



# Building Code & Bushfire Hazard Solutions

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Sustainable Business Energy Solutions  
Level 24, 200 George Street,  
Sydney NSW 2000

10 November 2025  
Our Ref. 260326

Attn: Thomas Baguley

**Re: Proposed Solar Canopy System  
Collaroy Centre  
22 Homestead Avenue, Collaroy NSW 2097  
Bushfire Assessment Statement**

Dear Thomas,

The development proposal relates to the construction of a Solar Sports Court Canopy within an existing conference centre establishment known as Collaroy Centre, located at 22 Homestead Avenue, Collaroy.

The subject site is zoned SP1: Special Activities and is located within Northern Beaches Council's local government area.

The subject property has street access to Homestead Road to the east and abuts the residential allotments to the north, east and west and similar zoned allotments to the northeast and southeast and vegetated allotments to the south and west.

Properties considered to be affected by possible bushfire impact are determined from local Bushfire Prone Land Map's as prepared by Council and or the Rural Fire Service. All property development within affected areas is subject to the conditions detailed in the document 'Planning for Bush Fire Protection - 2019' (PBP).

In this instance the subject site is depicted on Northern Beaches Council's Bushfire Prone Land Map (BPLM) as containing designated Vegetation Category 1 and the Vegetation Buffer. The subject site is therefore considered 'bushfire prone'.

The vegetation identified as being the hazard to the proposed works is located to the south and west within the conference centre grounds.

While the proposed works is for a Solar Sports Court Canopy, it is within 6 metres of a habitable building, and the conference centre includes short term accommodation.

Tourist Accommodation are a listed Special Fire Protection Purpose (SFPP) under section 100b of the *Rural Fires Act 1997*.

As the subject site is considered 'bushfire prone' and involves a listed SFPP (short term accommodation) the proposal is considered integrated development under section 4.46 of the *Environmental Planning and Assessment Act 1979* and requires a Bushfire Safety Authority from the NSW Rural Fire Service.

In accordance with the submission requirements for a Bush Fire Safety Authority detailed in clause 44 of the *Rural Fires Regulation 2022* an assessment of the extent to which the proposed development conforms with or deviates from *Planning for Bush Fire Protection* (PBP) is required.

The proposed development relates Solar Sports Court Canopy within an existing conference establishment. To accord with PBP the development is classified as Special Fire Protection Purpose development and assessed under section 6.4 'Development of existing SFPP facilities' of PBP.

Section 6.5 of PBP outlines works that are considered to be minor development in SFPP Facilities being:

- *Internal works;*
- *Flag poles;*
- *Aerials and antennas;*
- *Satellite dishes;*
- *Paved areas;*
- *Earth works and draining;*
- *Class 10a structures located further than 6m from a habitable building; and*
- *Minor non-structural building alterations (external) such as the following:*
  - *painting, plastering, cement rendering, cladding, attaching fittings or decorative work;*
  - *the replacement of an external window, glazing areas or a door (however, the opening and/ or external glazed area of the window or door must not be increased in size);*
  - *the repair to or replacement of a non-structural wall or roof cladding; the installation of a security screen or grill to a door or window or a security door;*
  - *the repair to or replacement of a balustrade; and*
  - *re-stumping or repairing structure foundations without increasing the height of the structure.*

While it would be likened to a Class 10a structure as it is an open structure and includes a solar canopy and is within 6 metres of a habitable building it is not classified as minor development under s6.5 of PBP.

As the proposal relates to a Solar Canopy, we have applied the provisions of Wind and Solar Farms within s8.3.5 of PBP.

A representative of Building Code & Bushfire Hazard Solutions completed a site inspection of the subject site and surrounding area.

