

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

BUSH FIRE ASSESSMENT REPORT

PART A: Property details

Applicant name: Joe Davidson

Contact phone numbers Home: Mobile: 0402 405 555

Council: Byron

Council reference (if known): TBA

Lot: 1

SP: 93463

Address to be developed: 165 Broken Head Road, Suffolk Park

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

PART B: Type of proposal

Type of Proposal: Dwelling alterations & additions

New Building ☐ Urban ☒ Isolated Rural ☐ Rural Residential ☐

Alteration/Additions to an existing building ☒

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

Proposed Alterations and additions to a dwelling house including demolition of an existing shed and replacement
with a new garage and construction of a 1.8 metre high front fence

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-East	South	West
Keith vegetation group	RAINFOREST	RAINFOREST	Rainforest	FOREST
	Forest	Forest	Forest	Woodland Forested
	Woodland Forested	Woodland Forested	Woodland	Wetland Tall Heath
	Wetland Tall Heath	Wetland Tall Heath	Forested Wetland	Short Heath
	Short Heath	Short Heath	Tall Heath	Arid-Shrubland
	Arid-Shrubland	Arid-Shrubland	Short Heath	Freshwater Wetlands
	Freshwater Wetlands	Freshwater Wetlands	Arid-Shrubland	Grasslands
	Grasslands	Grasslands	Freshwater Wetlands	Managed Land
	Managed Land	Managed Land	Grasslands	
			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-East	South	West
Distance	23 m	31 m m	87 m

Step 3

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

Category	North-East	South-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: **N/A**

- ☐ 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. **N/A**

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 **40** (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	N/A	
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		
Pool	48,000L	in-ground concrete		Existing

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.

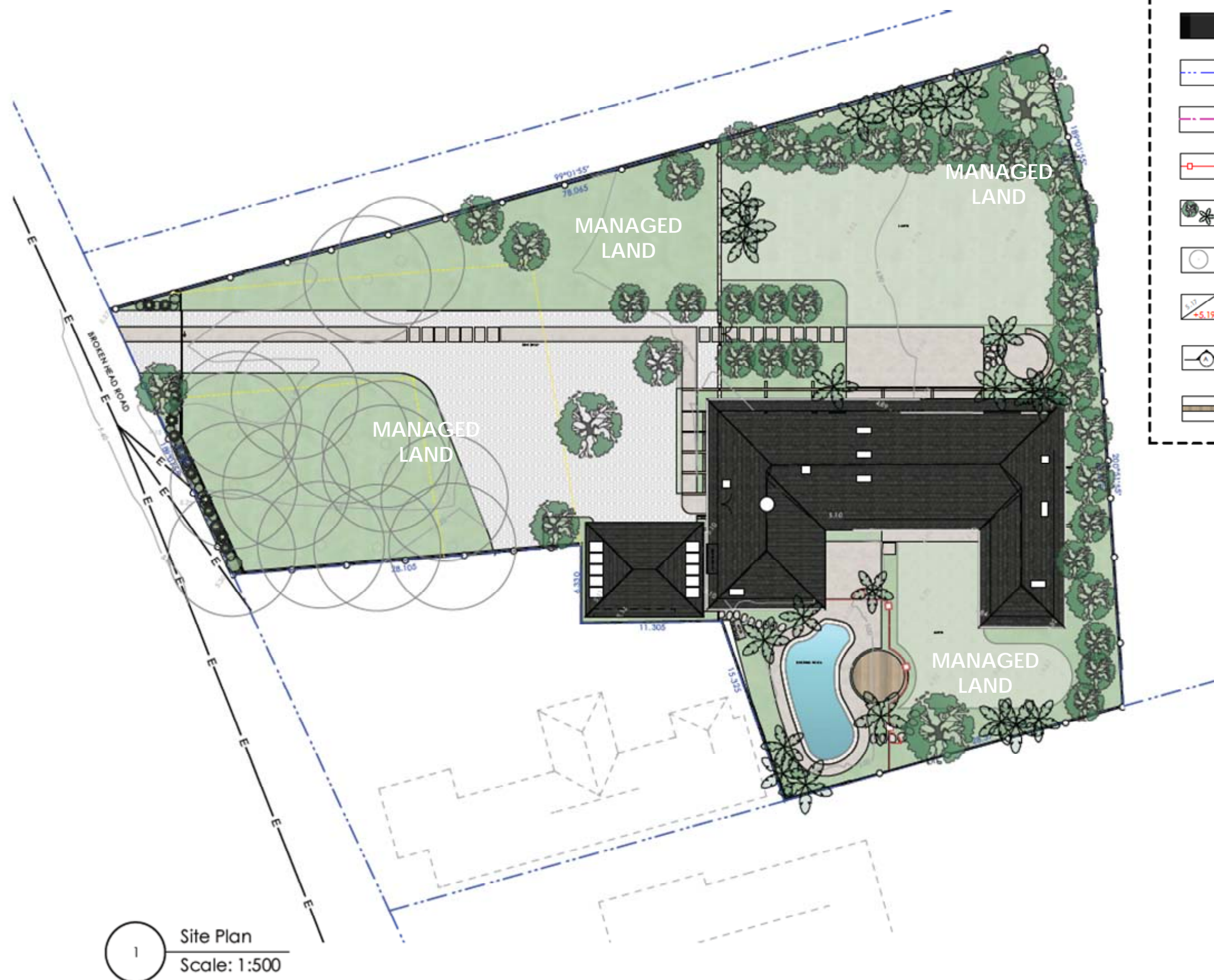
Part G: Access

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

Yes ☒ No ☐





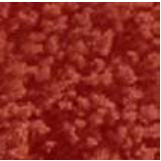


LEGEND

	EXISTING ROOF TO BE RETAINED		PROPOSED HARDWOOD TIMBER DECKING
	BOUNDARY LINE		NEW PROPOSED PEBBLE DRIVEWAY
	SET BACK LINE - 900mm		PROPOSED NATURAL STONE PATHS & ENTERTAINING AREAS
	POOL FENCE		LAWN AREA
	PROPOSED FEATURE TREES >13m IN HEIGHT		GARDEN AREA
	EXISTING TREES TO BE RETAINED		LINE OF EXISTING STRUCTURE TO BE REMOVED
	EXISTING LEVELS/ PROPOSED LEVELS		LINE OF ROOF / PERGOLA OVER
	LINE OF SECTION/ELEVATION		PROPOSED STONE WALL
	PROPOSED TIMBER BEAMS		



KEY



Hazard



Hazard



Buffer (100m)



Sequence No: 218474730
Job No: 33153291
Location: 167 Broken Head Road, Suffolk Park, NSW 2481



Legend

- Water Main Drinking
- Water Main Abandoned
- Water Meter Pipe
- Water Valves
- Water Hydrants
- Water Main Recycled
- Water Valves Recycled
- Wastewater Gravity Main
- Wastewater Abandoned
- Wastewater Manhole
- Wastewater Rising Main
- Wastewater Valve
- Wastewater Vacuum Main
- Wastewater Vacuum Valves
- Wastewater Vacuum Pods
- Wastewater Pressure Main
- Wastewater Pressure Valve
- Stormwater Main
- Stormwater Abandoned
- Stormwater Pit
- Stormwater Culvert
- SCIMS Survey Control Point
- Incomplete Data
- Property Boundary
- Road Reserve
- Rivers
- Contamination No Digging



Scale: 1:1000
Expires: 19 Dec 2022

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Tile No: 1