



BUSHFIRE THREAT ASSESSMENT

FOR
A PROPOSED SECONDARY DWELLING &
CARPORT

AT
902 ALISON ROAD, ALISON NSW
2420

Prepared by:

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Prepared for:	AMS Design & Drafting
Reference No.	Alison – AMS Design & Drafting – August 2026



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Executive Summary

A Bushfire Threat Assessment Report (BTA) has been prepared by Firebird ecoSultants Pty Ltd at the request of AMS Design & Drafting for a proposed secondary dwelling & carport at 902 Alison Road, Alison NSW 2420. The report forms part of the supporting documentation for a Development Application (DA) to be submitted to Dungog Shire Council (DSC).

The report demonstrates compliance with Planning for Bushfire Protection 2019 (NSW RFS, 2019), and AS3959-2018 Construction of Buildings in Bush Fire Prone Areas. As the site has an existing residence and the proposal involves erecting another residence, it is considered that residential density has increased. In accordance with Section 8.2.1 of Planning for Bushfire Protection 2019, the proposal will meet the same principles and criteria associated with subdivisions in Chapter 5.

This assessment aims to consider and assess the bushfire hazard and associated potential threats relevant to the proposal. Recommendations are provided with regard to fuel management, access, provision of emergency services, building protection and construction standards to facilitate an acceptable level of bushfire protection.

In summary, the following is recommended to enable the proposal to meet the relevant legislative requirements:

- Assessment in accordance with Table A1.12.5 of PBP 2019 has shown that the proposed secondary dwelling & carport is to be constructed to **BAL-19** for the Southern, Eastern and Western elevations and **BAL-12.5** for the Northern elevation due to shielding as per Section A1.8 of PBP 2019.
- The BAL rating is based on the implementation of an Asset Protection Zone (APZ) as follows:
 - West and South for a distance of 17m;
 - North for a distance of 28m; and
 - East for a distance of 20m.
- The property access road complies / will comply with the following criteria from Table 5.3b of PBP 2019 with direct access from Alison Road:
 - › Minimum 4m carriageway width;
 - › In forest, woodland or heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay;
 - › A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
 - › Provide a suitable turning area in accordance with Appendix 3;
 - › Curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;



- › The crossfall is not more than 10 degrees;
 - › Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.
- A minimum 20,000L static water supply is required for dedication to firefighting purposes. If a water tank is to be used, they should comply with the following requirements from Table 7.4a in PBP 2019:
 - › a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; a 65mm Storz outlet with a ball valve is fitted to the outlet;
 - › ball valve and pipes are adequate for water flow and are metal;
 - › supply pipes from tank to ball valve have the same bore size to ensure flow volume;
 - › underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank;
 - › a hardened ground surface for truck access is supplied within 4m of the access hole;
 - › above-ground tanks are manufactured from concrete or metal;
 - › raised tanks have their stands constructed from non-combustible material or bushfire resisting timber (see Appendix F AS3959);
 - › unobstructed access is provided at all times;
 - › tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters; and
 - › underground tanks are clearly marked;
 - › all exposed water pipes external to the building are metal, including any fittings;
 - › where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bushfire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
 - › fire hose reels are constructed in accordance with AS/NZS 1221:1991 fire hose reels, and installed in accordance with the relevant clauses of AS2441:2005 installation of fire hose reels.
- Fencing – All new fencing and gates shall be constructed in accordance with the NSW Rural Fire Service Guideline: Fast Fact – Fences or Gates in Bushfire Prone Areas.
- Home owners should prepare a Bush Fire Survival Plan refer to the RFS Website http://www.rfs.nsw.gov.au/file_system/attachments/Attachment_BushFireSurvivalPlan.pdf

**I certify the development conforms to the relevant specifications and requirements of
Planning for Bushfire Protection 2019**



Terms & Abbreviations

Abbreviation	Meaning
APZ	Asset Protection Zone
AS2419-2017	Australian Standard – Fire Hydrant Installations
AS3959-2018	Australian Standard – Construction of Buildings in Bush Fire Prone Areas
BCA	Building Code of Australia
BPA	Bush Fire Prone Area (Also Bushfire Prone Land)
BFPL Map	Bush Fire Prone Land Map
BPMs	Bush Fire Protection Measures
BFSA	Bush Fire Safety Authority
CC	Construction Certificate
DA	Development Application
DSC	Dungog Shire Council
EPA Act	<i>NSW Environmental Planning and Assessment Act 1979</i>
FFDI	Forest Fire Danger Index
FMP	Fuel Management Plan
ha	hectare
IPA	Inner Protection Area
LGA	Local Government Area
OPA	Outer Protection Area
PBP	Planning for Bushfire Protection 2019
PoM	Plan of Management
RF Act	Rural Fires Act 1997
RF Regulation	Rural Fires Regulation
RFS	Rural Fire Service



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1 INTRODUCTION

A Bushfire Threat Assessment Report (BTA) has been prepared by Firebird ecoSultants Pty Ltd at the request of AMS Design & Drafting for a proposed secondary & carport at 902 Alison Road, Alison NSW 2420, hereafter referred to as the “site” (refer to Figure 1-1 for site locality). Refer to Appendix A for Proposed Site Plans.

This BTA is suitable for submission with a Development Application (DA) and provides information on measures that will enable the development to comply with ‘Planning for Bushfire Protection’ (NSW RFS, 2019), hereafter referred to as PBP (RFS, 2019).

This assessment aims to consider and assess the bushfire hazard and associated potential threats relevant to such a proposal, and to outline the minimum mitigative measures which would be required in accordance with the provisions of the Environmental Planning and Assessment Amendment (Planning for Bushfire Protection) Regulation 2007 and the Rural Fires Amendment Regulation 2007 (RF Amendment Regulation 2007).

1.1 Site Particulars

Locality:	902 Alison Road, Alison NSW 2420
LGA:	Dungog Shire Council
Current Land Use:	Existing dwelling and shed to remain
Forest Danger Index:	100 FFDI



Legend

-  Building Outline
-  Subject Land
- Assessment Area
 -  100m
 -  140m

Scale 1: 2,000



0 20 40 60 Metres



Client: AMS Design and Drafting

Project: 902 Alison Road, Alison NSW 2420

Figure 1-1: Site Location

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1.2 Description of the Proposal

This DA relates to the proposal for a secondary dwelling & carport. Refer to Appendix A for proposed plans.

1.3 Legislative Requirements

The Site has been mapped as Bush Fire Prone Land Map (BFPLM) by DSC.

This report forms part of the supporting documentation for a Development Application (DA) to be submitted to DSC.

This BTA has been prepared using current legislative requirements and associated guidelines for assessment of bushfire protection, these being:

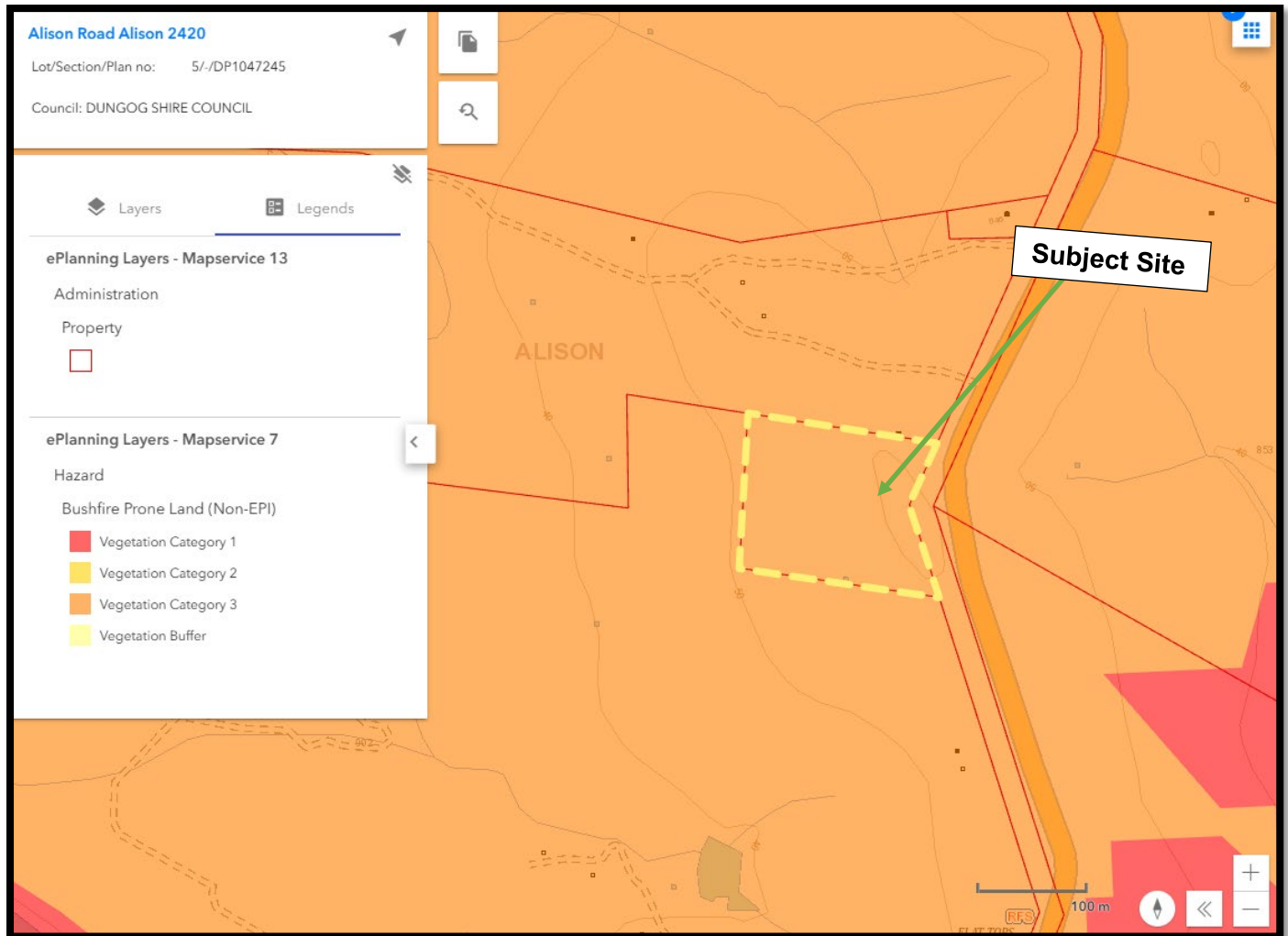
- PBP (RFS, 2019); and
- AS3959-2018 Construction of Buildings in Bushfire Prone Area.

1.4 Objectives of Assessment

This report has been prepared to address the requirements of Clause 44 of the Rural Fires Regulation. This BTA also addresses the six key Bush Fire Protection Measures (BFRMs) in a development assessment context being:

- The provision of clear separation of buildings and bush fire hazards, in the form of fuel-reduced APZ (and their components being Inner Protection Areas (IPA's) and Outer Protection Areas (OPA's);
- Sitting and design of the proposal;
- Construction standards;
- Appropriate access standards for residents, fire-fighters, emergency workers and those involved in evacuation;
- Adequate water supply and pressure, and utility services; and
- Suitable landscaping, to limit fire spreading to a building.

