

# Bushfire Planning Services Pty Limited



**Matthew Willis**  
(Grad Dip Design for Bushfire Prone Areas.)

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Thursday, 27 February 2020

## *Bushfire Attack Level (BAL) Assessment*

In relation to proposed development at:

### **23 Reynolds Cres Beacon Hill.**

Bushfire Planning Services Pty Limited has undertaken a Bushfire Attack Level [[BAL] risk assessment in accordance with the requirements of AS3959-2009, Table 2.4.2 'Determination of Bushfire Attack Level [BAL] - FDI 100 1090K] for the above-mentioned property.

#### ***THIS REPORT IS NOT SUITABLE FOR DA SUBMISSION.***

Based on the site assessment contained in Table 1 of this document, this is to certify that the subject site on lot 20, DP218395, number 23, Reynolds Cres Beacon Hill has been assessed as not being BAL FZ or BAL 40 and is likely to have an anticipated radiant heat level of less than 12.5kw/m<sup>2</sup> and the subsequent BAL level is AS3959, 2009 BAL-12.5.

**Table 1:** Reference AS3959, 2009 Table 2.4.2

<i><b>Direction</b></i>	<i><b>Distance of APZ</b></i>	<i><b>Vegetation Classification</b></i>	<i><b>Assessment of Effective Slope</b></i>	<i><b>Bushfire Attack Level (BAL)</b></i>
<b>North</b>	>100m	Managed land	N/A	BAL-LOW
<b>East</b>	72m	Managed land/forest	0-5 degrees downslope	BAL-12.5
<b>South</b>	>100m	Managed land	N/A	BAL-LOW
<b>West</b>	>100m	Managed land	N/A	BAL-LOW

*Determination of category of bushfire attack for the site and subsequent required building standards. This table is not to be used as construction advice. The BAL level is only shown for the aspect considered to be at the highest risk from bushfire attack.*

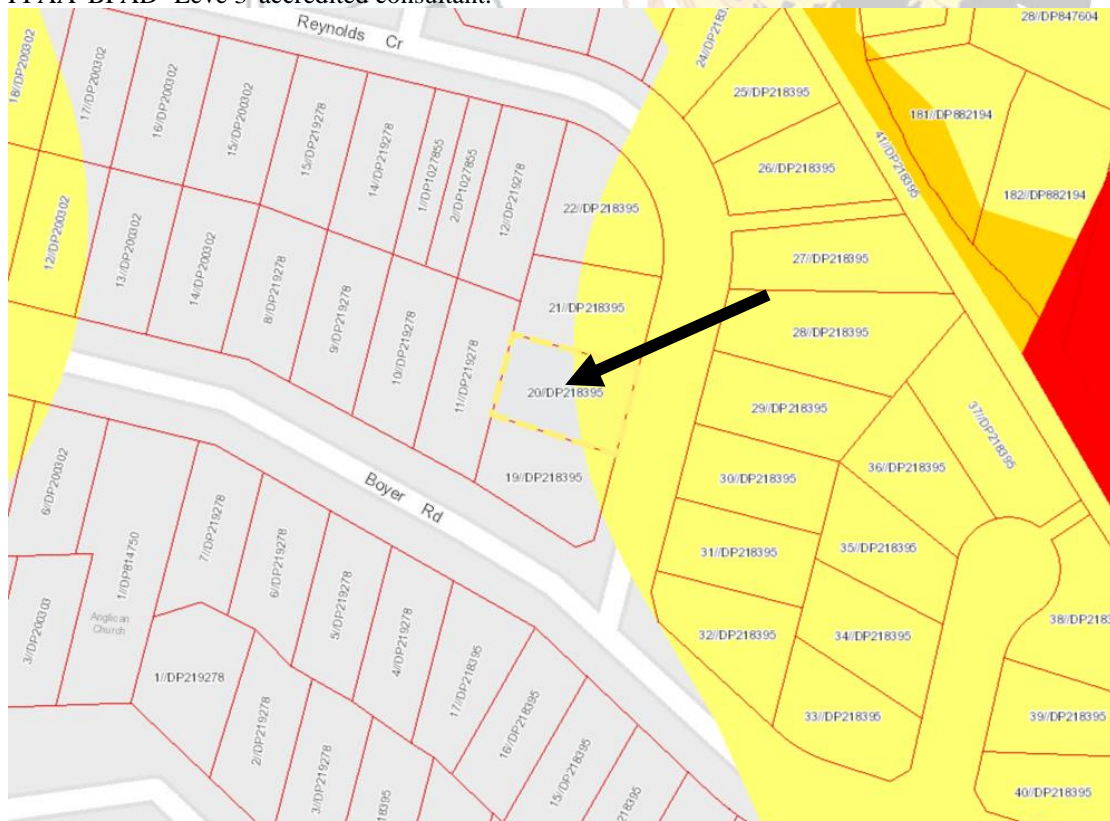
Notes:

1. This Certificate is valid for 12 months from the date of issue.
2. This certificate does not constitute construction advice. Its purpose is to satisfy the requirements of section 3.4(2)(a) of the Exempt and Complying Development SEPP.
3. A level described as BAL-LOW in table 1 does not necessarily reflect the construction level UNLESS ALL ASPECTS are BAL-LOW.
4. Further consideration by other persons will need to be given regarding the proposals compliance with the other aspects of section 3.4 of the SEPP and specific requirements of AS 3959 2009 and the Rural Fire Service that are not included in this certificate.
5. The BAL level for this proposal has been calculated based on the plans supplied by, Studio ML dated 25/9/2019. (Attached)

Matthew Willis



Grad Dip Building in Bushfire Prone Areas [UWS – 2005]  
Corporate Member - Fire Protection Association Australia  
FPAA 'BPAD- Leve 3' accredited consultant.



**Map 1.** The above is an extract of the local councils bushfire prone land map. The subject lot is indicated by the black arrow.





Map 2. The above map shows the topographical layout around the subject lot. The subject lot is indicated by the black arrow.

