



13 Sec F PLANNING FOR BUSHFIRE PROTECTION 2019.

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To assist in the assessment of this application by Council under the provisions of the Rural Fire Service Regulation 2019, the following assessment is provided.

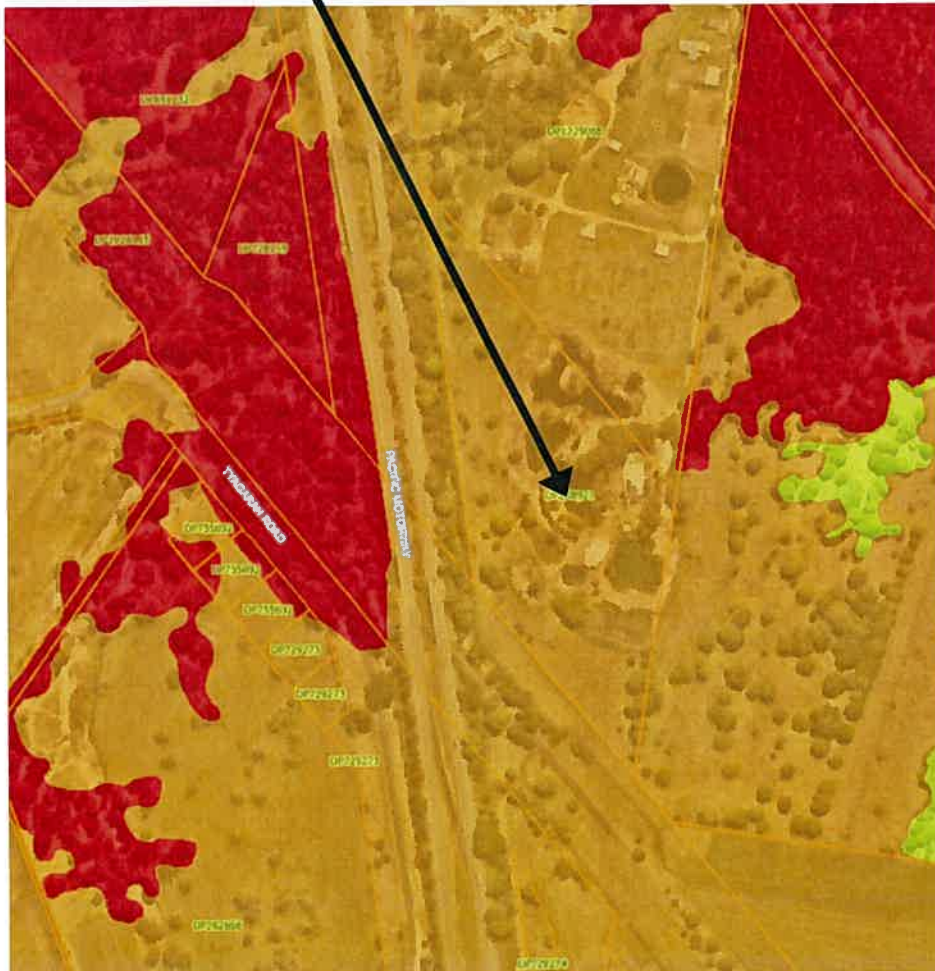
The proposed Schedule 1 inclusion and DA approval of the existing dwelling on site, already maintains large Asset Protection Zones which are more than adequate for meeting the Bushfire Safety outcomes of PBP 2019.

The managed grassland about the proposed Dwelling structure on Lot 1, is exposed to a low threat due to the managed nature of proximate lands, and the grassland nature of the majority of vegetation beyond these existing APZs.

Despite this low threat, the property sits within a mapped Bushfire Buffer, and to assist in the assessment of this application, the following assessment is made under the provisions of Table A 1.12.3 of the Planning for Bushfire Protection Regulations.

Description of The Property. -

Lot 1 DP258921 No 32 Grays Lane Tyagarah. (Grassland Fire Threat).

