

7 September 2026

Mr. Matteo Pollani
DJRD Architects
By email: [REDACTED]

Re: Bushfire Design Compliance Statement – Proposed Gateshead Ambulance Station

Dear Mr. Pollani,

Blackash Bushfire Consulting Pty Ltd (Blackash) has been contracted by on behalf of DJRD Architects Pty Ltd to advise on final design compliance of the proposed new Gateshead Ambulance Station at 79 Oakdale Rd, Gateshead (Lot 101 DP 1318933).

The design process for the station has been a collaboration under the NSW Ambulance Infrastructure Program (AIP), led by Health Infrastructure NSW (HI) and involving a range of specialist consultants in an iterative project design required to integrate multiple design, sustainability, budget and operational requirements.

Blackash completed the Bushfire Assessment Report (BAR) (version 1.5, dated 7 September 2026) following multiple design workshops and plan iterations. The purpose of the report was to achieve a suitable balance that satisfies the requirements of *Planning for Bushfire Protection 2019* (PBP) whilst considering NSW Ambulance requirements and AIP constraints.

It is noted that per PBP Section 8.3.1 – Buildings of Class 5 to 8 under the NCC, there are no specific requirements, rather a set of performance criteria allowing for flexibility and selection of specific bushfire protection measures to be used in combination for agreed overall acceptable bushfire risk mitigation.

The final design plans (DJRD, Project 24_424, Revision J (10/2/26)) work with the recommendations of the BAR:

- Management of the entire site to APZ standards ongoing
- BAL-29 construction to the north and south elevations, BAL-12.5 to the east and west elevations as per AS 3959:2018 Construction of buildings in bushfire-prone areas
- Additional firefighting water supply
- Provision of a Bushfire Emergency Management and Evacuation Plan prior to operation.

Both PBP and the BAR recognise that design and risk mitigation measures cannot guarantee against loss of life or property damage. The adopted systematic approach mitigates bushfire risk to acceptable levels agreed with HI.

Compliance statement:

The BAR and design plans used in combination provide an acceptable method to significantly reduce risk to the Ambulance station, occupants and operations.

If you require any further information, please do not hesitate to contact me on 0439 220 464.

Yours sincerely,



David Lemcke | Principal - Planning & Bushfire

Blackash Bushfire Consulting

Fire Protection Association of Australia BPAD Level 3 – 68670

Master of Environmental Planning; Grad. Dip. Bushfire Protection; Grad. Dip. Urban & Regional Planning; B.A.; Adv. Dip. Public Safety (Emergency Management); Dip. Management.



Lew Short | Principal

Blackash Bushfire Consulting

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