

Bushfire Assessment Report

Proposed:
**New Dwelling and
Secondary Dwelling**

At:
**2 Prince Edward Drive,
Seaforth.**

Reference Number: 250272

25 November 2024



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

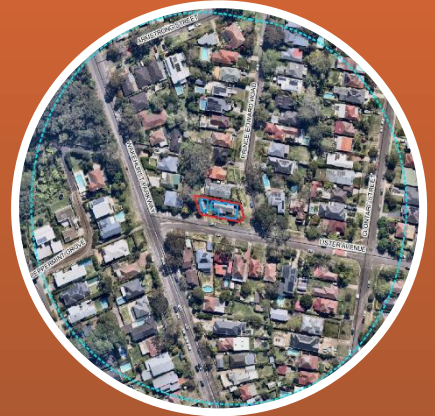
Tel: (02) 9457 6530

PO Box 124
Berowra NSW 2081
ABN 19 057 337 774

www.bushfirehazardsolutions.com.au



**SILVER
MEMBER**
Fire Protection
Association Australia



Contents

	<u>Page No.</u>
Copyright and Disclaimer	2
List of Abbreviations	3
1.0 Introduction	4
2.0 Legislative Requirements	5
3.0 Purpose of Report	5
4.0 Scope of Report	5
5.0 Compliance Table and Notes	6
6.0 Aerial view of the subject allotment	7
7.0 Site Assessment	8 - 12
8.0 Bushfire Protection Measures	13 - 16
9.0 Recommendations	17
10.0 Conclusion	18
11.0 Annexure	19
- List of referenced documents and attachments	
- Attachments	

Copyright:

Where agreed to by Building Code and Bushfire Hazard Solutions Pty. Ltd, this report may only be copied, distributed or forwarded to other parties in its original format. No part of this document including any wording, images, or graphics can be modified, changed or altered in any way without the express permission of Building Code and Bushfire Hazard Solutions Pty. Ltd. (Copyright Act 1968).

Where this document is found to have been used or altered in any way without the express permission of Building Code and Bushfire Hazard Solutions Pty. Ltd. including any wording, images, or graphics, Building Code and Bushfire Hazard Solutions Pty. Ltd. will not be held liable for any incidental or consequential loss or damages, financial or otherwise resulting from the use of the modified document. Building Code and Bushfire Hazard Solutions Pty. Ltd. will if it considers it necessary, seek to advise third parties including authorities of such illegal use or modifications.

Legal status:

This report has been prepared as a submission document in support of a development application to Council and in instances may rely upon information provided by a number of external sources including Councils, State Government Agencies and it is assumed that the information provided was accurate at the time. This report cannot be relied upon for commencement of works or construction until such time as it has been endorsed or otherwise included within the consent conditions issued by Council as part of the DA determination.

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.

Disclaimer:

This report has been prepared with due care and diligence by Building Code and Bushfire Hazard Solutions Pty. Ltd and the statements and opinions contained in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in previous paragraphs.

Further, no responsibility is accepted by Building Code and Bushfire Hazard Solutions Pty. Ltd. or any of its officers or employees for any errors, including errors in data which is supplied by a third party, or which Building Code and Bushfire Hazard Solutions Pty. Ltd. is required to estimate, or omissions howsoever arising in the preparation of this report, provided that this will not absolve Building Code and Bushfire Hazard Solutions Pty. Ltd. from liability arising from an opinion expressed recklessly or in bad faith.

Any representation, statement of opinion, or advice expressed or implied in this document is made in good faith on the basis that Building Code and Bushfire Hazard Solutions Pty. Ltd. employees and / or agents are not liable (whether by reason of negligence, lack of care or any other reason) to any person, company or their agents 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 referred to above.

Version Control				
Version	Date	Author	Reviewed by	Details
1	25/11/2024	Patrick Friend	Ian Tyerman	Final Report

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 – 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 construction of a new sole occupancy dwelling and secondary dwelling within an existing residential allotment located at 2 Prince Edward Road, Seaforth (28F DP 16341).

The subject site has street frontage to Prince Edward Road to the east and abuts similar private allotments to the north and west and Lister Avenue to the south.

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).

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.

Northern Beaches Council's Bushfire Prone Land Map identifies the subject property as containing the Vegetation Buffer. As the subject site is bushfire prone in accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979* development consent cannot be granted unless the proposal satisfies the relevant specifications and requirements of PBP.

As the application relates to the construction of a sole occupancy dwelling and a secondary dwelling within an existing residential allotment the relevant specifications and requirements under PBP are the aim and objectives detailed in Chapter 1 'Introduction' and specific objectives and bushfire protection measures detailed in Chapter 7 'Residential Infill Development' and Chapter 8 'Other Development'.