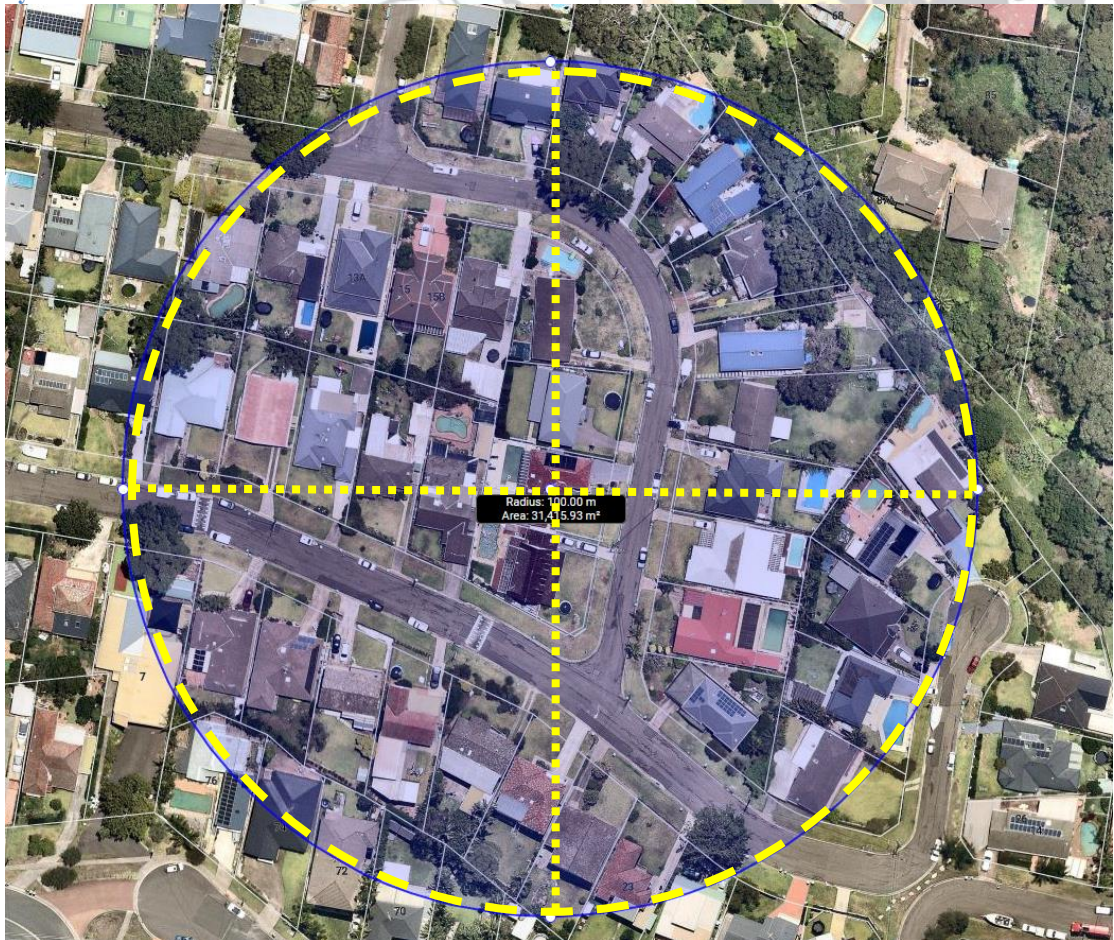


Photo 1. The yellow dashed circle on the aerial photograph above indicates the 100m study area for this proposal.



COMPLYING DEVELOPMENT CERTIFICATE

23 Reynolds Crescent BEACON HILL

Alterations and additions to an existing two (2) storey dwelling.

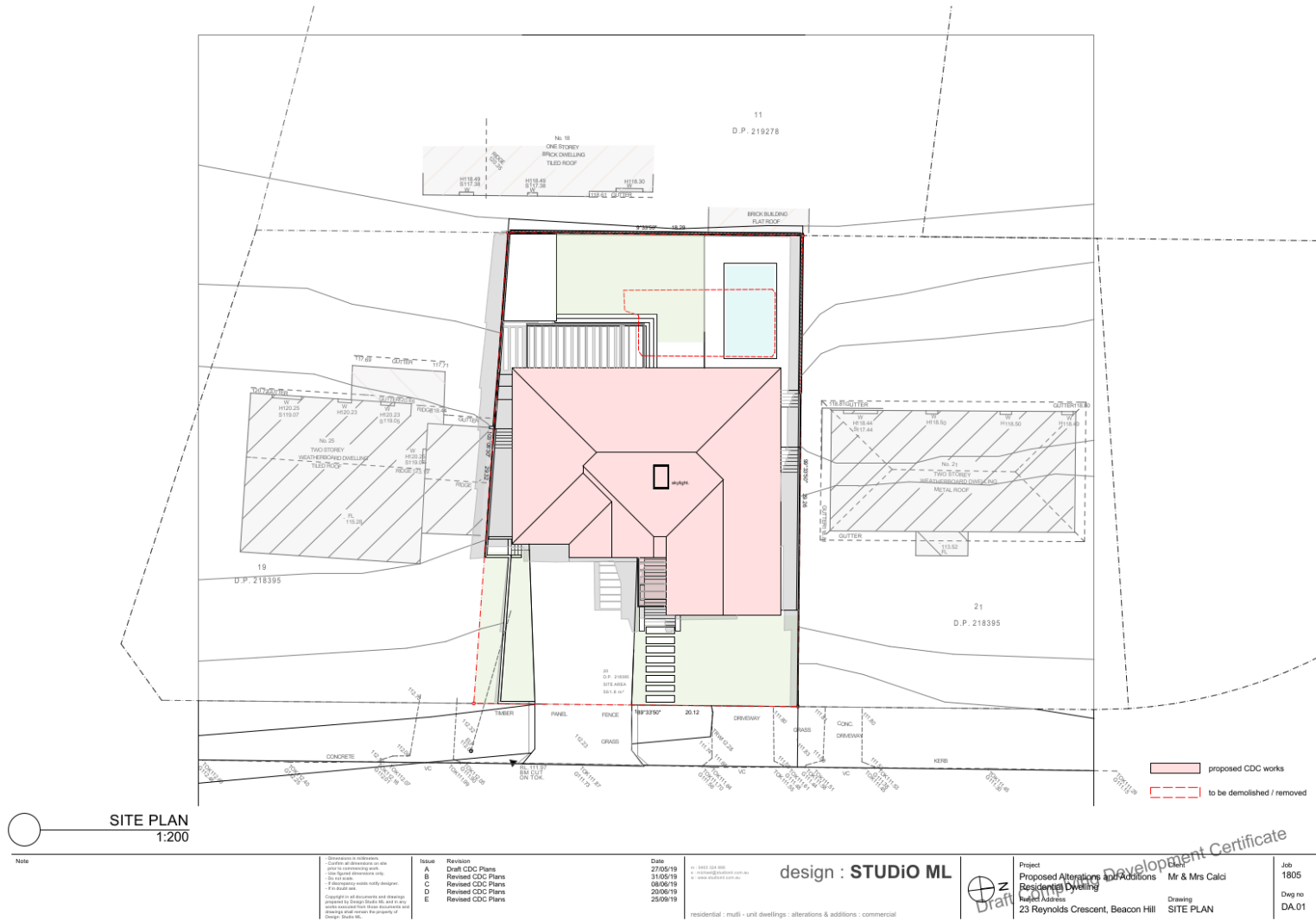
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DA.00	COVER PAGE
DA.01	SITE PLAN
DA.02	GROUND FLOOR
DA.03	GROUND FLOOR 1
DA.04	LOWER GROUND
DA.05	LOWER GROUND 1
DA.06	ROOF PLAN
DA.07	ELEVATION - EAST
DA.08	ELEVATION - NORTH
DA.09	ELEVATION - SOUTH
DA.10	ELEVATION - WEST
DA.11	SECTION AA
DA.12	SECTION BB
DA.13	SECTION CC
DA.14	CDC NOTES
DA.15	CDC NOTES
DA.16	CDC NOTES
DA.17	CALCULATIONS
DA.18	WINDOW SCHEDULE
DA.19	DOOR SCHEDULE
DA.20	PERSPECTIVES
DA.21	PERSPECTIVES
DA.22	PERSPECTIVES
DA.23	PERSPECTIVES
DA.24	PERSPECTIVE INTERNAL 1
DA.25	PERSPECTIVE INTERNAL 2
DA.26	PERSPECTIVES
DA.27	PERSPECTIVES
DA.28	PERSPECTIVES



