

**Bush Fire**  
**Assessment Report**  
**to AS 3959**

PROPOSED  
MULTI RES. DEVELOPMENT  
CLASS 1 BUILDINGS  
Lot 5, DP 1201136  
13 WILTON DRIVE,  
EAST MAITLAND, NSW 2323

Prepared by Advantage (NSW) Pty Ltd  
For  
MRS SINGH

08/08/2022

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## **INTRODUCTION**

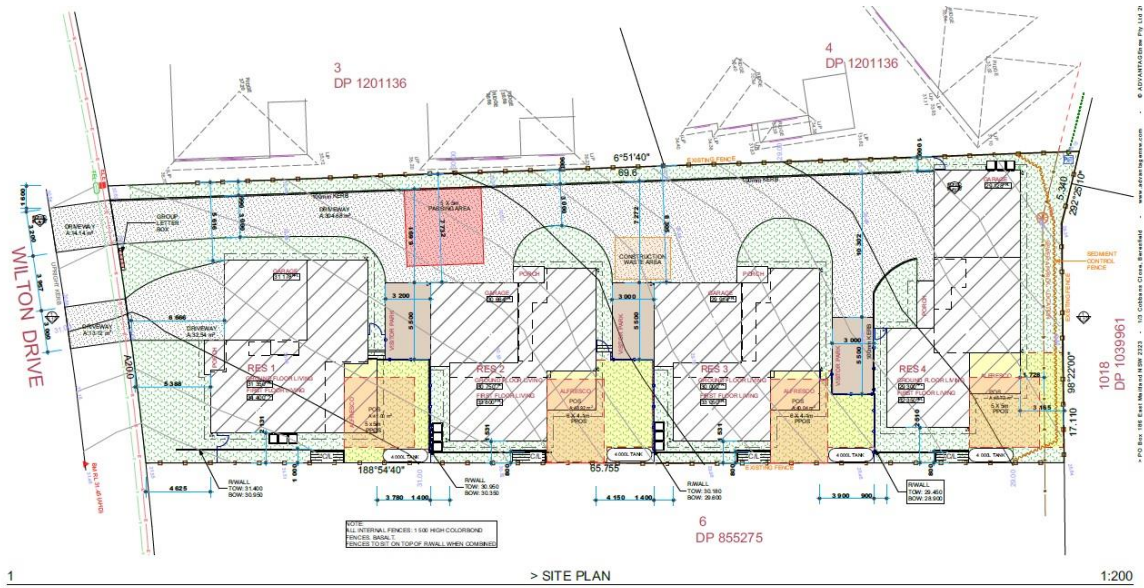
Advantage has been requested to prepare a Bush Fire Assessment Report in relation to seeking development consent for a proposed new Multi Residential Development at 13 Wilton Drive, East Maitland, NSW, 2323. This document is prepared with guided information from the Planning for Bush fire Protection 2019 & AS3959-2018

## **SUBJECT SITE**

### **General**

The subject site comprises Lot 5, DP 1201136 in Wilton Drive, East Maitland. The site has street frontage to Wilton Drive. The subject property is included within the Bush Fire Prone Area.





**NOT FOR CONSTRUCTION**

**ADVANTAGE**  
 2207/2022  
 4577 - DA1 - 1.3  
 A3

**NOTES:**

- 1. NO SUBSTANTIAL INVESTIGATIONS HAVE BEEN UNDERTAKEN BY THE CONTRACTORS RESPONSIBLE TO CONTACT THE AUTHORITIES YOU DIG ON PHONE 1100 or dig100.com.au PRIOR TO ANY EXCAVATION OR EARTHWORKS.
- 2. ALL INTERNAL FENCES: 1.5M HIGH COLOURED FENCES SHOWN TO SET ON TOP OF RIMLIL WHEN COMPLETED.

