



Bushfire Hazard Solutions

(Pty. Limited) ABN 19 057 337 774
PO Box 124, Berowra NSW 2081
Telephone: (02) 9457 6530
www.bushfirehazardsolutions.com.au



Trent Langley
C/- CPS Planning Level 3
397 Riley Street
Surry Hills NSW 2010

9th July 2025
Our Ref. 250670

Email: Ben.Tesoriero@cpsplanning.com.au

**Re: PROPOSED SWIMMING POOL.
LOT 18 DP 880126 / 13 FRIENDSHIP PLACE, BEACON HILL NSW
BUSHFIRE ASSESSMENT STATEMENT**

Dear Ben,

We thank you for the opportunity of undertaking this assessment for you.

The development proposal relates to the construction of new pool and surrounds within an existing residential allotment known as 13 Friendship Place, Beacon Hill (Lot 18 DP 880126). The subject property has street access to Friendship Place to the east and abuts similar neighbouring allotments to the southeast and vegetated allotment to the north, south and west.

The vegetation identified as being the hazard is located within the vegetated allotment to the north, south and west of the proposed works.

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

Northern Beaches Council's Bushfire Prone Land Map indicates that the subject property contains Vegetation Category 1 and the Vegetation Buffer. Planning for Bush Fire Protection - 2019 (PBP) is therefore applicable in this instance.

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

The scope of this statement is limited to providing a bushfire assessment and recommendations for the proposed new pool and surrounds within the subject site. Where reference has been made to the surrounding lands, this statement 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.

The proposed development relates to the construction of a new pool and surrounds within an existing residential allotment (4.14 of the *Environmental Planning & Assessment Act 1979*). To accord with PBP the development is classified as infill development and Chapters 7 & 8 applied.



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

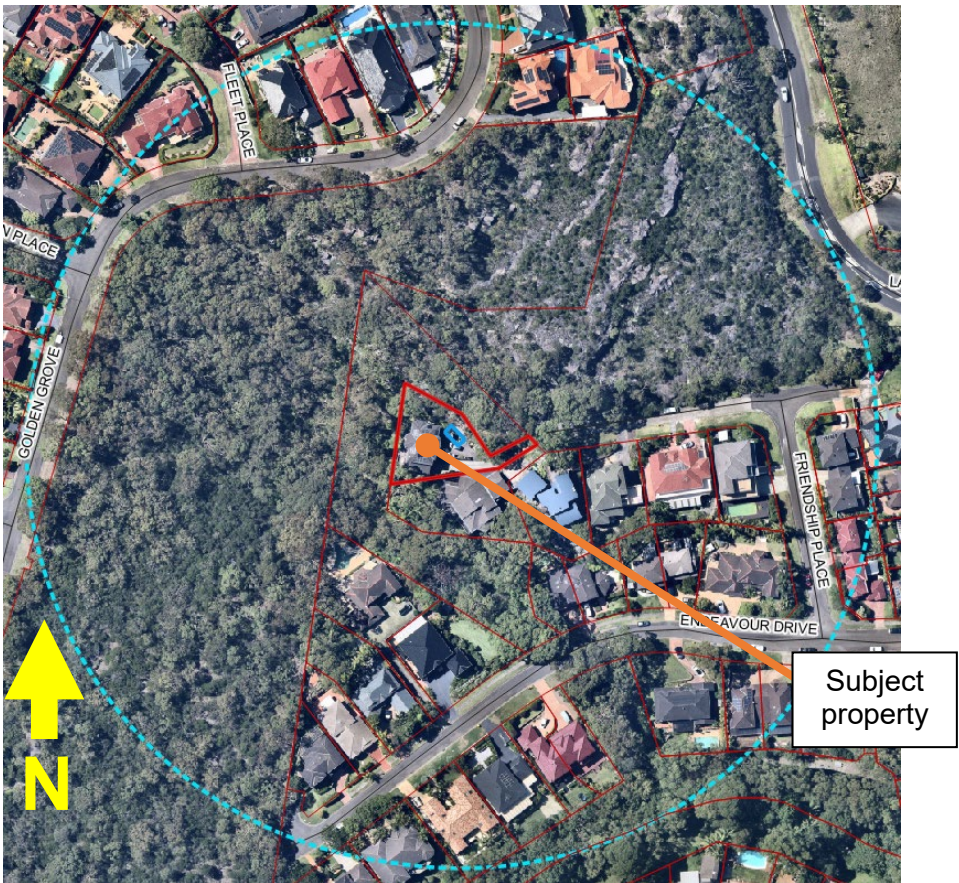


Image 02: Aerial view of the subject property C/- Nearmap – January 2025

Vegetation Identification:

The vegetation identified as being the hazard is located within the vegetated allotment to the north, south and west of the proposed works.

