



AUSTRALIAN BUSHFIRE CONSULTING SERVICES



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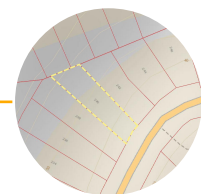
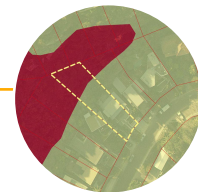
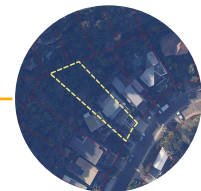
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**BRONZE
MEMBER**
Fire Protection
Association Australia

ABN 23 622 676 493
PO Box 212 Berowra Heights 2082

Bush Fire Assessment Report



Residential alterations and additions:

**240 Whale Beach Road,
Whale Beach, NSW 2107.**

7th February 2023
Reference 23-011

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Abbreviations:

ABCS	Australian Bushfire Consulting Services Pty Ltd
APZ	Asset Protection Zone
AS2419.1 2021	Fire hydrant installations System design, installation and commissioning
AS3959 - 2018	Australian Standard 3959 – 2018 Construction of buildings in bushfire prone areas
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	Environmental Planning and Assessment Act - 1979
ESD	Ecologically Sustainable Development
FR NSW	Fire & Rescue NSW
IPA	Inner Protection Area
LGA	Local Government Area
NASH Standard	National Association of Steel-Framed Housing Standard - Steel Framed Construction in Bushfire Areas 2014 (1.7.14 updated)
NCC	National Construction Codes
NP	National Park
NSP	Neighbourhood Safer Place
OPA	Outer Protection Area
PBP 2019	Planning for Bush Fire Protection – 2019
ROW	Right of Way
RF Act	Rural Fires Act - 1997
RFS	NSW Rural Fire Service
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SWS	Static Water Supply
URA	Urban Release Area

1.0 Introduction.

The development seeks approval for the alterations and additions to an existing sole occupancy dwelling within an existing residential allotment at 240 Whale Beach Road, Whale Beach, NSW.

The subject site is mapped as bushfire prone land and therefore the application of *Planning for Bush Fire Protection 2019* (PBP 2019) is relevant to the development proposal.

The aims of PBP 2019 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*. This is achieved by determining and where applicable applying the required asset protection zones, applying the relevant construction requirements, ensuring satisfactory access and egress has been incorporated into the design and providing safe service supply and adequate water provisions for occupants and attending emergency services.

2.0 Property details.

Address: 240 Whale Beach Road, Whale Beach, NSW 2107.
Lot/DP: Lot 208 DP 15376
Zoned: C4 Environmental Living
LGA: Northern Beaches Council

The site has street frontage to Whale Beach Road to the southeast and is surrounded by private C4 residential allotments to the remaining three aspects. The vegetation that is identified as the potential bushfire threat to the subject property is within the subject site itself and surrounding properties and has direct linkage to a public recreation reserve known as Morella Park which is located to the west of the site beyond neighbouring allotments.

3.0 Legislative context.

The development is classified as infill development and assessed under section 4.14 of the Environmental Planning and Assessment Act 1979 (EP&A Act). Under Section 4.14 of the EP&A Act, Council can determine a development application on bushfire prone land providing;

Council is satisfied that the development conforms to the specifications and requirements of Planning for Bush Fire Protection that are relevant to the development or

Council 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 Planning for Bush Fire Protection.
Maintained curtilages.

If the Council is satisfied that the development does not conform to the relevant specifications and requirements of Planning for Bush Fire Protection Council may grant consent 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.

The highest bushfire attack level (BAL) to the proposed development has been determined to be BAL FZ. Suitable recommendations have been made herein to enable Council to issue development consent inclusive of conditions required to ensure compliance with both AS3959 – 2018 or the NASH Std and PBP 2019.

The proposal meets the aims and objectives of PBP 2019 by means of compliance with the deemed to satisfy provisions of that document. I am a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment and I have attached a certificate to this report satisfying the requirements of s4.14 of the EP & A Act.

4.0 Referenced documents and people.

The following documents have been referenced in the preparation of this report.

- AS3959 – 2018 Construction of buildings in bushfire prone areas,
- NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas 2014*
- Planning for Bush Fire Protection 2019,
- Northern Beaches Council's Bushfire Prone Land Map,
- Rural Fires Act 1997,
- Rural Fires Regulation 2022,
- 10/50 Vegetation Clearing Code of Practice,
- NSW RFS Guide for bush fire prone land mapping V5b Nov 2015,
- Ocean Shores to Desert Dunes – David Andrew Keith 2004.

The Boundary Identification and Details Plan by DP Surveying Ref 416 Sheets 1 of 1 & the Sketch Plans attached to this report have been reviewed and relied upon in the preparation of this report. An inspection of the property and the surrounding area was undertaken by this company on 24/01/2023. At that time free access was available within the subject site and clear views were also available into the surrounding properties and Morella Park.

5.0 Copyright, scope and disclaimer.

This assessment of possible bushfire impact (including smoke, ember, radiant heat and flame contact) and compliance with other matters such as access and service supply are pertinent to the subject site only. Where reference has been made to the surrounding lands, this report does not assess impact to those lands rather it is an assessment of possible bushfire progression and impact on or from those lands towards the subject site.

Apart from any use permitted under the Copyright Act 1968 no part of this document, including any wording, images, or graphics, can be modified, changed or altered in any way without written permission from Australian Bushfire Consulting Services Pty Ltd. This report may only be referenced, distributed or forwarded to other parties in its original format.

This report has been prepared as a submission document in support of a development application to Council and cannot be relied upon for commencement of works or construction until it has been included within the consent conditions issued by Council as part of the DA determination. **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.** I can review and cross reference these documents however the onus is on the applicant / client to provide them to me and request this review.

Where any difference between this document and the development consent (or the NSW Rural Fire Service requirements) is found, the conditions of consent always take precedence until an application to review, amend or vary those conditions is approved.

The statements and opinions contained in this report are given in good faith and in the belief that such statements and opinions are correct and not misleading. AS3959 – 2018 states that “...*there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions*”. The NSW RFS state “*Homes are not designed to withstand fires in catastrophic conditions*”. Correspondingly any representation, statement of opinion, or advice expressed or implied in this document is made on the basis that Australian Bushfire Consulting Services Pty Ltd is not liable to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice made by Australian Bushfire Consulting Services Pty Ltd.

6.0 Assessment summary table.

Aspect	Northwest	Southeast	East / West	Northeast
Vegetation Structure	Tall Heath	n/a	n/a	n/a
Hazard slope	0° and upslope	n/a	n/a	n/a
Asset protection zone	≥ 3.6 metres	n/a	n/a	n/a
Features that may mitigate the impact of bush fire on the proposed development.	The separation from the hazard interface includes existing maintained land wholly within the subject site. The asset protection zone is existing, and no tree removal or vegetation modification is required to establish it. As such there is no impact on the environment of the proposed bushfire protection measures. This report allows for the retention of unmanaged vegetation within the rear of the subject site where the topography and terrain limits the ability to manage the site to the standards of APZ requirements.			
Noteworthy landform & environmental features.	Retained vegetation within subject site and neighbouring allotments	Whale Beach Road / Excluded Vegetation	Maintained curtilages	Maintained curtilages
Bushfire Attack Level Table A1.12.5 PBP 2019	BAL FZ	n/a	n/a	n/a
Required Construction Level	<p>The highest Bushfire Attack Level to the proposed new works was determined from Table A1.12.5 PBP 2019 to be 'BAL FZ'. The proposed new works are required to comply with section 3 and 9 BAL FZ of AS 3959 – 2018 <i>Construction of buildings in bushfire prone areas</i> or NASH Standard (1.7.14 updated) <i>National Standard Steel Framed Construction in Bushfire Areas 2014</i> as appropriate for BAL FZ construction.</p> <p>The proposed new works are also to be constructed to that of the 'Additional Construction Requirements' detailed within section 7.5.2 of <i>Planning for Bush Fire Protection 2019</i>.</p> <p>Note: If the works are undertaken using section 9 of AS3959 – 2018 then, where any proposed works are located within 10 metres from the unmanaged areas / continuous vegetation, section 9.1 paragraph 2 of AS 3959 – 2018 is applicable to the proposal. This clause requires any element of construction within 10 metres of unmanaged vegetation to be tested to AS1530.8.2.</p> <p>Any new fencing or gates within the subject site is required to be made from non-combustible materials only.</p>			

