

# Bushfire Assessment Report

***Proposed:***  
**Alterations and  
Additions**

***At:***  
**45 Oxford Falls Road,  
Beacon Hill**

*Reference Number: 241051*

**13 June 2024**



*Prepared By:*  
**Building Code & Bushfire  
Hazard Solutions Pty Limited**

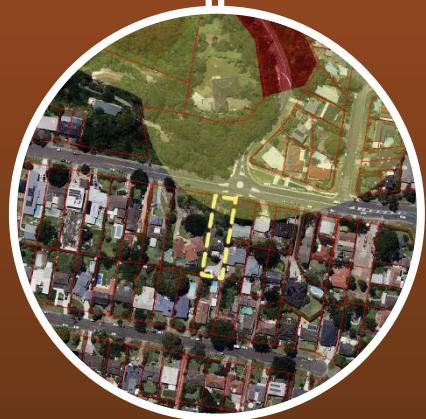
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**SILVER  
MEMBER**  
Fire Protection  
Association Australia



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S4.14 applications (under the Environmental Planning and Assessment Act 1979) and all infill development applications may be referred by Council to the NSW Rural Fire Service for review and concurrence during the DA process. S100B applications under the Rural Fires Act 1997 (subdivisions and Special Fire Protection Purpose Developments), Flame Zone determinations and Alternate Solutions must be referred by Council to the NSW Rural Fire Service for review and receipt of a Bushfire Safety Authority (BSA) or other such recommended conditions from the NSW Rural Fire Service before the consent can be granted.

The onus is on the applicant to cross reference this document with any conditions of consent issued by Council or any requirements supplied by the NSW Rural Fire Service following development approval. BCBHS can review and cross reference these documents however the onus is on the applicant to provide them to us and request this review – Building Code and Bushfire Hazard Solutions Pty. Ltd. is not in a position to track every DA through Council and we rely upon the applicant to undertake this role as project co-ordinator.

Where any discrepancy between this document and the development approval or the NSW Rural Fire Service requirements is found, the conditions of consent always take precedence until such time as an application to review, amend or vary these conditions is approved.

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Version Control				
Version	Date	Author	Reviewed by	Details
1	12/06/2024	Patrick Friend	Stuart McMonnies	Final Report

## List of Abbreviations:

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APZ	Asset Protection Zone
AS3959	Australian Standard 3959 – 2018 as amended
BAL	Bushfire Attack Level
BPMs	Bushfire Protection Measures
BPLM	Bushfire Prone Land Map
Council	Northern Beaches Council
DA	Development Application
ELVIS	Elevation and Depth Foundation Spatial Data
EP&A Act	<i>Environmental Planning and Assessment Act - 1979</i>
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
IPA	Inner Protection Area
NASH	National Association of Steel-framed Housing
NCC	National Construction Code
NP	National Park
NSP	Neighbourhood Safer Place
OPA	Outer Protection Area
PBP	<i>Planning for Bush Fire Protection – 2019 as amended</i>
ROW	Right of Way
RF Act	<i>Rural Fires Act - 1997</i>
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SWS	Static Water Supply

## 1.0 Introduction

The development proposal relates to the alterations and additions of a sole occupancy dwelling within an existing residential allotment located at 45 Oxford Falls Road, Beacon Hill (Lot 1 DP 206629).

The subject property has a street frontage to Oxford Falls Road to the north and abuts similar residential allotments to all other aspects.

Properties considered to be affected by possible bushfire impact are determined from the local Bushfire Prone Land Map as prepared by Council and or the Rural Fire Service. All property development within affected areas is subject to the conditions detailed in the document 'Planning for Bush Fire Protection - 2019' (PBP).

PBP formally adopted on the 1<sup>st</sup> March 2020 provides for the protection of property and life (including fire-fighters and emergency service personnel) from bushfire impact.

Northern Beaches Council's Bushfire Prone Land Map identifies the subject property as marginally containing the Vegetation Buffer. As the subject site is bushfire prone in accordance with section 4.14 of the *Environmental Planning and Assessment Act* 1979 development consent cannot be granted unless the proposal satisfies the relevant specifications and requirements of PBP.

As the application relates to the alterations and additions of a sole occupancy dwelling within an existing residential allotment the relevant specifications and requirements under PBP are the aim and objectives detailed in Chapter 1 'Introduction' and specific objectives and bushfire protection measures detailed in Chapter 7 'Residential Infill Development'.



