

Bushfire Hazard Assessment

SSD - 5248 (MOD 7)

Gazcorp Industrial Estate

813-913 Wallgrove Road,
Horsley Park

Prepared for

Gazcorp Pty Ltd

Project Name:	Gazcorp Industrial Estate – SSD - 5248 (MOD 7)
Site Details	Gazcorp Industrial Estate
Client Details:	Joelle Khnouf Development Manager Gazcorp Level 10, 60 Park Street, SYDNEY NSW 2000 Email: joellek@gazcorp.com

BlackAsh Contact Details	
Corey Shackleton	Principal – Bushfire & Resilience
0418 412 118	corey.shackleton@blackash.com.au

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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



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1. Summary

Table 1 is a summary of compliance with relevant documents and approaches to limit bushfire attack and meet the requirements of the NSW planning framework for new development in Bushfire Prone Areas.

Table 1: Summary

Planning for Bushfire Protection 2019 Classification	"Other" commercial/ industrial
Location	813-913 Wallgrove Road, Horsley Park
Local Government Area	Fairfield Council
Can this proposal comply with AS3959, 2018	YES
Does this development comply with the requirements of <i>Planning for Bushfire Protection 2019</i>?	YES
Does this development comply with the Aims and objectives of <i>Planning for Bushfire Protection 2019</i>?	YES
Is referral to the NSW RFS required?	NO

2. Introduction

Blackash Bushfire Consulting has been engaged by Gazcorp Pty Ltd to provide a Bushfire Hazard Assessment report to support an application for the Modification to the State Significant Development Approval for the Gazcorp Industrial Estate.

Consent is being sought for Modification 7 (MOD 7) of the staged development of the land for warehousing and distribution uses. MOD 7 amends the approved concept layout.

Industrial development such as the proposed Gazcorp Industrial Estate is designated as "other" development in PBP 2019. As "other" development, the proposed development has considerable flexibility and the nature of the development often results in the structures providing a higher degree of bushfire resistance that required by the NSW Rural Fire Service (NSW RFS). As "other" development, a key issue for the proposal will be meeting the aim and objectives of *Planning for Bushfire Protection 2019*.

The report also aims to ensure consistency (where appropriate) with the intent of the *Bushfire Protection Assessment* prepared by Australian Bushfire Protection Planners, dated April 2013 and the *Bushfire Hazard Assessment* prepared by Blackash Bushfire Consulting, dated 30 July 2024 (v1.0).

This assessment has been prepared by Corey Shackleton, Principal Bushfire & Resilience (FPAA BPAD Level 3 Certified Practitioner No. BPD-L3-34603) who is recognised by the NSW RFS as qualified in bushfire risk assessment and have been accredited by the Fire Protection Association of Australia as a suitably qualified consultant to undertake alternative solution proposals.

3. Site Context

The Gazcorp Industrial Estate is shown in Figure 1, located at 813-913 Wallgrove Road, Horsley Park and legally described as Lot 100 of DP 1268340.

The Gazcorp Industrial Estate is located at 813-913 Wallgrove Road, Horsley Park within the Fairfield Local Government Area. The location of the approved Gazcorp Industrial Estate is shown in Figure 1.

The Gazcorp Industrial Estate is approximately 52.2 hectares, and generally rectangular in shape, with a 680-metre frontage to Wallgrove Road on the east border which offers both on and off ramps from the Westlink M7 Motorway approximately 1km to the north, and the M4 Motorway approximately 2.5km to the north.

A Water NSW pipeline, which connects Warragamba Dam with the Prospect reservoir, lies on the northern border of the Site. It is along this northern boundary between the estate and the pipeline that Transport for NSW (TfNSW) intends to construct the future Southern Link Road which will ultimately connect Wallgrove Road to Mamre Road in the west. The Reedy Creek riparian corridor forms the western border of the estate, and to the south of the estate are fragmented lots comprising a mix of primary industries and rural-residential land uses. A high-voltage TransGrid transmission line runs along the southern boundary of the estate, and a major infrastructure corridor has also been secured by TfNSW immediately to the south of the estate, which will provide for the Western Sydney Freight Line in the future. Figure 2 provides an aerial photograph of the Gazcorp Industrial Estate site, illustrating the current state of the site and its surrounding context.

The Gazcorp Industrial Estate is within the Western Sydney Employment Area (WSEA) established under Chapter 2 of State Environmental Planning Policy (Industry and Employment) 2021. It is in close proximity to the M4 Motorway and its intersection with the Westlink M7 Motorway, providing excellent access to both the state and regional road network, as well as to surrounding employment and industrial lands.



Legend

- Watercourse
- Subject Land



Date: 25/08/2025

0 0.25 0.5

Kilometers

Coordinate System: GDA2020 MGA Zone 56

Imagery: © Nearmap

Figure 1: Site Location

4. Legislative Framework

The proposed industrial development is designated as “other” development by the PBP 2006 and PBP 2019. The NSW RFS has reviewed PBP 2006 and now released a new document known as *Planning for Bushfire Protection 2019* (PBP 2019) and the NSW RFS has requested that all new proposals are assessed against PBP 2019.