Figure 1-2: Bushfire Prone Land Map



(NSW Planning Portal Spatial Map Viewer)



2 METHODOLOGY

2.1 Vegetation Assessment

Vegetation surveys and vegetation mapping carried out on the site has been undertaken as follows:

- Aerial Photograph Interpretation to map vegetation cover and extent
- Confirmation of the vegetation assemblage typology present.

2.2 Slope Assessment

Slope assessment has been undertaken as follows:

- Aerial Photograph Interpretation in conjunction with analysis of electronic contour maps with a contour interval of 2m.



3 SITE ASSESSMENT

The following assessment has been undertaken in accordance with the requirements of PBP (RFS, 2019).

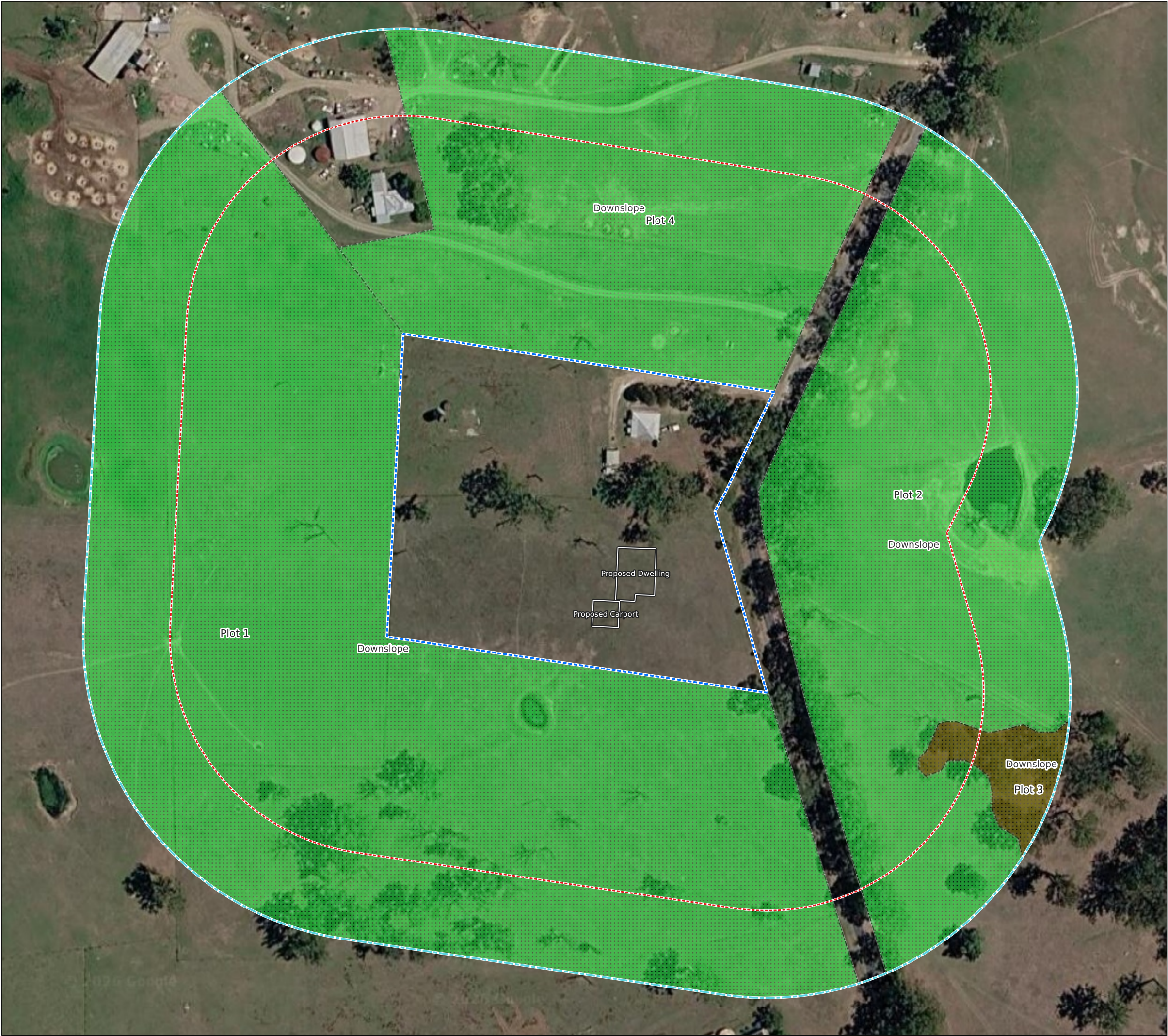
3.1 Vegetation & Slope Assessment

In accordance with PBP (RFS 2019), an assessment of the vegetation over a distance of 140m in all directions from the site was undertaken. Vegetation that may be considered a bushfire hazard was identified in all directions from the site. This assessment is depicted in Table 3-1.

In accordance with PBP (RFS 2019), an assessment of the slope underneath the vegetation considered a bushfire hazard was undertaken and the results are presented in Table 3-1 below.

Table 3-1: Vegetation Classification

Proposed Secondary Dwelling & Carport		
Direction	Vegetation Type	Effective Slope
North	Grasslands	Downslope (5-10°)
East	Grasslands	Downslope (5-10°)
South	Grasslands	Downslope (0-5°)
West	Grasslands	Downslope (0-5°)



Legend

- Building Outline
- Subject Land

Assessment Area

- 100m
- 140m

Classified Vegetation

- Forest (wet and dry sclerophyll) ect.
- Grassland

Scale 1: 2,000



0 20 40 60 Metres

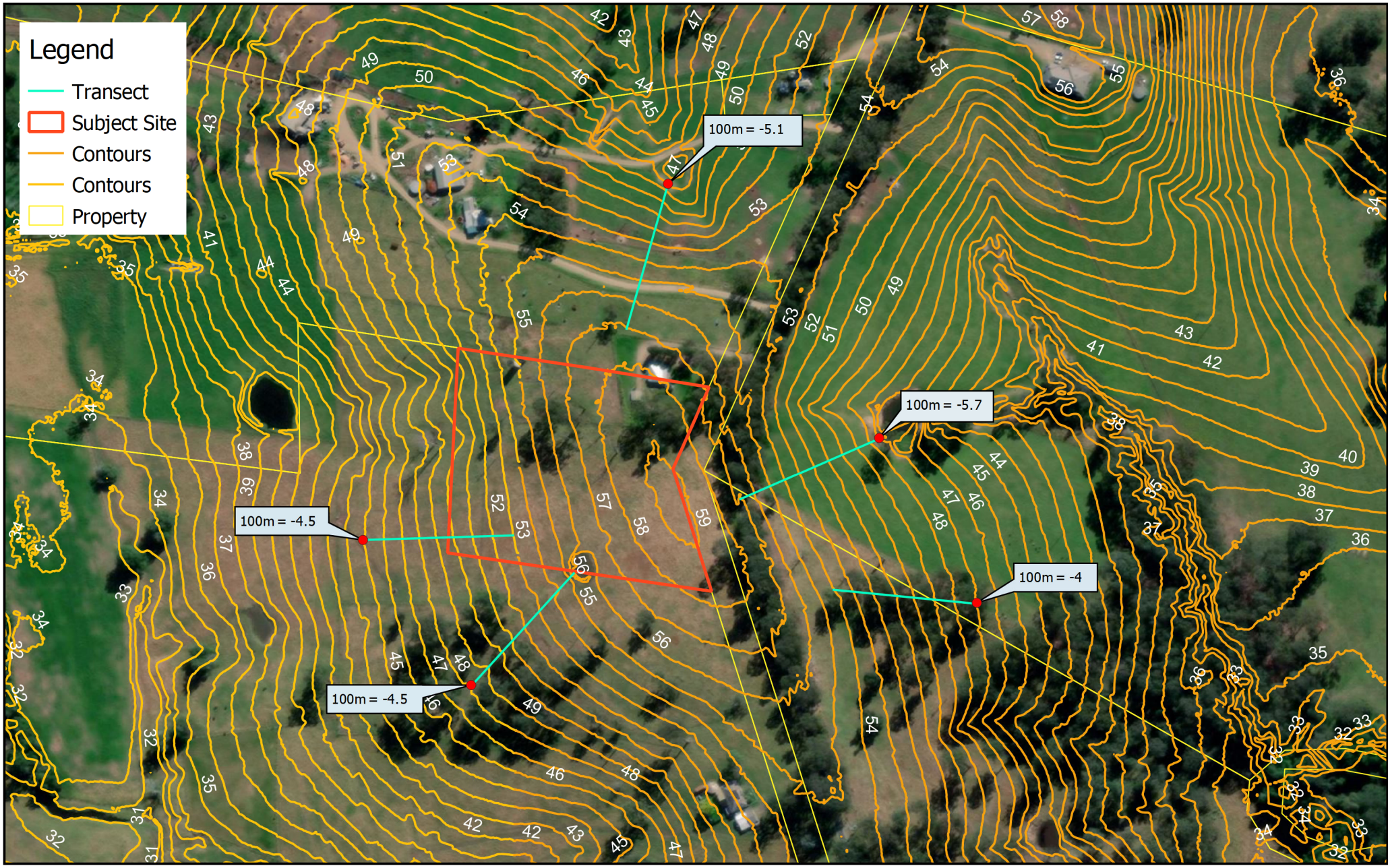


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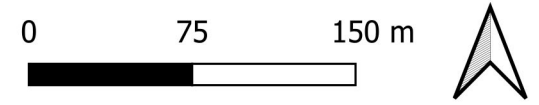
Figure 3-1: Vegetation Map

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Project: 902 Alison Road, Alison NSW 2420
Date: 27/07/2026

Figure 3-2: Slope Assessment





4 BUSHFIRE PROTECTION ASSESSMENT

4.1 Asset Protection Zones (APZ)

The PBP (RFS, 2019) guidelines have been used to determine the widths of the APZs required for habitable buildings within the site using the vegetation and slope data identified in Section 3-1 of this report.

The site lies within Dungog Local Government Area and therefore is assessed under an FDI rating of 100. Using the results from the Site Assessment (section 3.1 of this report) the deemed to satisfy APZ requirements for the proposed buildings within the site were determined using Table A1.12.5 in PBP (RFS, 2019). Refer to Table 4-1 for the required APZs for the proposed habitable buildings.

Table 4-1: Recommended APZs for Proposed Secondary Dwelling & Carport

Direction from Development	Vegetation classified within 140m	Effective Slope (within 100m)	APZ to be provided
North	Grasslands	Downslope (5-10°)	An APZ of 28m can be established.
East	Grasslands	Downslope (5-10°)	An APZ of 20m can be established.
South	Grasslands	Downslope (0-5°)	An APZ of 17m can be established.
West	Grasslands	Downslope (0-5°)	An APZ of 17m can be established.



5 BUSHFIRE ATTACK ASSESSMENT

Building design and the materials used for construction of future dwellings should be chosen based on the information contained within AS3959-2018, and accordingly the designer / architect should be made aware of this recommendation. It may be necessary to have dwelling plans checked by the architect involved to ensure that the proposed dwellings meet the relevant Bushfire Attack Level (BAL) as detailed in AS3959-2018.

The determinations of the appropriate BAL are based upon parameters such as weather modelling, fire-line intensity, flame length calculations, as well as vegetation and fuel load analysis. The determination of the construction level is derived by assessing the:

- Relevant FFDI = 100
- Flame temperature
- Slope
- Vegetation classification; and
- Building location.

