

BUSH FIRE ASSESSMENT REPORT

Based on NSW Rural Fire Service, Building in Bush Fire Prone Areas
Single Dwelling Application Kt (Revised version April 2020)

PART A: Property details

Applicant name: Brian Baker

Contact phone number: 0411126975

Council: Mid Coast Council

Council reference (if known): Not yet available

Lot: 26

DP: 52412

Address to be developed: 19 Stephen Street, Forster, NSW 2428

Property is on Bush Fire Prone Land, as determined by NSW RFS BFPL Tool.

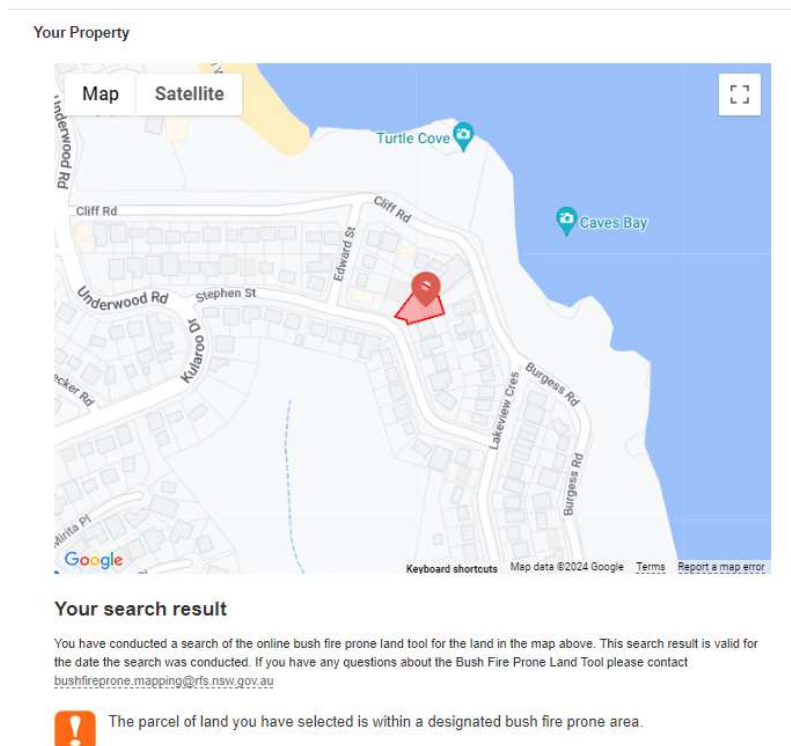


Figure 1: NSW RFS BFPL Tool result 26.6.2024

PART B: Type of proposal

Type of Proposal: Alterations/Additions to an existing building

Proposal Description: Second level addition to northern half of existing building, reroofing, cladding replacement, internal alterations, addition of carport.

Copy of Plans: Full set at Attachment A

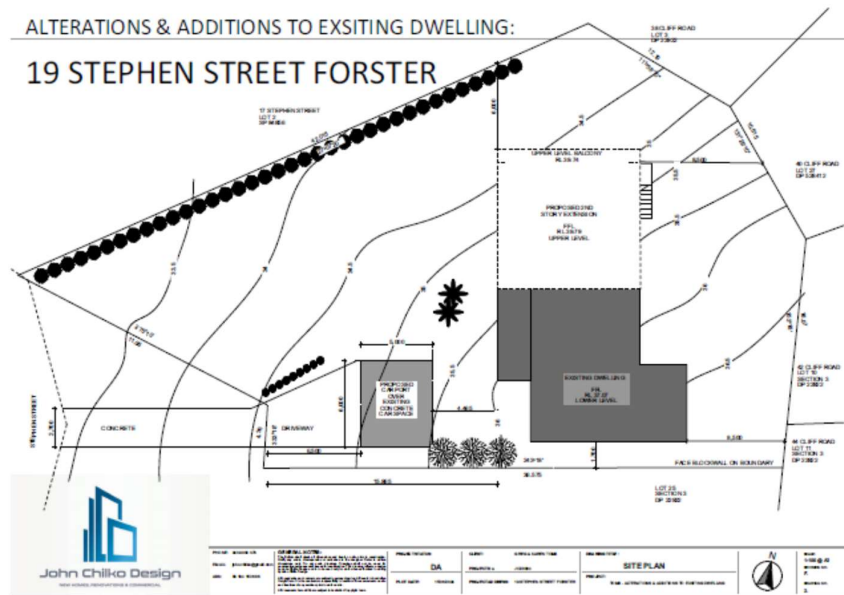


Figure 2: Site Plan

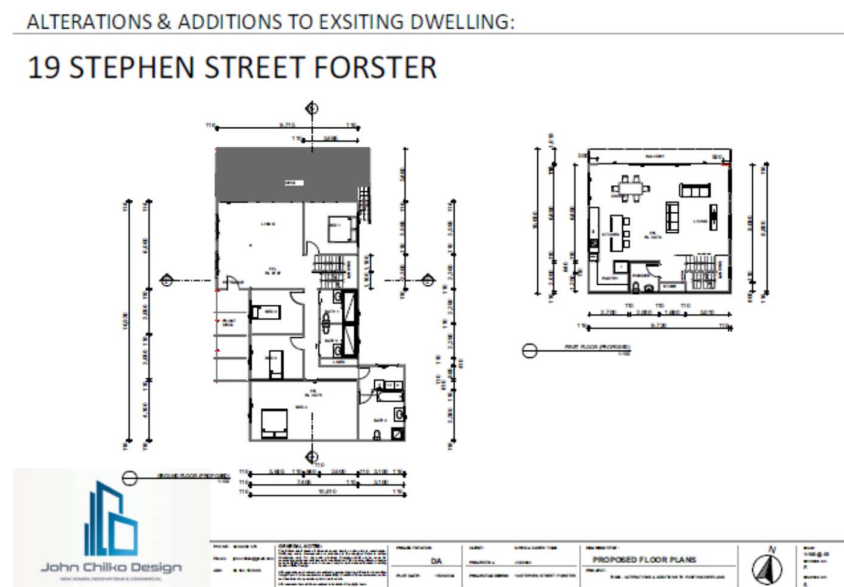


Figure 3: Floor Plans

PART C: Bush fire attack and level of construction

Step 1

Assessment of the vegetation hazard in all directions.

