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Reference: J24/0244  
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# 2024

## **Bush Fire Assessment Report GRDC86- BUS-00-XX-RP-SSDA-Y-0000**

in relation to the proposed  
Glendenning Road Data Centre

At: 2 Glendenning Road Glendenning  
Lot 2 DP 1137162



*(subject site)*

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## Document Tracking

| Item            | Detail   |
|-----------------|--|
| Project Name    | Bush Fire Assessment Report<br>GRDC86-BUS-00-XX-RP-S\$DA-Y-0000  |
| Project Address | Lot 2 DP 1137162, 2 Glendenning Road<br>Glendenning  |
| Client Name     | LCI Consultants  |
| Project Number  | J24/0244   |
| Plan Reference  | Plan entitled Glendenning Road Data<br>Centre numbered GRDC86-GBA-XX-XX-DR-<br>SSDA-A0000, revision P1, dated 13<br>September 2024 |
| Prepared by     | Laura Richards   |
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## Document Control

| Version | Primary Author   | Description               | Date Completed |
|---------|------------------|---------------------------|----------------|
| 1       | Laura Richards   | Draft                     | 8/7/2024       |
| 2       | Catherine Gorrie | Final Draft               | 9/7/2024       |
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| 4       | Catherine Gorrie | Draft for Client review   | 15/10/2024     |
| 5       | Catherine Gorrie | Draft update details      | 21/10/2024     |
| 6       | Catherine Gorrie | Draft for client comments | 28/10/2024     |

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|---|------------------|--|------------|
| 7 | Catherine Gorrie | Issued for Adequacy Review                   | 22/11/2024 |
| 8 | Catherine Gorrie | Issued for Public Exhibition – SSDA 73761707 | 27/02/2025 |

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*It should be borne in mind that the measures recommended in this report cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable behaviour of bushfires and extreme weather conditions. As such, the author is not liable to any person for any*

*damage or loss whatsoever which has occurred or may occur in relation to the person taking action or not taking action based on the recommendations of this report.*

*NOTE: This bush fire assessment shall remain valid for 12 months from the latest revision date of issue.*

## Executive Summary


Bushfire Consulting Services was commissioned by LCI Consultants to provide a bush fire assessment for the proposed Glendenning Road Data Centre at Lot 2 DP 1137162, 2 Glendenning Road Glendenning. The subject site is mapped as designated bush fire prone land by Blacktown Council and is located within 100 metres of bush fire prone (hazardous) vegetation.

The proposal is a form of "other non-residential" development and, as such, this report makes recommendations in accordance with the aim and objectives of Chapter 1 and 8 of the NSW RFS document '*Planning for Bush Fire Protection*' (PBP) (NSWRFS 2019). The recommendations address these objectives including:

- afford buildings and their occupants protection from exposure to a bush fire
- provide for a defendable space to be located around buildings
- provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings
- ensure that appropriate operational access and egress for emergency service personnel and occupants is available
- provide for ongoing management and maintenance of BPMs
- ensure that utility services are adequate to meet the needs of firefighters
- Provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation
- Provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development
- 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
- Provide for the storage of hazardous materials away from the hazard wherever possible

Where all recommendations are implemented, the report concludes that the proposal can comply with the aim and objectives of PBP.

## Compliance Summary

|   |  |
|---|--|
| This Assessment has been Certified by:<br>Catherine Gorrie<br>BPAD-Level 3 Accredited Practitioner<br>FPAA Cert No: BPAD20751 |  |
| Does this development comply with the aim and objectives of PBP?  | Yes  |
| Is referral to the NSW Rural Fire Service (RFS) required?   | No   |

## List of Abbreviations

|                   |   |
|-------------------|---|
| APZ               | Asset Protection Zone   |
| AS3959            | Australian Standard 3959 – 2018, <i>Construction of Buildings in Bushfire Prone Areas</i> |
| BAL               | Bushfire Attack Level   |
| BPAD              | Bushfire Planning and Design (Accreditation Scheme)                                       |
| BPMs              | Bushfire Protection Measures  |
| BPLM              | Bushfire Prone Land Map   |
| Council           | Blacktown Council   |
| DA                | Development Application   |
| DEM               | Digital Elevation Model   |
| EP&A Act          | <i>Environmental Planning and Assessment Act – 1979</i>                                   |
| FDI               | Fire Danger Index   |
| FPAA              | Fire Protection Association of Australia  |
| IPA               | Inner Protection Area   |
| kW/m <sup>2</sup> | Kilowatts per metre squared   |
| LiDAR             | Light Detection and Ranging   |
| LPMA              | Land & Property Management Authority  |
| NCC               | National Construction Code  |
| PBP               | <i>Planning for Bush Fire Protection 2019</i>   |
| RF Act            | <i>Rural Fires Act – 1997</i>   |
| RFS               | NSW Rural Fire Service  |
| SEPP              | State Environmental Planning Policy   |
| SIX               | Spatial Information Exchange  |
| SWS               | Static Water Supply   |

## 1. Introduction

This report has been commissioned by LCI Consultants to provide a bush fire assessment for the proposed Glendenning Road Data Centre at Lot 2 DP 1137162 2 Glendenning Road Glendenning.

The subject property is “bushfire prone land” as per the local Council bushfire prone land map (Figure 2) as defined by section 10.3 (s10.3) of the *Environmental Planning & Assessment Act* (EP&A) 1979 and therefore the requirements stipulated by legislation apply to any new development on the site.

