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Bushfire Attack Level (BAL) Assessment under State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Housing Code) 2017.

In relation to the proposed development at No. 2 Burra Burra Close, Ocean Shores, NSW

Reference No: 2Bur-01

Date: 06/05/2024

BushCon Australia has undertaken a bushfire attack level (BAL) risk assessment in accordance with the procedure described in *Planning for Bush Fire Protection 2019*, for the above mentioned property.

The site had been identified as 'bush fire prone land' for the purpose of Section 146 of the *Environmental Planning and Assessment Act 1979* and the Legislative requirements for building on bush fire prone lands are applicable.

The details relevant to the BAL assessment and the details of the plans provided are contained in the table on page two of this document.

Based on the siting of the proposed development and the plans provided, and for the purposes of Clause 3.4 of the *State Environmental Planning Policy [Exempt and Complying Development Code] 2017* [Codes SEPP], this is to certify that the part of the lot on which the development is to be carried out is not in bushfire attack level 40 (BAL-40) or in the flame zone (BAL-FZ).

BAL Level: In accordance with the requirements of Table A1.12.6 of *Planning for Bush Fire Protection 2019*, the BAL for the proposed development is BAL-19.

Details relevant to the BAL Assessment:

Property address	No. 2 (Lot 518-/DP238451) Burra Burra Close, Ocean Shores, NSW
Date of assessment	06/05/2024
BAL assessment procedure	<i>Planning for Bush Fire Protection 2019</i>
Relevant clause under Codes SEPP	3.4
FDI	100
Assessment based on plans supplied by:	Imagine by Design Dated: 05.12.2023 (Rev B)
Hazard structure	Coastal Swamp Forest
Distance to closest hazard	45.00m
Effective slope under classified vegetation	Downslope 0-5 degrees
Recommended BAL based on Table A1.12.6 of <i>Planning for Bush Fire Protection 2019</i>	BAL-19

Minimum Construction Standard:

All new construction must meet the minimum standard stated in Section 3 (construction general) and Section 6 (BAL-19) of *AS3959-2018 Construction of Buildings in Bushfire Prone Areas* and Chapter 7 of '*Planning for Bushfire Protection 2019*'.

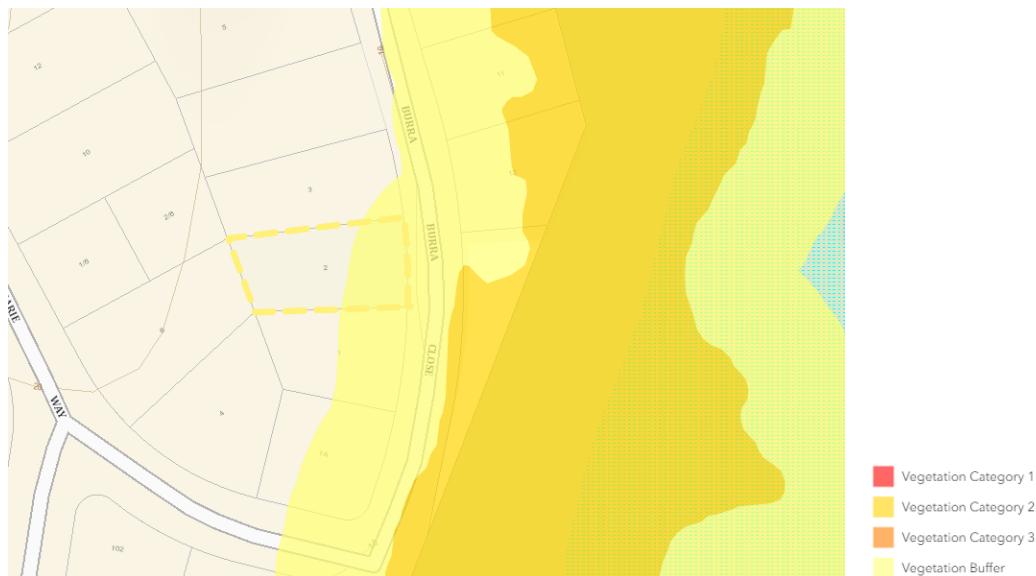


Figure 1: Bushfire prone land map (Source: NSW Planning Portal)

