

30th April 2026

Bird In the Hand 2 Pty Ltd
c/- King & Campbell Pty Ltd
PO Box 243
PORT MACQUARIE NSW 2444

Dear Sir/Madam,

Re: Bushfire Attack Levels (BALs), Stage 4 (in the Approved Subdivision of 344 John Oxley Drive, Port Macquarie), The Sanctuary Residential Estate

As requested, I have inspected the subject site and reviewed the approved plans of the proposed Torrens Title subdivision which is relevant to the residential lots within Stage 4 of The Sanctuary Residential Estate in order to identify the vegetation and slope conditions which will be relevant to the determination of the Bushfire Attack Levels (BAL's) pursuant to Appendix 1 of NSW Rural Fire Services, *Planning for Bushfire Protection*, 2019 as applicable to the residential lots which are located within Stage 4 of the estate.

The following vegetation and slope characteristics are considered to be relevant to the determination, (pursuant to NSW Rural Fire Services, *Planning for Bushfire Protection*, 2019), of the BAL requirements for the future residential development within the residential lots which form part of Stage 4 of the subject residential subdivision as provided for by the approved modified plans of subdivision, refer to **Attachment 1**.

It is noted that the information contained within the following table has had regard to the recently revised bushfire prone land mapping which has been released which covers the area of Stage 4, refer to **Attachment 2**. This is important in the context that it will be the bushfire prone land mapping which triggers the bushfire hazard assessment requirements for the individual lots within Stage 4, (this is regardless of previous bushfire hazard assessments which may have been undertaken for the subject land and adjoining and adjacent land). In this regard the recently revised bushfire prone land mapping reflects the progressive approval and development of the Sanctuary Residential Estate and adjoining and adjacent land.

Based upon the recently revised bushfire prone land mapping the requirement for the undertaking of a bushfire hazard assessment would appear to be only triggered for Lots 417 – 439 inclusive and Lot 426. The remaining lots within Stage 4 may not be subject to the undertaking of a bushfire hazard assessment associated with the specific development of each lot. This should however be confirmed upon registration of the subdivision plan for Stage 4

Table 1 – Summary of Bushfire Hazard Vegetation Characteristics

ASPECT	VEGETATION DESCRIPTION	VEGETATION CLASSIFICATION – (Keith, 2004)	SLOPE CONDITION
North/Northwest	Coastal Swamp Forest and Wet Sclerophyll Forest within residue undeveloped areas	Wet Sclerophyll Forest	<5° Down slope

	of the subject site		
South/Southwest**	Grasslands large lot residential to the south of John Oxley Drive	Grassland	<5° Down slope
West**	Small remnant forest vegetation within public reserve between Stages 5 and 6	Similar in specification to Rainforest	<5° Down slope

****Note:** Only relevant to a bushfire hazard assessment for the future development of Lots 417 and 418.

The information provided in this report has been based upon the vegetation characteristics observed at the time of site inspection. No responsibility is taken where the vegetation characteristics of the subject site or surrounding areas is changed or modified beyond that which is presented within this report.

Based upon the information provided for in **Table 1** above the following setback distances, (between the hazard vegetation and a dwelling proposed to be constructed on each of the subject lots), are relevant to the determination of the Bushfire Attack Levels which maybe applicable to the future 'infill' residential development of the individual lots within Stage 4 of the approved residential subdivision based upon Table A1.12.6 of Appendix 1 of NSW Rural Fire Services, **Planning for Bushfire Protection**, 2019;

Table 2 – BAL Setback Distances (Table A1.12.6 of PFPB, 2019)

VEGETATION	SLOPE	ASPECT	DISTANCE TO HAZARD VEGETATION (WIDTH OF MANAGED AREA BETWEEN DWELLING AND HAZARD VEGETATION)	BUSHFIRE ATTACK LEVEL (BAL)
Forest	0° - 5° Downslope	Northern Aspect	<19m	Flame Zone
			19m - <25m	BAL 40
			25m - <35m	BAL 29
			35m - <47m	BAL 19
			47m - <100m	BAL 12.5
			>100m	BAL Low Threat
Rainforest	0° - 5° Downslope	Western Aspect	<9m	Flame Zone
			9m - <12m	BAL 40
			12m - <17m	BAL 29
			17m - <25m	BAL 19