Figure 01: Extract from Northern Beaches Council's Bushfire Prone Land Map



## 2.0 Legislative Requirements

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The subject site is designated as Bushfire Prone Land (Figure 01).

In accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979* development consent cannot be granted for the carrying out of development for any purpose (other than a subdivision of land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose) on bush fire prone land unless the consent authority:

- (a) *is satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection, or*
- (b) *has been provided with a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirements.*
- (1A) *If the consent authority is satisfied that the development does not conform to the relevant specifications and requirements, the consent authority may, despite subsection (1), grant consent to the carrying out of the development but only if it has consulted with the Commissioner of the NSW Rural Fire Service concerning measures to be taken with respect to the development to protect persons, property and the environment from danger that may arise from a bush fire.*

This Bushfire Assessment Report and accompanying certificate has been reviewed and endorsed by persons who are recognised by the NSW Rural Fire Service (RFS) as qualified in bushfire risk assessment and has been accredited by the Fire Protection Association of Australia as a Level 3 BPAD qualified practitioner.

## 3.0 Purpose of Report

---

The purpose of this Bushfire Assessment Report is to provide the owners and Council with an independent bushfire assessment together with appropriate recommendations for both new building construction and bushfire mitigation measures considered necessary having regard to construction within a designated 'bushfire prone' area.

The recommendations contained within this report may assist in forming the basis of any specific construction conditions and/or bushfire mitigation measures that Council and/or the NSW Rural Fire Service may elect to place within any consent conditions issued for the subject Development Application.

## 4.0 Scope of this Report

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The scope of this report is limited to providing a bushfire assessment and recommendations for the subject property. Where reference has been made to the surrounding lands, this report does not purport to directly assess those lands; rather it may discuss bushfire impact and/or progression through those lands and possible bushfire impact to the subject property.

## 5.0 Compliance Tables & Notes

The following table sets out the project's compliance with *Planning for Bush Fire Protection – 2019*.

	North	South	East	West
<b>Vegetation Structure</b>	Remnant / Exotic Vegetation	Maintained land	Maintained land	Maintained land
<b>Slope</b>	10-15 degrees down	NA	N/A	N/A
<b>Available Asset Protection Zone</b>	>45m	NA	N/A	N/A
<b>Significant Landscape Features</b>	Oxford Falls Road	Neighbouring private allotment	Neighbouring private allotment	Neighbouring private allotment
<b>Bushfire Attack Level</b>	BAL 19	N/A	N/A	N/A
<b>Recommended Construction Level</b>	BAL 19	BAL 12.5	BAL 12.5	BAL 19

Compliance Summary of Bushfire Protection Measures		
Bushfire Protection Measure (s7 PBP)	Acceptable Solution	Performance Solution
<b>Asset Protection Zones</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Access</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Water Supplies</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Electricity and Gas Services</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Construction Standards</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Landscaping</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 6.0 Aerial view of the subject allotment



Figure 02: Aerial view of the subject area C/- Nearmap



## 7.0 Site Assessment

A representative of Building Code & Bushfire Hazard Solutions completed a site inspection of the subject site and surrounding area on 10<sup>th</sup> May 2024.

In addition, the following external data sources have been relied upon for this assessment:

- Aerial imagery of the subject area (NSW Spatial Services & Nearmap);
- 1 metre contour mapping of the subject area (Elevation and Depth Foundation Spatial Data – Geoscience Australia)
- NSW Planning Portal Spatial Viewer
- Vegetation mapping (NSW State Vegetation Type Map)
- NSW Bush Fire Prone Land (NSW Rural Fire Service)

### 7.01 Location

The subject property is known as 45 Oxford Falls Road, Beacon Hill (Lot 1 DP 206629) and is a residential allotment (zoned R2: Low Density Residential) located within Northern Beaches Councils Local Government Area.

The subject property has a street frontage to Oxford Falls Road to the north and abuts similar residential allotments to the remaining aspects.

The site is captured within the Greater Sydney Region Fire Weather District.

