

Bushfire Assessment Report

Proposed:
**Alterations &
Additions**

At:
**7A Bate Avenue
Allambie Heights NSW**

Reference Number: 200390

Prepared For:
C2 Design

2nd March 2020



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

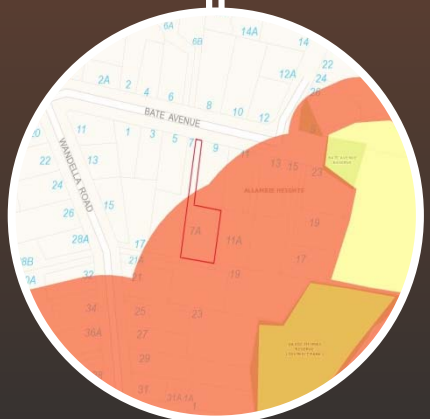
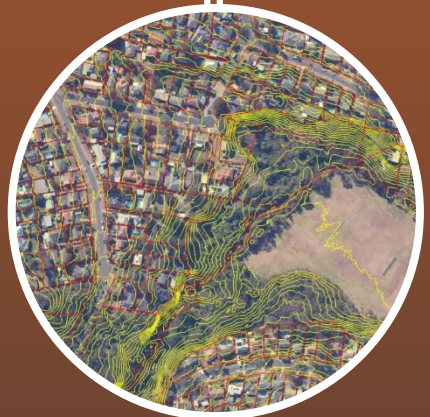
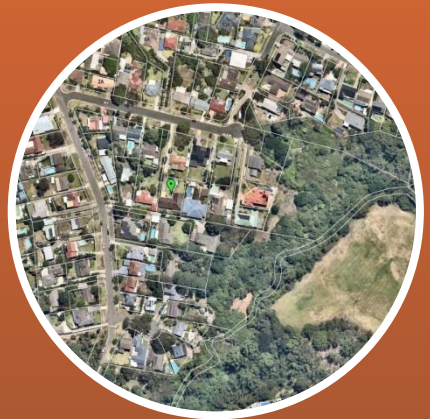
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**SILVER
MEMBER**
Fire Protection
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Section 4.14 applications (under the Environmental Planning and Assessment Act 1979) and all infill development applications may be referred by Council to the NSW 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	02/03/2020	Duncan Armour	David McMonnies BPAD Accreditation No. 2354	Final Release

List of Abbreviations:

APZ	Asset Protection Zone
AS3959	Australian Standard 3959 – 2018.
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 – November 2019</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 7A Bate Avenue, Allambie Heights (Lot 2 DP 588372).

The subject property is a battle-axe style allotment with street access to Bate Avenue to the north and abuts private residential allotments to all other aspects. The vegetation identified as being the potential bushfire hazard is located within David Thomas Reserve and Bate Avenue Reserve along Manly Creek to the east of the subject property.

Northern Beaches Council's Bushfire Prone Land Map identifies the subject property as containing the 100 metre buffer zone from Category 1 Vegetation therefore the application of *Planning for Bush Fire Protection – 2019* (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 hazard 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.

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 – 2019' for the purposes of bushfire hazard determination and Australian Standard 3959 – 2018 titled 'Construction of buildings in bushfire-prone areas' and NASH Standard for steel framed housing in bushfire prone areas 2014 (NASH Std) as amended for building/structural provisions.

A company representative has made a site inspection of the subject property and the surrounding area. The Site Plan prepared by C2 Design, Project No. #Pln, Drawing No. A03, Dated 17/02/2020 has 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 – 2019*.

	North	East	South	West
Vegetation Structure	Maintained grounds	Forest*	Maintained grounds	Maintained grounds
Slope	N/A	5 degrees down	N/A	N/A
Existing Asset Protection Zone	N/A	>65 metres	N/A	N/A
Significant Environmental Features	Bate Avenue	Neighbouring private allotments	Neighbouring private allotments	Neighbouring private 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	BAL 12.5	N/A	N/A
Required Bushfire Attack Level	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

*Forest has been used as a conservative measure, the vegetation is a narrow strip along Manly Creek exceeding the width used for Remnant. The vegetation is also heavily weed infested.