The following BAL, based on heat flux exposure thresholds, are used in the standard:

(a) **BAL – LOW** The risk is considered to be **VERY LOW**
There is insufficient risk to warrant any specific construction requirements but there are still some risks.

(b) **BAL – 12.5** The risk is considered to be **LOW**
There is a risk of ember attack.

The construction elements are expected to be exposed to a heat flux not greater than 12.5 kJ/m².

(c) **BAL – 19** The risk is considered to be **MODERATE**
There is a risk of ember attack and burning debris ignited by wind borne embers and a likelihood of exposure to radiant heat.

The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m².

(d) **BAL-29** The risk is considered to be **HIGH**
There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat.

The construction elements are expected to be exposed to a heat flux no greater than 29 kW/m².

(e) **BAL-40** The risk is considered to be **VERY HIGH**

There is much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front.

The construction elements are expected to be exposed to a heat flux no greater than 40 kW/m².

(f) **BAL-FZ** The risk is considered to be **EXTREME**

There is an extremely high risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front.

The construction elements are expected to be exposed to a heat flux greater than 40 kW/m².

5.1 Determination of Bushfire Attack Levels

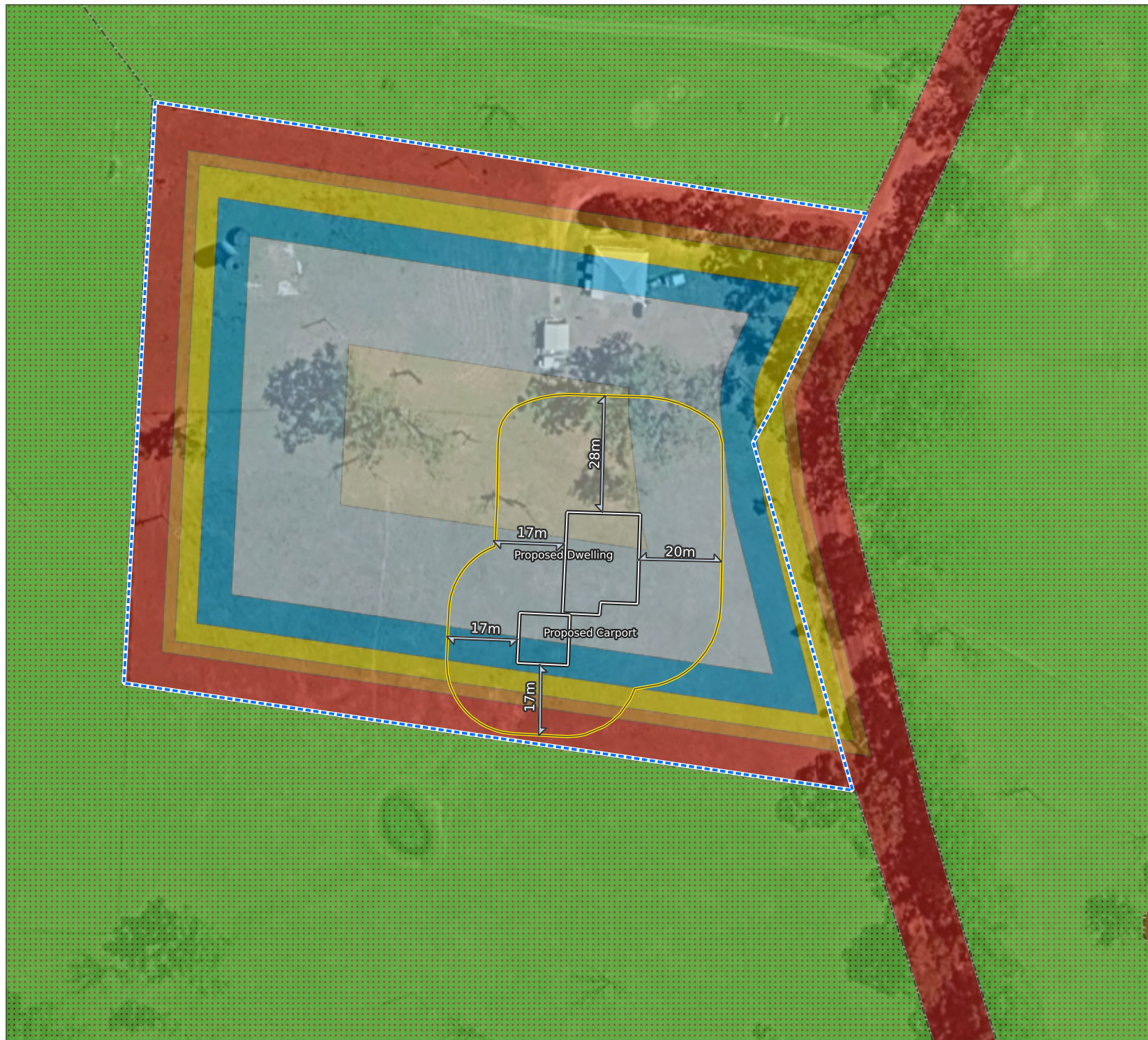
As the site lies within an LGA designated an FFDI of 100, the information relating to vegetation and slope was applied to Table A1.12.5 of PBP 2019 to determine the appropriate BAL rating. The results from this bush fire risk assessment are detailed below in Table 5-1–Bush Fire Attack Assessment.

Table 5-1: Determination of BALs for the Proposed Secondary Dwelling & Carport

Vegetation Type & Direction	Effective Slope	Separation Distance from Vegetation ¹	Bushfire Attack Level (BAL)
Grasslands to the North	Downslope (5-10°)	>28m	BAL-12.5
Grasslands to the East	Downslope (5-10°)	>20m	BAL-19
Grasslands to the South	Downslope (0-5°)	>17m	BAL-19
Grasslands to the West	Downslope (0-5°)	>17m	BAL-19

Assessment in accordance with Table A1.12.5 of PBP 2019 has shown that the proposed secondary dwelling and carport is to be constructed to **BAL-19** for the Southern, Eastern and Western elevations and **BAL-12.5** for the Northern elevation due to shielding as per Section A1.8 of PBP 2019.

¹ These distances are based on the implementation of an adequate Asset Protection Zone (APZ). This APZ is to be provided and managed in accordance with Appendix 4 of PBP 2019 (refer to Appendix B of this report). See Figure 5-1.



Legend

Line Distance

Building Outline

APZ

Subject Land

Assessment Area

100m

140m

Classified Vegetation

Forest (wet and dry sclerophyll) ect.

Grassland

BAL Contours

BAL FZ

BAL 40

BAL 29

BAL 19

BAL 12.5

BAL Low

Scale 1:900



0 30 60 m



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Figure 5-1: APZ and BAL Map

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6 COMPLIANCE

The proposal is for a secondary dwelling & carport therefore development standards apply. Table 5-1 details the compliance with Development Standards for Rural and Residential Subdivision (to satisfy Section 8.2.1 of PBP – Increased Residential Densities).

Table 6-1: Proposed Development Compliance with Development Standards

Acceptable Solutions	Performance Criteria	Compliance
Asset Protection Zones		
› APZs are provided in accordance with Tables A1.12.2 and A1.12.3 based on the FFDI.	potential building footprints must not be exposed to radiant heat levels exceeding 29 kW/m ² on each proposed lot.	Complies with Acceptable Solution – An APZ has been provided based on Table A1.12.5 in Appendix 1 of PBP 2019.
› APZs are managed in accordance with the requirements of Appendix 4.	APZs are managed and maintained to prevent the spread of a fire towards the building.	Complies with Acceptable Solution – APZs on site are to be managed in accordance with Appendix 4 of PBP 2019.
› APZs are wholly within the boundaries of the development site	the APZs is provided in perpetuity	Complies with Acceptable Solution – The APZ should be managed as an IPA and occurs entirely within the site.
› APZs are located on lands with a slope less than 18 degrees.	APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	Complies with Acceptable Solution – APZs on site do not occur over land with slope <18°.
Landscaping		
› landscaping is in accordance with Appendix 4; and fencing is constructed in accordance with section 7.6.	landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.	Complies with Acceptable Solution – All landscaping within the site will meet the requirements of the acceptable solution.



Access (General Requirements)

› property access roads are two-wheel drive, all-weather roads; › perimeter roads are provided for residential subdivisions of three or more allotments; › subdivisions of three or more allotments have more than one access in and out of the development; › traffic management devices are constructed to not prohibit access by emergency services vehicles; › maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient; › all roads are through roads; › dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end; › where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road; › where access/egress can only be achieved through forest, woodland and heath	firefighting vehicles are provided with safe, all-weather access to structures.	Complies with Acceptable Solution – The proposal is for a secondary dwelling only and the property access road / private driveway will comply.
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vegetation, secondary access shall be provided to an alternate point on the existing public road system; and › one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.		
› the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating.	the capacity of access roads is adequate for firefighting vehicles.	Complies with Acceptable Solution – the capacity of the property access road will be compliant for a fully loaded firefighting vehicle.
› hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; › hydrants are provided in accordance with the relevant clauses of AS 2419.1:2017 - Fire hydrant installations System design, installation and commissioning; and › there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.	there is appropriate access to water supply.	Complies with Acceptable Solution – a minimum 20,000L must be provided for dedication to firefighting purposes. The proposed water tanks may comply provided they are compliant with the criteria from Table 7.4a in PBP 2019.



Perimeter Roads

› are two-way sealed roads; › minimum 8m carriageway width kerb to kerb; › parking is provided outside of the carriageway width; › hydrants are located clear of parking areas; › are through roads, and these are linked to the internal road system at an interval of no greater than 500m; › curves of roads have a minimum inner radius of 6m; › the maximum grade road is 15 degrees and average grade of not more than 10 degrees; › the road crossfall does not exceed 3 degrees; and › a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.	access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.	N/A – perimeter roads are not proposed.
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Non-Perimeter Roads

› minimum 5.5m carriageway width kerb to kerb; › parking is provided outside of the carriageway width;	access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating.	N/A – no roads exist as part of the proposal.
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› hydrants are located clear of parking areas; › roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m; › curves of roads have a minimum inner radius of 6m; › the road crossfall does not exceed 3 degrees; and › a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.		
Property Access		
› There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles. In circumstances where this cannot occur, the following requirements apply: › minimum 4m carriageway width; › in forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m	firefighting vehicles can access the dwelling and exit the property safely.	Complies with Acceptable Solution – The property access road complies / will comply with the following criteria from Table 5.3b of PBP 2019 with direct access from Alison Road: › Minimum 4m carriageway width; › In forest, woodland or heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay; › A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches; › Provide a suitable turning area in accordance with Appendix 3; › Curves have a minimum inner radius of



wide, making a minimum trafficable width of 6m at the passing bay; › a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches; › provide a suitable turning area in accordance with Appendix 3; › curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress; › the minimum distance between inner and outer curves is 6m; › the crossfall is not more than 10 degrees; › maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and › a development comprising more than three dwellings has access by dedication of a road and not by right of way. Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community		6m and are minimal in number to allow for rapid access and egress; › The crossfall is not more than 10 degrees; › Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.
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style development property access roads in addition to the above.		
Water Supplies		
› reticulated water is to be provided to the development where available; › a static water and hydrant supply is provided for non-reticulated developments or where reticulated water supply cannot be guaranteed; and › static water supplies shall comply with Table 5.3d.	adequate water supplies are provided for firefighting purposes.	Complies with Acceptable Solution – A static water supply of minimum 20,000L must be provided for dedication to firefighting purposes. The proposed water tanks may comply provided they are compliant with the criteria from Table 7.4a in PBP 2019.
› fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2017; › hydrants are not located within any road carriageway; and › reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads.	Water supplies are located at regular intervals; and the water supply is accessible and reliable for firefighting operations.	Complies with Acceptable Solution – A static water supply of minimum 20,000L must be provided for dedication to firefighting purposes. The proposed water tanks may comply provided they are compliant with the criteria from Table 7.4a in PBP 2019.
› fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2017.	flows and pressure are appropriate.	N/A – fire hydrants do not occur.
› all above-ground water service pipes are metal, including and up to any taps; and › above-ground water storage tanks shall be of concrete or metal.	the integrity of the water supply is maintained.	Complies with Acceptable Solution – All above ground water service pipes will meet the requirements.



