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12 June 2025

GJ Gardner Homes Taree
63 Muldoon Street
TAREE NSW 2430

Attention: Jarad Winner

Our Ref: 25160

Dear Jarad,

**BUSHFIRE ASSESSMENT
LOT 40 DP 31825, 80 SEABREEZE PARADE, GREEN POINT**

I refer to your request for a Bushfire Assessment for a proposed development on the above land (the subject land).

The proposed development that is the subject of the assessment is the construction of a dwelling on the land.

The following is a summary of the assessment.

BAL Assessment Procedure	Appendix 1 (PBP 2019)
Council Area	Mid-Coast
FFDI	80 (North Coast)
Applicable PBP 2019 Table	A1.12.6
Proposed Development	Dwelling
Vegetation formation	Forest/remnant forest
Effective slope	relatively flat
Land to be maintained as APZ	Land within the site
Highest BAL when assessed under Table A1.12.6 of PBP 2019	BAL-12.5

1 Introduction

The purpose of this assessment is to determine the category of bushfire attack and subsequent construction standard for the proposed erection of a dwelling on land at Lot 40 DP 31825, 80 Seabreeze Parade, Green Point.

Land within the site is mapped as 'bush fire prone land' for the purposes of Section 10.3 of the *Environmental Planning and Assessment Act 1979*.

As the land within the site is mapped as bushfire prone land, the purpose of this Bushfire Assessment is to assist in the planning process, to identify the proximity of the proposed development to any potential bushfire threat and to determine what, if any, level of construction is required in accordance with the RFS guideline entitled *Planning for Bush Fire Protection 2019* (PBP).

The Bushfire Attack Level (BAL) for the proposed development has been assessed as per the site assessment methodology in Appendix 1 of PBP. Once the BAL is determined, construction requirements for the corresponding BAL apply subject to *AS3959-2018: Construction of Buildings in Bushfire Prone Areas*, or the NASH Standard - *Steel Framed Construction in Bushfire Areas* (2021), subject to any additional construction requirements detailed in Section 7.5.2 of PBP.

2 The Site

Address	80 Seabreeze Parade, Green Point
Real Property Description	Lot 40 DP 31825
Zoning	RU5 - Village
Local EPI	Great Lakes Local Environmental Plan 2014

The site is on the eastern side of Seabreeze Parade, opposite the intersection with Campbell Avenue and approximately 60 metres north of the intersection with Waratah Close.

The site has an overall area of approximately 843m² and contains an existing driveway in the northern part of the site and some existing footings/slabs from since demolished buildings. It is understood that the existing driveway will remain, with the other existing footings/slabs to be removed from the site.

The land within the site slopes down from the street frontage towards the east and is clear of significant vegetation, comprising managed grasses and scattered trees in association with previous residential use.

Residential allotments with existing dwellings are on land which adjoin the northern and southern boundaries of the site, as well as on land on the opposite (western) side of Seabreeze Parade.

The eastern boundary of the site adjoins a relatively large allotment of land at 3 Waratah Close (area approximately 1.102 hectares), which contains an existing dwelling about 12 metres east from the rear boundary of that land with the site. The land at 3 Waratah Close is zoned RU2 (Rural Landscape) and is relatively flat.

Vegetation on the residential and rural allotments around the site also comprises managed grasses and scattered trees in association with residential use(s) on those allotments. The rural allotment to the east also contains some areas of remnant forest vegetation to the north

of the site.

Land in Booti Booti National Park is to the north/north-east of the large allotment to the east of the site.

Reticulated water supply is available to the site. The nearest hydrants are in Seabreeze Parade, about 16 metres to the north of the site and 25 metres to the south of the site. The site is serviced by overhead electricity.

The following photos show the condition of land on and around the site.



Photo 1: View of the site looking east from the Seabreeze Parade site frontage. Forest vegetation can be seen in the distance, to the north-east of the maintained land in the allotment at 3 Waratah Close (which adjoins the length of the eastern/rear boundary of the site).



Photo 2: View (looking generally north-east from the eastern/rear boundary of the site) of the land in the allotment at 3 Waratah Close. The existing dwelling on the land at 3 Waratah Close is about 12 metres from the southern/rear boundary of the subject site. Forest vegetation can be seen in the background, to the north-east of the maintained land in the allotment at 3 Waratah Close.



Photo 3: View (looking generally north from the eastern/rear boundary of the site) of the land in the allotment at 3 Waratah Close, taken from the same location as Photo 2.

3 The Proposal

The development is for construction of a dwelling-house on the land. The siting of the proposed dwelling is shown in Figure 4.1.

