

4 Feb. 25

Assessed as

BAL-LOW

Acceptable for CDC

Lot 417 DP 1309170

68 Lilac Avenue

LOCHINVAR

ASSESSMENT CERTIFICATE To

NCC-BCA Vol 2 H7F4 NSW variations, AS 3959, and PBP

Prepared from supplied material and site inspection



<https://tinyurl.com/52vjzbey>

A handwritten signature in black ink, appearing to read 'Roy Mock'.

Roy Mock

0411-787-082

Association of Australian Certifiers

Australian Institute of Building Surveyors

Design Matters [BDAV]

DETAILS RELEVANT TO THIS CERTIFICATE

		Assessment
BAL Assessment Procedure	The Site Assessment Methodology of PBP 2019, Appendix 1	
Fire Danger Index (FDI)	100	
Recommended BAL based on Table A1.12.5 of PBP		BAL- LOW Deemed to satisfy
Distance to the closest hazard		> 100m
Effective slopes		N - < level E – < 5° upslope S- < level W- < 5° downslope
Landscaping		Review and revise to comply with requirements in this report.
SEPP EXEMPT AND COMPLYING DEVELOPMENT Clause 1.19A Land on which complying development may not be carried out--bush fire prone land that is BAL-FZ or BAL-40		Subject asset is acceptable for CDC development.

[original detailed report follows]

