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Bush Fire Assessment Report

In relation to proposed development at:

No 26 Bate Avenue, Allambie Heights, NSW

This assessment has been prepared and certified by: Matthew Toghil BPAD accredited practitioner FPAA Accreditation No: BPAD31642 Report No: 26Bat-02 Date: 17/06/2019	
Plans supplied by:	Space Landscape Designs Project No: 191626 Dated: 10/05/2019

Introduction

The purpose of this report is to provide a bushfire risk assessment for the proposed new pool, pool fence, deck and surrounding landscaping works at No 26 Bate Avenue, Allambie Heights, NSW, and to certify that the plans and specifications provided are in accordance with the requirements of *Planning for Bushfire Protection 2018* and AS3959-2009.

The site had been identified as 'bush fire prone land' for the purpose of Section 146 of the *Environmental Planning and Assessment Act 1979* and the Legislative requirements for building on bush fire prone lands are applicable.

The proposed development is an infill development as defined within chapter 7 of *Planning for Bushfire Protection 2018* and this report has been prepared in accordance with the requirements of Section 4.14 of the Environment Planning and Assessment Act.

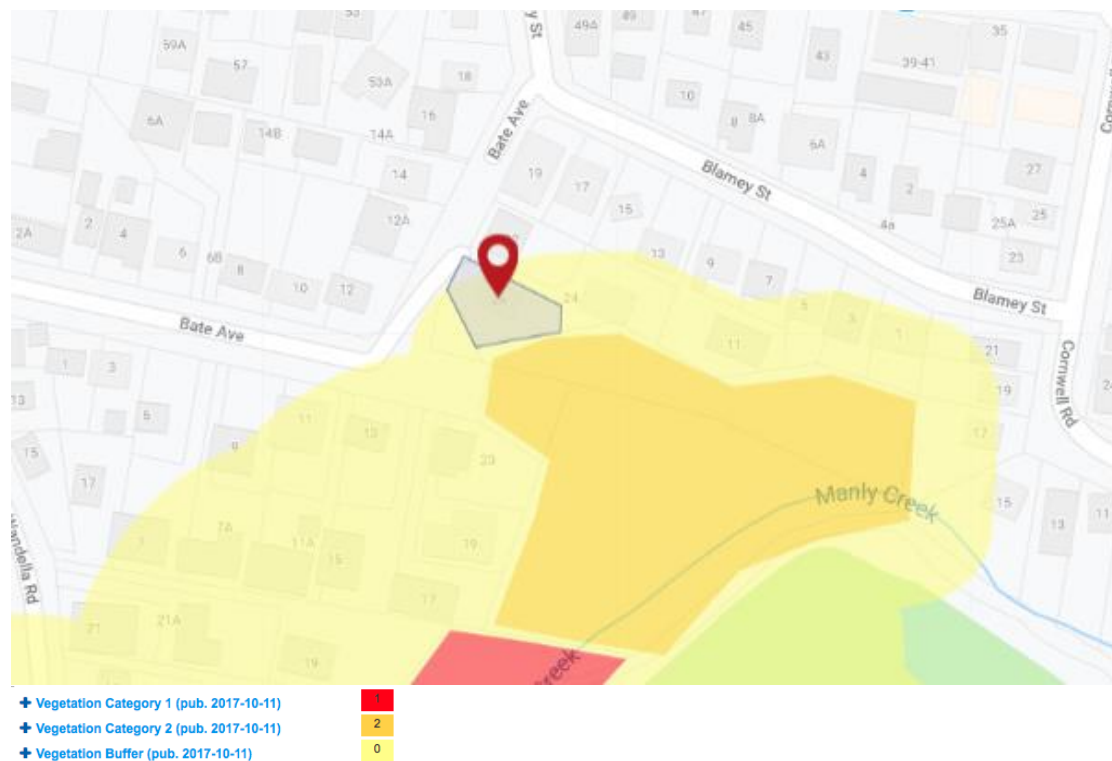


Figure 1: Bushfire prone land map showing location of subject site.

Vegetation classification

The site is located within an existing subdivision. The site is cleared and maintained and there is no threat from bushfire on the site itself. For the purpose of assessing the bushfire hazard to the site, there is an area of vegetation to the southeast, which is of significance.