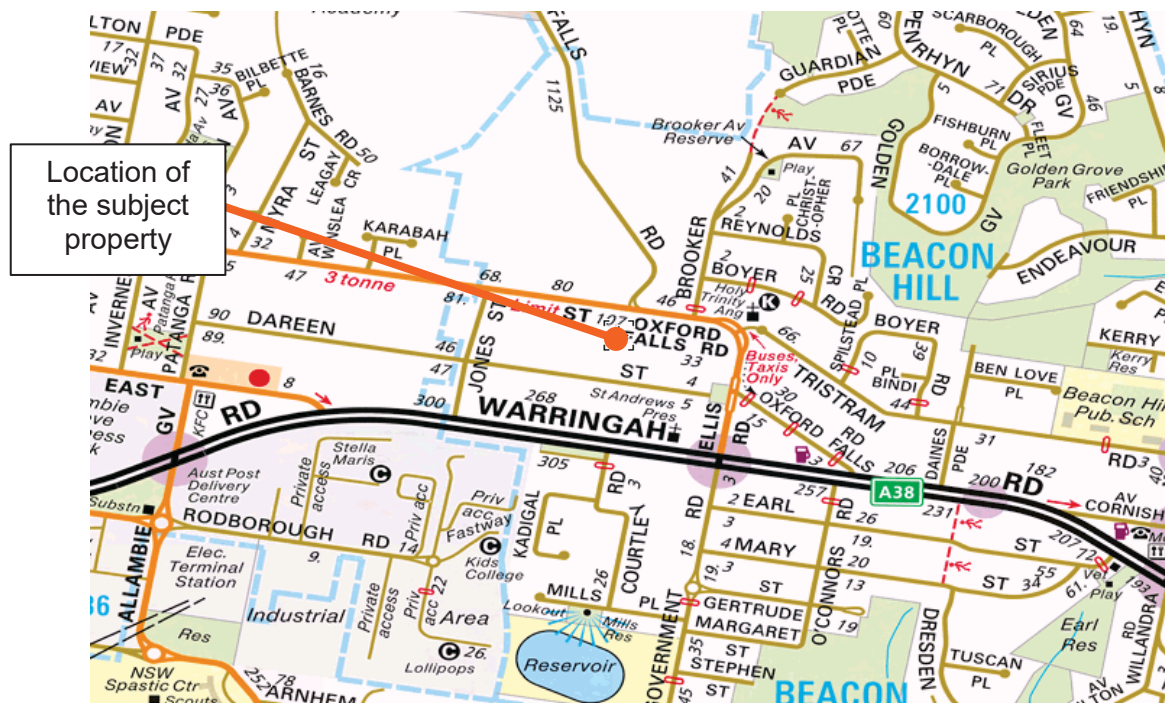


Figure 03: Extract from street-directory.com.au



Figure 04: Land zoning of subject area (source NSW Planning Portal)

## 7.02 Vegetation

In accordance with Appendix 1 'Site Assessment Methodology' of PBP an assessment of all vegetation formations within 140 metres of the subject site for each aspect as per Keith (2004) has been undertaken.

The predominant vegetation within the subject property and most neighbouring residential allotments was found to consist of managed lawns and curtilages.

The vegetation posing a hazard was found to be located to the north within private residential allotments.

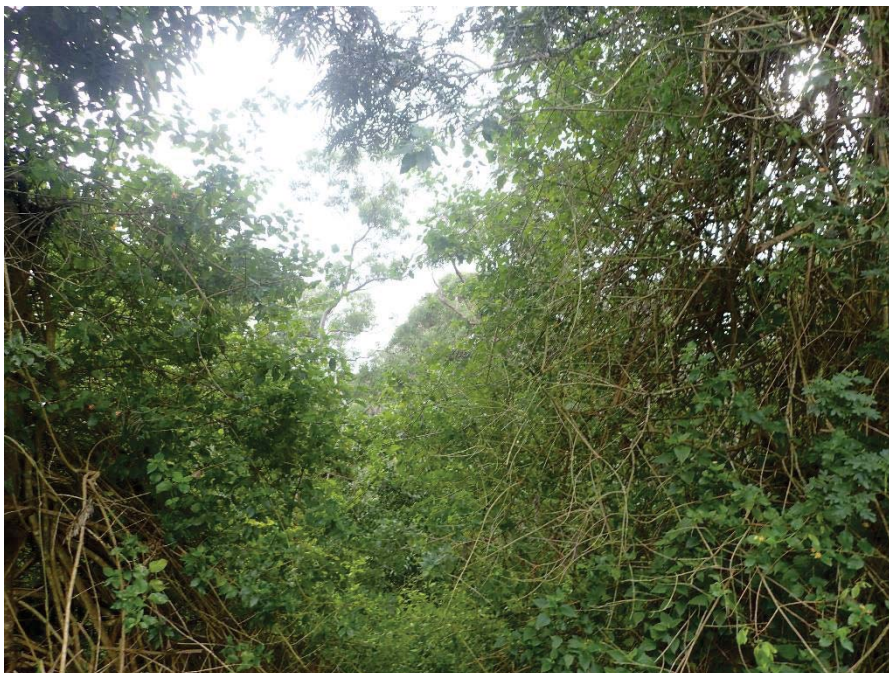
The vegetation to the north was found to be identified on Vegetation NSW mapping to be Sydney Coastal Sandstone Gully Forest (PCT: 3595) and 'not classified'.

