

TEAR OUT AND ATTACH THIS BUSH FIRE ASSESSMENT REPORT WITH YOUR APPLICATION TO COUNCIL

SECTION TWO

BUSH FIRE ASSESSMENT REPORT

PART A: Property details

Applicant name: MR BRENDON MARCHANT

Contact phone numbers Home: (02) 4964 8599 Mobile:

Council: MID COAST COUNCIL

Council reference (if known): N/A

Lot: 6

DP: DP 8287

Address to be developed: 32 MYALL STREET PINDIMAR NSW 2324

My property is on Bush Fire Prone Land: Yes ☒ No ☐

PART B: Type of proposal

Type of Proposal: CONSTRUCTION OF 2 BEDROOM 2 STOREY DWELLING + GARAGE

New Building ☒ Urban ☐ Isolated Rural ☐ Rural Residential ☐

Alteration/Additions to an existing building ☐

Proposal Description: e.g. two storey house with attached

CONSTRUCTION OF 2 STOREY RESIDENTIAL DWELLING

Copy of plans attached: Yes ☒ No ☐

PART C: Bush fire attack and level of construction

Step 1

Assess the vegetation hazard in all directions

Category	North	East	South	West
Keith vegetation group	Rainforest	Rainforest	Rainforest	Rainforest
	Forest	Forest	Forest	Forest
	Grassy and Semi-Arid Woodland	Woodland	Woodland	Woodland
	Forested Wetland	Forested Wetland	Forested Wetland	Forested Wetland
	Tall Heath	Tall Heath	Tall Heath	Tall Heath
	Short Heath	Short Heath	Short Heath	Short Heath
	Arid-Shrubland	Arid-Shrubland	Arid-Shrubland	Arid-Shrubland
	Freshwater Wetlands	Freshwater Wetlands	Freshwater Wetlands	Freshwater Wetlands
	Grasslands	Grasslands	Grasslands	Grasslands
	Managed Land	Managed Land	Managed Land	Managed Land

Copy of any relevant photos attached:

Yes ☒ No ☐

Step 2

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

Aspect	North	East	South	West
Distance	26 m	 m	 m	 m

Step 3

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

Category	North	East	South	West
Slope under the hazard (over 100m) [in degrees]	upslope/flat	upslope/flat	upslope/flat	upslope/flat
	>0 to 5	>0 to 5	>0 to 5	>0 to 5
	>5 to 10	>5 to 10	>5 to 10	>5 to 10
	>10 to 15	>10 to 15	>10 to 15	>10 to 15
	>15 to 20	>15 to 20	>15 to 20	>15 to 20

Step 4

Determine the FFDI that applies to your local government area. Circle the relevant FFDI below

FFDI: 100 ☐ 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. Note BAL-12.5 is the lowest construction level within the scope of AS3959-2018.

Bush Fire Attack Level: BAL- FZ ☐ BAL- 29 ☒ BAL-12.5 ☐
BAL- 40 ☐ BAL-19 ☐ No requirement ☐

Step 6

Determining BAL construction requirements

Once the appropriate BAL has been determined in Step 5, AS3959-2018 and or/ the NASH Standard 2014 will be used to determine the construction requirements for the proposed design.

Does your proposal meet the construction requirements for the BALs required as per AS3959-2018 and the NASH Standard (2014):

Yes ☒ No ☐

Grassland Deeming Provisions Assessment

This assessment is only required where the deeming provisions are to be used. Where the deeming provisions are not to be used, previous Steps 1 to 6 in Part C must be applied. Tick which box below applies to individual circumstances:

- ☐ An APZ of 50m or more can be provided – this can be considered to meet PBP 2019, no further bush fire protection measures are required
- ☐ An APZ of 20-49m can be provided – comply with Grassland Deeming Provisions requirements in the following Table
- ☐ An APZ of less than 20m is provided or the standard assessment process is proposed – use the assessment process identified in Steps 1 to 6 above

Grassland Deeming Provisions

BUSH FIRE PROTECTION MEASURE	GRASSLAND DEEMING PROVISIONS
APZ	➤ limited to a maximum of 15 degrees downslope; ➤ minimum APZ of 20m is provided between the building and unmanaged grass; ➤ the APZ is wholly within the boundaries of the development site; and ➤ the APZ is maintained as a mown area with grass heights less than 100mm.
Construction	➤ construction in accordance with BAL-12.5 of AS3959-2018 and any additional construction requirements in PBP 2019.
Access	➤ comply with the property access provisions in Part G.
Water supply	➤ comply with the water supply provisions in Part E.
Landscaping	➤ comply with the relevant provisions in Appendix 4 of PBP 2019, noting that other vegetation bush fire hazards cannot be present if these provisions are to apply.

