate.

4.3.4 Impact on Emergency Vehicle Access

A site personnel will be on-site regularly with contact details prominently displayed and visible from the road frontage. Access to the site and neighbouring sites by emergency vehicles would not be affected by the construction activities. There will be no adverse impact on emergency vehicle access to the site or other neighbouring properties as a result of the proposed activities.

The future development has proposed a performance solution to the requirements of PBP 2019: as follows:

PBP 2019	Proposed development
Firefighting vehicles are provided with safe, all-weather access to structures	The most disadvantaged point of any future part of the building will be within 70 metres of a hydrant or 40 metres of a fire hose reel. A fire fighter can provide property protection around the building using only two hose lengths or a fire hose reel. This distance is taken as an acceptable pedestrian travel distance for property access within PBP 2019.
There is appropriate access to water supply.	All hydrants will comply with AS2419 – 2021.
The capacity of access roads is adequate for firefighting vehicles.	No onsite access for a fire appliance is proposed. Access to the hydrant booster is directly from Burns Bay Road which is maintained by the Council.
Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.	A hydrant booster set will be installed near the crossover with Burns Bay Road where a fire appliance can access the booster from a stationary position in Burns Bay Road. The booster and fire appliance standpoint is > 100 metres from the hazard interface (BAL Low) and significantly shielded from radiant heat by multi story buildings.
Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating.	A road width is maintained past the fire appliance ≥ 3.5 metre allowing passing for traffic to exit from the subject site.
Firefighting vehicles can access the dwelling and exit the property safely.	No onsite access for a fire appliance is proposed. Access to the hydrant booster is directly from Burns Bay Road which is maintained by the Council.

No specific recommendations for vehicle access onsite during early works construction and demolition will be included within this report.

8.9 Services

Recommendations will be included to ensure that that any new electrical services supply (temporary or permanent) is provided and installed in accordance with Table 5.3c of PBP 2019. The location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.

- Where practicable, electrical transmission lines are underground;
- Where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing of 30m, unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in ISSC3 *Guideline for Managing Vegetation Near Power Lines*.

9.0 Recommendations

9.1 Asset Protection Zones / landscaping

1. That at the commencement of development and in perpetuity all grounds within the subject site from the front western boundary and for a minimum distance of 27 metres east of the proposed future building footprint are to be maintained as an Asset Protection Zone / Inner Protection Area as detailed in Appendix 4 of Planning for Bushfire Protection 2019.

Notes:

The asset protection zone is shown on Image 10 within this report.

This design allows for the retention of the vegetation in the northeastern corner of the subject site if desired.

9.2 Services

Electricity

2. That any new electrical services whether permanent or temporary are provided in accordance with Table 5.3c of PBP 2019 as follows.
 - Where practicable, electrical transmission lines are underground;
 - Where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing of 30m, unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.

9.3 Fences and gates

3. That any new fencing or gates within the subject site is to be made from non-combustible materials.

10.0 Conclusion

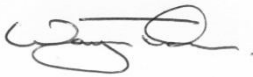
The State Significant Development Application is for early works only and does not create or establish any residential use. The early works are intended to enable the proposed redevelopment of the site for a residential development sought separately under SSD- 87925706. The future residential apartment development is assessed separately and in detail within the Bushfire Assessment Report by Australian Bushfire Consulting Services Ref 24-164 17th February 2026 (BAR 24-164).

This bushfire hazard and determination has been made on a site-specific basis which includes an assessment of the local bushland area and its possible impact to the subject property. I have considered the bushfire risk posed to the subject site in the context of the bushfire safety measures deliberated in this report.

It is my opinion that, inclusive of the recommendations made herein, the Early Works SSDA can satisfy the aims, objectives and intent of measures prescribed within *Planning for Bush Fire Protection 2019*.

I am therefore in support of the Early Works State Significant Development Application SSD-100293708.

Australian Bushfire Consulting Services Pty Ltd



Wayne Tucker

Managing Director
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
Ass Dip Applied Science
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD9399

List of attachments

Nil attachments