The vegetation to the north was found to be fragmented, broken by existing built form including dwellings and access drives and managed curtilages. The vegetation was also found to have a high concentration of weeds and exotic vegetation e.g. lantana. Therefore, in accordance with section A1.9 of PBP Exotic Vegetation a Rainforest fuel load have been applied to the applied based on the canopy percentage being >70%.





Photograph 01: View towards the vegetation within the allotments to the north from Oxford Falls Road



Photograph 02: View within the vegetation within the allotments to the north.



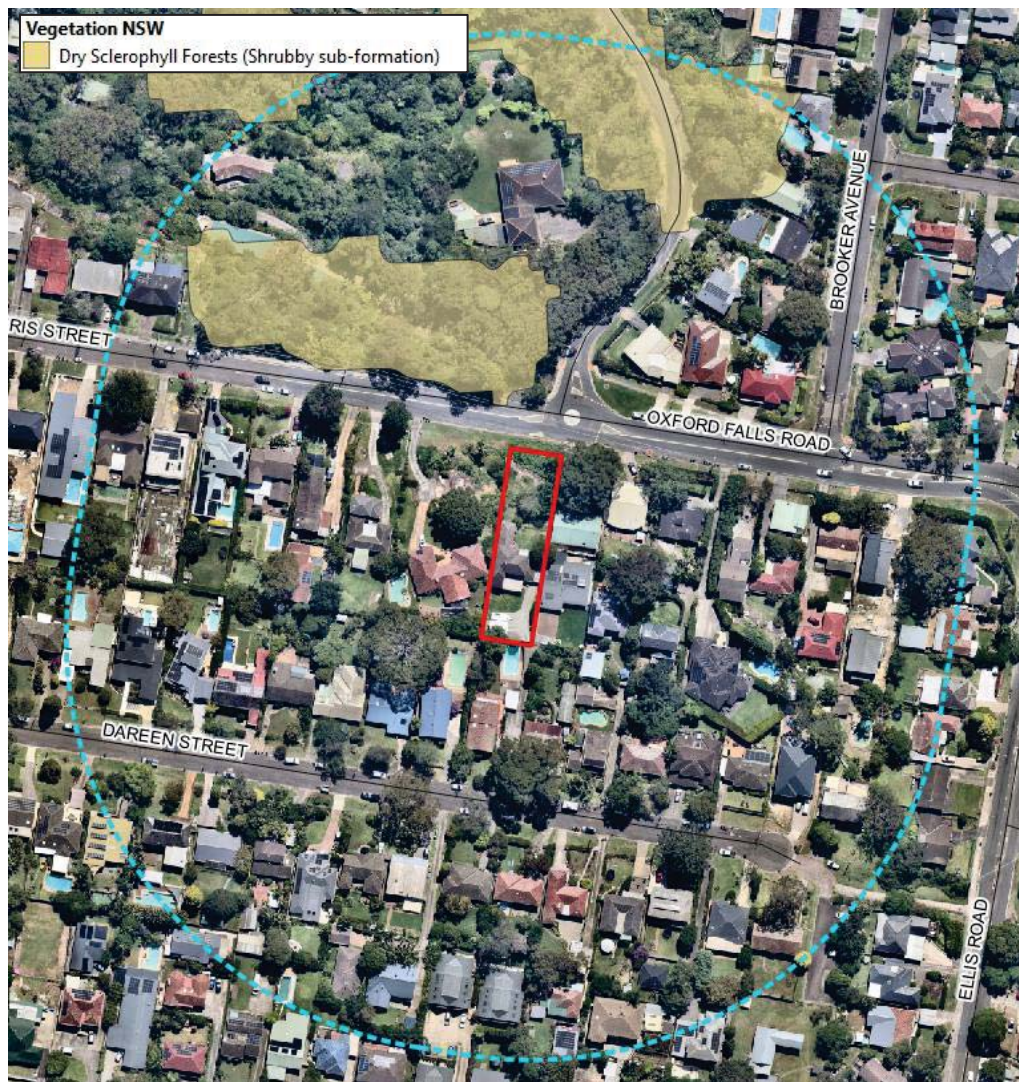


Figure 05: Vegetation formations courtesy of Vegetation NSW mapping



### 7.03 Slope and Topography

The slope of the land under the classified vegetation has a direct influence on the forward rate of spread, fire intensity and radiant heat exposure. The effective slope