*Planning for Bush Fire Protection 2019* (Chapter 8) describes this type of development as “other non-residential development” and therefore the aim and objectives of Chapter 1 and 8 of PBP are applicable.

The bush fire assessment and recommendations are derived from the Rural Fire Service document *Planning for Bush Fire Protection 2019*.

## 2. Purpose of this Report

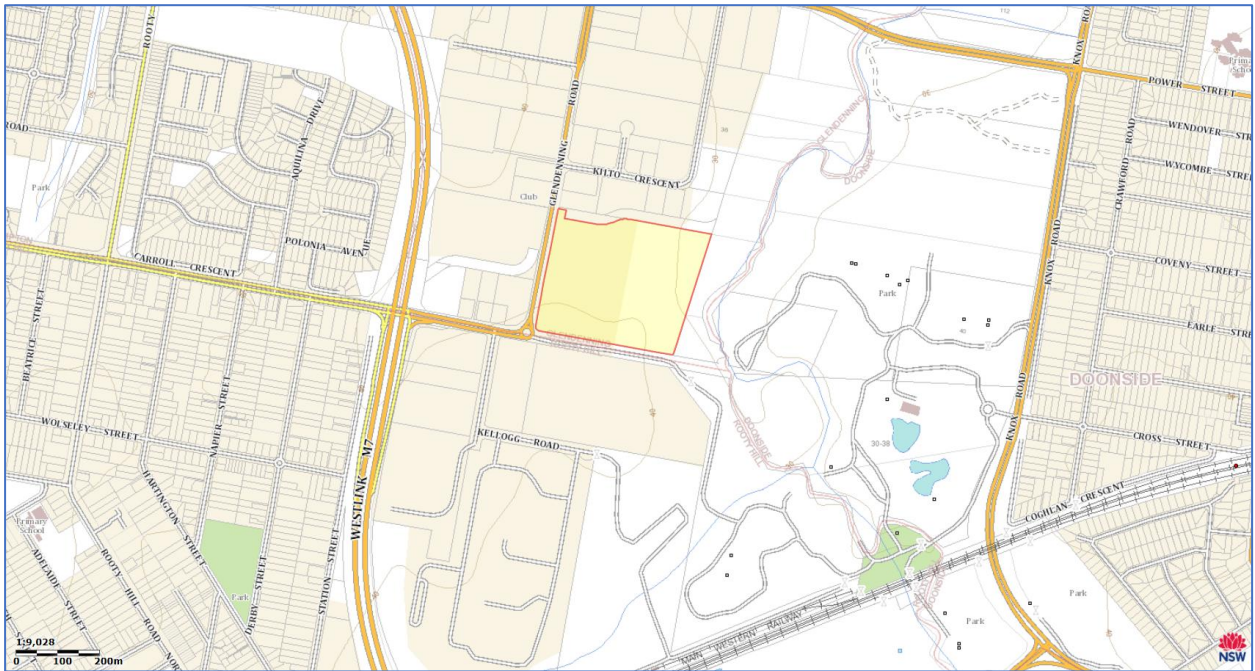
The purpose of this report is to provide the owners, the Consent Authority and the Certifier with a description of the proposed development as well as the vegetation type, slope and any other factors influencing the likely bushfire behaviour, sufficient to show that the development will be protected from the likely bushfire threat as outlined in current legislation.

This assessment includes an analysis of the hazard, threat and subsequent risk to the development and provides recommendations that satisfy the aim and objectives of *Planning for Bush Fire Protection*.

## 3. Location

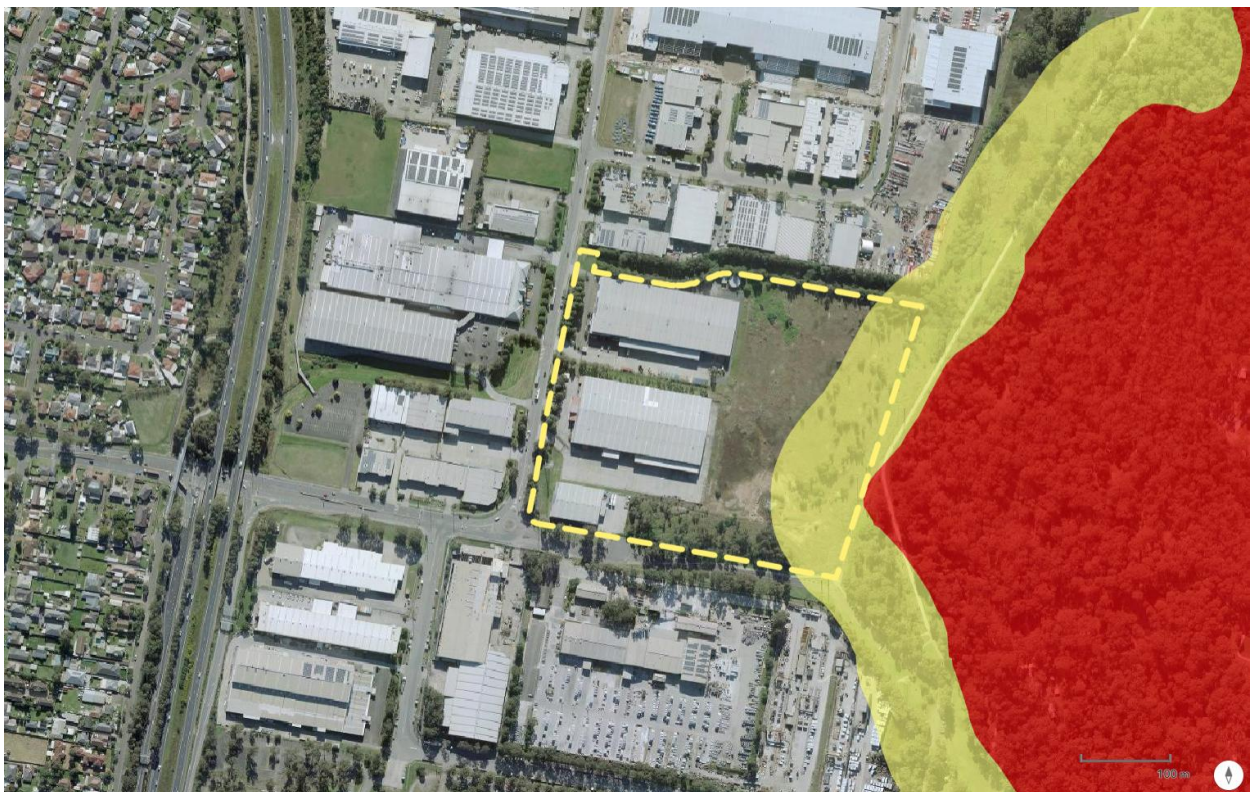
The site is located and known as Lot 2 DP 1137162, 2 Glendenning Road Glendenning. The property is part of the Blacktown local government area.