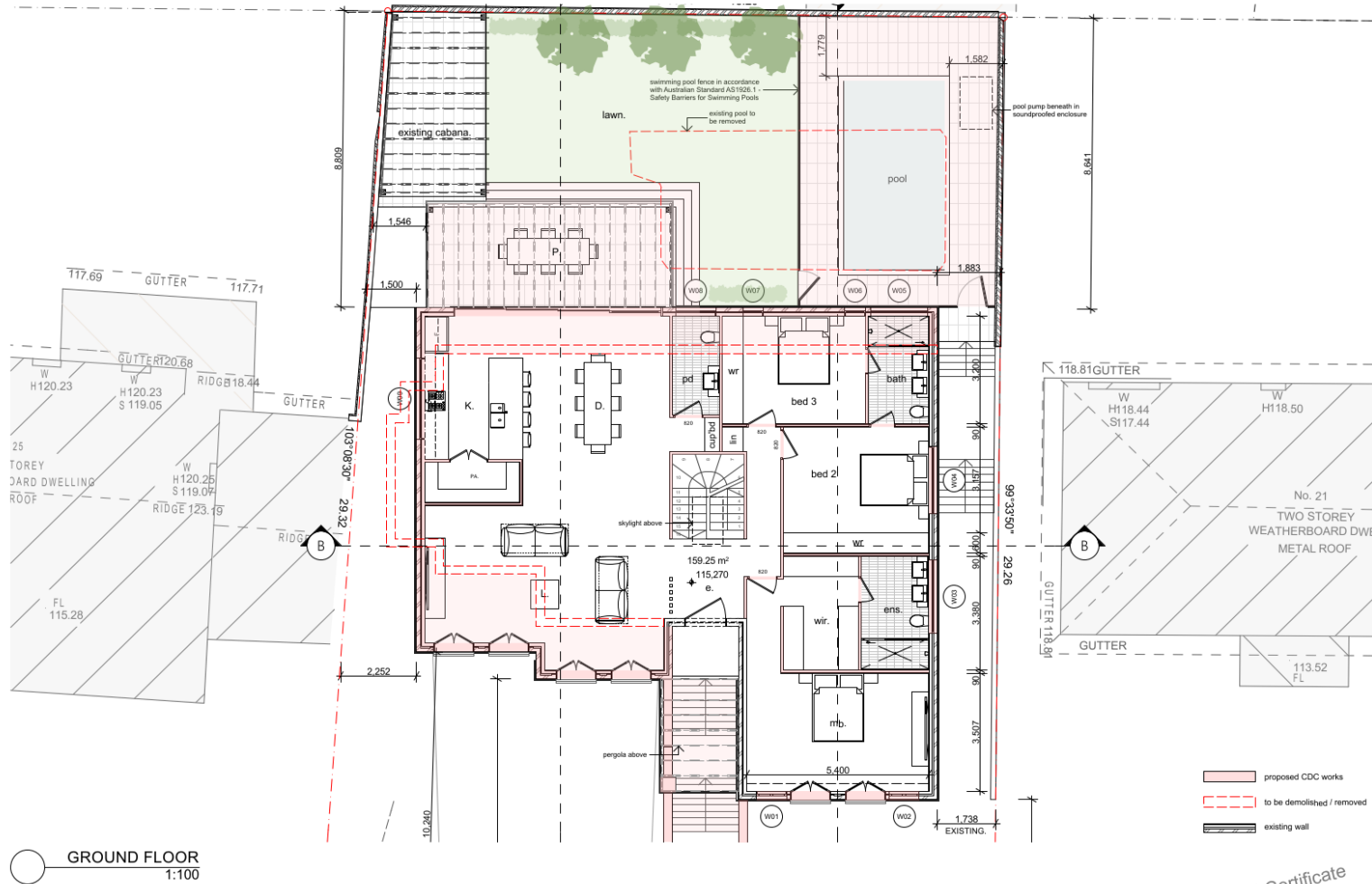
design : **STUDiO ML**

residential : mutli - unit dwellings : alterations & additions : commercial

# Bushfire Planning Services Pty Limited



# Bushfire Planning Services Pty Limited



**Note**

GROUND FLOOR  
1:100

- Dimensions in millimeters.
- Confirm all dimensions on site prior to commencing work.
- Use figured dimensions only.
- Do not scale.
- If discrepancy exists notify designer.
- If in doubt ask.

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Issue	Revision
A	Draft CDC Plans
B	Revised CDC Plans
C	Revised CDC Plans
D	Revised CDC Plans
E	Revised CDC Plans

Date
27/05/19
31/05/19
08/06/19
20/06/19
25/09/19

ex : 0433 324 000  
 e : [richard@studford.com](mailto:richard@studford.com)  
 w : [www.studford.com.au](http://www.studford.com.au)

residential : multi - unit dwellings : alterations &amp; additions : commercial

design : **STUDIiO ML**



Project  
Proposed Alterations and Additions  
Residential Dwelling  
Project Address  
23 Reynolds Crescent, Beacon Hill