Asset Protection Zones Compliance

The separation from the hazard interface includes maintained land within the subject property and land “equivalent to an Asset Protection Zone” being neighbouring private allotments.

Construction Level Compliance

The highest Bushfire Attack Level to the proposed alterations and additions was determined from Table A1.12.5 of PBP to be ‘BAL 12.5’. The proposed works are required to comply with section 3 and BAL 12.5 section 5 under AS 3959 – 2018 and the Additional construction requirements under section 7.5 of PBP 2019.

Alternatively new construction shall comply with Sections 1 – 5 & BAL 12.5 construction as detailed within the *NASH Standard for steel framed construction in bushfire areas 2014*.

Access and Services

Guideline Ref.	Proposed Development Determinations
Property Access (Driveway)	The most distant external point of the proposed building footprint is less than 70 metres from a public road supporting the operational use of fire fighting vehicles and therefore the Property Access requirements detailed in Table 7.4a of PBP are not applicable.
Water Supply	The most distant external point of the proposed building footprint is less than 70 metres of a public road supporting the operational use of fire fighting vehicles and therefore a Static Water Supply is not required.
Evacuation	Evacuation is possible by utilising existing road infrastructure. It is encouraged that the occupants of the proposed dwelling 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.

Compliance Summary of Bushfire Protection Measures			
Bushfire Protection Measure	Acceptable Solution	Performance Solution	Report Section
Asset Protection Zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.05
Construction Standard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.05
Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.06
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.07
Gas and Electrical Supplies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.0

6.0 Aerial view of the subject allotment



Image 01: Aerial view of the subject property. C/- Nearmap

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 - 2019' (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 – 2018 'Construction of buildings in bushfire prone areas' or the NASH Standard for steel framed housing in bushfire prone areas 2014.

Planning for Bush Fire Protection 2019, (PBP) formally adopted on the 1st March 2020 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, 2 or 3 areas and also inside a buffer zone radius of 100m from a Category 1 bushfire area or 30m from a Category 2 or Category 3 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 section 4.14 application under the *Environmental Planning and Assessment Act 1979*.



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

7.02 Location

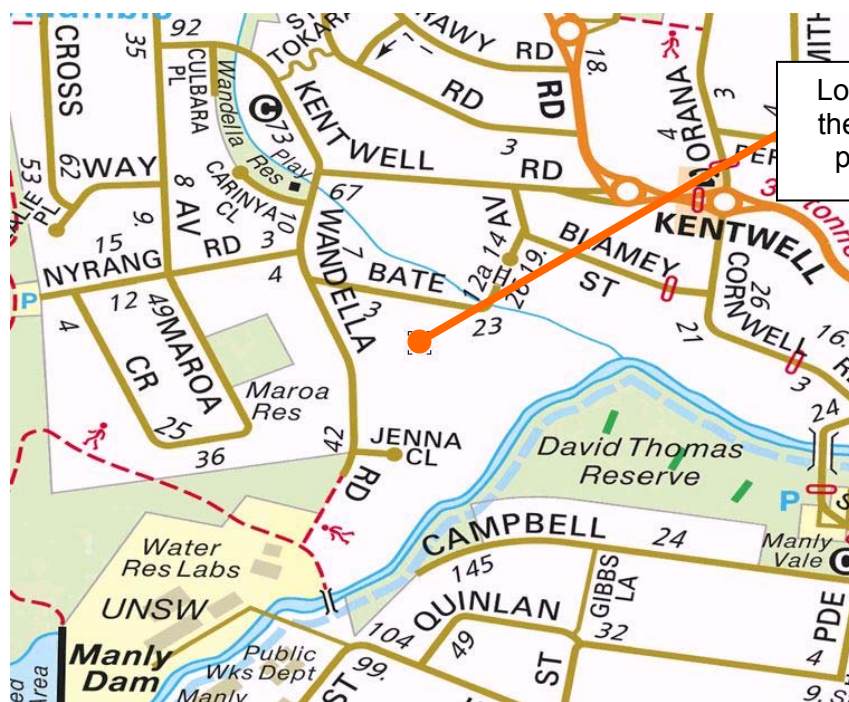
The subject property is known as 7A Bate Avenue, Allambie Heights (Lot 2 DP 588372) and is a residential allotment located within Northern Beaches Council's Local Government Area. The subject property is a battle-axe style allotment with street access to Bate Avenue to the north and abuts private residential allotments to all other aspects.

