TEAR OUT & ATTACH THIS BUSH FIRE ASSESSMENT REPORT WITH YOUR APPLICATION TO COUNCIL

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

## PART A Property Details

Applicants Name: GREGORY + KERRIE HASTINGS

Contact Phone Number; (H): (02) 8801 1951 (M): 0412216104

Council: PENRITH Council Reference (if known): .....

Lot: 6147 DP: 1211125

Address to be developed: 46 NAGLE ST JORDAN SPRINGS 2747

My property is on Bush Fire Prone Land: ☑ Yes

## PART B Type of Proposal

Type of Proposal:

☑ New Building
☐ Dual Occupancy
☐ Alteration/Additions to an existing building

☐ Urban
☐ Rural Residential
☐ Isolated Rural

Proposal Description: e.g. two storey house with attached garage SINGLE STOREY WITH GARAGE

Copy of plans attached ☑ Yes

## PART C Bush Fire Attack and Level of Construction

Step 1: Asess the vegetation about the proposed building in all directions and convert from Keith to AUSLIG (1990) using Table1

| CATEGORY | NORTH | EAST | SOUTH | WEST |
|---|---|---|---|---|
| Converted vegetation | ☐ Forest<br>☑ Woodland<br>☐ Shrubland<br>☐ Scrub<br>☐ Mallee/Mulga<br>☐ Rainforest<br>☐ Tussock<br>☐ Moorland<br>☐ Managed Land | ☐ Forest<br>☑ Woodland<br>☐ Shrubland<br>☐ Scrub<br>☐ Mallee/Mulga<br>☐ Rainforest<br>☐ Tussock<br>☐ Moorland<br>☐ Managed Land | ☐ Forest<br>☑ Woodland<br>☐ Shrubland<br>☐ Scrub<br>☐ Mallee/Mulga<br>☐ Rainforest<br>☐ Tussock<br>☐ Moorland<br>☐ Managed Land | ☐ Forest<br>☐ Woodland<br>☐ Shrubland<br>☐ Scrub<br>☐ Mallee/Mulga<br>☐ Rainforest<br>☐ Tussock<br>☐ Moorland<br>☐ Managed Land |

Copy of any relevant photos attached ☐ Yes

Step 2: Determine the distance from the building line to the vegetation in each direction as above

| ASPECT | NORTH | EAST | SOUTH | WEST |
|---|---|---|---|---|
| Distance | 20m | 42 m | 30 m | — m |

NSW RURAL FIRE SERVICE GUIDELINES FOR SINGLE DWELLING DEVELOPMENT APPLICATIONS

Step 3: Determine the effective slope that will influence bushfire behaviour in each direction

| CATEGORY | NORTH | EAST | SOUTH | WEST |
|---|---|---|---|---|
| Slope under the hazard (over 100m) [in degrees] | ☐ upslope/flat<br>☑ >0 to 5<br>☐ >5 to 10<br>☐ >10 to 15<br>☐ >15 to 18 | ☐ upslope/flat<br>☑ >0 to 5<br>☐ >5 to 10<br>☐ >10 to 15<br>☐ >15 to 18 | ☐ upslope/flat<br>☑ >0 to 5<br>☐ >5 to 10<br>☐ >10 to 15<br>☐ >15 to 18 | ☐ upslope/flat<br>☑ >0 to 5<br>☐ >5 to 10<br>☐ >10 to 15<br>☐ >15 to 18 |

Step 4: 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 5: 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- 40
☑ BAL- 29
☐ BAL- 19
☑ BAL--12.5
☐ No requirement

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

## PART D
## Flame Zone

Provide details and evidence of an alternative solution.

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 5m (m) to hydrant from house.

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 (<1,000m2) | 5,000 l/lot | 45000 L | |
| Rural-residential Lots (1,000–10,000m2) | 10,000 l/lot | | |
| Large Rural/Lifestyle Lots (>10,000m2) | 20,000 l/lot | | |
| Dual Occupancy | 2,500 l/unit | | |
| Townhouse/Unit Style (e.g. Flats) | 5,000 l/unit up to 20,000l maximum | | |

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 | | |
| 45000LT WATER TANK | | | ✓ | |
| | | | | |
| | | | | |

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.