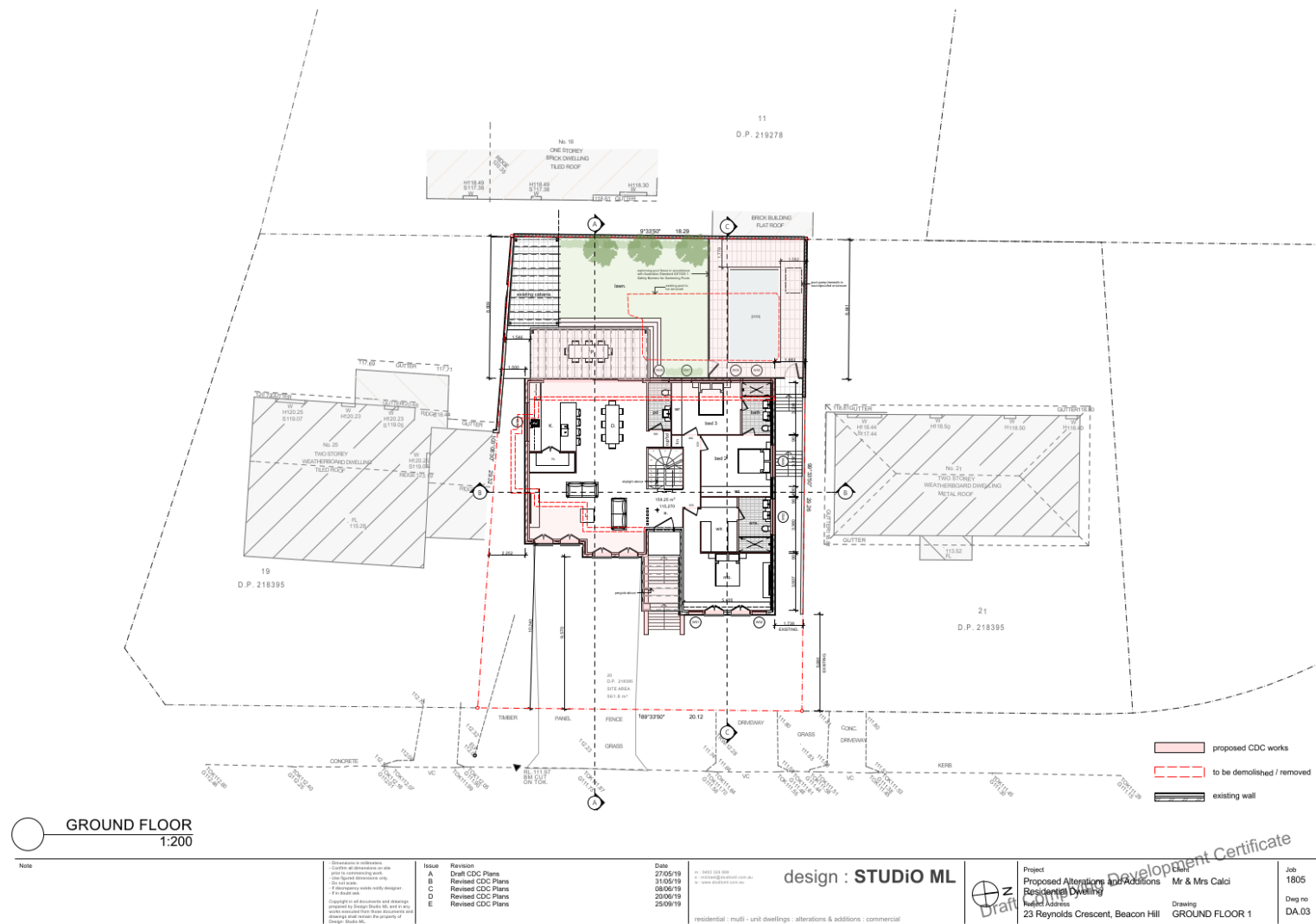
Client  
Mr & Mrs Calci

Drawing  
GROUND FLOOR

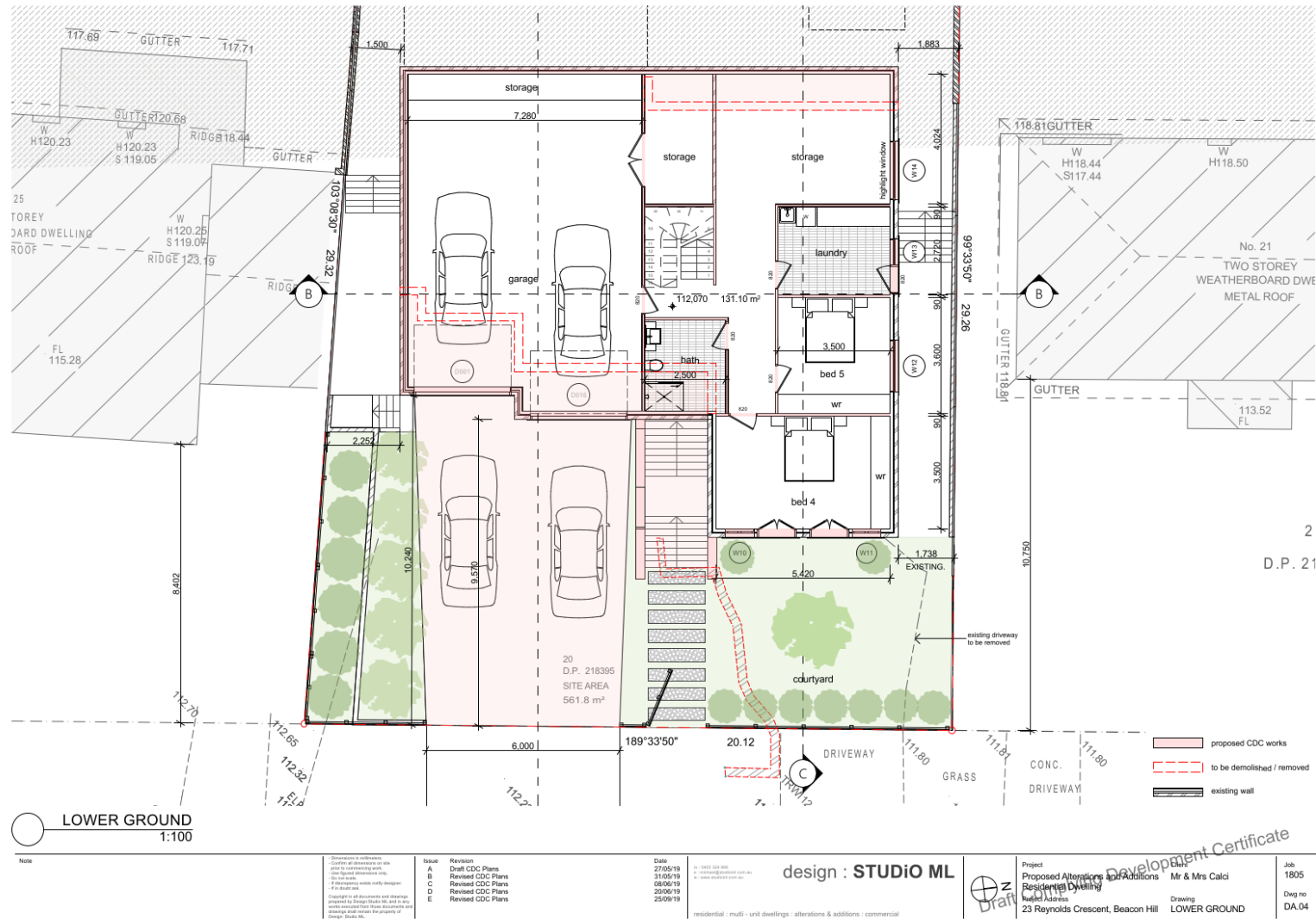
Job  
1805

Dwg no  
DA.02

Bushfire Planning Services Pty Limited



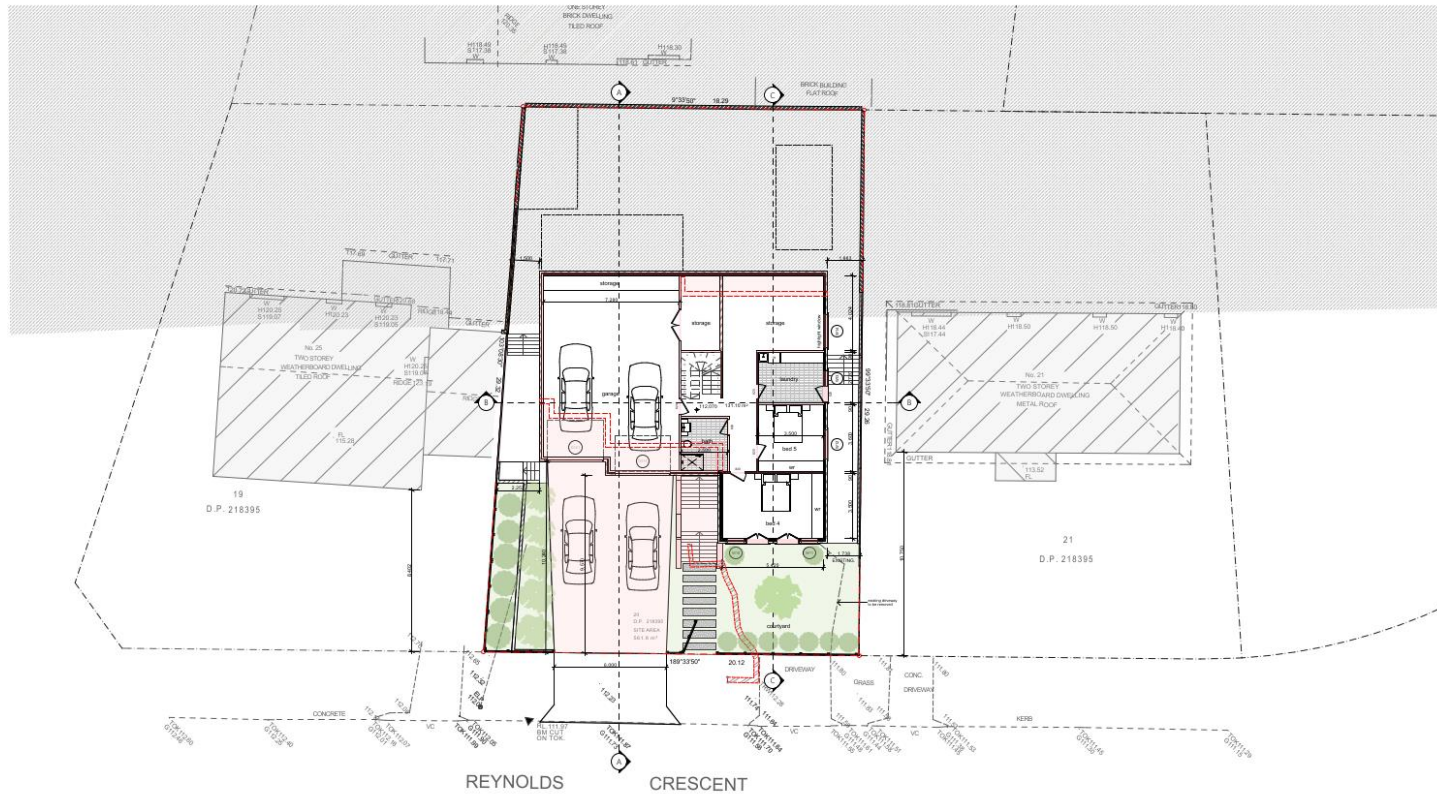
# Bushfire Planning Services Pty Limited



2  
D.P. 21



# Bushfire Planning Services Pty Limited



LOWER GROUND  
1:200

Note

1. Dimensions in millimetres.  
2. Levels as shown on site.  
3. All dimensions are to the centre line of the road.  
4. All dimensions are to the centre line of the road.  
5. All dimensions are to the centre line of the road.

