

Bushfire Assessment Report

Proposed:
**Alteration &
Additions**

At:
**160 Plateau Road,
Bilgola Plateau NSW**

Reference Number: 190052

Prepared For:
Michael Dean-Jones

24th September 2018



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

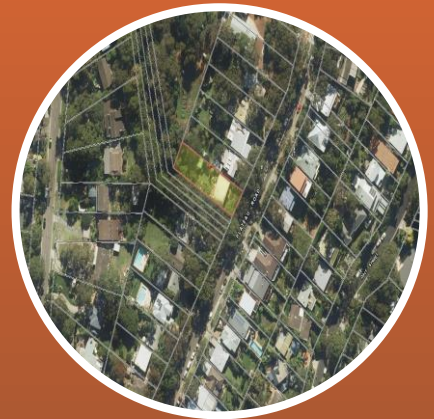
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**SILVER
MEMBER**
Fire Protection
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S4.14 applications (under the Environmental Planning and Assessment Act 1979) and all infill development applications may be referred by Council to the NSW Rural 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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List of Abbreviations:

APZ	Asset Protection Zone
AS3959	Australian Standard 3959 – 2009 as amended
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BPMs	Bushfire Protection Measures
BPLM	Bushfire Prone Land Map
Council	Northern Beaches Council
DA	Development Application
EP&A Act	<i>Environmental Planning and Assessment Act - 1979</i>
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
IPA	Inner Protection Area
NCC	National Construction Code
NSP	Neighbourhood Safer Place
NP	National Parks
OPA	Outer Protection Area
PBP	<i>Planning for Bush Fire Protection – 2006</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 to an existing sole occupancy dwelling within an existing residential allotment located at 160 Plateau Road, Bilgola Plateau (Lot 55 DP 12838).

The subject property has street frontage to Plateau Road to the east, abuts private residential allotments to the north and south and Bilgola Plateau Public School to the west. The vegetation identified as being the hazard is located along the access drives of the neighbouring private allotments to the west of the subject dwelling and the proposed works.

Northern Beaches Council's Bushfire Prone Land Map identifies the subject property as containing the 100 metre buffer zone from designated Category 1 Vegetation, therefore the application of *Planning for Bush Fire Protection* - 2006 (PBP) must apply in this instance.

2.0 Purpose of Report

The purpose of this Bushfire Assessment Report is to provide the owners and Council with an independent bushfire hazard determination 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.

3.0 Scope of this Report

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.

Where Council considers a bushfire risk is associated with surrounding private lands or lands owned by an authority, Council could seek to issue notice under Section 66 of the *Rural Fires Act* on any or all surrounding properties for the purposes of reducing and maintaining safe levels of vegetation and thus reducing the possibility of bushfire impact to the subject property and any adjoining properties.

4.0 Referenced Documents and Persons

Comments provided are based on the requirements of the NSW *Environmental Planning and Assessment Act* 1979 (EP&A Act), the RFS document known as '*Planning for Bush Fire Protection* 2006' for the purposes of bushfire hazard determination and Australian Standard 3959 2009 titled 'Construction of buildings in bushfire-prone areas' as amended for building/structural provisions.

A company representative has made a site inspection of the subject property and the surrounding area. The plans Shimdesign, DWG 0718 - 2/4, Dated July 2018 have been relied upon for this assessment.

5.0 Compliance Tables & Notes

The following table sets out the projects compliance with *Planning for Bush Fire Protection – 2006* for the alterations and additions to the existing dwelling.

	North	South	East	West
Vegetation Structure	Maintained curtilages	Maintained curtilages	Maintained curtilages	Remnant
Slope	N/A	N/A	N/A	0 degrees & up
Existing Asset Protection Zone	N/A	N/A	N/A	>25 metres
Significant Environmental Features	Neighbouring residential allotments	Neighbouring residential allotments	Plateau Road	Neighbouring residential allotments
Threatened Species	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Aboriginal Relics	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Bushfire Attack Level	N/A	N/A	N/A	BAL 12.5
Required Construction Level	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

Asset Protection Zones Compliance

The subject property was found to have maintained lawns and gardens around the existing dwelling. The separation from the hazard interface includes maintained land within the subject property and land “equivalent to an Asset Protection Zone” being neighbouring allotments.

