



BUSHFIRE PROTECTION ASSESSMENT REPORT

FOR THE PROPOSED

MINCHINBURY EMPLOYMENT PARK

No. 60 WALLGROVE ROAD,

MINCHINBURY

Australian Bushfire Protection Planners Pty Limited

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Assessment Number	Document	Preparation Date	Issue Date	Directors Approval
B152511	Final	14.5.2015	15.5.2015	<i>G.L.Swain</i>

1.1 Introduction

A Preliminary Environmental Assessment and Request for SEARs State Significant Development was prepared and submitted to the Department of Planning & Environment by JBA for the construction of the Minchinbury Employment Park on No. 60 Wallgrove Road, Minchinbury.

The Department issued the SEARs for the proposed development on the 22.05.2015 and contains under 'Key Issues' a requirement that the Environmental Impact Statement [EIS] must address Bushfire – including consideration of *Planning for Bushfire Protection*.

Australian Bushfire Protection Planners Pty Limited has been commissioned by Mirvac to undertake an assessment of the bushfire threat to the proposed development against the requirements of *Planning for Bushfire Protection 2006*.

1.2 The Development Site

The development site occupies approximately 22 hectares of land having frontage to Wallgrove Road and the M4 Motorway, to the northwest of the intersection of the M7 and M4 Motorways.

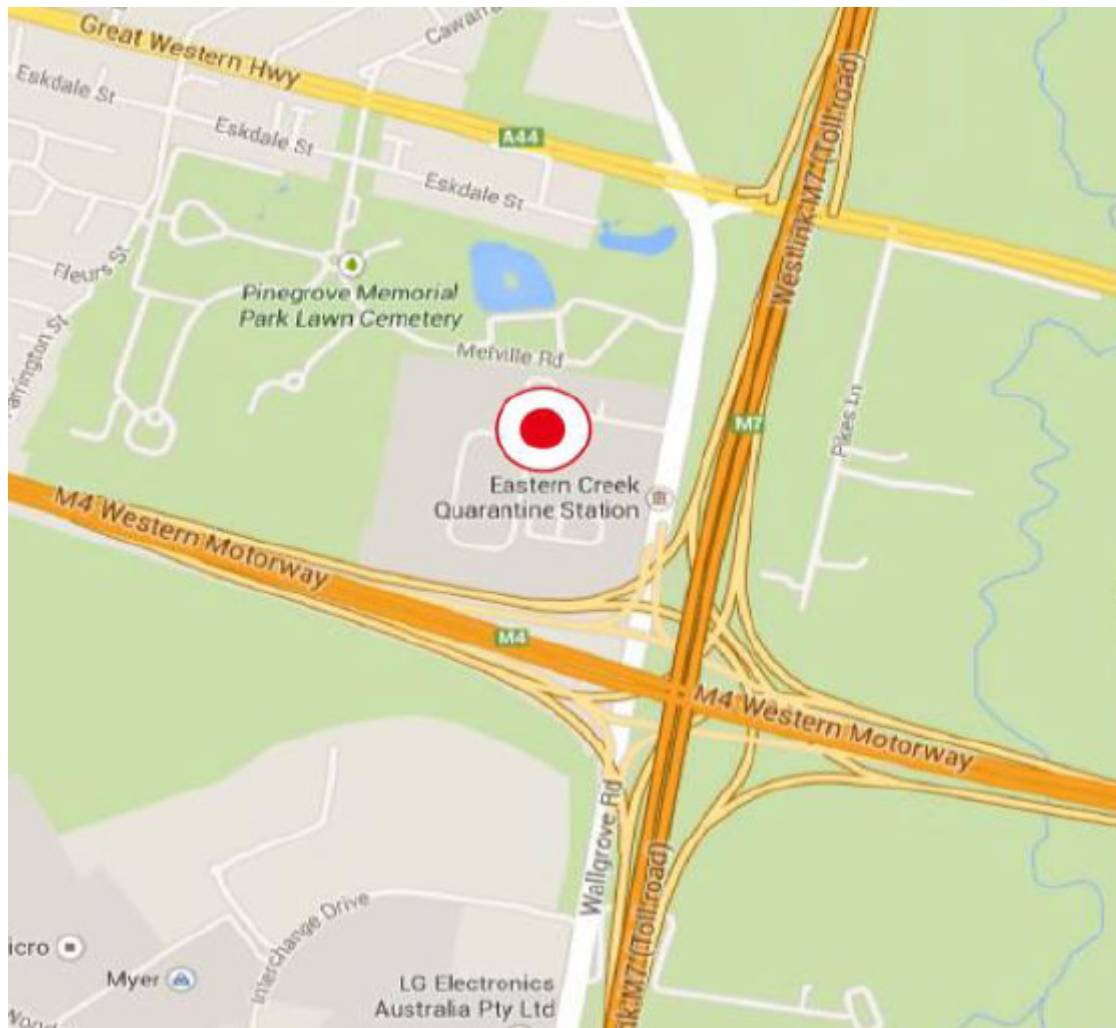
The site legally described as Lot 1 in DP 1040948, is owned by Mirvac and leased to the Commonwealth and is utilised as the Sydney Quarantine Station operated by the Australian Quarantine and Inspection Service (AQIS).