The site is identified as ‘bushfire prone land’ (see Figure 2) for the purposes of Section 10.3 of the *Environmental Planning and Assessment Act, 1979* (EPA Act) and the legislative requirements for development on bushfire prone lands are applicable. All development on bushfire prone land must consider and comply with PBP 2019. However, industrial development has considerable flexibility and the nature of the development often results in the structures providing a higher degree of bushfire resistance than required by the NSW RFS.

As “other” development, the proposed industrial development and future development is addressed through demonstrating compliance with the aim and objectives of PBP.

Under the building classification system within the *National Construction Code* (NCC), Class 5 to 8 buildings include offices, shops, factories, warehouses, public car parks and other commercial and industrial facilities. The NCC does not provide for any bushfire specific performance requirements for these particular classes of building. As such the *Australian Standard for Construction of Buildings in Bushfire Prone Areas* (AS 3959) and the NASH Standard are not considered as a set of ‘deemed to satisfy’ provisions. However, compliance with AS 3959 and NASH should be considered when meeting the aims and objectives of PBP.

Whilst bushfire is not captured in the NCC for Class 5-8 buildings or storage of the pallets, PBP 2019 articulates the following objectives which will be applied in relation to access, water and services, and emergency and evacuation planning:

- to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation;
- to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;
- to provide adequate services of water for the protection of buildings during and after the passage of bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building; and
- provide for the storage of hazardous materials away from the hazard wherever possible.

The general fire safety construction provisions (of the NCC) are taken as acceptable solutions, however construction requirements for bush fire protection will need to be considered on a case-by-case basis.

Because of their size, complexity, importance and/or potential impact, the Department of Planning, Industry and Environment (DPIE) is predominantly responsible for assessing development applications relating to State Significant Development. The Minister for Planning is the consent authority for SSD applications.

Applications designated as state significant projects are exempt from requiring a bushfire safety authority (BFSAs). Given their scale however, the requirements of PBP should still be applied, and consultation with the NSW RFS has already occurred as part of the original SSD approval process.

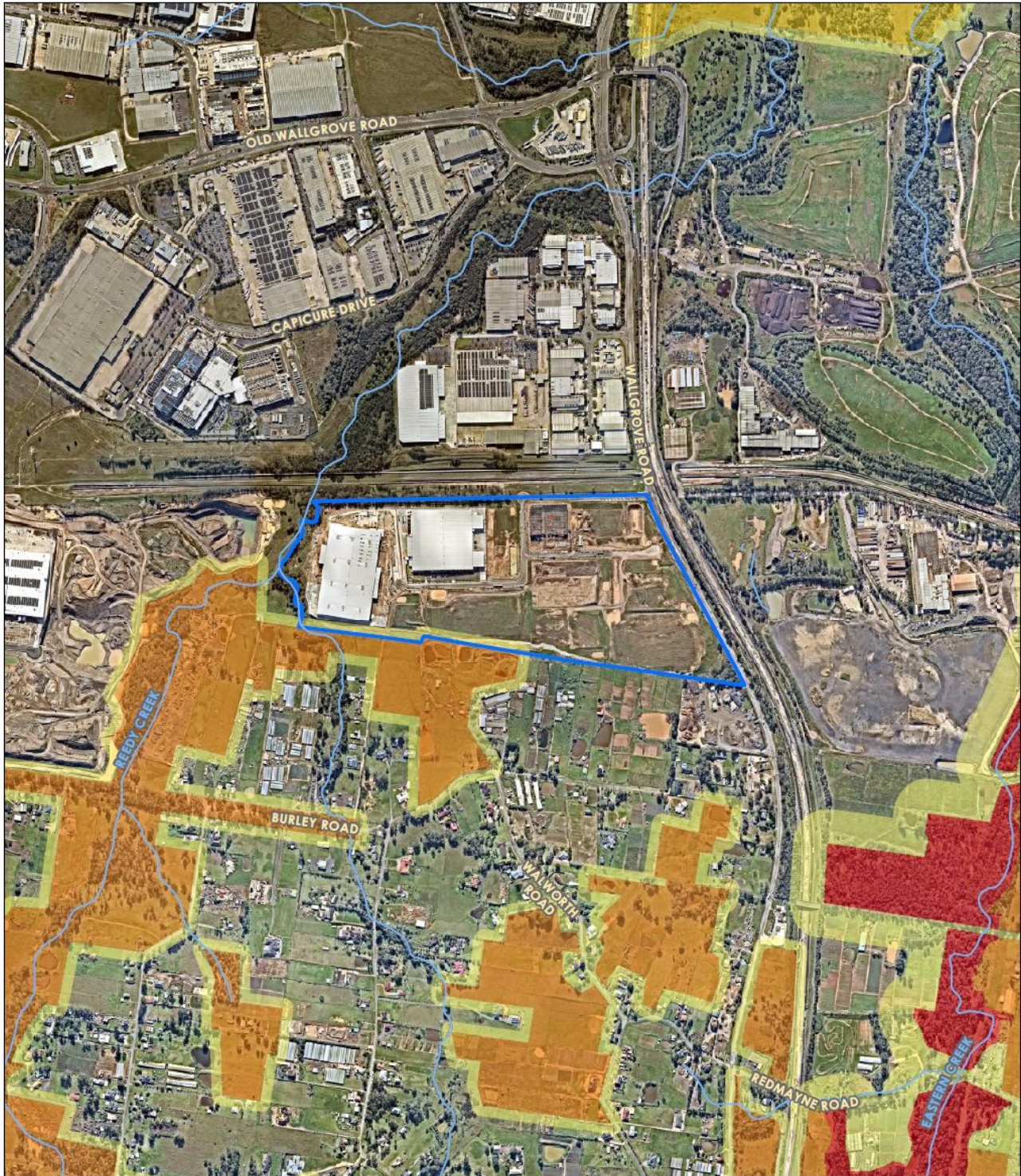
Even where comments are sought at the strategic planning stage, further development applications may need to be referred to the NSW RFS.