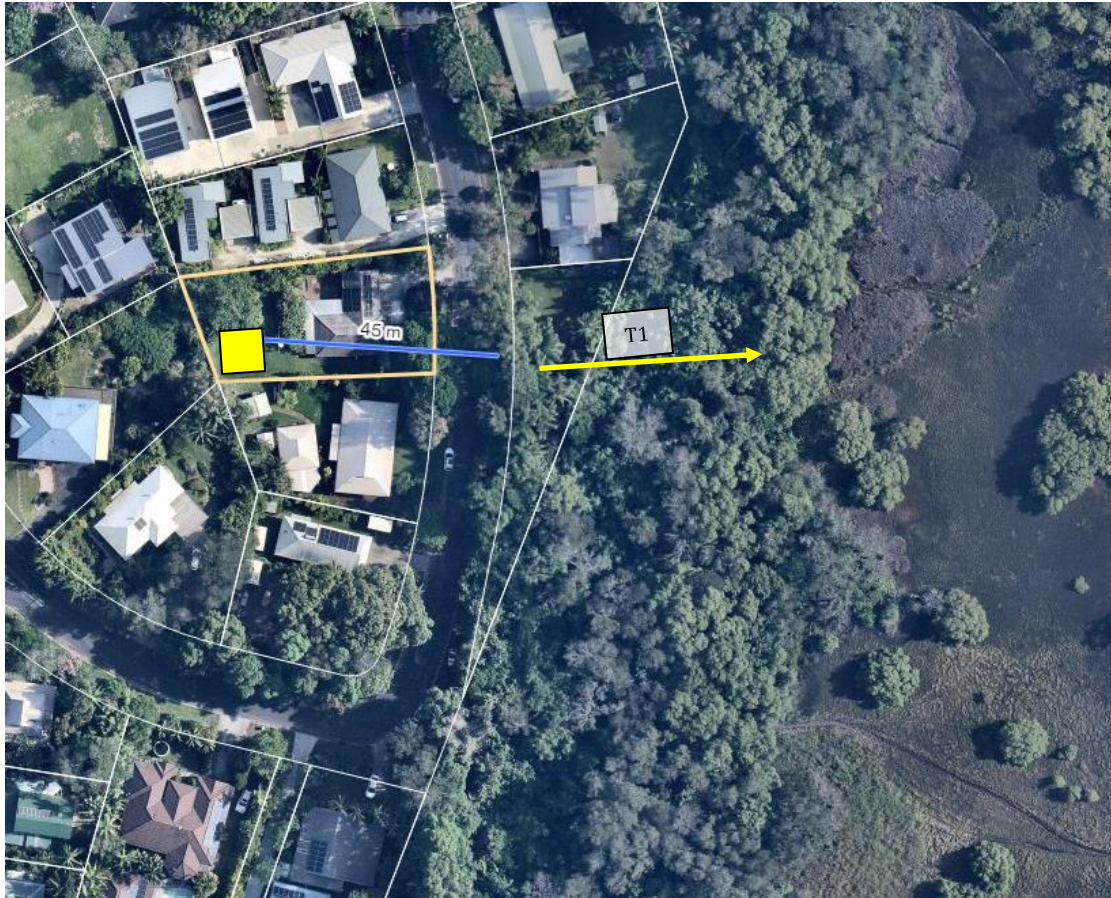


Figure 2: Aerial photo showing the location of the subject site and surrounding vegetation.