DETAILED ASSESSMENT

BUSHFIRE ATTACK LEVEL AND RISK ASSESSMENT

1. Vegetation type



<https://duckduckgo.com/?q=lochinvar+nsw&atb=v314-1&iaxm=maps>



140 m radius

N – under development

E – under development

S – under development

W – under development

View to North



View to East



View to South

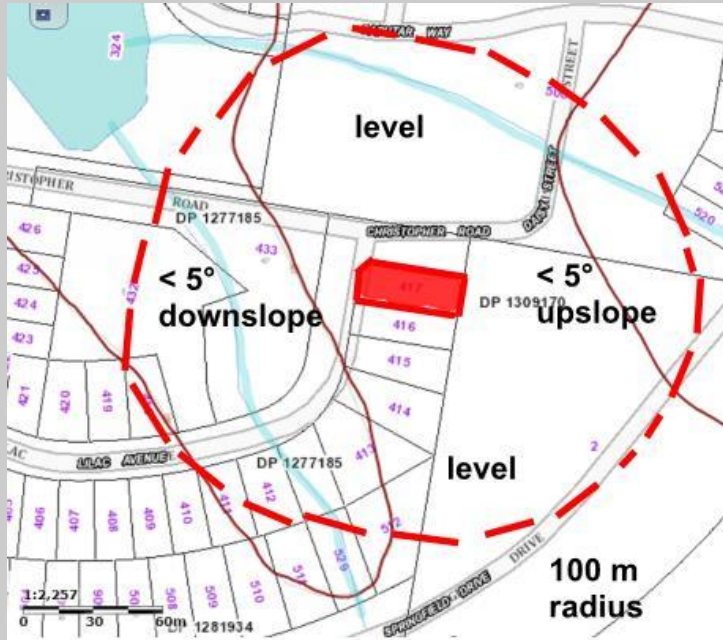


View West

2. Distance from proposed building to vegetation

> 100 m

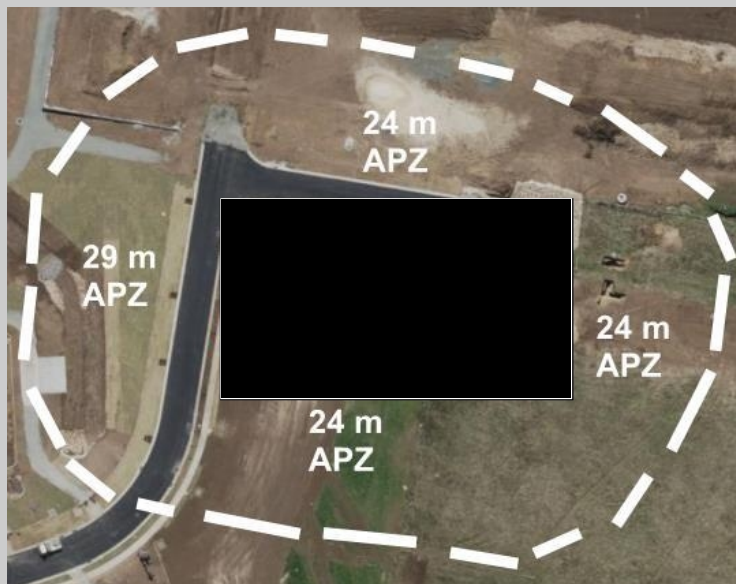
3. Effective slopes



100 m radius
 N – 17° downslope
 E – level
 S- 17° upslope
 W - level

<https://maps.six.nsw.gov.au/>

APZ



N 24 m
 E 24m
 S 24 m
 W 29 m

<https://maps.six.nsw.gov.au/>

LANDSCAPING WITHIN ASSET PROTECTION ZONES

<p>Trees</p> <p>Canopy cover should be less than 15% (at maturity)</p>	<p>Landscape documentation not sighted.</p> <p>Refer separate Landscape consultant documentation</p>
<p>Trees (at maturity) should not touch or overhang the building</p>	<p>Landscape documentation not sighted.</p> <p>Refer separate Landscape consultant documentation</p>
<p>Lower limbs should be removed up to a height of 2m above ground</p>	<p>Landscape documentation not sighted.</p> <p>Refer separate Landscape consultant documentation</p>
<p>Canopies should be separated by 2 to 5m</p>	
<p>Preference should be given to smooth barked and evergreen trees.</p>	<p>Landscape documentation not sighted.</p> <p>Refer separate Landscape consultant documentation</p>
<p>Shrubs</p> <p>create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings</p>	<p>Landscape documentation not sighted.</p> <p>Refer separate Landscape consultant documentation</p>
<p>shrubs do locate scrubs under trees</p>	<p>Refer separate Landscape consultant documentation</p>
<p>Shrubs must not form more than 10% ground cover</p>	<p>Landscape documentation not sighted.</p> <p>Refer separate Landscape consultant documentation</p>
<p>Separate clumps of shrubs from exposed windows and doors by a distance of at least twice the height of the vegetation.</p>	<p>Refer separate Landscape consultant documentation</p>
<p>Grass – maintenance</p> <p>Keep mown (as a guide grass should be kept to no more than 100mm in height)</p>	<p>Refer separate Landscape consultant documentation</p>
<p>Leaves - maintenance</p> <p>Remove leaves and vegetation debris.</p>	<p>Refer separate Landscape consultant documentation</p>

LANDSCAPING WITHIN ASSET PROTECTION ZONES

Other	
Provide a minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;	
Limit planting to the immediate vicinity of the building;	Refer separate Landscape consultant documentation
Planting not to provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);	Refer separate Landscape consultant documentation
Select landscape species to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do no touch or overhang buildings;	Refer separate Landscape consultant documentation
Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;	Refer separate Landscape consultant documentation
Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown	Refer separate Landscape consultant documentation
Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);	Refer separate Landscape consultant documentation
Avoid climbing species to walls and pergolas	
Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building	Landscape documentation not sighted. Refer separate Landscape consultant documentation
Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building;	Refer separate Landscape consultant documentation
Use low flammability vegetation species.	Refer separate Landscape consultant documentation

4. FDI OF FOREST

FDI-100

5. BAL DETERMINATION

Assesment

Rev

BAL- LOW

PART E WATER AND UTILITY SERVICES

Provision water, electricity and gas complying with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019:

Services documentation have not been sighted.
Refer separate documentation by services consultants.

Provide reticulated water to the development where available

Services documentation have not been sighted.

Refer separate documentation by services consultants.

Space, design, size fire hydrant and compliant with the relevant clauses of Australian Standard AS 2419.1:2005

Services documentation have not been sighted.

Refer separate documentation by services consultants.

Hydrants not within any road carriageway

Services documentation have not been sighted.

Refer separate documentation by services consultants.

Fire hydrant flows and pressures compliant with the relevant clauses of AS 2419.1:2005

Services documentation have not been sighted.

Refer separate documentation by services consultants.

Provide all above-ground water service pipes in metal, including and up to any taps.

Services documentation have not been sighted.

Refer separate documentation by services consultants.

Provide electrical transmission lines underground where practicable.

Services documentation have not been sighted.

Refer separate documentation by services consultants.

Proposed overhead, electrical transmission lines must have
(a) lines installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and
(b) no part of a tree is closer to a power line than the distance set out in accordance with the

Services documentation have not been sighted.

Refer separate documentation by services consultants.

Provide specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines

PART F GAS SUPPLIES

Reticulated or bottled gas (where installed) must be maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used.

Services documentation have not been sighted.

Refer separate documentation by services consultants.

BUSH FIRE EMERGENCY MANAGEMENT AND EVACUATION PLAN

Requirements	To be prepared by occupants
Establishment an Emergency Planning Committee (EPC)	To be prepared by Facility Manager
Analyse of site characteristics	NA
Decide Primary Action (evacuation or sheltering)	To be prepared by occupants
Develop emergency procedures -Bush Fire Action statements	To be prepared by occupants
Training of occupants	To be prepared by occupants

LANDSCAPING GENERALLY

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Shrubs not form more than 10% ground cover	Refer separate Landscape consultant documentation
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Grass - maintenance Keep mown (as a guide grass should be kept to no more than 100mm in height)	Refer facilities manager.
Leaves - maintenance Remove leaves and vegetation debris.	Refer facilities manager.
Other	

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END OF REPORT

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