**Figure 1. Location Map. Source: LPMA SIX Viewer (NSW Government 2024a)**



*Site location outlined in red*

**Figure 2. Bushfire Prone Land Map. Source: NSW Government Planning Portal (NSW Government 2024b)**



Vegetation Buffer



Vegetation Category 1

*Site location outlined in yellow*

## 4. Property Description

The subject site is located at 2 Glendenning Road, Glendenning and is legally described as Lot 2 DP 1137162. It is zoned E4 General Industrial under the *Blacktown Local Environmental Plan 2015*.

The subject site comprises a total area of 10.44ha and exhibits a primary frontage to Glendenning Road at the western boundary for approximately 295m. A secondary frontage to Woodstock Avenue is located along the southern boundary, for a length of approximately 335m.

The subject site comprises three (3) existing warehouse buildings that undertake various operations, including storage and logistics and a transport vehicle centre. The buildings are positioned toward the Glendenning Road frontage and cover approximately one half of the subject site. The remainder of the subject site to the rear is vacant and contains a mix of grass, native vegetation and sporadic trees. A patch of mature native vegetation exists along the southern boundary, which is identified as outstanding biodiversity value. An established landscaping strip is located along the Glendenning Road frontage, providing some screening of the existing buildings.

Vehicle access is obtained via four (4) vehicle crossings off Glendenning Road, which provide separate access for the two (2) large tenants. Vehicle access is also provided off Woodstock Avenue for the southern tenant.

The subject site is traversed by overhead 132kV transmission lines and towers, managed by Endeavour Energy. A drainage reserve also exists directly north of the subject site, which is managed by Blacktown City Council.

The subject site is surrounded by industrial land to the north, west and south (refer to the site context in Figure 3). Directly adjoining the subject site to the east is the Nurragingy Reserve, which falls under the jurisdiction of the Western Parklands. The Eastern Creek is located within the reserve and runs along the eastern boundary of the subject site. The closest residential area is located approximately

400m to the west of the subject site on the opposite side of the Westlink M7 Motorway.

The subject site is depicted in Figure 3 below.



**Figure 3. Aerial Map of Subject Site (Source: NearMap, 2024)**

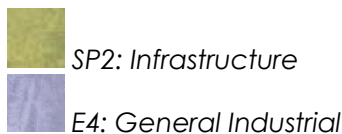
### Zoning

The subject site is zoned E4 General Industrial zone pursuant to the *Blacktown Local Environmental Plan 2015* (BLEP2015) and is permissible with consent in the zone under the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP).

**Figure 4. Zoning Map. Source: (Source: Blacktown Local Environmental Plan, 2024)**



Site location outlined in yellow



### Biodiversity Values

A search of the NSW Office of Environment and Heritage's Biodiversity Values Map has been carried out which indicates land with high biodiversity value, as defined by the *Biodiversity Conservation Regulation 2017*. The development, including the required APZs and access are wholly located outside the mapped area.

Tree removal will be required as part of the proposed development and the total number of trees shall be confirmed as part of the Arboricultural Impact Assessment. Assessment of tree removal will be required in accordance with the Biodiversity and Conservation SEPP and the *Blacktown Development Control Plan 2015*.

**Figure 5: Biodiversity Values Map: NSW Government Planning Viewer  
(NSW Government 2024b)**

<https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>



 Biodiversity Values      *Site location outlined in yellow*

### The Proposal

The proposed development is known as the Glendenning Road Data Centre and includes the construction and operation of three (3) data centre buildings and associated infrastructure, with a total power consumption of approximately 235MW.

The proposal involves the staged construction and operation of a data centre development, comprising:

- Site preparation and establishment works including:
  - Bulk earthworks to create proposed site levels;
  - In-ground building services and utility work;
  - Clearance of trees and vegetation within the proposed development extent;

- Construction and operation of three data centre buildings, known as DC01, DC02 and DC03, comprising:
  - A total Gross Floor Area (GFA) of 50,233m<sup>2</sup> (DC01 – 19,985m<sup>2</sup>, DC02 – 10,263m<sup>2</sup> and DC03 – 19,985m<sup>2</sup>);
  - A maximum building height of 45.3m, including five storeys for each building;
  - Three internal substations;
  - A total IT capacity of approximately 193.6MW (DC01 – 79.2MW, DC02 – 35.2MW and DC03 – 79.2MW);
- Total diesel fuel storage of 2,736,030L within underground bulk fuel storage tanks and generator day tanks;
- 97 back-up generators across the full development;
- External plant and equipment (including water tanks and pump rooms);
- Installation of evaporative cooling units;
- Three vehicle crossovers to Glendenning Road and internal access roads;
- Security fencing surrounding the development, including a controlled entry and exit point;
- 165 on-site car parking spaces (including 6 accessible parking spaces and 12 Electric Vehicle (EV) parking spaces);
- Landscaping across the subject site;
- Hours of operation being on a 24 hours per day, seven days per week basis.