5. Bushfire Prone Land

Bushfire prone land maps provide a trigger for the development assessment provisions and consideration of sites that are bushfire prone.

Bushfire prone land (BFPL) is land that has been identified by council, which can support a bushfire or is subject to bushfire attack. Bushfire prone land maps are prepared by local council and certified by the Commissioner of the NSW RFS.

Figure 2 presents the Bush Fire Prone Land Map for the site. The extract from the Fairfield Bush Fire Prone Land Map confirms that the site itself does not contain any bush fire prone vegetation, with only a small portion of Category 3 Bush Fire Prone Land identified in the southwest corner and partly along the southern boundary. The riparian corridor to Reedy Creek, which is to be rehabilitated, will contain unmanaged vegetation. However, as this corridor is narrow, aligned parallel to the site, and consistent with the bush fire prone land mapping, it is considered to represent only a low level of hazard to the proposed development.



Legend

- Watercourse
- Subject Land
- Bushfire Prone Land**
- Vegetation Buffer
- Vegetation Category 1
- Vegetation Category 2
- Vegetation Category 3

N

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Date: 25/08/2025

0 250 500
Meters

Coordinate System: GDA2020 MGA Zone 56
Imagery: © Nearmap

Figure 2: Bushfire Prone Land

6. The Proposal

Concept Consent was granted for the development of Gazcorp Industrial Estate by way of SSD-5248 on 24 May 2022.

This modification application seeks consent for the following modifications to the development consent.

- Lots 2 and 3 (as approved under Modification 6) to be rearranged as follows, with the proposed conceptual building floor space allocations:
 - Lot 2: Represents a minor adjustment to the previously approved Lot 2 warehouse located in the eastern part of the estate, with a total adjusted floor space of approximately 15,372m², including a loading area and warehouse mezzanine.
 - Lot 3: Represents a minor adjustment to the previously approved Lot 3 warehouse located in the south-eastern part of the estate, with a total adjusted floor space of approximately 38,043m², including a loading area and warehouse mezzanine.
- Lot 6 to (as approved under Modification 6) to be rearranged as follows to create three separate warehouses, with the proposed conceptual building floor space allocations:
 - Lot 5: Located towards the centre of the estate, with total adjusted floor space of approximately 21,498m², including loading area and undercroft parking in the eastern part of the warehouse.
 - Lot 6A (6A1 and 6A2): Located in the southern part of the estate, comprising two adjoining warehouse tenancies with total adjusted floor space for Lot 6A1 of approximately 4,302m² (including loading area) and for Lot 6A2 approximately 6,106m² (including loading area).
 - Lot 6B: Located in the southern part of the estate and includes a warehouse of approximately 6,024m² including loading area.
- Lot 9 (as approved under Modification 6) to be rearranged as follows, with the proposed conceptual building floor space allocations:
 - Represents a minor readjustment to the previously approved Lot 9 warehouse located in the western part of the estate with a total adjusted floor space of approximately 7,784m², including a loading area and warehouse mezzanine.
- Associated alterations to Estate Road 03 (making it shorter).
- Estate GFA: These modifications would have no effect on the total Gross Floor Area (GFA) of the estate which would remain as 218,628m². The proposed estate-wide split of floor space would shift to 203,432m² of warehouse GFA, 10,547m² of office and dock office GFA, with 4,649m² of GFA attributed to other uses (including amenities building, dock

offices, gatehouses, excess car parking in undercrofts, external fire stairs and car parking foyer areas).

- Update condition B22 to include the amended Landscape Masterplan.

Approval is also being sought for modifications to the approved Stage 1 development under SSD 5248, as described as follows:

- Revised cut and fill to create the revised building levels for the rearranged buildings.
- Revised road layout for the eastern sections of internal estate road, where it provides access to Lots 2, 3, 5, 6A1, 6A2 and 6B.

The proposed modifications have resulted from design development in seeking to meet the operational requirements of future tenants. See Figure 3



Figure 3: Proposed MOD 7 Concept Layout.

7. Site Assessment Methodology

The Bushfire Assessment Report is based on a desktop assessment of the site utilising the following resources:

- *Planning for Bushfire Protection* (NSW RFS, 2019);
- Aerial mapping;
- Site Inspection; and
- Detailed GIS analysis.

The methodology used in this assessment is in accordance with PBP and is outlined in the following sections.

7.1. Bushfire Hazard

An assessment of the bushfire hazard is necessary to determine the application of bushfire protection measures such as Asset Protection Zone (APZ) locations and dimensions and future building levels.

The vegetation formations (bushfire fuels) and the topography (effective slope) combine to create the bushfire threat that may affect bushfire behaviour at the site and which determine the planning and building response of PBP 2019.

7.2. Vegetation

Predominant Vegetation is classified by structure or formation using the system adopted by Keith (2004) and by the general description using PBP 2019. Vegetation types give rise to radiant heat and fire behaviour characteristics.