is considered to be the slope under the classified vegetation which will most significantly influence bushfire behaviour toward the development site.

In accordance with A1.4 'Determine slope' of PBP the slope assessment is to be derived from the most detailed contour data available.

The slope that would most significantly influence bushfire behaviour was determined from topographic imagery in conjunction with site observations to be:

- 10-15 degrees down slope within the hazard to the north

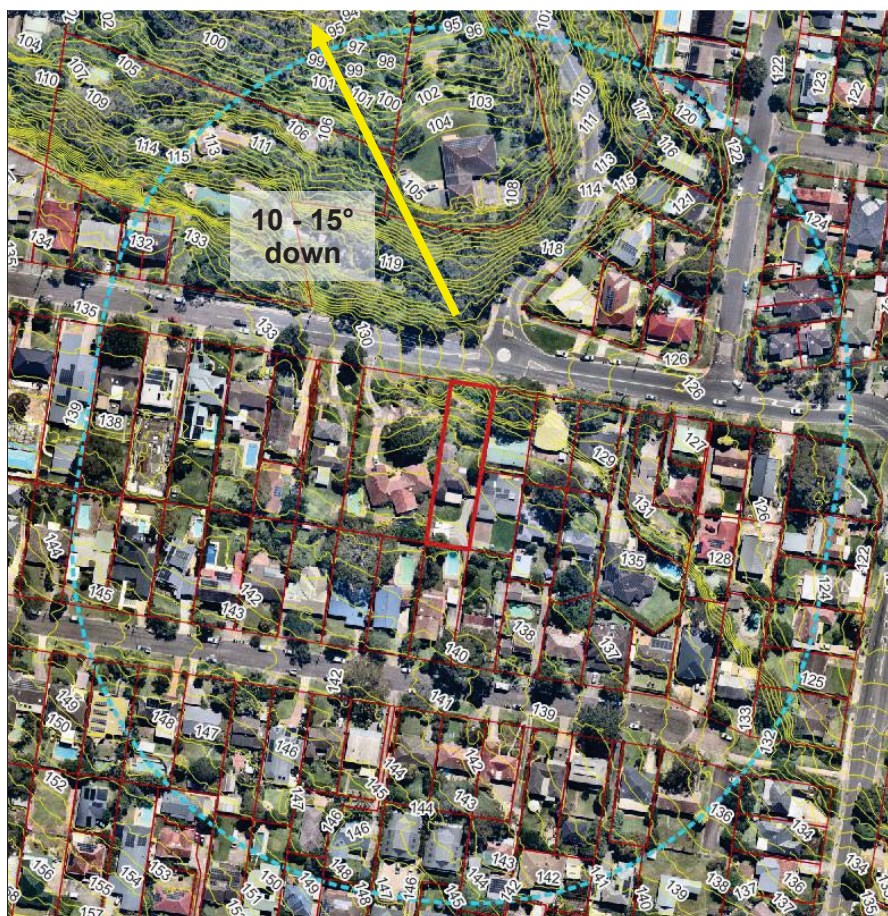


Figure 06: Extract from ELVIS – Geoscience Australia

### 7.04 Fire Weather

All development which attracts an Asset Protection Zone under PBP requires the identification of the relevant Forest Fire Danger Index (FFDI). The FFDI required to be used for development assessment purposes is based on the local government boundaries, being Northern Beaches Council in this instance.