The site's location is shown in Figure 1 on Page 4. The site is adjacent to:

- The Pinegrove Memorial Lawn Cemetery to the north and west, which adjoins low density residential development approximately 270 metres from the northern boundary of the site;
- The M4 Motorway to the south with the Minchinbury Reservoir a Public Reserve and industrial development located beyond the M4 Motorway;
- Wallgrove Road and the M7 Motorway to the east. Rural residential development is located to the east of the M7 Motorway.

Refer to Figure 2 – Aerial Photograph of the Site on Page 5.

Figure 1 – Location of the Site.



1.3 The Proposal

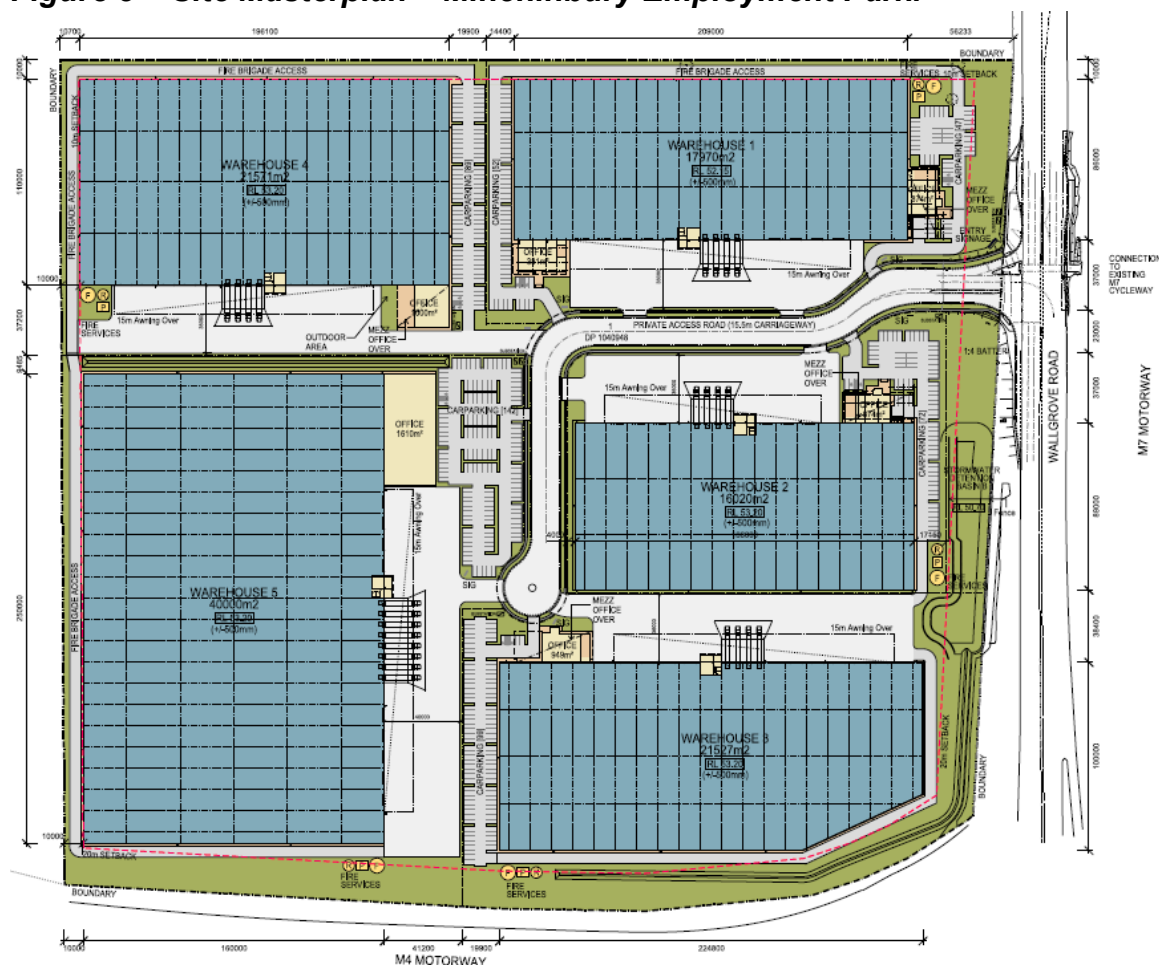
The proposal seeks development approval to develop the site for the following key components – refer to Figure 3 – Master Plan on Page 6:

- Demolition of all structures on the site;
- Clearance of all vegetation on the site;
- Bulk earthworks;
- Construction of multiple warehouse structures and distribution related facilities across the site;
- Construction of site services and site infrastructure; and
- Construction of internal access road for heavy and light vehicles.

Figure 2 – Aerial Photograph of the development site and surrounding land.



Figure 3 – Site Masterplan – Minchinbury Employment Park.



1.4 Bushfire Protection

The SEARS requires an assessment of compliance with *Planning for Bushfire Protection [2006]*.

This document relates to the provision of bushfire protection measures to residential, rural residential, 'Special Fire Protection Purpose Development' and Class 5 – 8 and Class 10 development located on land that is designated, pursuant to Section 146 of the *Environmental Planning & Assessment Act 1979* as 'bushfire prone land'.

A review of the Blacktown Certified Bushfire Prone Land Map – refer to Figure 4 on Page 7 – has identified that the site is NOT impacted by the map and is therefore not deemed to be bushfire prone.

A desktop review of the site and surrounding landuses confirms the accuracy of the Blacktown Bushfire Prone Land Map and establishes that the nearest unmanaged vegetation, which could lawfully be deemed to be bushfire prone is located on the land to the southwest of the M4 Motorway, more than 130 metres from the southern boundary of the site – refer to Figure 5 on Page 7.

Figure 5 – Extract from the Blacktown Bushfire Prone Land Map showing the site in context to the location of the mapped bushfire prone vegetation.

