



BUSHFIRE ATTACK LEVEL

FOR

FUTURE DWELLINGS

AT

STAGES 5 AND 6

BRUSH CREEK

EDGEWORTH

NSW 2285

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Disclaimer

Notwithstanding the precautions adopted within this report, it should always be remembered that bushfires burn under a wide range of conditions. An element of risk, no matter how small always remains, and although the standard is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any one building will withstand bushfire attack on every occasion.



Executive Summary

This report provides an assessment of the Bushfire Attack Level (BAL) at Stage 5 and 6, Brush Creek, Edgeworth in accordance with AS3959 (2018) *Construction of Buildings in Bushfire Prone Areas* Appendix A - Method 1.

This report and mapping are not to be used to place wholesale restrictions on lots reflecting the resulting BAL mapping presented within. Future development of surrounding stages may result in lower BALs than detailed in this report.

This BAL report has shown that any future dwellings within the site will be able to meet the requirements of both AS3959-2018 and the PBP 2019 (NSW Rural Fire Service NSW).



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Disclaimer:

The BALs as depicted within this report and mapping have been determined by management of vegetation to the east and west where land will be cleared for future stages. It should be noted that conditions may change over time that may result in different BALs for the lots.

Although every care has been taken in the preparation of this BAL Report, McCloy Group and the author accept no responsibility in errors in this report or damaged resulting from the information. It should be noted that upon lodgement of a Development Application (DA) with Council or Rural Fires Service they may recommend additional construction requirements (BALs).



Terms & Abbreviations

Abbreviation	Meaning
APZ	Asset Protection Zone
AS2419-2017	Australian Standard – Fire Hydrant Installations
AS3959-2018	Australian Standard – Construction of Buildings in Bush Fire Prone Areas
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BPA	Bush Fire Prone Area (Also Bushfire Prone Land)
BPL Map	Bush Fire Prone Land Map
BPMs	Bush Fire Protection Measures
<i>EPA Act</i>	<i>NSW Environmental Planning and Assessment Act 1979</i>
FFDI	Forest Fire Danger Index
FMP	Fuel Management Plan
ha	hectare
IPA	Inner Protection Area
LGA	Local Government Area
OPA	Outer Protection Area
PBP	Planning for Bushfire Protection 2019
LMCC	Lake Macquarie City Council
RF Act	Rural Fires Act 1997
RF Regulation	Rural Fires Regulation



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I INTRODUCTION

Firebird ecoSultants Pty Ltd has been engaged by McCloy Group Pty Ltd to undertake a Bushfire Attack Level (BAL) report for Stage 5 and 6, Brush Creek, Edgeworth, hereafter referred to as the “site”. Refer to Appendix A for Sales Plan.

This BAL report assesses the application of Australian Standard AS3959-2018 ‘Construction of Buildings on Bushfire Prone Land’ and Appendix 1 of Planning for Bushfire Protection 2019 (PBP, 2019). AS3959 (2018) Appendix A – Method 1 has been used in this assessment.

This report has been prepared to provide guidance to prospective purchasers of what Bushfire Attack Levels (BALs) may be required for future dwellings within the site.

I.1 Site Particulars

Locality:	Stages 5 and 6, Brush Creek, Edgeworth, NSW 2285
LGA:	Lake Macquarie City Council (LMC)
Forest Danger Index:	100
Current Land Use:	Approved subdivision



2 METHODOLOGY

The Australian Standard for assessing the BAL and providing the detailed requirements for construction has been reviewed and amended with the latest version being adopted for use in bushfire prone areas of NSW in March 2020. This version is titled AS 3959-2018 'Construction of Buildings in Bushfire Prone Areas' (standards Australia 2018, was used in this assessment.

In addition, the NSW method of determining the bushfire attack level, found in Appendix 1 of the document 'Planning for Bushfire Protection 2019' (NSW Rural Fire Service 2019) has also been reviewed and amended to come into line with the process within AS 3959. Therefore, in NSW the methodology with AS 3959 is to be used to determine the bushfire attack level. AS3959 (2018) Appendix A – Method 1 has been used in this BAL assessment.

2.1 Vegetation Assessment

Vegetation surveys and vegetation mapping carried out on the site has been undertaken as follows:

- Aerial Photograph Interpretation to map vegetation cover and extent.
- Confirmation of the vegetation assemblage typology present via a site inspection.