PART D: Flame zone

Provide details and justification for any additional bush fire protection measures required for a performance based solution.

PART E: Water supplies

Does your property have a reticulated water supply?; If so, please provide details on the distance to the nearest fire hydrant on your site plan.

Reticulated water supply is available:

Yes ☐ No ☒

Distance (m) to hydrant from house.

Do you have or do you plan to have a dedicated water supply for firefighting purposes?

Yes ☒ No ☐

Development Type	Water Requirement	Planned	Existing
Residential Lots (<1,000m ²)	5,000 l/lot		
Rural-residential Lots (1,000 – 10,000m ²) <1 ha	10,000 l/lot	10 000	—
Large Rural/Lifestyle Lots (>10,000m ²) >1 ha	20,000 l/lot		
Townhouse/Unit Style (e.g. Flats including Dual Occupancy)	5,000 l/unit up to 20,000l maximum.		

Do you have or do you plan to have a static water supply (e.g. pool, tank or dam)?

Include approximate size in litres and also include tank material if using a tank:

Water supply type	Capacity	Construction material	Planned	Existing
e.g. pool	50,000l	Above ground rolled steel with plastic liner		
—	—	—		

NOTE: Check with your local council concerning their Local Environmental Plan (LEP) or their Development Control Plan (DCP) as this may dictate the type and size of tank.

PART F: Gas supplies

Do you have reticulated or bottled gas?

Yes ☐ No ☒

Type of gas:

Reticulated gas:

Yes ☐ No ☒

Bottled gas:

Yes ☐ No ☒

NOTE: When attaching development plans please ensure they clearly show location and details of electricity and gas (where relevant) on your property.

Part G: Access

Does the development proposal meet the requirements as defined in this document?

Yes ☒ No ☐

This document has been designed for owner/builders as well as architects, building designers and draftspersons who wish to submit plans for building or modifying an existing building in a Bush Fire Prone Area. This document has been designed to support you, and provide you with a process to follow that will assist you to meet the current requirements for bush fire protection.

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NSW RURAL FIRE SERVICE

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Avenue
Sydney Olympic Park NSW 2127