The proposed works would be constructed in three stages, as follows:

- **Stage 1:** The first stage would include the construction of DC01, located at the rear of the subject site. The three existing site buildings would be demolished.
- **Stage 2:** The second stage would involve the construction of DC02.
- **Stage 3:** The construction of DC03.

## 5. Site Assessment

Bushfire Consulting Services Pty Ltd attended the site on 26 June 2024. The assessment relates to the new development shown in the site plans (reference Appendix 1 below). The NSW Spatial Services mapping website has also been used as a reference (NSW Government 2023a), and 'Ocean Shores to Desert Dunes' by David Keith (Keith 2004), in determining the vegetation type.

## 6. Bush Fire Attack Assessment

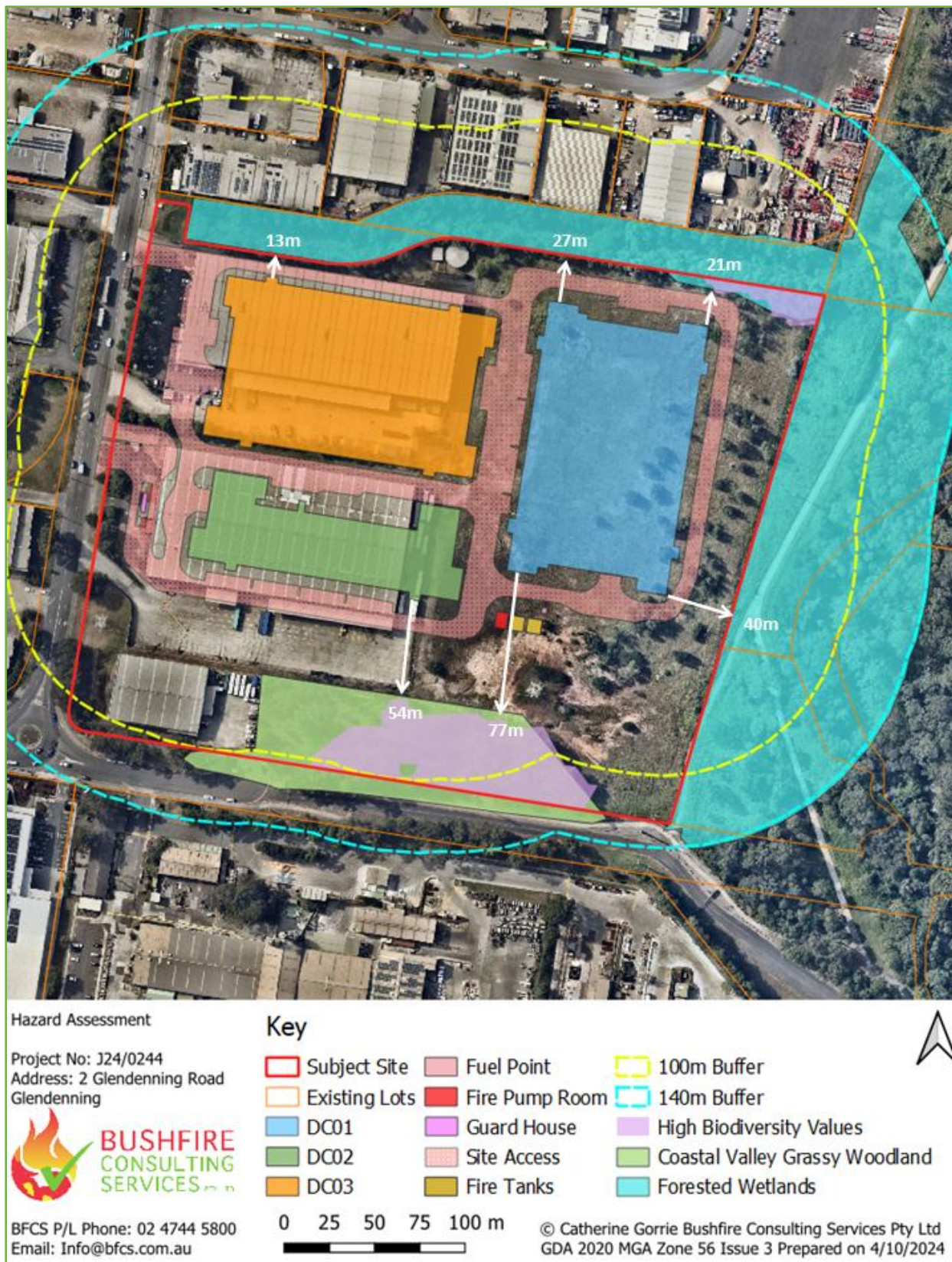
### Determine Vegetation Formations

The hazardous vegetation formations for each aspect of the development within 140m of the asset have been identified according to Keith (2004). The bushfire threat emanates from bushland located to the north, east and south of the subject buildings. This includes vegetation both within and external to the subject site boundaries.