2.2 Slope Assessment

Slope assessment has been undertaken as follows:

- Aerial Photograph Interpretation in conjunction with analysis of electronic contour maps with a contour interval of 2m.
- On site confirmation of slope measurements.



3 SITE ASSESSMENT

A site inspection was undertaken on the site. The following assessment has been undertaken in accordance with the requirements of PBP (RFS, 2019) and AS3959-2018.

3.1 Vegetation and Slope Assessment

An assessment of the slope affecting the bushfire behaviour was undertaken for a distance of 100m from the edge of the lot boundaries in the direction of the bushfire hazard. The slopes leading away from the site have been evaluated to identify both the average slope and by identifying the maximum slope present. These values help determine the level of gradient which will most significantly influence the fire behaviour of the site. Refer to Table 1 for Vegetation and Slope Assessment.

Table 3-1: Vegetation & Slope Assessment

Direction from Site	Vegetation Classification	Effective Slope¹
North	Forest Vegetation	Upslope
East	Forest Vegetation	Cross slope
South	Forest Vegetation	Downslope (0-5°)
West	Forest Vegetation	Downslope (0-5°)

¹ The effective slope is based on the average slope over 100m as per PBP 2019.



4 BUSHFIRE ATTACK ASSESSMENT

4.1 Bushfire Attack Assessment

To determine the bush fire attack and required Bushfire Attack Level (BAL) for the proposed subdivision the following steps were followed:

1. Determination of the vegetation types within 100m of the site, as assessed in section 3 of this report.
2. Determination of the distance between the vegetation and future dwellings has been assessed in section 4.2 of this report.
3. Determination of the effective slope as assessed in section 3 of this report.
4. A FFDI of 100 was determined for LMC LGA.

4.2 Determination of Bushfire Attack Levels

The results from the above steps were used to calculate the required BAL in accordance with Method 1 of AS 3959 (2018).

Table 4-1: Stage 5 Bushfire Attack Level Assessment

Lot Number	Vegetation Type within 100m & Direction from future dwellings	Average Slope of Land (degrees)	Separation Distance from Identified Vegetation (m)	Bushfire Attack Level (BAL)	Construction Section
501	Forest – East and South-West	Cross-Slope to the east	22 -< 29	BAL-40	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			29 -< 40	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
		Downslope 0-5° to the south-west	22 -< 29	BAL-40	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			29 -< 40	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
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504	Forest – North and East	Cross-slope/upslope	22 -< 29	BAL-40	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
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		Downslope 0-5° to the South	54<100	BAL-12.5	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.
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514	Forest – South and West	Downslope 0-5°	22-<29	BAL-40	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
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521	Forest – North, West and South	Upslope to the North	22-<29	BAL-40	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			29-<40	BAL-29	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
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			29-<40	BAL-29	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			40-<54	BAL-19	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 6 of AS3959 and Sect 7.5 of PBP.

*To Note: The construction requirements for the next lower BAL than that determined for the site may be applied to an elevation of the building where the elevation is not exposed to the source of the bushfire attack. An elevation is deemed to be not exposed to the source of bushfire attack if all the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the building. However, this does not apply to BAL-12.5.

This report and mapping are not to be used to place wholesale restrictions on lots reflecting the resulting BAL mapping presented within. Building location and design will influence the application of the required BALs. For example, a lot indicated as being affected by BAL-29 may have those facades that are not exposed to the bushfire threat constructed to a lower BAL (i.e. BAL-19), reducing the costs of construction and providing more flexibility in choice of external building materials. Refer to Appendix B for Additional Building Requirements.

Table 4-2: Stage 6 Bushfire Attack Level Assessment

Lot Number	Vegetation Type within 100m & Direction from future dwellings	Average Slope of Land (degrees)	Separation Distance from Identified Vegetation (m)	Bushfire Attack Level (BAL)	Construction Section
601	Forest – South and West	Downslope 0-5°	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
602	Forest – South and West	Downslope 0-5°	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
603	Forest – South and West	Downslope 0-5°	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
604	Forest – South and West	Downslope 0-5°	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
605	Forest – North, South and West	Downslope 0-5°	54<100	BAL-12.5	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
606	Forest – North and West	Upslope to the North	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.

