

Infill Development in Bush Fire Prone Areas

section 79BA

Development Referral to NSW Rural Fire Service

Once ALL boxes have been checked YES send the package to your local RFS District office or Customer Service Centre.

Council:	Council reference No:
Council referral date:	
Council assessing officer:	Phone Contact:



1. Is the proposed development site located within a bush fire prone area?

☐ YES

☒ NO

If the development is not mapped as bush fire prone and Council has concerns regarding bush fire, the development application should be referred to the RFS District under section 79C of the EP & A Act.

2. Proposed Development Type:

☐ Single Dwelling

☐ Commercial

☐ Dual Occupancy

☐ Industrial

☐ Alteration/Additions

☒ Other RESTAURANT ON FLOATING MOORING.

If the application involves a subdivision or Special Fire Protection Purpose Development use 100B checklist.

3. Does the proposal meet acceptable solutions of Planning for Bush Fire Protection 2006.

☒ YES

☐ NO

If YES, Council may wish to apply the standard and determine the matter.

If NO, DA to be referred to RFS District / Team / Zone office.

The following information must be sent with this referral. Referrals that are received by the RFS with inadequate information may be returned to Council for additional information.

4. A copy of the Statement of Environmental Effects.

N.A.

☐ YES

☐ NO

5. Description of the property (including the street address, lot size, lot & DP or any other formal Land parcel ID information) subject to the development application.

☒ YES

☐ NO

6. Set of plans including site plan.

☒ YES

☐ NO

If Applicants Kit used to assess the development application.

7. Has the Applicants Kit been completed in full?

☒ YES

☐ NO

If applicant provides a bush fire assessment report, has the following been provided by the applicant or consultant (original colour report)?

8. The location, extent and vegetation formation of any bushland on or within 140 metres of the site.

☒ YES

☐ NO

9. The slope of the site and of any bush fire prone land within 100 metres of the site.

☒ YES

☐ NO

10. Any features on or adjoining the site that may mitigate the impact of a bush fire on the proposed development.

☒ YES

☐ NO

11. Details of the services including water (reticulated or non-reticulated), gas and electricity.
12. Details of the access arrangements for the proposed development.
13. A statement assessing the likely environmental impact of any proposed bush fire protection measures.
14. Whether any building is capable of complying with AS3959/2009 in relation to the construction level for bush fire protection.

☒ YES

☐ NO

☒ YES

☐ NO

☒ YES

☐ NO

☒ YES

☐ NO

Consultant/Applicant name: <u>Mark Langenbacher (Planright Surveying)</u>
Contact telephone: <u>(03) 54 821699</u>
Are there any restrictions to a site inspection (e.g. locked gate, dogs, contact owner prior to inspection etc.) <u>None.</u>

Any other applicable comment from applicant regarding DA or Site Inspections.

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Any other concerns / comments regarding bush fire that council may have for the development application (e.g. environmental impact, revegetation works etc.).

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Council assessing officer:

signature:

SECTION TWO - BUSH FIRE ASSESSMENT REPORT (Attach to DA)

PART A

Property Details

Applicants Name: MARK LANGENBACHER (PLANRIGHT)

Contact Phone Number; (H): W. 54821699 (M):

Council: MURRAY RIVER Council Reference (if known):

Lot: DP:

Address to be developed: MURRAY RIVER ECHUCA.

My property is on Bush Fire Prone Land: ☐ Yes No, but in proximity to BPL.

PART B

Type of Proposal

Type of Proposal:

- | | |
|---|--|
| ☒ New Building | ☐ Urban |
| ☐ Dual Occupancy | ☐ Rural Residential |
| ☐ Alteration/Additions to an existing building | ☐ Isolated Rural |

Proposal Description: *e.g. two storey house with attached garage* RESTAURANT ON FLOATING MOORING.

Copy of plans attached ☒ Yes

PART C

Bush Fire Attack and Level of Construction

Step 1: Assess the vegetation about the proposed building in all directions and convert from Keith to AUSLIG (1990) using Table 1

CATEGORY	NORTH	EAST	SOUTH	WEST
Converted vegetation	☒ Forest	☐ Forest	☐ Forest	☐ Forest
	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
	☐ Shrubland	☐ Shrubland	☐ Shrubland	☐ Shrubland
	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
	☐ Mallee/Mulga	☐ Mallee/Mulga	☐ Mallee/Mulga	☐ Mallee/Mulga
	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
	☐ Tussock	☐ Tussock	☐ Tussock	☐ Tussock
	☐ Moorland	☐ Moorland	☐ Moorland	☐ Moorland
	☐ Managed Land	☒ Managed Land	☒ Managed Land	☒ Managed Land

Copy of any relevant photos attached ☒ Yes

Step 2: Determine the distance from asset to boundary line

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	...NA... m	...NA... m	...NA... m	...NA... m

Step 3: Determine the distance from the building line to the vegetation in each direction as above

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	...70... m	...140 ⁺ ... m	 m	...140 ⁺ ... m

Step 4: 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 ☐ >0 to 5 ☐ >5 to 10 ☐ >10 to 15 ☐ >15 to 18	☒ upslope/flat ☐ >0 to 5 ☐ >5 to 10 ☐ >10 to 15 ☐ >15 to 18	☒ upslope/flat ☐ >0 to 5 ☐ >5 to 10 ☐ >10 to 15 ☐ >15 to 18	☒ upslope/flat ☐ >0 to 5 ☐ >5 to 10 ☐ >10 to 15 ☐ >15 to 18

Step 5: Determine the Fire Danger Index (FDI) that applies to your local government area (see page 9). Circle the relevant FDI below

FDI ☐ 100 ☒ 80 ☐ 50

Step 6: Match the relevant FDI, vegetation, distance and slope to determine the required APZ and Construction level

FDI ☐ 100 (see Table 4, page 11) ☒ 80 (see Table 5, page 12) ☐ 50 (see Table 6, page 13)

Identify the bush fire attack level 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.