Issue  
A Draft CDC Plans  
B Revised CDC Plans  
C Revised CDC Plans  
D Revised CDC Plans  
E Revised CDC Plans

Date  
27/05/19  
31/05/19  
08/06/19  
20/06/19  
25/06/19

design : STUDIO ML

residential : multi - unit dwellings : alterations & additions : commercial

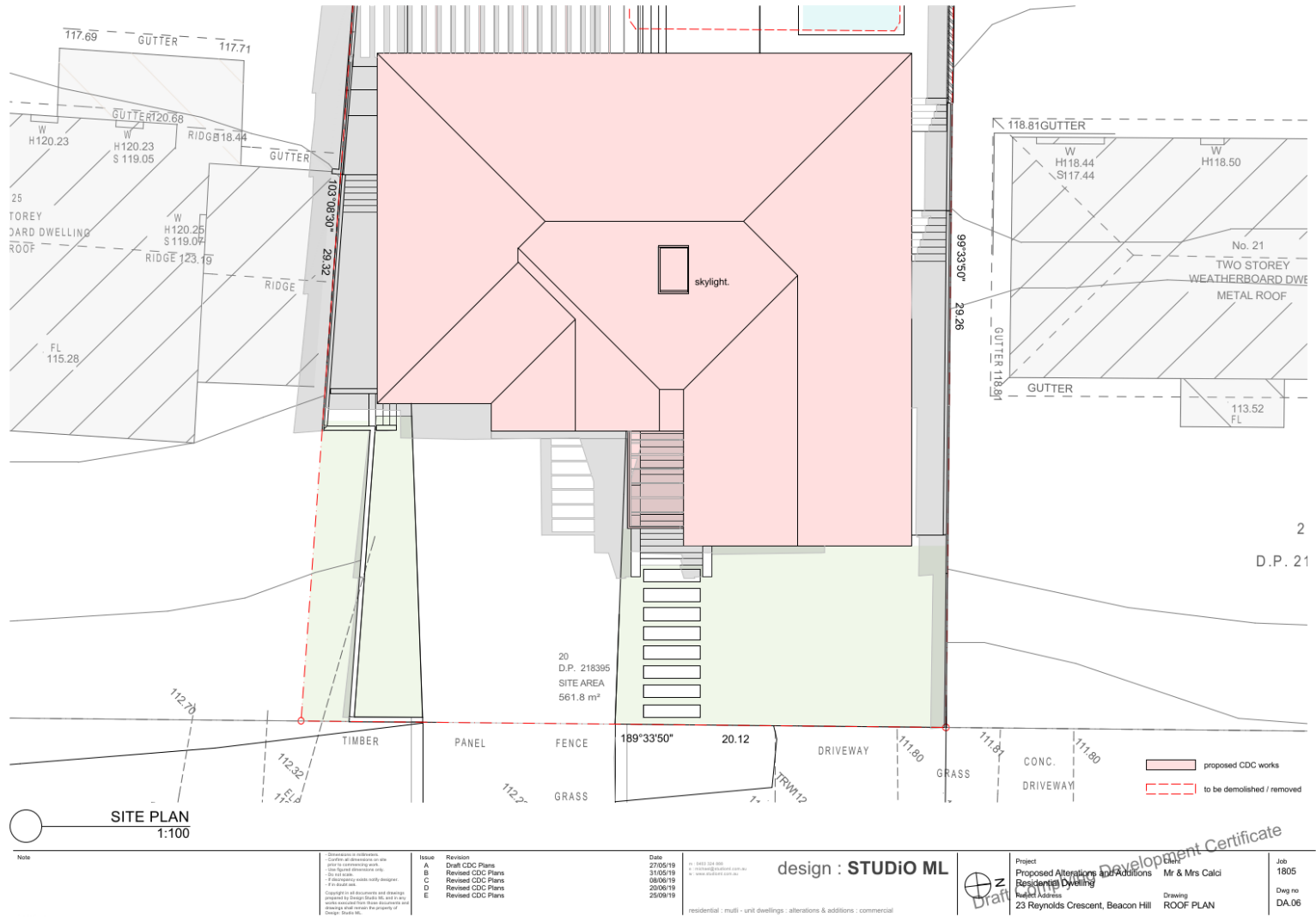
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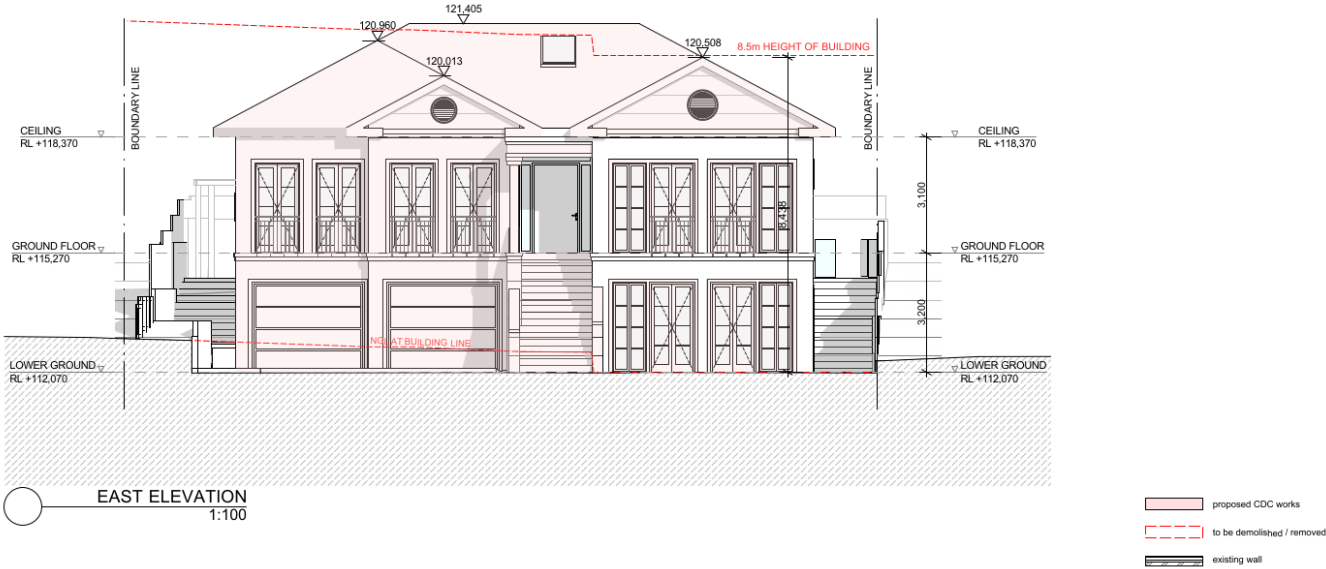
Project  
Proposed Alterations and Additions  
Residential Dwellings  
Beacon Hill  
23 Reynolds Crescent, Beacon Hill