Where mixes of vegetation formations are located together, the vegetation formation providing the greater hazard is used for the purpose of this assessment. The combination of vegetation and slope that yields the worst-case scenario has been used.

Based on a site visit and determination of vegetation formation using the Keith (2004) Identification Key, the primary bushland vegetation having the potential to affect the subject building is most representative of Forested Wetland to the north and east and Woodland to the south.

Figure 6. Hazardous vegetation affecting the subject building. Source: NearMap (2024) with overlays by BFCS P/L. Aerial Photography date: 29/05/2024



## The effective slope

The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, the intensity of the fire and the level of radiant heat flux. The effective slope of the land from the new building for a distance of 100m is derived from a site assessment combined with the most detailed contour data available. The slope is then categorised into one of following classes, relative to the location of the hazard:

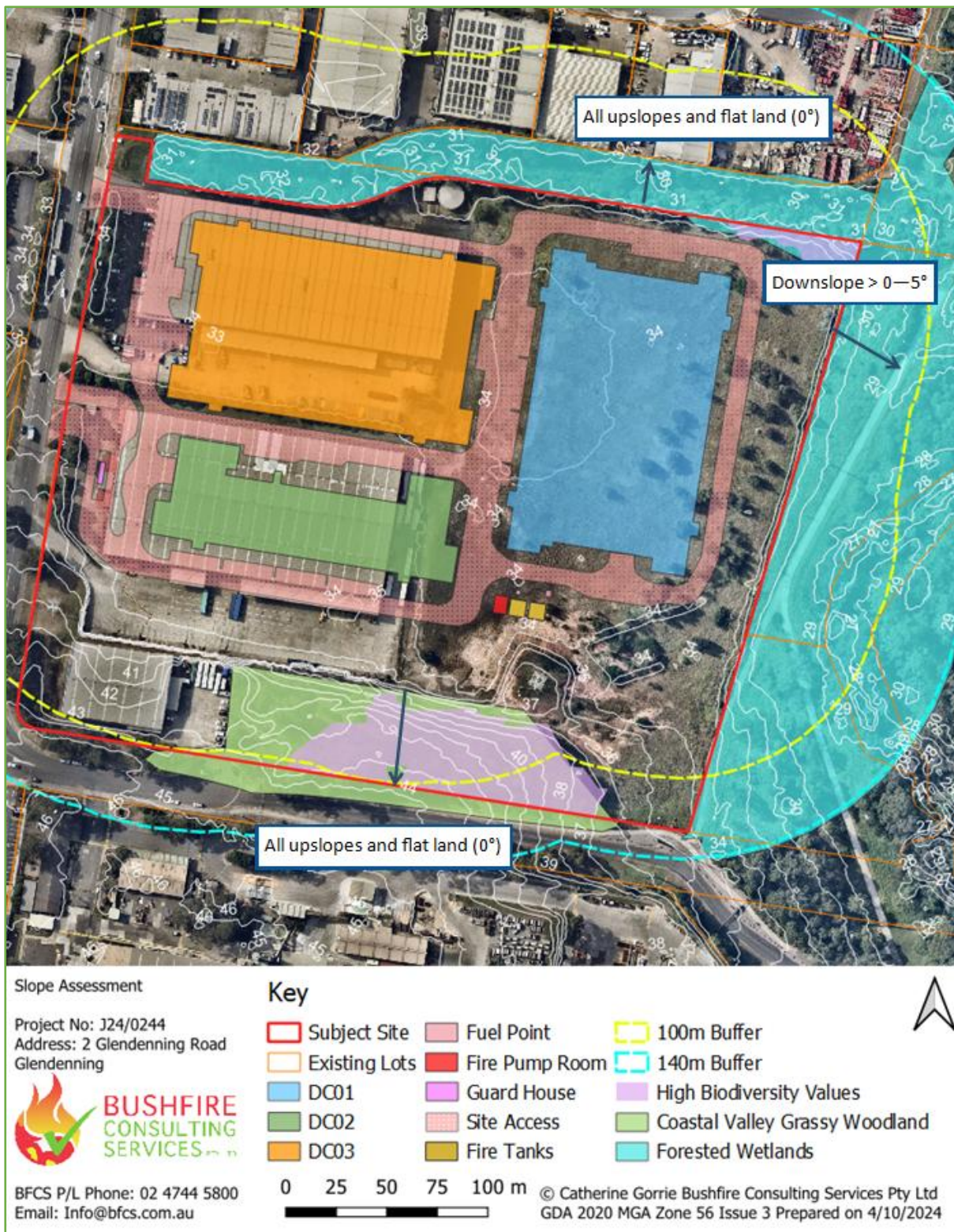
- all upslope vegetation (considered 0 degrees)
- >0 to 5 degrees downslope vegetation
- >5 degrees to 10 degrees downslope vegetation
- >10 degrees to 15 degrees downslope vegetation, and
- >15 degrees to 20 degrees downslope vegetation.

1m DEM data is sourced from NSW Spatial Services which is captured using LiDAR and has a horizontal accuracy of 0.3m and vertical accuracy of 0.8m at 95%.

The effective slope has been measured manually on site over a distance of 100m from the proposed development where accessible, under the classified vegetation community constituting the hazard. The slope was found to be consistent with the topographical information from NSW Spatial Services LiDAR data.

| Direction from Building Footprint | Slope Description               |
|-----------------------------------|---------------------------------|
| North                             | All upslopes and flat land (0°) |
| East                              | Downslope >0- 5°                |
| South                             | All upslopes and flat land (0°) |
| West                              | N/A                             |

Figure 7. Slope Diagram. Source: NearMap (2024) and LiDAR (NSW Government 2024a) with overlays by BFCS P/L: Aerial Photography Date: 29/05/2024



## Fire Weather

The development is located in the Blacktown Council area, a part of the Greater Sydney Region, which has a <sup>1</sup>Fire Danger Index of 100.