Bush Fire Attack Level

- | | |
|----------------------------------|--|
| ☐ BAL- FZ | ☐ BAL- 19 |
| ☐ BAL- 40 | ☒ BAL-12.5 |
| ☐ BAL- 29 | ☐ No requirement |

Does your proposal meet the required construction level ☒ YES ☐ NO

PART D

Flame Zone

Provide details and evidence of an alternative solution.

N.A.

If you determine your house is located in the flame zone you may wish to seek the advice of a specialist bush fire consultant.

PART E

Water Supplies

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

Reticulated (piped) water supply is available

☒ Yes ☐ No Distance 200m (m) to hydrant from house.

(River water available at site)

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	NA	NA
Rural-residential Lots (1,000–10,000m ²)	10,000 l/lot	NA	NA
Large Rural/Lifestyle Lots (>10,000m ²)	20,000 l/lot	NA	NA
Dual Occupancy	2,500 l/unit	NA	NA
Townhouse/Unit Style (e.g. Flats)	5,000 l/unit up to 20,000l maximum	NA.	NA.

Do you have or do you plan to have a static water supply (e.g. pool, tank or dam). Include approx. 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		
MURRAY RIVER	(UNLIMITED)	NATURAL RIVER.		✓

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

GAS

Do you have reticulated (piped) or bottled gas? No.

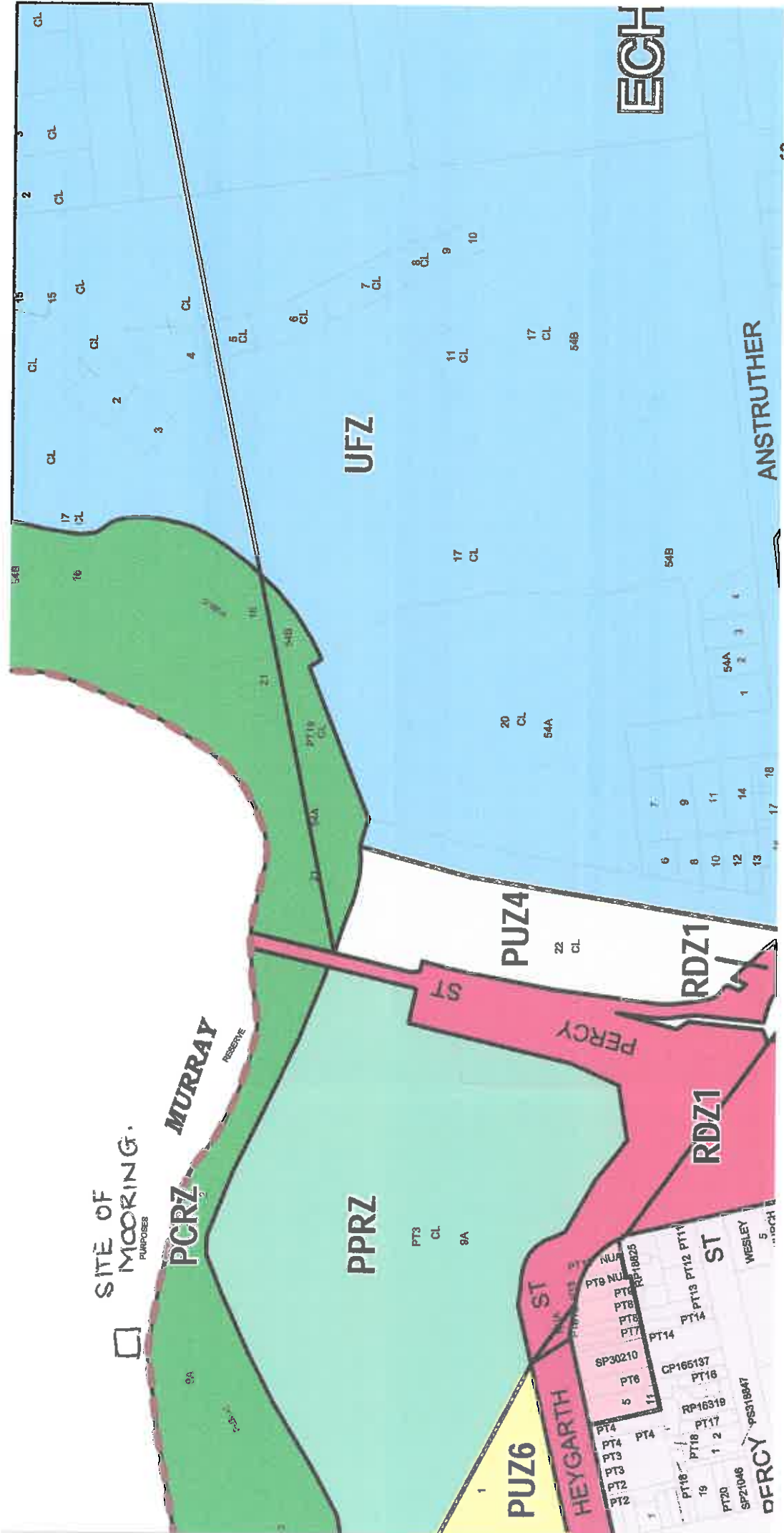
TYPE OF GAS

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.



ECH

ANSTRUTHER