Category	North	East	South	West	SouthWest
Keith vegetation group	Forest (PCT 3084: Lower North Choricarpia Wet Forest)	Forest (PCT 3084: Lower North Choricarpia Wet Forest)	Managed land	Managed land	Forest (PCT 3250: Northern Foothills Blackbutt Grassy Forest)

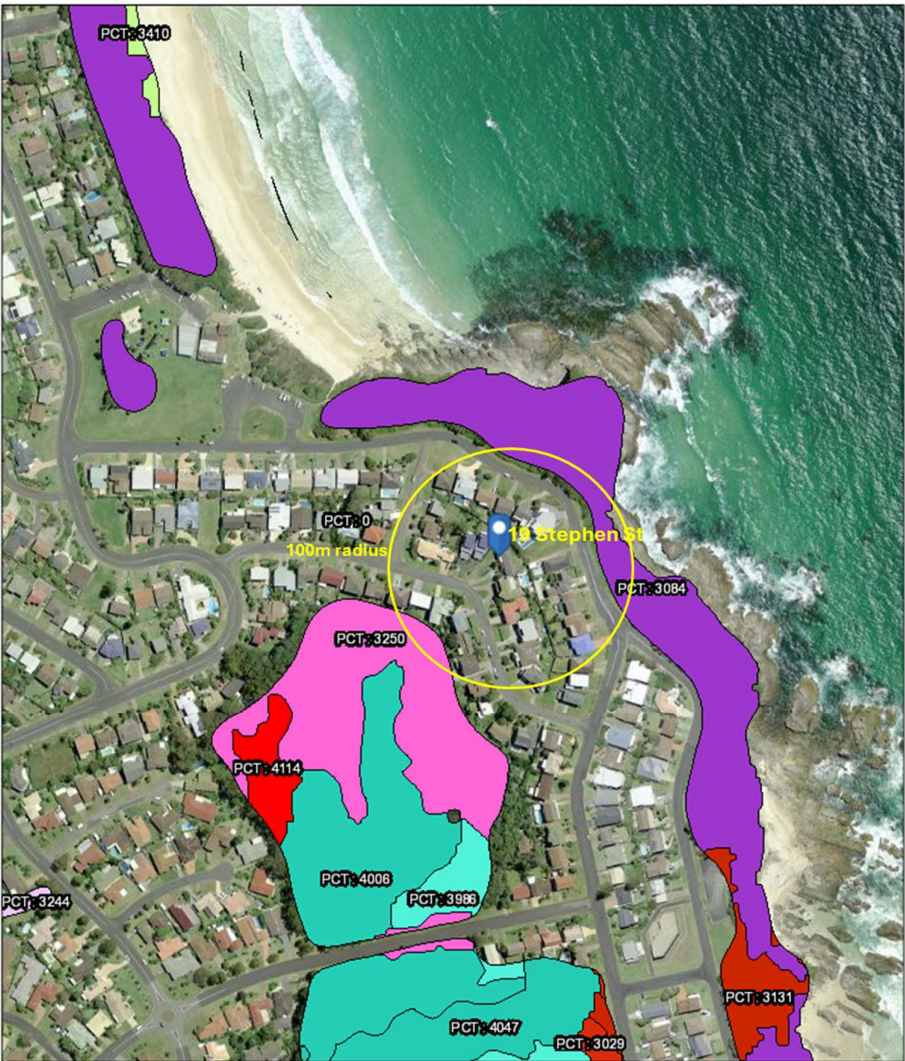


Figure 4. NSW State Vegetation Map by SEED NSW

Step 2

Determine the distance from the building to the bush fire vegetation hazard.

Aspect	North	East	South	West	South West
Distance	70m	60m	NA >140m	NA >140m	75m



Figure 5: Aerial showing distance to bush fire vegetation hazard and derived contours

Step 3

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

Category	North	East	South	West	SouthWest
Slope under the hazard (over 100m) {in degrees}	Downward slope 8.5°	Downward slope 3.5°	NA	NA	Downward slope 8°

Step 4

Determine the FFDI that applies to your local government area.

FFDI: For Mid Coast Council FFDI is 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.

Category	North	East	South	West	SouthWest
Bush Fire Attack Level	BAL-12.5	BAL-12.5	NA (>100m)	NA (>100m)	BAL-12.5

Construction Level determined: BAL-12.5

Step 6

Determining BAL construction requirements

Proposal meets construction requirements for BAL-12.5 of AS2959-2018 and any additional construction requirements in PBP 2019

PART D: Flame zone

NA – a performance based solution is not proposed

PART E: Water supplies

The area has reticulated water supply and hydrants are spaced at regular distance along Stephen Street and surrounding residential streets.

Nearest hydrant is approximately 37m from building structure.



Figure 6: Aerial photo showing location of street hydrants

No additional water supply is planned.

No static water supply is planned.

PART F: Gas supplies

Gas is supplied by bottled gas

Location of bottles shown on Figure 8.