## Determination of APZs

An Asset Protection Zone (APZ) is a fuel-reduced area surrounding a built asset or structure. An APZ provides a buffer zone between a bush fire hazard and an asset and an area of reduced bush fire fuel that allows suppression of fire. It also provides an area from which backburning or hazard reduction can be conducted, and allows emergency services access as well as providing a relatively safe area for firefighters and owners to defend their property.

Potential bush fire fuels should be minimised within an APZ. This is so that the vegetation within the planned zone does not provide a path for the transfer of fire to the asset either from the ground level or through the tree canopy. PBP has minimum specifications for APZs to be established around an asset to be managed as an Inner Protection Area (IPA).

An IPA should provide a tree canopy cover of less than 15% and have minimal fine fuel at ground level, the grass mowed on a frequent basis, trees and shrubs retained as clumps or islands and do not take up more than 20% of the area, trees and shrubs located far enough from buildings so that they will not ignite the building, garden beds with flammable shrubs not located under trees, and are to be separated from exposed windows and doors by a distance of at least twice the height of the vegetation. Minimise plant species that keep dead material or drop large quantities of ground fuel, tree canopies are not located within 2 metres of the building, trees separated by 2-5 metres and do not provide a

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<sup>1</sup> The Fire Danger Index (FDI) is a numerical rating that indicates the level of fire danger in a specific area. The FDI takes into account factors such as the chance of fire starting, its rate of spread, its intensity, the chance of a fire starting, and the difficulty potential for its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long and short-term drought effects

continuous canopy from the hazard to the building, and lower limbs of trees removed up to a height of 2 metres above the ground.

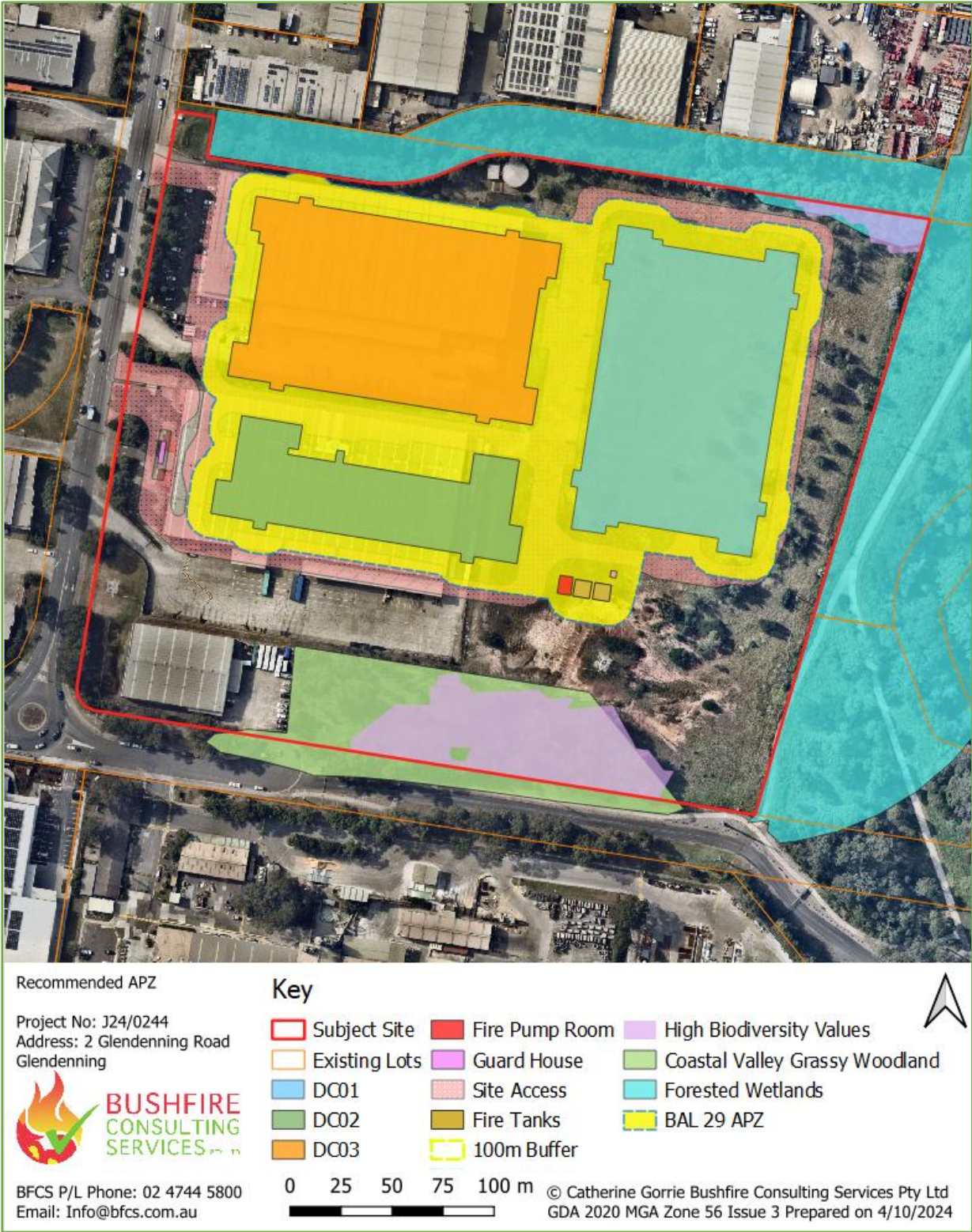
To identify the appropriate APZ, the relevant FFDI, vegetation formation and effective slope are matched using Table A1.12.2 of PBP.

