



Building Code & Bushfire Hazard Solutions

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Thompson Health Care No.2 Holdings Pty Ltd
C/O: Northside Constructions,
Suite 20, Level 4, 924 Pacific Highway,
Gordon NSW

6th August 2025
Our Ref. 260065

Attn: Peter Wood

**Re: Proposed RACF Building
Lot F DP 15298 & Lot C DP 317843 / 132 - 134 Beecroft Road, Beecroft NSW
Bushfire Prone Land Comment**

Dear Peter,

Building Code and Bushfire Hazard Solution P/L has been commissioned to prepare an independent Bushfire Assessment Report for the proposed RACF building at 132-134 Beecroft Road, Beecroft.

Section 10.3 of *Environmental Planning & Assessment Act* 1979 requires councils, where a Bush Fire Risk Management Plan applies, to record a bush fire prone land map after consulting with the Commissioner of the NSW Rural Fire Service (NSW RFS). The Commissioner will designate lands to be bush fire prone within an area and, when satisfied that the lands have been recorded on a map, certify the map as the Bush Fire Prone Land map.

The Council Bush Fire Prone Land map can be viewed on the ePlanning portal and additionally the NSW Rural Fire Service provide an online service to check if a property is captured as being bush fire prone.

Hornsby Shire Council's Bushfire Prone Land Map does not identify the site as containing Category 1, 2 or 3 Vegetation or the Vegetation Buffer. The subject site is subsequently **not** 'Bushfire Prone'.

As shown in the figures overleaf the subject site is not identified as being bush fire prone land on either the NSW Government ePlanning portal or the NSW Rural Fire Service online tool.

In accordance with the Guidance Document *Application of section 100B of the Rural Fires Act 1997 (Bush Fire Safety Authority)* issued by the NSW Rural Fire Service on 23 July 2025 s100B of the Rural Fires Act is not applicable as the proposed works is not on Bushfire Prone Land.

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

Senior Bushfire Consultant
Graduate Diploma in Bushfire Protection WSU
Bachelor of Engineering Technology Major in Civil UniSQ
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD46966



Your Property

**Your search result**

You have conducted a search of the online bush fire prone land tool for the land in the map above. This search result is valid for the date the search was conducted. If you have any questions about the Bush Fire Prone Land Tool please contact bushfireprone.mapping@rfs.nsw.gov.au

The parcel of land selected is not identified as bush fire prone however you could still be affected by a bush fire.

Figure 01: Extract from NSW Rural Fire Service *Check if you're in bush fire prone land* tool

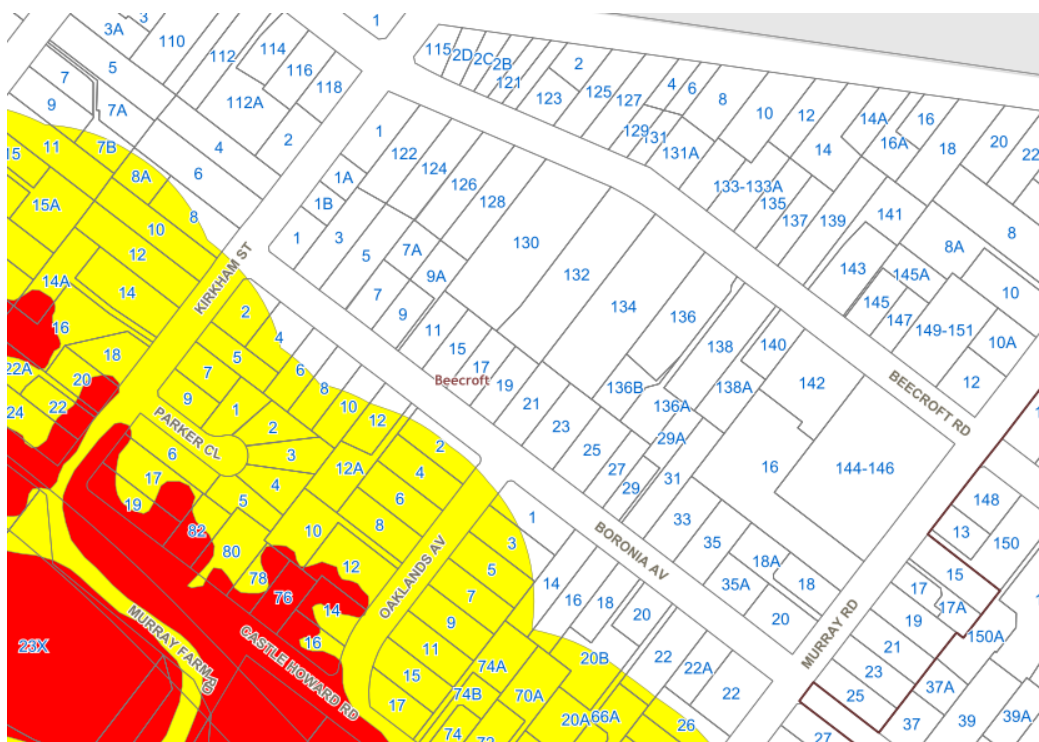


Figure 02: Extract from Hornsby Shire Council Bushfire Prone Land Map

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.