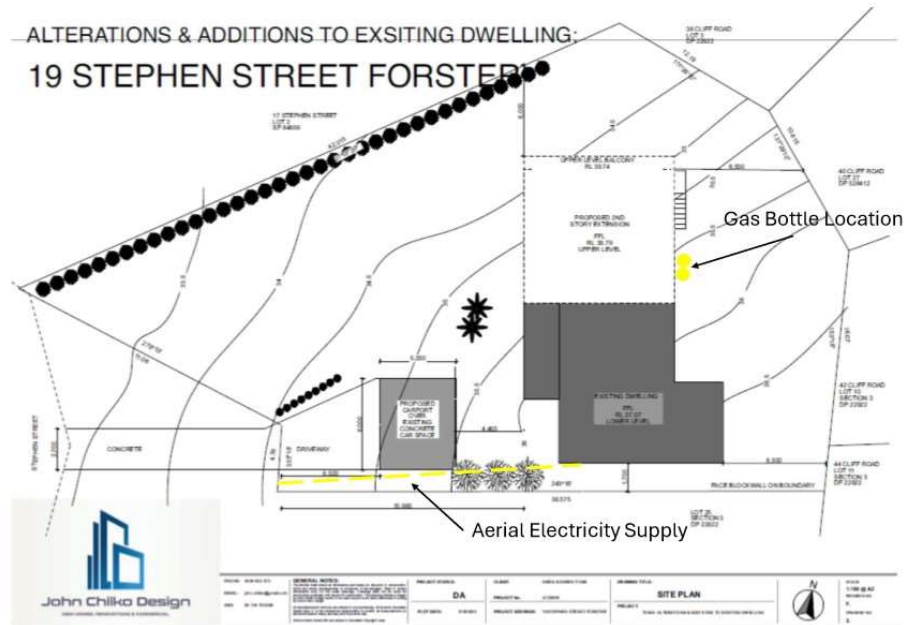


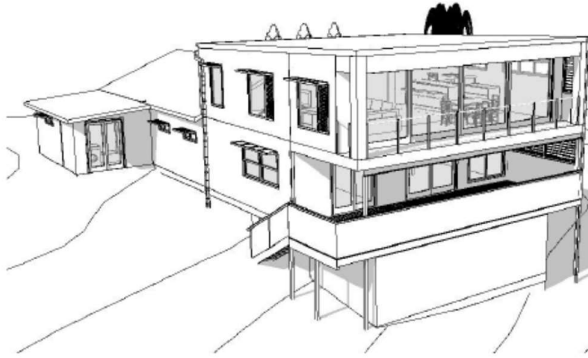
Figure 7: Location of gas bottles and aerial electricity supply

PART G: Access

The development proposal meets the requirements as defined in PBP 2019

ALTERATIONS & ADDITIONS TO EXSITING DWELLING:

19 STEPHEN STREET FORSTER



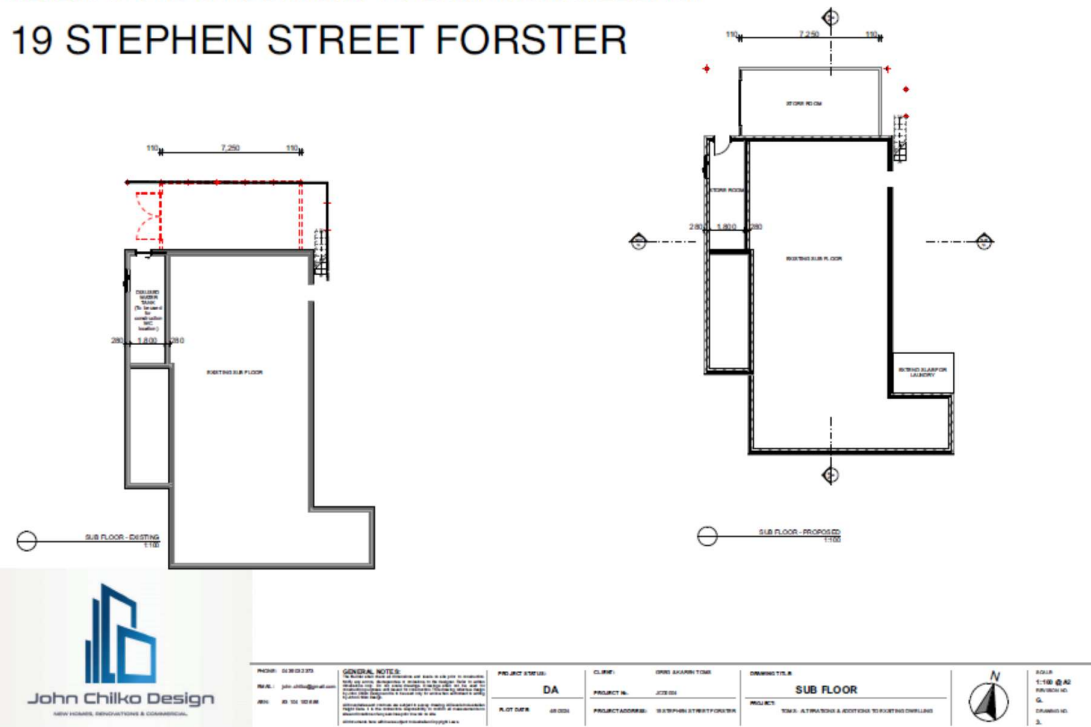
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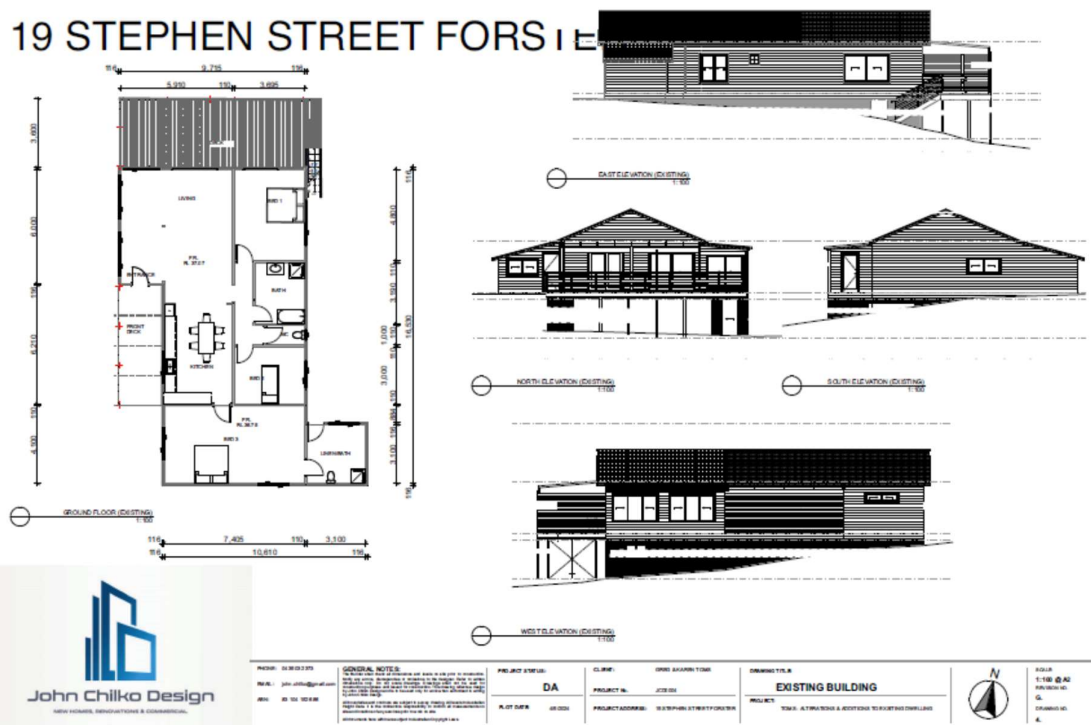
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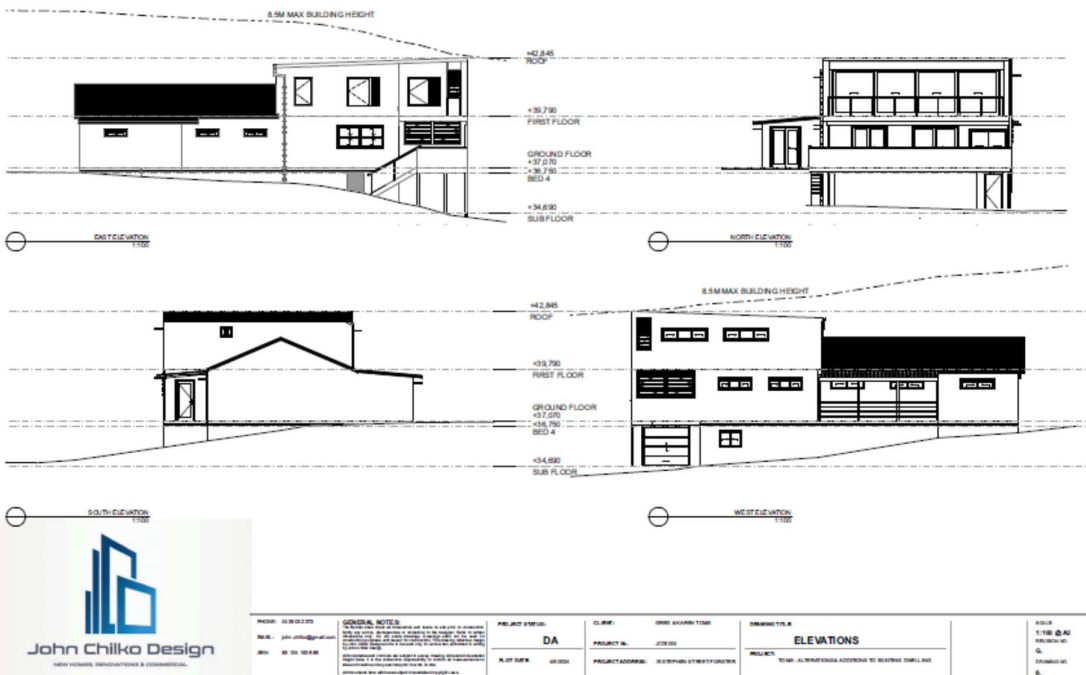
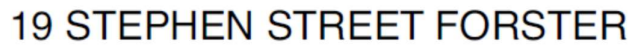