Electricity Services

› where practicable, electrical transmission lines are underground; › where overhead, electrical transmission › lines are proposed as follows: lines are installed with short pole spacing of 30m, unless crossing gullies, gorges or riparian areas; and › no part of a tree is closer to a power line than the distance set out in ISSC3 Guideline for Managing Vegetation Near Power Lines.	location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.	Complies with Acceptable Solution – The proposed secondary dwelling is able to meet the requirements for electricity services.
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Gas Services

› reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used; › all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; › connections to and from gas cylinders are metal; › polymer-sheathed flexible gas supply lines are not used; and › above-ground gas service pipes are metal, including and up to any outlets.	location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.	Can Complies with Acceptable Solution – The proposed secondary dwelling is able to meet the requirements for gas services.
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CONSTRUCTION STANDARDS

› BAL is determined in accordance with Tables A1.12.5 to A1.12.7; and › construction provided in accordance with the NCC and as modified by section 7.5 (please see advice on construction in the flame zone).	the proposed building can withstand bush fire attack in the form of embers, radiant heat and flame contact.	Complies with Acceptable Solution – The proposed secondary dwelling & carport has been assessed as BAL-19 from the Southern, Eastern and Western elevations and BAL-12.5 from the Northern elevation.
› fencing and gates are constructed in accordance with section 7.6.	proposed fences and gates are designed to minimise the spread of bush fire.	Can Comply – Fencing on site will meet the requirements of the acceptable solution
› Class 10a buildings are constructed in accordance with section 8.3.2.	proposed Class 10a buildings are designed to minimise the spread of bush fire.	N/A

CONCLUSION AND RECOMMENDATIONS

In summary, a Bushfire Threat Assessment has been undertaken for a proposed secondary dwelling & carport at 902 Alison Road, Alison NSW 2420. The report forms part of the supporting documentation for a Development Application (DA) to be submitted to DSC.

If the recommendations contained within this report are duly considered and incorporated, it is considered that the fire hazard present is containable to a level necessary to provide an adequate level of protection to life and property on the site. In summary, the following is recommended to enable the proposal to meet the relevant legislative requirements for the proposed development:

- Assessment in accordance with Table A1.12.5 of PBP 2019 has shown that the proposed secondary dwelling & carport is to be constructed to **BAL-19** for the Southern, Eastern and Western elevations and **BAL-12.5** for the Northern elevation due to shielding as per Section A1.8 of PBP 2019.
- The BAL rating is based on the implementation of an Asset Protection Zone (APZ) as follows:
 - West and South for a distance of 17m;
 - North for a distance of 28m; and
 - East for a distance of 20m.
- The property access road complies / will comply with the following criteria from Table 5.3b of PBP 2019 with direct access from Alison Road:
 - › Minimum 4m carriageway width;
 - › In forest, woodland or heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay;
 - › A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
 - › Provide a suitable turning area in accordance with Appendix 3;
 - › Curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
 - › The crossfall is not more than 10 degrees;
 - › Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.
- A minimum 20,000L static water supply is required for dedication to firefighting purposes. If a water tank is to be used, they should comply with the following requirements from Table 7.4a in PBP 2019:



- › a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; a 65mm Storz outlet with a ball valve is fitted to the outlet;
 - › ball valve and pipes are adequate for water flow and are metal;
 - › supply pipes from tank to ball valve have the same bore size to ensure flow volume;
 - › underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank;
 - › a hardened ground surface for truck access is supplied within 4m of the access hole;
 - › above-ground tanks are manufactured from concrete or metal;
 - › raised tanks have their stands constructed from non-combustible material or bushfire resisting timber (see Appendix F AS3959);
 - › unobstructed access is provided at all times;
 - › tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters; and
 - › underground tanks are clearly marked;
 - › all exposed water pipes external to the building are metal, including any fittings;
 - › where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bushfire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
 - › fire hose reels are constructed in accordance with AS/NZS 1221:1991 fire hose reels, and installed in accordance with the relevant clauses of AS2441:2005 installation of fire hose reels.
- Fencing – All new fencing and gates shall be constructed in accordance with the NSW Rural Fire Service Guideline: Fast Fact – Fences or Gates in Bushfire Prone Areas.
 - Home owners should prepare a Bush Fire Survival Plan refer to the RFS Website http://www.rfs.nsw.gov.au/file_system/attachments/Attachment_BushFireSurvivalPlan.pdf

**I certify the development conforms to the relevant specifications and requirements of
Planning for Bushfire Protection 2019**



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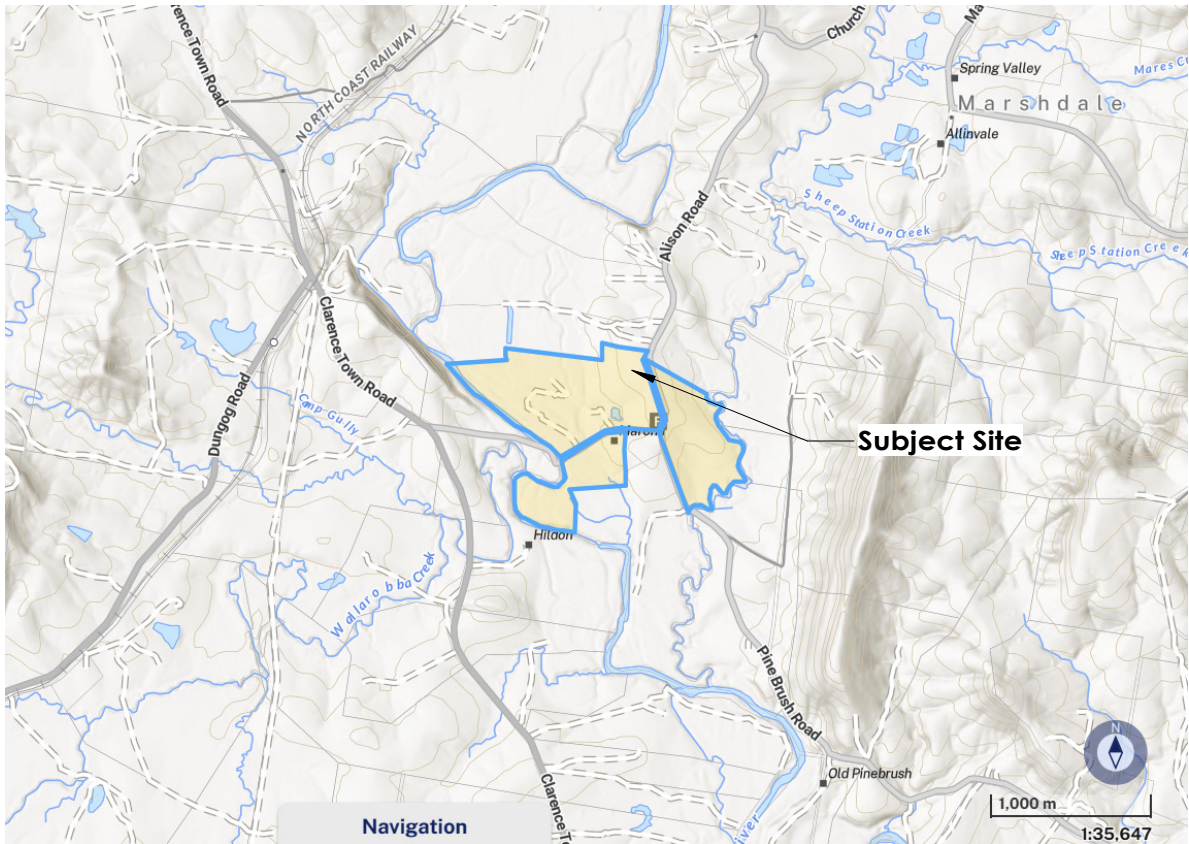
APPENDIX A PROPOSED SITE PLANS

Single Storey Dwelling with Detached Carport (Dual Occupancy)
For
Andrew & Emma Maher

Lot 5, No. 902 Alison Road,
Alison, NSW 2420 (DP1047245)

Drawing Schedule

Sheet No.	Sheet Title	Current Revision
A00.01	Cover Sheet	I
A00.02	Safe Design Report - Work Cover Safety Notes	I
A01.01	Site Analysis Plan	I
A01.02	Site/ Earthworks Plan & Sediment Control	I
A01.03	Concept Stormwater Drainage Plan	I
A02.01	Floor Plan	I
A03.01	Elevations	I
A03.02	Elevations	I
A03.03	Carport Details	I
A04.01	Section & Door-Window Schedule	I
A05.01	3D Views	I
A05.02	3D Views	I

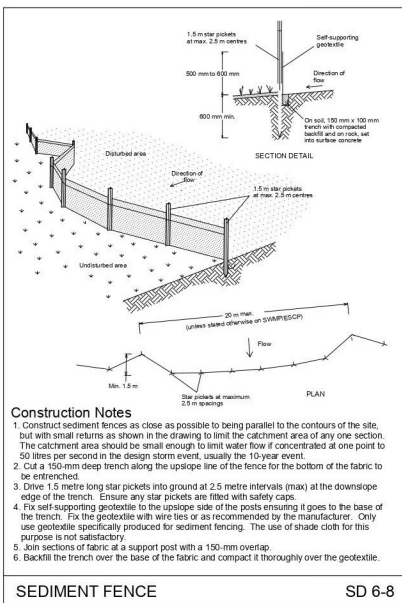


Locality Plan

(Source: NSW Explorer Website)

Basix Commitments:
The following to be installed with a minimum rating of stars: * Showerheads in all showers - 3 star (>7.5 but <= 9L/min) * 3 star toilet flushing system for each toilet * 3 star Basin taps * 3 star rated kitchen taps
The following to be connected to the rainwater tank: * all toilets * cold water tap that supplies each clothes washer * at least one outdoor tap * all hot water systems * all indoor cold water taps 100% of the roof area to be connected to the rainwater tank, size as per basix certificate
manual switch on/off individual exhaust fan to kitchen, bathroom & l'dry ducted to facade/roof
single phase air conditioning & ceiling fan to at least one living area (cooling - 2.5 star heating - 2.5 star)
compact fluorescent lamps or LED lights throughout
R3.00 (or R3.50 including construction) insulation to external walls R4.0 insulation to ceiling
electric hws
electric c/top, electric oven outdoor clothesline





SEDIMENTATION AND EROSION CONTROL NOTES:

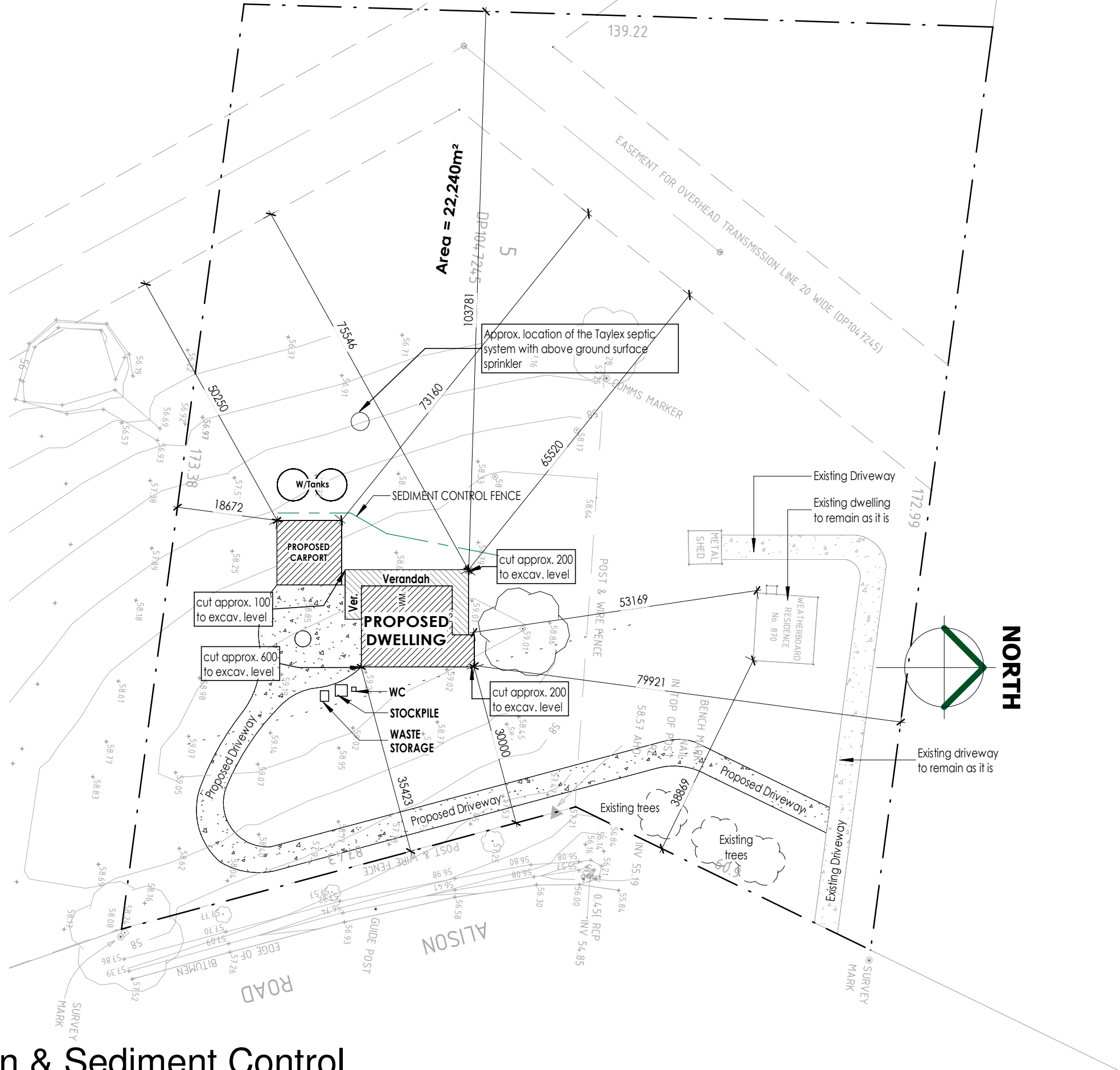
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE. ADDITIONAL BARRIERS MAYBE REQUIRED TO THOSE SHOWN ON THE DRAWINGS.
- ALL SILT BARRIERS SHALL BE REGULARLY INSPECTED & CLEANED OF SILT TO ENSURE CONTINUED OPERATION. ANY SILT BARRIERS THAT ALLOW SILT TO PASS ARE TO BE REPLACED. SILT STOP BARRIERS SHALL BE PROVIDED AROUND ALL STOCKPILES.
- TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AT THE NOMINATED SITE.
- ALL SEDIMENTATION & EROSION CONTROL MEASURES ARE TO STRICTLY COMPLY WITH THE GUIDELINES DETAILED IN THE DEPARTMENT OF HOUSING PUBLICATION, "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION", 4TH EDITION.
- NO STOCKPILING OF MATERIALS IS PERMITTED ON THE VERGE BETWEEN KERB & PROPERTY BOUNDARY.
- NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.
- ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICABLE.
- DEPRESSIONS LEFT IN THE FOOTPATH BY HEAVY TRUCKS ARE TO BE FILLED AS SOON AS POSSIBLE.
- ONLY ONE EXIT POINT SHOULD BE USED & SHOULD BE CONSTRUCTED SO AS TO PREVENT SOIL REACHING THE ROAD & TO STOP BOGGING.

DUST, NOISE & VIBRATION CONTROL

- SILENCERS ON PNEUMATIC TOOLS; MOBILE AIR COMPRESSORS; GRINDING EQUIPMENT & MECHANICAL PLANT SILENCING USING CURRENT TECHNOLOGY.
- VEHICULAR MOVEMENTS TO BE LIMITED TO NORMAL WORKING HOURS. PLANT AND MACHINERY TO BE REGULARLY SERVICED AND MAINTAINED.
- ALL VEHICLES, PLANTS AND MACHINERY TO BE FITTED WITH APPROPRIATE EMISSION CONTROL EQUIPMENT.
- SITE TO BE WATERED DOWN AFTER PROLONGED DRY DAYS OR ON WINDY DAYS; CONCRETE OR BRICK CUTTING ON SITE TO BE WATERED DOWN OR VACUUMING.

TREE PROTECTION

- ALL TREES WITHIN 5 METRES OF THE PROPOSED DEVELOPMENT AREA SHALL BE PROTECTED BY MEANS OF GENERAL PROTECTIVE FENCING BY FENCING AROUND GROUPS OF TREES OR BY INDIVIDUAL TREE GUARDS. ALL PROTECTIVE TREE FENCING IS TO BE TO THE SATISFACTION OF COUNCIL.



Site/ Earthworks Plan & Sediment Control

Scale : 1 : 800



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Accreditation #: 6895

I	10.08.26	Revised Site Plan as per Council's email dated 10.08.26	MR
H	28.07.26	Additional dimensions added from easement for transmission as per council's request	AS
G	10.07.26	Issued for DA	PK
F	05.06.26	Bathroom layout amended as per clients request	AS
E	04.06.26	Dwelling location moved to avoid tree removal as per clients request	AS
D	15.05.26	Minor changes as per client/builder request	AS
C	10.04.26	Minor changes as per builders request	AS
B	05.04.26	Minor changes as per client/builder request	AS
A	28.01.26	Concept Plan issued for client's review	AS
No.	Date	Description	Issued By

client : **Andrew & Emma Maher**

project :
Lot 5, No. 902 Alison Road,
Alison, NSW 2420 (DP1047245)

drawn by :	AS
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checked by : AS

date :	10.08.26
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sheet title :
Site/ Earthworks Plan &
Sediment Control

job no :

AMS-25-085

sheet no :	
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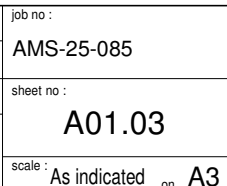
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Notes/Legends:

- AW - Awning Window
- CSD - Cavity Sliding Door
- DW - Dishwasher Space
- DH - Double Hung
- FS - Fridge Space
- fw - floor waste
- FW - Fixed Window
- LW - Louvre Window
- NGL - Natural Ground Line
- obs - Obscure
- SD - Sliding Door
- ST - Stove
- SW - Sliding Window
- Smoke Alarm as per NCC, Part 9.5.2 & AS3786
- All brickwork to be fully articulated in accordance with AS 3700 masonry structures & AS4773 masonry for small buildings, parts 1 & 2. Also as per Engineers drawings.
- Kitchen layout is illustrative only, for exact dimensions & details refer to manufacturers drawings

1

Floor Plan

Scale : 1 : 100



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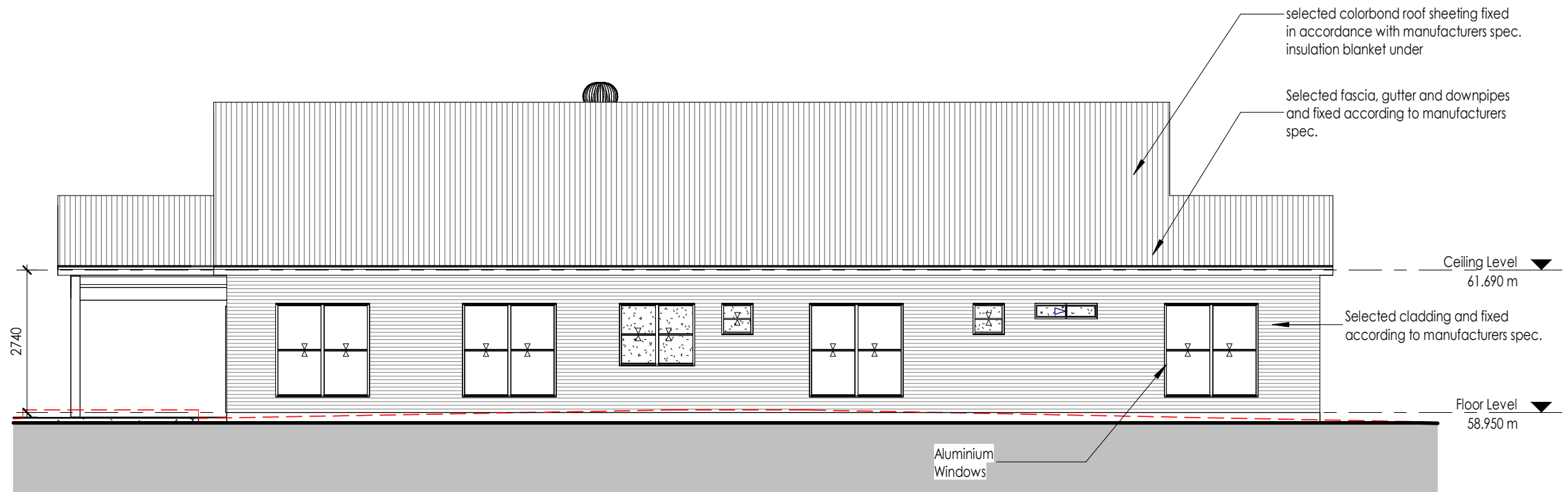
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No.	Date	Description	Issued By