The vegetation identified as being the potential bushfire hazard is located within David Thomas Reserve and Bate Avenue Reserve along Manly Creek to the east of the subject property.



Subject property

Photograph 01: View from south from Bate Avenue along the subject property's access drive



Location of the subject property

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

7.03 Vegetation

The predominant vegetation within neighbouring developed residential allotments was found to consist of hard surfaced areas, maintained lawns and gardens. The subject site and newly created allotments have been cleared for development.

The vegetation identified as being the potential bushfire hazard is located within David Thomas Reserve and Bate Avenue Reserve along Manly Creek to the east of the subject property.

The vegetation was found to consist of trees 5 - 20 metres in height with 30 - 70% foliage cover, the understorey consisted of weeds and exotics.

For the purpose of assessment the vegetation posing a hazard to the east was determined to be Forest. Forest has been used as a conservative measure, the vegetation is a narrow strip along Manly Creek exceeding the width used for Remnant. The vegetation is also heavily weed infested.



Photograph 02: View into the eastern hazard from the end of Bate Avenue



Photograph 03: View west from David Thomas Reserve into the eastern hazard

7.04 Slope and Topography

The slope that would most significantly affect bushfire behaviour must be assessed for at least 100 metres from within the hazard. The most significant bushfire impact to the proposed works from the east is expected to be a bushfire travelling up slope towards the subject property.

The slope that would most significantly influence bushfire behaviour was measured onsite using an inclinometer and verified from topographic imagery of the subject area and found to be:

- 5 degrees down slope within the hazard to the east

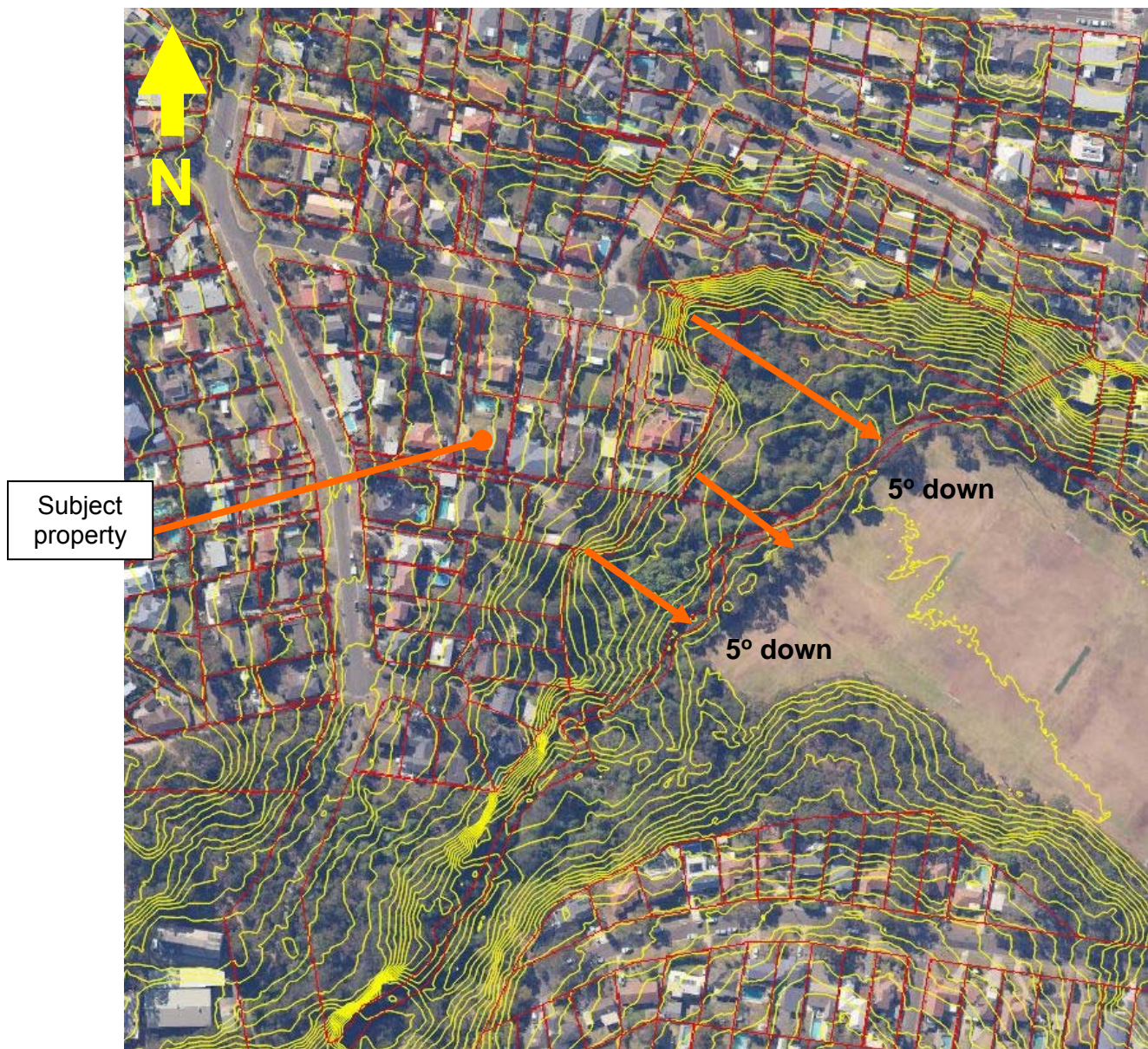


Image 04: Extract from ELVIS – Geoscience Australia (1m Contours)

7.05 Asset Protection Zones

The proposed alterations and additions to the existing dwelling were found to be located >65 metres from the hazard interface to the east. The separation from the hazard interface includes maintained land within the subject property and land “*equivalent to an Asset Protection Zone*” within neighbouring allotments.

The proposed works extend no closer to the bushfire hazard than the existing building footprint.

All grounds within the subject property are required to be maintained as an Asset Protection Zone (Inner Protection Area) in accordance with Appendix 2 of PBP and the NSW Rural Fire Service publication ‘Standards for Asset Protection Zones’.



Photograph 04: View into neighbouring allotments to the east of the subject property forming part of the APZ



Photograph 05: View into the subject property showing the maintained grounds

7.06 Property Access – Fire Services & Evacuation

The subject property has access to Bate Avenue to the north. Persons seeking to egress the subject dwelling are able to do so via the existing access drive and existing road infrastructure away from the bushfire hazard.

The most distant external point of the proposed footprint is greater than 70 metres from a public road supporting the operational use of fire fighting vehicles and therefore the Property Access requirements detailed in Table 7.4a of PBP 2019 are applicable. The existing access is considered adequate and will not be altered as part of this DA.

Fire services have free pedestrian access around the building footprint. Attending fire crews can access the hazard via Bate Avenue and David Thomas Reserve for hazard reduction or fire suppression activities without the need to enter the subject property.

7.07 Fire Fighting Water Supply

The proposed dwelling will be connected to the reticulated town's water main in Bate Avenue for its domestic needs. Existing in ground hydrants are available along Bate Avenue and surrounding streets for the replenishment of attending fire services.

The most distant external point of the building footprint is greater than 70 metres from a public road supporting the operational use of fire fighting vehicles and therefore a Static Water Supply is required. The existing swimming pool satisfies this requirement.

The existing water supply is considered adequate for this proposal.



Photograph 06: View from an existing hydrant in Bate Avenue towards the subject property's access drive

8.0 Site & Bushfire Hazard Determination

8.01 Planning for Bush Fire Protection - 2019

Planning for Bush Fire Protection – 2019 (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:

Eastern aspect:

- a) Vegetation Structure Forest
- b) Slope 5 degrees down
- c) A >65 metre APZ is available
- d) The Bushfire Attack Level was determined to be 'BAL 12.5'

8.02 Australian Standard AS 3959 – 2018 'Construction of buildings in bushfire –prone areas' & NASH Standard for steel framed housing in bushfire prone areas 2014 (NASH Std)

The NASH Std and Australian Standard 3959 – 2018 '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 standards specifies construction standards for buildings within various Bushfire Attack Levels as determined by the Planning for Bush Fire Protection – 2019 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 both standards.