			25m - <100m	BAL 12.5
			>100m	BAL Low Threat
Grasslands	0° - 5° Downslope	South western Aspect	<8m	Flame Zone
			8m - <11m	BAL 40
			11m - <16m	BAL 29
			16m - <23m	BAL 19
			23m - <50m	BAL 12.5
			>50m	BAL Low Threat

It is noted that in accordance with Appendix 1 of NSW Rural Fire Services, *Planning for Bushfire Protection*, 2019 and Section 3.5 of AS3959 – 2018 those elevations of any future dwellings which are shielded from the areas of hazard vegetation can be assessed as having one level of construction less than that which is applied to the remainder of the dwelling. This concession can however only be applied where an elevation of a proposed building is shielded from the bushfire hazard vegetation in accordance with Appendix 1 of NSW Rural Fire Services, *Planning for Bushfire Protection*, 2019. It is also noted that this concession cannot provide for a BAL outcome which is less than BAL 12.5.

The above BAL setback distances have been applied to Stage 4 of the approved subdivision development, refer to **Attachment 3**. In this regard the BAL contour lines on the attached plan have been based upon the determination of the areas of land within the adjacent road/public reserves/open space areas which are to be managed to the standards which are applicable to APZ's. It is also noted that the BAL contour lines on the attached plan have been based upon the triggering of a bushfire hazard assessment for the development of each lot via the bushfire prone land mapping provided in **Attachment 2**. Where a bushfire hazard assessment is not triggered for an allotment then BAL contour lines have not been shown.

In this regard the following is specifically noted as being relevant to the determination of the BAL's which are applicable to the residential lots within Stage 4 of the approved residential subdivision.

- (i) The approved development concept and approved Vegetation Management Plan (VMP) for the subject development provides for a minimum 7.5m wide APZ immediately to the north of the northern public perimeter road. This area is nominated as Vegetation Management Unit 5 within the VMP, refer to **Attachment 4**.
- (ii) The approved development concept and approved Vegetation Management Plan (VMP) for the subject development provides for a minimum 9m wide APZ around the perimeter of Vegetation Management Unit 4, refer to **Attachment 4**. This is only considered to be relevant where a bushfire hazard assessment is triggered for Lots 417 – 419 inclusive and Lots 430 – 433 inclusive.
- (iii) The approved development concept for the Sanctuary Residential Estate now provides for residential lots to be development within the open space area of land between Public Roads No's 10 and 11 and as such this area is to be managed to the standards which are applicable to APZ's, (IPA standard).
- (iv) The construction of Stages 1 - 3 of the approved subdivision will occur prior to Stage 4.

- (v) The determination of the BAL requirements which will apply to the future development of each lot within Stage 4 being only required where triggered by the Bushfire Prone Land Mapping as provided for in **Attachment 2**. Any changes to the mapping as shown in **Attachment 2** will require a reassessment of the BAL requirements for each lot within Stage 4.

Any changes to the nature and or width of the areas of adjacent land which are to be managed as an APZ will have a corresponding change to the BAL contour lines and the subsequent Bushfire Attack Level which will apply to any development on the subject lots. Accordingly, the information provided for in **Attachment 3** is specifically contingent upon the implementation of points (i) – (v) inclusive as part of Stage 4 of the approved subdivision development.

The information provided above has been based upon the vegetation and slope characteristics identified at the time of inspection including consideration of the requirements of the Vegetation Management Plan which has been approved as part of the subject development. No responsibility is taken were the vegetation and/or slope characteristics of the subject site or surrounding areas is changed or modified beyond that which was used as the basis of providing the aforementioned information or where points (i) – (v) are not implemented in accordance with this report.

It is noted that the information which has been provided is preliminary in nature and the determination of compliance with the relevant requirements of NSW Rural Fire Services, **Planning for Bushfire Protection**, 2019 and AS 3959 – 2018 must be determined on a development specific approach as the determination of the Bushfire Attack Levels which are relevant to future lot specific development is based upon the spatial separation between a dwelling, (and relevant associated infrastructure), and the relevant areas of bushfire hazard vegetation. In this regard distance of hazard vegetation from proposed residential dwellings within individual lots is to be the subject of survey confirmation in order to determine the applicable BAL for a future residential dwelling development.

Notwithstanding the above the following worst case BAL's are applicable to the residential lots within Stage 4 of the approved residential subdivision.