Construction Level Compliance

The highest Bushfire Attack Level to the proposed works to the existing dwelling was determined from table 2.4.2 of AS3959 – 2009 to be ‘BAL 12.5’. The proposed works are required to comply with BAL 12.5 Section 5 under AS 3959 – 2009 and Appendix 3 under PBP 2006.

A copy of these requirements has been provided to the client.

Access and Services

Guideline Ref.	Proposed Development Determinations	Compliance
Property Access (Driveway)	The most distant external point of the subject dwelling is within 70 metres of a public road supporting a hydrant network and therefore the Property Access requirements detailed in section 4.1.3 (2) of PBP are <u>not</u> applicable.	Yes
Water Supply	The most distant external point of the building footprint will be within 70 metres from a public road supporting a hydrant network and therefore a Static Water Supply is <u>not</u> required.	Yes
Evacuation	Evacuation is possible by utilising existing road infrastructure. It is encouraged that the occupants complete a Bush Fire Safety Plan addressing "Prepare, Act, Survive" as advocated by the NSW RFS http://www.rfs.nsw.gov.au/ under publications / bushfire safety.	Yes
Electrical Supply	Supply provided.	N/A

6.0 Aerial view of the subject allotment



Image 01: Aerial view of the subject area courtesy Sixmaps 2018

7.0 Bushfire Hazard Assessment

7.01 Preface

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 - 2006*' (PBP). Set back distances for the purpose of creating Asset Protection Zones (APZ's) must be applied and any buildings must then conform to corresponding regulations detailed in Australian Standard 3959 – 2009 'Construction of buildings in bushfire prone areas'.

Planning for Bush Fire Protection – 2006, (PBP) formally adopted on the 1st March 2007 and amended May 2010 (Appendix 3) provides for the protection of property and life (including fire-fighters and emergency service personnel) from bushfire impact.

The thrust of the document is to ensure that developers of new properties or sub-divisions include the constraints associated with the construction of buildings in bushfire prone areas within their proposed development sites. PBP is applicable to proposed development inside a determined Category 1 or 2 areas and also inside a buffer zone radius of 100m from a Category 1 bushfire area or 30m from a Category 2 bushfire area.

The document also acknowledges 'infill' developments associated with re-development of existing properties and allows some higher levels of building safety where the increased 'set backs' (APZ's) may not be achievable.

The subject development relates to the alterations and additions to an existing sole occupancy dwelling within an existing residential allotment. To accord with PBP the development is classified as infill development and assessed as a s4.14 application under the *Environmental Planning and Assessment Act 1979*.