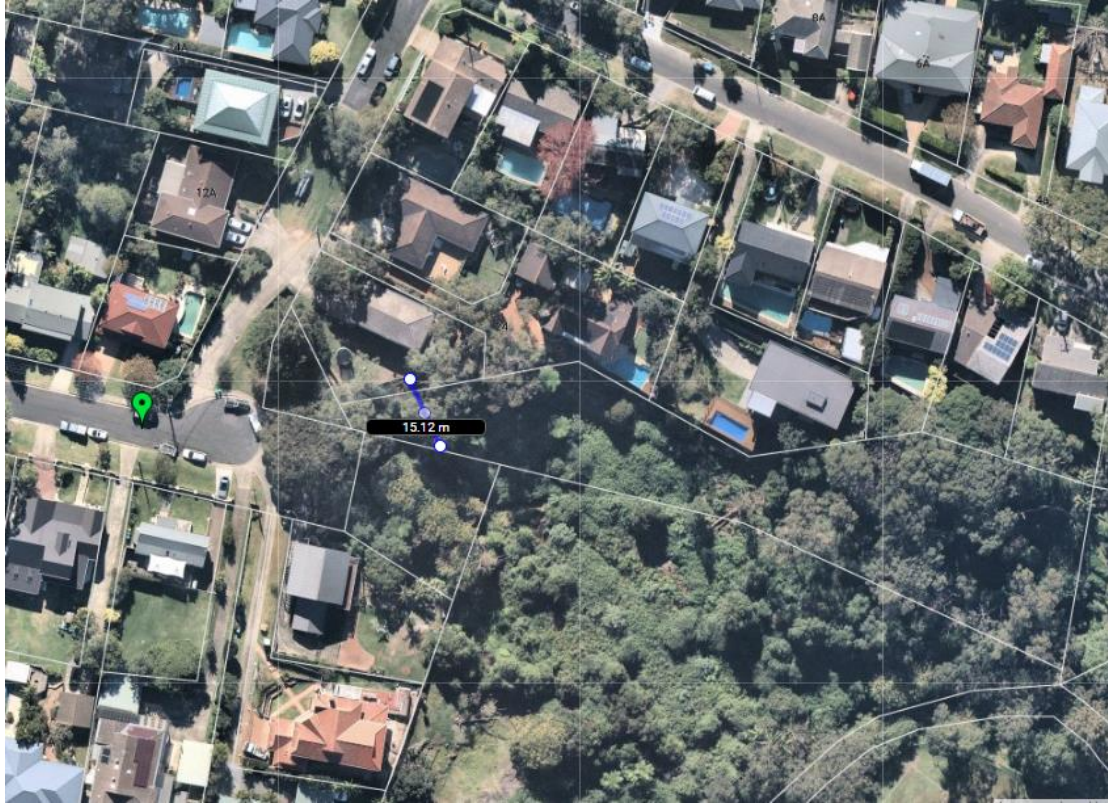


Figure 2: Aerial photo showing the location of the subject site surrounding vegetation.

Bushfire Risk Assessment

Table 1; reference Table A1.12.5 *Planning for Bush Fire Protection 2018*.

Determination of the category of bushfire attack for the development, and subsequent required building standards.

Direction	Distance to classified vegetation	Vegetation Classification	Assessment of effective slope	FDI	Bushfire Attack Level
North	>100m	N/A	N/A	N/A	N/A
East	>100m	N/A	N/A	N/A	N/A
South (southeast)	15.12	Rainforest*	Downslope <0-5 degrees**	100	BAL-29
West	>100m	N/A	N/A	N/A	N/A

Summary: Based upon the relevant provisions of PBP the anticipated radiant heat attack for the existing deck is >29 kW/m² and the subsequent Bushfire Attack Level is BAL-29 AS 3959- 2009.

Note: *The area of vegetation to the southeast is riparian area dominated by Lantana and Tobacco bush. With reference to PBP 2018 Section 1.9A, this vegetation will be classified as Rainforest.

**There is a very steep sandstone cliff which adjoins the southeast boundary of the site. The effective slope has been determined from the larger area of vegetation at the bottom of the cliff.



Figure 2: Photo showing vegetation to the southeast of the site.



Figure 3: Photo showing the start of the steep sandstone cliff on the southeast boundary of the site.

Development Proposal

The development proposal is for the construction of a new pool, pool fence, surrounding deck and landscaping.

Construction requirements (new deck)

All new construction must meet minimum standard stated in Section 3 (General Construction) and Section 7 (BAL-29) of AS3959,2009 *Construction of Buildings in Bushfire Prone Areas* and Chapter 7 of 'Planning for Bushfire Protection 2018'.

