

RIGHT ANGLE DESIGN & DRAFTING PTY LTD

Att: Paul Norman
PO Box 1049
Surry Hills 20101 15

02 8399 0072
0425 349 431

Our Reference: WGPL250718
Your Reference:

Subject: AS3959 Bushfire Attack Level Risk Assessment
(Revised) for Proposed Residential Building
Development within Lot 13 Section 24 DP758044
(No.4) Dobroyd Road Balgowlah Heights 2093

Dear Paul,

As per your email instruction (dated 25/07/18) to undertake and document a revised Bushfire Attack Level (BAL) assessment for proposed residential building development and associated structures within Lot 13 Section 24 DP758044 (No.4) Dobroyd Road Balgowlah Heights 2093, the following advice is provided.

The BAL assessment has been reasonably undertaken in accordance with Australian Standard 3959 (Building in bushfire prone areas) Simplified Procedure.

This assessment assumes that the subject property & adjoining / directly adjacent residential lands will be reasonably maintained in a fuel reduced or low threat condition as observed or anticipated at the time of this report.

As a considered opinion, the current condition and extent of forest vegetation and residential allotments / subdivision development adjacent to the subject property are considered reasonably adequate for the purposes of APZ compliance and excluded / low threat vegetation.

Notwithstanding the above, the Consent Authority may have a different opinion in this regard which may alter this assessment or confound the proposed development as complying under the Exempt and Complying Development Code.

Please feel free to contact me and discuss any of the attached advice.

Sincerely



Matt Jones

BAppSc Environmental Health
Grad. Dip Design for Bushfire Prone Areas
BPAD-L3-14598 Accredited Practitioner

Bushfire Protection Planning & Assessment Services Pty. Ltd



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Assessment Consultants Group**



AS3959 BUSHFIRE ATTACK LEVEL (BAL) SIMPLIFIED ASSESSMENT LETTER REPORT



Lot & DP of Subject Property: Lot 13 Section 24 DP758044

Address of Subject Property: No.4 Dobroyd Road Balgowlah Heights 2093 (Northern Beaches)

Proposed Development: New Residential Building (Class 1a) and associated fencing / retaining wall sections.

Plans / Advice Reviewed: Attached Appendices 1 - 3.

For the purpose of this assessment, it is specifically noted that the proposed development (residential building component) will be setback at least;

- 5m from the side / eastern boundary of the subject property or
- 4m from the frontage (southern boundary) to Dobroyd Road.

Proposed fencing and retaining wall sections will be located along the boundaries if the subject property.

The subject property forms part of the existing Dobroyd Road / Beaconview Street / Heathcliff Crescent residential precinct. The entire residential precinct is more or less entirely cleared and managed as residential building development, associated curtilage & public roadway access area.

For the purpose of this assessment, it is assumed that all proposed residential allotments within vicinity (100m) of the subject property will remain developed and managed for residential living purposes.

Date of Assessment: 9th December 2019

BAL Assessment Procedure: Simplified (Method 1), as per Clause 2.2 of AS3959

Relevant FDI: 100 (Greater Sydney), as per Table 2.1 of AS3959

Classified Vegetation Type: For the purpose of this assessment, FOREST vegetation is identified to the E-SE (≈67m) of the subject property boundary within Lot 2776 DP39988 and to a lesser extent within Lot 7124 DP1023341 to the S-SW within public reserve lands (Tania Park).

Excluding the above areas, all other surrounding land within approximately 100m of the proposed building location should reasonably qualify as low threat vegetation, as per Clause 2.2.3.2 of AS3959.



Site Distance to Vegetation,
Effective Slope & BAL:

Distance (m)	Vegetation (Location / Direction)	Effective Slope	BAL
≥ 67m	Forest (Lot 2776 DP39988 / E-SE)	Upslope	12.5
> 90m	Forest (Lot 7124 DP1023341 / S-SW)	Upslope	12.5

Determined Highest BAL:

BAL-12.5 as per Clause 2.2.6 of AS3959.

Other Estimate /
Recommended BAL:

-

Conclusion:

Based on the above assessment, it is determined that the proposed development will comply with the specific requirement contained within the 'State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 s3.4 Complying development on bush fire prone land whereby the development will not be carried out on any part of the lot that is bush fire attack level-40 (BAL-40) or in the flame zone (BAL-FZ) as described by AS3959.