**Table A1.12.2 of PBP - Minimum distances for APZs – FFDI 100 areas ( $\leq 29\text{kW/m}^2$ , 1090K)**

| Aspect | Vegetation Classification | Slope Under Classified Vegetation        | Minimum APZ required | APZ available/ achievable    |
|--------|---------------------------|--|----------------------|------------------------------|
| North  | Forested<br>Wetland       | All upslopes and flat land ( $0^\circ$ ) | 12m                  | At least 12m<br>APZ proposed |
| East   | Forested<br>Wetland       | Downslope $>0- 5^\circ$                  | 10m                  | At least 12m<br>APZ proposed |
| South  | Woodland                  | All upslopes and flat land ( $0^\circ$ ) | 12m                  | At least 12m<br>APZ proposed |
| West   | N/A                       | N/A                                      | N/A                  | At least 12m<br>APZ proposed |

The lot is to be managed as an IPA from the Data Centres, Fire Pump Room, Water Tanks and Fuel Point for a distance of 12m to the north, east, south and west. Vegetation modification is required. The APZ can be attained wholly within the subject site boundaries.

**Figure 8: APZ Diagram Source: NearMap (2024) with overlays by BFCS P/L: Aerial Photography Date: 29/05/2024**



## 7. Relevant objectives of PBP

The objectives for buildings of Class 5-8 are outlined in PBP Chapter 1 and 8.

### Objectives of Chapter 1 (PBP Part 1.1)

| Objective  | Comment   |
|--|---|
| Afford buildings and their occupants protection from exposure to a bush fire   | The building is separated from the hazard by a minimum of 12m in all directions. This non-habitable structure is separated from the hazard by sufficient distance which affords buildings and their occupants protection from exposure to a bush fire   |
| Provide for a defendable space to be located around buildings  | A defendable space of at least 10-12m is proposed around the buildings, which meets the requirements of PBP   |
| Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings | The relevant FFDI (100), vegetation formation (Forested Wetlands) and effective slope (Downslope >0- 5°) have been matched using Table A1.12.2 of PBP, and the available separation distance between the building and the hazard of 10-12m, is consistent with the minimum distance for APZs for the fuel type and slope, indicating that direct flame contact on the building is not anticipated |
| Ensure that appropriate operational access and egress for emergency service personnel and occupants is available                                     | Can comply as road widths, curvatures and grades and swept paths enable appropriate operational access and egress for emergency service personnel and occupants   |
| Provide for ongoing management and maintenance of BPMs   | Normal property maintenance will ensure that BPMs are maintained  |

| Objective   | Comment               |
|---|-----------------------|
| ensure that utility services are adequate to meet the needs of firefighters | Can comply, see above |

### Objectives of Chapter 8 (PBP Part 8.3.1)

| Objective   | Comment   |
|---|---|
| Provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation   | Can Comply, the proposal will have Vehicular access via three (3) vehicles crossings off Glendenning Road. The northern vehicle crossing will be available to emergency vehicles. Internal access provides a minimum road width of approximately 6m, with hard surfaces around the development, sufficient for fire trucks and other emergency vehicles to enter and egress the lot in a forwards direction. Suitable access for fire-fighting vehicles and evacuation is available |
| Provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development  | Can Comply, the need to formulate an emergency evacuation plan is suggested. To do so, occupants can complete a Bush Fire Safety Plan on the NSW RFS Website <a href="http://www.rfs.nsw.gov.au/">http://www.rfs.nsw.gov.au/</a> under publications / bushfire safety   |
| 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 | Can Comply, the development includes provision of fifteen water tanks and has a reticulated water supply, which meets PBP requirements for a fire fighting water supply. The tanks are located on a hardened ground surface for truck access, within 4m of the access hole. The tanks are to be concrete or metal and all exposed water pipes external to the building are metal, including any fittings, above-ground  |

| Objective  | Comment  |
|--|--|
|  | <p>water storage tanks shall be of concrete or metal</p> <p>Where practical, electrical transmission lines are underground</p> <p>Reticulated or bottled gas is not proposed</p> |
| <p>Provide for the storage of hazardous materials away from the hazard wherever possible</p> | <p>Can comply, as wherever possible, the storage of hazardous materials will be away from the hazard</p>   |

## 8. Identify Construction Requirements

The NCC does not provide for any bush fire specific performance requirements for these particular classes of buildings. The general fire safety construction provisions of the NCC are taken as acceptable solutions, and AS 3959 and the NASH Standard are not considered as a set of Deemed to Satisfy provisions for this non-residential proposal.

## 9. State Environmental Planning Policy (Resilience and Hazards) 2021

Hazardous and offensive development and remediation of land is covered under the Resilience and Hazards SEPP. The following documents are required to address the provisions of the Resilience and Hazards SEPP:

- Preliminary hazard analysis
- Detailed site investigation and if relevant, remediation action plan.

to assess all potentially dangerous goods or materials that may be stored on site. Please refer to separate document.

## 10. Recommendations

The following recommendations are made for the bushfire measures for the proposed development of Glendenning Road Data Centre at Lot 2 DP 1137162 2 Glendenning Road Glendenning, and are based upon the relevant provisions of the NSW Rural Fire Service Guideline entitled *Planning for Bush Fire Protection 2019*.