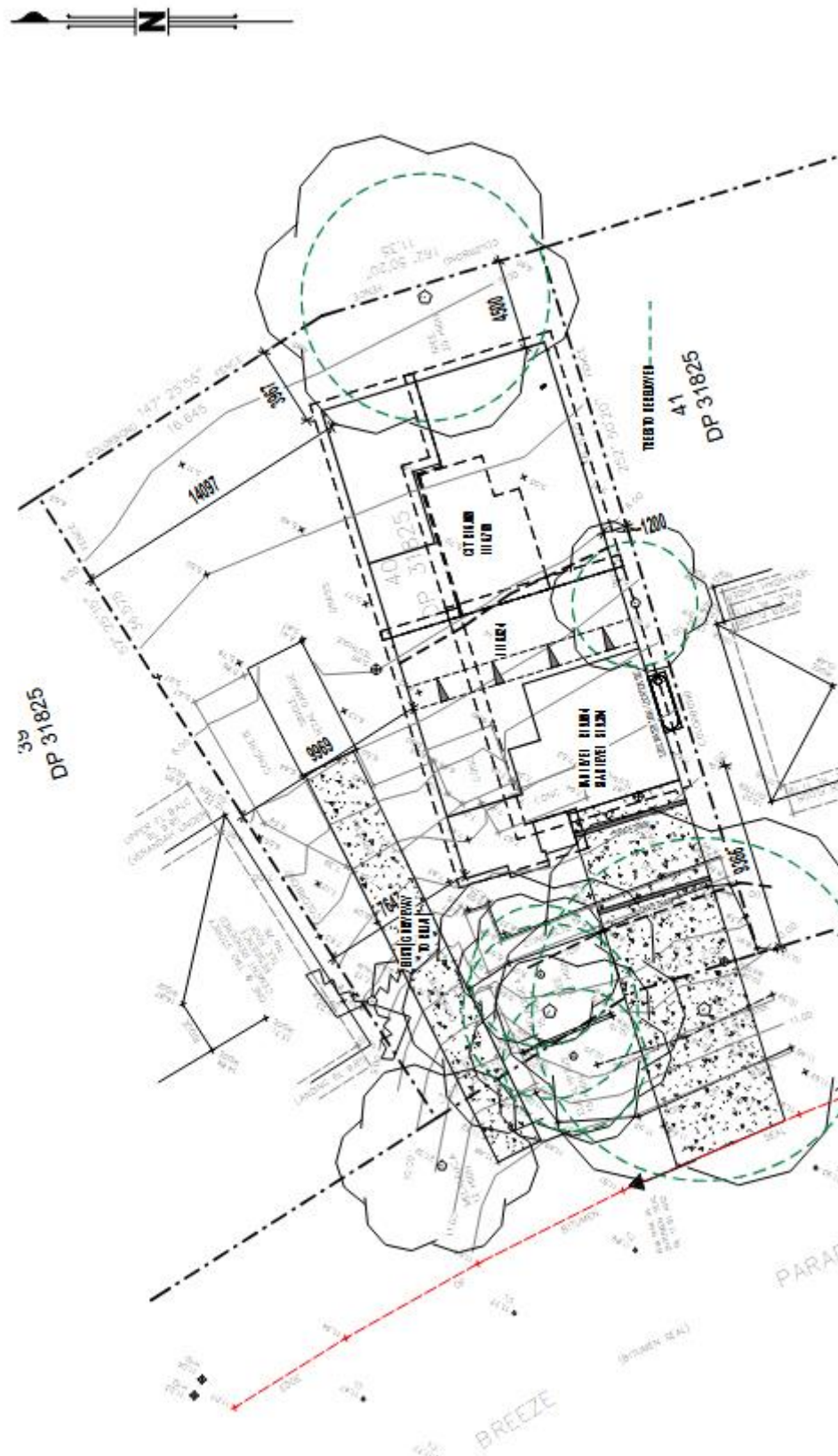


Figure 4.1: Site Plan Extract – Source: GJ Gardner. Not to Scale.

4 Bushfire Assessment

The site assessment methodology as per Appendix 1 of *Planning for Bush Fire Protection 2019* (PBP 2019) outlines the procedure to determine Bushfire Attack Levels (BALs).

The site assessment methodology is summarised in the following steps:

- 4.1 Determine vegetation formation around building to a distance of 140 metres;
- 4.2 Determine effective slope of the land from the building for a distance of 100 metres;
- 4.3 Identify relevant Forest Fire Danger Index (FFDI) for the Council area;
- 4.4 Determine separation distance from the edge of the unmanaged vegetation to the closest external wall (or closest structural support element in the case of patios/porticos, etc.);
- 4.5 Match the relevant FFDI, appropriate vegetation, distance and effective slope to determine the appropriate BAL.