Guideline Ref.	Proposed Development Determinations
Property Access	<p>The most disadvantaged point of the existing dwelling and proposed new works are within 70 metres of a road that supports the operational use of fire appliances (hydrants).</p> <p>Free pedestrian access is available around the building footprint (on the eastern side) through to the rear yard. Access into the vegetation is also available within the subject site via existing stairs.</p> <p>The access requirements of Table 7.4a within PBP 2019 are not applicable to this development.</p>
Water Supply	<p>The subject site is connected to reticulated water mains for domestic needs. Hydrants are located along Whale Beach Road and other surrounding streets and are available for the replenishment of firefighting appliances. The nearest hydrant is located within the road carriageway of Whale Beach Road immediately southeast of the subject site.</p> <p>The most disadvantaged point of the existing dwelling and proposed new works will be less than 70 metres from a public road that supports the operational use of fire appliances (hydrants) and the distances specified within AS2419-2017 have been achieved.</p> <p>A static water supply is not required.</p>
Electrical & Gas Supply	<p>Existing above ground electrical supply is available to the subject site and reticulated gas mains is available in this area. There are no new electrical service connections or gas installations proposed as part of this development.</p>
Evacuation	<p>Occupants are encouraged to 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.</p>

7.0 Images and maps.

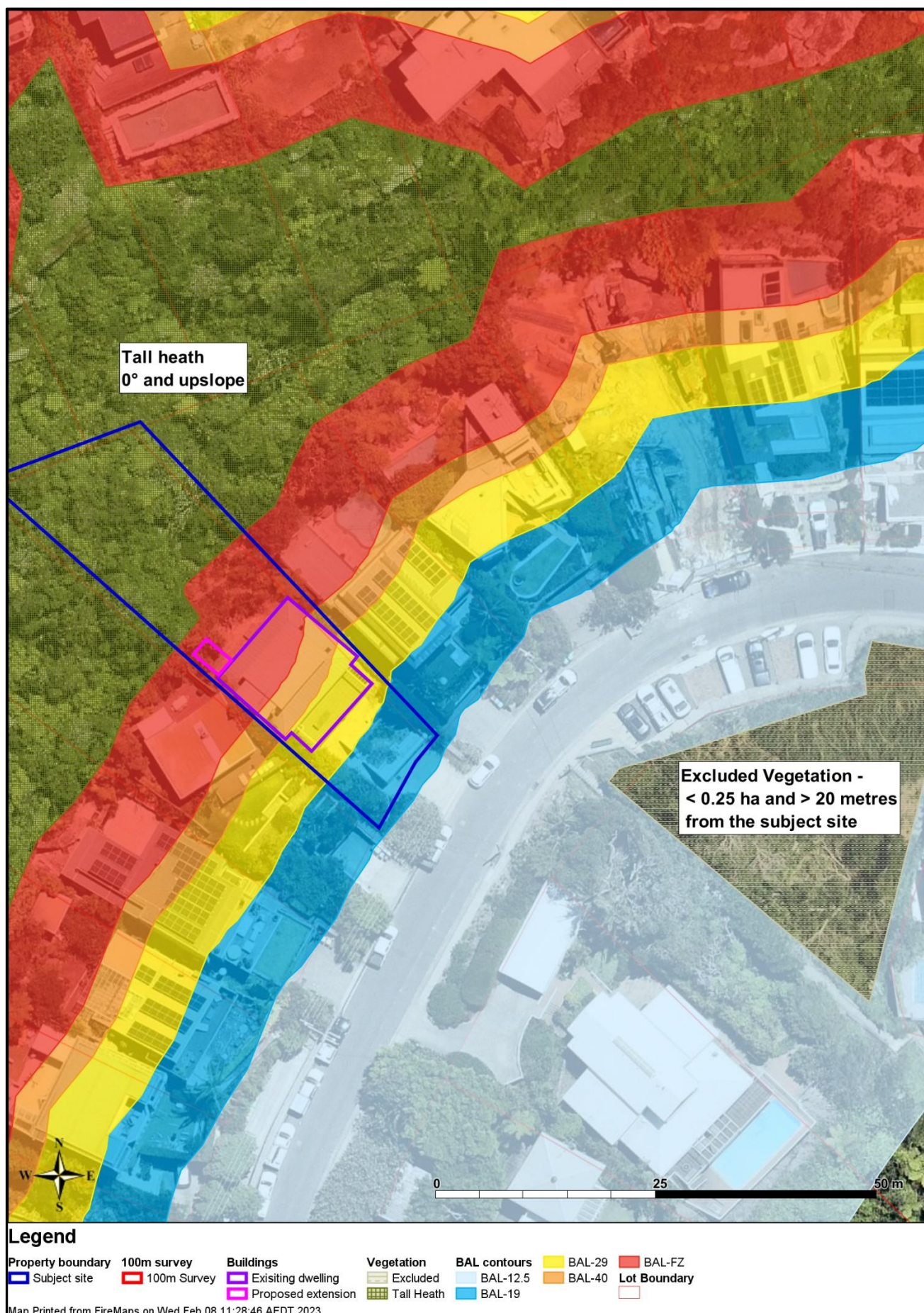


Image 01: Site assessment summary and BAL Contour Overlay



Image 02: Aerial image from NSW Government Planning Portal Property Information

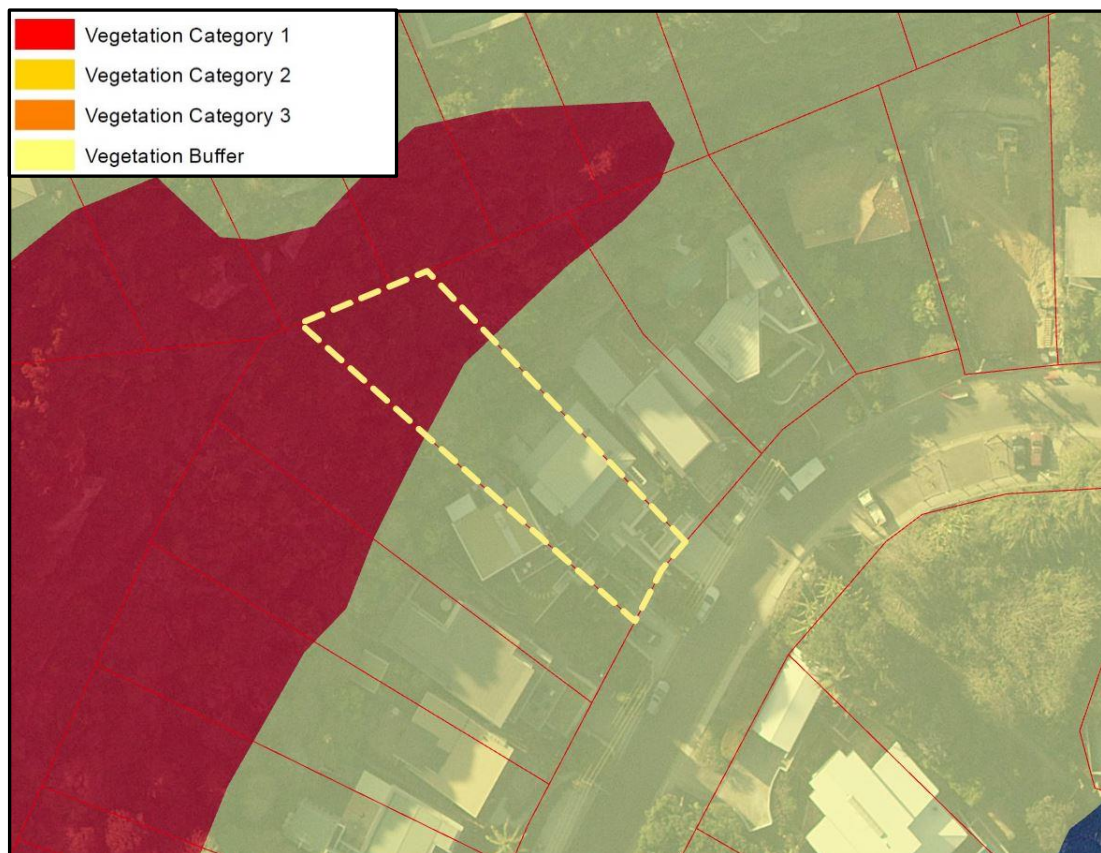


Image 03: Bushfire Prone Land Map from NSW Government Planning Portal Property Information