In accordance with the NSW Rural Fire Service publication 'NSW Local Government Areas FDI' (2017) Northern Beaches Council forms part of the Greater Sydney Region Fire Weather District and attracts an FFDI of 100.

## 8.0 Bushfire Protection Measures

### 8.01 Planning for Bush Fire Protection - 2019

*Planning for Bush Fire Protection – 2019 (PBP)* is applicable to development located on land determined as being 'bushfire prone' in accordance with the local Bushfire Prone Land Map.

*Bushfire prone land are defined as those areas;*

- containing or within 100m of Category 1 Vegetation; or
- containing or within 30m of Category 2 or 3 Vegetation.

Northern Beaches Council's Bushfire Prone Land Map identifies the subject property as marginally containing the Vegetation Buffer therefore the application of PBP must apply in this instance.

The application of Planning for Bush Fire Protection requires satisfactory demonstration of the aim and objectives and the following bushfire protection measures (BPMs):

- Asset Protection Zones
- Building construction, siting & design
- Access arrangements
- Water supply & utilities
- Landscaping

As the proposal relates to the alterations and additions of a sole occupancy dwelling the proposal must comply with the bushfire protection measures detailed within Chapter 7 'Residential Infill Development' of PBP.

### 8.02 Asset Protection Zones

An Asset Protection Zone (APZ) is an area between the development (in this instance the building footprint) and the identified bushfire hazards where fuels are maintained to a minimum to prevent the spread of fire between a hazard and an asset.

The width of the APZ is determined by the vegetation structure of the identified hazard, Forest Fire Danger Index, effective slope and the type of development (residential development or Special Fire Protection Purpose).

The Acceptable Solution under Table 7.4a of PBP requires APZs be provided in accordance with Table A1.12.2, consistent with that for residential subdivisions.

The minimum required APZ was determined from Table A1.12.2 of PBP to be 23 metres to the north.

The available separation was measured to be >45 metres to the hazard to the north, exceeding the minimum required APZs in accordance with Table A1.12.2 of PBP.

## 8.03 Building construction, siting & design

Australian Standard 3959 – 2018 'Construction of buildings in bushfire-prone areas' (AS3959) specifies construction standards for buildings within various Bushfire Attack Levels as determined by Planning for Bush Fire Protection – 2019.

AS3959 provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ.

Bushfire Attack Level	Maximum radiant heat impact (kW/m <sup>2</sup> )	Level of construction under AS3959-2018
Low		No special construction requirements
12.5	≤12.5	BAL - 12.5
19	12.6 to 19.0	BAL - 19
29	19.1 to 29.0	BAL - 29
40	29.1 to 40.0	BAL - 40
Flame Zone	>40.0	BAL FZ No deemed to satisfy provisions

Table 01: Correlation between bushfire impact and AS3959

The highest Bushfire Attack Level to the proposed works was determined from Table A1.12.5 of PBP to be 'BAL 19'.

The proposed works are required to comply with section 3 and section 6 (BAL 19) under AS 3959 – 2018 and the additional construction requirements under section 7.5 of PBP or the relevant BAL requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)*.

In accordance with A1.8 of PBP new works facing south and east have been downgraded to BAL 12.5 due to shielding.

## 8.04 Property Access

The existing dwelling has street frontage to Oxford Falls Road to the north.

Persons seeking to egress will be able to do so via existing road infrastructure.

The most distant external point of the proposed works is greater than 70 metres from a road network which will support operational use of firefighting services and therefore the access requirements detailed in table 5.3b is typically required.

Access to the hazard is available via Oxford Falls Road, Iris Street and neighbouring private allotments for hazard reduction or for fire suppression activities.

The existing access is via an existing 2.5m – 3m wide access drive from Darren Street to the south. The access road is unable to be widened due to existing buildings within neighbouring allotments and property boundaries. Emergency services do not need to access the site to gain access to the hazard.

The existing access is considered adequate for this development.

## 8.05 Water Supply & Utilities

Hydrants are available throughout Oxford Falls Road and surrounding streets for the replenishment of fire service vehicles. The most distant external point of the subject dwelling is less than 70 metres from a hydrant and therefore a Static Water Supply is not required in consideration of AS2419.1:2021 and section 7.4 of PBP.

