



BUSHFIRESAFE (AUST) PTY LTD

BUSHFIRE RISK MANAGEMENT & ENVIRONMENTAL CONSULTANTS



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Bundagen Community
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Thursday 30 May 2018

Preliminary Bushfire Assessment for Existing Main House, Café, Meeting Hall & Meditation Building

Bushfiresafe has been engaged to undertake a preliminary bushfire assessment to identify requirements to seek approval for the existing Café, Meeting Hall and Meditation Building and the possible use of the Main House as a safe refuge building for protection from a bushfire emergency.

This preliminary bushfire risk assessment was conducted through an on-site inspection undertaken on 1st May, 2018 using the methodology set out in Planning for Bushfire Protection manual (RFS, 2006). The on-site assessment included traversing all lands within 140 metres from the proposed development site. The property inspection identified an area of forest vegetation on all elevations of the site.

The report below is a preliminary advice only and should not be considered as a bushfire hazard assessment as required for an approval under a bushfire safety Authority.

Café

North:

Managed grassland vegetation extends beyond the main house for a distance greater than 100 metres from the existing café on a gentle upslope terrain.

South:

Managed grassland vegetation extends for a distance greater than 100 metres from the existing café on a flat terrain.

East:

Managed grassland extends beyond the Meditation Building for a distance of approximately 90 metres followed by forest vegetation occurring on an upslope terrain.

West:

Managed grassland extends for a distance of approximately 85 metres followed by forest vegetation occurring on an upslope terrain.

Note: although the separation distances from any forest vegetation exceeds the requirements for a BAL-12.5, however the café building will have to have the construction upgraded to comply with the appropriate construction standard.

Meeting Hall

North:

Managed grassland vegetation extends for a distance greater than 100 metres from the existing café on a gentle upslope terrain.

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South:

Managed grassland vegetation extends for a distance greater than 100 metres from the existing meeting hall on a 5-10° down slope terrain.

East:

Managed grassland extends for a distance of approximately 30 metres followed by forest vegetation occurring on an upslope terrain.

West:

Managed grassland extends for a distance greater than 100 metres followed by forest vegetation occurring on an upslope terrain.

Note: Significant vegetation would need to be removed on the eastern elevation of the Meeting Hall to comply with the requirements for a BAL-12.5 construction the existing building; however the building would be cost prohibitive to be upgraded for the appropriate construction standard.

Main House

The main house is situated within 50 metres to the north of the café and within 50 metres west of the Meeting Hall and therefore could be considered to be significantly upgraded to comply with a BAL-12.5 construction and utilised as a safe refuge building for any occupants of the café and hall in a bushfire emergency.

North:

Managed grassland vegetation extends for a distance greater than 100 metres from the main house on a gentle upslope terrain.

South:

Managed grassland vegetation extends for a distance greater than 100 metres from the existing house on a flat terrain.

East:

Managed grassland extends for a distance of approximately 83 metres followed by forest vegetation occurring on an upslope terrain

West:

Managed grassland extends for a distance greater than 100 metres followed by forest vegetation occurring on an upslope terrain

Note: Modification of the small area of vegetation to the west of the main house between the house and access road will be required to be modified to the standard of an Inner Protection Area (IPA).

Meditation Building

North:

Managed grassland vegetation extends for a distance greater than 51 metres from the Meditation Building on an upslope terrain. This vegetation is less than 50 metres wide and as per appendix 2 of Planning for Bushfire Protection 2006, this vegetation can be treated the same as rainforest vegetation regarding asset protection zones.

South:

Managed grassland vegetation extends for a distance greater than 30 metres from the Meditation Building on a gentle upslope terrain. This vegetation is less than 50 metres wide and as per appendix 2 of Planning for Bushfire Protection 2006, this vegetation can be treated the same as rainforest vegetation regarding asset protection zones.

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East:

Managed grassland extends for a distance of approximately 34 metres followed by forest vegetation occurring on an upslope terrain.

South:

Managed grassland vegetation extends for a distance greater than 30 metres from the Meditation Building on a gentle upslope terrain. This vegetation is less than 50 metres wide and as per appendix 2 of Planning for Bushfire Protection 2006, this vegetation can be treated the same as rainforest vegetation regarding asset protection zones.

Note: The Meditation Building is greater than 50 metres from the main house and therefore would not be able to utilise the house as a safe refuge building, however through the site assessment it was considered the Meditation Building would only require minor upgrade and vegetation modification to comply with a BAL 12.5 construction standard.

Conclusion:

Through the onsite preliminary bushfire risk assessment three options were identified to achieve compliance with Planning for Bushfire Protection 2006 for the Café, Meeting Hall, Meditation Building and Main House;

Option 1; modify vegetation surrounding the Meeting Hall and Meditation Building to comply with the asset protection zone requirements and upgrade the construction standards for the Café, Meeting Hall, Meditation Building to comply with a BAL-12.5 standard.

Option 2; modify vegetation to the west of the main house between the house and access road to comply with the asset protection zone requirements and upgrade the construction standards for the main house to comply with a BAL-12.5 to utilise as a safe refuge building.

Option 3; Construct a new building to the standard of a BAL-12.5 construction standard and comply with appropriate asset protection zones which would need to be located within 50 metres from the Café, Meeting Hall and Meditation Building.

If you have any questions in relation to the above, or any other issue, please do not hesitate in contacting the undersigned.

Yours Sincerely



Wayne Hadaway
BushfireSafe (Aust) Pty Ltd