Further, this BAL Risk Assessment Certificate has been issued, in accordance with the abovementioned SEPP s3.4 Part 3 who is recognised by the NSW Rural Fire Service as a suitably qualified consultant in bush fire risk assessment.

The above BAL assessment has been prepared by:

Matt Jones

BAppSc Environmental Health
Grad. Dip Design for Bushfire Prone Areas
BPAD-L3-14598 Accredited Practitioner

(I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS3959-2018 and/or NSW Planning for Bushfire Protection Guidelines 2006 as applicable)

BUSHFIRE PLANNING AND DESIGN ACCREDITATION SCHEME

ACCREDITED PRACTITIONER

Name

Matthew Jones

Accreditation No.

BPAD14598

Valid to

February 2020

Jurisdiction

Level 3 - NSW





BPAD

Bushfire
Planning & Design

Accredited Practitioner

The holder of this card is accredited in accordance with the FPA Australia Bushfire Planning and Design Accreditation Scheme to perform the services listed on the reverse of this card.

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TERM OF VALIDITY: Opinions and statements made within the following report will expire 2 years from the date of the report. Should the following report require re-examination with a view to the possible extension of its term of validity, please apply to Bushfire Protection Planning & Assessment Services before the date of expiry. Bushfire Protection Planning & Assessment Services reserves the right at any time to withdraw any opinions or statements in the light of new knowledge.

DISCLAIMER: Bushfire mitigation or protection measures as identified, recommended or purported by this report may not guarantee that the proposed building development will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions, and the behaviour of building occupants or fire fighters defending the building when exposed to severe or greater bushfire attack conditions.

Additional Note:

It should be noted that this BAL Risk Assessment Certificate only forms part of the certifiable requirements which suitably address the 'Development standards for bush fire prone land' within *Section 3.4 State Environmental Planning Policy (Exempt & Complying Development Codes) 2008*. The entire section is outlined below for reference.

It should also be noted that the proposed development must satisfy many other significant requirements to achieve overall compliance with the *State Environmental Planning Policy (Exempt & Complying Development Codes) 2008*, which are not related to 'bushfire development standards', and do not form part of this certification document.

3.4 Complying development on bush fire prone land

- (1) *This clause does not apply to the following complying development under this code:*
 - (a) *non-habitable detached development that is more than 10m from any dwelling house,*
 - (b) *landscaped areas,*
 - (c) *non-combustible fences,*
 - (d) *swimming pools.*
- (2) *If complying development under this code is carried out on bush fire prone land, the following development standards also apply in addition to any other development standards:*
 - (a) *the development will not be carried out on any part of the lot that is bush fire attack level-40 (BAL-40) or in the flame zone (BAL-FZ),*
 - (b) *the lot on which the development is to be carried out must have direct access to a public road or a road vested in or maintained by the council,*
 - (c) *the dwelling house must be able to be connected to mains electricity,*
 - (d) *if reticulated or bottled gas is installed and maintained on the lot:*
 - (i) *it must be installed and maintained in accordance with AS/NZS 1596:2008, The storage and handling of LP Gas , and*
 - (ii) *the storage and handling of any LP gas on the lot must comply with the requirements of the relevant authorities (including the use of metal piping),*
 - (e) *any gas cylinder stored on the lot within 10m of any dwelling house must:*
 - (i) *have its release valves directed away from the dwelling house, and*
 - (ii) *be enclosed on the hazard side of the installation, and*
 - (iii) *have metal connections to and from the cylinder,*
 - (f) *there must not be any polymer sheathed flexible gas supply lines to gas meters adjacent to the dwelling house,*
 - (g) *if the development is carried out on a lot in Zone RU5, there must be:*
 - (i) *a reticulated water supply connection to the lot and a fire hydrant within 60m of any part of the development, or*
 - (ii) *a 10,000 L capacity water tank on the lot,*
 - (h) *if the development is carried out on a lot in any zone other than Zone RU5, there must be:*
 - (i) *a reticulated water supply connection to the lot, and*
 - (ii) *a fire hydrant within 60m of any part of the development,*
 - (i) *the development must comply with the requirements of all of the following:*
 - (i) *Planning for Bush Fire Protection (ISBN 0 9751033 2 6) published by the NSW Rural Fire Service in December 2006,*
 - (ii) *Addendum: Appendix 3 (published by NSW Rural Fire Service in 2010) to Planning for Bush Fire Protection (ISBN 0 9751033 2 6),*
 - (iii) *AS 3959-2009, Construction of buildings in bushfire-prone areas,*
 - (iv) *any other document required by the Environmental Planning and Assessment Regulation 2000 (in accordance with section 79BA of the Act).*