The vegetation posing a hazard was found to consist of trees 10 - 20 metres in height with 30 - 70% foliage cover, the understorey consisted of low trees, shrubs and ferns.

The vegetation to the north, south and west is partially identified on NSW Vegetation Mapping as 'Sydney Coastal Sandstone Gully Forest (PCT: 3595) and Woronora Plateau Heath-Mallee (PCT 3814).

For the purpose of assessment under PBP we have determined the vegetation posing a hazard to be Forest.

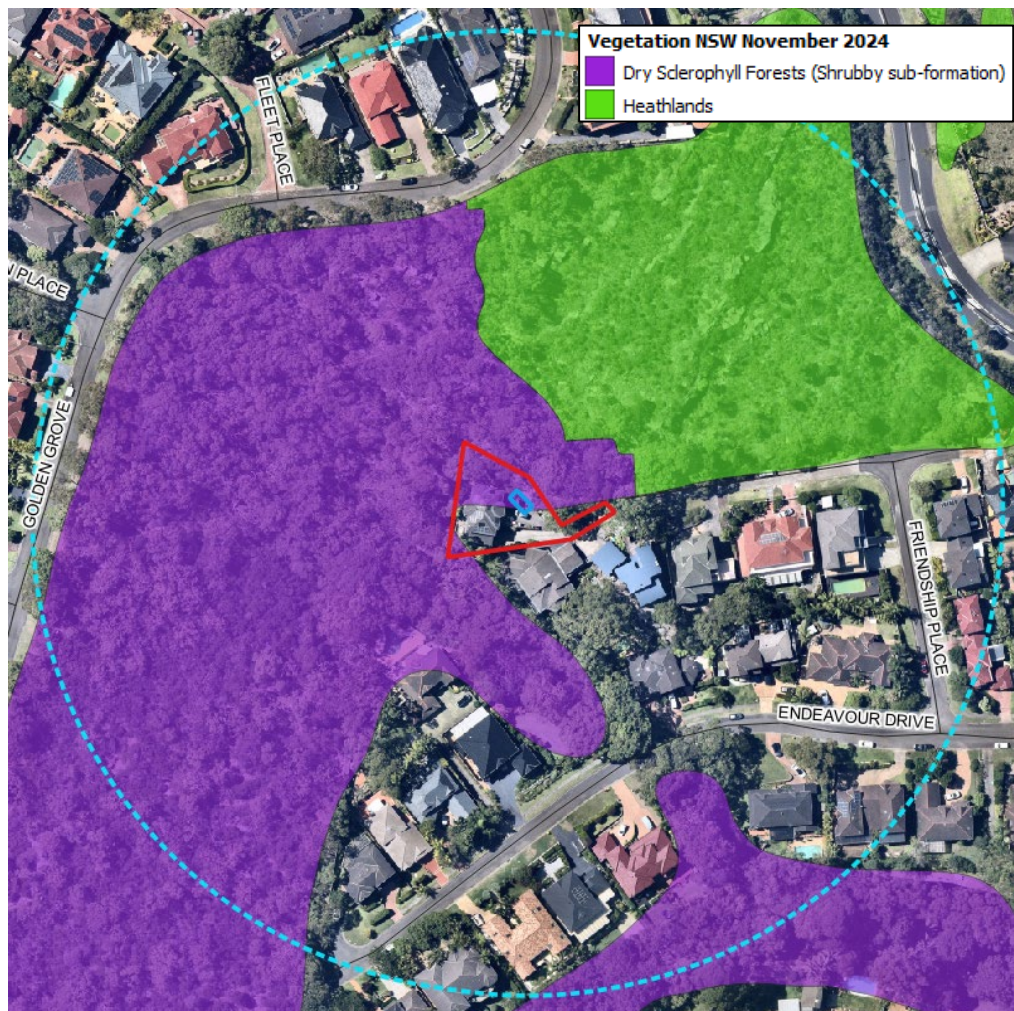


Figure 03: Aerial view of the subject area overlaid with vegetation mapping (Vegetation NSW)

Slope Analysis:

The slope that would most significantly influence bushfire behaviour must be assessed for a distance of 100 metres from within the hazard. The most significant bushfire impact from the north and west is expected to be a bushfire travelling up slope toward the subject dwelling.