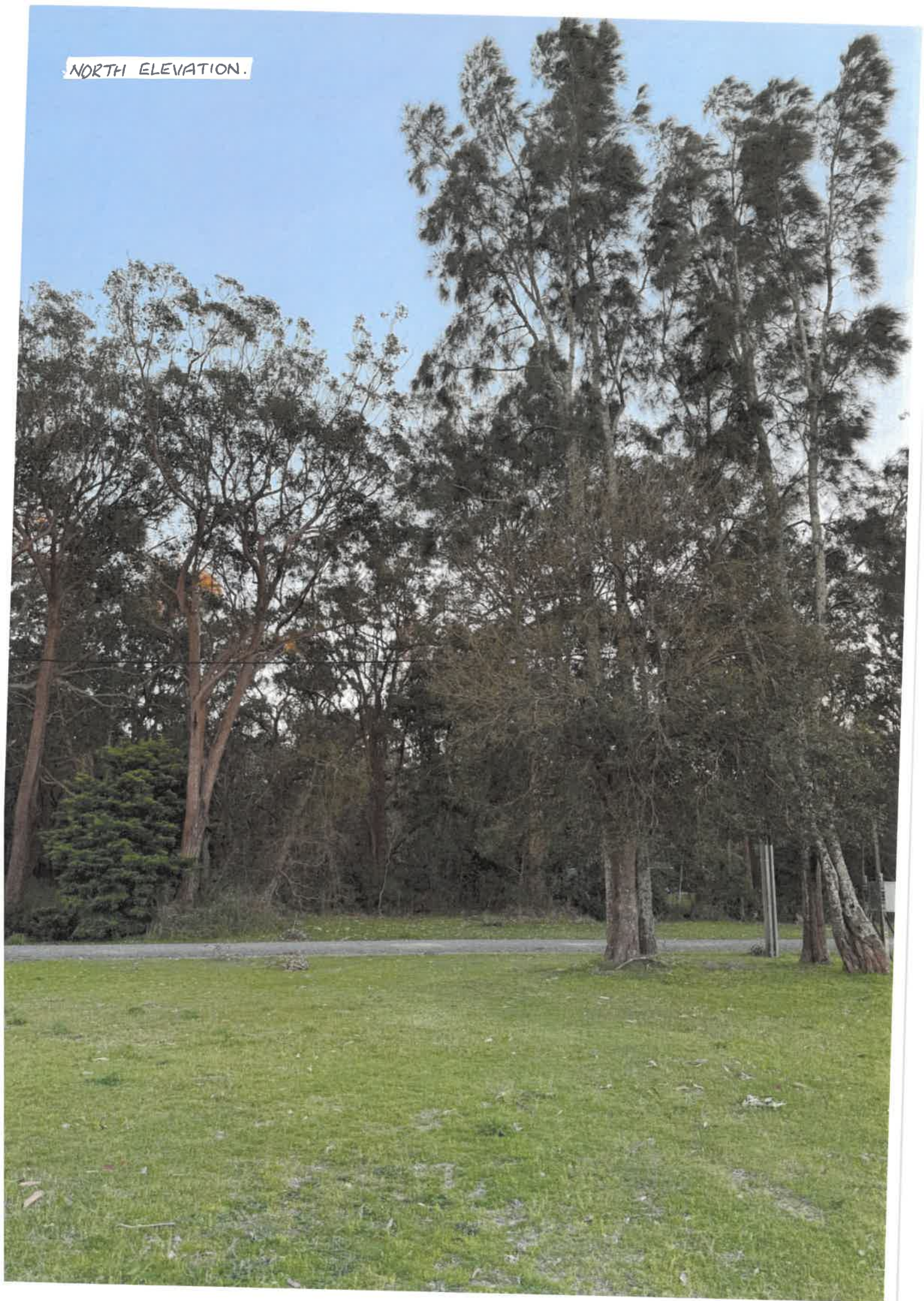
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NORTH ELEVATION.



EAST ELEVATION

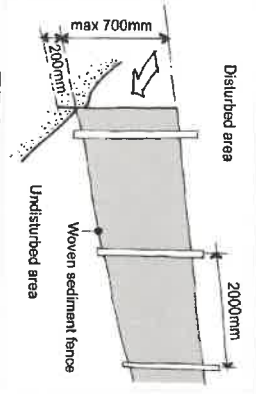


SOUTH ELEVATION.

