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17 March 2025

C Kokles  
c/- 7Building Designs

Attention: Lee Severn

By email to: office@7buildingdesigns.com

**Our Ref: 25066**

Dear Lee,

### **BUSHFIRE ASSESSMENT LOT 4 DP 1052466, 5 WARATAH CLOSE, 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 alterations and additions to the existing dwelling on the land.

A detached carport is also proposed to the north-east of the dwelling, to the north of an existing shed. The carport will be >6 metres from the dwelling on the land and there are no bushfire protection requirements as per Section 8.3.2 of *Planning for Bush Fire Protection 2019*.

The following is a summary of the assessment.

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

## 1 Introduction

The purpose of this assessment is to determine the category of bushfire attack and subsequent construction standard for the proposed alterations and additions to an existing dwelling on land at Lot 4 DP 1052466, 5 Waratah Close, Green Point.

The 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* (subject to the provisions of Section 7.5.2 of PBP) or the NASH Standard - *Steel Framed Construction in Bushfire Areas* (2021).

## 2 The Site

<b>Address</b>	5 Waratah Close, Green Point
<b>Real Property Description</b>	Lot 4 DP 1052466
<b>Zoning</b>	RU2 Rural Landscape
<b>Local EPI</b>	Great Lakes Local Environmental Plan 2014

The site comprises land at 5 Waratah Close, Green Point (Lot 4 DP 1052466).

The site has access to Waratah Close, a public road which terminates at a cul-de-sac head at its eastern end.

The site is to the north-east of the cul-de-sac head in Waratah Close, with an area of about 8,982 m<sup>2</sup>.

The site contains an existing dwelling and various detached outbuildings. The nearest detached outbuilding is a Colorbond clad shed to the north of the dwelling. This shed is >6 metres from the existing dwelling.

The land within the site is flat.

The site is a rural-residential allotment and adjoins other similar sized rural residential allotments at its western/north-western and southern/south-eastern boundaries.

The land adjoining the southern/south-eastern boundaries of the site comprises cleared land within Lot 2 DP 1012758. This land is vegetated mainly by grasses. Land to the west/north-west of the site contains an existing residential building and that land is clear of any significant vegetation adjacent to the site.

The northern/north-eastern boundary of the site adjoins a large area of public reserve/environmental land (Lot 316 DP 774361, with an area of >13 hectares) that contains

large tracts of vegetation. The vegetation within Lot 316 constitutes the nearest potential bushfire hazard to the site. The northern and eastern boundaries of Lot 316 adjoin part of Booti Booti National Park.

Reticulated water supply is available to the site. The nearest hydrant is to the east of the cul-de-sac head in Waratah Close, on the southern side of the access to the site.

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



**Photo 1: The existing dwelling on the site looking north-east from near the access point to the site from Waratah Close.**