The existing water supply is considered adequate for the replenishment of attending fire services.

The dwelling is connected to the existing electrical network.

Any new gas connections must comply with Table 7.4a of PBP.

## 8.06 Emergency management arrangements

Evacuation is possible by utilising existing road infrastructure.

It is encouraged that the occupants complete a Bush Fire Survival Plan. The template for this plan is available at <https://www.rfs.nsw.gov.au/resources/bush-fire-survival-plan>.

## 8.07 Landscaping

Any new landscaping must comply with Table 7.4a of *Planning for Bush Fire Protection* 2019.

## 8.08 Aim & Objectives of PBP

The following table details the aim and objectives of *Planning for Bush Fire Protection* 2019 and the proposal's ability to comply.

Aim / Objective	Comment
<b>The aim of PBP is to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.</b>	With the inclusion of the recommendations made herein it is of our opinion that the aim of PBP has been satisfied.
<b>(i) afford buildings and their occupants protection from exposure to a bush fire;</b>	The works will be constructed to the applicable BAL providing occupants protection from the exposures of a bushfire.



Objective	Comment
<b>(ii) provide for a defensible space to be located around buildings;</b>	The Asset Protection Zones within the subject property will be maintained in accordance with an Inner Protection Area, providing a defensible space.
<b>(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;</b>	The proposed works being constructed to the applicable BAL will minimise potential material ignition.
<b>(iv) ensure that appropriate operational access and egress for emergency service personnel and occupants is available;</b>	The existing access drive and road network provide appropriate access and egress for emergency services and occupants.
<b>(v) provide for ongoing management and maintenance of bush fire protection measures, (BPMs); and</b>	<p>All grounds within the subject site shall be maintained in accordance with an Inner Protection Area as detailed in Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service publication 'Standards for Asset Protection Zones'.</p> <p>Any new landscaping is to comply with the provisions of Table 7.4a and Appendix 4 of PBP.</p>
<b>(vi) ensure that utility services are adequate to meet the needs of firefighters.</b>	The existing water supply is considered adequate for the replenishment of attending fire services.

It is therefore of our opinion that the proposal can satisfactorily comply with the aim and objectives of *Planning for Bush Fire Protection* 2019.

## 9.0 Recommendations

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The following recommendations are provided as the minimum necessary for compliance with *Planning for Bush Fire Protection* – 2019 and Australian Standard 3959 'Construction of buildings in bushfire-prone areas - 2018.

### Asset Protection Zones

1. That at the commencement of building works and in perpetuity all grounds within the subject property not built upon are to be maintained as an Asset Protection Zone (Inner Protection Area) as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' and Appendix 4 of *Planning for Bush Fire Protection* 2019.

### Construction

2. That all new roofing and new construction facing north and west shall comply with Sections 3 & 6 (BAL 19) of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" & Section 7.5 of *Planning for Bushfire Protection 2019* or the relevant BAL-19 requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas*.
3. That all new construction facing south and east shall comply with Sections 3 & 5 (BAL 12.5) of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" & Section 7.5 of *Planning for Bushfire Protection 2019* or the relevant BAL-12.5 requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas*.

### Landscaping

4. That any new landscaping is to comply with Table 7.4a of *Planning for Bush Fire Protection* 2019.

### Emergency management

5. That the occupants of the subject dwelling complete a Bush Fire Survival Plan.

### Gas (where applicable)

6. That any new gas services are to comply with Table 7.4a of *Planning for Bush Fire Protection* 2019 as follows:
  - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
  - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
  - connections to and from gas cylinders are metal;
  - polymer-sheathed flexible gas supply lines are not used; and
  - above-ground gas service pipes are metal, including and up to any outlets.

## 10.0 Conclusion

Northern Beaches Council's Bushfire Prone Land Map identifies the subject property as marginally containing Vegetation Buffer therefore the site is considered 'bushfire prone'.

As the subject site is bushfire prone in accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979* development consent cannot be granted unless the proposal satisfies the relevant specifications and requirements of *Planning for Bush Fire Protection 2019* (PBP).

As the proposal relates to the alterations and additions of a sole occupancy dwelling the proposal must comply with the bushfire protection measures detailed within Chapter 7 'Residential Infill Development' of PBP.