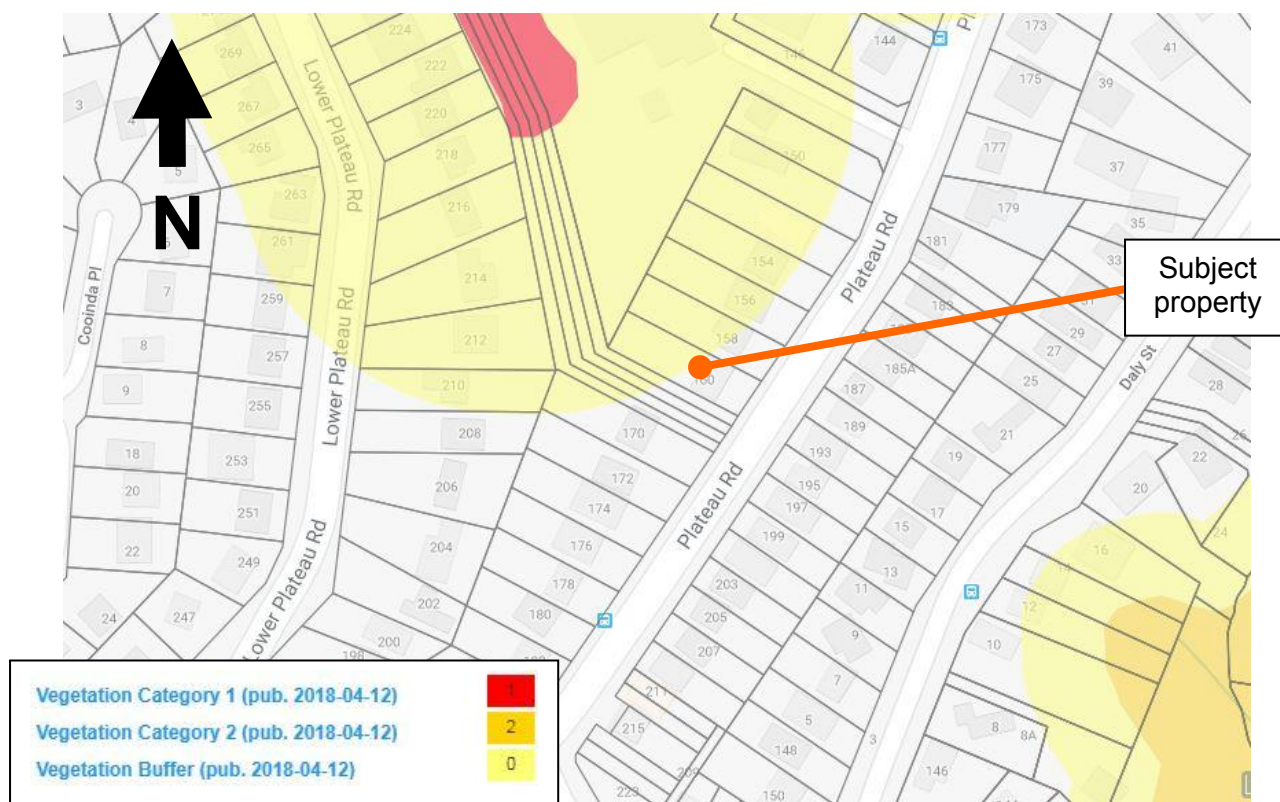


Image 02: Extract from Northern Beaches Council's Bushfire Prone Land Map

7.02 Location

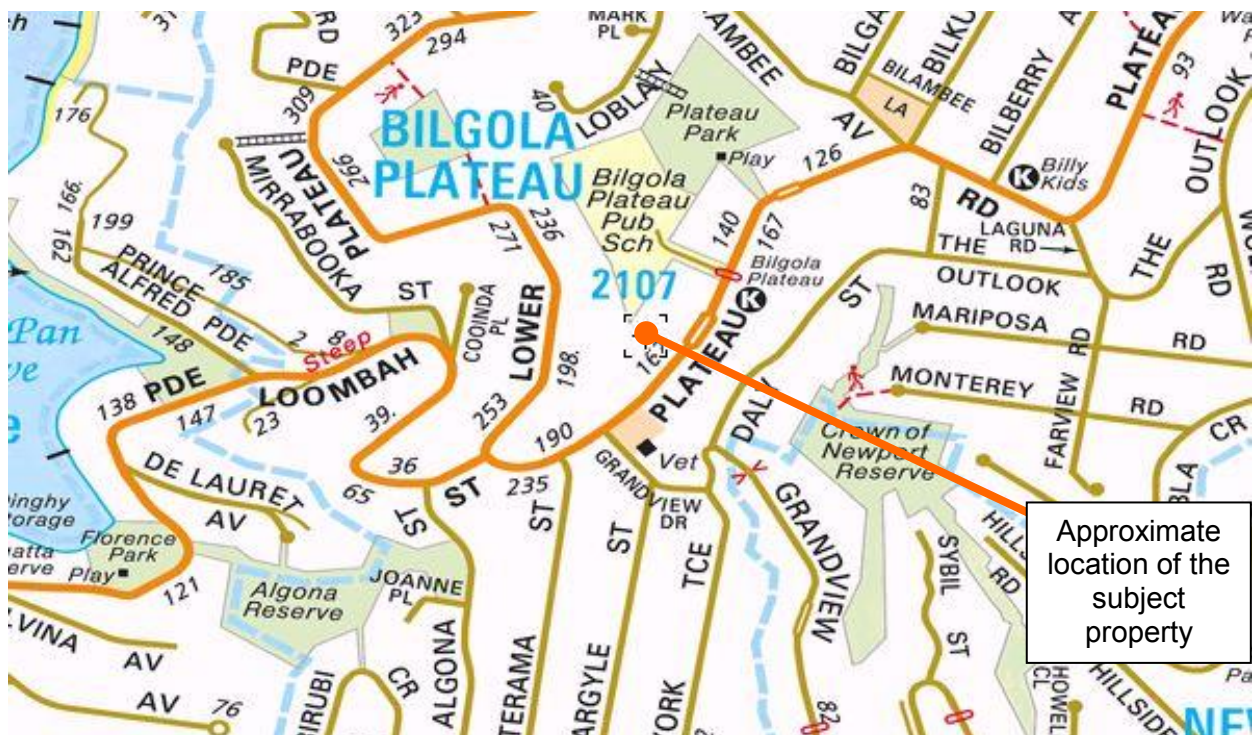
The subject property is known as 160 Plateau Road, Bilgola Plateau (Lot 55 DP 12838) and is a residential allotment located within Northern Beaches Councils Local Government Area. The subject property has street frontage to Plateau Road to the east, abuts private residential allotments to the north and south and Bilgola Plateau Public School to the west.

The vegetation identified as being the hazard is located along the access drives of the neighbouring residential allotments to the west subject dwelling and proposed works.



Subject dwelling

Photograph 01: View north from Plateau Road toward the subject property



Approximate location of the subject property

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

7.03 Vegetation

The predominant vegetation found within the subject property and the neighbouring private residential allotments was found to consist of built upon areas surrounded by landscaped gardens and mown lawns.

The vegetation identified as being the hazard is located along the access drives of the neighbouring allotment to the west. The vegetation posing a hazard was found to consist of trees 10-30 metres in height with a 10-30% canopy foliage cover and an understorey of grasses and small trees. The hazard has a potential fire run of less than 50 metres towards the subject property. PBP – 2006 States:

'Remnant vegetation is a parcel of vegetation with a size of less than 1 Ha or a shape that provides a potential fire run directly toward buildings not exceeding 50m. These remnants are considered a low hazard and APZ setbacks and building construction standards for these will be the same as for rainforests. The effective slope is to be determined over the length of the remnant'.

The vegetation posing a hazard to the west was determined to be Remnant.

Remnant



Photograph 02: View within the neighbouring allotment access drive

Remnant



Photograph 03: View within the neighbouring allotment access drive

7.04 Slope and Topography

The slope that would most significantly affect fire behaviour must be assessed for at least 100 metres from within the hazard.