Note 1 : "Attached development" , "bush fire attack level-40 (BAL-40)" , "council" , "detached" , "dwelling house" and "flame zone (BAL-FZ)" are defined in clause 1.5.

Note 2 : "Bush fire prone land" , "landscaped area" , "road" and "swimming pool" have the same meanings as they have in the Standard Instrument.

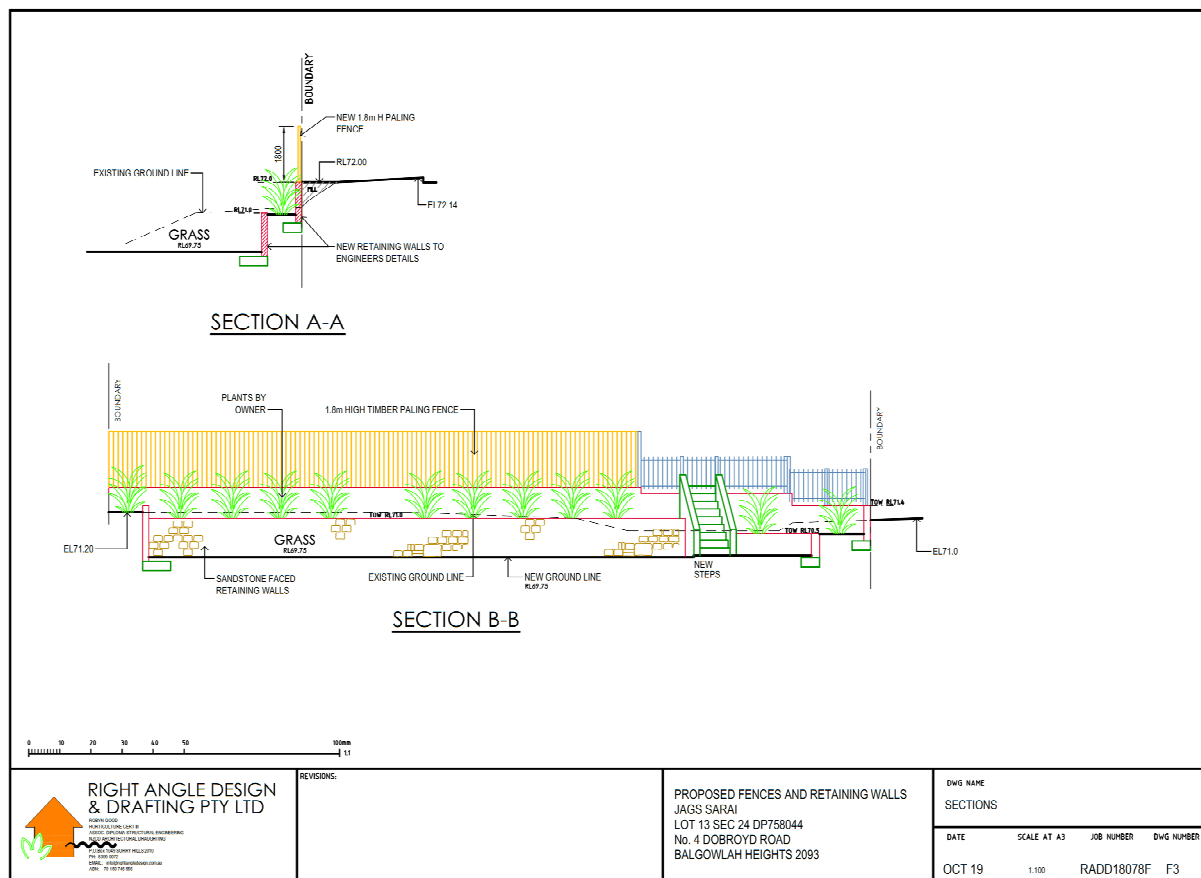
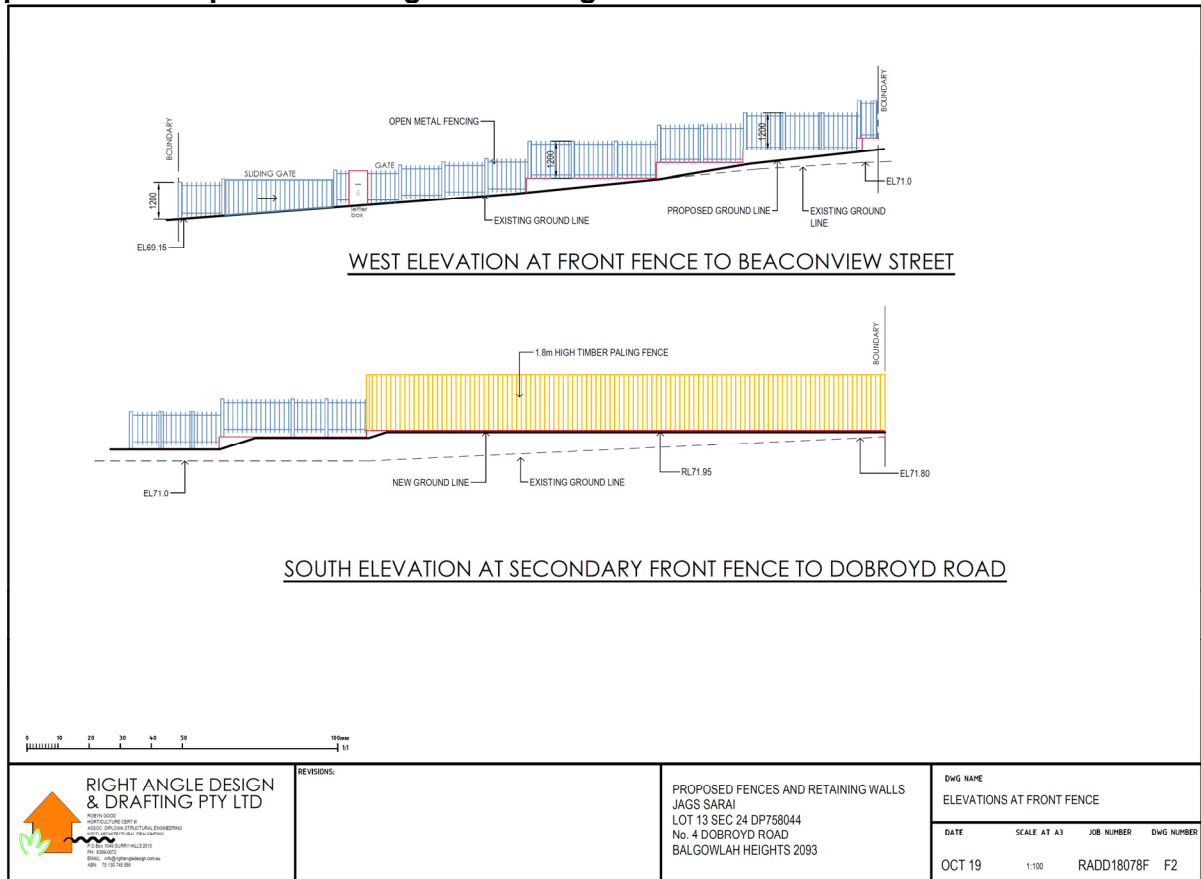
- (3) *A development standard specified in sub clause (2) (a) is satisfied if the council or a person who is recognised by the NSW Rural Fire Service as a suitably qualified consultant in bush fire risk assessment certifies that the development is not in bush fire attack level-40 (BAL-40) or the flame zone (BAL-FZ).*



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Appendix 2 – Proposed Fencing & Retaining Wall Sections





Courtesy - <https://maps.six.nsw.gov.au/>

Appendix 4 – Topographic Map / Boundary Overlay



Courtesy - <https://maps.six.nsw.gov.au/>