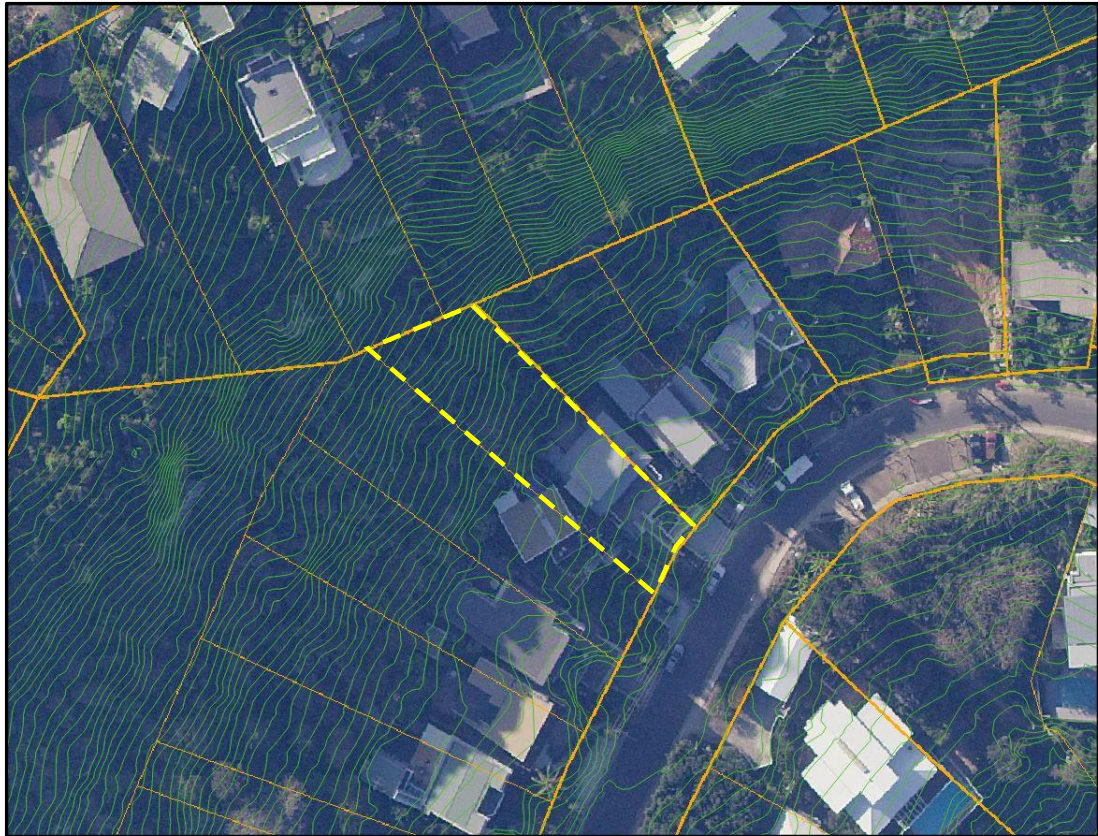


Image 04: 1 m contour topographic image from NSW Government Elevation Foundation Data

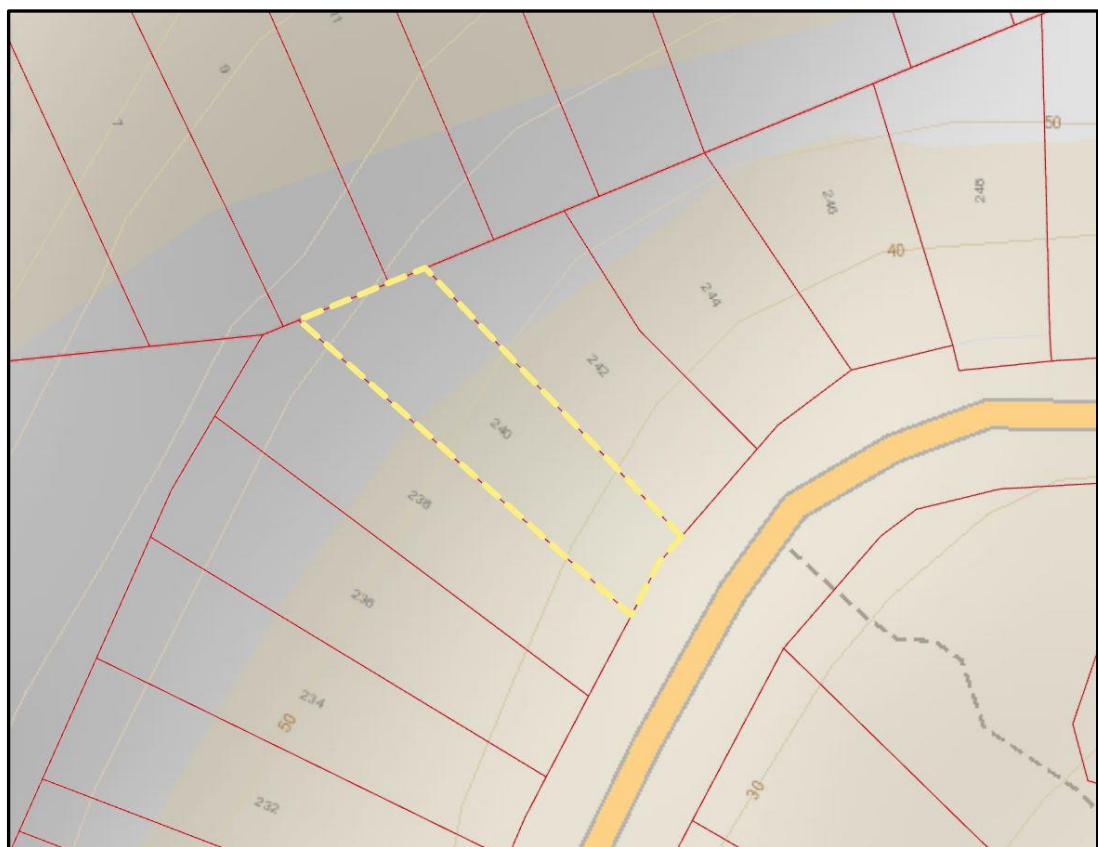


Image 05: 10 m contour topographic image from NSW Government Planning Portal Property Information



Image 06: Biodiversity Values Map from NSW Government Planning Portal Property Information

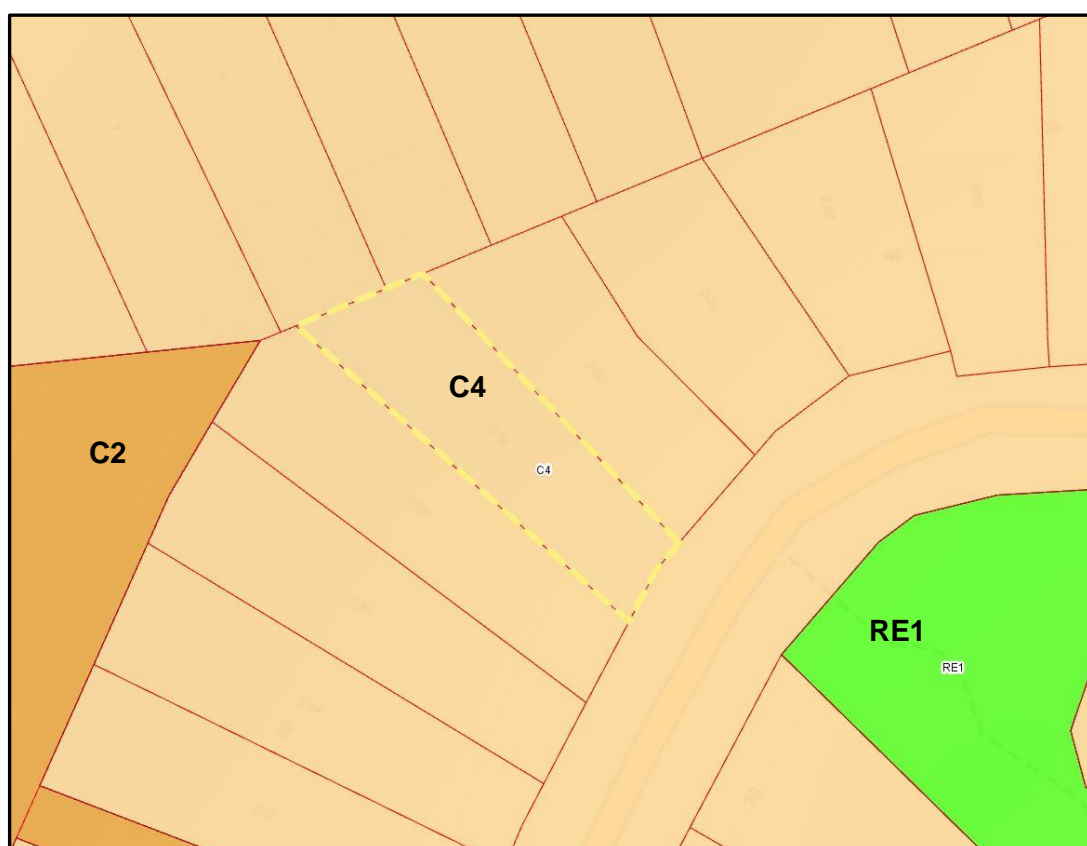


Image 07: Council LEP Zones from NSW Government Planning Portal Property Information

8.0 Bushfire hazard assessment

Properties considered to be bushfire prone land are identified on Councils Bushfire Prone Land Map as being:

- *within or within 100 m of Category 1 (high) hazards or,*
- *within or within 30 m of Category 2 (low) hazards or,*
- *within or within 30 m of Category 3 (medium) hazards.*

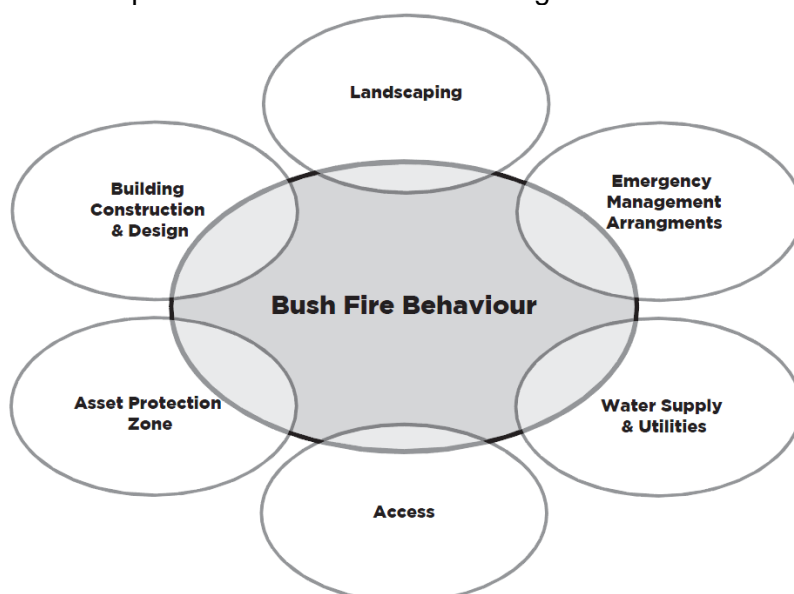
The NSW RFS document PBP – 2019 is applicable to all development on bushfire prone land, this includes an assessment of the proposals adequacy in providing an appropriate combination of bushfire protection measures in terms of asset protections zones, landscaping, access and service supply. This document also provides a means of determining the necessary level of building construction under AS3959 - 2018. Infill development proposals on BFPL must be accompanied by bush fire assessments and reports demonstrating compliance with PBP 2019.

In particular, the following must be addressed:

- a statement that the site is BFPL;
- the location, extent and vegetation formation of any bushland on or within 140 metres of the site;
- the slope and aspect of the site and of any BFPL within 100 metres of the site;
- any features on or adjoining the site that may mitigate the impact of a bush fire on the proposed development;
- a statement assessing the likely environmental impact of any proposed BPMs;
- a site plan showing access, water supplies, APZs, BAL requirements and building footprint in relation to the bush fire hazards; and
- calculated BAL construction levels.

By incorporating bush fire protection measures into a development, the six objectives of PBP 2019 are addressed:

1. afford buildings and their occupants protection from exposure to a bush fire;
2. provide for a defendable space to be located around buildings;
3. provide appropriate separation between a hazard and buildings which, in combination with other measures,
4. prevent the likely fire spread to buildings;
5. ensure that appropriate operational access and egress for emergency service personnel and occupants is available;
6. provide for ongoing management and maintenance of BPMs; and ensure that utility services are adequate to meet the needs of firefighters.



8.1 Site

The site has street frontage to Whale Beach Road to the southeast and is surrounded by private C4 residential allotments to the remaining three aspects.

Council's Bushfire Prone Land Map identifies this property as containing Category 1 Vegetation and the 100 metre buffer zone from a Category 1 Vegetation. Therefore, it is appropriate to apply PBP 2019 to the development proposal.

8.2 Vegetation

PBP 2019 requires a classification of the vegetation on and surrounding the property out to a distance of 140 metres from property boundary (or building footprint). The subject site and surrounding neighbouring private allotments are managed as an asset protection zone within the immediate curtilages around the built assets.

The vegetation that is identified as the potential bushfire threat to the subject property is within the subject site itself and surrounding properties and has direct linkage to a public recreation reserve known as Morella Park which is located to the west of the site beyond neighbouring allotments.

The vegetation is identified as a mix of:

Vegetation Formation: Heathlands
Vegetation Class: Coastal Headland Heaths
PCT Name: Coastal Headland Clay Heath
PCTID: 3789

For the purpose of assessment under Table A1.12.5 of PBP 2019 a Tall Heath classification has been applied to the vegetation to the northwest.

This report allows for the retention of unmanaged vegetation within the rear of the subject site where the topography and terrain limits the ability to manage the site to the standards of APZ requirements.

There is a small pocket of unmanaged vegetation within a public reserve on the south-eastern side of Whale Beach Road. This vegetation is located adjacent a walkway through to Whale Beach. This vegetation is less than 0.25 ha in size and is located greater than 20 metres from the subject site and is classified as excluded vegetation under the terms of section A1.10 of PBP 2019. No further assessment of this vegetation is necessary.

8.3 Topography

The slope must be assessed over a distance of 100m from the existing property boundary (or building footprint) towards the various vegetation communities constituting the hazard. In assessing the slope, it may be found that there are a variety of slopes covering different distances. The gradient within the hazard (vegetation) which will most significantly influence the fire behaviour must be determined.

The most influential slope was assessed onsite and verified by using 1 metre contour mapping to be:

- 0° and upslope within the hazard to the northwest.

8.4 Asset Protection Zones

An Asset Protection Zone (APZ) is a buffer zone between a bush fire hazard and buildings, which is managed progressively to minimise fuel loads and reduce potential radiant heat levels, flame, ember and smoke attack. A fuel-reduced, physical separation between buildings and bush fire hazards is the key element in the suite of bushfire protection measures.

The existing available asset protection zones were measured onsite and verified from plans and aerial imagery to be;

- ≥ 3.6 metres to the southeast

The separation from the hazard interface includes existing maintained land wholly within the subject site. The asset protection zone is existing, and no tree removal or vegetation modification is required to establish it. As such there is no impact on the environment of the proposed bushfire protection measures.

Recommendations will be included within this report to ensure that at the commencement of construction and in perpetuity all land not built upon within the subject site is continued to be maintained as an Asset Protection Zone / Inner Protection Area in accordance with the requirements detailed within Appendix 4 of *Planning for Bush Fire Protection 2019* and the NSW RFS document Standards for an Asset Protection Zone.

Inner Protection Areas (IPAs)

When establishing and maintaining an IPA the following requirements apply:

Trees

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m; and
- preference should be given to smooth barked and evergreen trees.

Shrubs

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass

- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

8.5 Access & egress

The site has street frontage to Whale Beach Road to the southeast. Persons seeking to egress the subject site will be able to do so via the existing access drive and the 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.

The most disadvantaged point of the existing dwelling and proposed new works are within 70 metres of a road that supports the operational use of fire appliances (hydrants). Free pedestrian access is available around the building footprint on the eastern side through to the rear yard. Access into the vegetation is also available within the subject site via existing stairs.

The access requirements of Table 7.4a within PBP 2019 are not applicable to this development.

8.6 Services

The subject site is connected to reticulated water mains for domestic needs. Hydrants are located along Whale Beach Road and other surrounding streets and are available for the replenishment of firefighting appliances. The nearest hydrant is located within the road carriageway of Whale Beach Road immediately southeast of the subject site.

The most disadvantaged point of the existing dwelling and proposed new works will be less than 70 metres from a public road that supports the operational use of fire appliances (hydrants) and the distances specified within AS2419-2017 have been achieved. A static water supply is not required.

Existing above ground electrical supply is available to the subject site and reticulated gas mains is available in this area. There are no new electrical service connections or gas installations proposed as part of this development.

8.7 Construction

AS3959 – 2018	
BAL Low	It is predicated on low threat vegetation and non-vegetated areas. This Standard does not provide construction requirements for buildings assessed in bushfire-prone areas as being BAL-LOW.
BAL-12.5	BAL-12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m ² where the site is less than 100 m from the source of bushfire attack.
BAL-19	BAL-19 is primarily concerned with protection from ember attack and radiant heat greater than 12.5 kW/m ² up to and including 19 kW/m ² .
BAL-29	BAL-29 is primarily concerned with protection from ember attack and radiant heat greater than 19 kW/m ² up to and including 29 kW/m ² .
BAL-40	BAL-40 is primarily concerned with protection from ember attack, increased likelihood of flame contact and radiant heat greater than 29 kW/m ² and up to and including 40 kW/m ² .
BAL-FZ	BAL-FZ is primarily concerned with protection from flame contact together with ember attack and radiant heat of more than 40 kW/m ² . Construction in the Flame Zone BAL-FZ may require reliance on measures other than construction. The requirements for construction of a building in the Flame Zone are regulated by the building authorities having jurisdiction in the States and Territories of Australia.