In addition, the following external data sources have been relied upon for this assessment:

- Aerial imagery of the subject area (NSW Spatial Services & Nearmap).
- 1 metre contour mapping of the subject area (Elevation and Depth Foundation Spatial Data – Geoscience Australia)
- NSW Planning Portal Spatial Viewer
- Vegetation mapping (NSW State Vegetation Type Map)
- NSW Bush Fire Prone Land (NSW Rural Fire Service)
- Proposed Plans by AGL Energy Solutions, Project No. 51333P54, Revision B, Date 28.08.25





Figure 01: Extract from Northern Beaches Council's Bushfire Prone Land Map



Figure 02: Aerial view of the subject area – C/- Nearmap – October 2025



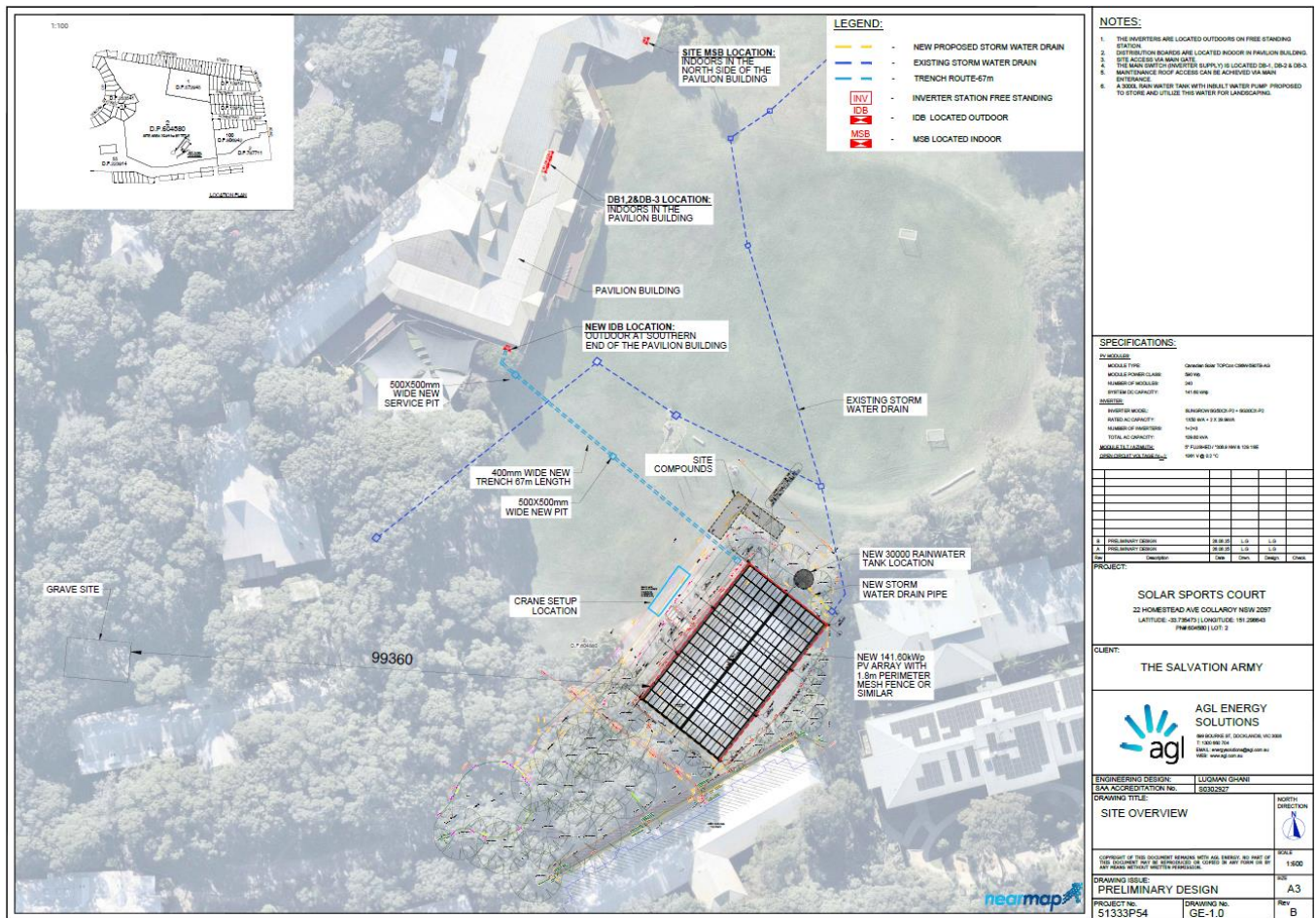


Figure 03: Site analysis plan showing the proposed works

In accordance with section 8.3.5 of PBP the following should be provided:

- a minimum 10m APZ for the structures and associated buildings/infrastructure; and
- the APZ must be maintained to the standard of an IPA for the life of the development.