The predominant vegetation is determined over a distance of at least 140 metres in all directions from the proposed site boundary or building footprint on the development site. Where a mix of vegetation types exist, the type providing the greater hazard is said to predominate.

A narrow portion of the land around the site is identified as bushfire prone land (see Figure 2) and is made up of a mixture of grassland to the southwest and a narrow (30-40m wide) riparian corridor is proposed to be established along the western boundary of the site associated with Reedy Creek. This will be revegetated in accordance with the Vegetation Management Plan (VMP) and consist of River-flat Eucalypt Forest, which for the purposes of David Keith, is a Coastal Floodplain Forest. See Figure 4

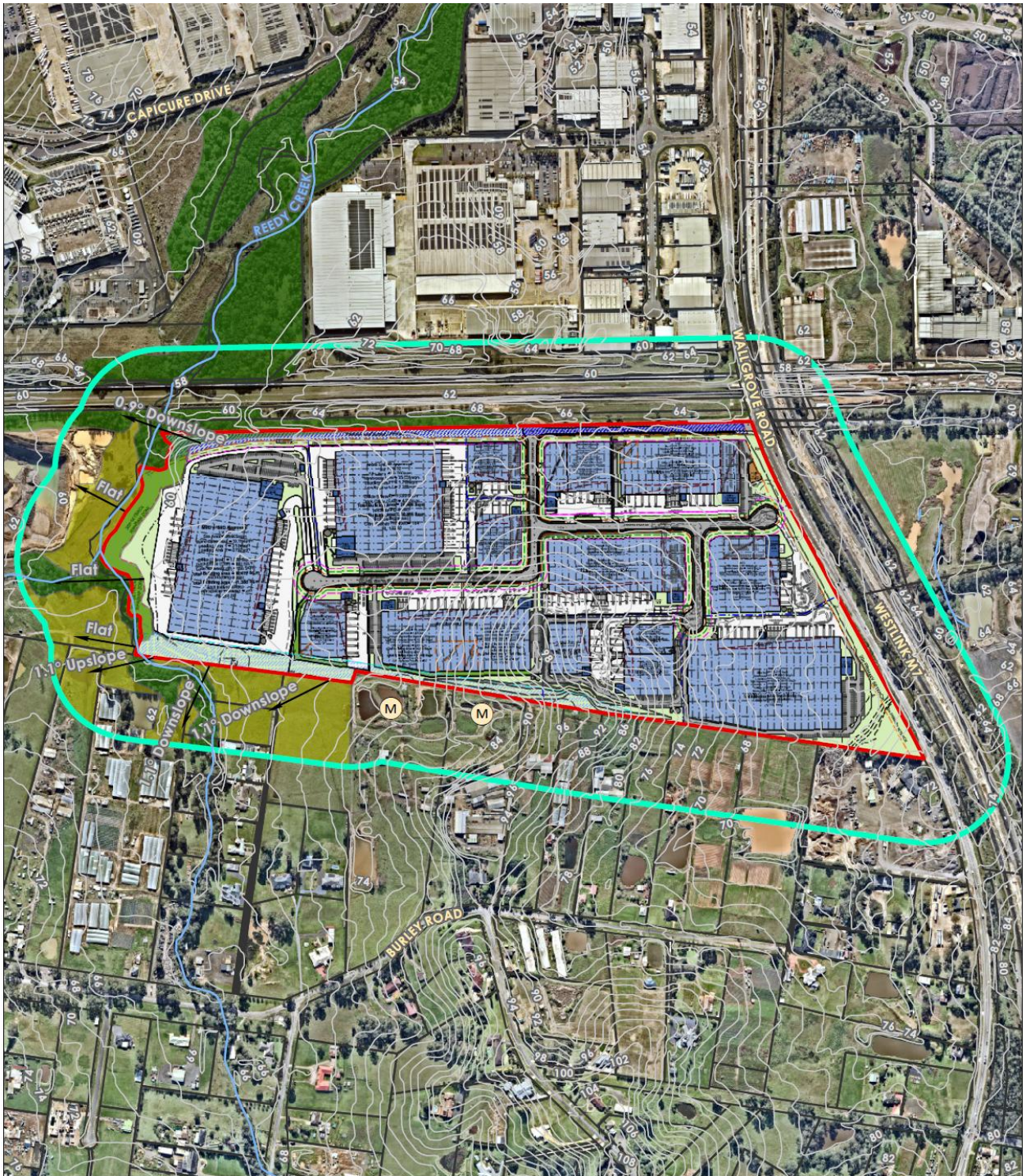
7.3. Slopes Influencing Bushfire Behavior

The 'effective slope' influencing fire behaviour approaching the sites has been assessed in accordance with the methodology specified within PBP 2019. This is conducted by measuring the worst-case scenario slope where the vegetation occurs over a 100 metre transect measured outwards from the development boundary or the existing/ proposed buildings.

The land is flat within the forested wetland in the Reedy Creek riparian corridor and 1.1 degrees downslope to the south (Figure 4).

7.4. Fire Weather

The fire weather is dictated by PBP and assumes a credible worst-case scenario and an absence of any other mitigating factors relating to aspect or prevailing winds. The sites have a Fire Danger Index (FDI) of 100 as per PBP 2019.



