



Bush Fire Attack Level

Lot 1 DP 1264640, 10 Lagoon Street Bega

The Bega Valley Shire Council (BVSC) has undertaken an assessment of the above property in accordance with Planning for Bush Fire Protection 2019 (PBP 2019) and Australian Standards AS3959-2018 Construction of Buildings in Bushfire- Prone Areas.

Under the building classification system within the NCC, Class 5 to 8 buildings include offices, shops, factories, warehouses, public car parks and other commercial and industrial facilities. The NCC does not provide for any bush fire specific performance requirements for these particular classes of buildings. As such AS 3959 and the NASH Standard are not considered as a set of Deemed to Satisfy provisions, however compliance with AS 3959 and the NASH Standard must be considered when meeting the aims and objectives of PBP.

Whilst bush fire is not captured in the NCC for Class 5-8 buildings, the following objectives will be applied in relation to access, water supply and services, and emergency and evacuation planning:

- to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation;
- to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;
- to provide adequate services of water for the protection of buildings during and after the passage of bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building; and
- provide for the storage of hazardous materials away from the hazard wherever possible.

The general fire safety construction provisions of the NCC are taken as acceptable solutions however construction requirements for bush fire protection will need to be considered on a case-by-case basis.

The BVSC has determined the Bush Fire Attack Level (BAL) for the proposed construction of the National Circularity Centre as per DRAFT site plan prepared by Cox Architecture and the detailed site assessment conducted by Bega Valley Shire Council on 25/10/2023 to be:

BAL – LOW

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This assessment is calculated against the surrounding landscape and its potential bushfire impact on the proposed construction of the National Circularity Centre, which is to accommodate a Visitor Information Centre, Business Events Conferencing space, a Circularity Innovation Hub and café.

The surrounding vegetation to the North, West & South within 140 metres is developed residential and Industrial Land, with land to the East is surrounding freshwater wetland Lagoon being classified as low threat.

The Bushfire Attack Level BAL—LOW is based on insufficient risk to warrant specific bushfire construction requirements. It is predicated on low threat vegetation and non-vegetated areas (see Clause 2.2.3.2).

2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- *Vegetation of any type that is more than 100 m from the site.*
- *Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.*
 - *Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.*
 - *Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.*
- *Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.*
- *Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.*

NOTES:

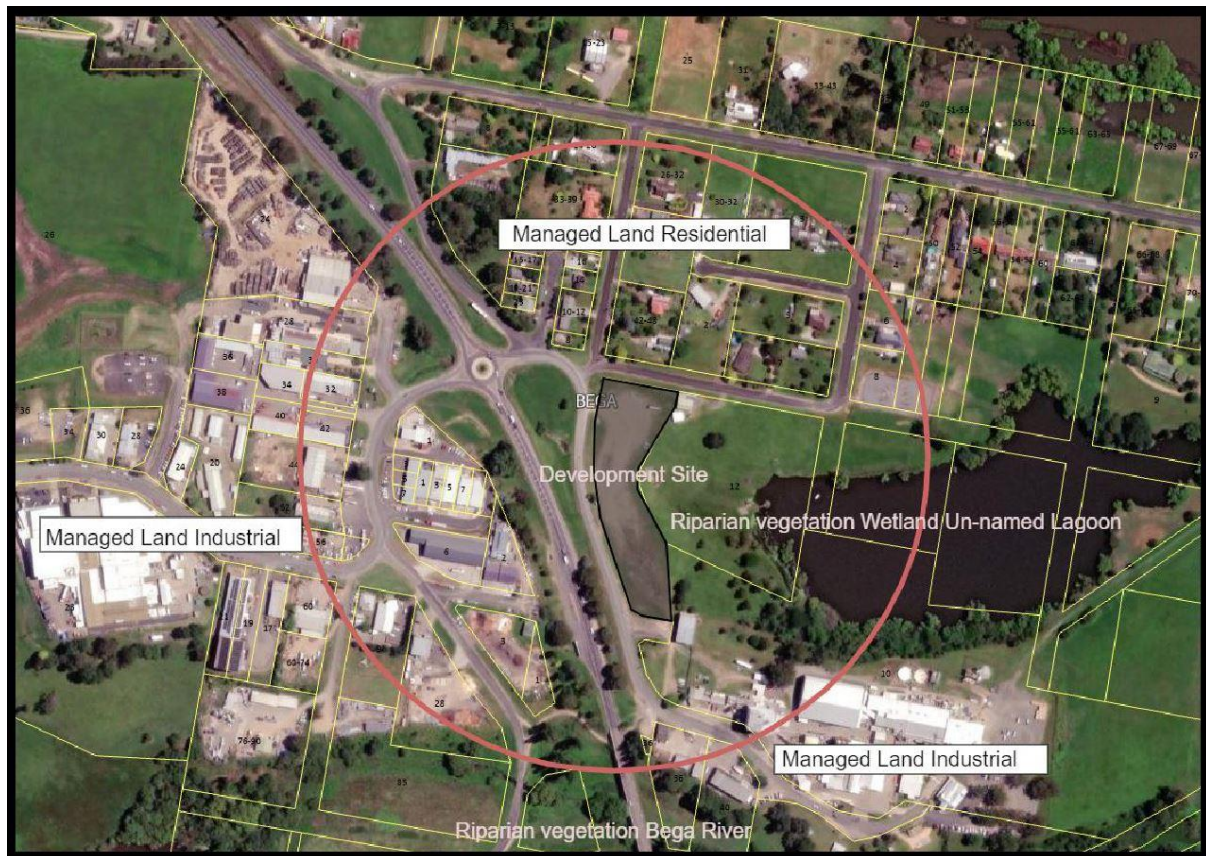
1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).

2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

Site Overview BFPL Map & Assessment Area, 10 Lagoon Street Bega



Site Hazard Vegetation Assessment Area, 10 Lagoon Street Bega



1. New construction to comply with Sections 3 and 4 (BAL LOW) Australian Standard AS3959-2018 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate and Section 7.5 of *Planning for Bush Fire Protection 2019*.



AS3959 (2018) states *"It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature of behaviour of fire, and extreme weather conditions."*

This report reflects my interpretation of bushfire risk, expected radiant heat loads and required asset protection zones relating to the proposed development. My views are based on my interpretation of Planning for Bushfire Protection (2019), AS3959 (2018) and the methodology for site specific bushfire assessment.

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03/11/2023

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