Planning for Bush Fire Protection 2019 provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ. A Bushfire Attack Level (BAL) is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and is the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.

The highest Bushfire Attack Level to the proposed new works was determined from Table A1.12.5 PBP 2019 to be 'BAL FZ'. The proposed new works are required to comply with section 3 and 9 BAL FZ of AS 3959 – 2018 *Construction of buildings in bushfire prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas 2014* as appropriate for BAL FZ construction.

The proposed new works are also to be constructed to that of the 'Additional Construction Requirements' detailed within section 7.5.2 of *Planning for Bush Fire Protection 2019*.

Note: If the works are undertaken using section 9 of AS3959 – 2018 then, where any proposed works are located within 10 metres from the unmanaged areas / continuous vegetation, section 9.1 paragraph 2 of AS 3959 – 2018 is applicable to the proposal. This clause requires any element of construction within 10 metres of unmanaged vegetation to be tested to AS1530.8.2.

PBP 2019 Fences and Gates:

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.

Any new fences within the subject site should be made from non-combustible material only.

9.0 Recommendations

9.1 Asset Protection Zones / landscaping

1. That at the commencement of construction and in perpetuity all land not built upon within the subject site for a minimum distance of 3.6 metres northwest of the proposed new works is continued to be maintained as an Asset Protection Zone / Inner Protection Area in accordance with the requirements detailed within Appendix 4 of *Planning for Bush Fire Protection 2019* and the NSW RFS document *Standards for an Asset Protection Zone*.

9.2 Construction

2. That the proposed new works are to be constructed in accordance with section 3 and 9 BAL FZ of AS 3959 – 2018 *Construction of buildings in bushfire prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas 2014* as appropriate for BAL FZ construction.
3. That the proposed new works are also constructed to that of the 'Additional Construction Requirements' detailed within section 7.5.2 of *Planning for Bush Fire Protection 2019* (see footnote).

Note: If the works are undertaken using section 9 of AS3959 – 2018 then, where any proposed works are located within 10 metres from the unmanaged areas / continuous vegetation, section 9.1 paragraph 2 of AS 3959 – 2018 is applicable to the proposal. This clause requires any element of construction within 10 metres of unmanaged vegetation to be tested to AS1530.8.2.

4. That any new fencing or gates within the subject site is made from non-combustible materials only.

10.0 Conclusion

The National Construction Code 2019 (NCC) Volume 2 requires that a Class 1 building or a Class 10a building or deck associated with a Class 1 building that is constructed in a designated bushfire prone area must, to the degree necessary, be designed and constructed to reduce the risk of ignition from a bushfire, appropriate to the potential for ignition caused by burning embers, radiant heat or flame generated by a bushfire; and intensity of the bushfire attack on the building.

The subject property is determined to be bushfire prone land and the proposal must achieve compliance with the NCC by meeting the aims and objectives of PBP 2019. This is achieved by providing construction measures to mitigate against the impacts from bush fire including smoke, embers, radiant heat and flame contact and including suitable access, services supply and means of maintaining the bushfire protection measures for the life of the development.

This bushfire hazard and determination has been made on a site-specific basis which includes an assessment of the local bushland area and its possible impact to the subject property. The highest Bushfire Attack Level to the proposed new works was determined to be 'BAL FZ'. Suitable recommendations have been made herein to enable Council to issue development consent inclusive of conditions required to ensure compliance with all requirements of PBP 2019.

The proposal meets the aims and objectives of PBP 2019 by means of compliance with the deemed to satisfy provisions of that document. I am a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment and I have attached a certificate to this report satisfying the requirements of s4.14.

In consideration of the bushfire risk posed to the proposed development in combination with the recommended bushfire protection measures contained within this report I am satisfied they will provide a reasonable and satisfactory level of bushfire protection to the proposed development.

I am therefore in support of the development application.

Australian Bushfire Consulting Services Pty Ltd




Wayne Tucker

Managing Director
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
Ass Dip Applied Science
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD9399
Graduate Member Institute of Fire Engineers

11.0 List of attachments

Attachment 01: s4.14 Certificate

Attachment 02: Sketch Plans of proposed alterations and additions

BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 4.14 1(b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203

PROPERTY ADDRESS:	
DESCRIPTION OF PROPOSAL:	
PLAN REFERENCE: (relied upon in report preparation)	
BAL RATING:	(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment.)
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	<div style="display: flex; justify-content: space-around; align-items: center;"><div style="border: 2px solid red; border-radius: 50%; padding: 5px; text-align: center;">YES</div><div>NO</div><div>(Circle the relevant response)</div></div> <div style="text-align: right; margin-top: 5px;">(If YES the application is to be referred to NSW RFS for assessment.)</div>

I _____ of _____
(Print Name) (Trading or Company Name)

have carried out a bushfire risk assessment on the above mentioned proposal and property. A detailed Bushfire Assessment Report is attached which includes the submission requirements set out in *Appendix 2 of Planning for Bushfire Protection 2019* together with recommendations as to how the relevant specifications and requirements are to be achieved.

REPORT REFERENCE:	
REPORT DATE:	
CERTIFICATION No/ACCREDITED SCHEME:	

I hereby certify, in accordance with *Section 4.14 of the Environmental Planning and Assessment Act 1979 No 203*:

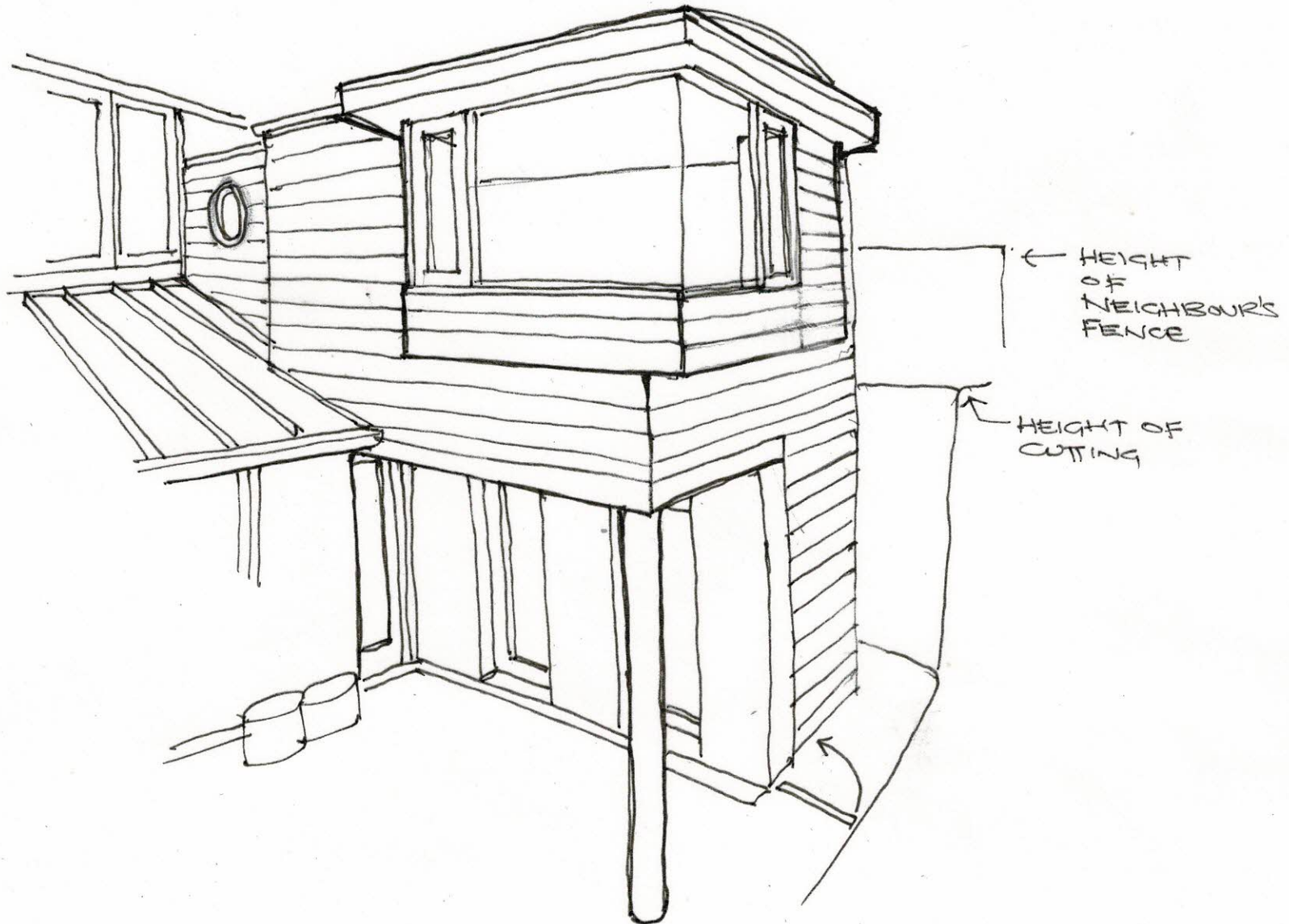
1. That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment; and
2. That subject to the recommendations contained in the attached Bushfire Risk Assessment Report the proposed development conforms to the relevant specifications and requirements