Legend

- Watercourse
- Contour - 2m
- Subject Land
- Cadastre
- Vegetation Assessment Buffer
- Managed Land
- Vegetation Class**
- Coastal Floodplain Wetlands
- Grassland

N

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Date: 25/08/2025

0 100 200
Meters

Coordinate System: GDA2020 MGA Zone 56
Imagery: © Nearmap

Figure 4: Vegetation and Slope

7.5. Asset Protection Zones

An Asset Protection Zone (APZ) is a buffer zone between a bushfire hazard and buildings. The APZ is managed progressively to minimise fuel loads and reduce potential radiant heat levels, flame, smoke and ember attack. The appropriate APZ distance is based on vegetation type, slope and the nature of the development.

The APZ can include roads or properties managed to be consistent with APZ standards set out in NSW RFS document *Standards for Asset Protection Zones*. The APZ provides a fuel-reduced, physical separation between buildings and bush fire hazards is a key element in the suite of bush fire measures and dictates the type of construction necessary to mitigate bushfire attack.

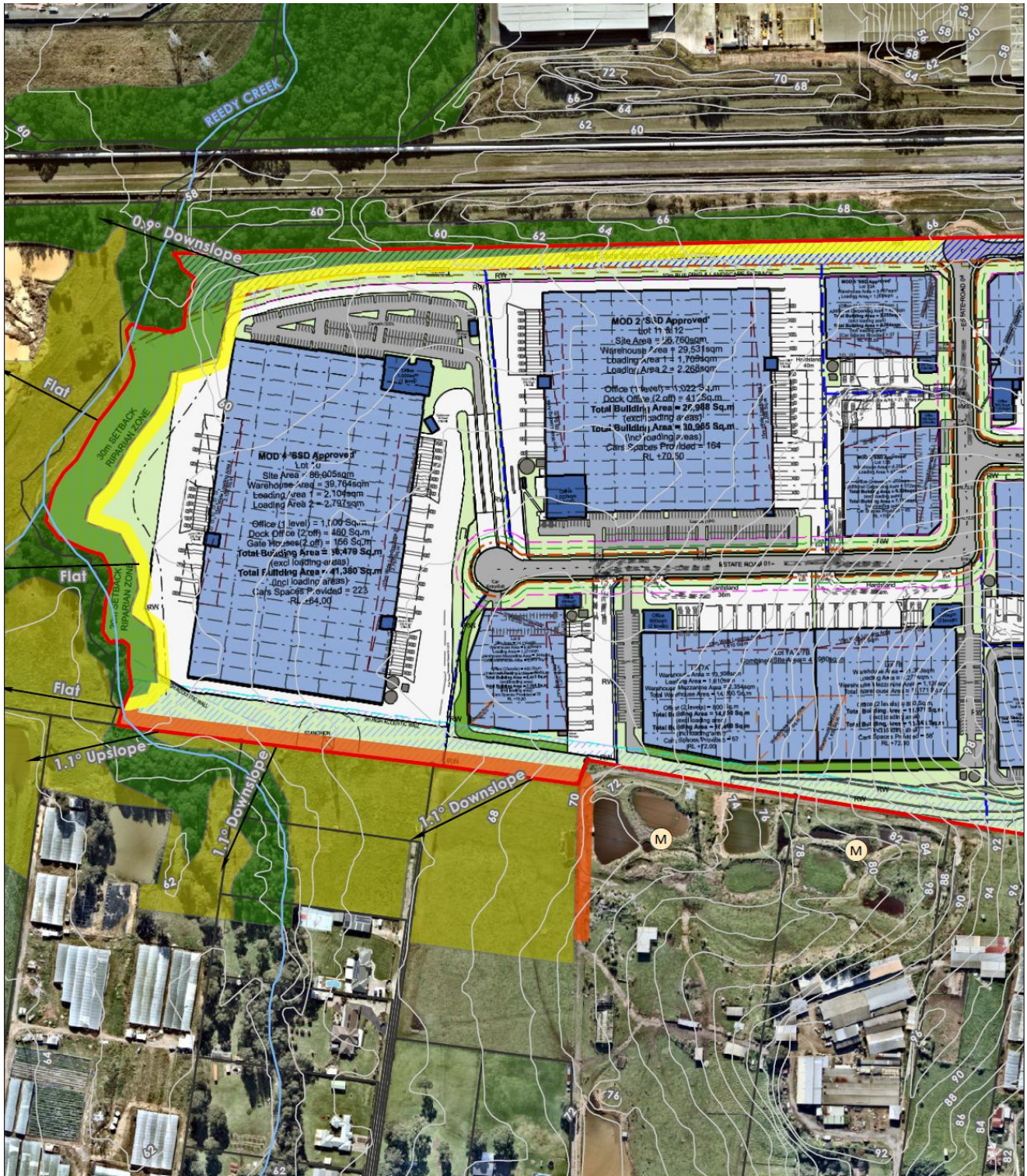
PBP 2019 requires APZs for commercial and industrial development to provide a defensible space and minimises material ignition.

The site will be managed and maintained to prevent the spread of a bushfire towards the building and to prevent the spread of fire onto or from the site in accordance with section 63 of the *Rural Fires Act, 1997* (RF Act). The areas around the buildings is cleared and maintained to mineral earth or non-combustible surfaces and is not a fire hazard.