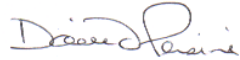
Table 3 – Preliminary Bushfire Attack Levels (BAL's) for Approved Lots (Stage 4) – Refer to Attachment 2

BUSHFIRE ATTACK LEVEL (BAL)	LOTS – STAGE 4
BAL Low Risk	Lots 401 – 416 inclusive, Lots 420 – 429 inclusive and Lot 440
BAL 12.5	Lots 417 – 419 inclusive and Lots 430 – 439 inclusive
BAL 19	N/A
BAL 29	N/A

The information in **Attachments 3** has been based upon the provision of temporary APZs on any undeveloped stages which are sufficient to provide for a worst-case BAL 12.5 outcome for any dwelling constructed with an approved lot.

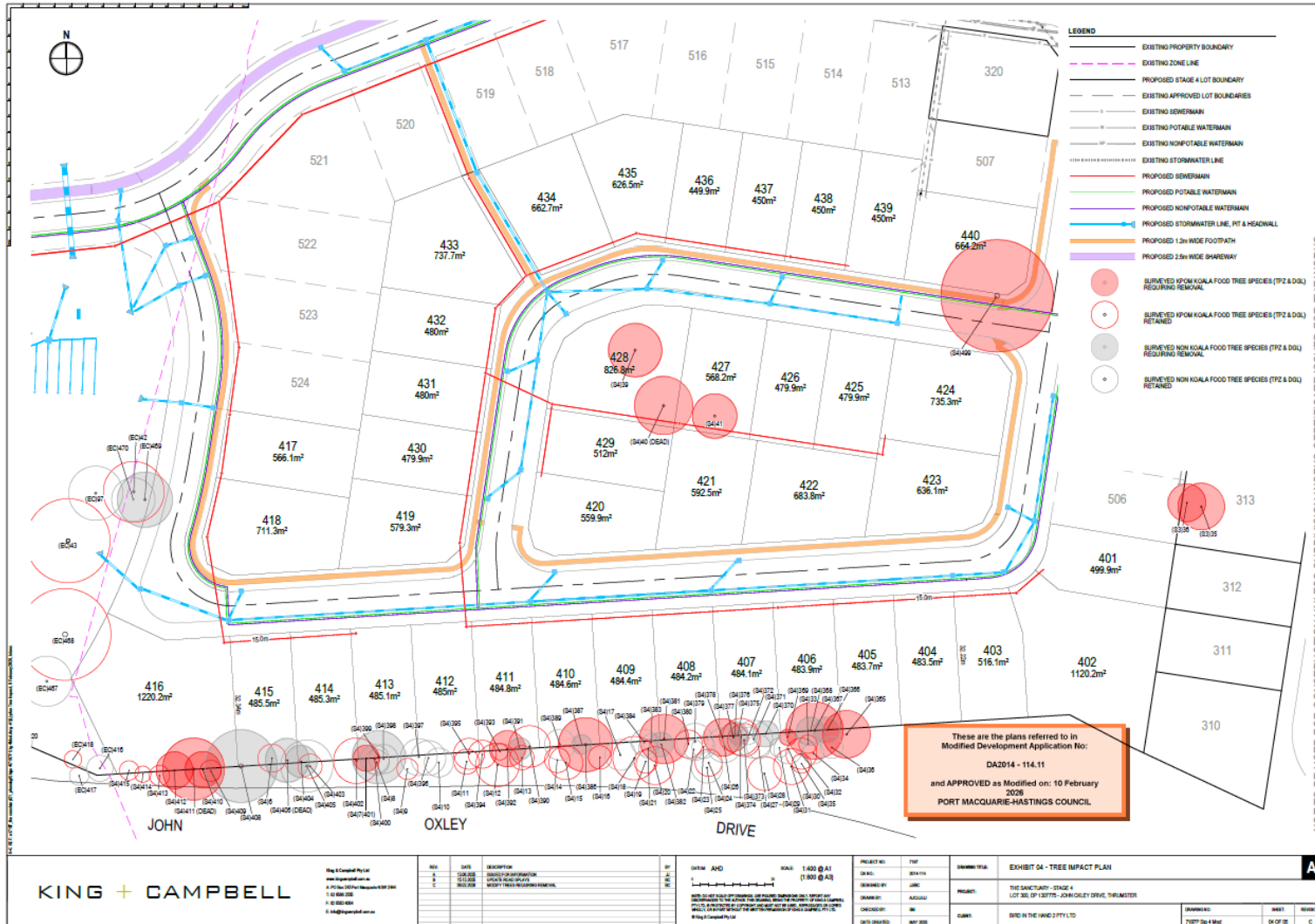
Should I be able to provide any further assistance please do not hesitate to contact me on 0434 166 150.