**TABLE 1: FLOOR SPACE RATIO**

Category	Value
FLOOR SPACE RATIO	N/A
SITE COVERAGE	53.0%
IMPERVIOUS AREA	54.4%

**TABLE 2: LAYOUT**

Category	Value
OVERALL AREA	30722
FLOOR AREA	15233
TOTAL AREA	36554
SITE AREA	14238
IMPERVIOUS AREA	4573

**NOTES:**

- 1. SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE SITE BEFORE ANY ORDERING OR WORK BEGINS.
- 2. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.
- 3. ALL SEDIMENT CONTROL STRUCTURES SHALL BE CLEANED TO NOMINAL MAXIMUM OF 50% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITHIN DISTRIBUTION AREAS ON THE SITE.
- 4. IMMEDIATELY FOLLOWING THE COMPLETION OF WORK ALL EXPOSED AREAS SHALL BE STABILIZED BY TURFING OR REPLANTING BY CONCRETE SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

**ADDITIONAL NOTES:**

- 1. ATTENTION IS DRAWN TO THE ENVIRONMENT PROTECTION ACT AND THE REQUIREMENTS FOR THE PROTECTION FROM DISCHARGE OF ANY POLLUTION FROM THE SITE.
- 2. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.
- 3. ALL SEDIMENT CONTROL STRUCTURES SHALL BE CLEANED TO NOMINAL MAXIMUM OF 50% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITHIN DISTRIBUTION AREAS ON THE SITE.
- 4. IMMEDIATELY FOLLOWING THE COMPLETION OF WORK ALL EXPOSED AREAS SHALL BE STABILIZED BY TURFING OR REPLANTING BY CONCRETE SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

**Potential Vegetation / Bush Fire Threat**

South Facing: Grass Land



## **Vegetation and Slope Assessment**

This assessment is to identify the type of vegetation within 100 metres distance to the vegetation and the effect slope to the vegetation from the proposed Extension.

<b>Direction</b>	<b>Vegetation</b>	<b>Distance (Metres)</b>	<b>Slope (degrees)</b>
North	Managed Land	+100m	0-5 deg
East	Managed Land	+100m	0-5 deg
South	Grass land	94m	Flat
West	Managed Land	+100m	0-5 deg

Note: Vegetation as per Appendix Classification of vegetation

## **Fire Danger Index (FDI)**

The FDI is rated for the Council area as 100 as obtained from the NSW Rural Fire Service.

## **Asset Protection Zones (APZ)**

The Minimum APZ in metres from residential and rural residential development in a FDI 100 area for the proposed extension.

<b>Direction</b>	<b>Effective slope</b>	<b>APZ (m)</b>	<b>IPA (m)</b>	<b>OPA (m)</b>
North	0-5 deg	N/A	N/A	N/A
East	0-5 deg	N/A	N/A	N/A
South	Flat	10	10	0
West	0-5 deg	N/A	N/A	N/A

## **Bush Fire Attack Level (BAL)**

The Category to PBP 2019 rating of each direction for the proposed extension.

<b>Direction</b>	<b>Effective slope</b>	<b>BAL</b>
North	0-5 deg	N/A
East	0-5 deg	N/A
South	Flat	LOW
West	0-5 deg	N/A

## **SERVICES**

### **Water**

The water supply for protection of proposed development is to be supplied by:

- Reticulated Town Water supply.

### **Gas**

The site has No Pipe Town gas on site.

### **Access**

Well maintained and accessible tracks enabling fire fighting vehicles and personal. An access road must be a minimum of 6 metres wide and have at least 6 metre clearance in height. The road must be able to carry a heavy truck of at least 16tonnes. A turning bay at every 200 metres of road.

Access via an all weather road. Wilton Drive provided good access to the property.

## **CONCLUSION**

The proposed shed and dwelling must comply with “The Australian Standards (AS) 3959 – 2018 Construction of Building in Bush Fire Prone land” and Planning for Bush fire Protection (PBP) 2019

The asset protection zones and Bushfire Attach Level to be and maintained in accordance with The Australian Standards (AS) 3959

<b>Direction</b>	<b>APZ (m)</b>	<b>IPA (m)</b>	<b>OPA (m)</b>	<b>BAL</b>
North	N/A	N/A	N/A	Low
East	N/A	N/A	N/A	Low
South	10	10	0	Low
West	N/A	N/A	N/A	Low

### **Construction of structures must comply with Bush fire construction requirements as per AS 3959-2018 and the Building Codes of Australia**

<b>Bush Fire Attach Level (BAL)</b>	<b>Classified vegetation within 100m of the site and heat flux exposure threat</b>	<b>Description of predicted bushfire attack and level of exposure</b>	<b>Construction Section</b>
Low	N/A	Minimal attack from radiant heat and flame due to the distance of the building from the vegetation, although some attack by burning debris is possible. There is insufficient threat to warrant specific construction requirements.	NIL

All dedicated fire fighting equipment and access roads must be maintained at all times and have unimpeded access.