The table below (Table 2) provides a summary of the APZ and Figure 5 depicts the APZ proposed across the site. The layout proposed through MOD 7 provides APZ which exceed the minimum requirements of PBP 2019.

Table 2: APZ Assessment

Direction	Slope	Vegetation	Flame Zone Width	APZ Proposed
North	Level	Forested Wetland	7 metres	>25 metres
East	NA	No hazard	NA	NA
South	1.1° Downslope	Grassland	9 metres	>20 metres
West	Level	Forested Wetland	7 metres	>10 metres



Legend

- | | | | |
|--|--------------|------------------------------|-----------------------------|
| | Watercourse | Vegetation Class | |
| | Contour - 2m | | Coastal Floodplain Wetlands |
| | Subject Land | | Grassland |
| | Cadastral | Asset Protection Zone | |
| | Managed Land | | Asset Protection Zone - 10m |
| | | | Asset Protection Zone - 12m |



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Date: 25/08/2025

0 50 100

Meters

Coordinate System: GDA2020 MGA Zone 56

Imagery: © Nearmap

Figure 5: Asset Protection Zones

7.6. Bushfire Attack Levels

The Bushfire Attack Level (BAL) is a means of measuring the severity of a buildings or sites potential exposure to ember attack, radiant heat and direct flame contact. In the Building Code of Australia, the BAL is used as the basis for establishing the requirements for residential construction to improve protection of building elements.

The Bushfire Attack Levels to the site has been completed from a combination of the PBP 2019 Table A1.12.5 (Table 3) and site-specific radiant heat modelling. The BAL for the site is shown in Figure 6.

As "Other" development, the development must comply with objective 3 of PBP 2019 which requires that the development:

3. Provide appropriate separation between a hazard and buildings, which, in combination with other measures, prevent the likely fire spread to buildings.

Asset Protection Zones (see section 7.5) will be provided around the development that will include perimeter roads and hardstand areas. The buildings will be constructed to meet the relevant requirements of AS3959-2018 as identified in PBP 2019.

Table 3: Bushfire Attack Levels (source PBP 2019 Table A1.12.5).

KEITH VEGETATION FORMATION	BUSH FIRE ATTACK LEVEL (BAL)					
	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5	
	Distance (m) asset to predominant vegetation class					
ALL UPSLOPE AND FLAT LAND	Rainforest	< 8	8 -< 11	11 -< 16	16 -< 23	23 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 18	18 -< 24	24 -< 33	33 -< 45	45 -< 100
	Grassy and Semi-Arid Woodland (including Mallee)	< 9	9 -< 12	12 -< 18	18 -< 26	26 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 7	7 -< 10	10 -< 14	14 -< 21	21 -< 100
	Tall Heath	< 12	12 -< 16	16 -< 23	23 -< 32	32 -< 100
	Short Heath	< 7	7 -< 9	9 -< 14	14 -< 20	20 -< 100
	Arid-Shrublands (acacia and chenopod)	< 5	5 -< 6	6 -< 9	9 -< 14	14 -< 100
	Freshwater Wetlands	< 4	4 -< 5	5 -< 7	7 -< 11	11 -< 100
	Grassland	< 8	8 -< 10	10 -< 15	15 -< 22	22 -< 50
	> 0 > 5 DEGREES - DOWNSLOPE	Rainforest	< 11	11 -< 14	14 -< 21	21 -< 29
Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland		< 22	22 -< 29	29 -< 40	40 -< 54	54 -< 100
Grassy and Semi-Arid Woodland (including Mallee)		< 12	12 -< 16	16 -< 23	23 -< 32	32 -< 100
Forested Wetland (excluding Coastal Swamp Forest)		< 9	9 -< 12	12 -< 18	18 -< 26	26 -< 100
Tall Heath		< 13	13 -< 18	18 -< 26	26 -< 36	36 -< 100
Short Heath		< 8	8 -< 10	10 -< 15	15 -< 22	22 -< 100
Arid-Shrublands (acacia and chenopod)		< 5	5 -< 7	7 -< 11	11 -< 16	16 -< 100
Freshwater Wetlands		< 4	4 -< 6	6 -< 8	8 -< 12	12 -< 100
Grassland		< 9	9 -< 12	12 -< 17	17 -< 25	25 -< 50

The table below (Table 4) provides a summary of the Bushfire Attack Levels while Figure 6 depicts the BAL requirements across the site.

Table 4: Bushfire Attack Levels

Direction	Slope	Vegetation	APZ Proposed	Bushfire Attack Level
North	Level	Forested Wetland	>25 metres	See Figure 6*
East	NA	No hazard	NA	See Figure 6*
South	1.1° Downslope	Grassland	>20 metres	See Figure 6*
West	Level	Forested Wetland	>10 metres	See Figure 6*

*Note: The extent of the BAL for the building is depicted in detail in Figure 6.

7.6.1. Application of AS3959 (2018)

Construction must comply with the corresponding Bushfire Attack Level (BAL) as shown in Figure 6.

The application of each BAL is as defined on Figure 7 and not broadly applied across the entire elevation/building. The construction must comply with corresponding sections of the Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate, and Section 7.5 of *Planning for Bush Fire Protection 2019*.