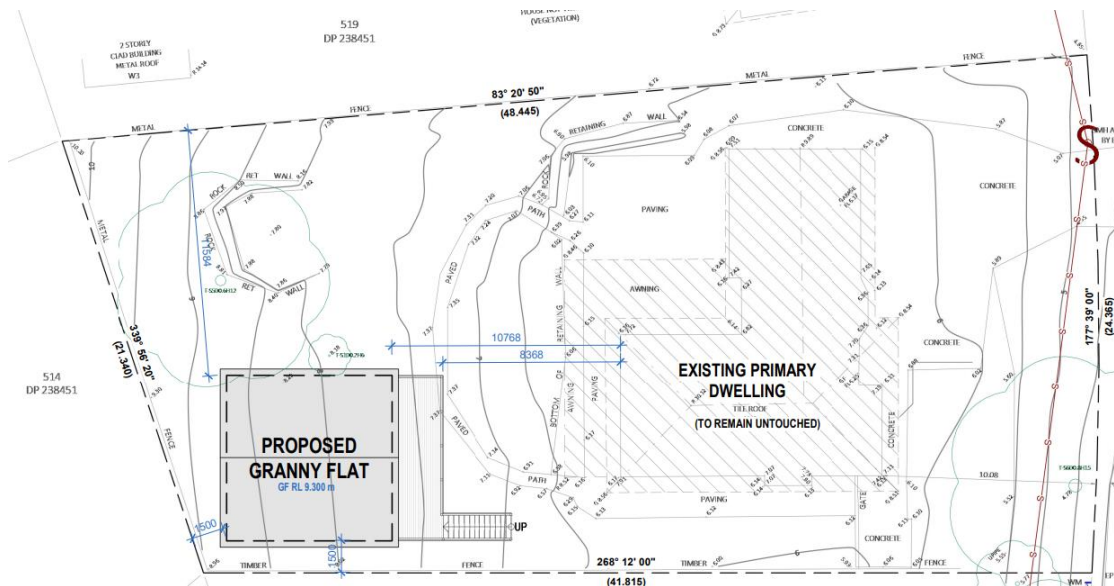


Figure 3: Ground floor plan

Compliance with relevant development standards for bushfire prone land set out in State Environmental Planning Policy (exempt and complying development codes) 2017-Reg 3.4.

(2) (a) The development will not be carried out on any part of the lot that is bush fire attack level-40 (BAL-40) or in the flame zone (BAL-FZ).	Complies
(b) The lot on which the development is to be carried out must have direct access to a public road or a road vested in or maintained by the council.	Complies
(c) The dwelling house must be able to be connected to mains electricity.	Complies
(d) If reticulated or bottled gas is installed and maintained on the lot; (i) it must be installed and maintained in accordance with <i>AS/NZS 1596:2008, the storage and handling of LP Gas</i> , and (ii) the storage and handling of any LP gas on the lot must comply with the requirements of the relevant authorities (including the use of metal piping).	Not applicable to bushfire risk assessment (see below).
(e) Any gas cylinders stored on the lot that are within 10m of any dwelling house must; (i) have its release valves directed away from the dwelling house, and (ii). be enclosed on the hazard side of the installation, and (iii). have metal connections to and from the cylinders	Not applicable to bushfire risk assessment (see below).
(f) There must not be any polymer sheathed flexible gas supply lines to gas meters adjacent to the dwelling house.	Not applicable to bushfire risk assessment (see below).
(g) If the development is carried out on a lot in Zone RU5, there must be; (i) a reticulated water supply connection to the lot and a fire hydrant within 60m of any part of the development, or (ii) a 10,000L capacity water tank on the lot.	N/A
(h) If the development is carried out on a lot in any zone other than Zone RU5, there must be; (i) a reticulated water supply connection to the lot, and (ii) a fire hydrant within 60m of any part of the development.	Complies
(i) The development must comply with all of the following; (i). <i>Planning for Bush Fire Protection (ISBN 0 9751033 2 6)</i> published by the NSW Rural Fire Service in December 2006, (ii). <i>Addendum: Appendix 3</i> (published by NSW Rural Fire Service in 2010) to <i>Planning for Bushfire Protection 2006 (ISBN 0 9751033 2 6)</i> , (iii) <i>AS 3959-2009, Construction of buildings in bushfire-prone areas</i> , (iv). Any other document required by the <i>Environmental Planning and Assessment Regulation 2000</i> (in accordance with section 79BA of the act).	Can comply

(3) A development standard specified in subclause (2)(a) is satisfied if the council or a person who is recognized by the NSW Rural Fire Service as a suitably qualified consultant in bushfire risk assessment certifies that the development is not in bushfire attack level-40 (BAL-40) or the flame zone (BAL-FZ):	This BAL Assessment has been prepared and submitted by a person who is recognized by the NSW Rural Fire Service as a suitably qualified consultant in bush fire risk assessment.
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Note: In relation to parts (d), (e) and (f) above, an assessment of gas supply has not been undertaken as a part of this bushfire risk assessment and should be assessed by a suitably qualified person.



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