



Bushfire Attack Level (BAL) Assessment
Woodbury Ridge Estate

For sales purposes only

Capital+1

DOCUMENT TRACKING

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Project Number	22HNC_3750
Project Manager	Natalie South
Prepared by	Natalie South
Reviewed by	Bruce Horkings FPAAC BPAD Accredited Practitioner No. BPAD29962-L3
Approved by	Bruce Horkings
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1. Background

Woodbury Ridge Estate is identified as Bush Fire Prone Land (BFPL) within the ePlanning Spatial Viewer¹. The BFPL map is the trigger for a bushfire assessment to be undertaken to support any future development concerning the land.

Development Consent for the proposed subdivision of Woodbury Ridge Estate was granted by Yass Valley Council on the 13 May 2022 (DA200273) which incorporated the NSW Rural Fire Service (RFS) General Terms of Approval (DA20210127000313) dated 18 January 2022.

Following construction of the subdivision, bushfire prone vegetation will be located offsite within the undeveloped land (north and west of Village lots in the west) and on-site within the Stewardship Lots as shown in Figure 1. This letter details a desktop-based Bushfire Attack Level (BAL) assessment completed for the site to advise potential purchasers of lots within the Village Lots of Woodbury Ridge Estate Sutton, the bushfire hazard impact.

Lots 53, 54-67, 26-29 (formally AE, BC-BQ, CA-CD) subject to the performance solution in the approved bushfire protection assessment (ELA 2020) are not assessed within this report.

This report is for sales purposes only and not suitable for submission to support a Development Application (DA) or Complying Development Certificate (CDC). Other bushfire protection measures may need to be addressed for any individual development proposal.

2. Bushfire Attack Level (BAL) assessment

This BAL assessment follows the methodology described in Appendix 1 of *Planning for Bush fire Protection 2019* (RFS 2019) and herein referred to as PBP. The BAL assessment has been undertaken to identify the bushfire hazard and how it potentially impacts individual lots within Woodbury Ridge Estate Sutton by determining the BAL.

The BAL is determined based on-site specific inputs including the predominant vegetation, effective slope and managed separation distance between dwellings and the bushfire hazard. Our assessment identifies the separation distance for each BAL rating from BAL-FZ being the highest to BAL-LOW being the lowest.

Figure 1 identifies the relevant vegetation, slope and the associated BAL separation distances for future residential development in the site, based on the surrounding existing and future bushfire prone vegetation.

The primary bushfire hazard affecting the approved subdivision primarily consists of 'woodland' vegetation to the north adjacent Guise Street and within the Stewardship lots in the central part of the development site. Consequently, the bushfire hazard is classified as 'woodland' under PBP. The Stewardship lots are currently primarily 'grassland' vegetation however, this is due to historic grazing which has now ceased. Subsequently, the vegetation may regenerate to a woodland formation and therefore has been conservatively assessed as 'woodland'.

¹ <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

The secondary bushfire hazard affecting the proposed development is the grassland within the rural holdings located to the west, adjacent Sutton Road. This vegetation is classified ‘grassland’ in accordance with PBP.

The slopes under the bushfire hazard have been determined using 5 m contour data and range from ‘all upslopes and flat land’ to ‘>0-5 degrees downslope’.

The maximum BAL applicable to individual lots is outlined in Table 1 and mapped in Figure 1. The BALs have been determined under Table A1.12.5 of PBP.

Note: This BAL Assessment assumes the entirety of all road reserves, community lots and proposed Lots 2 to 25 and 31 to 53 (formally A to S, AA to AZ and BQ) are managed to Inner Protection Area (IPA) specifications of PBP (Appendix 4) in accordance with the NSW RFS General Terms of Approval (DA20210127000313) dated 18 January 2022.

Table 1: Bushfire Attack Level (BAL) Table

Lot	BAL
2-5	BAL-12.5
6-7	BAL-LOW
8-14	BAL-12.5 (BAL-LOW may be achieved if new dwelling located outside of BAL-12.5 contour)
15-25	BAL-LOW
31-32	BAL-12.5 (BAL-LOW may be achieved if new dwelling located outside of BAL-12.5 contour)
33	BAL-12.5
34	BAL-12.5 (BAL-LOW may be achieved if new dwelling located outside of BAL-12.5 contour)
35	BAL-12.5
36	BAL-LOW
37-38	BAL-12.5
39	BAL-12.5 (BAL-LOW may be achieved if new dwelling located outside of BAL-12.5 contour)
40-45	BAL-12.5
46-52	BAL-LOW

3. Building Construction Standards

Construction standards for future dwellings within the precinct will be determined when individual development applications are lodged. It is important that the current version of AS 3959:2018 (SA 2018) or NASH Standard 1.7.14 (NASH 2014) is consulted at the time of development and the additional ember protection provisions identified in Section 7.5 of PBP incorporated.

Development that is located outside of the mapped BAL ratings (Figure 1) is exposed to BAL-LOW and no specific construction requirements apply due to the insufficient risk posed.