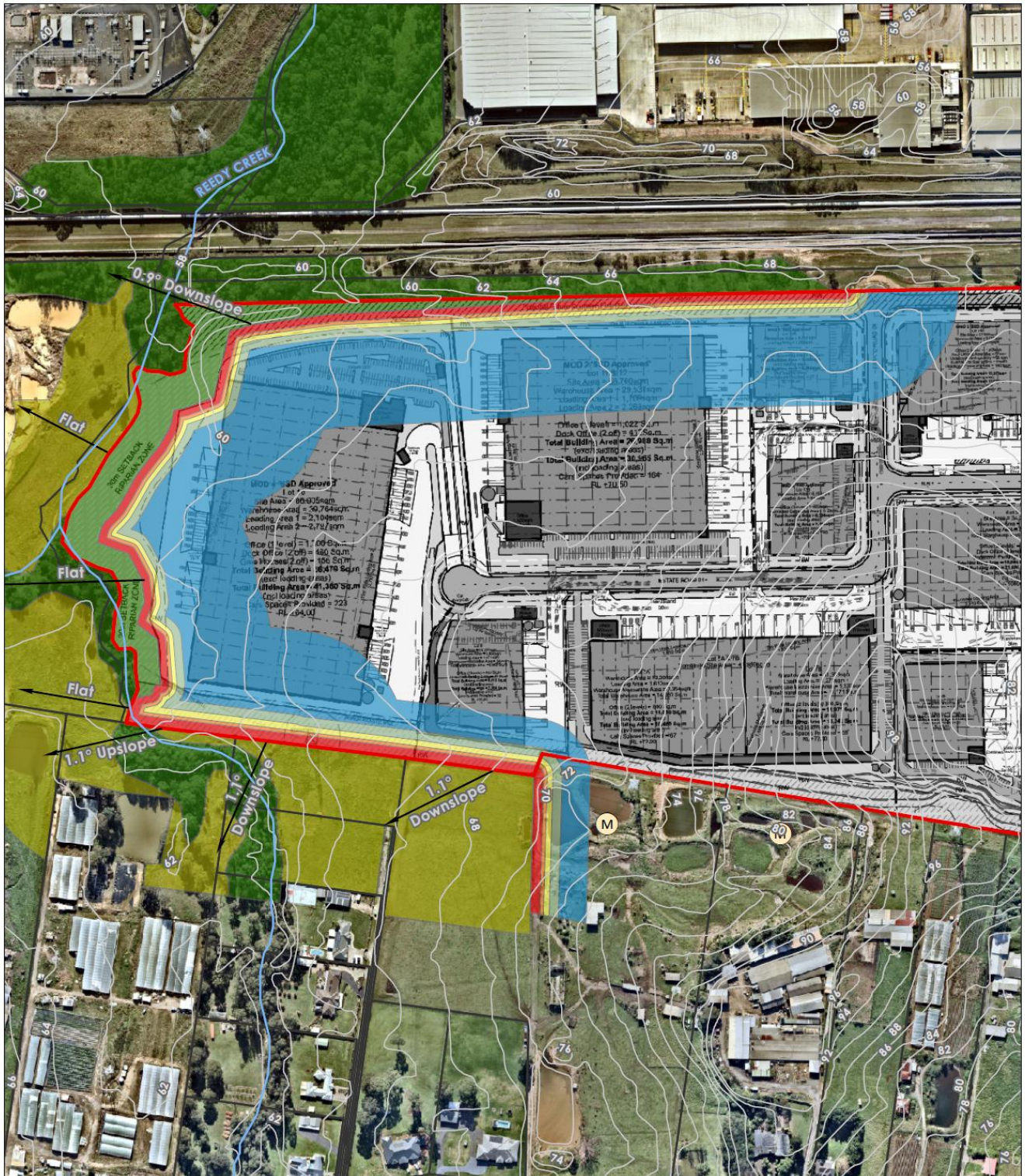
The construction for the remainder of the proposed buildings not denoted with a BAL in Figure 6 is greater than 100 metres from any bushfire hazard. Consistent with AS3959 and PBP 2019, construction greater than 100 metres from a bushfire hazard is classified as BAL-Low. AS3959 describes BAL-Low as:

'There is insufficient risk to warrant specific construction requirements'.

Therefore, the construction for the remainder of the proposed building not denoted with a BAL in Figure 6, is appropriately BAL-Low.

The construction of the buildings in this manner complies with *Planning for Bush Fire Protection 2019* and the *National Construction Code (NCC)*.

While in AS3959 certain elements of BAL-12.5 may be required to be constructed entirely of non-combustible materials, PBP 2019 does not have any requirements for buildings in BAL-12.5 to be constructed entirely with non-combustible materials, nor does AS3959 and/or the NASH Standard. In this regard, additional construction requirements, beyond AS3959 are unnecessary.



Legend

- | | | |
|--------------|------------------------------------|------------|
| Watercourse | Vegetation Class | BAL - 40 |
| Contour - 2m | Coastal Floodplain Wetlands | BAL - 29 |
| Subject Land | Grassland | BAL - 19 |
| Cadastre | Bushfire Attack Level (BAL) | BAL - 12.5 |
| Managed Land | BAL - Flame Zone | |



Date: 25/08/2025



Coordinate System: GDA2020 MGA Zone 56
Imagery: © Nearmap

Figure 6: Bushfire Attack Levels

8. Water Supply and Utilities

PBP 2019 (p. 47) requires that adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

A reticulated water supply and fire hydrants is to be extended into the site from the existing main in Wallgrove Road. The new extension will be required to address water storage for structural fire suppression and will therefore include onsite static water supply tanks for firefighting operations.

