



- > Design & Assessment of Development in Bushfire Prone Areas
- > Bushfire Risk Assessment & Management Plans
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- > Building Solutions Advice for Bushfire Prone Areas

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24 June 2025

Mr S & Mrs G Searles

By email: [glendasearles@bigpond.com](mailto:glendasearles@bigpond.com)

**Our Ref: 25161**

Dear Mr & Mrs Searles,

**BUSHFIRE ASSESSMENT: PROPOSED ALTERATIONS & ADDITIONS TO DWELLING & DETACHED SHED  
LOT 14 DP 225020, 401 THE LAKES WAY, TUNCURRY**

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 comprises alterations and additions to the existing dwelling (and detached shed) on the land. The proposal involves the addition of an elevated timber deck to the north-western (rear) corner of the existing dwelling and a detached shed in the western part of the site.

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 and detached shed
<b>Vegetation formation</b>	Forest
<b>Effective slope</b>	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 proposed alterations and additions to the existing dwelling (and detached shed) on land at Lot 14 DP 225020, 401 The Lakes Way, Tuncurry.

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 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 site was inspected on 20 June 2025 for the purposes of assessment. 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>	401 The Lakes Way, Tuncurry
<b>Real Property Description</b>	Lot 14 DP 225020
<b>Zoning</b>	R2-Low Density Residential
<b>Local EPI</b>	Great Lakes Local Environmental Plan 2014

The site is on the western side of The Lakes Way and has an area of approximately 711m<sup>2</sup>.

The site contains an existing dwelling. Any vegetation within the site comprises managed lawn and gardens.

Similar developed residential allotments are to the north and south, while a larger rural residential allotment adjoins the western site boundary.

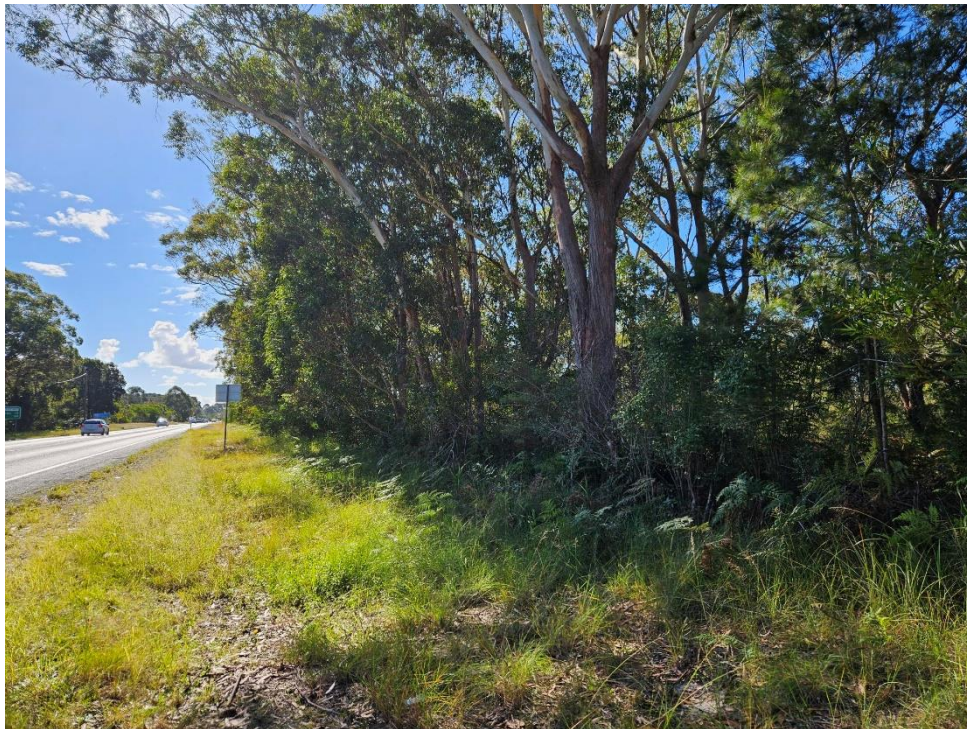
The nearest potential bushfire hazard vegetation is forest vegetation on land to the east, on the eastern/opposite side of The Lakes Way.

Reticulated water supply is available to the site and the nearest hydrant is in the road reserve to The Lakes Way, at the north-eastern corner of the site frontage. The site is serviced by above ground electricity.