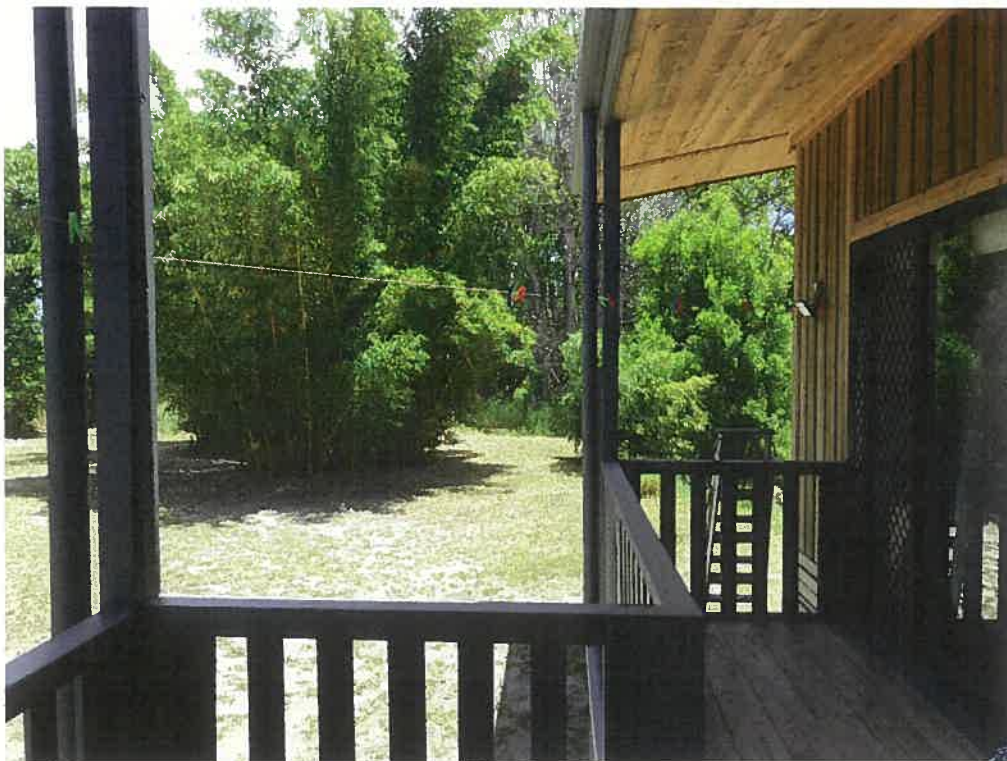




Vegetation To East (42m of land and pond, then Grassland)



Vegetation To South (27m of land and pond, then Grassland)





**Vegetation To North
(Lawn & then Horse Grazing Paddocks – Managed Land)**



Vegetation To West (60m of land and pond, then Grassland)





Vegetation The vegetation has been assessed over a distance of 140 m from the potential Dwelling development site, and the existing dwelling, back to existing bush vegetation both on and off site, in all directions in accordance with Table A1.12.3 of *Planning for Bushfire Protection*.



Vegetation

The vegetation has been assessed over a distance of 140 m from the existing dwelling on Lot 1, back to existing bush vegetation both on and off site, in all directions in accordance with Figure A1.12.3 of *Planning for Bushfire Protection*. The sites are adjacent to pasture in the south and forest in the north, with generally maintained lawns and gardens about the dwelling and shed respectively.

Slope

Based on the site inspection, the slope of the land over a distance of 100 m from the indicative building lines in all directions has been assessed. In accordance with *Planning for Bushfire Protection*, the slope has been assessed based on the gradient that will most significantly influence the fire behaviour of the site.



The site is generally gently sloping in the north, east and west, from the house site centrally located on the central ridge within the site.

Asset Protection Zone

The Asset Protection Zone (APZ) acts as a buffer zone between the development and the hazard. The primary purpose of an APZ is to ensure that a progressive reduction of bushfire fuels occurs between the bushfire hazard and any habitable structures. The APZ consists of an Inner Protection Area (IPA) and an Outer Protection Area (OPA).

Table A1.12.3, within *Planning for Bushfire Protection*, specifies the minimum APZ required in bushfire-prone areas with Table A1.12.3 being relevant. In this instance a FDI 80 Fire Area provision is relevant to all calculations. Based upon the assessment of vegetation and slopes the following APZ's would be required from Table A1.12.3.

