



Building Code & Bushfire Hazard Solutions

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The Sir Moses Montefiore Jewish Home
C/- Equity Development Management
Level 2. 22 Atchison Street,
St Leonards NSW 2065

21st May 2026
Our Ref. 260286

Attention: Mario Kamel

Re: Bushfire Assessment
Lot 3 DP 616326 / 19 - 25 College Crescent, St Ives NSW 2325
Bushfire Prone Land Comment

Dear Mario,

We understand that you are compiling the submission documents for the proposed development at 19 – 25 College Crescent, St Ives to as part of the Development Application Process.

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 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.

Ku-ring-gai Council's Bushfire Prone Lands Map does **not** identify the subject site as containing Vegetation Category 1, 2 or 3 or the Vegetation Buffer. The subject site is subsequently **not** considered to be 'Bushfire Prone Land'.

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.

As the subject site is not located on bushfire prone land a Bushfire Assessment is not required as s4.14 of the *Environmental Planning and Assessment Act 1979 No 203* is not triggered.

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

Prepared by
Building Code & Bushfire Hazard Solutions

Duncan Armour
Bushfire Consultant

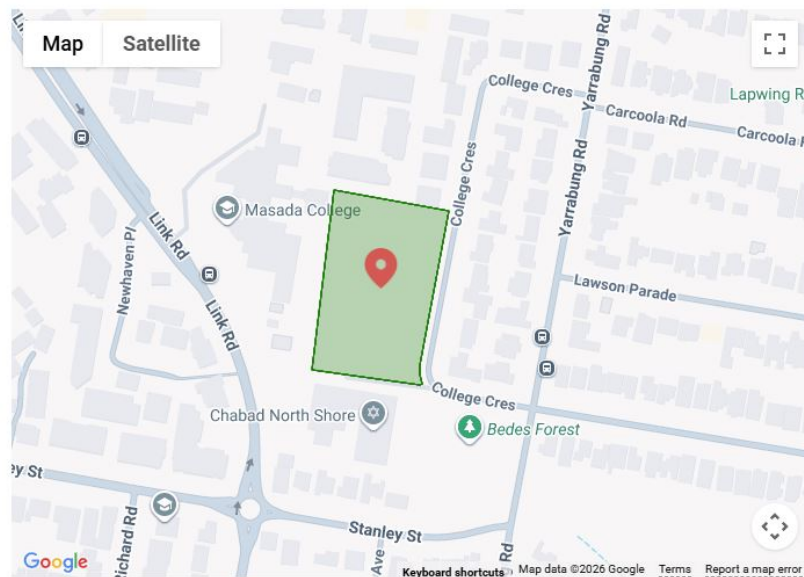
Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions

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 ePlanning spatial viewer 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.