Mr & Mrs Calci  
Drawing  
LOWER GROUND 1

Job  
1805  
Dwg no  
DA.05

# Bushfire Planning Services Pty Limited

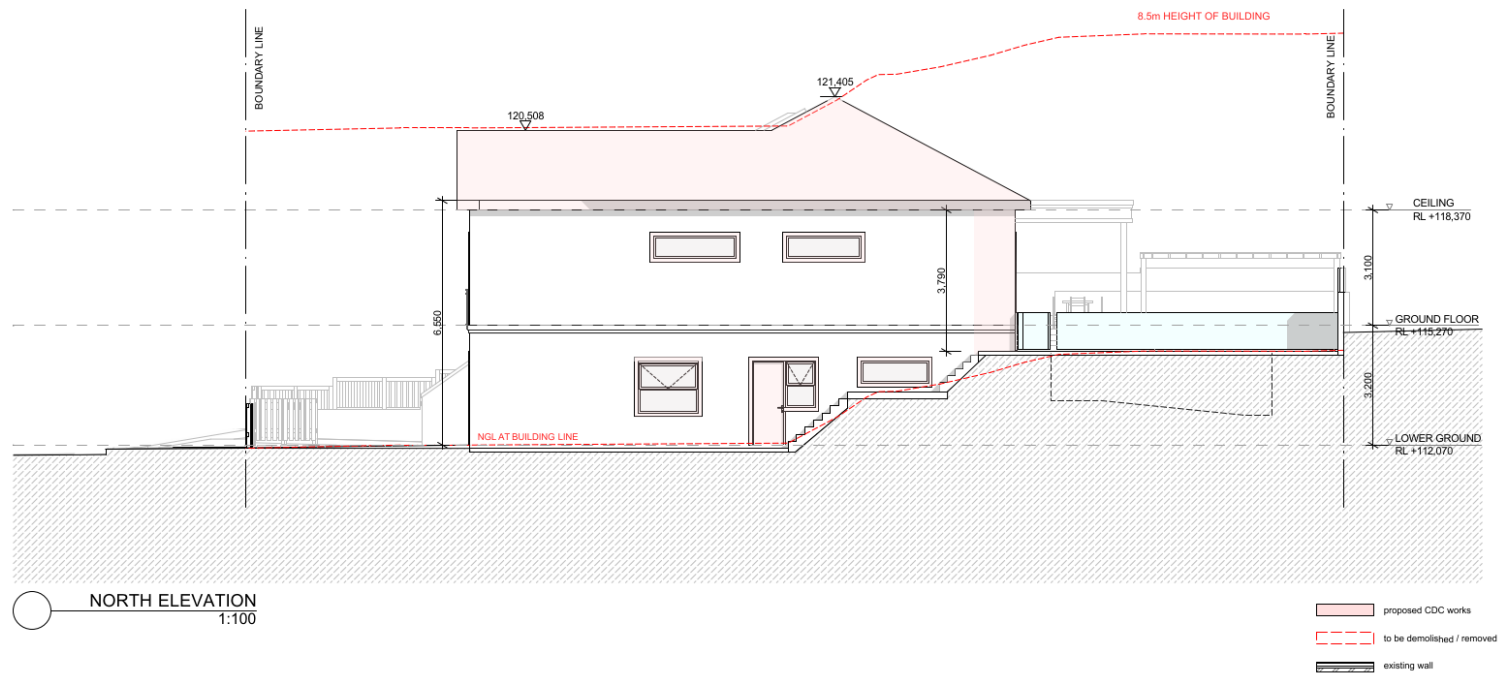




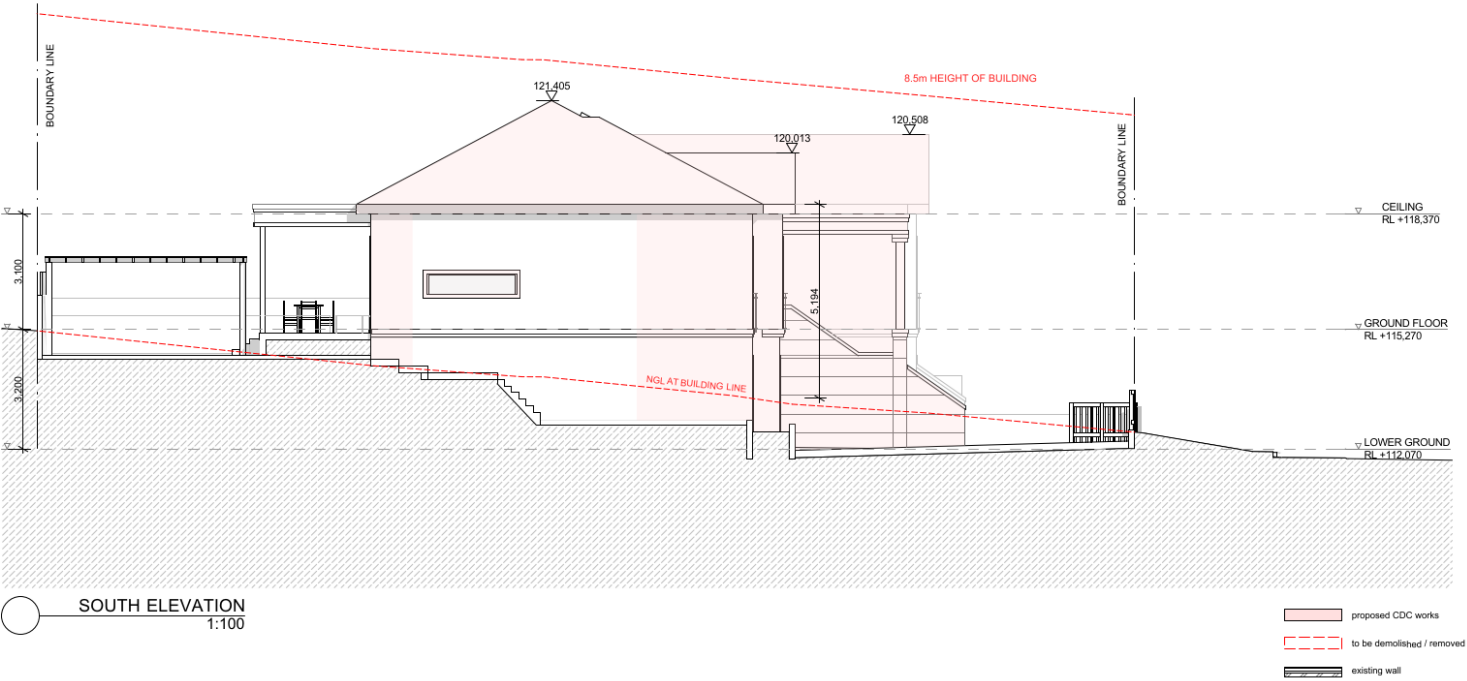
Note	- Dimensions in millimetres.		Issue	Revision	Date	Project	Drawing	Job
	- Confirm all dimensions on site prior to commencing work.							
	- All work to be done in accordance with the relevant standards.							
	- All work to be done in accordance with the relevant standards.							
	- All work to be done in accordance with the relevant standards.							
Copyright in all documents and designs created by Design Studio ML, and all rights reserved from these documents and designs and remain the property of Design Studio ML.			A	Draft CDC Plans	27/05/19	Proposed Alterations and Additions	Mr & Mrs Calci	1805
			B	Revised CDC Plans	31/05/19	Residential Dwelling		
			C	Revised CDC Plans	08/06/19	23 Reynolds Crescent, Beacon Hill		
			D	Revised CDC Plans	20/06/19			
			E	Revised CDC Plans	25/06/19			
			design : STUDIO ML			Development Certificate		
			residential : multi - unit dwellings : alterations & additions : commercial			Draft		
						ELEVATION - EAST		
						Dwg no DA.07		




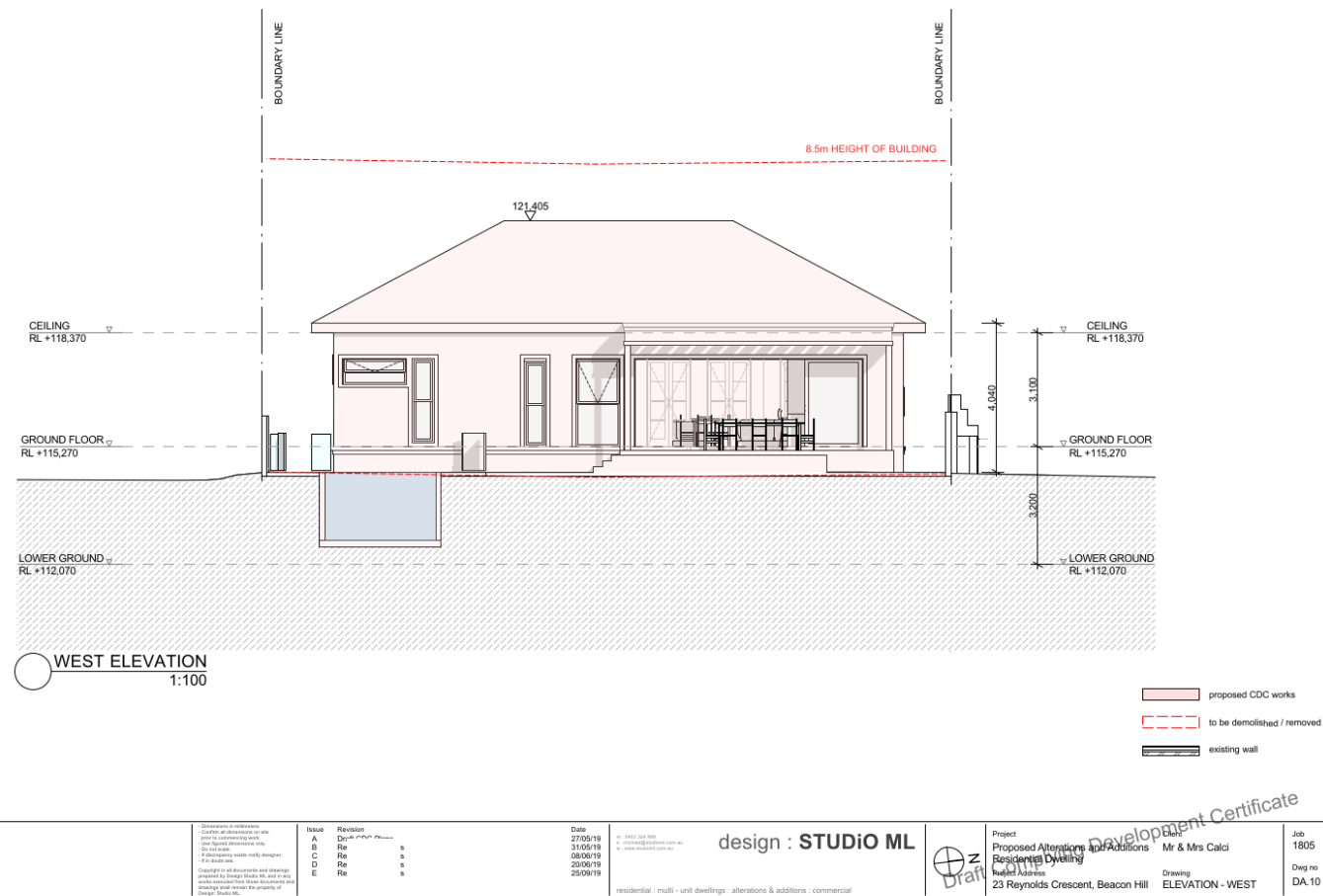
# Bushfire Planning Services Pty Limited