The fire-fighting water supply to the new buildings shall comply with the Building Code of Australia [BCA] and A.S. 2419.1. This complies with PBP 2019.

9. Access

PBP 2019 requires that the design of access roads enables safe access and egress for people attempting to leave the area while emergency service personnel are arriving to undertake firefighting operations.

Figure 3 shows the proposed MOD 7 Masterplan including the proposed access within the site.

The Gazcorp Industrial Estate has been designed to integrate with the broader road and the internal access roads will be constructed to provide heavy rigid and articulated vehicle access to each of the proposed buildings. This internal road network provides suitable access for fire-fighting appliances like NSW RFS Category 1 Tankers and Fire & Rescue NSW Composite and Aerial Appliances.

Vehicular access is provided around the western side of the proposed building on Lot 10 and also the northern side of buildings along the northern boundary. This provides for fire operational access to the vegetation within the Reedy Creek riparian corridor and the small area adjoining the western end of the northern boundary.

Given the comprehensive nature of the road design, access complies with the requirements of PBP 2019.

10. Assessment Against the Aim and Objective of PBP

All development in Bushfire Prone Areas needs to comply with the aim and objectives of PBP. Table 6 shows the compliance with PBP.

Table 6: Compliance with Aim & Objectives of PBP 2019.

Aim	Meets Criteria	Comment
The aim of PBP is to use the NSW development assessment system to provide for the protection of human life (including fire fighters) and to minimise impacts on property from the threat of bushfire, while having due regard to development potential, onsite amenity and the protection of the environment.	Yes	Landscaping, defensible space, access and egress, emergency risk management and construction standards are in accordance with the requirements of PBP and the aims of PBP have been achieved.
Objectives	Meets Criteria	Comment
Afford occupants of any building adequate protection from exposure to a bushfire.	Yes	The development provides opportunity for all occupants to be shielded from any external bushfire. Construction material will comply with the relevant AS3959 requirements.
Provide for a defensible space to be located around buildings.	Yes	Defensible space is provided on all sides of the proposed buildings.
Provide appropriate separation between a hazard and buildings, which, in combination with other measures, prevent the likely fire spread to buildings.	Yes	The structures are separated from the remnant vegetation areas and provide APZs and commensurate construction in accordance with AS3959.
Ensure that safe operational access and egress for emergency service personnel and occupants is available.	Yes	The site has direct access to public roads, and access and egress for emergency vehicles and evacuation is adequate. A perimeter road is provided around the buildings. The development provides for the movement of heavy articulated trucks about the site.
Provide for ongoing management and maintenance of bushfire protection measures.	Yes	The site will be managed by Gazcorp including all APZ and landscaping in accordance with PBP.
Ensure that utility services are adequate to meet the needs of firefighters.	Yes	Utility services are adequate to meet the needs of firefighters (and others assisting in bushfire fighting).

The suite of bushfire protection measures provided for the proposed development satisfies the objectives for buildings of Class 5-8 under the NCC as identified in section 8.3.1 and 8.3.10 of PBP 2019.

11. Recommendations

The following recommendations are made to ensure the Gazcorp Industrial Estate is provided with adequate bushfire protection in accordance with PBP:

Recommendation 1: At the commencement of building works and in perpetuity, an Asset Protection Zone shall be established and maintained as per Figure 5. The APZ shall be established and maintained as an inner protection area as outlined within *Planning for Bushfire Protection 2019* and the NSW RFS document '*Standards for Asset Protection Zones*'.

Recommendation 2: Fire hydrants are provided in accordance with Building Code of Australia E1.3, AS2419.1.

Recommendation 3: Building construction shall comply with the National Construction Code (2019), Australian Standard AS 3959:2018, *Construction of buildings in bush fire-prone areas* and/or NASH Standard (1.7.14 updated), *National Standard Steel Framed Construction in Bushfire Areas – 2014*, and Section 7.5 of *Planning for Bush Fire Protection 2019* on a prescriptive (deemed to satisfy and/or acceptable solution) basis and/or performance basis to the extent shown in Figure 6.

12. Conclusion

Blackash Bushfire Consulting have completed a Bushfire Hazard Assessment Report for the industrial development known as the Gazcorp Industrial Estate. The Application is for the modification (MOD 7) of the previously approved SSD-5248 and will be submitted to the Department of Planning, Industry and Environment for determination.

The MOD 7 proposal seeks to modify the existing approval for the staged development of the Gazcorp Industrial Estate facilitated via a staged SSDA process. The Department of Planning and Environment Secretary's Environmental Assessment Requirements have been assessed and the proposed modification complies with the requirements of PBP 2019 particularly in regard to public road access, internal road access, water, electricity and gas and landscaping.

The proposed development is industrial development and considered as "other" development in *Planning for Bushfire Protection 2019* and complies with the aim and objectives of that document. This report demonstrates that the proposed development satisfies the requirements of Section 8.3.1 and 8.3.10 of *Planning for Bush Fire Protection 2019*.

This Report is a Bushfire Hazard Assessment that provides the required information to assist the DPIE and demonstrates compliance with the relevant requirements of *Planning for Bushfire Protection 2019*.



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



Appendix 1 References

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