Lot Number	Vegetation Type within 100m & Direction from future dwellings	Average Slope of Land (degrees)	Separation Distance from Identified Vegetation (m)	Bushfire Attack Level (BAL)	Construction Section
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
		Downslope 0-5° to the West	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40>54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
607	Forest – North and West	Upslope to the North	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
		Downslope 0-5° to the West	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
608	Forest – North and West	Upslope to the North	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
		Downslope 0-5° to the West	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.

Lot Number	Vegetation Type within 100m & Direction from future dwellings	Average Slope of Land (degrees)	Separation Distance from Identified Vegetation (m)	Bushfire Attack Level (BAL)	Construction Section
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
609	Forest – North and West	Upslope to the North	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
		Downslope 0-5° to the West	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
610	Forest – North and West	Upslope to the North	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
		Downslope 0-5° to the West	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
611	Forest – North and West	Upslope to the North	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
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Lot Number	Vegetation Type within 100m & Direction from future dwellings	Average Slope of Land (degrees)	Separation Distance from Identified Vegetation (m)	Bushfire Attack Level (BAL)	Construction Section
		Downslope 0-5° to the West	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
612	Forest – North and West	Upslope to the North	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
		Downslope 0-5° to the West	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
613	Forest – North and West	Upslope to the North	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
		Downslope 0-5° to the West	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
614	Forest – North, South and West	Upslope to the North	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.

Lot Number	Vegetation Type within 100m & Direction from future dwellings	Average Slope of Land (degrees)	Separation Distance from Identified Vegetation (m)	Bushfire Attack Level (BAL)	Construction Section
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
		Downslope 0-5° to the South and West	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
615	Forest – North and West	Upslope to the North	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
		Downslope 0-5° to the West	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
616	Forest – North and West	Upslope to the North	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
		Downslope 0-5° to the West	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.

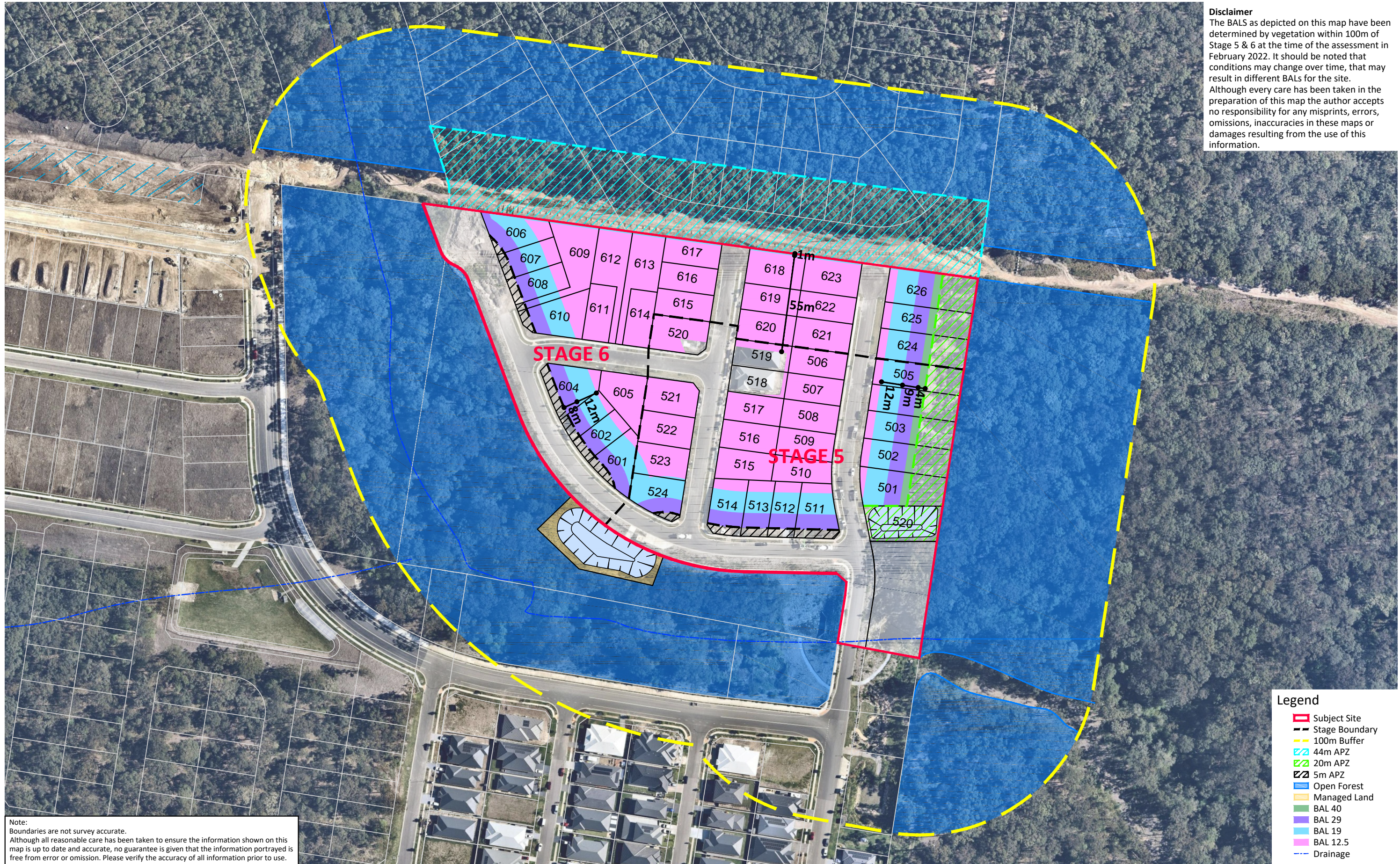
Lot Number	Vegetation Type within 100m & Direction from future dwellings	Average Slope of Land (degrees)	Separation Distance from Identified Vegetation (m)	Bushfire Attack Level (BAL)	Construction Section
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
617	Forest – North	Upslope	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
618	Forest – North and East	Cross-slope/Upslope	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
619	Forest – North and East	Cross-Slope/Upslope	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
620	Forest – North and East	Upslope	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
621	Forest – North and East	Upslope/Cross Slope	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.

