

8 April 2025

Megan Naylor  
H&E Architects  
Suite 04.02, 80 Cooper Street,  
SURRY HILLS NSW 2010  
By email: [megann@h-e.com.au](mailto:megann@h-e.com.au)

Dear Ms Naylor,

**Re: NSW RFS Response – 40 Myoora Road, Terrey Hills**

Blackash Bushfire Consulting has been engaged by H&E Architects to assess the bushfire referral response associated with the proposed establishment of a licenced premises at 40 Myoora Road, Terrey Hills.

The bushfire advice prepared by Blackash Bushfire Consulting dated 5 September 2024 concluded that the nearest bushfire prone land is an area of Category 1 Vegetation to the east of the site on the opposite side of Mona Vale Road (see Attachment 1). The Vegetation Buffer associated with this bushland extends slightly over the eastern corner of the site.

The referral response from the NSW RFS requests Black Ash to provide a revised response to advise if any amendments are required to the landscaping design for the small area of bush fire prone land to achieve compliance. *Planning for Bush Fire Protection* (PBP) 2019 provides definitions for what constitutes Managed Land being:

*Land that has vegetation removed or maintained to a level that limits the spread and impact of bush fire. This may include developed land (residential, commercial or industrial), roads, golf course fairways, playgrounds, sports fields, vineyards, orchards, **cultivated ornamental gardens** and commercial nurseries. Most common will be gardens and lawns within curtilage of buildings. These areas are managed to meet the requirements of an APZ.*

The designation of "cultivated ornamental gardens" as being managed land within PBP 2019 is consistent with the landscaping design within the proposal. Furthermore, the attributes of the landscaping design being managed is complimented by the proposed development being part of a chain of high end licensed premises, characterized by manicured gardens.

Based on this assessment (see Attachment 2), the development is greater than 160 metres from the nearest bushfire hazard and there is insufficient bushfire risk to warrant any further requirements for the landscaping plan with regard to bushfire protection.

## CONCLUSION

The landscaping for the proposed licenced premises will contain cultivated ornamental gardens, identified within PBP 2019 as being managed lands and therefore no formal assessment / legislative requirements apply from a bushfire perspective. Notwithstanding, based on an assessment of the plans and the site, the proposed development is considered adequate and appropriate in the context of bushfire risk.

As a person recognized by the NSW RFS as a qualified consultant, this assessment constitutes a 'certificate' and confirms that the proposed development conforms to all the relevant legislative requirements. Given this, there is no further assessment or consideration required in the context of bushfire.

If there are any questions or concerns, please don't hesitate to give me a call on 0418 412 118.

Yours sincerely



Corey Shackleton | Principal Bushfire & Resilience  
**Blackash Bushfire Consulting**  
B.Sc., Grad. Dip. (Design for Bushfire Prone Areas)  
Fire Protection Association of Australia BPAD Level 3 – 34603





## Attachment 1: Bushfire Prone Land



### Legend

-  Watercourse
-  Subject Land
-  Vegetation Category 1
-  Vegetation Category 2
- Bushfire Prone Land**
-  Vegetation Buffer



Date: 24/06/2024

0 100 200  
Meters

Coordinate System: GDA2020 MGA Zone 56  
Imagery: © Nearmap



## Attachment 2: Detailed Analysis of location of Bush Fire Prone Land within the site.