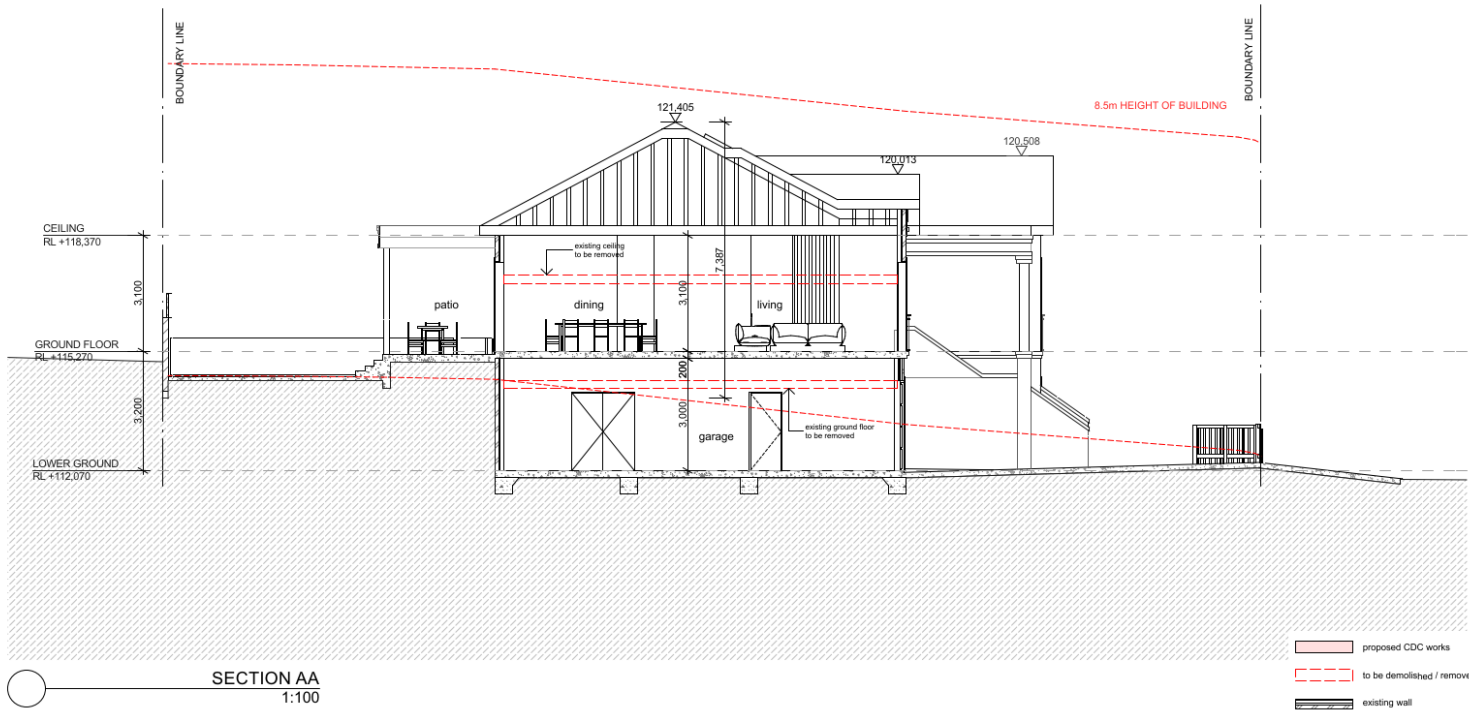
Note	- Dimensions in millimeters		Issue	Revision	Date	Project	Drawing	Job
	- Confirm all dimensions on site prior to commencing work.							
	- All work to be done in accordance with the relevant standards							
	- All work to be done in accordance with the relevant standards							
	- All work to be done in accordance with the relevant standards							
Copyright in all documents and designs created by Design Studio ML, and all rights reserved from these documents and designs and remain the property of Design Studio ML.			A	Dr	27/05/19	Proposed Alterations and Additions	Mr & Mrs Calci	Job 1805
			B	Re	31/05/19	Residential Dwelling		Dwg no DA.08
			C	Re	08/06/19			
			D	Re	20/06/19			
			E	Re	25/09/19			
			design : STUDIO ML			Project		
						Proposed Alterations and Additions		
						Residential Dwelling		
						23 Reynolds Crescent, Beacon Hill		
						Drawing		
						ELEVATION - NORTH		



Note	- Dimensions in millimetres - Confirm all dimensions on site prior to commencing work - All Spatial dimensions only - All civil works - If dimensions match only designer - If not match					Issue	Revision	Date	design : STUDIO ML  P: 0451 324 000 E: info@studio-ml.com.au W: www.studio-ml.com.au		Project Proposed Alterations and Additions Residential Dwelling 23 Reynolds Crescent, Beacon Hill	Mr & Mrs Calci	Job 1805
						A	Draft CDC Plans	27/05/19					
						B	Revised CDC Plans	31/05/19					
						C	Revised CDC Plans	08/06/19					
						D	Revised CDC Plans	20/06/19					
						E	Revised CDC Plans	25/09/19					
					residential : multi - unit dwellings : alterations & additions : commercial								







Note

1. Dimensions in millimetres.  
2. Confirm all dimensions on site.  
3. Check for any existing work.  
4. All work to be done in accordance with the relevant standards.  
5. All work to be done in accordance with the relevant standards.  
6. All work to be done in accordance with the relevant standards.  
7. All work to be done in accordance with the relevant standards.  
8. All work to be done in accordance with the relevant standards.  
9. All work to be done in accordance with the relevant standards.  
10. All work to be done in accordance with the relevant standards.

