

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: David Robinson

Contact phone numbers Home: Mobile: 0419 880 048

Council: Byron Shire Council

Council reference (if known): (80)

Lot: 1

DP: 1043143

Address to be developed: 115 BANGALOW ROAD BYRON BAY 2481

My property is on Bush Fire Prone Land: Yes No

PART B: Type of proposal

Type of Proposal:

New Building Urban Isolated Rural Rural Residential

Alteration/Additions to an existing building

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

"Construction of a single-storey detached expanded dwelling module at the rear of the property.

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 m m m 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

All construction and materials to comply with (BAL) - 12.5 (Low)

BAL 12.5 SHIELDED:

- entire roof system
- all exposed facades (north, south, east, west)

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 (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		
n/a				

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

The proposed building has been assessed as requiring compliance with BAL-12.5 construction standards under AS 3959-2018. BAL-12.5 is primarily concerned with protection against ember attack and radiant heat up to 12.5 kW/m².

Construction must incorporate the following key measures:

External walls to be non-combustible or constructed using compliant cladding systems (e.g., fibre-cement sheeting min. 6mm or bushfire-resisting timber).

All external window and door assemblies must be screened or made from compliant materials (e.g., metal or bushfire-resisting timber).

Roof coverings must be non-combustible and fully sarked. Openings and penetrations to be sealed or fitted with ember guards (mesh \leq 2mm aperture).

Decking, verandahs, and stairs must use non-combustible or bushfire-resisting timber.

Vents, weepholes, and openings must be screened with corrosion-resistant mesh \leq 2mm.

Subfloor supports and enclosed spaces must comply with material and screening standards.

This document has been designed for owner/builders as well as architects, building designers and draftspersons who wish to submit plans for building or modifying an existing building in a Bush Fire Prone Area. This document has been designed to support you, and provide you with a process to follow that will assist you to meet the current requirements for bush fire protection.

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