The most significant bushfire impact from the hazard to the west is expected to be a bushfire travelling downslope with the neighbouring properties. The slope that would **most significantly** influence bushfire impact was determined onsite using an inclinometer and verified from topographic imagery to be:

- 0 degrees and up slope within the hazard to the west

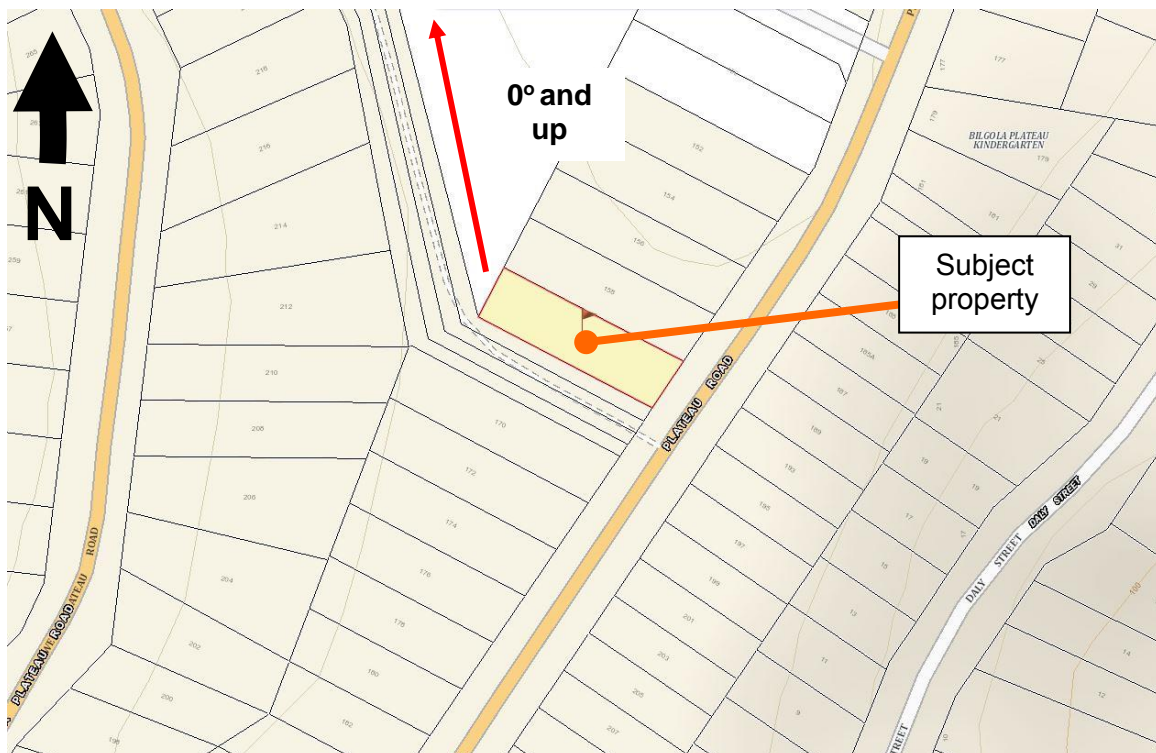


Image 04: Extract from SIXmaps

7.05 Asset Protection Zones

The subject dwelling and proposed works are within the existing pattern of development. The proposed alterations and additions to the existing dwelling were found to be located >25 metres from the hazard interface to the west. The separation from the hazard interface includes maintained land within the subject property and land “*equivalent to an Asset Protection Zone*” within neighbouring private residential allotments.

All grounds within the subject property are required to continue to be maintained as an Asset Protection Zone (Inner Protection Area) and in accordance with Appendix 2 of PBP.



Photograph 04: View along part of the existing APZ within neighbouring allotment

7.06 Property Access – Fire Services & Evacuation

The subject property has street frontage to Plateau Road to the east.

The most distant external point of the building footprint will be within 70 metres of a public road supporting a hydrant network and therefore the Property Access requirements detailed in section 4.1.3 (2) of PBP are not applicable.

Fire services have free pedestrian access around the building footprint. Attending fire crews can access the hazard via the shared access drive for hazard reduction or fire suppression activities without the need to enter the subject property.

Access for fire services and opportunities for occupant evacuation are considered adequate for this property.

7.07 Fire Fighting Water Supply

The subject dwelling is connected to the reticulated town's water main for its domestic needs. Existing in ground hydrants are available along Plateau Road and surrounding streets for the replenishment of attending fire services.