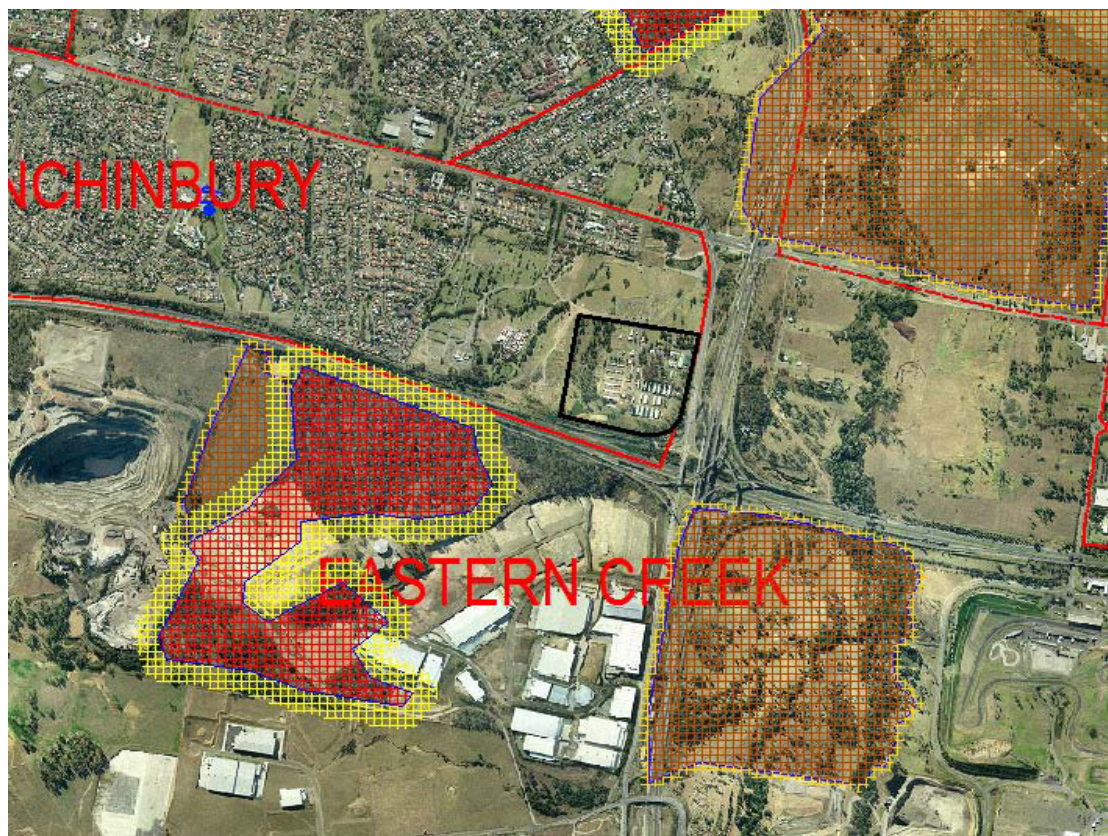
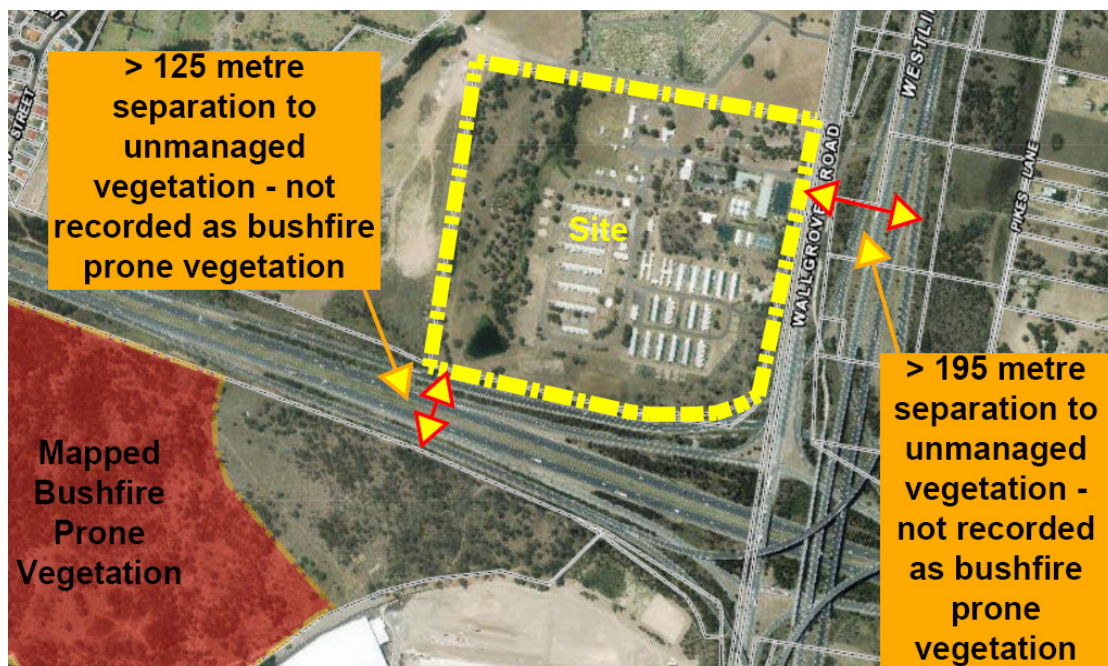


Figure 5 – Aerial Photograph showing separation distance to unmanaged vegetation.

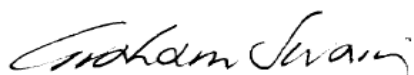


1.5 Conclusion

The site is not recorded on the Blacktown Bushfire Prone Land Map being impacted by bushfire prone vegetation.

The desktop review of the site and surrounding landuses also confirms that the closest unmanaged vegetation is located more than 125 metres to the south of the site, south of the M4 Motorway and more than 195 metres from unmanaged vegetation on the land to the east of the M7 Motorway.

The site is therefore NOT bushfire prone and the provisions of Section 79BA of the *Environmental Planning & Assessment Act 1979* and the Rural Fire Service's document '*Planning for Bushfire Protection 2006*' do not apply to the construction of the proposed industrial development on the site.



Graham Swain,
Managing Director, Australian Bushfire Protection Planners Pty Limited
15.5.2015

REFERENCES:

- N.S.W Rural Fire Service – *Planning for Bushfire Protection 2006*;
- *Environmental Planning & Assessment Act – 1979*;
- *Rural Fires Act – 1997*;
- *Rural Fires Regulation 2013*;
- NSW Rural Fire Service – *Guideline for Bushfire Prone Land Mapping 2006*;
- *Threatened Species Conservation Act 1995*;
- *Native Vegetation Act*;
- *Bushfire Environmental Assessment Code 2006*;
- Building Code of Australia;
- Australian Standard A.S 3959-2009 “*Construction of Buildings in Bushfire Prone Areas*”;
- Blacktown Bushfire Prone Land Map.