Lot Number	Vegetation Type within 100m & Direction from future dwellings	Average Slope of Land (degrees)	Separation Distance from Identified Vegetation (m)	Bushfire Attack Level (BAL)	Construction Section
622	Forest – North and East	Upslope/Cross-Slope	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
623	Forest – North and East	Upslope/Cross-Slope	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
524	Forest – North and East	Upslope/Cross-Slope	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
525	Forest – North and East	Upslope/Cross-Slope	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.
526	Forest – North and East	Upslope/Cross-Slope	29	BAL-29	Sect 3 & 9 of AS3959 and Sect 7.5 of PBP.
			40<54	BAL-19	Sect 3 & 8 of AS3959 and Sect 7.5 of PBP.
			54<100	BAL-12.5	Sect 3 & 7 of AS3959 and Sect 7.5 of PBP.

*To Note: The construction requirements for the next lower BAL than that determined for the site may be applied to an elevation of the building where the elevation is not exposed to the source of the bushfire attack. An elevation is deemed to be not exposed to the source of bushfire attack if all the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the building. However, this does not apply to BAL-12.5.



This report and mapping are not to be used to place wholesale restrictions on lots reflecting the resulting BAL mapping presented within. Building location and design will influence the application of the required BALs. For example, a lot indicated as being affected by BAL-29 may have those facades that are not exposed to the bushfire threat constructed to a lower BAL (i.e. BAL-19), reducing the costs of construction and providing more flexibility in choice of external building materials. Refer to Appendix B for Additional Building Requirements.



Disclaimer
The BALS as depicted on this map have been determined by vegetation within 100m of Stage 5 & 6 at the time of the assessment in February 2022. It should be noted that conditions may change over time, that may result in different BALS for the site. Although every care has been taken in the preparation of this map the author accepts no responsibility for any misprints, errors, omissions, inaccuracies in these maps or damages resulting from the use of this information.