The most distant external point of the building footprint will be less than 70 metres from a public road supporting a hydrant network and therefore a Static Water Supply is not required.

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



Photograph 05: View toward the subject property from an existing hydrant

8.0 Site & Bushfire Hazard Determination

8.01 Planning for Bush Fire Protection - 2006

Planning for Bush Fire Protection – 2006 (PBP) is applicable to those lands determined as being within a 'bushfire prone area' in accordance with a local Bushfire Prone Land Map as provided by the Rural Fire Service and Council.

The most appropriate method of determining site bushfire hazard under the terms of PBP is to consider the site in a singular form.

Bushfire prone areas are defined as those areas;

- *within or within 100m of high or medium bushfire hazards; or*
- *within or within 30m of low bushfire hazards.*

In this instance the subject property has been identified as being bushfire prone land therefore it is appropriate to apply PBP as follows:

Western Aspect:

- a) Vegetation Structure Remnant
- b) Slope 0 degrees and up
- c) A 25 metre APZ is available
- d) The Bushfire Attack Level was determined to be 'BAL 12.5'

8.02 Australian Standard AS 3959 – 2009 'Construction of buildings in bushfire –prone areas'

Australian Standard 3959 – 2009 'Construction of buildings in bushfire-prone areas' provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ. The Australian Standard 3959 specifies construction standards for buildings within various Bushfire Attack Levels as determined by the *Planning for Bush Fire Protection – 2006* document. The NSW Rural Fire Service will not accept deemed to satisfy provisions for BAL Flame Zone and therefore have a NSW variation to the listed standard provisions of BAL FZ under AS3959 - 2009.

8.03 Correlation between bushfire impact and AS3959

Bushfire Attack Level	Maximum radiant heat impact (kW/m ²)	Level of construction under AS3959-2009
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

8.04 Site Specific Bushfire Hazard Determination

All property development must be assessed on an individual basis as broad-brush approaches of documents such as PBP may not be applicable in every instance. The proposed development located at 160 Plateau Road, Bilgola Plateau was assessed against the requirements of *Planning for Bush Fire Protection* 2006 noting the following:

- a) Existing water supplies for fire fighting purposes are adequate.
- b) Access to the subject property is available from Plateau Road.
- c) The proposed development is within the existing pattern of development.
- d) Recommendations for ongoing maintenance of the existing Asset Protection Zones within the subject property will be included.

8.05 Viable Construction Method

The objectives of Planning for Bush Fire Protection – 2006 are for the protection of life including fire fighters. Provided these objectives can be met the construction of buildings is feasible and both the Rural Fire Service and Council should be in a position to consider such applications.

The highest Bushfire Attack Level to the proposed works to the existing dwelling was determined from table 2.4.2 of AS3959 – 2009 to be 'BAL 12.5'. The proposed works are required to comply with BAL 12.5 Section 5 under AS 3959 – 2009 and Appendix 3 under PBP 2006.

9.0 Recommendations

The following recommendations are provided as the minimum necessary for compliance with *Planning for Bush Fire Protection* – 2006 and Australian Standard 3959 'Construction of buildings in bushfire-prone areas' - 2009. Additional recommendations are provided to supplement these minimum requirements where considered necessary.

Asset Protection Zones

1. That all grounds within the subject property 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 Appendix 2 of *Planning for Bush Fire Protection* 2006.

Construction

2. That all new construction shall comply with BAL 12.5 under Section 5 of AS3959 – 2009.
3. That all new construction must comply to the 'Additional Construction Requirements' detailed in A3.7 of the Addendum to Appendix 3 of *Planning for Bush Fire Protection* 2006 and NSW Rural Fire Service Fast Facts, Development Control Notes and Practice Notes.

Landscaping

4. That any new landscaping is to comply with Appendix 5 'Landscaping and Property Maintenance' under *Planning for Bush Fire Protection* 2006.