client :
Andrew & Emma Maher

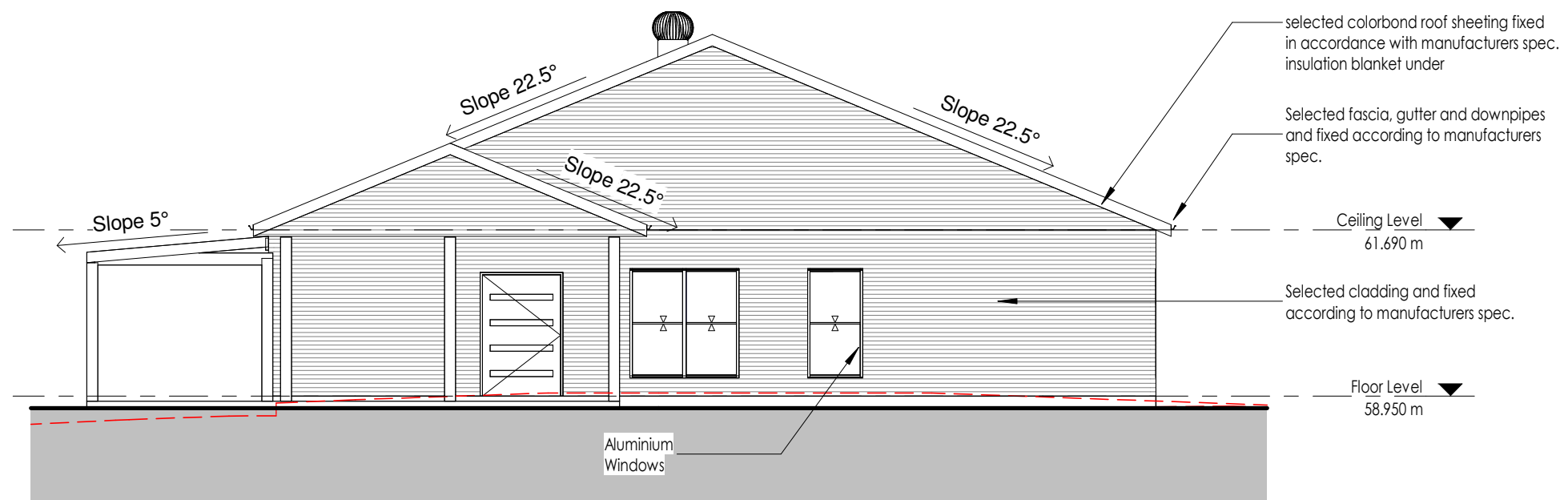
project :
Lot 5, No. 902 Alison Road,
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drawn by : AS	job no : AMS-25-085
checked by : AS	sheet no : A02.01
date : 10.08.26	scale : 1 : 100 on A3
sheet title : Floor Plan	

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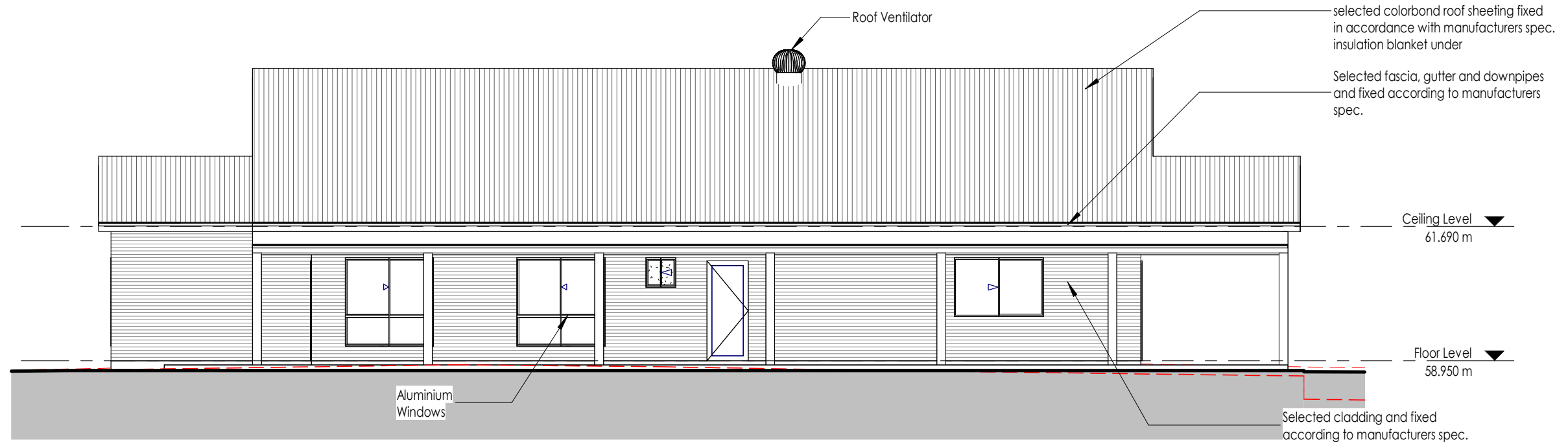
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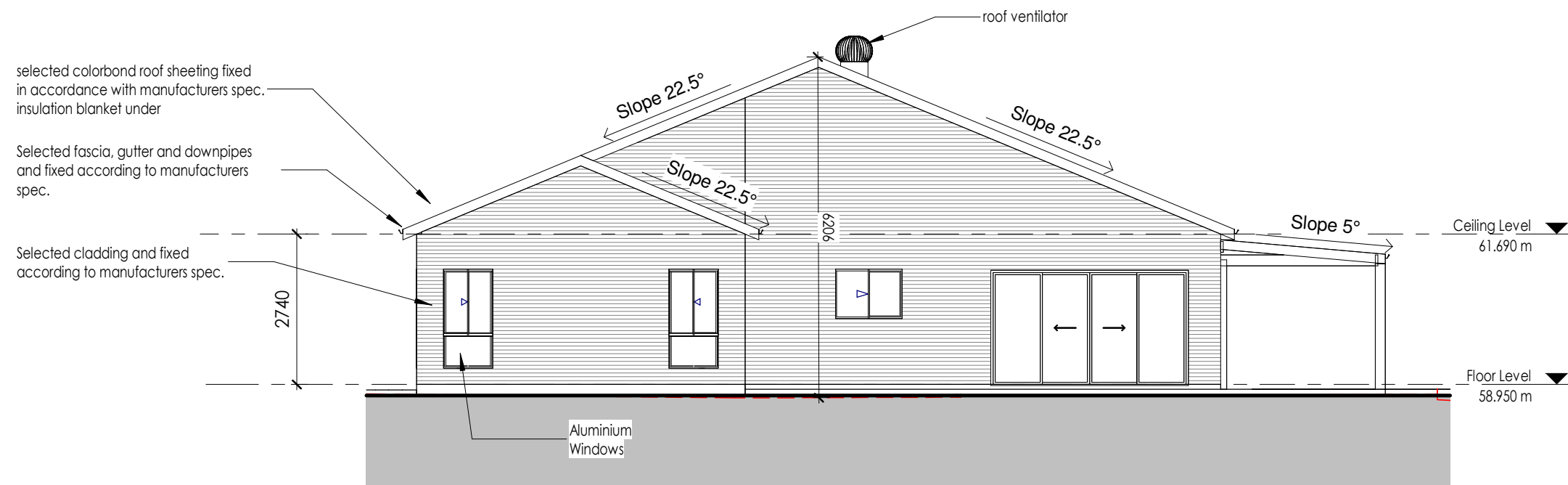
2 South Elevation
Scale : 1 : 100