**Photo 2: The north-western end of the existing dwelling.**





**Photo 3: View of land within Lot 316 outside the northern/north-eastern (rear) site boundary.**

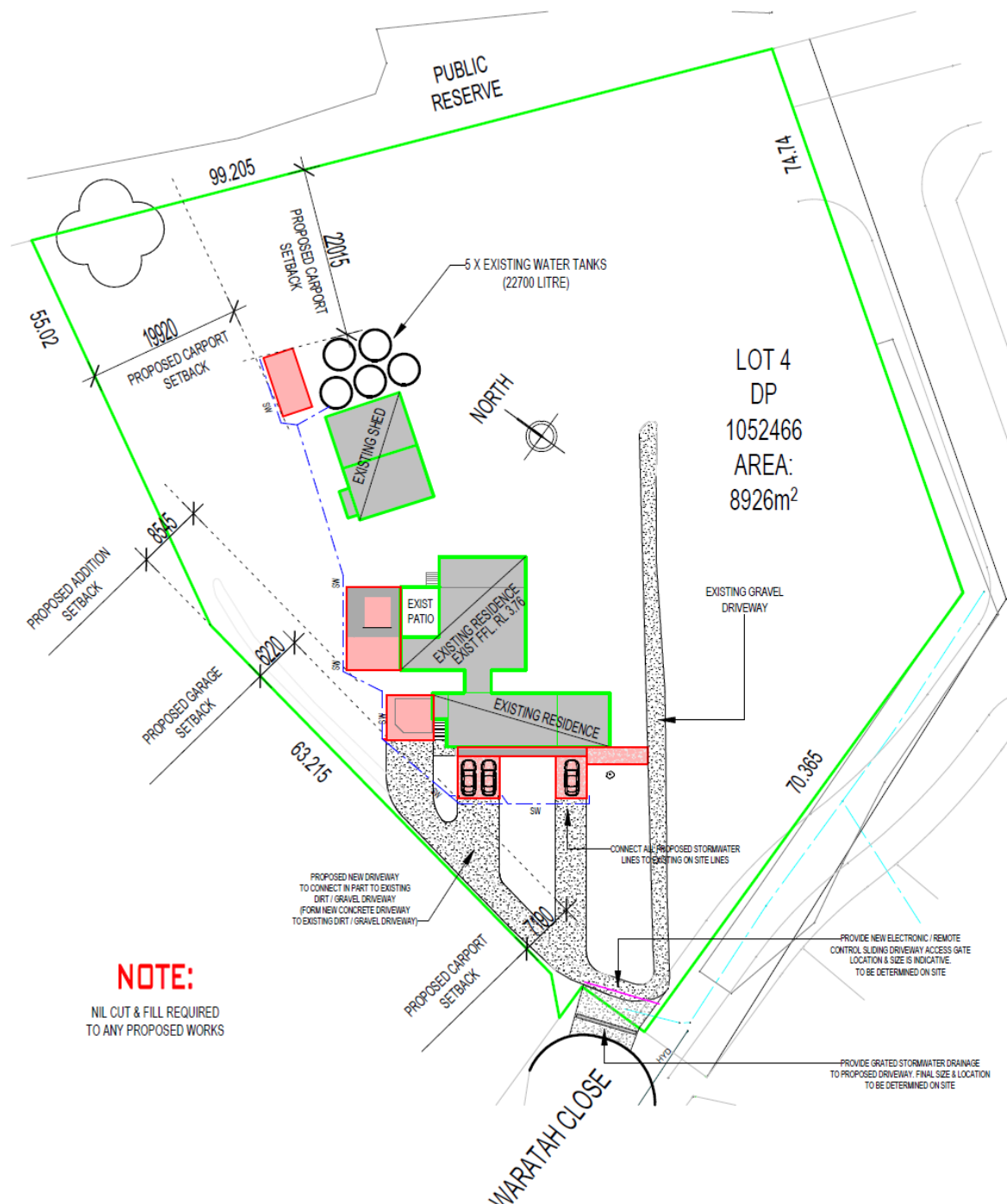


**Photo 4: Condition of land in the north-eastern (rear) part of the adjoining rural residential allotment to the west/north-west of the site, within Lot 3 DP 1052466, 3 Waratah Close.**

### 3 The Proposal

The development is for alterations and additions to an existing dwelling on the land. The existing dwelling and proposed alterations/additions are shown in the site plan extract in Figure 3.1.

A detached carport is also proposed to the north-east of the dwelling, to the north of an existing shed. The carport will be >6 metres from the dwelling on the land and there are no bushfire protection requirements as per Section 8.3.2 of *Planning for Bush Fire Protection 2019*.



**Figure 3.1: Site Plan Extract – Source: 7Building Designs. 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

The nearest potential bushfire hazard vegetation is on land to the north/north-east of the site, in a large area of public reserve/environmental land (Lot 316 DP 774361) which adjoins the rear site boundary.

Vegetation in the public reserve exists as coastal swamp forest vegetation closer to the site and extends further to the east/north-east for about 80 metres (and then transitions into a forested wetland community) to where it adjoins part of Booti Booti National Park.

The vegetation within the public reserve/environmental land (Lot 316 DP 774361) is classified as forest vegetation for the purposes of Appendix 1 of PBP.

### 4.2 Effective Slope

The effective slope of land under the classified vegetation within the public reserve/environmental land (Lot 316 DP 774361) to the north/north-east of the site has been assessed as 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 the proposed dwelling alterations/additions and the nearest potential bushfire hazard vegetation is at least 55 metres (from the northern extent of the decking to the proposed pool).



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 BAL as per Table A1.12.6 of PBP 2019 (Determination of BAL, FFDI 80 – residential development) for the proposed dwelling alterations/additions and subsequent required building standards.

Direction	Separation distance (metres)	Vegetation Formation	Effective Slope	Bushfire Attack Level (BAL)
North/north-east	~55 (40-<100)	forest	relatively flat	<b>BAL-12.5</b>

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.

## 5 Recommendation

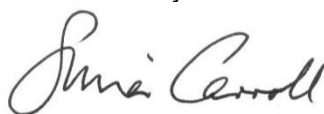
In relation to the proposed alterations and additions to an existing dwelling on land at Lot 4 DP 1052466, 5 Waratah Close, Green Point, it is recommended that:

- 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 alterations and additions 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* or the NASH Standard.
- D. Any new above-ground water service pipes external to the building are to be metal, including and up to any taps.
- E. Any existing or proposed 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 proposed alterations and additions to an existing dwelling (the proposed development) on the subject land only. Only the siting plan at Figure 3.1 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](http://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*

*Accreditation Number BPAD9326*