Yours Faithfully,

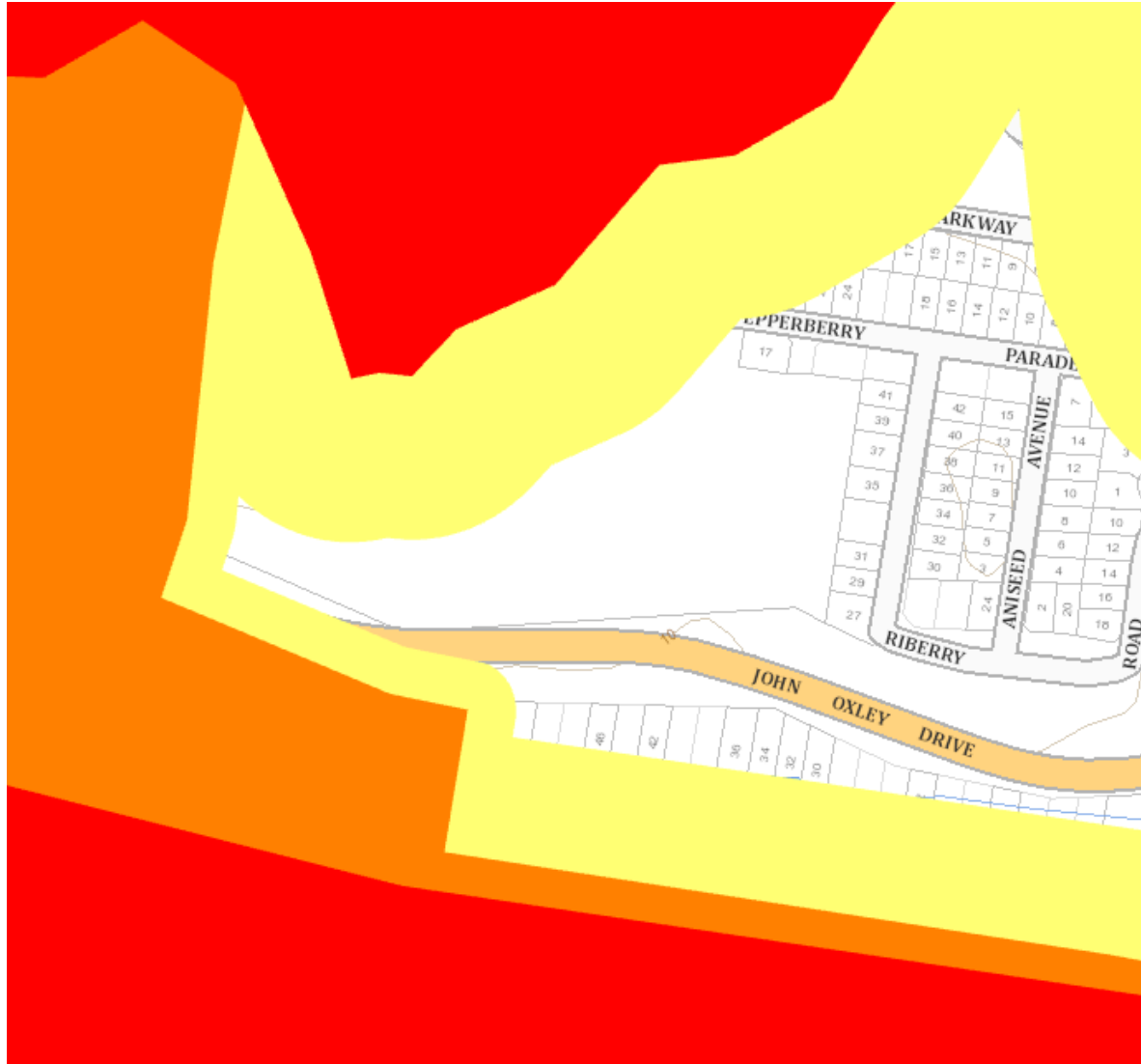


David Pensini
David Pensini - Building Certification and Environmental Services

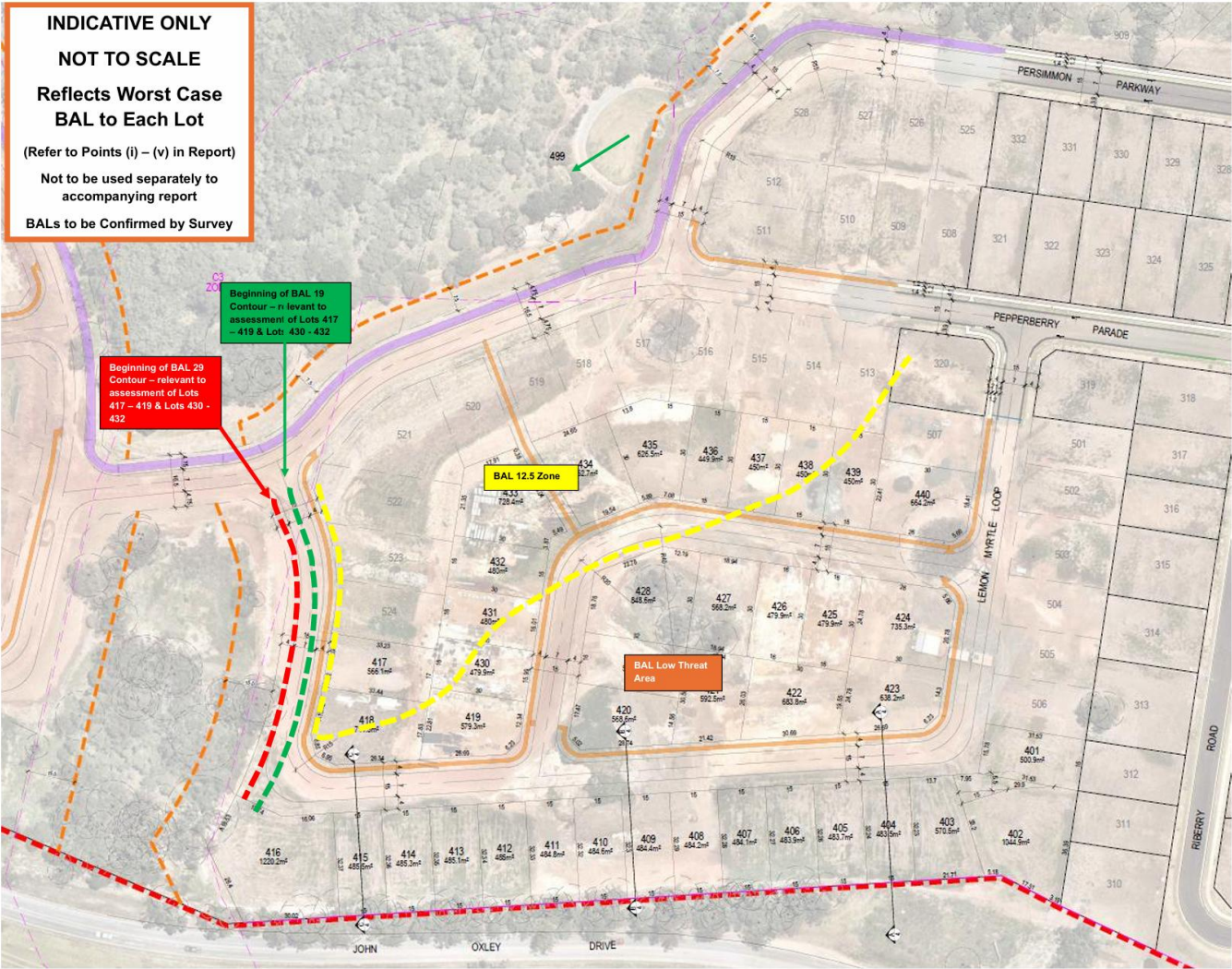
ATTACHMENT 1 – APPROVED SUBDIVISION LAYOUT (STAGE 4)



ATTACHMENT 2 – BUSHFIRE PRONE LAND MAPPING AT 30-04-2026



ATTACHMENT 3 – BAL CONTOUR PLAN (APPROVED STAGE 4)



ATTACHMENT 4 – APPROVED VMP