The steps are discussed in 4.1-4.5 below.

4.1 Vegetation

Any potential bushfire hazard vegetation is separated from the subject site by the relatively large allotment of land at 3 Waratah Close which adjoins the eastern/rear boundary of the site.

Areas of forest vegetation exist to the north-east of the maintained land in 3 Waratah Close, ~80 metres north-east from the site and ~83-84 metres from the proposed dwelling footprint.

Also, some areas of remnant forest vegetation extend into the northern part of the adjoining land at 3 Waratah Close, with the nearest areas of any remnant forest vegetation in the northern part of the adjoining land ~50-55 metres to the north-east of the site.

4.2 Effective Slope

The slope of the land under the nearest areas of potential bushfire hazard vegetation is relatively flat.

4.3 Relevant FFDI for Council area

The Council area in which the development is to be undertaken is the Mid-Coast Council area which is within the North Coast Fire Weather area. The applicable FFDI is 80.

The relevant table of PBP 2019 for determination of the BALs is Table A1.12.6.

4.4 Separation distance

The separation distance between any part of the proposed dwelling and the nearest potential bushfire hazard vegetation is 40-<100 metres.

It is to be recommended that land within the site be maintained as an Inner Protection Area (IPA) for the purposes of PBP 2019.

4.5 BAL Determination

The following table shows the determination of Bushfire Attack Level (BAL) as per Table A1.12.6 of PBP 2019 (Determination of BAL, FFDI 80 – residential development) for the proposed dwelling and subsequent required building standards.

Direction	Separation distance (metres)	Vegetation Formation	Effective Slope	Bushfire Attack Level (BAL)
East/ North-east	40-<100 ~83-84 (NE) ~50-55 (to remnant forest to NE/N)	<i>forest</i>	relatively flat	BAL-12.5

The construction requirements for BAL-12.5 apply for the purposes of AS 3959-2018 (*Construction of buildings in bushfire-prone areas*) or the NASH Standard.

Additional construction requirements detailed in Section 7.5.2 of PBP apply in addition to any construction requirements detailed by AS 3959-2018.

5 Recommendation

In relation to the proposed dwelling on land at Lot 40 DP 31825, 80 Seabreeze Parade, Green Point, it is recommended that:

- A. Land within the site is to be maintained as an Asset Protection Zone (APZ) for the purposes of *Planning for Bush Fire Protection 2019*.
- B. The APZ is to be maintained in accordance with the requirements for an Inner Protection Area (IPA) as described in Appendix 4 of *Planning for Bush Fire Protection 2019* and any grassy vegetation within the IPA is to be maintained to a height <100mm. A clear area of low-cut lawn or pavement is to be maintained adjacent to the dwelling.
- C. Subject to (A) and (B), construction of the proposed dwelling is to comply with the construction requirements for BAL-12.5 as per AS 3959-2018 (*Construction of buildings in bushfire-prone areas*) and the additional construction requirements/variations as outlined in 7.5.2 (page 70) of *Planning for Bush Fire Protection 2019*.
- D. Any fences and/or gates should be made of either hardwood or non-combustible material.
- E. All above-ground water service pipes external to the building are to be metal, including and up to any taps.
- F. Any bottled gas is to be installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and:
 - (i) all fixed gas cylinders are to be kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side;
 - (ii) if gas cylinders need to be kept close to the building, safety valves are to be directed away from the building and at least 2 metres away from any combustible material, so they do not act as a catalyst to combustion;
 - (iii) above-ground gas service pipes external to the building are to be metal, including and up to any outlets; and
 - (iv) connections to and from gas cylinders are to be metal.

Notes to assessment:

1. The assessment relates to a proposed dwelling (the proposed development) on the subject land only. Only the siting plan at Figure 4.1 has been considered.
2. This Assessment has been based on bushfire protection guidelines as outlined in the document entitled Planning for Bush Fire Protection 2019 (PBP).
3. Notwithstanding the precautions recommended, it should always be remembered that bushfires burn under a range of conditions and an element of risk, no matter how small, always remains.
4. Occupants are advised to consider preparation of a Bush Fire Survival Plan which is revised annually prior to the bushfire season. A *Guide to Making a Bush Fire Survival Plan* has been developed by the NSW RFS to assist residents in the preparation of their plan and can be found at the NSW RFS website - www.rfs.nsw.gov.au.

Yours faithfully



SIMON CARROLL

Graduate Diploma in Design for Bushfire Prone Areas

Graduate Diploma in Building Fire Safety & Risk Engineering

Bushfire Planning and Design Accredited Practitioner Level 3 – NSW

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