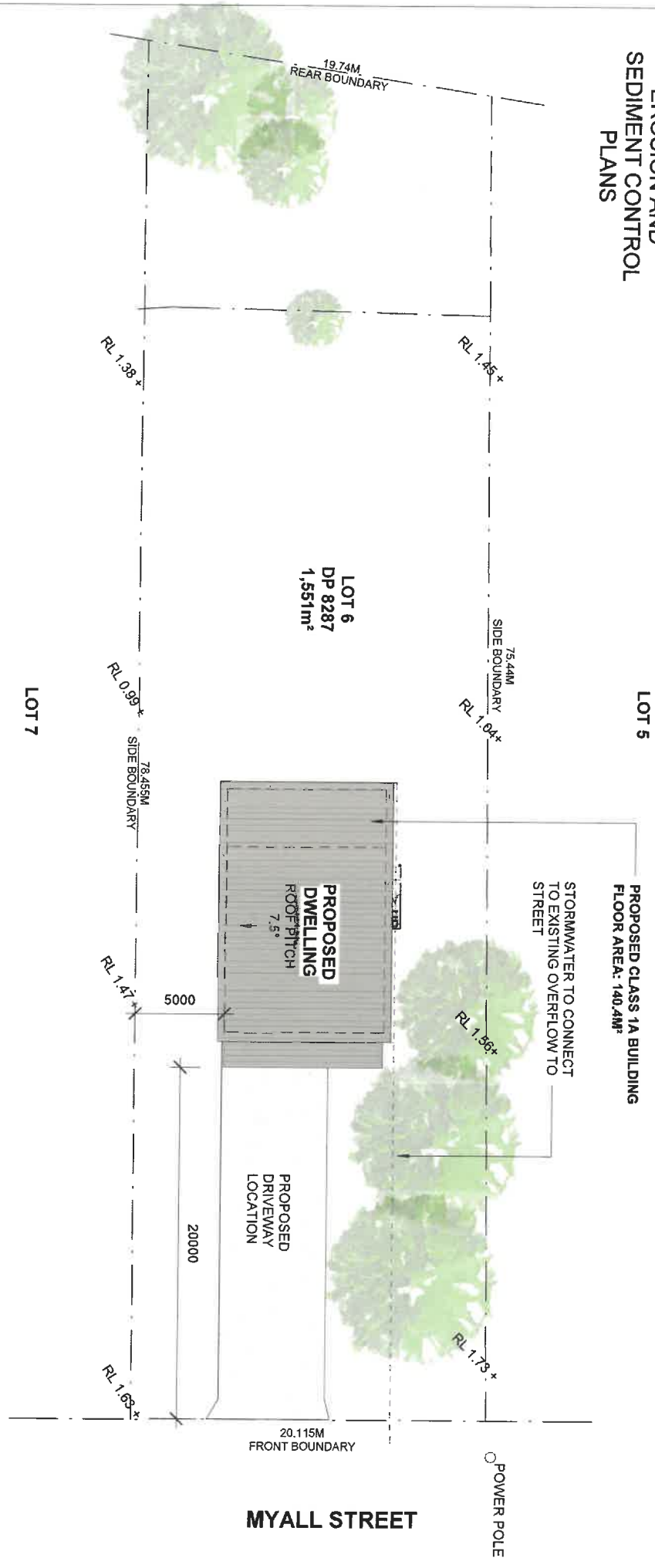


WEST ELEVATION.





EROSION AND SEDIMENT CONTROL PLANS



1
Site Plan
1 : 225

 Tracing all the lines for a project development approved process	ISSUE 1	LGA MID-COAST COUNCIL	CLIENT Brendon Marchant 32 Myall Street Pindimar 2324	PROJECT CLASS 1A BUILDING	DATE 29.7.25	DRAWING 01 SITE PLAN	SCALE 1 : 225
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DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE



Tidying all the boxes for a smooth development approval process

ISSUE

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LGA

MID-COAST COUNCIL

CLIENT

Brendon Marchant
32 Myall Street
Pindimar 2324

SUBJECT

CLASS 1A
BUILDING

DATE _____

29.7.25

DRAWING

02

GROUND
FLOOR
PLAN

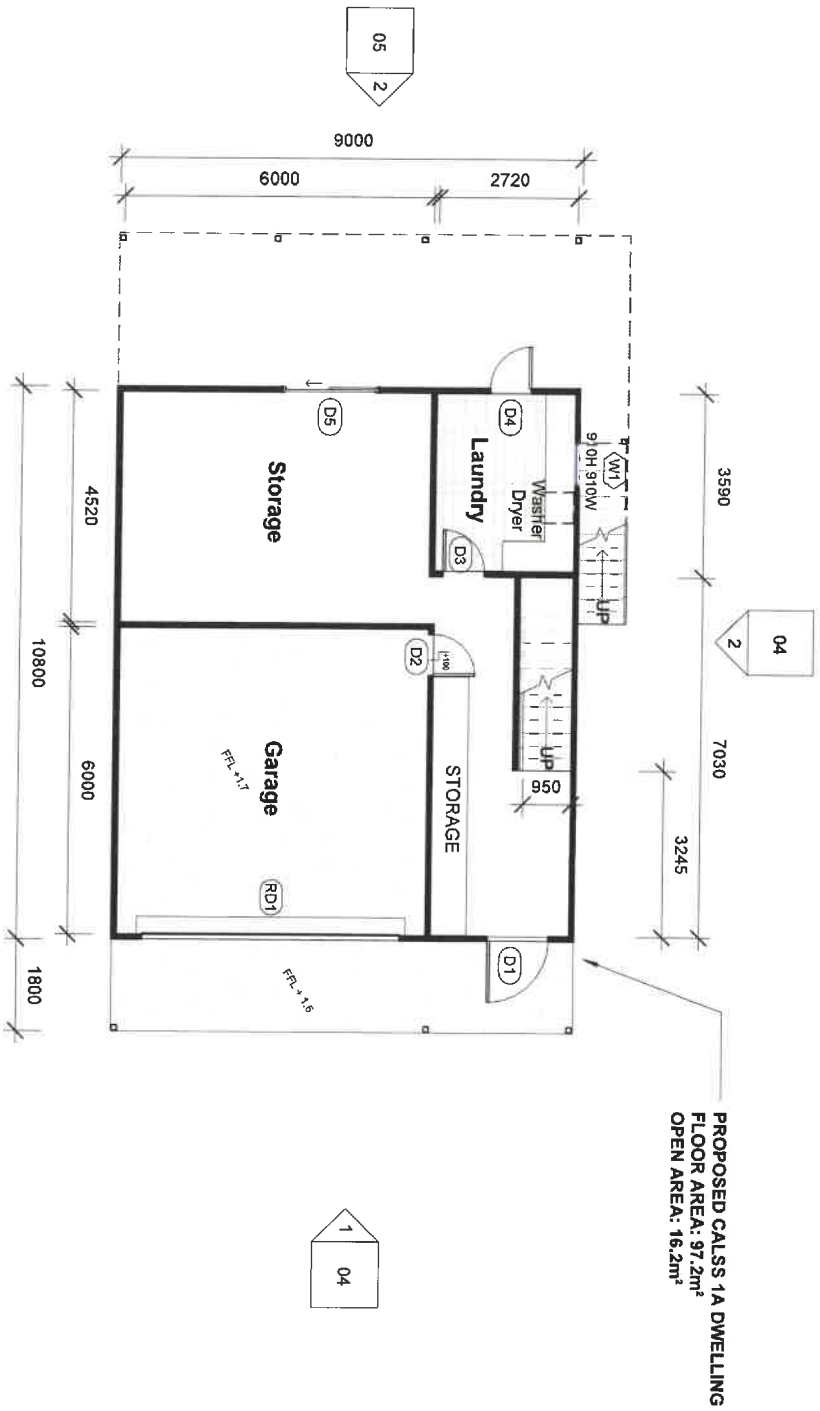
SCALE

1:100



1 Ground Floor Plan

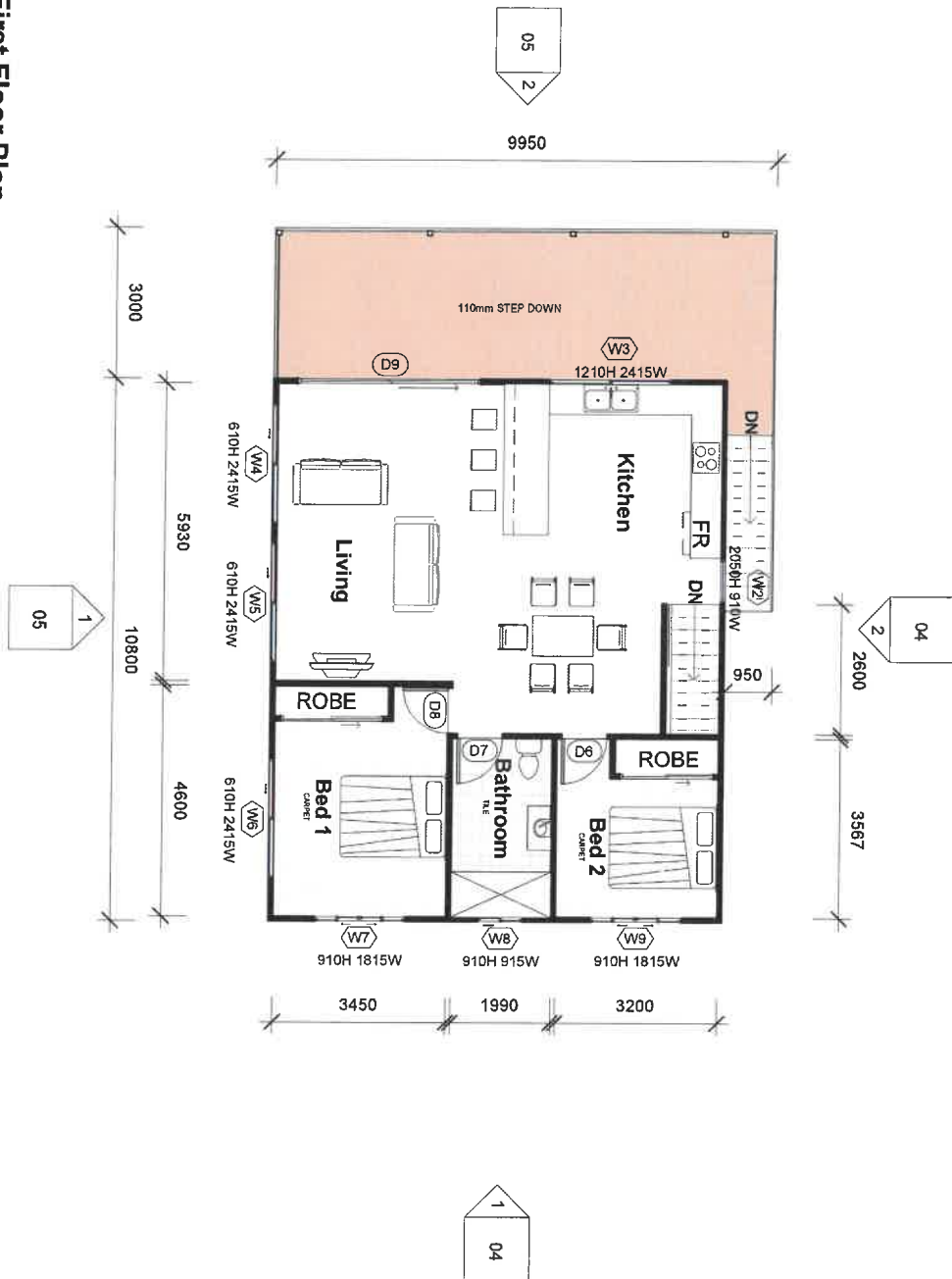
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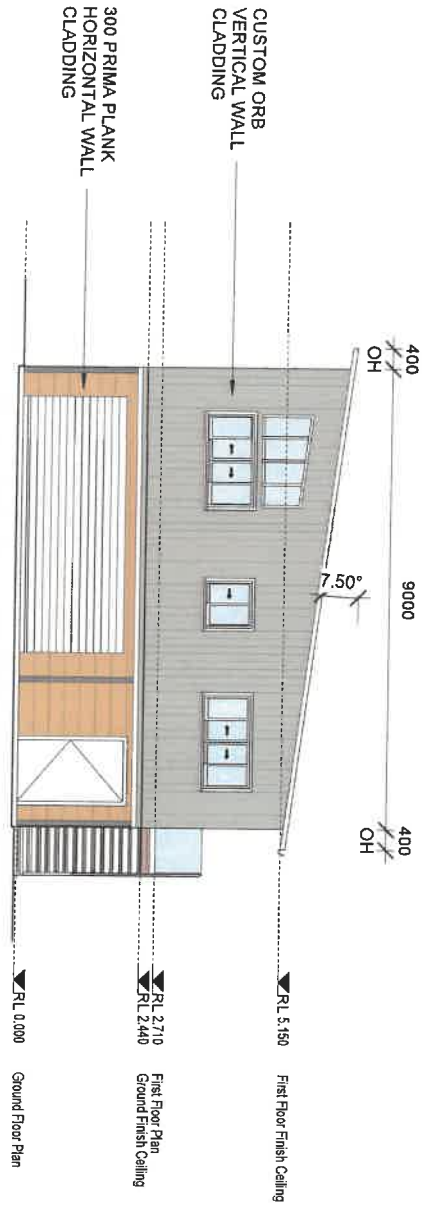
DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE

1 First Floor Plan

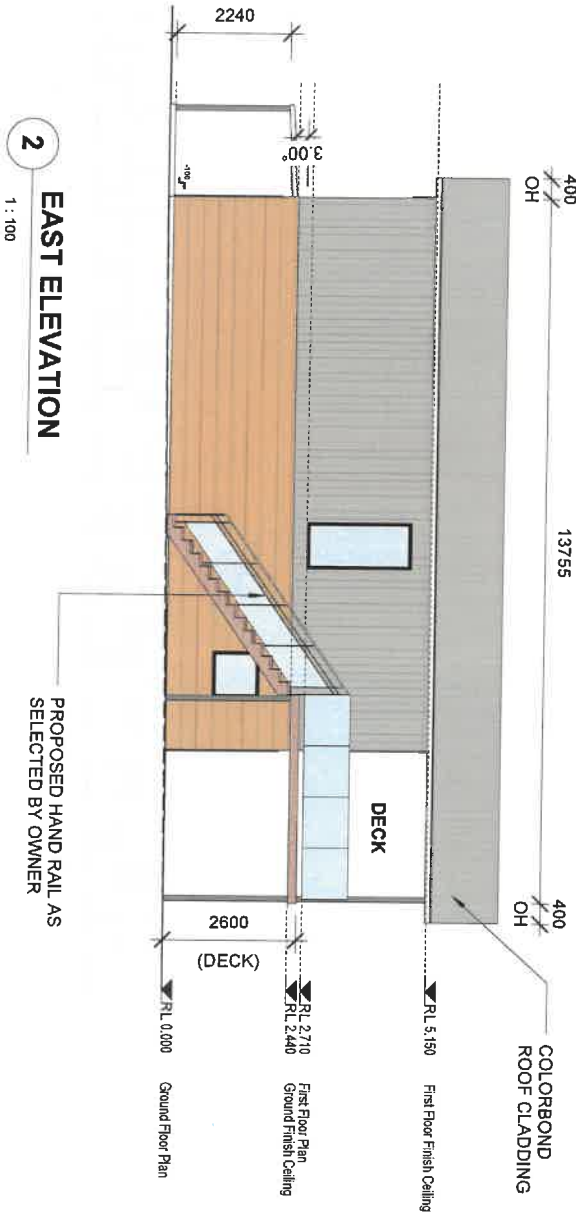
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DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE



1
NORTH ELEVATION
1 : 100



2
EAST ELEVATION
1 : 100

DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE



ISSUE
1

LGA
MID-COAST COUNCIL

CLIENT
Brendon Marchant
32 Myall Street
Pindimar 2324

PROJECT
CLASS 1A
BUILDING

DATE
29.7.25

DRAWING
04
NORTH &
EAST
ELEVATION

SCALE
1 : 100

ISSUE
1

LGA
MID-COAST COUNCIL

CLIENT
Brendon Marchant
32 Myall Street
Pindimar 2324

PROJECT
CLASS 1A
BUILDING

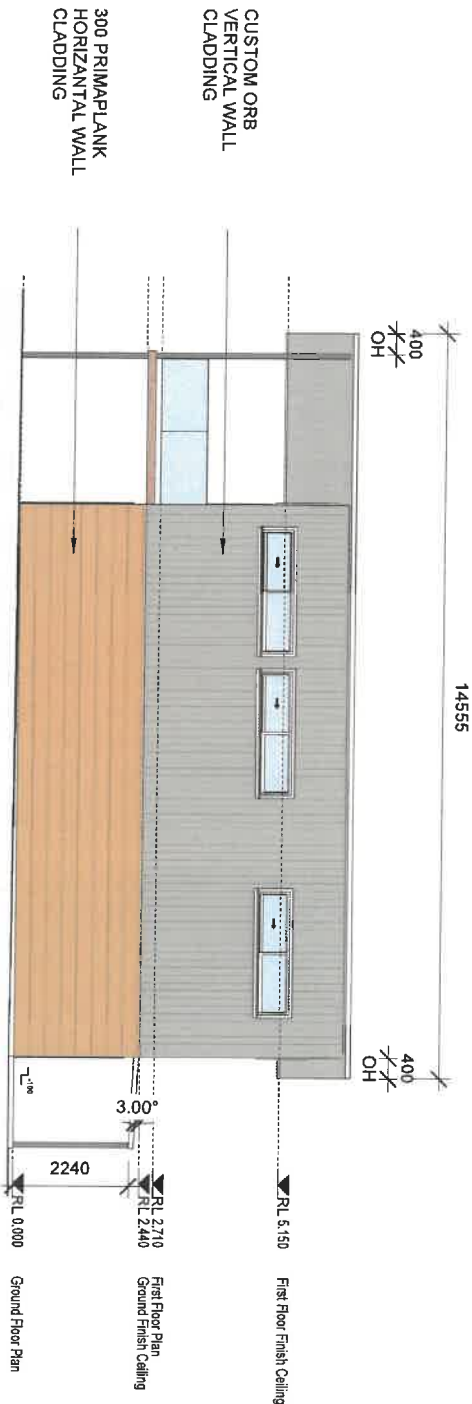
DATE
29.7.25

DRAWING
05 SOUTH &
WEST
ELEVATION

SCALE
1 : 100

1 WEST ELEVATION

1 : 100



2 SOUTH ELEVATION

1 : 100