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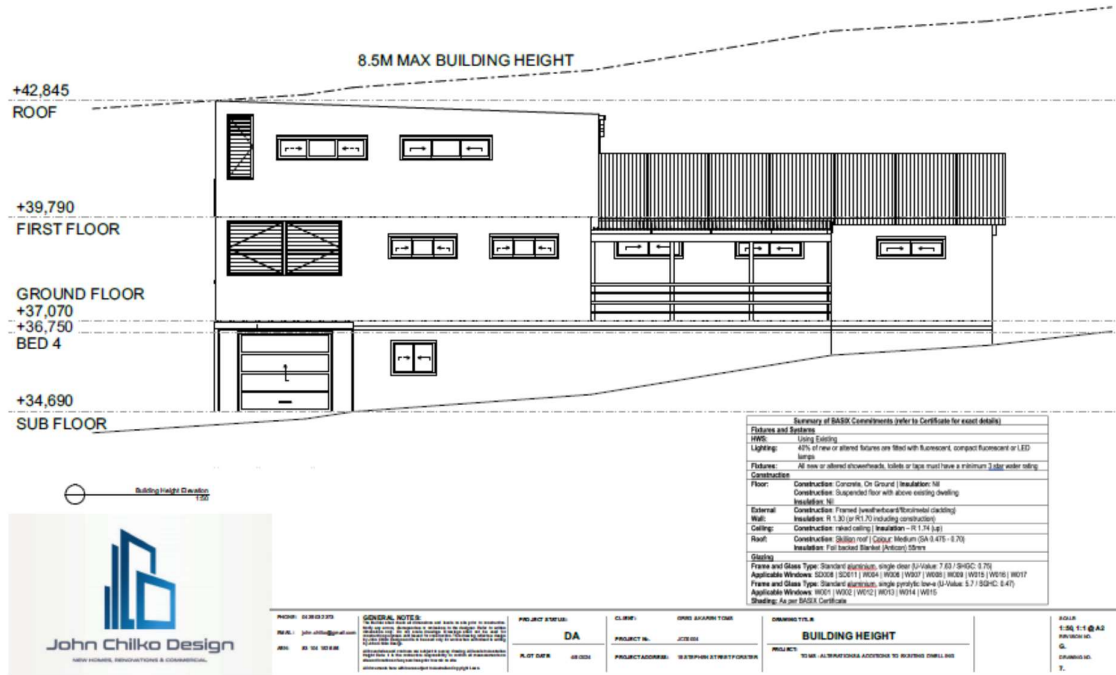