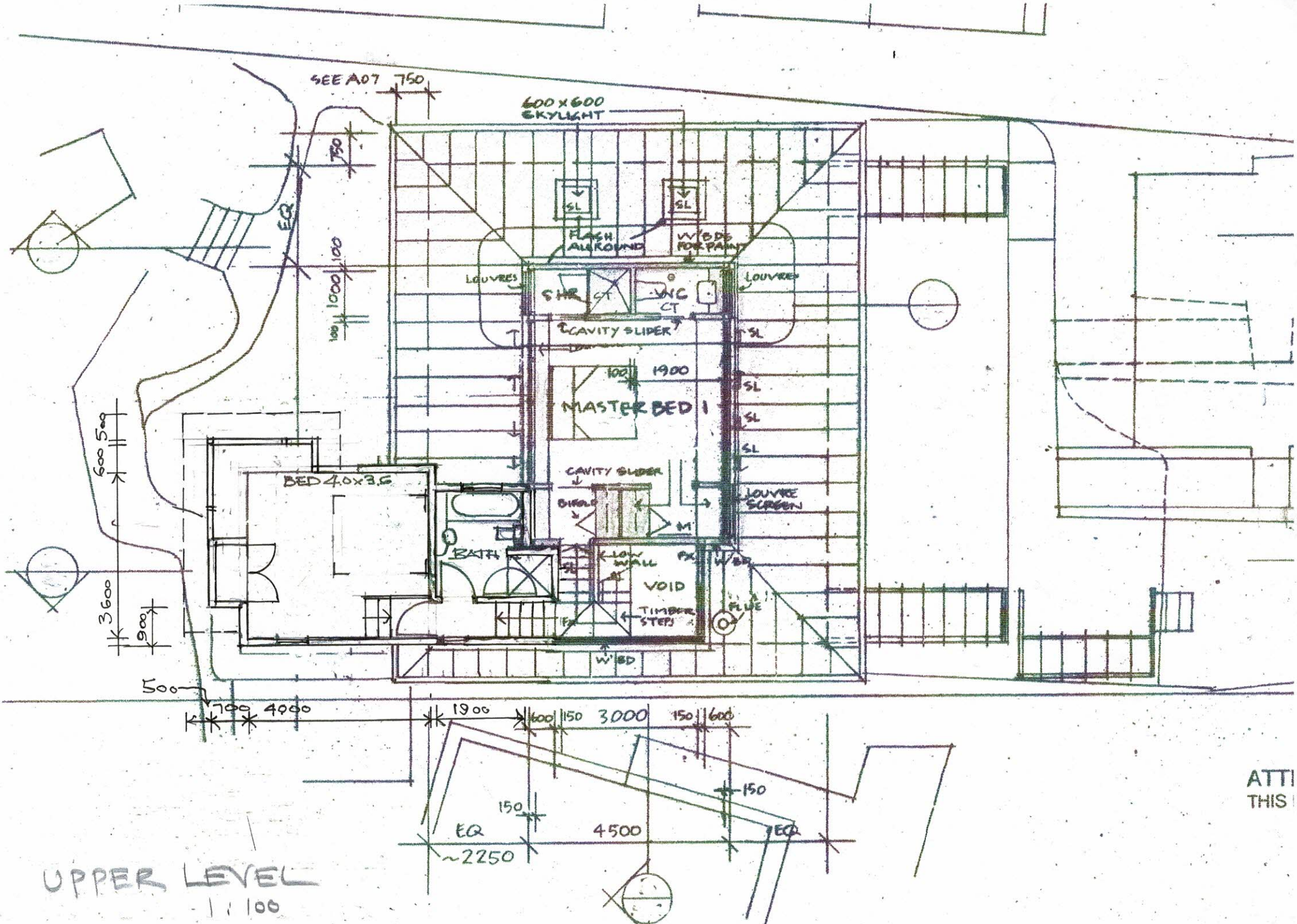
I am aware that the Bushfire Assessment Report, prepared for the above mentioned site is to be submitted in support of a development application for this site and will be relied upon by Northern Beaches Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with *Planning for Bushfire Protection 2019*.

SIGNATURE: _____ DATE: _____

Note: this certificate must be completed and signed by a person recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment in accordance with Section 4.14 of the EP&A Act 1979 No 203.

This form has been prepared by Northern Beaches Council for attachment to the Bushfire Assessment Report.





UPPER LEVEL
1/100

ATTN THIS

LINE OF
BLDG UNDER →

DP

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HIP

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B2

HIP

NO GUTTER

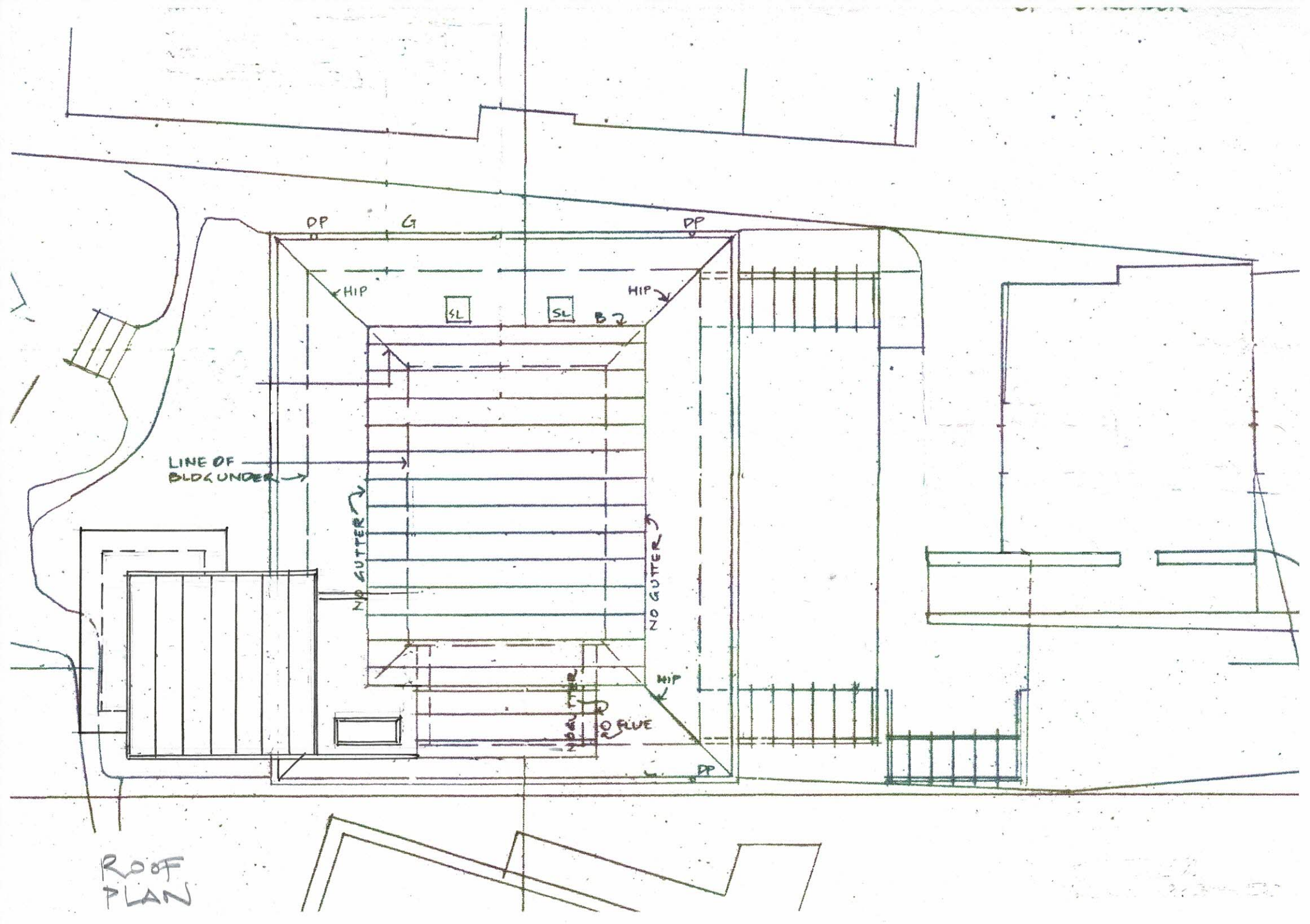
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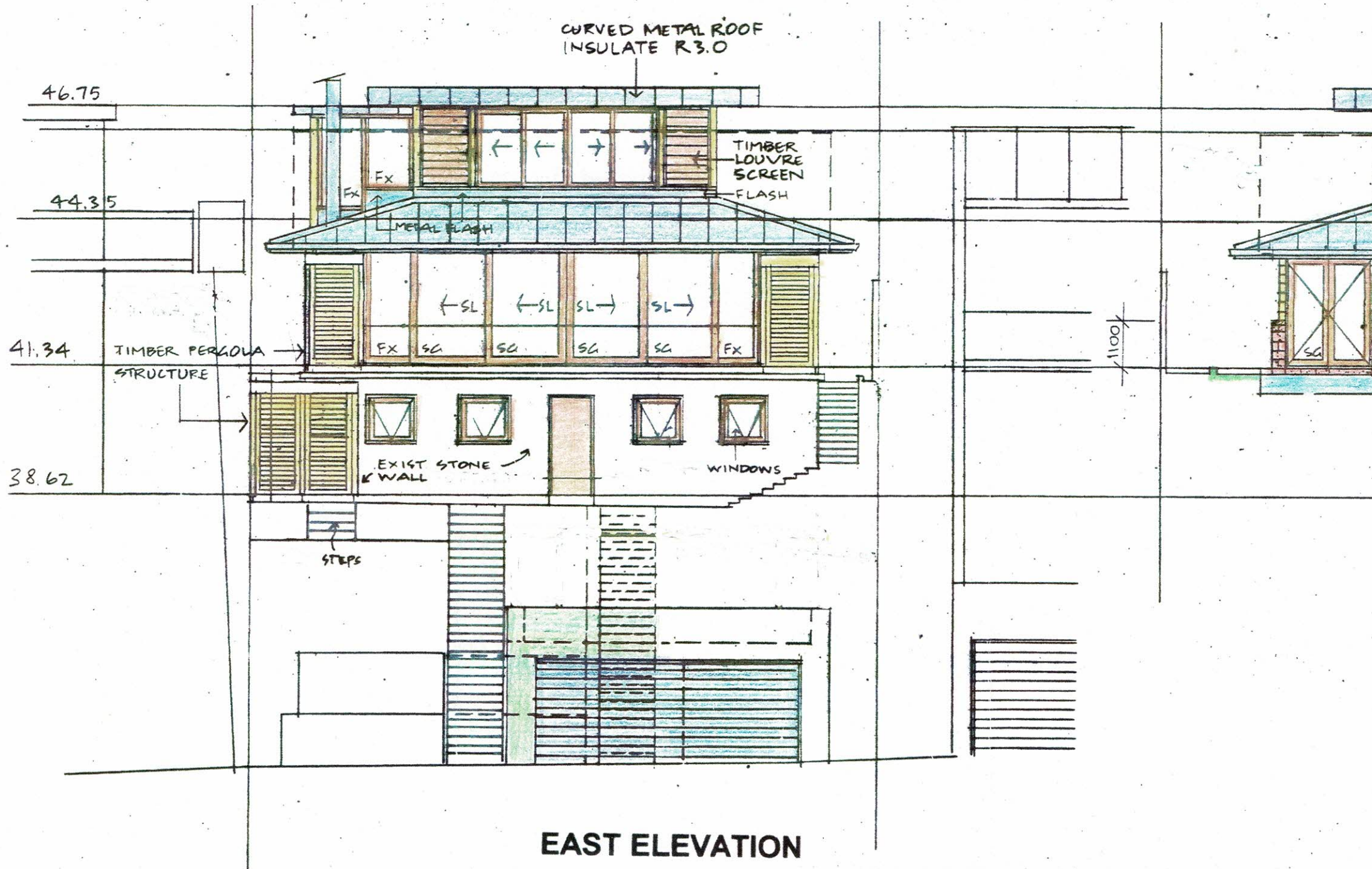
HIP

