

# Bushfire Assessment Report

Development Application

Mr Peter Mahon

43 Church Street, Yass, NSW, 2582

Registered Plan: Lot 1 Plan DP 997056

Folio Identifier 1/997056

**Introduction.** This Bushfire Assessment Report has been prepared to accompany the development application for the construction of a 112 sqm shed in the backyard of the property located at 43 Church Street, Yass, NSW. The purpose of this report is to assess the bushfire risk to the proposed development and to outline measures to mitigate this risk.

## Site Description

- Address: 43 Church Street, Yass, NSW
- Lot and DP: Lot 1 Plan DP 997056
- Zoning: R1
- Site Area: 1000 sqm
- Development Area: 112 sqm (shed)
- See Site Plan for the location of the shed and distance to boundaries and the residence.

**Bushfire Prone Land Map.** According to the [NSW RFS Bushfire Prone Land Map](#), **the subject site is not identified as being within a bushfire prone area.** As such, a detailed bushfire assessment is not typically required. However, for the purposes of compliance with the planning portal upload requirements, this report has been put together to demonstrate that any risks presented by bushfires have been considered.

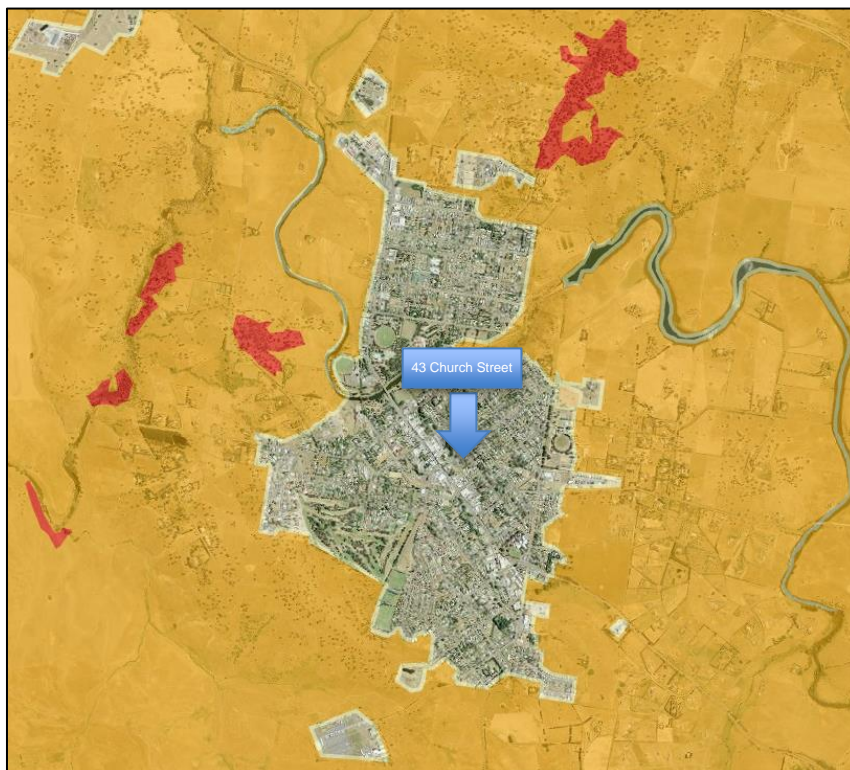


Figure 1 - [NSW RFS Bushfire Prone Land Map](#)

## Bushfire Risk Assessment

### 1.1 - Vegetation

- The immediate surroundings of the proposed shed site consist primarily of maintained residential gardens, lawns, and scattered trees.
- The broader area is predominantly residential with no significant bushland or forested areas in close proximity to the site.

### 1.2 - Topography

- The site is relatively flat with no significant slopes that would exacerbate bushfire behaviour.
- The shed will be located at the bottom of the yard, while the house is at the top of the block.

### 1.3 - Prevailing Weather Conditions

- Yass, NSW, experiences a temperate climate with hot, dry summers that can contribute to bushfire risk during certain periods.
- Prevailing winds are from the west and can influence the spread of any potential bushfire.

**Bushfire Protection Measures.** Although the site is not within a designated bushfire prone area, the following measures will be implemented to further reduce any potential bushfire risk:

- **Defendable Space:** The immediate area surrounding the shed will be landscaped with gravel and concrete pavers. The remaining garden area in the backyard will be maintained to keep fuel loads low. This will include keeping lawns mowed and removing dead vegetation.
- **Construction Standards:** The shed will be constructed using non-combustible materials (steel Colorbond) and will include 40mm insulation throughout the concrete slab.
- **Access and Egress:** Adequate access for emergency vehicles will be maintained in the driveway leading to the shed, and clear egress routes will be established for safe evacuation if necessary.
- **Water Supply:** Water tanks will be installed on the property to provide an additional water source for firefighting purposes if required.
- **Roof design:** A simple roof design with minimal overhang has been incorporated to reduce the risk of embers lodging in crevices and igniting the structure.
- **Fire extinguisher:** A fire extinguisher will be positioned in the shed.

**Conclusion.** Based on the assessment, the proposed development of a 112 sqm shed at 43 Church Street, Yass, NSW, **presents a low bushfire risk** due to the absence of significant vegetation, flat topography, and proposed bushfire protection measures. As the site is not located within a designated bushfire prone area, the risk of bushfire impact on the development is minimal. While a bushfire assessment report isn't typically required for land that is not designated as being in a bushfire prone area, this report provides the necessary documentation to satisfy the planning portal requirements and demonstrate compliance with relevant bushfire safety standards.

Prepared by: Peter Mahon, 0431279220, 10 July 2024.