Pool

For the purpose of this assessment the pool is considered a Class 10b structure. With reference to Planning for Bush Fire Protection 2018 Section 8.3.2, Class 10a and 10b structures that are located within 6m of a dwelling, it must be constructed in accordance with the NCC. Under the Deemed to Satisfy provisions of the NCC, building work on Bush Fire Prone Land must comply with AS 3959-2009 or the NASH Standard.

In this instance all new construction must meet minimum standard stated in Section 3 (construction general) and Section 7 (BAL-29) of AS3959-2009 *Construction of Buildings in Bushfire Prone Areas* and Chapter 7 of 'Planning for Bushfire Protection 2018'.

Pool fencing

With reference to *Planning for Bush Fire Protection 2018* Section 7.8, all fences in bush fire prone areas should be made of either hardwood or non-combustible material.

However, in circumstances where the fence connects directly to the dwelling or in areas of BAL-29 or greater, they should be made of non-combustible material.

Retaining walls

For the purpose of this assessment the retaining walls are considered a Class 10b structure. With reference to Planning for Bush Fire Protection 2018 Section 8.3.2, Class 10a and 10b structures that are located within 6m of a dwelling, it must be constructed in accordance with the NCC.

Landscaping

Landscaping plans provided show the design is in accordance with APZ requirements and Landscaping and property maintenance requirements of PBP.

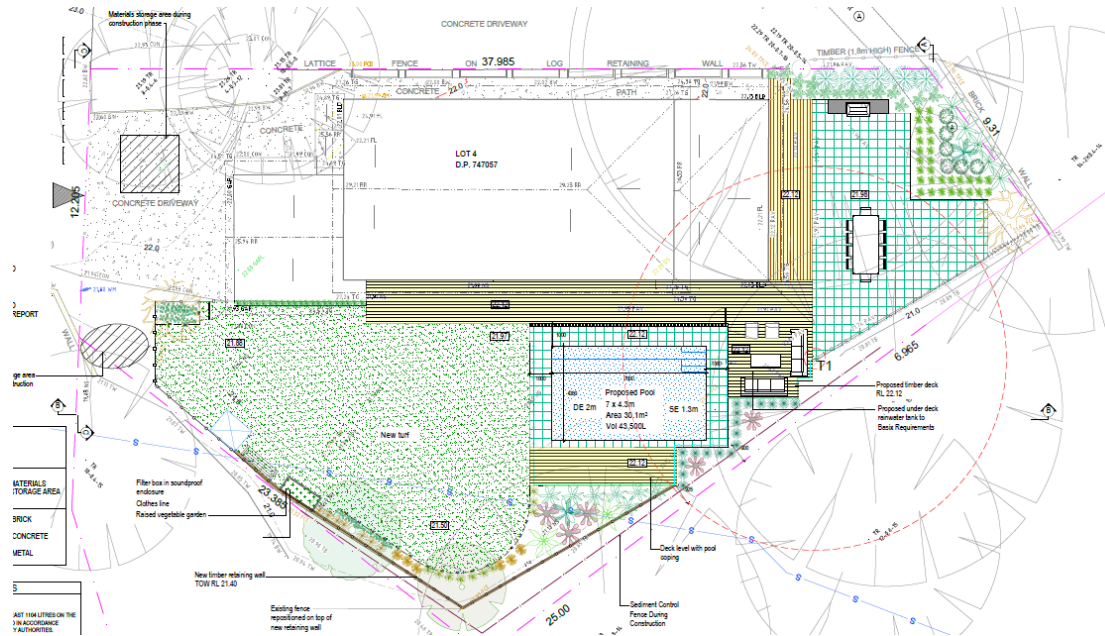


Figure 3: Site Plan.

Summary

This report consists of a bushfire risk assessment for the proposed new pool, pool fence, deck and surrounding landscaping at No 26 Bate Avenue, Allambie Heights, NSW.

The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development of bushfire prone areas are applicable.

Based on the plans and specifications provided, the landscaping, and associated construction has been designed in accordance with the guidelines of *Planning for Bushfire Protection 2018*. This report has considered all elements of bushfire attack and, it is my considered opinion that the development satisfies the Objectives and Performance requirements of *Planning for bushfire Protection 2018*.

Note: Notwithstanding the precautions adopted, it should always be remembered that bushfires burn under a wide range of conditions and an element of risk, no matter how small always remains, and although the standard is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any one building will withstand a bushfire attack on every occasion. This report is a Bushfire Hazard Assessment that provides the required information to assist Local Councils and the Rural Fire Service in determining compliance in accordance with Planning for Bushfire Protection 2006 and AS3959, 2009. The local Council is the final consenting authority and the construction of the building must comply with the recommendations included in the council's conditions of consent.



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