
PRELIMINARY BUSHFIRE HAZARD ADDENDUM FOR
PROPOSED DEVELOPMENT AT 45 NOONGAH ST,
BARGO

FOLIO NO: LOT 22 DP 619150

LGA: WOLLONDILLY SHIRE COUNCIL

COMMISSIONED BY: JEFF BULFIN, PRECISE PLANNING
PTY LTD

10 April 2012

Our ref: 705 bf



PRELIMINARY BUSHFIRE HAZARD ASSESSMENT

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Contact/ project manager	Jeff Bulfin
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ASSESSOR & QUALIFICATIONS

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This preliminary Bushfire Hazard Addendum was prepared for a proposed residential subdivision of the site. The proposal involves conventional residential development and some larger residential lots (eg 2000 to 4000 m²). This type of development is considered "subdivision" in the PBP 2006. The following summarised key bushfire protection requirements:

APZ REQUIREMENTS

The minimum Asset Protection Zone (APZ) required for this development is 25m from habitable dwellings to the nearest bushfire prone vegetation on the southern, western and northern boundary.

The 25 m APZ will need to be managed as an Outer and Inner Protection Area. The width of the Outer Protection Area is to be 10 m from the unmanaged vegetation to the outer edge of the inner protection zone. The width of the inner protection zone is to be 15 m from the inside edge of the outer protection zone to the proposed development. If the APZ is increased the widths of the inner protection area will also increase.

BAL REQUIREMENTS

The following BAL levels can be achieved depending on size of APZ:

- 25m -<32 m requires BAL-40 construction
- 32m-<43m, requires BAL 29
- 43m-<57m requires BAL 19
- 57m-<100 m requires BAL 12.5

DESIGN

Specific objectives for subdivision include:

- Minimise perimeters of the subdivision exposed to bush fire hazard, hourglass shapes, which maximize perimeters and create bottlenecks should be avoided;
- Minimise bushland corridors that permit the passage of fire;
- Provide clear and ready access from all properties to the public road system;
- A perimeter road is the preferred option to separate bush land from urban areas.

Any buildings further than 200 m from Noongah Road will require one alternative access road.