### 1. Asset Protection Zones

At the commencement of the development, and in perpetuity, the lot shall be managed as an Inner Protection Area Asset Protection Zone from the Data Centres, Fire Pump Room, Water Tanks and Fuel Point for a distance of 12m to the north, east, south and west, as outlined in PBP 2019 Appendix 4.

#### Trees

- canopy cover should be less than 15% (at maturity)
- trees (at maturity) should not touch or overhang the building
- lower limbs should be removed up to a height of 2m above ground
- canopies should be separated by 2 to 5m
- preference should be given to smooth barked and evergreen trees

#### Shrubs

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings
- shrubs should not be located under trees
- shrubs should not form more than 10% ground cover
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation

#### Grass

- should be kept mown (as a guide grass should be kept to no more than 100mm in height)
- leaves and vegetation debris should be removed.

## 2. Water Supply

A 20,000 litre static water supply is to be available for fire fighting purposes and suitable fittings sufficient to enable fire fighting. The tank is to be concrete or metal and all exposed water pipes external to the building are metal, including any fittings. A Static Water Supply marker should be obtained from the Rural Fire Service and displayed in a prominent position at the front gate.

## 3. Electricity Services

Where practicable, electrical transmission lines are underground.

## 4. Storage of Hazardous Materials

Wherever possible, the storage of hazardous materials will be away from the hazard.

## 5. Emergency and Evacuation Planning

The need to formulate an emergency evacuation plan is suggested. To do so, occupants can complete a Bush Fire Safety Plan on the NSW RFS Website <http://www.rfs.nsw.gov.au/> under publications / bushfire safety.

# 11. Summary

This report consists of a bush fire assessment for the proposed Glendenning Road Data Centre at Lot 2 DP 1137162, 2 Glendenning Road Glendenning. The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development in bushfire prone areas are applicable.

This report has considered all the elements of bushfire attack and finds that the development satisfies the aim and objectives of 'Planning for Bush Fire Protection' 2019, subject to implementation of the recommendations made by this report.

*Notwithstanding the precautions adopted, it should always be remembered that bushfires burn under a wide range of conditions and an element of risk, no matter*

how small, always remains and although the standard is designed to improve the performance of such buildings, there can be no guarantee because of the variable nature of bushfires that any one building will withstand bushfire attack on every occasion.

This report is a bush fire assessment that provides the required information to assist local Council and the Rural Fire Service in determining compliance in accordance with Planning for Bush Fire Protection. The local Council is the final consenting authority and the construction of the building must comply with the recommendations included in the Council's conditions of consent.



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Fire Protection Association Australia BPAD-Level 3 (BPAD 20751)

*(a person who is recognised by the NSW Rural Fire Service as a suitably qualified consultant in bush fire risk assessment)*

Grad Dip Bushfire Protection (UWS 2010)

Diploma Environmental Health & Building Surveying (TAFE 2005)

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## 12. References

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NearMap 2023, *NearMap Photomap Aerial Imagery*, NearMap Australia, Barrangaroo, NSW

NSW Government 2023a, *NSW Spatial Services*, NSW Department of Finance, Services and Innovation.

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NSW Government 2023c, *Biodiversity Values Map*, NSW Department of Environment and Heritage.

NSW RFS 2019, *Planning for Bush Fire Protection*, NSW Rural Fire Service, Sydney.

Standards Australia 2018, *Australian Standard AS 3959-2018 'Construction of Buildings in Bushfire Prone Areas'*, SAI Global, Australia.

Willowtree Planning 2024, *Project /Consultant Brief for the Proposed Glendenning Road Data Centre*, North Sydney

## 13. Legislation

*Environmental Planning & Assessment Act 1979*

*Rural Fires Act 1997*

*Rural Fires Regulation 2013*

# Appendix 1 - Site Plan



## Appendix 2 – Photos of Site and Surrounds

**Source: BFCS P/L 26/06/2024**



*Subject site*



*Existing vehicular access point in Glendenning Road*



*Existing Tenant Building at southwest site corner*



*View eastward over the subject site eastern lot boundary*



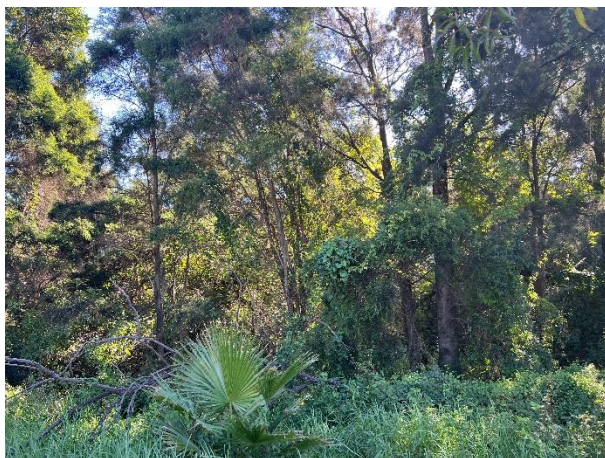
*View northward of northern lot boundary*



*Forested Wetland classified at north*



*Closer view of Forested Wetland classified at north*



*Closer view of Forested Wetland classified at north*



*Existing Static Water Supply on site 550kL for sprinkler system*



*Existing Hydrant to north of building near northwest lot corner*



*Vegetation east of eastern lot boundary*



*View east from southeast lot corner*



*View north over subject site from southern lot boundary*



*View toward northeast from existing tenant building*