NO FLUE

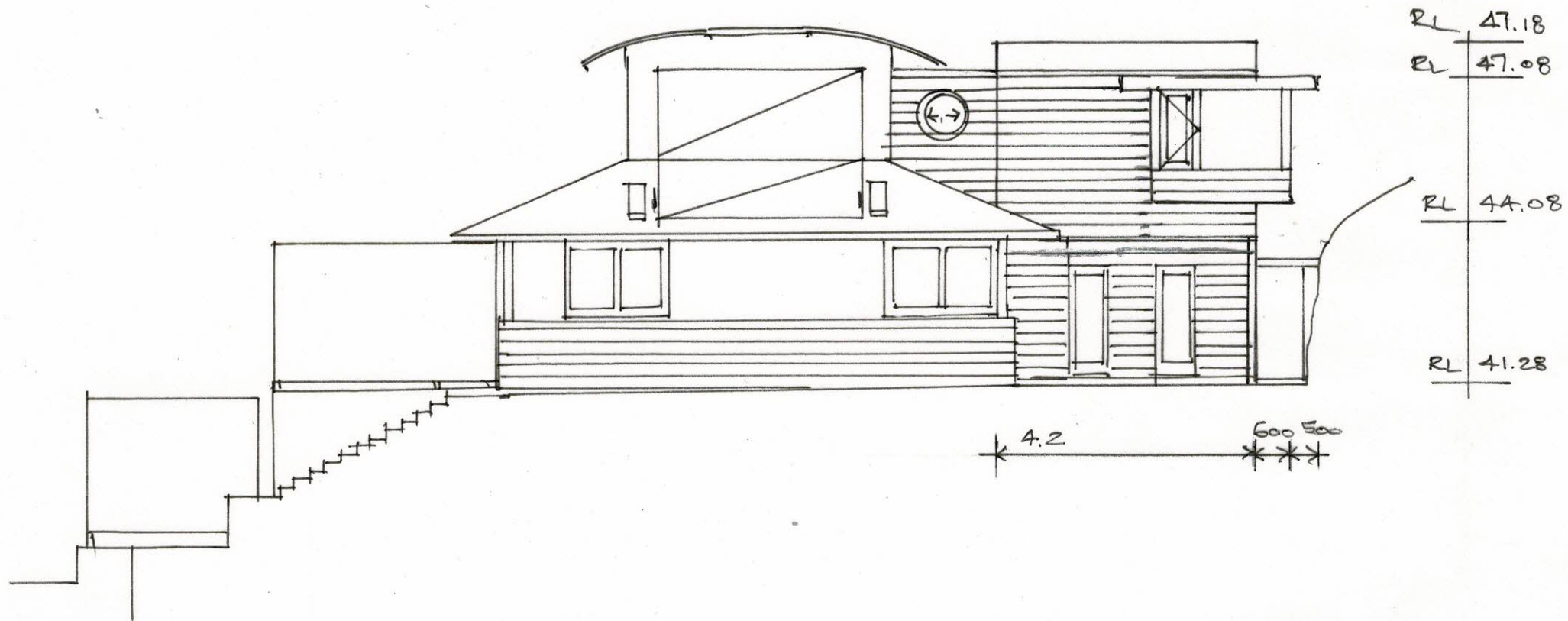
DP

ROOF
PLAN

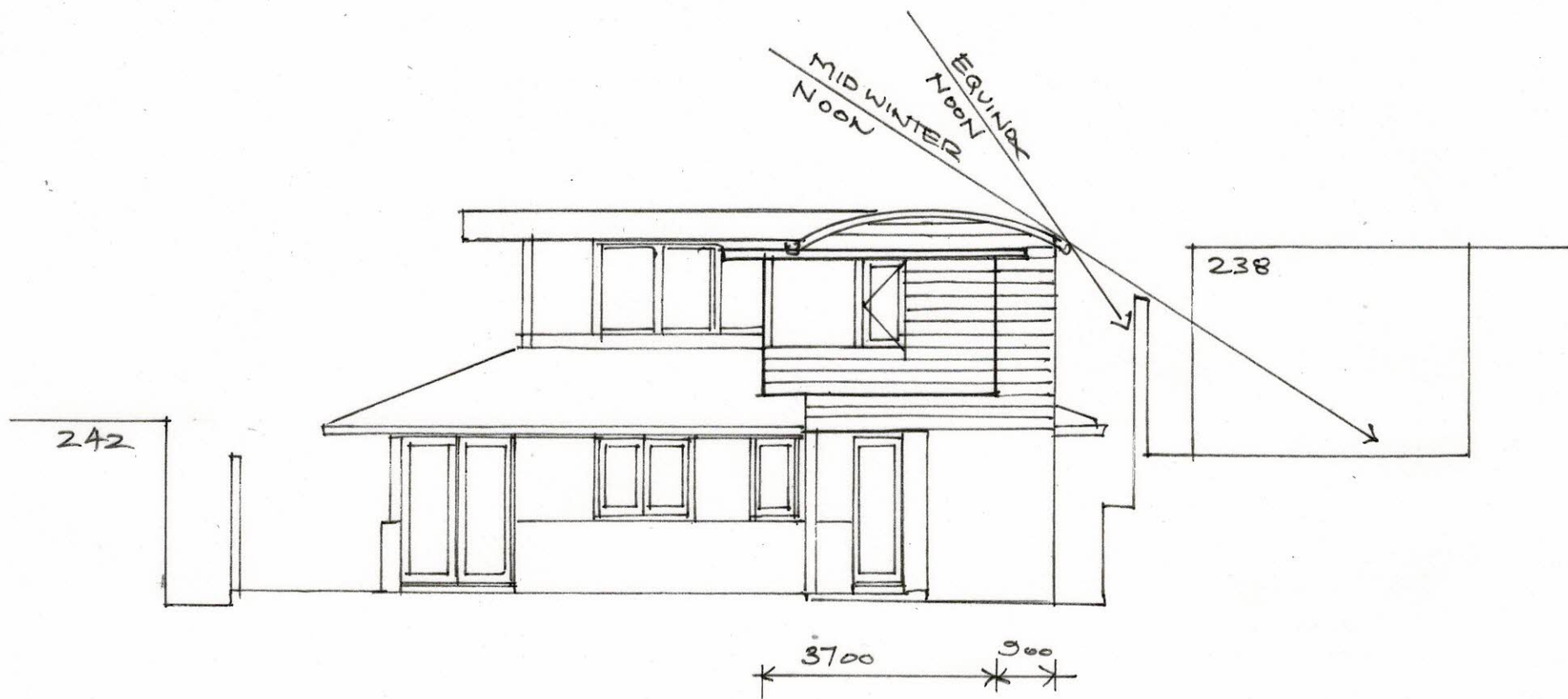




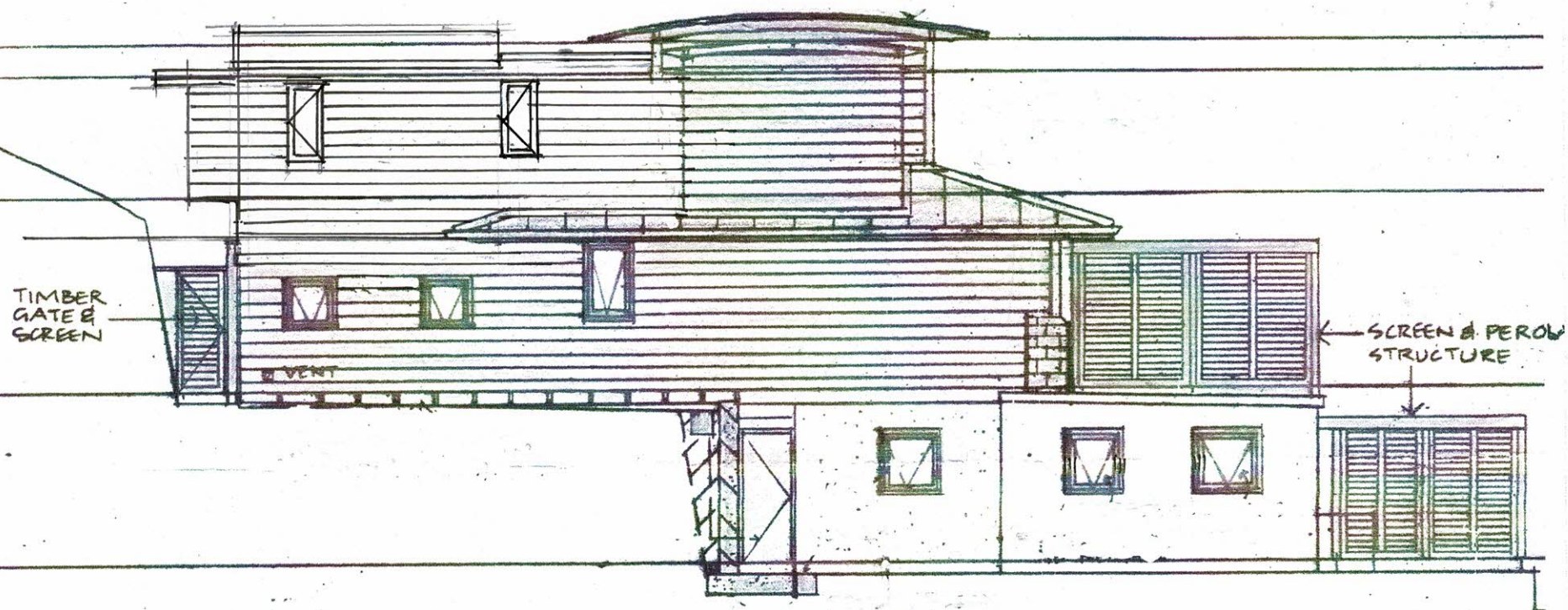