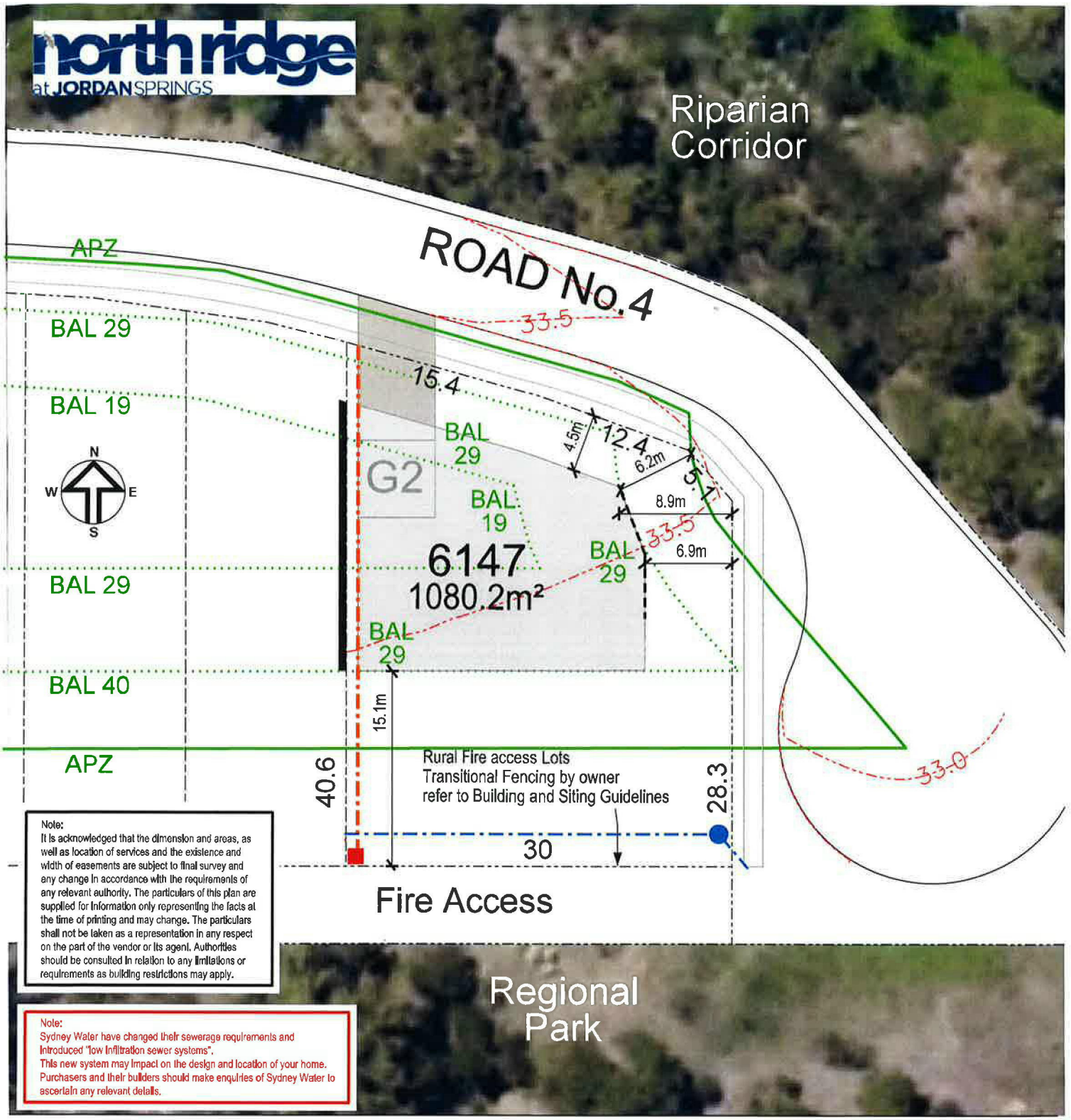
## PART F Gas Supplies

GAS
Do you have reticulated (piped) or bottled gas?

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.




Note:
It is acknowledged that the dimension and areas, as well as location of services and the existence and width of easements are subject to final survey and any change in accordance with the requirements of any relevant authority. The particulars of this plan are supplied for information only representing the facts at the time of printing and may change. The particulars shall not be taken as a representation in any respect on the part of the vendor or its agent. Authorities should be consulted in relation to any limitations or requirements as building restrictions may apply.

Note:
Sydney Water have changed their sewerage requirements and introduced "low infiltration sewer systems".
This new system may impact on the design and location of your home. Purchasers and their builders should make enquiries of Sydney Water to ascertain any relevant details.

SITING REQUIREMENTS

- Zero Boundary 13m max.
- Single Garage
- Double Garage
- Secondary Frontage Articulation 10m minimum of broken roofline & building line. Must provide suitable glazing.
- Optional Garage location
- Lot Boundary
- Proposed Design Levels
- Corner fencing requirements by owner - refer to Building and Siting Guidelines
- Retaining wall by Lend Lease
- Easement for maintenance 0.9m wide
- Easement and pits to drain water 1.5-2.5 and 3.0-4.0m wide
- Approximate sewer line / manhole location Building adjacent or over sewer must conform with Sydney Water requirements
- Fencing requirements by owner - refer to Building and Siting Guidelines
- Fencing by Lend Lease
- Ninth Avenue fencing requirements by owner - refer to Building and Siting Guidelines
- * Proposed driveway width reduced from standard due to setbacks
- RP Regional Park front lot requirements refer to Building Siting Guidelines
- 'Due to the proximity of sewer to the dwellings in this location, due care should be taken with requirements under 'Guidelines for building over/adjacent to Sydney Water and Wastewater Assets'.

SETBACK SUMMARY

| | |
|---|---|
| Front Building Setback | 4.5m (unless otherwise noted) |
| Front Garage Setback | 5.5m (unless otherwise noted) |
| Side Building Setback (≥15m Frontage) | min. 0.9m both sides |
| Side Building Setback (≤ 12.5m Frontage) | Zero one side 0.9m other (as shown) |
| Secondary Side Setback | 1.5m (unless otherwise noted) |
| Secondary Garage Setback | 2.5m |
| Rear Building Setback | 3m (unless otherwise noted) |
| BAL40, BAL29, BAL19, BAL12.5, APZ, FZ | Levels of Construction Standard for Bush Fire Protection (AS 3959-2009) |

Approx. Driveway Location on Ninth Avenue.

Existing Trees Along Ninth Avenue to be Retained Where Possible (Subject to Detailed Design)

JORDAN SPRINGS

NORTHRIDGE
at JORDAN SPRINGS

October 2015

Lot 6147
Northridge Village 6
Scale 1:400 @ A4

lendlease