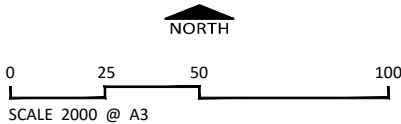
Note:
Boundaries are not survey accurate.
Although all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

- Legend**
- Subject Site
 - Stage Boundary
 - 100m Buffer
 - 44m APZ
 - 20m APZ
 - 5m APZ
 - Open Forest
 - Managed Land
 - BAL 40
 - BAL 29
 - BAL 19
 - BAL 12.5
 - Drainage

FIGURE 4-1: BAL MAP

CLIENT
SITE DETAILS
DATE

Client
Stages 5 & 6 Transfield Avenue Edgeworth
8 February 2022



Firebird ecoSultants Pty Ltd
ABN - 16 105 985 993
Level 1, 146 Hunter Street, Newcastle NSW 2300
P O Box 354 Newcastle NSW 2300



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5 CONCLUSION

This report provides an assessment of the Bushfire Attack Level (BAL) in accordance with AS3959-2018 Construction of Buildings in Bushfire Prone Areas for Stage 5 and 6, Brush Creek, Edgeworth.

This BAL report assesses the application of Australian Standard AS3959-2018 'Construction of Buildings in Bushfire Prone Land' and Appendix 1 of Planning for Bushfire Protection 2019 (PBP, 2019).

This report and mapping are not to be used to place wholesale restrictions on lots reflecting the resulting BAL mapping presented within. Future development of surrounding stages may result in lower BALs than detailed in this report.

This BAL report has shown that any future dwellings within the site will be able to meet the requirements of both AS3959-2018.



BPAD
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Planning & Design
Accredited Practitioner
Level 3

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Ecologist / Bushfire Planner
FPA BPAD-A Certified Practitioner (BPD-PA-26512)
B.Env.Sc. G.Dip.DBPA (Design for Bushfire Prone Areas)

Disclaimer:

The BALs as depicted within this report and mapping have been determined by vegetation within 100m of Stage 5 and 6 at the time of the assessment March 2022. It should be noted that conditions may change over time that may result in different BALs for the lots.



6 BIBLIOGRAPHY

NSW Rural Fire Service (RFS) 2019. Planning for Bushfire 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, AS3959, Fourth Edition 2018, Standards Australia International Ltd Sydney



APPENDIX A SALE PLAN

STAGE 5

The Banksia Release



- BANKSIA RELEASE
- FUTURE RESIDENTIAL
- PROPOSED SEWER
- DETENTION BASIN

(A) - ASSET PROTECTION ZONE (APZ)
 (KA) - EASEMENT TO DRAIN WATER 2 WIDE
 (KB) - RESTRICTION ON THE USE OF LAND 1.0 WIDE
 (KC) - EASEMENT FOR SIGNAGE 1.5 WIDE
 (KD) - EASEMENT FOR PUBLIC ART 2.5 WIDE
 DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY

CONTACT: Victoria Braxton-Meadows ☎ 1300 292 333 ✉ land@brushcreek.com.au

brushcreek.com.au

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- PROTEA RELEASE
- FUTURE RESIDENTIAL
- EXISTING RESIDENTIAL
- PROPOSED SEWER
- DETENTION BASIN

(A) - ASSET PROTECTION ZONE (APZ)
 (KA) - EASEMENT TO DRAIN WATER 2 WIDE
 (KB) - RESTRICTION ON THE USE OF LAND 0.9 WIDE
 DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY

CONTACT: Victoria Braxton-Meadows ☎ 1300 292 333 ✉ land@brushcreek.com.au

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FINAL STAGES **STAGE 6**

The Wildflower Release



- WILDFLOWER RELEASE
- EXISTING RESIDENTIAL
- PROPOSED SEWER
- RETAINING WALL

(KB) - RESTRICTION ON THE USE OF LAND 0.9 WIDE
 (KF) - EASEMENT FOR ASSET PROTECTION ZONE (D.P.1271663)
 (LB) - RESTRICTION ON THE USE OF LAND 0.9 WIDE (D.P.1274794)
 (MA) - EASEMENT TO DRAIN WATER 2 WIDE
 (MB) - RESTRICTION ON THE USE OF LAND 0.9 WIDE
 (MC) - RIGHT OF ACCESS VARIABLE WIDTH
 GENERAL RESTRICTIONS ON THE USE OF LAND EFFECTS ALL LOTS.
 ALL AREAS, DIMENSIONS & EASEMENTS ARE SUBJECT TO FINAL SURVEY.

CONTACT: Victoria Braxton-Meadows ☎ 1300 292 333 ✉ land@brushcreek.com.au

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