

Owen Walsh
Development Director
Sydney Business Park
15 Hollinsworth Road
Marsden Park NSW 2765

Ref/Job No: 18HNG_9873

26 March 2018

Dear Owen,

RE: Proposed Industrial Development – Sydney Business Park, 4 Darlington Street, Marsden

I have reviewed the above proposed development in relation to Blacktown Councils Bush Fire Prone Land Map and more recent aerial photography (18th January 2018).

The bush fire prone vegetation that previously affected the site has been cleared as part of the subdivision works. The closest bushland is now approximately 160 metres away, to the north of the development site (see below).

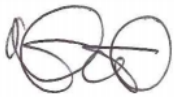


To the east and south-east of the subject land, a detention basin/raingarden will be constructed as part of the overall industrial precinct development. The main tenant of this raingarden is to reduce the amount of nutrients and sediments in stormwater runoff. The raingarden is essentially a planted filter with a design that is heavily reliant on aquatic vegetation management to function properly. The raingarden is designed with a planting species, structure, density and associated fuel management regime that will ensure that it complies as an APZ (Refer landscape Plan, MPD02-Marsden Park and Maintenance Regime 8806_MaintSched). This area of vegetation is not considered as a bushfire hazard.

Under *Planning for Bushfire Protection 2006*, *AS 3959-2009 Construction of buildings in bushfire prone areas* and *The Building Code of Australia* there are no bushfire protection measures for developments that are located more than 100 m from bushfire prone land.

Consequently, in relation to bushfire matters no further bushfire assessment of this development is required, and in the next revision of the bushfire prone land map it should be mapped as not bushfire prone.

If you require any further information please contact me on (02) 4443 5555.



Natalie South
Bushfire Technical Assistant



Rod Rose
Principal Bushfire Consultant
FPAA BPAD-A Certified Practitioner No. BPAD1940-L3