8.03 Correlation between bushfire impact and BAL Rating

Bushfire Attack Level	Maximum radiant heat impact (kW/m ²)	Level of construction
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 7A Bate Avenue, Allambie Heights was assessed against the requirements of *Planning for Bush Fire Protection* 2019 noting the following:

- a) Access to the subject property is available from Bate Avenue.
- b) Access to the hazard is available without the need to enter the subject site.
- c) Recommendations to maintain the Asset Protection Zones within the subject property will be included.

8.05 Viable Construction Method

The objectives of Planning for Bush Fire Protection – 2019 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 dwellings was determined from Table A1.12.5 of PBP - 2019 to be 'BAL 12.5'. The proposed alterations and additions are required to comply with BAL 12.5 section 5 under AS 3959 – 2018 and the addendum to Appendix 3 of PBP.

Alternatively new construction shall comply with Sections 1 – 5 & BAL 12.5 construction as detailed within the *NASH Standard for steel framed construction in bushfire areas 2014*.

9.0 Recommendations

The following recommendations are provided as the minimum necessary for compliance with Planning for Bush Fire Protection – 2019. Additional recommendations are provided to supplement these minimum requirements where considered necessary.

Asset Protection Zones

1. That all grounds within the subject property not built upon be maintained as an Asset Protection Zone (Inner Protection Area) in accordance with Appendix 4 of Planning for Bush Fire Protection and the NSW Rural Fire Service publication 'Standards for Asset Protection Zones'.

Construction

2. That construction complies with the National Construction Code of Australia 2015 by means of;
 - a) **AS3959 – 2018**
 - That the proposed works shall comply with BAL 12.5 under section 5 of AS3959 – 2018.
 - That all new construction be constructed to that of the 'Additional Construction Requirements' detailed in section 7.5 of Planning for Bush Fire Protection - 2019.

Or

- b) **NASH Standard for steel framed housing in bushfire prone areas 2014 (NASH Std)**
 - That the proposed works shall comply with Section 1 – 5 and BAL 12.5 of the NASH Std.
 - Note Please refer to the NSW RFS Community resilience Fact Sheet 2/15 for further information

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 – 2019. 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 potential bushfire hazard is located within David Thomas Reserve and Bate Avenue Reserve along Manly Creek to the east of the subject property. The vegetation has been conservatively assessed as a Forest hazard.

The proposed alterations and additions to the existing dwelling were found to be located >65 metres from the hazard interface to the east. The separation from the hazard interface includes maintained land within the subject property and land "*equivalent to an Asset Protection Zone*" within neighbouring allotments.

The highest Bushfire Attack Level to the proposed works was determined from Table A1.12.5 of PBP - 2019 to be 'BAL 12.5'. The proposed works are required to comply with BAL 12.5 section under AS 3959 – 2018 and the additional construction requirements under section 7.5 of PBP - 2019.

The existing water supply and access provisions are 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



Duncan Armour
Bushfire Consultant

Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions



David McMonnies, AFSM. / M I Fire E
Masters of Const. Mgt. / G. D. Design in
Bushfire Prone Areas
Managing Director.
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD2354



11.0 Annexure 01

List of Referenced Documents

- a) *Environmental Planning and Assessment Act 1979*
- b) *'Planning for Bush Fire Protection' 2019* - NSW Rural Fire Services & Planning NSW
- c) *'Construction of buildings in bushfire-prone areas'* - AS 3959 – 2018
- d) *'Northern Beaches Council's Bushfire Prone Land Map'*
- e) Site Plan prepared by C2 Design, Project No. #Pln, Drawing No. A03, Dated 17/02/2020.
- f) Acknowledgements to:
 - Geoscience Australia
 - NSW Department of Lands – SixMaps
 - Street-directory.com.au
 - Nearmap.com

Attachments

Attachment 1: Section 4.14 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:	7A Bate Avenue, Allambie Heights
DESCRIPTION OF PROPOSAL:	Alterations and additions
PLAN REFERENCE: (relied upon in report preparation)	Site Plan prepared by C2 Design, Project No. #Pln, Drawing No. A03, Dated 17/02/2020
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:	200390
REPORT DATE:	2 nd March 2020
CERTIFICATION NO/ACCREDITED SCHEME	BPAD2354

I David 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: 2nd March 2020