Essential equipment should be designed and housed in such a way as to minimise the impact of grassfires on the capabilities of the infrastructure during emergencies. It should also be designed and maintained so that it will not serve as an ignition source to surrounding grasslands.

A Bush Fire Emergency Management and Operations Plan will be required prior to the operation of the facility. This Plan should identify all relevant risks and mitigation measures associated with the construction and operation of the site. This should include:

- detailed measures to prevent or mitigate fires igniting;
- work that should not be carried out during total fire bans;
- availability of fire-suppression equipment, access and water;
- storage and maintenance of fuels and other flammable materials;
- notification of the local NSW RFS Fire Control Centre for any works that have the potential to ignite surrounding vegetation, proposed to be carried out during a bush-fire fire danger period to ensure weather conditions are appropriate; and
- appropriate bush fire emergency management planning.



It is important to be aware of operations that may be carried out on days of Total Fire Ban and any prohibited activities or exemptions that are notified by the Commissioner of the NSW RFS under the section 99 of the *Rural Fires Act 1997*.

The proposed works have an existing APZ of 29 metres to the south and >120 metres to the west. It is acknowledged that the aerial shows high canopy to the west, this area is a managed understorey and is broken by established buildings, access road and oval.



Photograph 01: View of the managed land to the west

The existing access road provides adequate access to the site and the existing hydrant network within the site provides a hydrant within 70 metres of the proposed works which is adequate of the replenishment of attending fire services.

## Recommendations

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### Asset Protection Zones

1. That at the commencement of construction and in perpetuity, all grounds within 10 metres of the proposed works shall continue be maintained as an Inner Protection Area as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' and Appendix 4 of *Planning for Bush Fire Protection 2019*.

Note: The APZ is existing and no additional vegetation management is required to satisfy the above recommendation.

### Emergency Management

2. That prior to occupation a bushfire emergency management and operations plan is prepared consistent with the NSW Rural Fire Service *Guide to developing a Bush Fire Emergency Management and Evacuation Plan*. This assessment shall also include the additional detail required within s8.3.5 of *Planning for Bush Fire Protection 2019*.

## Conclusion:

Given that the property is deemed bushfire prone under Northern Beaches Council's Bush Fire Prone Land Map any development would need to meet the requirements of 'Planning for Bush Fire Protection' 2019. The determination of any bushfire hazard must be made on a site-specific basis that includes an assessment of the local bushland area and its possible impact to the subject property.

The proposal relates to the construction of a Solar Sports Court Canopy within an existing conference centre establishment known as Collaroy Centre, located at 22 Homestead Avenue, Collaroy. While it would be likened to a Class 10a structure as it includes a solar canopy and is within 6 metres of a habitable building it is not classified as minor development under s6.5 of PBP.

As the proposal relates to a Solar Canopy we have applied the provisions of Wind and Solar Farms within s8.3.5 of PBP.

The existing access and water supply provisions are considered adequate and will not be altered as part of this development.

In accordance with the bushfire safety measures contained in this statement, and consideration of the site specific bushfire risk assessment and existing approved building footprints it is our opinion that the recommendations made herein will provide a reasonable level of bushfire protection.

We are therefore in support of the development application.

Should you have any questions please do not hesitate to contact the undersigned.

Prepared by  
Building Code & Bushfire Hazard Solutions



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Graduate Diploma in Bushfire Protection WSU  
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Reviewed by  
Building Code & Bushfire Hazard Solutions P/L



**Ian Tyerman**

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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.