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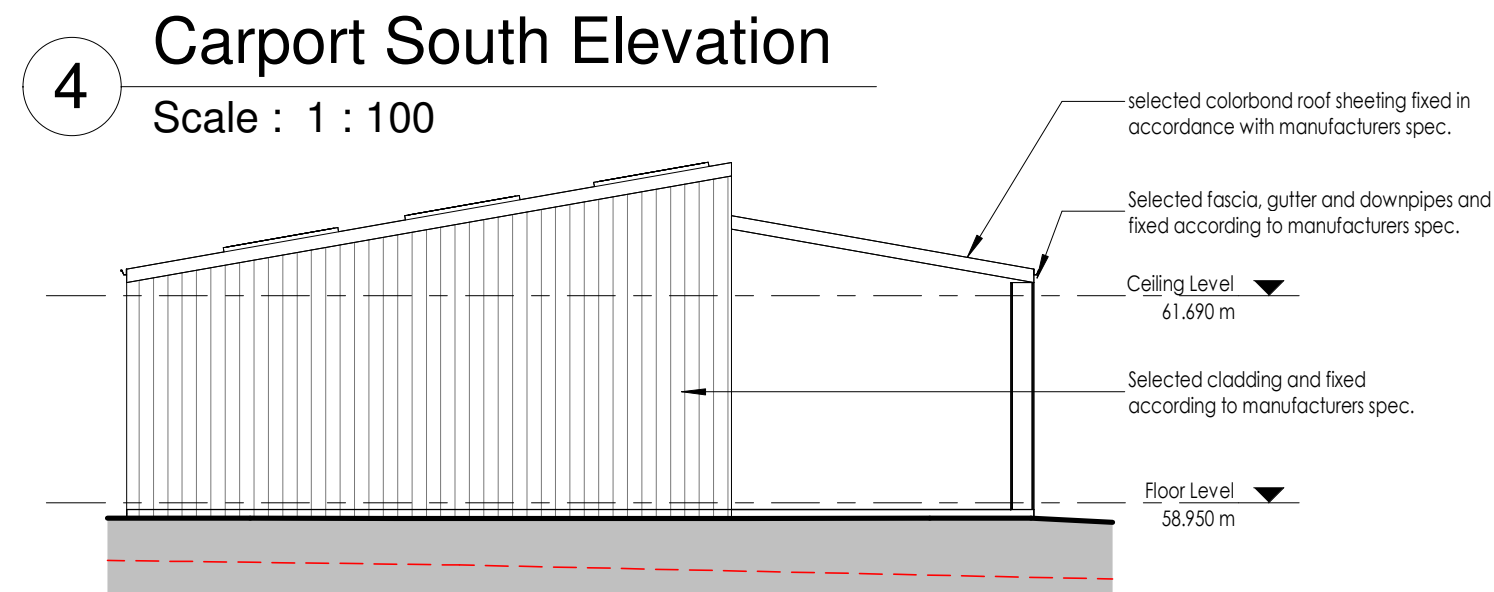
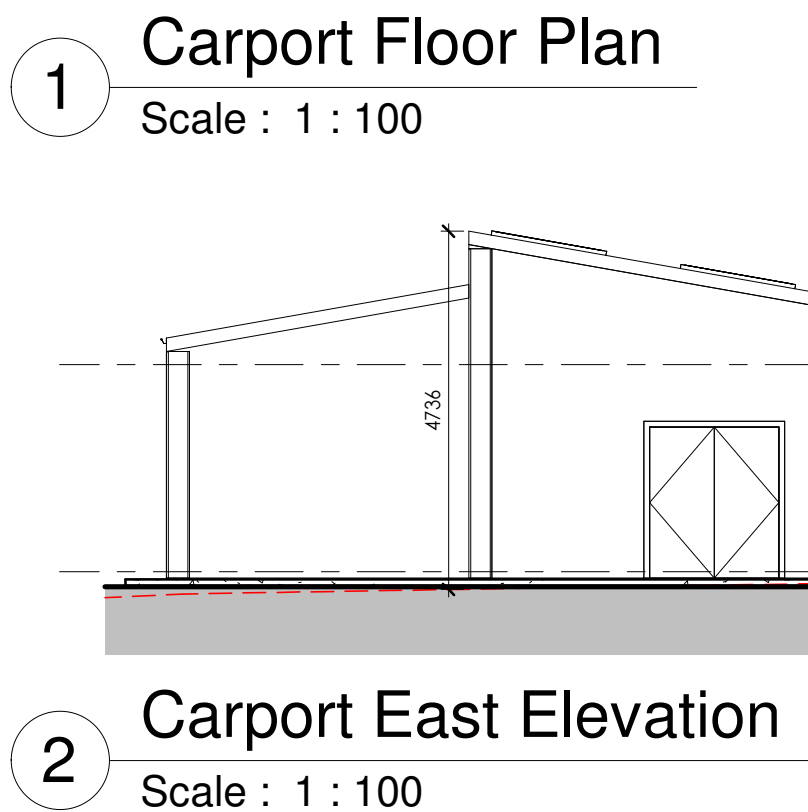
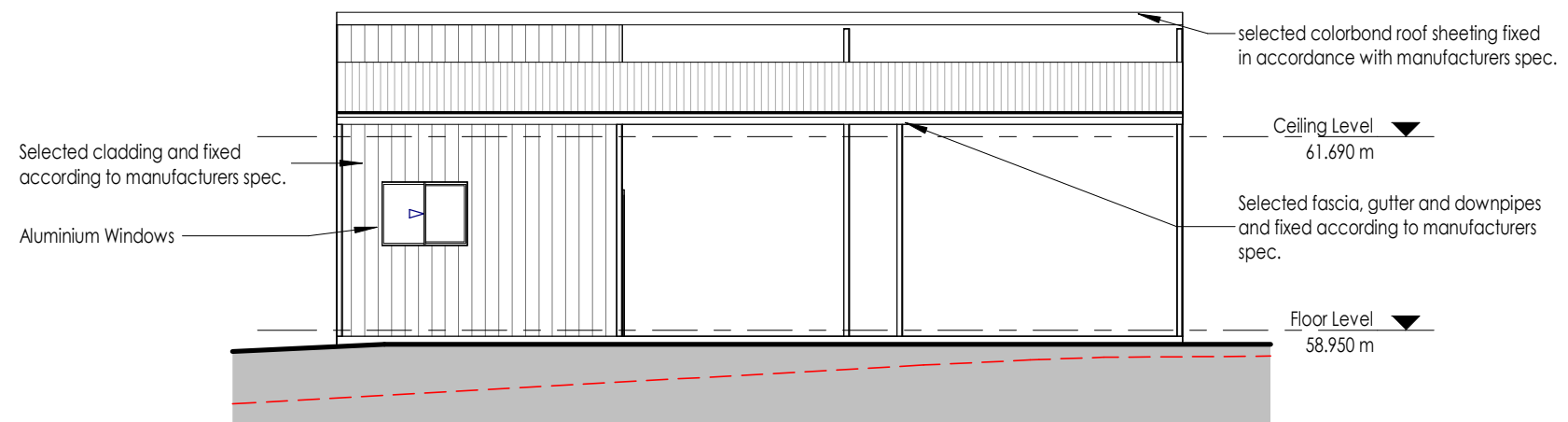
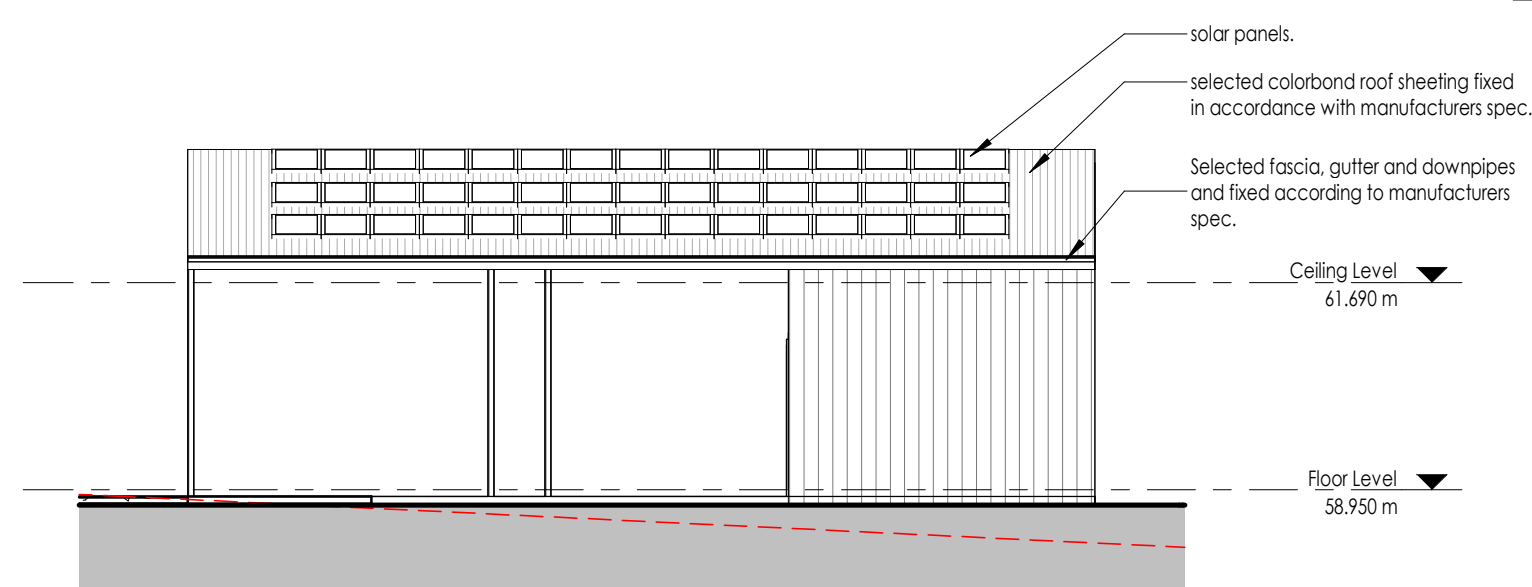
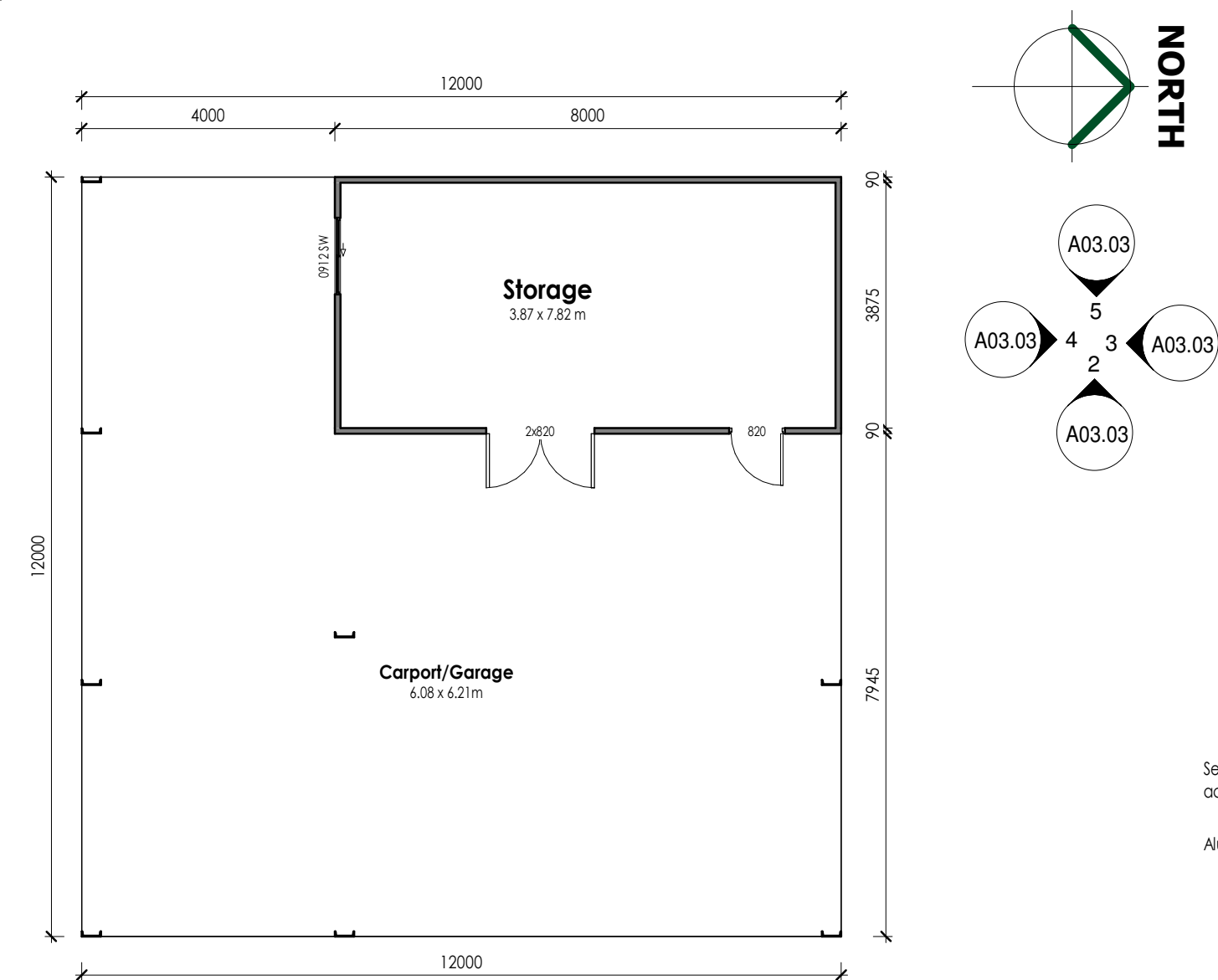


1 West Elevation
Scale : 1 : 100



2 North Elevation
Scale : 1 : 100

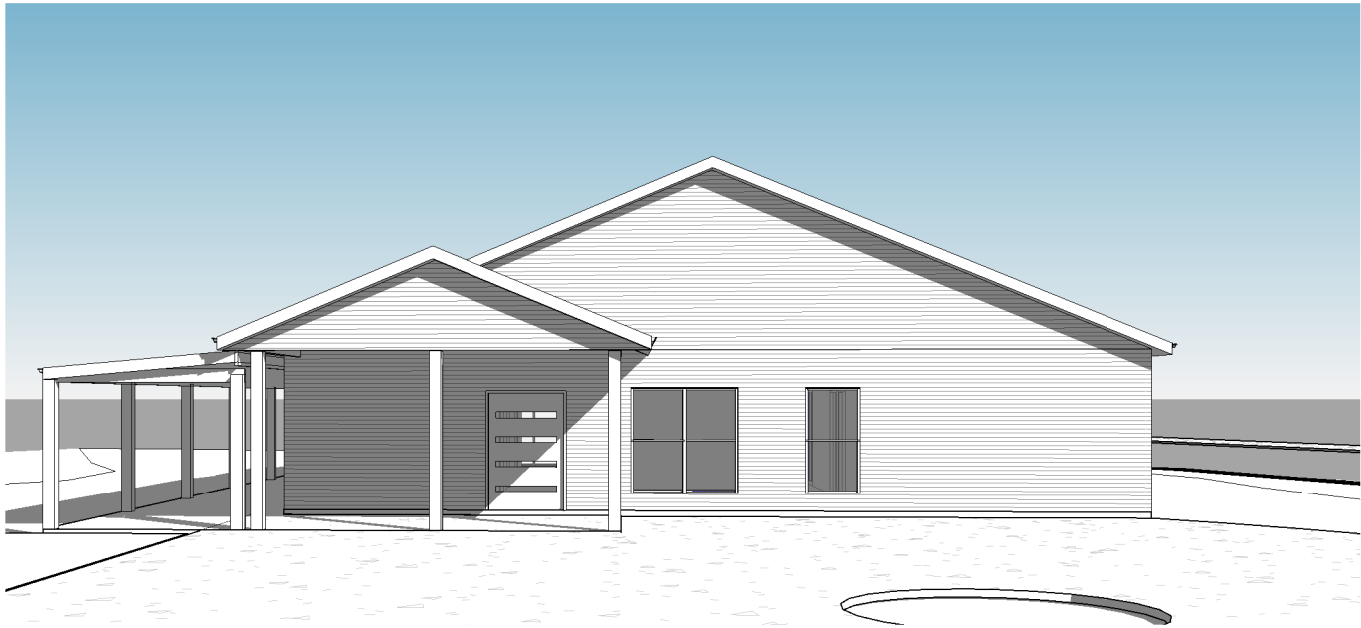
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Note:
Selected equipments, finishes and 3D views are
indicative only and is not to be used for construction
purposes. Also, final looks, colours and views may not
represent the final colours and landscape.



