

09 July 2024

HB+B Property  
55-59 Regent St  
Chippendale NSW 2008  
Attn: Danny Kataieh

Dear Danny,

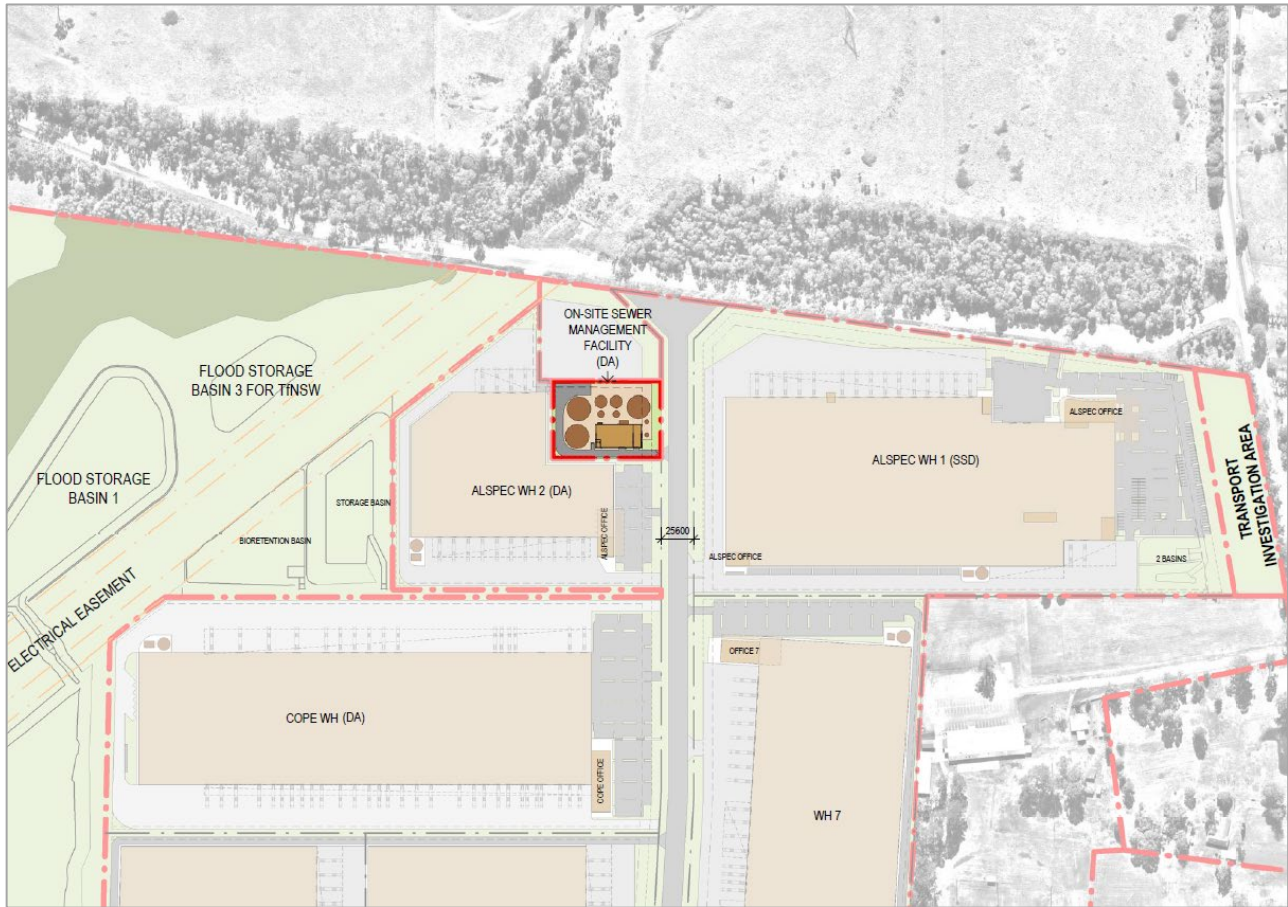
## **Bushfire assessment – AIBP On-Site Sewer Management Facility**

Peterson Bushfire was engaged by HB&B Property to prepare a bushfire assessment for the proposed On-Site Sewer Management (OSSM) Facility at the Alspeck Industrial Business Park (AIBP) in Orchard Hills. This letter acts as the bushfire assessment report as required by the relevant legislation and presents the findings of the assessment and recommendations to ensure compliance.