NO CHANGE



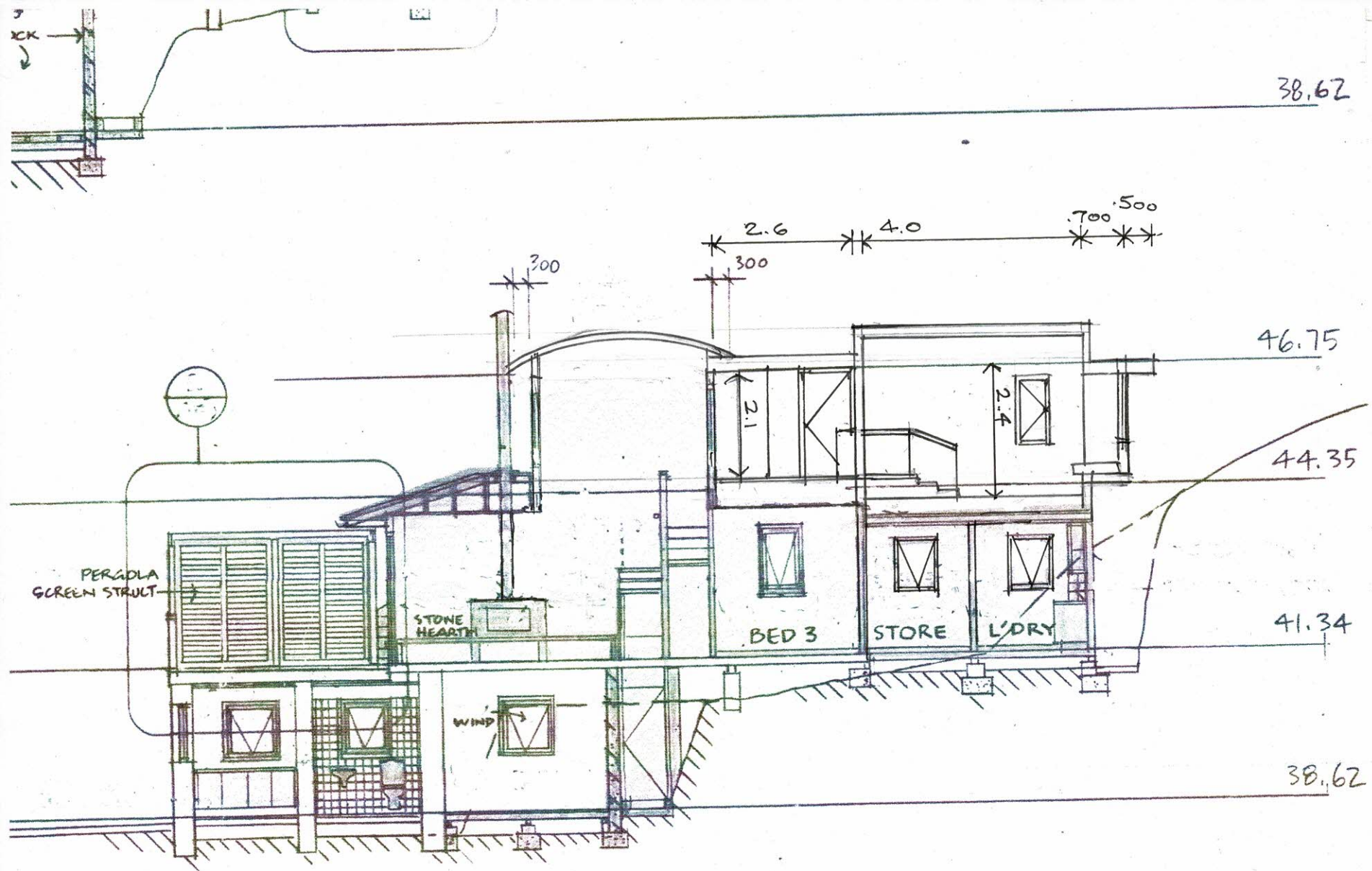
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



SECTION