The highest Bushfire Attack Level to the proposed works was determined from Table A1.12.5 of PBP to be 'BAL 19'.

The proposed works are required to comply with section 3 and section 6 (BAL 19) under AS 3959 – 2018 and the additional construction requirements under section 7.5 of PBP or the relevant BAL-19 requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)*.

In accordance with A1.8 of PBP new works facing south and east have been downgraded to BAL 12.5 due to shielding.

In accordance with the bushfire safety measures contained in this report, and consideration of the site-specific bushfire risk assessment it is our opinion that when combined, they will provide a reasonable and satisfactory level of bushfire protection to the subject development.

We are therefore in support of the development application.

Should you have any enquiries regarding this project please contact me at our office.

Prepared by  
Building Code & Bushfire Hazard Solutions



**Patrick Friend**  
Trainee Bushfire Consultant

Reviewed by  
Building Code & Bushfire Hazard Solutions



**Stuart McMonnies**

Director / Manager Bushfire Section  
G. D. Design in Bushfire Prone Areas.  
Certificate IV Fire Technology  
FPA Australia BPAD Level 3 Accredited Practitioner  
BPAD Accreditation No. BPAD9400



## 11.0 Annexure 01

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### List of Referenced Documents

Australian Building Codes Board (2022). *National Construction Code Volume Two - Building Code of Australia*. ABCB

ELVIS -Elevation -Foundation Spatial Data. Elevation.fsdf.org.au. Available at: <http://elevation.fsdf.org.au/>

Keith, D. (2004). "Ocean Shores to Desert Dunes" Department of Environment and Conservation, Sydney

NSW Department of Planning and Environment (2019). *Planning Portal*. Accessed at: <https://www.planningportal.nsw.gov.au/>

NSW Rural Fire Service (2019). *Planning for Bush Fire Protection. A Guide for Councils, Planners, Fire Authorities and Developers*.

NSW Rural Fire Service (2022). Addendum to *Planning for Bush Fire Protection*.

Rural Fire Service NSW (2005). *Standards for Asset Protection Zones*

Site Plan prepared by Michal Korecky, Drawing No. 18080, Issue 1, Dated 17/04/24

Standards Australia (2018). *AS3959 Construction of buildings in bushfire-prone areas*.

Standards Australia (2014). *AS/NZS 1596 The storage and handling of LP Gas*

Acknowledgements to:

Geoscience Australia  
Nearmap  
Street-directory.com.au

### Attachments

Attachment 01: s4.14 Compliance Certificate



# Bush Fire Certificate

Certificate issued unders4.14(1)(b) of the *Environmental Planning & Assessment Act, 1979* and *Planning for Bush Fire Protection 2019*

This Certificate has been issued by a person accredited by Fire Protection Association Australia (FPA Australia) under the Bush Fire Planning and Design (BPAD) Accreditation Scheme and who is recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment within the meaning of section 4.14(1)(b) of the *Environmental Planning and Assessment Act 1979* (NSW).



## Property Details and Description of Works

Address Details	Unit no	Street no	Street name		Lot/Sec/DP
		45	Oxford Falls Road		1/-/206629
Local Government Area BCA class of the building Description of the proposal Development Application Reference	Suburb			State	Postcode
	Beacon Hill			NSW	2100
	Northern Beaches Council				
	1A				
	Alterations & Additions				

## Bush Fire Assessment Report

A detailed Bush Fire Assessment Report is attached, which includes the relevant submission requirements set out in <i>Appendix 2</i> of <i>Planning for Bush Fire Protection 2019</i> together with recommendations as to how the relevant specifications and requirements are to be achieved.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Report Reference and date	
Bushfire Assessment Report 241051	12 June 2024

## BPAD Certification

<b>Name</b> Stuart McMonnies	I hereby certify, in accordance with Section 4.14(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> that: <ul style="list-style-type: none"><li>I am a person recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment; and</li><li>the development conforms to the relevant specifications and requirements of <i>Planning for Bush Fire Protection 2019</i> in accordance with section 4.14(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> (NSW).</li></ul>		
<b>Company Details &amp; ABN</b> Bushfire Hazard Solutions  19 057 337 774			
<b>BPAD Accreditation Number</b> 9400 	<b>Signature</b> 	<b>Date</b> 12 June 2024	