

# **BUSHFIRE ASSESSMENT REPORT**

## **23 Calool Crescent Belrose**

**Mr Glen Cairncross–  
January 2020 BAL 40**

### **DISCLAIMER**

PBP states: Notwithstanding the precautions adopted, it should be always remembered that bushfires burn under a wide range of conditions and an element of risk no matter how small always remains. AS3959 States: It should be borne in mind that the measures contained in this standard cannot guarantee that the building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. This report provides the required information to assist Local Council and the NSW Rural Fire Service in determining compliance in accordance with PBP and AS3959-2009 and as stated above, this report does not guarantee that the proposal will withstand Bushfire attack on every occasion.

### **Andrew White**

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## Introduction

This report has been prepared as a bush fire assessment for the existing Property at 23 Calool Crescent Belrose. Lot 3 DP 238000

This report has been prepared in accordance with the submission requirements of Appendix 4 of Planning for Bush Fire Protection (NSW RFS 2019).



*Figure 1 23 Calool Cr Belrose ( Six Mapping )*

## Site Location

The land has been identified on the Northern Beaches Council Bush Fire Prone Land Map which covers the entire site (Northern Beaches Council 2020 Fire Danger Index-100) The Bush Fire Hazard is to the proposed development is to the North, West and South. The dominant hazard is classified as Forest, being Coastal Narrabeen Blackbutt Forest.

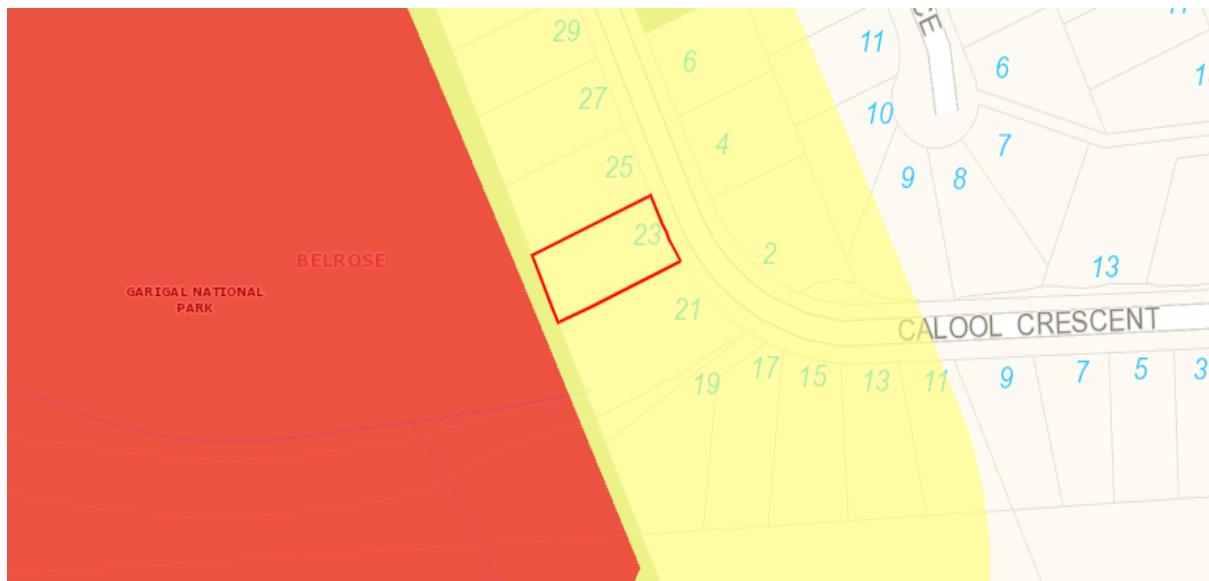


Figure 2 Calool Cr Belrose (Northern beaches Council 2020)

**Final Draft Northern Beaches  
Bush Fire Prone Land Map**

- Vegetation Category 1
- Vegetation Category 2
- Vegetation Category 3
- Vegetation Buffer

## The location, extent and vegetation formation of bushland at Site

In accordance with Appendix 1 in PBP (NSW RFS 2019) the vegetation contained on these aspects will be assessed as Forest and provides a bushfire risk to the proposal.

An assessment of bushfire risk has been undertaken in all directions for 140m from the proposed construction. The Bush Fire Hazard to the proposed development is in an arc from the North West through to the South West. The site is in an area containing both managed residential land and forest and is on land that is classified as a Buffer zone with Classified Vegetation Area (Cat1) directly behind the block. (Northern Beaches Council Mapping 2019)

## Any features on or adjoining the site that may mitigate the impact of a high intensity bush fire on the proposed development.

As indicated in the diagram above, the main risk area is from the North West Through to the South West with the Bushfire Prone Area located directly at the rear of the site. The bushfire hazard is downslope from the site. The land behind the site has been cleared, providing an additional increase to the defendable area directly behind the site.

## Summary of Building compliance requirements with AS3959-2018

DIRECTION/ ASPECT	DISTANCE TO VEGETATION (2)	VEGETATION FORMATION <sup>(1)</sup>	SLOPE IN DEGREES	CONSTRUCTION REQUIREMENTS AS3959-2009	BUSHFIRE ATTACK LEVEL <sup>(3)</sup> (TABLE A3.3, A3.4, A3.5)
NORTH	39m	Managed Land / Forest	Upslope	Section 5	BAL 29
SOUTH	67m	Managed Land / Forest	<5°Down slope	Section 5	BAL 12.5
EAST	100m +	Managed Land	Upslope	N/A	N/A
WEST	24M	FOREST	<5°DOWN SLOPE	SECTION 7	BAL 40

Referring to the Table 3 above and Table A1.12.5 in AS3959-2018 the existing dwelling is subject to **BAL 40**.

*Copies of the AS3959-2018 can be purchased from Standards Australia. In addition copies of Addendum: Appendix 3 of PBP can be viewed on the RFS website*

## Conclusion.

The existing dwelling at 23 Calool Crescent Belrose has been assessed in accordance with Planning for Bushfire Protection (RFS 2018) It is located in a Buffer Zone adjacent to a Forest rated Category 1 vegetation and is assessed as **BAL 40**.

The council, relevant authorities and the RFS may determine additional requirements to be applied with regard to any planning / construction with regard to the site.

I would be pleased to discuss any aspect of this report with you.

Yours Sincerely

Andrew White

Graduate Certificate in Bushfire Protection

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## References

Australian Building Codes Board (ABCB), 2016, National Construction Code of Australia, Volume 2, Canberra.

Section 3.36B State Environmental Planning Policy (Exempt & Complying Development Codes) 2008

Keith, David, 2004, Ocean Shores to Desert Dunes: the native vegetation of NSW and the ACT, Dept. of Environment and Conservation, NSW Government.

NSW Rural Fire Service, 2018, Planning for Bush Fire Protection. Sydney

NSW Rural Fire Service, 2006, Planning for Bush Fire Protection. Sydney – Addendum Appendix 3 2010

Standards Australia, 2001, AS 3959-2018 Construction in Bushfire Prone Areas (amended 2001) SAI Global, Melbourne.

Northern Beaches Council, 2020, Bush Fire Prone Land Map.

Six Mapping Service, [maps.six.nsw.gov.au](http://maps.six.nsw.gov.au), 2020

NSW RFS Fast Facts, <http://www.rfs.nsw.gov.au/resources/publications/building-in-a-bush-fire-area> (2016)