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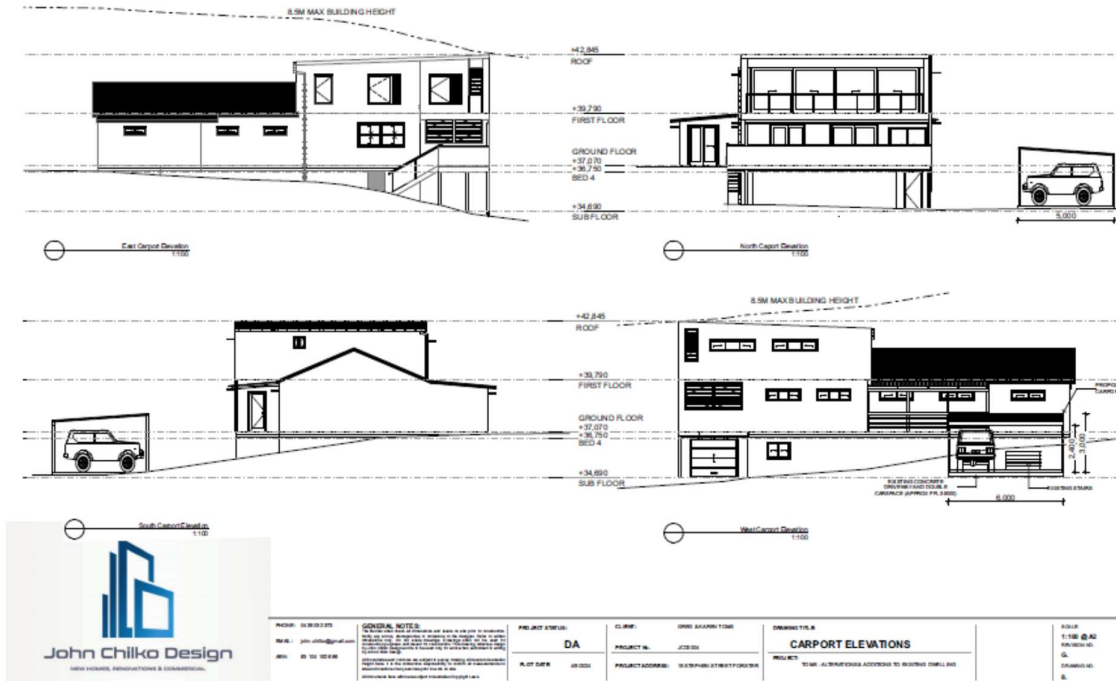
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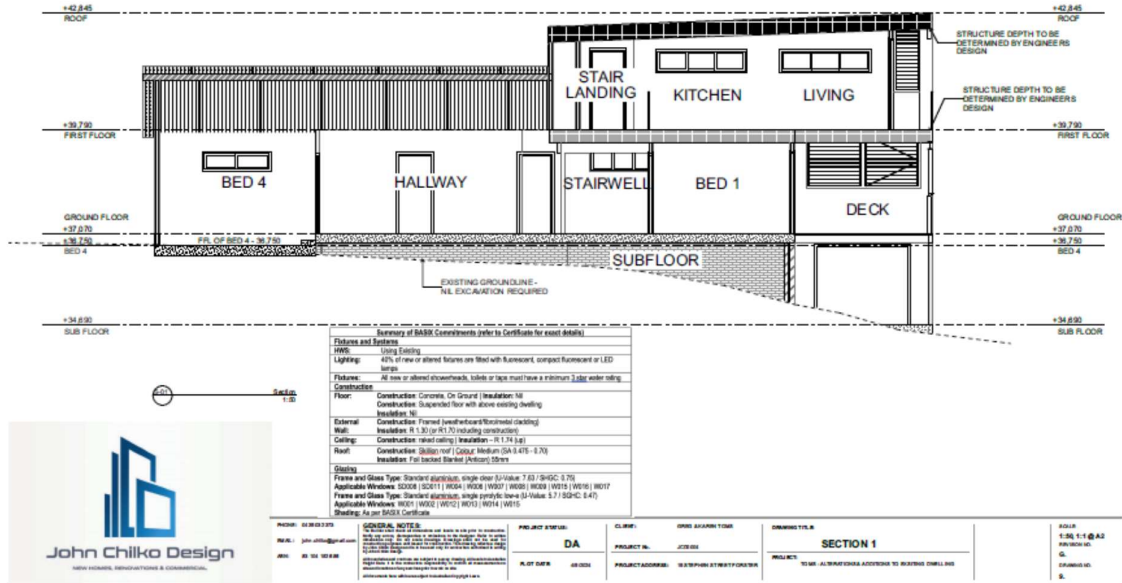
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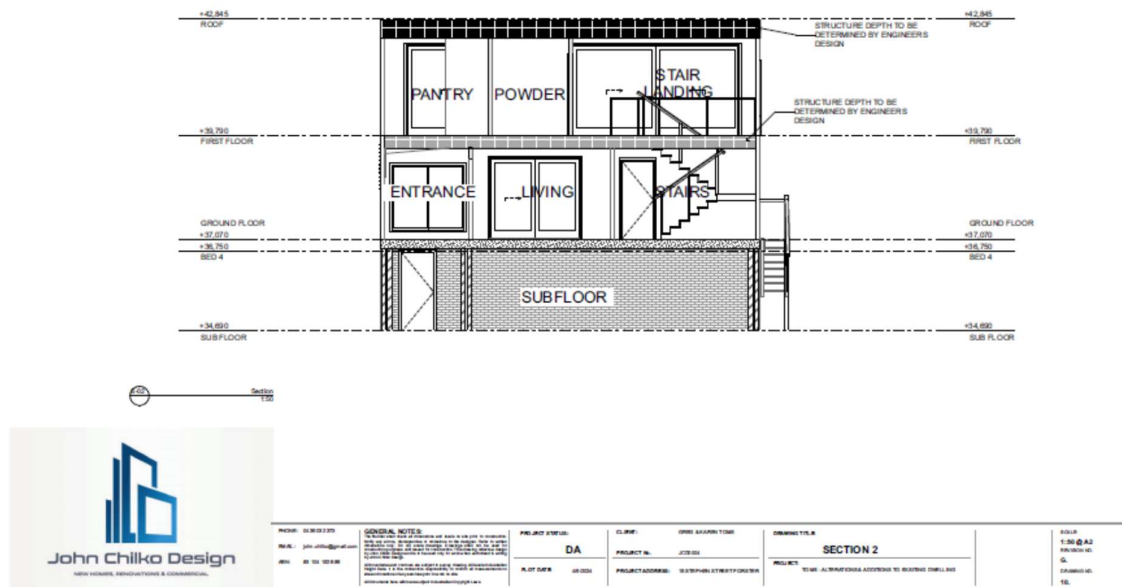
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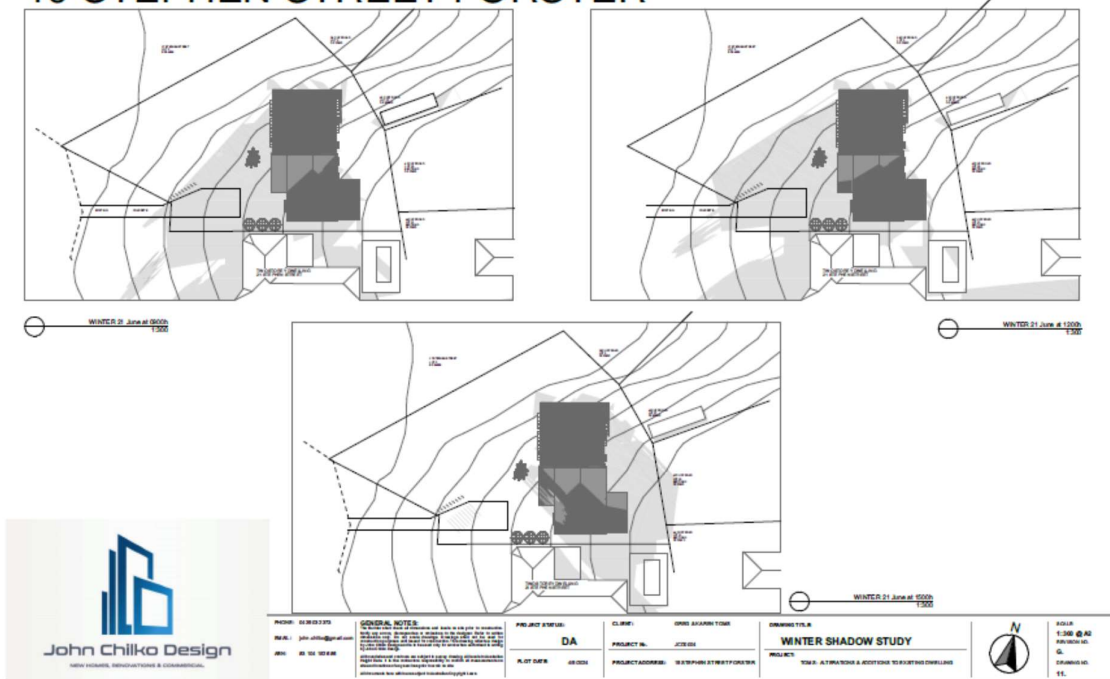
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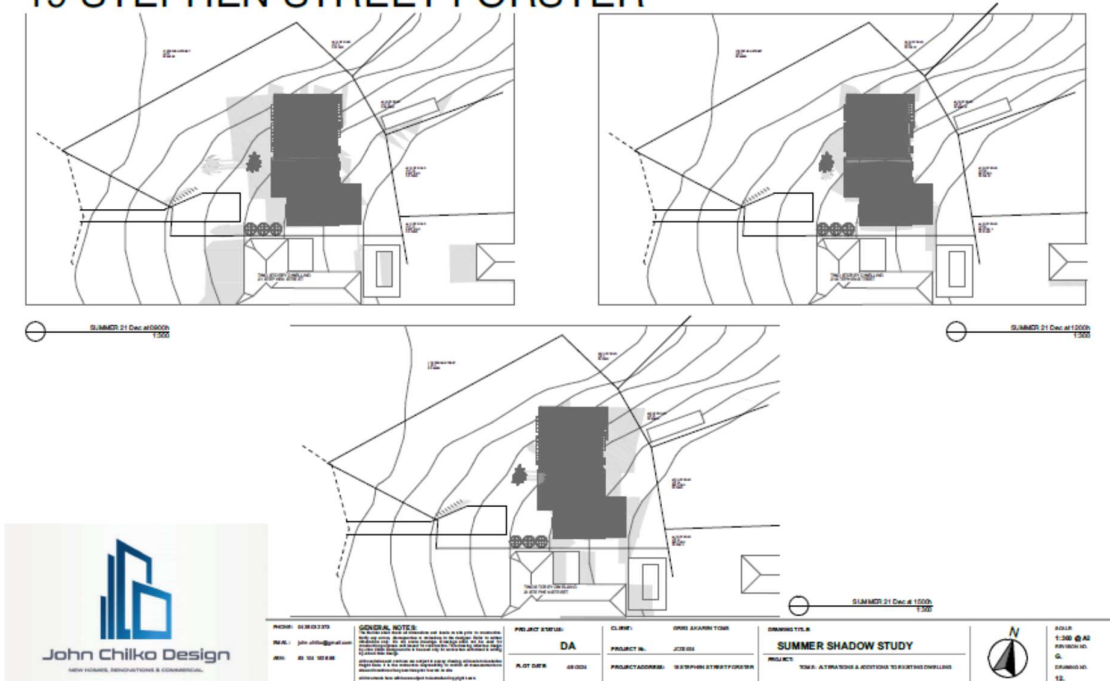
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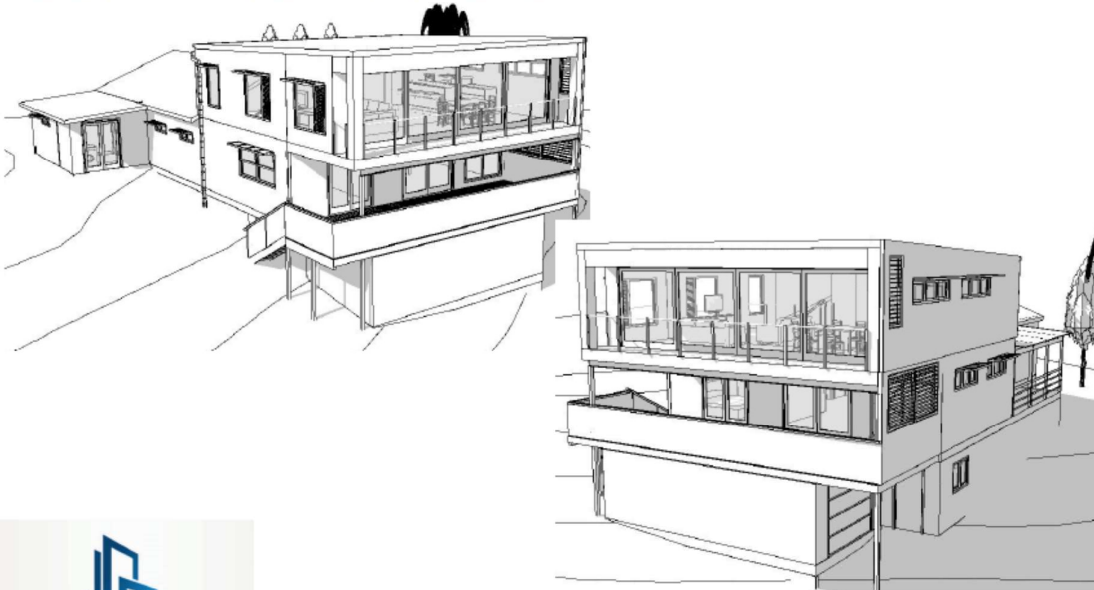
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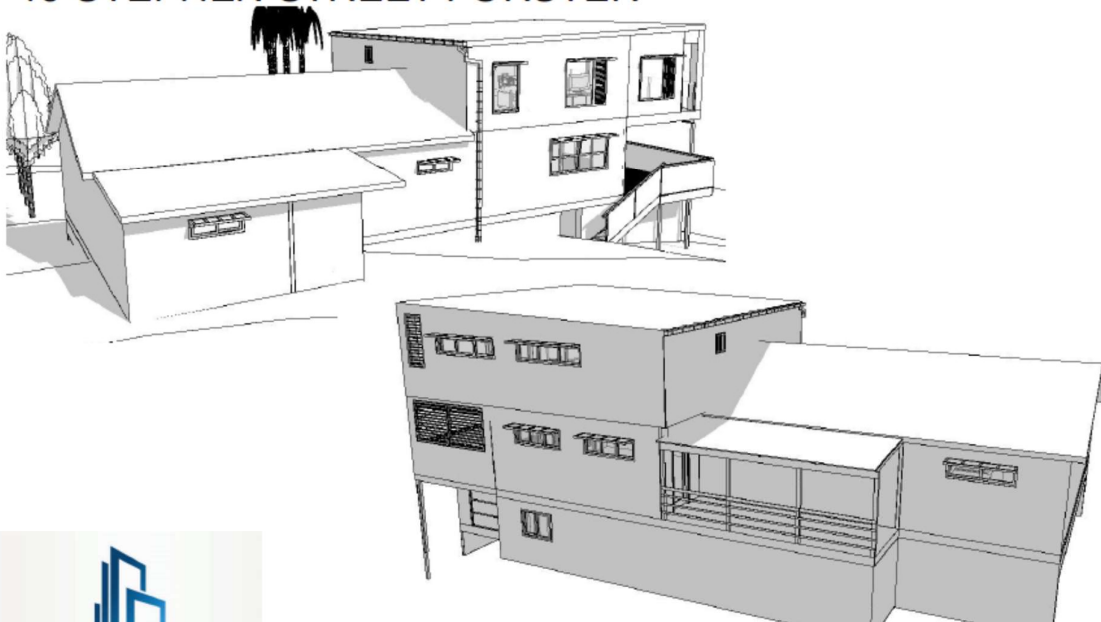
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PROJECT: 19/01/2017	GENERAL NOTES: 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING ACT 2006 AND THE BUILDING REGULATIONS 2006. 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2006. 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2006. 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2006.	PROJECT STATUS: DA	CLIENT: JAMES GARDNER	DRAWING TITLE: 3D Views	SCALE: 1:100 @ A2
DATE: 19/01/2017		PROJECT NO: J2001	PROJECT ADDRESS: 19 STEPHEN STREET FORSTER	PROJECT: ALTERATIONS ADDITIONS TO EXSISTING DWELLING	DRAWING NO: 13
DATE: 19/01/2017		PLAT DATE: 19/01/2017			