1 3D View 1
Scale :



2 3D View 4
Scale :

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I	10.08.26	Revised Site Plan as per Council's email dated 10.08.26	MR
H	28.07.26	Additional dimensions added from easement for transmission as per council's request	AS
G	10.07.26	Issued for DA	RK
F	05.06.26	Bathroom layout amended as per clients request	AS
E	04.06.26	Dwelling location moved to avoid tree removal as per clients request	AS
D	15.05.26	Minor changes as per client/builder request	AS
C	10.04.26	Minor changes as per builders request	AS
B	05.04.26	Minor changes as per client/builder request	AS
A	28.01.26	Concept Plan issued for client's review	AS
No.	Date	Description	Issued By

client :
Andrew & Emma Maher

project :
**Lot 5, No. 902 Alison Road,
Alison, NSW 2420 (DP1047245)**

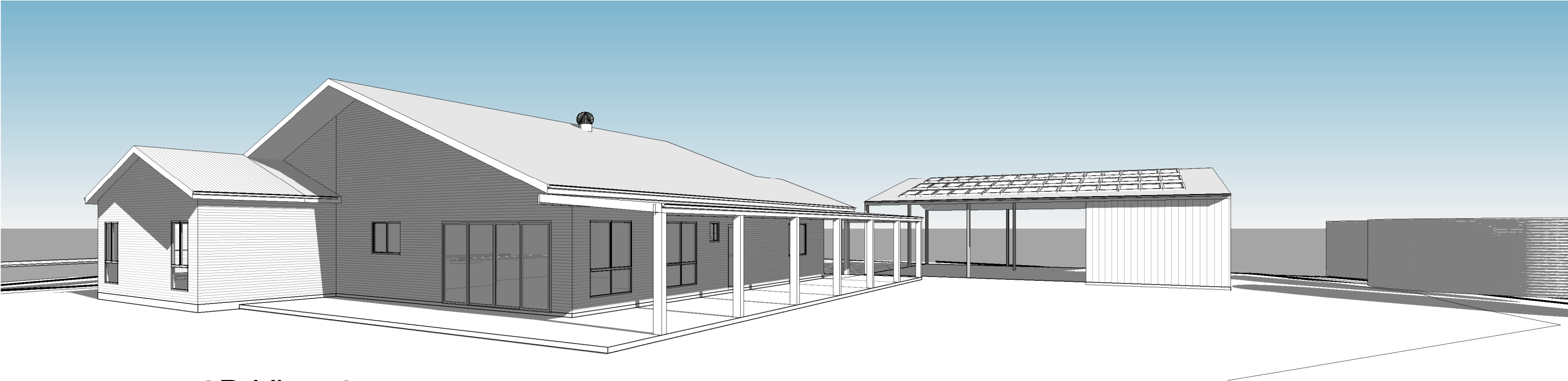
drawn by : AS
checked by : AS
date : 10.08.26
sheet title :
3D Views

job no :
AMS-25-085

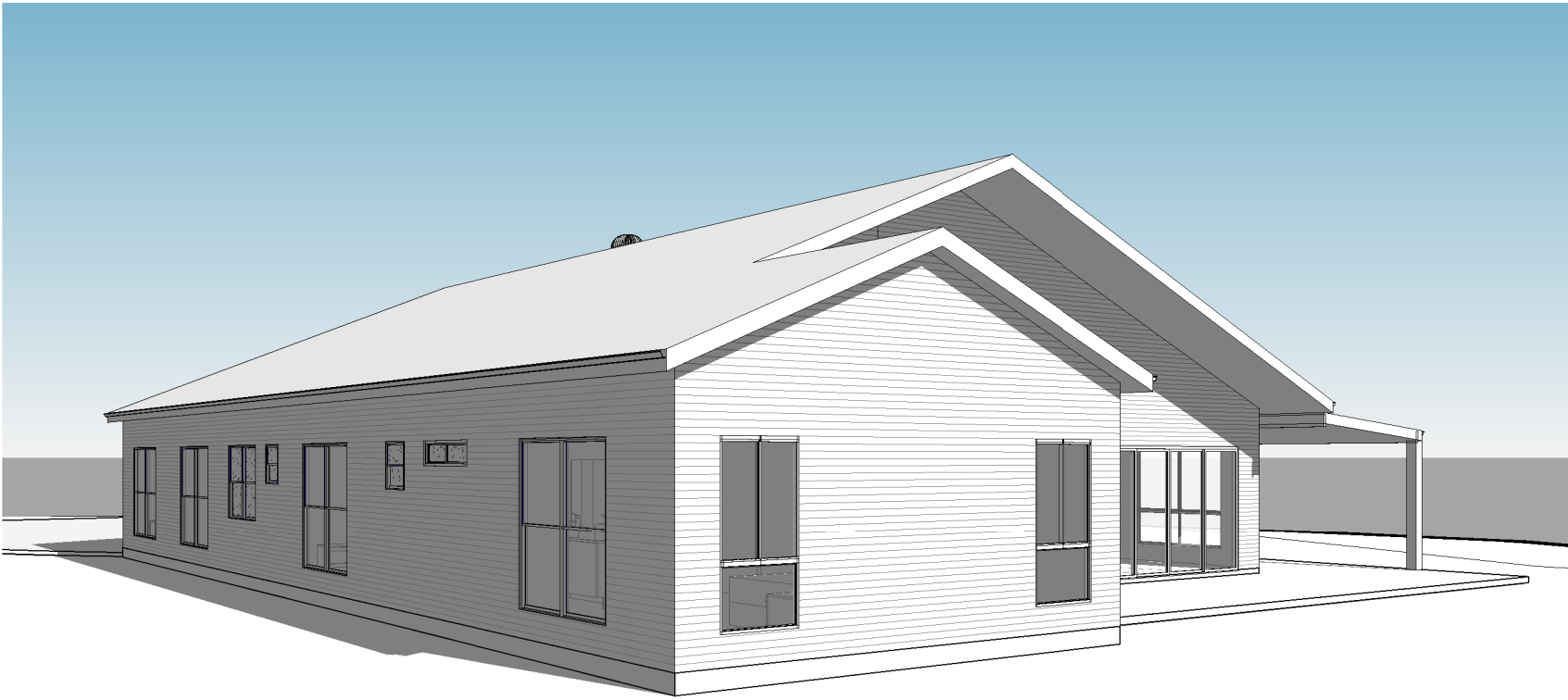
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A05.01

scale : 1 : 100 on **A3**

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1 3D View 2
Scale :



2 3D View 3
Scale :

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I	10.08.26	Revised Site Plan as per Council's email dated 10.08.26	MR
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No.	Date	Description	Issued By

client :
Andrew & Emma Maher

project :
**Lot 5, No. 902 Alison Road,
Alison, NSW 2420 (DP1047245)**

drawn by : AS	job no : AMS-25-085
checked by : AS	sheet no : A05.02
date : 10.08.26	scale : 1 : 100 on A3
sheet title : 3D Views	

APPENDIX B ASSET PROTECTION ZONES

APPENDIX 4

ASSET PROTECTION ZONE REQUIREMENTS

In combination with other BPMs, a bush fire hazard can be reduced by implementing simple steps to reduce vegetation levels. This can be done by designing and managing landscaping to implement an APZ around the property.

Careful attention should be paid to species selection, their location relative to their flammability, minimising continuity of vegetation (horizontally and vertically), and ongoing maintenance to remove flammable fuels (leaf litter, twigs and debris).

This Appendix sets the standards which need to be met within an APZ.

A4.1 Asset Protection Zones

An APZ is a fuel-reduced area surrounding a building or structure. It is located between the building or structure and the bush fire hazard.

For a complete guide to APZs and landscaping, download the NSW RFS document *Standards for Asset Protection Zones* at the NSW RFS Website www.rfs.nsw.gov.au.

An APZ provides:

- a buffer zone between a bush fire hazard and an asset;
- an area of reduced bush fire fuel that allows for suppression of fire;
- an area from which backburning or hazard reduction can be conducted; and
- an area which allows emergency services access and provides a relatively safe area for firefighters and home owners to defend their property.

Bush fire fuels should be minimised within an APZ. This is so that the vegetation within the zone does not provide a path for the spread of fire to the building, either from the ground level or through the tree canopy.

An APZ, if designed correctly and maintained regularly, will reduce the risk of:

- direct flame contact on the building;
- damage to the building asset from intense radiant heat; and
- ember attack.

The methodology for calculating the required APZ distance is contained within Appendix 1. The width of the APZ required will depend upon the development type and bush fire threat. APZs for new development are set out within Chapters 5, 6 and 7 of this document.

In forest vegetation, the APZ can be made up of an Inner Protection Area (IPA) and an Outer Protection Area (OPA).

A4.1.1 Inner Protection Areas (IPAs)

The IPA is the area closest to the building and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defensible space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous.

In practical terms the IPA is typically the curtilage around the building, consisting of a mown lawn and well maintained gardens.

When establishing and maintaining an IPA the following requirements apply:

Trees

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m; and
- preference should be given to smooth barked and evergreen trees.

Shrubs

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass

- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

A4.1.2 Outer Protection Areas (OPAs)

An OPA is located between the IPA and the unmanaged vegetation. It is an area where there is maintenance of the understorey and some separation in the canopy. The reduction of fuel in this area aims to decrease the intensity of an approaching fire and restricts the potential for fire spread from crowns; reducing the level of direct flame, radiant heat and ember attack on the IPA.

Because of the nature of an OPA, they are only applicable in forest vegetation.

When establishing and maintaining an OPA the following requirements apply:

Trees

- tree canopy cover should be less than 30%; and
- canopies should be separated by 2 to 5m.

Shrubs

- shrubs should not form a continuous canopy; and
- shrubs should form no more than 20% of ground cover.

Grass

- grass should be kept mown to a height of less than 100mm; and
- leaf and other debris should be removed.

An APZ should be maintained in perpetuity to ensure ongoing protection from the impact of bush fires. Maintenance of the IPA and OPA as described above should be undertaken regularly, particularly in advance of the bush fire season.

Figure A4.1

Typical Inner and Outer Protection Areas.