The slope that would **most significantly** influence bushfire impact was determined onsite using an inclinometer and verified from topographic imagery to be:

- 5-10 degrees down slope within the hazard to the south
- 0 degrees & upslope to the north and west



Image 04: Extract from ELVIS – Geoscience Australia (1m Contours)

Asset Protection Zones:

The vegetation identified as being the hazard is located within the vegetated allotment to the north, south and west of the proposed works.

The available Asset Protection Zones (APZs) to the proposed pool was measured to be >4 metres to the north, >10m to the south and >15 metres to the west. The APZs consist of maintained grounds within the subject property, pool and surrounds.

Fire Fighting Water Supply:

Hydrants are available throughout Friendship Place and surrounding roads for the replenishment of fire service vehicles. The most distant external point of the subject dwelling is less than 70 metres of a public road that supporting a hydrant network and therefore a Static Water Supply is not required in consideration of AS2419.1 – 2021 (Section 3.5.3.2) and section 7.4 of PBP.

The existing water supply is considered adequate for replenishment of attending fire services and is being supplemented as part of this application.

Property Access:

The subject property has street access to Friendship Place. Persons seeking to egress from the subject property are able to do so via the existing access drive and public roads.

The most distant external point of the proposed works is <70 metres from a public road supporting the operational use of fire fighting vehicles and therefore the Access requirements detailed in Table 7.4a of PBP are not applicable.

Access to the hazard is available via neighbouring properties or Friendship Place for hazard reduction for fire suppression activities. The existing access is considered adequate for this development.

Summary:

	North	South	West
Vegetation Structure	Forest	Forest	Forest
Slope	0 degrees & up	5-10 degrees down	0 degrees & up
Asset Protection Zone	>4 metres	>10 metres	>15 metres
Bushfire Attack Level	BAL FZ	BAL FZ	BAL FZ
Required Construction Level	BAL FZ	BAL FZ	BAL FZ

The highest Bushfire Attack Level to the proposed pool was determined from table A1.12.2 of Planning for Bush Fire Protection to be 'BAL FZ'.

In relation to the proposed swimming pool and surrounds section 8.3.2 of PBP states:

The NCC defines a Class 10 building as a non-habitable building or structure such as a:

- a. Class 10a – a non-habitable building being a private garage, carport, shed or the like; or*
- b. Class 10b – a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like; or*
- c. Class 10c – a private bush fire shelter*

There is no bush fire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas. Where a Class 10a building is located within 6m of a dwelling it must be constructed in accordance with the NCC.

PBP provides no construction requirements for class 10b structures other than fencing.

In relation to the proposed pool fencing section 7.6 of PBP states:

Fences and gates in bush fire prone areas may play a significant role in the vulnerability of structures during bush fires. In this regard, all fences in bush fire prone areas should be made of either hardwood or non-combustible material.

However, in circumstances where the fence is within 6m of a building or in areas of BAL-29 or greater, they should be made of non-combustible material only.

The swimming pool fencing will be located less than 6 metres from any dwelling and within a BAL FZ area and therefore will be constructed from non-combustible materials.

The proposed swimming pool and surrounds will be constructed entirely from non-combustible materials, which satisfies the requirements of PBP and AS3959 by meeting the highest Bushfire Attack Level.

It is therefore of our opinion the proposed works satisfy the requirements of PBP by means of the above.

Recommendations

Asset Protection Zones

1. That all grounds within the subject property are to continue to be maintained as an Asset Protection Zone as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' and Section 4 of Planning for Bush Fire Protection 2019.

Note: At the time of our inspection the Asset Protection Zone is existing. No additional canopy planting is appropriate.

Construction

2. That the proposed swimming pool and surrounds are constructed entirely from non-combustible materials.

Conclusion:

Given that the property is deemed bushfire prone under Northern Beaches Council's Bushfire Prone Land Map any development would need to meet the requirements of 'Planning for Bush Fire Protection' 2019 and of the construction requirements of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018. The determination of any bushfire hazard must be made on a site-specific basis that includes an assessment of the local bushland area and its possible impact to the subject property.