### **1. Site location**

The subject land sits within Lot 2 within the AIBP at 221-227 Luddenham Road, Orchard Hills. Figure 1 shows the location of the facility.

The subject land is situated within the north-western portion of the AIBP site and has a direct interface with the north-south internal local road, which provides access to Patons Lane and Luddenham Road.



**Figure 1: Location of OSSM facility within AIBP**

## 2. Development proposal

The proposal consists of the OSSM facility which will collect and treat sewer water from each of the warehouses in the AIBP. The treated water will be held in holding tanks and reused on site for toilet flushing in each of the warehouses and for landscaping irrigation throughout the AIBP. The proposed structures comprise of a series of tanks and a plant shed.

## 3. Bushfire hazard classification

The bushfire hazard has been assessed to allow the determination of required bushfire protection measures. The hazard assessment was undertaken in accordance with PBP site assessment methodology whereby the predominant vegetation and effective slope influencing fire behaviour are determined. The hazard assessment was assisted by previous site inspection and desk-top assessment methods assisted by Nearmap aerial imagery, contour layer with 2 m intervals, and vegetation mapping layers available on NSW Government online spatial viewers.

As shown on Figure 2, the bushfire hazards within the assessment area consist of a potential grassland hazard adjoining the north-western and western boundaries of Lot 2, and a corridor of forest beyond Patons Lane to the north.

Lands to the east and south within the AIBP development area will be cleared and modified for the construction of warehouses.

The 'effective slope' influencing fire behaviour has been assessed in accordance with the methodology specified within PBP. This is conducted by measuring the slope that would most significantly influence fire behaviour where the hazard has been identified within 100 m of the subject land. The effective slope was measured using a 2 m contour layer as shown on Figure 2. The effective slope class underneath the hazards is 'downslope 0-5 degrees'.

As shown by the Bushfire Attack Level (BAL) mapping on Figure 2, the proposed structures within the facility are located beyond any BAL, meaning that they are more than 100 m from forest hazards and more than 50 m from grassland hazards.





#### Legend

(M)	Managed Land	<b>Vegetation Formation</b>	BAL 40
	Contour - 2m	Forest	BAL 29
	Cadastre	Grassland	BAL 19
	Estate Boundary		BAL 12.5
	Subject Land	<b>Bushfire Attack Level</b>	
		BAL Flame Zone	

**Figure 2: Bushfire Attack Level**



Date: 3/07/2024

0 12.5 25 50  
Metres

Coordinate System: GDA 1994 MGA Zone 56

Imagery: © Nearmap

#### 4. Development assessment requirements and bushfire protection measures

The site is identified as 'bushfire prone land' therefore a development proposal is to consider the NSW Rural Fire Service (RFS) document 'Planning for Bush Fire Protection 2019' (referred to as 'PBP').

PBP prescribes specific bushfire protection measures consisting of Acceptable Solutions and Performance Criteria for different categories of development, such as habitable development (e.g. dwellings), Special Fire Protection Purposes (e.g. schools, childcare centres etc), commercial and industrial development, hazardous industry and some infrastructure (e.g. wind and solar farms, mining and telecommunication towers). However, PBP does not prescribe Asset Protection Zones (APZ) or Bushfire Attack Levels (BAL) as deemed-to-satisfy provisions for industry and is silent on the development type proposed (i.e. wastewater and sewerage treatment).

Based on the measures prescribed for other industries, it is expected that a suitable package of bushfire protection measures be proposed commensurate with the level of bushfire risk for a proposed wastewater and sewerage treatment plant. Measures that are typically proposed for development of this type would include the following:

- Safe access and egress between the development and the public road system for fire-fighters;
- A defensible space between structures and the bushfire hazard/boundaries to allow fire-fighters to gain access to all sides of the structures and the bushfire hazard at the boundary; and
- Access to a reticulated water supply (e.g. hydrants) for fire-fighting.

Each of the above measures is available and provided by the proposed development location and layout. Additional bushfire protection measures are not required.

#### 5. Conclusion

The proposed OSSM facility complies with 'Planning for Bush Fire Protection 2019'. There are no additional bushfire protection measures/recommendations as a result of this assessment

Yours sincerely,



David Peterson  
Director