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Ref/Job No: 17SUT_9076

29 May 2019

Dear Mark,

Re: Section 4.55 Amendment Application – Proposed Commercial Development Lot 37 Prospect Highway Greystanes

Hannas Contracting Services Pty Ltd engaged Eco Logical Australia (ELA) to provide a letter to address the changes to the proposed plan referenced 10676_DA_010 dated May 2019 for the proposed commercial development at Lot 37 Prospect Highway Greystanes.

The proposal is to support an application for modification of development consent via section 4.55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The revised proposal includes revised location of Building A, Building B and Building C.

Eco Logical Australia (ELA) provided a Bushfire Assessment Report referenced *17SUT_9076 Bushfire Protection Assessment, Proposed Commercial Development – Lot 37 Prospect Highway Greystanes* dated 12 April 2018.

1. Asset Protection Zone

The proposed plan referenced 10676_DA_010, provides a change to the proposed APZ on the north west. The APZ previously proposed was 10 m from Building C. This APZ has been revised to 7.3 m as outlined in **Table 1**. The Bushfire Hazard Assessment with updated plans is provided in **Figure 1**.

2. Bushfire Attack Level

Table 1 provides an assessment of the Bushfire Attack Level (BAL) for the proposed development. The determination of the BAL has been made in accordance with Method 1 of *AS 3959-2009 Construction of buildings in bushfire prone-areas* (AS 3959). The BAL is based on known vegetation type, effective slope and separation distance between the development and the bushfire hazard.

The building footprint of the development varies from 6.6 metres to 7.3 metres from the nearest bushfire hazard (exotic vegetation that has been classified as Tall Heath) and is therefore rated BAL-FZ (**Flame Zone**) in accordance with AS 3959-2009, as per the Bushfire Assessment Report (ELA, 2018).

Table 1: Asset Protection Zone and Bushfire Attack Level (BAL)

Direction ¹	Slope ²	Vegetation ³	Proposed APZ	AS 3959-2009 Bushfire Attack Level (BAL) ⁴	Comment
Transect 1	>0-5° downslope	Tall heath (Scrub)	6.6 m	BAL-FZ	The available APZ is provided by perimeter driveways and hardstand areas as depicted on plans
Transect 2-4	>5-10° downslope	Tall heath (Scrub)	7.3m	BAL-FZ	PBP does not identify a deemed-to-satisfy APZ dimensions for Industrial development. However the objectives of PBP identify the need for 'defendable space to be located around buildings'. A minimum APZ of 2 m is provided.

¹ Direction of assessment from proposed development.

² Effective slope assessed over 100 m from proposed development where the bushfire hazard occurs.

³ Predominant vegetation classification over 140 m from proposed development.

⁴ Bushfire Attack Level (BAL) corresponding to construction requirements in accordance with Method 1 under AS 3959-2009 'Construction of buildings in bushfire-prone areas'.

3. Access, Water and Utilities

There are no proposed changes to access, water or utilities from those assessed in the Bushfire Assessment Report (ELA, 2018).

4. Conclusion

This letter is provided in conjunction with the Bushfire Assessment Report (ELA, 2018). The modified development remains substantially the same development. This letter confirms there are no changes to the recommendations in the Bushfire Assessment Report (ELA, 2018) from the updated plans.

If you require further information in relation to this matter please contact me on 4201 2215.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Judd', written in a cursive style.

Letara Judd
Bushfire Consultant



Figure 1: Bushfire Hazard Assessment