SECTION TWO

BUSH FIRE ASSESSMENT REPORT

PART A: Property details

Applicant name: _Adam Rayner_

Contact phone numbers   Home: _____   Mobile ████████████

Council: _Mid Western regional council_

Council reference (if known): _____

Lot: _814_

DP: _DP 1273341_

Address to be developed: _17 Davis Cregant Carleon_

My property is on Bush Fire Prone Land: Yes ☒   No ☐

PART B: Type of proposal

Type of Proposal: _two new single story houses_

New Building ☒   Urban ☐   Isolated Rural ☐   Rural Residential ☐

Alteration/Additions to an existing building ☐

Proposal Description: e.g. two storey house with attached

2x single story houses

Copy of plans attached: Yes ☒   No ☐

PART C: Bush fire attack and level of construction

Step 1

Assess the vegetation hazard in all directions

Category	North	East	South	West
Keith vegetation group	Rainforest	Rainforest	Rainforest	Rainforest
	Forest	Forest	Forest	Forest
	Grassy and Semi-Arid Woodland	Woodland	Woodland	Woodland
	Forested Wetland	Forested Wetland	Forested Wetland	Forested Wetland
	Tall Heath	Tall Heath	Tall Heath	Tall Heath
	Short Heath	Short Heath	Short Heath	Short Heath
	Arid-Shrubland	Arid-Shrubland	Arid-Shrubland	Arid-Shrubland
	Freshwater Wetlands	Freshwater Wetlands	Freshwater Wetlands	Freshwater Wetlands
	Grasslands	Grasslands	Grasslands	Grasslands
	~~Managed Land~~	~~Managed Land~~	~~Managed Land~~	~~Managed Land~~

Copy of any relevant photos attached: Yes ☐   No ☒

Step 2

Determine the distance from the building to the bush fire vegetation hazard

Aspect	North	East	South	West
Distance	1000 m	1000 m	280 m	150 m

Step 3

Determine the effective slope that will influence bush fire behaviour in each direction

Category	North	East	South	West
Slope under the hazard (over 100m) [in degrees]	upslope/flat	upslope/flat	upslope/flat	upslope/flat
	>0 to 5	>0 to 5	>0 to 5	>0 to 5
	>5 to 10	>5 to 10	>5 to 10	>5 to 10
	>10 to 15	>10 to 15	>10 to 15	>10 to 15
	>15 to 20	>15 to 20	>15 to 20	>15 to 20

Step 4

Determine the FFDI that applies to your local government area. Circle the relevant FFDI below

FFDI: 100 ☐   80 ☒

Step 5

Match the relevant FFDI, vegetation, distance and slope to determine the required BAL.

Identify the BAL for each direction, select the highest level for the entire building and record below. Note BAL-12.5 is the lowest construction level within the scope of AS3959-2018.

Bush Fire Attack Level: BAL- FZ ☐   BAL- 29 ☐   BAL-12.5 ☐

BAL- 40 ☐   BAL-19 ☐   No requirement ☒

Step 6

Determining BAL construction requirements

Once the appropriate BAL has been determined in Step 5, AS3959-2018 and or/ the NASH Standard 2014 will be used to determine the construction requirements for the proposed design.

Does your proposal meet the construction requirements for the BALs required as per AS3959-2018 and the NASH Standard (2014):

Yes ☒   No ☐

Grassland Deeming Provisions Assessment

This assessment is only required where the deeming provisions are to be used. Where the deeming provisions are not to be used, previous Steps 1 to 6 in Part C must be applied. Tick which box below applies to individual circumstances:

☒ An APZ of 50m or more can be provided – this can be considered to meet PBP 2019, no further bush fire protection measures are required

☐ An APZ of 20-49m can be provided – comply with Grassland Deeming Provisions requirements in the following Table

☐ An APZ of less than 20m is provided or the standard assessment process is proposed - use the assessment process identified in Steps 1 to 6 above

Grassland Deeming Provisions

BUSH FIRE PROTECTION MEASURE	GRASSLAND DEEMING PROVISIONS
APZ	> limited to a maximum of 15 degrees downslope; > minimum APZ of 20m is provided between the building and unmanaged grass; > the APZ is wholly within the boundaries of the development site; and > the APZ is maintained as a mown area with grass heights less than 100mm.
Construction	> construction in accordance with BAL-12.5 of AS3959-2018 and any additional construction requirements in PBP 2019.
Access	> comply with the property access provisions in Part G.
Water supply	> comply with the water supply provisions in Part E.
Landscaping	> comply with the relevant provisions in Appendix 4 of PBP 2019, noting that other vegetation bush fire hazards cannot be present if these provisions are to apply.

PART D: Flame zone

Provide details and justification for any additional bush fire protection measures required for a performance based solution

There is no requirement as it if outside the distance minimum

PART E: Water supplies

Does your property have a reticulated water supply?; If so, please provide details on the distance to the nearest fire hydrant on your site plan.

Reticulated water supply is available: Yes ☒   No ☐

Distance ...._25_........ (m) to hydrant from house.

Do you have or do you plan to have a dedicated water supply for firefighting purposes?

Yes ☐   No ☒

Development Type	Water Requirement	Planned	Existing
Residential Lots (<1,000m²)	5,000 l/lot		
Rural-residential Lots (1,000 – 10,000m²) <1 ha	10,000 l/lot		
Large Rural/Lifestyle Lots (>10,000m²) >1 ha	20,000 l/lot		
Townhouse/Unit Style (e.g. Flats including Dual Occupancy)	5,000 l/unit up to 20,000l maximum.		

Do you have or do you plan to have a static water supply (e.g. pool, tank or dam)?

Include approximate size in litres and also include tank material if using a tank:

Water supply type	Capacity	Construction material	Planned	Existing
e.g. pool	50,000l	Above ground rolled steel with plastic liner		

NOTE: Check with your local council concerning their Local Environmental Plan (LEP) or their Development Control Plan (DCP) as this may dictate the type and size of tank.

PART F: Gas supplies

Do you have reticulated or bottled gas?　　　　　Yes ☒　No ☐

Type of gas:

Reticulated gas:　　　　　Yes ☐　No ☐

Bottled gas:　　　　　Yes ☒　No ☐

NOTE: When attaching development plans please ensure they clearly show location and details of electricity and gas (where relevant) on your property.

Part G: Access

Does the development proposal meet the requirements as defined in this document?

Yes ☒　No ☐