

BUSHFIRE ASSESSMENT - BUSHFIRE PRONE AREA

Block 7, Section 4, Wilf Crane Crescent
Yarralumla, Australian National Capital



Date: 10 March 2021

Oakstand Pty Ltd has requested Australian Bushfire Consultants Pty Ltd to undertake an initial bushfire assessment for a proposed development on Block 7, Section 4, Wilf Crane Crescent, Yarralumla Australian Capital Territory (ACT).

The *ACT Strategic Bushfire Management Plan 2019 – 2024* notes that all new developments or substantial redevelopments within the ACT declared within Bushfire Prone Areas (BPA) need to be assessed for bushfire risk. Based on information available within ACTmapi (ACT Online Mapping – BPA Map), the identified property is **not** within the BPA (as denoted in Figure 1) and is greater than 100 metres away from the nearest BPA (as denoted in Figure 2).

In this regard, development on the identified land (Block 7, Section 4, Wilf Crane Crescent, Yarralumla) based on available bushfire prone mapping (as at 10 March 2021) will **not** require the application of Australian Standard (AS3959 – 2009) *Construction of buildings in Bushfire Prone Areas*.

Notwithstanding the above, it should be borne in mind that bushfires may impact on properties not within BPAs. Based on expert judgement, implementation of bushfire measures is encouraged on any developments to mitigate the risk posed by bushfire.

Figure 1- ACT Bushfire Prone Area Map



Courtesy: ACTmapi – 10 March 2021

Figure 2 - ACT Bushfire Prone Area Map

Block 7, Section 4 Wilf Crane Crescent, Yarralumla is approx. 177 meters from the nearest Bushfire Prone Area



Should any of the above advice need further clarification, please contact the author.

Sincerely

A handwritten signature in black ink, appearing to read "Jason Murphy".

Jason Murphy
Australian Bushfire Consultants Pty Ltd
Grad. Dip Design for Bushfire Prone Areas
FPAA Corporate Member No. 24524