



# Building Code & Bushfire Hazard Solutions

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Ionic Management  
PO Box 165,  
CRONULLA NSW 2230

9<sup>th</sup> June 2022  
Our Ref. 221331

Attn: Chris Ryan

**Re: PROPOSED 372 RESIDENTIAL APARTMENTS AND 2 COMMERCIAL TENANCIES  
LOT 220 DP 1251471 / 242 – 244 BEECROFT ROAD, EPPING NSW  
BUSHFIRE PRONE LAND COMMENT**

Dear Chris,

Building Code and Bushfire Hazard Solution P/L has been commissioned by Ionic Management to prepare an independent Bushfire Assessment Report for the proposed residential and commercial development at 242 – 244 Beecroft Road, Epping.

This application is being assessed as a State Significant Development (Application No. SSD\_31576972).

The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application has been lodged with the NSW Department of Planning and Environment (**NSW DPE**) for assessment.

Item 23 of the Planning Secretary's Environmental Assessment Requirements states:

### **23. Bush Fire Risk**

- *If the development is on bush fire prone land, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.*

City of Parramatta Council's Bushfire Prone Land Map does **not** identify the subject property as containing either Category 1, 2, or 3 Vegetation or the Vegetation Buffer and therefore the subject site is **not** 'Bushfire Prone'.

As the subject site is not located on bushfire prone land the Bushfire Assessment is not required in accordance with item 23.

Should you have any enquiries regarding this project please contact me at our office.

Prepared by  
Building Code & Bushfire Hazard Solutions P/L

### **Andrew Muirhead**

Bushfire Consultant  
Graduate Certificate in Bushfire Protection  
Diploma of Engineering  
FPA Australia BPAD Level 2 Accredited Practitioner  
BPAD Accreditation No. BPAD46966



Quote from Planning for Bush Fire Protection 2019, 'While the material within this publication is current at the time of writing changes in circumstances after the time of publication may impact on the accuracy of the material. Individuals are responsible for ensuring they have the most current version of this publication.'

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Similarly the interpretations and opinions provided by Building Code and Bushfire Hazard Solutions in regard to bushfire design, protection and mitigation are also given in the same good faith.