10.0 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* – 2006 and of the construction requirements of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' - 2009. 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 development proposal relates to the alterations and additions to an existing sole occupancy dwelling within an existing residential allotment. The subject property is known as 160 Plateau Road, Bilgola Plateau (Lot 55 DP 12838). The subject property has street frontage to Plateau Road to the east, abuts private residential allotments to the north and south and Bilgola Plateau Public School to the west.

The vegetation identified as being the hazard located along the access drives of the neighbouring residential allotment to the west subject dwelling and proposed works. The vegetation posing a hazard was determined to be Remnant.

The proposed alterations and additions to the existing dwelling were found to be located >25 metres from the hazard interface to the west. The separation from the hazard interface includes maintained land within the subject property and land "equivalent to an Asset Protection Zone" within neighbouring private residential allotments.

The highest Bushfire Attack Level to the proposed additions was determined to be 'BAL 12.5'. The proposed additions are required to comply with section 3 and BAL 12.5 under section 5 of AS 3959 – 2009 and Appendix 3 under PBP 2006.

Existing access and water supply is considered adequate.

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 P/L



Andrew Muirhead

Trainee Bushfire Consultant
Diploma of Engineering

Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions P/L



Stuart McMonnies

Manager Bushfire Section
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
Fire Protection Association of Australia BPAD – L3 Accredited Practitioner
Certification number – BPAD 9400



11.0 Annexure 01

List of Referenced Documents

- a) *Environmental Planning and Assessment Act* - 1979
- b) '*Planning for Bush Fire Protection*' - 2006 - NSW Rural Fire Services & Planning NSW
- c) 'Construction of buildings in bushfire prone areas' - AS 3959 – 2009 (as - amended) – Standards Australia
- d) 'Northern Beaches Council's Bushfire Prone Land Map'
- e) Plans prepared by Shimdesign, DWG 0718 - 2/4, Dated July 2018
- f) Acknowledgements to:
 - NSW Department of Lands – SIXMaps
 - NSW Department of Lands – NSWGlobe
 - Street-directory.com.au

Attachments

Attachment 01: s4.14 Compliance Certificate



Building Code & Bushfire Hazard Solutions

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BUSHFIRE RISK ASSESSMENT CERTIFICATE UNDER PART 4 DIVISION 4.3 SECTION 4.14 OF THE EP&A ACT 1979 NO 203

PROPERTY ADDRESS:	160 Plateau Road, Bilgola Plateau
DESCRIPTION OF PROPOSAL:	Alterations and Additons
PLAN REFERENCE: (relied upon in report preparation)	Plans by Shimdesign, DWG 0718 - 2/4, Dated July 2018
BAL RATING:	BAL 12.5 <small>(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment)</small>
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	YES <input checked="" type="radio"/> NO <input type="radio"/> <small>(Circle the relevant response)</small> <small>(If YES the application is to be referred to NSW RFS for assessment)</small>
BUSHFIRE ASSESSMENT REPORT REFERENCE:	190052
REPORT DATE:	24 th September 2018
CERTIFICATION NO/ACCREDITED SCHEME	BPAD9400

I Stuart McMonnies of Building Code and Bushfire Hazard Solutions Pty Ltd hereby certify, in accordance with Part 4 Division 4.3 Section 4.14 of the *Environmental Planning and Assessment Act 1979 No 203*:

1. That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment; and
2. That subject to the recommendations contained in the Bushfire Risk Assessment Report the proposed development conforms specifications and requirements of the documents entitled *Planning for Bush Fire Protection* prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and any other documents as prescribed by Part 4 Division 4.3 Section 4.14 of the *Environmental Planning and Assessment Act 1979 No 203*.

I am aware that the Bushfire Assessment Report, prepared for the above mentioned site is to be submitted in support of a development application for this site and will be relied upon by Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with *Planning for Bushfire Protection 2006*.

Signature:  Date: 24th September 2018