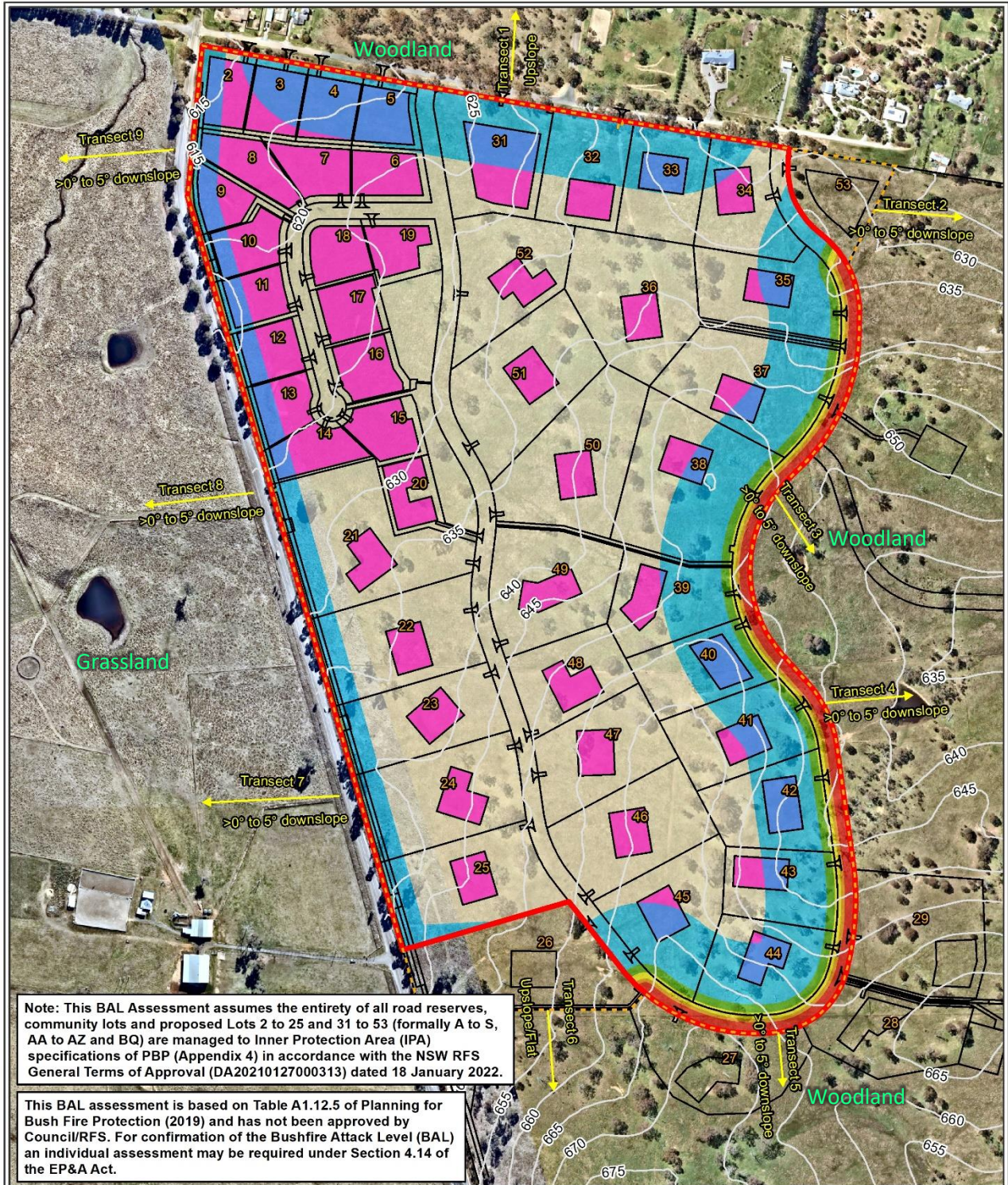
3.1.1 Fences and gates

To comply with Section 7.6 of PBP, all fencing and gates should be constructed of hardwood or non-combustible material. Where fencing is within 6 m of a building they should be made of non-combustible material only, where buildings are not exposed to a BAL (i.e. BAL-LOW) this does not apply.

3.1.2 Class 10a buildings (sheds etc.)

To comply with Section 8.3.2 of PBP, future Class 10a structures within 6 m of any proposed dwelling must be constructed in accordance with the NCC. Where the structure is greater than 6 m, no bushfire requirements apply.

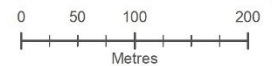
Where dwellings are not exposed to a BAL (i.e. BAL-LOW) this does not apply.



Bushfire Attack Level (BAL) for sales purposes only

- Subject Land
- Assume Managed to IPA as per Conditions of Consent
- Subdivision Layout
- Permitted Building Zones
- Contours (5m)

- Bushfire Attack Level**
- BAL-FZ ($> 40 \text{ kW/m}^2$)
 - BAL-40 ($\leq 40 \text{ kW/m}^2$)
 - BAL-29 ($\leq 29 \text{ kW/m}^2$)
 - BAL-19 ($\leq 19 \text{ kW/m}^2$)
 - BAL-12.5 ($\leq 12.5 \text{ kW/m}^2$)
 - BAL-LOW



Datum/Projection:
GDA 1994 MGA Zone 55
Project: 22HNC3750-ML Date: 11/17/2022



Figure 1: Woodbury Ridge Estate Bushfire Attack Level (BAL)

4. References

Eco Logical Australia (ELA). 2020. *Bushfire Protection Assessment, Proposed Subdivision – Woodbury Ridge Estate Lot 5 DP 838497 Sutton. Version 2 dated 10 December 2020.*

National Association of Steel Framed Housing (NASH). 2014. *Steel Framed Construction in Bush Fire Prone Areas.* NASH

NSW Rural Fire Service (RFS) 2019. *Planning for Bush Fire Protection: A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners.* Australian Government Publishing Service, Canberra.

Standards Australia 2018. *Construction of buildings in bushfire-prone areas, AS 3959-2018.* SAI Global, Sydney.