The subject property is a residential allotment within an area of similar properties. The vegetation identified as being the hazard is located within the vegetated allotment to the north, south and west of the proposed works. The vegetation posing a hazard was determined to be Forest.

The available Asset Protection Zones (APZs) to the deck was measured to be >4 metres to the north, >10m to the south and >15 metres to the west. The APZs consist of maintained grounds within the subject property, pool and surrounds.

The highest Bushfire Attack Level to the deck was determined from table A1.12.2 of Planning for Bush Fire Protection to be 'BAL FZ'.

In relation to the proposed swimming pool and surrounds section 8.3.2 of PBP states:

The NCC defines a Class 10 building as a non-habitable building or structure such as a:

- a. Class 10a – a non-habitable building being a private garage, carport, shed or the like; or*
- b. Class 10b – a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like; or*
- c. Class 10c – a private bush fire shelter*

There is no bush fire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas. Where a Class 10a building is located within 6m of a dwelling it must be constructed in accordance with the NCC.

PBP provides no construction requirements for class 10b structures other than fencing.

In relation to the proposed pool fencing section 7.6 of PBP states:

Fences and gates in bush fire prone areas may play a significant role in the vulnerability of structures during bush fires. In this regard, all fences in bush fire prone areas should be made of either hardwood or non-combustible material.

However, in circumstances where the fence is within 6m of a building or in areas of BAL-29 or greater, they should be made of non-combustible material only.

The swimming pool fencing will be located less than 6 metres from any dwelling and within a BAL FZ area and therefore will be constructed from non-combustible materials.

The proposed swimming pool and surrounds will be constructed entirely from non-combustible materials, which satisfies the requirements of PBP and AS3959 by meeting the highest Bushfire Attack Level.

It is therefore of our opinion the proposed works satisfy the requirements of PBP by means of the above.

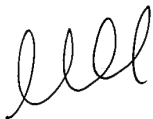
The existing access and water provisions are considered satisfactory for attending fire services.

In accordance with the bushfire safety measures contained in this report, and consideration of the site-specific bushfire risk assessment it is my opinion that the recommendations made herein will provide a reasonable level of bushfire protection to the subject development.

We are therefore in support of the development application.

Should you have any questions please do not hesitate in contacting me.

Prepared by
Bushfire Hazard Solutions



Patrick Friend
Trainee Bushfire Consultant

Reviewed and endorsed by
Bushfire Hazard Solutions



Ian Tyerman
Senior Bushfire Consultant
Graduate Certificate in Bushfire Protection
Planning for Bushfire Prone Areas - UTS Sydney
FPA Australia BPAD Level 2 Accredited Practitioner
BPAD Accreditation No. BPAD30356



Quote from Planning for Bush Fire Protection 2019, 'While the material within this publication is current at the time of writing changes in circumstances after the time of publication may impact on the accuracy of the material. Individuals are responsible for ensuring they have the most current version of this publication.'

The information and material contained herein is general in nature and is intended for your use and information. The New South Wales Rural Fire Service (NSW RFS) disclaims, to the extent permitted by law, all warranties, representations or endorsements, express or implied, with regard to the material contained herein. The NSW RFS does not warrant or represent that the material contained herein is free from errors or omissions, or that it is exhaustive. Users should exercise their own skill and care with respect to its uses. You must not assume that this material will be suitable for the particular purpose that you had in mind when using it.

The NSW RFS disclaims any liability (including but not limited to liability by reason of negligence) to the users of the material for any loss, damage, cost or expense whether direct, indirect, consequential or special, incurred by, or arising by reason of, any person using or relying on the material and whether caused by reason of, any error, omission or misrepresentation in the material or otherwise. Users of the Website will be responsible for making their own assessment of the material and should verify all relevant representations, statements and information with their own professional advisers.'

Similarly the interpretations and opinions provided by Building Code and Bushfire Hazard Solutions in regard to bushfire design, protection and mitigation are also given in the same good faith.

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
	Suburb			State
Local Government Area				
BCA class of the building				
Description of the proposal				
Development Application Reference				

Bush Fire Assessment Report

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

BPAD Certification

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