

17) Appendix P

**Bushfire Advice
Prepared by
EcoLogical Australia**

16 December 2021

Our ref: 20SUT-17253

Healing ONR Pty Ltd
679-685 Old Northern Road
Dural NSW 2158

To whom it may concern,

Re: Bushfire Advice 679-685 and 683-685 Old Northern Road, Dural

This letter reviews the assessment requirements for bushfire under Section 9.1 of the *Environmental Planning and Assessment Act (EP&A Act) 1979*, Section 100B of the *Rural Fires Act 1997* and *Planning for Bush Fire Protection 2019 (PBP)* (NSW Rural Fire Service 2019), in relation to development at 679-685 Old Northern Road, Dural (herein referred as the subject land). Eco Logical Australia (ELA) understands that a planning proposal for the subject land is to be submitted, to facilitate an Additional Permitted Use (APU), enabling provision for a health services facility on site.

The subject land is located within the Hornsby Shire Council Local Government Area (LGA). ELA has undertaken a review of the proposed development and can confirm that the subject land to which the proposal applies, is not located on land identified as bush fire prone by Hornsby Shire Council (east of Old Northern Road). Furthermore, the subject land is not implicated by land identified as bush fire prone by The Hills Shire Council (west of Old Northern Road) (Figure 1).

Surrounding the subject land in all directions is managed land. As evident in Figure 1, immediately adjacent to the north and south of the site is existing residential development, with a residential aged care facility situated to the immediate east and managed land with a mixed use development approval (DA 979/2016/HB) to the west directly across Old Northern Road. Based on this information, Section 9.1 of the EP&A Act is not applicable to the site, and therefore an assessment of the proposal under PBP is not required.

Should you have any further questions on this matter, please contact me to discuss.

Regards,



Deanne Hickey
Senior Environmental Consultant



Bruce Horkings
Senior Bushfire Consultant (BPAD No. BPAD29962-L3)





Figure 1: Bush fire prone land map (Source: SEED)