Issue	Revision	Date
A	Dr	27/05/19
B	Re	31/05/19
C	Re	08/06/19
D	Re	20/06/19
E	Re	25/06/19

27/05/19  
31/05/19  
08/06/19  
20/06/19  
25/06/19

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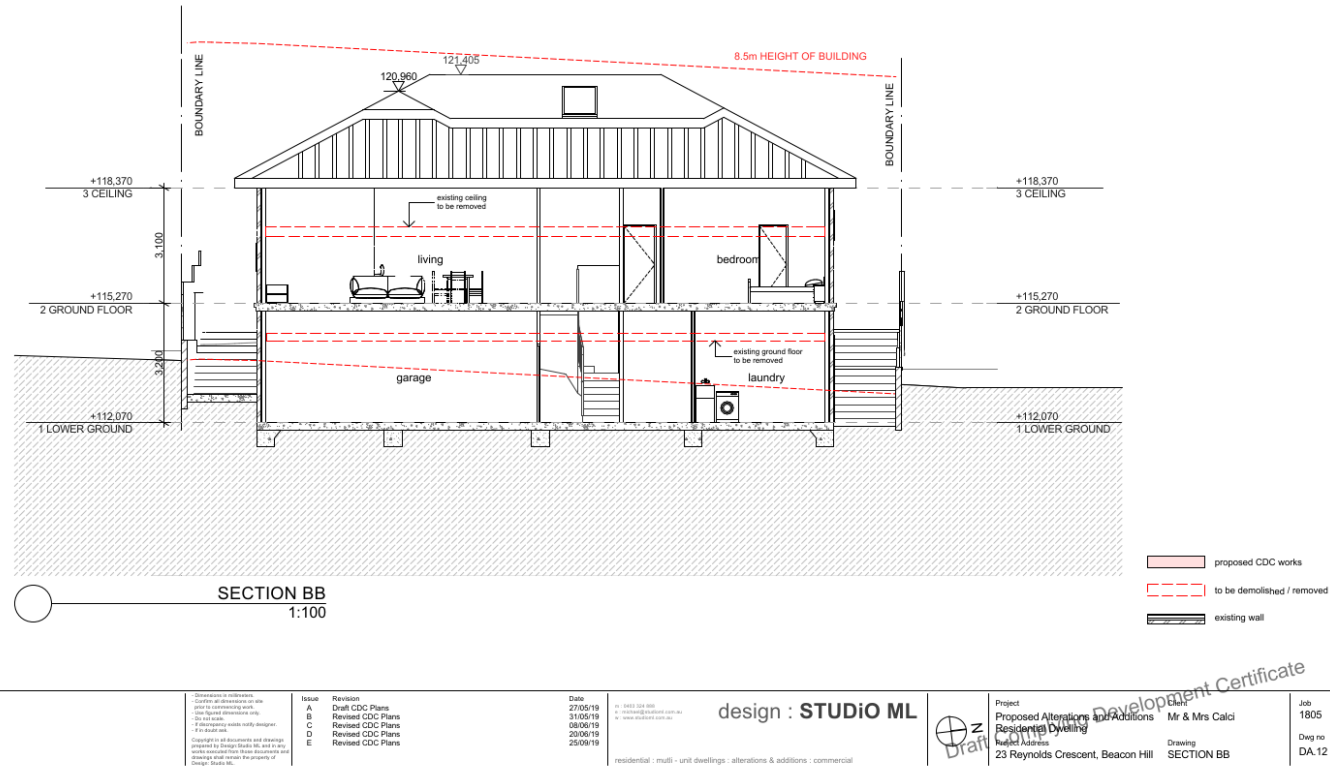
design : STUDIO ML




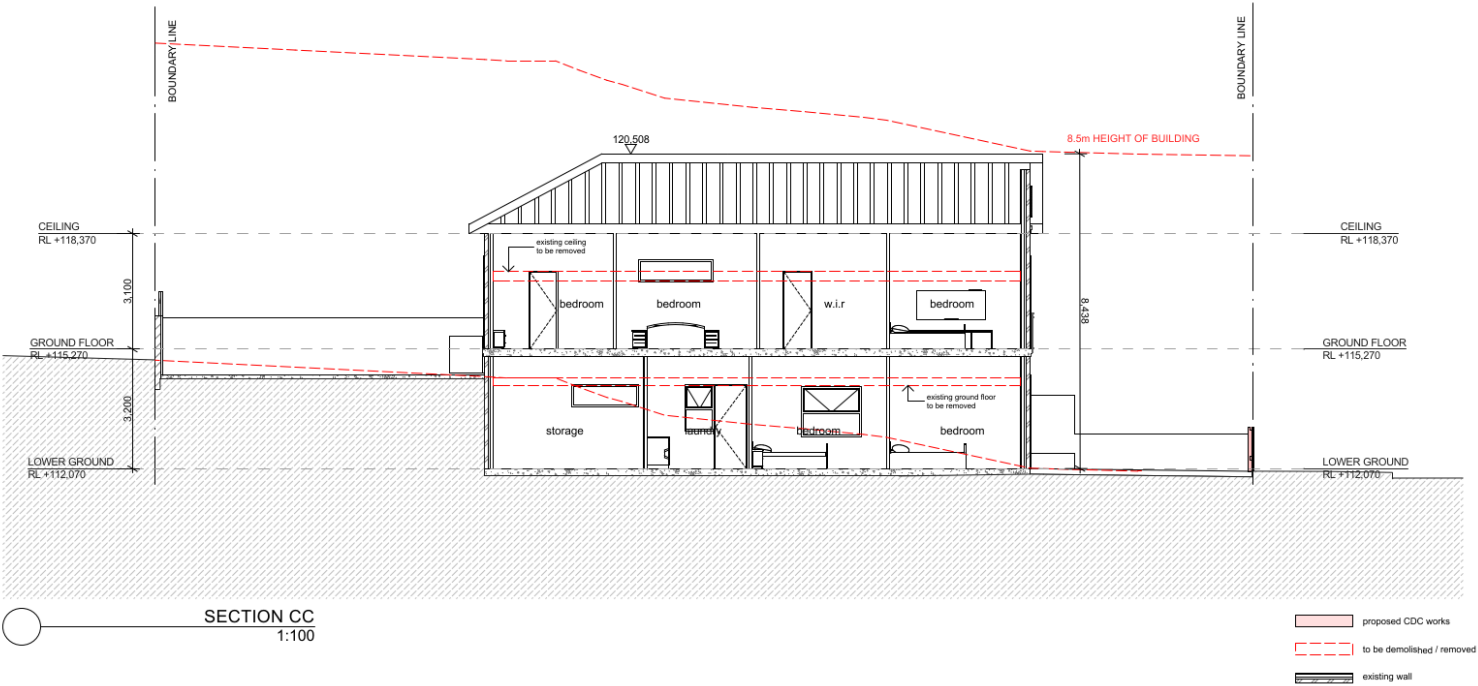
Project  
Proposed Alterations and Additions  
Residential Dwelling  
23 Reynolds Crescent, Beacon Hill

Mr & Mrs Calci  
Drawing  
SECTION AA

Job  
1805  
Dwg no  
DA.11



Note	Drawings in millimetres.		Issue	Revision	Date	design : STUDIO ML		Project	Proposed Alterations and Additions	Mr & Mrs Calci	Job	1805
	Confirm all dimensions on site.											
	Check for any existing work.											
	All work to be completed in one go.											
	All work to be completed in one go.											
	All work to be completed in one go.											
Copyright in all documents and designs created by Studio ML, shall remain the property of Studio ML.		A	Draft CDC Plans	27/05/19	1	1402 120 120	Development	Residential Dwelling	23 Reynolds Crescent, Beacon Hill	Drawing	DA.12	
All work to be completed in one go.		B	Revised CDC Plans	31/05/19	2	1402 120 120						
All work to be completed in one go.		C	Revised CDC Plans	08/06/19	3	1402 120 120						
All work to be completed in one go.		D	Revised CDC Plans	20/06/19	4	1402 120 120						
All work to be completed in one go.		E	Revised CDC Plans	25/06/19	5	1402 120 120						
All work to be completed in one go.												



Note	- Dimensions in millimetres - Confirm all dimensions on site - Check for any existing work - All work to be done in accordance with the relevant standards and codes - All work to be done in accordance with the relevant standards and codes - All work to be done in accordance with the relevant standards and codes			Issue	Revision	Date	Project	Proposed Alterations and Additions Residential Dwelling 23 Reynolds Crescent, Beacon Hill	Mr & Mrs Calci	Drawing	SECTION CC	Job	1805	Dwg no	DA-13												
	Copyright in all documents and drawings created by Studio ML, and all rights reserved from these documents and drawings shall remain the property of Studio ML.																										
	A																										
	B																										
	C																										