

BAL ASSESSMENT FORM

Assessing Officer:	Jacinta Tonner/Phil Coman	Application No:	DA.2020.1351
79BA Assessment:		BAL Certificate:	
Site Address:	360A Lanyon Drive TRALEE NSW 2620		
Lot & DP:	Lot 1 DP 213249 Lot 6 DP 239080 Lot 1 DP 313299 Lot 1 DP 213249 Lot 6 DP 239080 Lot 1 DP 313299		
Desktop Assessment:	☒ Yes ☐ No	Date:	13 May 2022
Site Inspection:	☒ Yes ☐ No	Date:	13 May 2022
Proposal:	Construct Recreation Facilities (Indoor and Outdoor) and landscaping		
Site Notes:	Bulk earth works under construction Conditions of site inspection – wet and muddy. Site works had ceased due to wet weather		

Aspect:	North	South	East	West
Vegetation:	☐ Rainforest ☐ Forest, Swamp Forest, Pine Plantations, Sub-Alpine & Woodland ☐ Grassy & Semi-Arid Woodland ☐ Forested Wetland ☐ Tall Heath ☐ Short Heath ☐ Arid-Shrublands ☐ Freshwater Wetlands ☒ Grassland	☐ Rainforest ☐ Forest, Swamp Forest, Pine Plantations, Sub-Alpine & Woodland ☐ Grassy & Semi-Arid Woodland ☐ Forested Wetland ☐ Tall Heath ☐ Short Heath ☐ Arid-Shrublands ☐ Freshwater Wetlands ☒ Grassland	☐ Rainforest ☐ Forest, Swamp Forest, Pine Plantations, Sub-Alpine & Woodland ☐ Grassy & Semi-Arid Woodland ☐ Forested Wetland ☐ Tall Heath ☐ Short Heath ☐ Arid-Shrublands ☐ Freshwater Wetlands ☒ Grassland	☐ Rainforest ☐ Forest, Swamp Forest, Pine Plantations, Sub-Alpine & Woodland ☐ Grassy & Semi-Arid Woodland ☐ Forested Wetland ☐ Tall Heath ☐ Short Heath ☐ Arid-Shrublands ☐ Freshwater Wetlands ☒ Grassland
Slope under the Hazard (Over 100m)	☒ Upslope/Flat ☐ > 0 to 5 ☐ > 5 to 10 ☐ > 10 to 15 ☐ > 15 to >20 ☐ Varies over site	☒ Upslope/Flat ☐ > 0 to 5 ☐ > 5 to 10 ☐ > 10 to 15 ☐ > 15 to >20 ☐ Varies over site	☒ Upslope/Flat ☐ > 0 to 5 ☐ > 5 to 10 ☐ > 10 to 15 ☐ > 15 to >20 ☐ Varies over site	☒ Upslope/Flat ☐ > 0 to 5 ☐ > 5 to 10 ☐ > 10 to 15 ☐ > 15 to >20 ☒ Varies over site
Distance to Vegetation:	Existing__150__m	Existing __50__m	Existing __90__m	Existing __140__m

Radiant Heat (Bushfire Attacker Model)	☒ BAL LOW	☒ BAL LOW	☒ BAL LOW	☒ BAL LOW
Level of Construction	☐ BAL 12.5 ☐ BAL 19 ☐ BAL 29 ☐ BAL 40 ☐ FLAME ZONE	☐ BAL 12.5 ☐ BAL 19 ☐ BAL 29 ☐ BAL 40 ☐ FLAME ZONE	☐ BAL 12.5 ☐ BAL 19 ☐ BAL 29 ☐ BAL 40 ☐ FLAME ZONE	☐ BAL 12.5 ☐ BAL 19 ☐ BAL 29 ☐ BAL 40 ☐ FLAME ZONE
Required APZ	APZ: __36__m	APZ: __36__m	APZ: __36__m	APZ: __36__m



Nominated BAL Level
(FZ, 40, 29, 19, 12.5, Low)

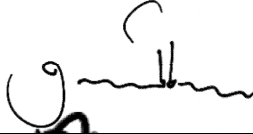
Low

Assessing Officer Signature:

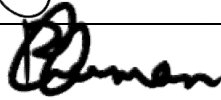
Jacinta Tonner

Date:

16 May 2022



Approving Officer Signature:

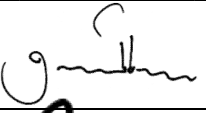


Date:

17 May 2022

Section 79BA Acceptable Solutions:

Performance Criteria:	Comment
Asset Protection Zones:	☒ APZ Determined in accordance with Appendix 4 of the Planning for Bushfire Protection 2019 (PBP). <i>Comment: The site and surrounding area contains managed land in the form of playing fields, carparking and landscaping allowing ample space to provide and maintain an APZ</i>
Siting and Design:	☒ Buildings are designed and sited in accordance with the siting and design principles of the PBP. <i>Comment: The buildings are sited with sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel</i>
Construction Standards:	☒ Construction determined in accordance with Appendix 3 of the PBP and the requirements for attached garages and other structures. <i>Comment: The site assessment has determined that the bushfire threat is BAL Low</i>
Access Requirements:	☒ Compliance with Appendix 3 for access within the PBP. <i>Comment: The access provisions to the development are considered adequate.</i>
Water and Utility Services:	☒ Compliance with Section 3.5 for services (water, electricity, gas) within the PBP. <i>Comment: Adequate water and electricity services will be available to the development for fire fighting operations.</i>
Landscaping:	☒ Compliance with Section 3.7 of the PBP. <i>Comment: The land will be well landscaped and adequately maintained.</i>
Additional Comments:	Nil
Conditions Attached	☐ Yes ☒ No
Determination	☐ Approval with Conditions ☒ Approval with no Conditions ☐ Refusal

Assessing Officer Signature:		Date:	16 May 2022
Approving Officer Signature:		Date:	17 May 2022