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DATE: 19/01/2017		PLAT DATE: 19/01/2017			

ALTERATIONS & ADDITIONS TO EXSISTING DWELLING:

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Room	Width	Height	Area	Room	Room	Room	Room	Room
W-001	LAUNDRY	1.20	2.10	2.52				
W-002	FRONT PORCH/BALCONY	5.70	2.10	11.97				
W-003	BED 1	3.40	2.10	7.14				
W-004	BATH 1	1.20	2.10	2.52				
W-005	BATH 2	1.20	2.10	2.52				
W-006	BATH 3	1.20	2.10	2.52				
W-007	BED 2	3.40	2.10	7.14				
W-008	BED 3	3.40	2.10	7.14				
W-009	BED 4	3.40	2.10	7.14				
W-010	BED 5	3.40	2.10	7.14				
W-011	BED 6	3.40	2.10	7.14				
W-012	BED 7	3.40	2.10	7.14				
W-013	BED 8	3.40	2.10	7.14				
W-014	BED 9	3.40	2.10	7.14				
W-015	BED 10	3.40	2.10	7.14				
W-016	BED 11	3.40	2.10	7.14				
W-017	BED 12	3.40	2.10	7.14				
W-018	BED 13	3.40	2.10	7.14				
W-019	BED 14	3.40	2.10	7.14				
W-020	BED 15	3.40	2.10	7.14				
W-021	BED 16	3.40	2.10	7.14				
W-022	BED 17	3.40	2.10	7.14				
W-023	BED 18	3.40	2.10	7.14				
W-024	BED 19	3.40	2.10	7.14				
W-025	BED 20	3.40	2.10	7.14				
W-026	BED 21	3.40	2.10	7.14				
W-027	BED 22	3.40	2.10	7.14				
W-028	BED 23	3.40	2.10	7.14				
W-029	BED 24	3.40	2.10	7.14				
W-030	BED 25	3.40	2.10	7.14				
W-031	BED 26	3.40	2.10	7.14				
W-032	BED 27	3.40	2.10	7.14				
W-033	BED 28	3.40	2.10	7.14				
W-034	BED 29	3.40	2.10	7.14				
W-035	BED 30	3.40	2.10	7.14				
W-036	BED 31	3.40	2.10	7.14				
W-037	BED 32	3.40	2.10	7.14				
W-038	BED 33	3.40	2.10	7.14				
W-039	BED 34	3.40	2.10	7.14				
W-040	BED 35	3.40	2.10	7.14				
W-041	BED 36	3.40	2.10	7.14				
W-042	BED 37	3.40	2.10	7.14				
W-043	BED 38	3.40	2.10	7.14				
W-044	BED 39	3.40	2.10	7.14				
W-045	BED 40	3.40	2.10	7.14				
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W-047	BED 42	3.40	2.10	7.14				
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W-049	BED 44	3.40	2.10	7.14				
W-050	BED 45	3.40	2.10	7.14				
W-051	BED 46	3.40	2.10	7.14				
W-052	BED 47	3.40	2.10	7.14				
W-053	BED 48	3.40	2.10	7.14				
W-054	BED 49	3.40	2.10	7.14				
W-055	BED 50	3.40	2.10	7.14				
W-056	BED 51	3.40	2.10	7.14				
W-057	BED 52	3.40	2.10	7.14				
W-058	BED 53	3.40	2.10	7.14				
W-059	BED 54	3.40	2.10	7.14				
W-060	BED 55	3.40	2.10	7.14				
W-061	BED 56	3.40	2.10	7.14				
W-062	BED 57	3.40	2.10	7.14				
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W-078	BED 73	3.40	2.10	7.14				
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W-150	BED 145	3.40	2.10	7.14				
W-151	BED 146	3.40	2.10	7.14				
W-152	BED 147	3.40	2.10	7.14				
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W-158	BED 153	3.40	2.10	7.14				
W-159	BED 154	3.40	2.10	7.14				
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W-161	BED 156	3.40	2.10	7.14				
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W-164	BED 159	3.40	2.10	7.14				
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W-175	BED 170	3.40	2.10	7.14				
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W-178	BED 173	3.40	2.10	7.14				
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