

Bushfire Risk Assessment Report

Prepared as a self-assessment by

Luis Cristia

Luis Cristia Designs



1. Aerial Photo

PART A - Property Details

Lot and DP	Lot 1 D.P.862364
Property	111B BALEMO DRIVE, OCEAN SHORES NSW
Client	MR JOSH KILGARIFF
Date of Assessment	21/8/2023 3PM
Proposal	3 BEDROOM DWELLING & SECONDARY DWELLING
YES the property is Bush Fire Prone Land	

This report has been prepared for the proposed Secondary Dwelling at Lot 1, D.P.862364, 111 BALEMO DRIVE, OCEAN SHORES NSW against the requirements of s79BA of the Environmental Planning and Assessment Act 1979 and Planning for Bushfire Protection, 2006.

The report establishes that the proposed secondary dwelling can comply with the acceptable solutions of the Planning for Bushfire Protection 2006.

The following table is provided as a summary of the recommendation and method of assessment for each consideration relation to Planning for Bushfire Protection 2006.

MEASURE	RECOMMENDATION
APZ	The entire property is to be maintained as an IPA
Water Supply	Fire hydrant
Electricity Supply	Electricity supply to be located below ground level
Gas Supply	Gas supply to comply with PBP2006
Construction Standard	BAL 29 (SD) & BAL 12.5
Landscape	Landscaping to comply with Appendix 5 of PBP2006
Access	Compliant with PBP2006

It is recommended that development consent be granted subject to the following conditions.

1. The Secondary Dwelling shall be constructed to BAL-29 A.S. 3959-2009.
2. The Main Dwelling shall be constructed to BAL-12.5 AS 3959-2009.
2. At the commencement of works and in perpetuity the entire property is to be maintained as an Inner Protection Area and managed and maintained to prevent the spread of a fire towards the building in accordance with the requirements of Standards for Asset Protection Zones (RFS 2005) (see Appendix C). In this regard a condition of consent is required as a mechanism for enforcement.
3. Electrical transmission lines are to be located underground.
4. Should a gas service be installed the following aspects will require consideration:
 - Bottled gas installed and maintained in accordance with AS 1596 with metal piping used.
 - Fixed gas cylinders to be kept clear of flammable material by a distance of 10m and shielded on the hazard side of the installation.
 - Gas cylinders close to the dwelling are to have the release valves directed away from the building and at least 2m from flammable material with connections to and from the gas cylinder being of metal.Polymer sheathed flexible gas supply lines to gas meters adjacent to the buildings are not used.
5. Landscaping is to be managed and maintained in accordance Appendix 5 of Planning for Bushfire Protection 2006 and managed and maintained in perpetuity. A condition of consent is to be included to ensure that there is a mechanism for enforcement.
6. It is recommended that the property owner and occupants familiarise themselves with the relevant bushfire preparation and survival information located on the NSW Rural Fire Service website. This website should be accessed periodically to ensure

the property owner and occupants are aware of the latest information. The RFS website is www.rfs.nsw.gov.au

PART B –



Figure 1. Bushfire Vegetation Categories Map (Not to Scale)

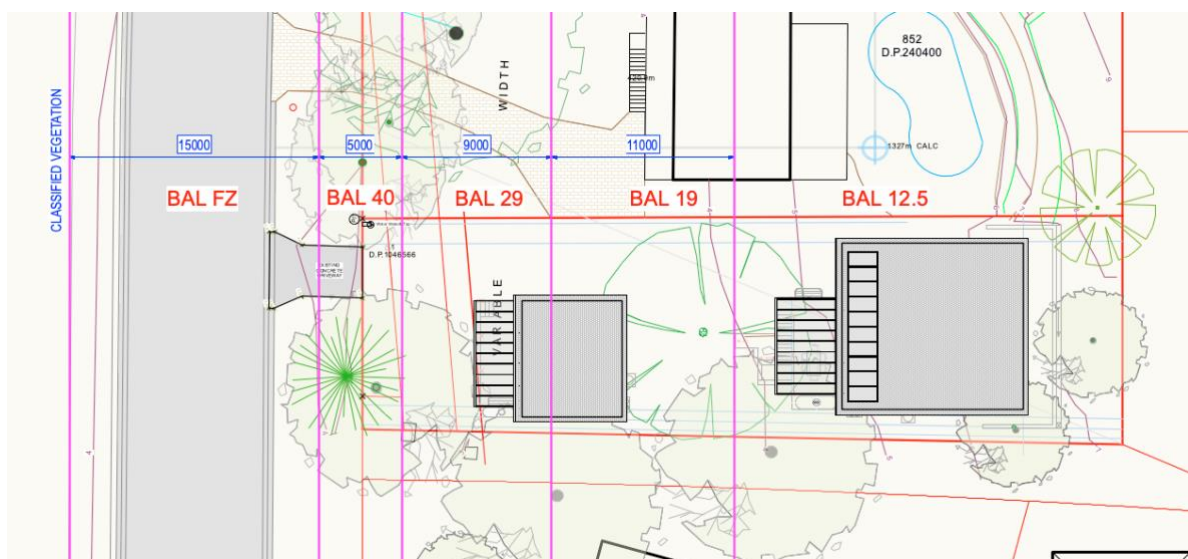


Figure 2. Bushfire Attack Level (BAL) (Not to Scale)

TEAR OUT AND ATTACH THIS BUSH FIRE ASSESSMENT REPORT WITH YOUR APPLICATION TO COUNCIL

SECTION TWO

BUSH FIRE ASSESSMENT REPORT

PART A: Property details

Applicant name: **Mr Josh Kilgariff**

Contact phone numbers Home: Mobile: **0409512367**

Council: **BYRON SHIRE COUNCIL**

Council reference (if known):

Lot: **1**

DP: **862364**

Address to be developed: **111B Balemo Drive, Ocean Shores NSW**

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

PART B: Type of proposal

Type of Proposal: **New 3 bed dwelling & secondary Dwelling**

New Building ☐ Urban ☒ Isolated Rural ☐ Rural Residential ☐

Alteration/Additions to an existing building ☐

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

Single storey timber dwellings

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	26.5 m	N/A m	N/A m	N/A 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	<ul style="list-style-type: none">➤ 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.

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**18**..... (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 (<1,000m ²)	5,000 l/lot		
Rural-residential Lots (1,000 – 10,000m ²) <1 ha	10,000 l/lot		
Large Rural/Lifestyle Lots (>10,000m ²) >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 ☐