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



**Photo 1: View of the site (centre) looking west from The Lakes Way**

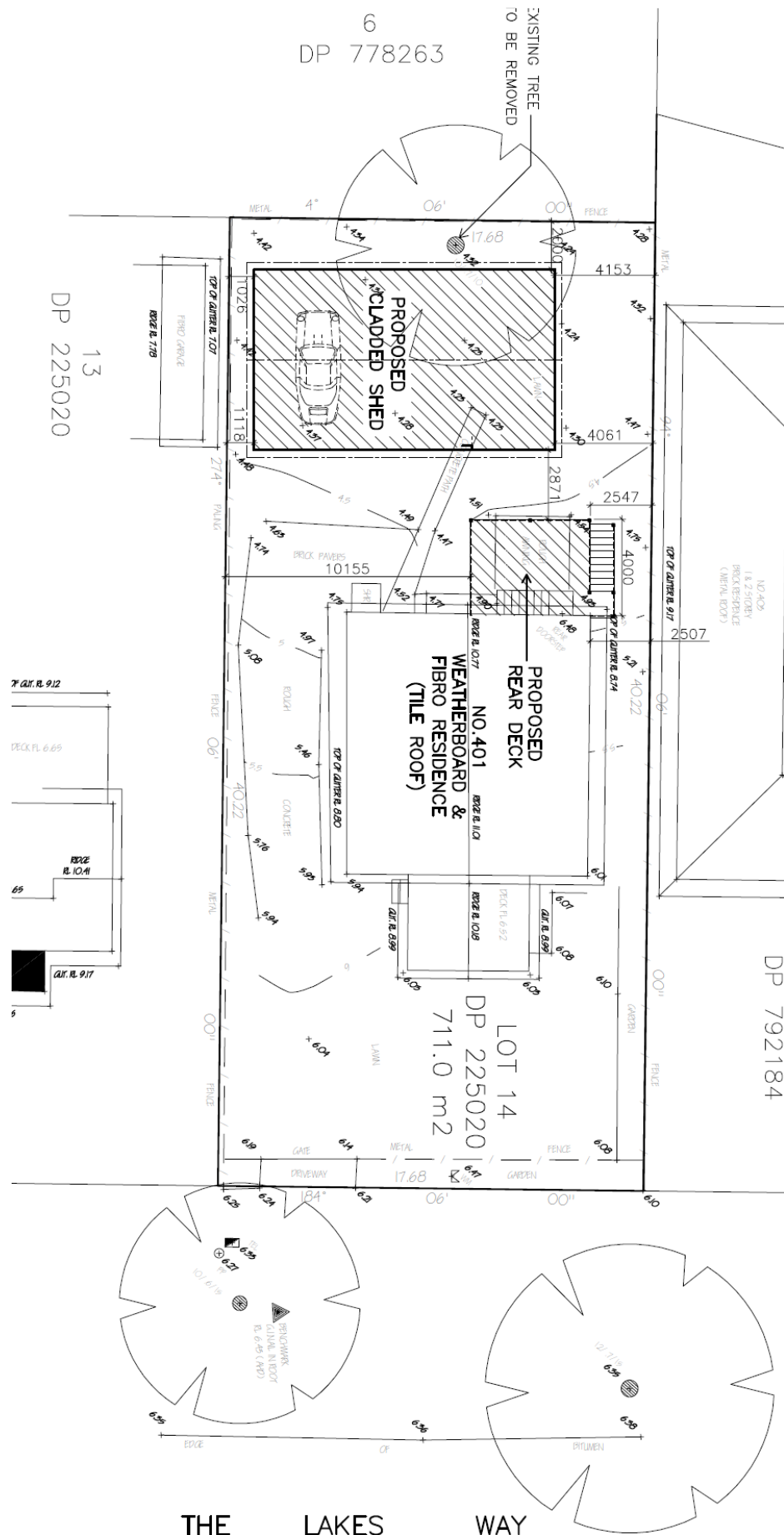


**Photo 2: Looking north along the eastern side of The Lakes Way showing forest vegetation opposite the site.**

### **3 The Proposal**

The proposed development comprises alterations and additions to the existing dwelling (and detached shed) on the land as shown in Figure 3.1 on the following page.





## 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 land within the site and surrounding land immediately to the north, south and west of the site comprises established residential and rural residential allotments (containing existing development), with any vegetation maintained in a low threat condition in conjunction with the residential use.

A large tract of forest vegetation is to the east of the site, on the eastern/opposite side of The Lakes Way. The vegetation is classified as *forest* for the purposes of determining BALs.

### 4.2 Effective Slope

The effective slope of land under the potential bushfire hazard vegetation on land to the 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 site and the nearest potential bushfire hazard vegetation to the east (opposite side of The Lakes Way) is ~30 metres.

The proposal involves the addition of an elevated timber deck to the north-western (rear) corner of the existing dwelling and a detached shed in the western part of the site, with a separation distance from the vegetation to the east of at least 55 metres.

It is to be recommended that land within the site (continue to) 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 and additions (and detached shed) and subsequent required building standards.

Direction	Separation distance (metres)	Vegetation Formation	Effective Slope	Bushfire Attack Level (BAL)
East	>55 [40-<100]	Forest	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 Recommendations

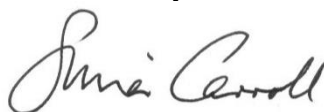
In relation to the proposed alterations and additions to an existing dwelling (and detached shed) on land at Lot 14 DP 225020, 401 The Lakes Way, Tuncurry, it is recommended that:

- 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 new work to the existing dwelling (and construction of the detached shed) 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.

### Notes to assessment:

1. The assessment relates to proposed alterations and additions to an existing dwelling, and detached shed (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**  
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