

17 July 2025

Our ref: 25SYD11470

Syesun Pty Limited
C/- Statewide Project Management Pty Limited
Suite 3, 79 Alexander Street
CROWS NEST NSW 2065

Attention: Brent Jones

Dear Brent,

RE: Bushfire Protection Assessment Letter – 277 Mona Vale Road, Terrey Hills

This letter documents a review of the potential bushfire requirements for the proposed commercial development and associated infrastructure known as Flower Power Terrey Hills, herein referred to as the 'subject land'. Eco Logical Australia (ELA) understand the current proposal includes the construction of a fruit shop, a pet shop and associated car-parking at the western end of the existing Flower Power site.

A desktop review was undertaken of the subject land which included an assessment of the NSW Rural Fire Service's (RFS) current bush fire prone land (BFPL) mapping (Figure 1) and a bushfire hazard assessment (Figure 2). Although the Flower Power site is partially mapped as BFPL, this mapping does not impact the proposal area or identify any bushfire prone vegetation within the subject land.

In undertaking the bushfire hazard assessment, it is noted that residential and commercial development extends in all directions from the subject land and the nearest bushfire prone vegetation is located externally (east and north-east) of the proposed development area. There is no bushfire hazard identified within the assessment area (140 m from the development), and the nearest bushfire hazard is >160 m to the north-east (Figure 2).

Given that the nearest bushfire hazards are located a significant distance from the proposal to the east (196 m) and north-east (168 m), it is considered that the proposed commercial development is not required to address any bushfire requirements under Planning for Bush Fire Protection 2019 (PBP).

To ensure no new hazard is created within the site, it is recommended that all new landscaping is compliant with Appendix 4 of PBP.

Regards,



Melinda Losh
Senior Bushfire Consultant



Bruce Horkings
Principal Bushfire Consultant & Technical Lead
FPAA BPAD Certified Practitioner No. BPAD29962-L3



References

NSW Rural Fire Service (RFS). 2019. *Planning for Bush Fire Protection: A Guide for Councils, Planners, Fire Authorities, Developers and Homeowners - issued December 2019*. NSW RFS, Sydney.

NSW Rural Fire Service (RFS). 2022b. *Planning for Bush Fire Protection: A Guide for Councils, Planners, Fire Authorities and Developers – Addendum November 2022*. NSW RFS, Sydney.

NSW Rural Fire Service (RFS). 2025. *NSW Bush Fire Prone Land*. Sharing and Enabling Environmental Data (SEED), NSW Government.



Figure 1: Bush Fire Prone Land (BFPL) mapping (RFS 2025)

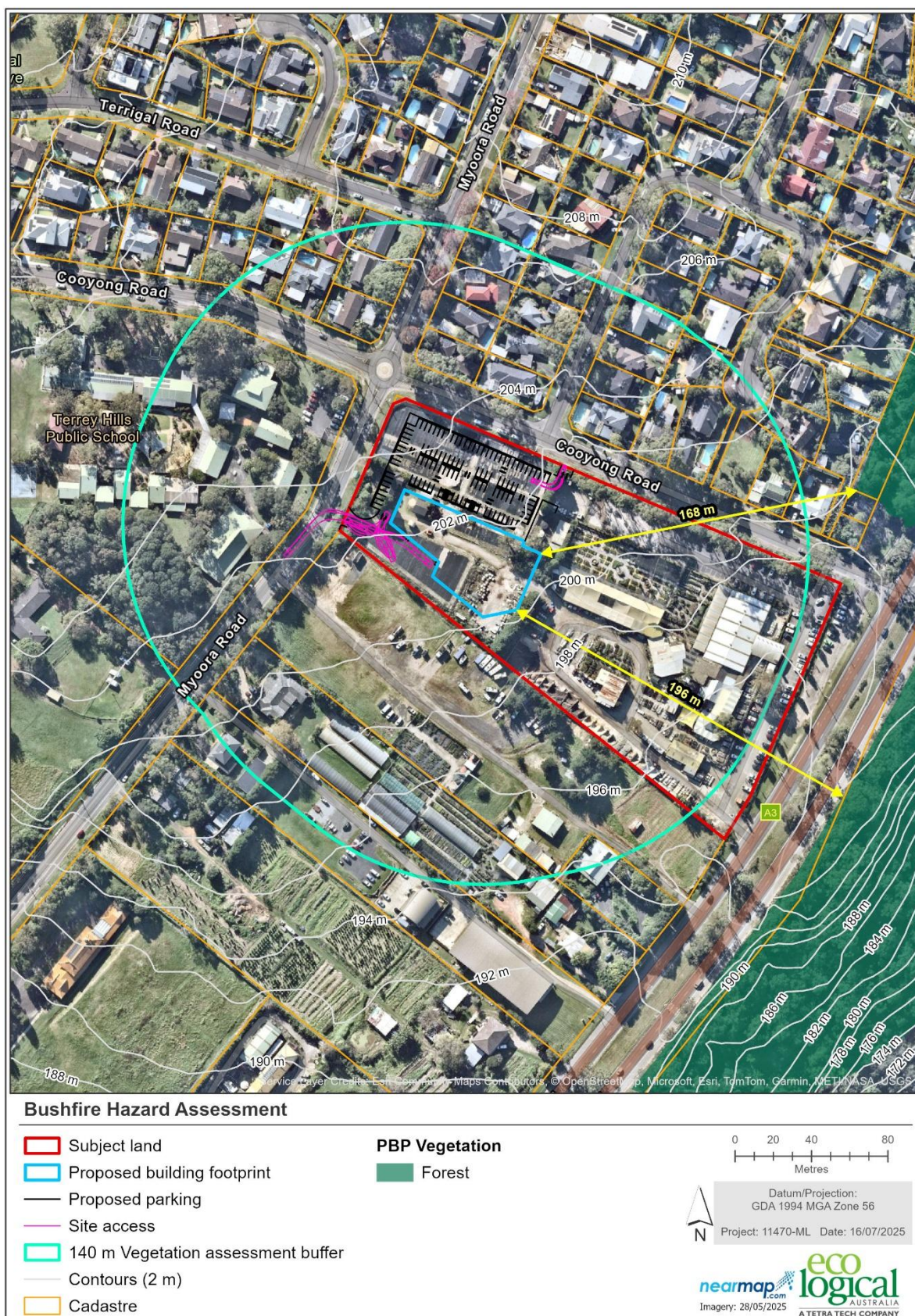


Figure 2: Bushfire Hazard Assessment