Lot 1 - Existing Structure to be a Dwelling

Development Aspect	Hazard/ Vegetation within 140m of Development	Predominant Vegetation Class (Fig A1.2)	Average Slope of Land	Recommended Width of Asset Protection Zone (IPA + OPA) (table A1.12.3)
North	Managed lawn and horse grazing paddocks.	Managed Lands	Across slope	No APZ required. BAL Zero.
South	Lawn 27m then Grassland	Grassland	Across slope	10m APZ required. 27m provided. BAL 12.5.
East	Lawn and pond 42m then Grassland	Grassland	Across slope	10m APZ required, 42m provided. BAL 12.5.
West	Lawn and pond 60m then Grassland	Grassland	Across slope	10m APZ required, 60m provided. BAL Zero.

Level of Construction

Table 1.12.6 of *Planning for Bushfire Protection* allow the determination of the relevant level of construction in accordance with AS 3959-1999: *Construction of Buildings in Bushfire-Prone Areas*.

Based upon Table 1.12.3 and the assessment of this report taking into account the vegetation type, slope and available APZ this development's category of Bushfire Attack is Low.

In this instance the dwelling on Lot 1 exists and the managed nature of proximate lands ensures its optimal fire safety.

To this end the existing building to be used as a dwelling should be upgraded to BAL 12.5 standards. 6Mm toughened glass, aluminium screens to the opening sections of windows, gutter guard to gutters.

The building should have a 10,000 litre dedicated fire fighting water tank, with a 65mm Storz Valve outlet within 4m of the access drive to the north east of the building.

Fire Fighting Personnel Access

Public Road Access Access is provided to the Site via gravel sealed public road, Grays Lane. This road is capable of supporting fully loaded fire fighting vehicles.

Property Access Property Access will be from Grays Lane. This access road already complies with the requirements of Appendix 3 Property Access Roads of *Planning for Bushfire Protection 2019*. The site has only one access, and this is considered satisfactory in the circumstance due to the nature of the vegetation and the 12m turning radius available on the property.



Electricity Supply It is preferable that transmission lines providing power to the proposed development should be installed underground. Despite this, historic satisfactory provision have been made overhead to the existing dwelling and existing shed.

Gas Reticulated or bottled gas shall be installed and maintained in accordance with AS/NZS 1596-2002: *Storage and Handling of LP Gas* and the requirements of the relevant authorities. If gas cylinders are to be kept close to buildings, the release valve must be directed away from the building and away from any hazardous materials such as firewood, so that it does not act as a catalyst to combustion.

Water Supply Town Water connected to the house. The dwelling should have a 10,000 litre dedicated fire fighting water tank, with a 65mm Storz Valve outlet.

Recommendations Based on my site inspection and assessment, the following recommendations would be required for future development of dwellings on site:

APZ's be maintained in accordance with this report:

If any trees are to be located within the envisaged APZs, this is considered acceptable, providing the following conditions are met:

Vegetation is not to touch or overhang dwelling (canopy vegetation must not be within 2 to 5 metres of any building/dwelling);

Vegetation is not species that retain dead material or deposit excessive quantities of ground fuel in a short period or in a danger period; and

Vegetation is located far enough away from dwelling so that it will not ignite the dwelling by direct flame contact or radiant heat emission.

Woodpiles, combustible material storage sheds, large areas/quantities of garden mulch and stacked flammable building materials should not be located within IPA of dwellings;

The existing building to be used as a dwelling should be upgraded to BAL 12.5 standards. 6Mm toughened glass, aluminium screens to the opening sections of windows, gutter guard to gutters. The building should have a 10,000 litre dedicated fire fighting water tank, with a 65mm Storz Valve outlet within 4m of the access drive to the north east of the building.

Reticulated or bottled gas shall be installed and maintained in accordance with AS/NZS 1596-2002: *Storage and Handling of LP Gas* and the requirements of the relevant authorities.

Summary : Viewed in total, the Schedule 1 inclusion and approval of the structure as a Dwelling will in no way prejudice the proper future planning of the area, or the development of adjoining land, as it accords with general Bushfire Safety requirements.