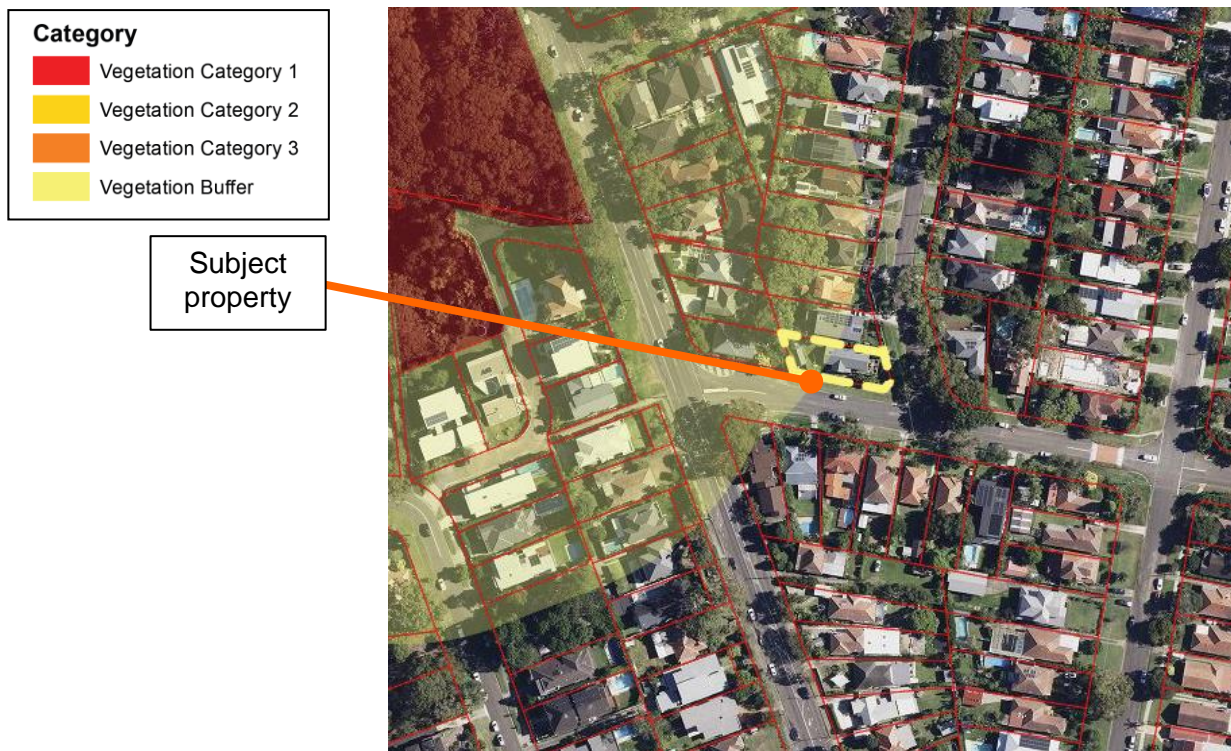


Figure 01: Extract from Northern Beaches Council's Bushfire Prone Land Map.

2.0 Legislative Requirements

The subject site is designated as Bushfire Prone Land (Figure 01).

In accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979* development consent cannot be granted for the carrying out of development for any purpose (other than a subdivision of land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose) on bush fire prone land unless the consent authority:

- (a) is satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection, or*
- (b) 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.*
- (1A) If the consent authority is satisfied that the development does not conform to the relevant specifications and requirements, the consent authority may, despite subsection (1), grant consent to the carrying out of the development 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.*

This Bushfire Assessment Report and accompanying certificate has been prepared by a person who are recognised by the NSW Rural Fire Service (RFS) as qualified in bushfire risk assessment and has been accredited by the Fire Protection Association of Australia as a Level 2 BPAD qualified practitioner.

3.0 Purpose of Report

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

4.0 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.

5.0 Compliance Tables & Notes

The following table sets out the project's compliance with *Planning for Bush Fire Protection – 2019*.

	Northwest	North	East	South
Vegetation Structure	Forest	Managed Land	Managed Land	Managed Land
Slope	5 – 10 degrees down	N/A	N/A	N/A
Asset Protection Zone	>88 metres Dwelling >79 metres Secondary dwelling	N/A	N/A	N/A
Significant Landscape Features	Neighbouring private allotments/ Wakehurst Parkway	Neighbouring private allotments	Neighbouring private allotment/Prince Edward Road	Neighbouring private allotment/Lister Avenue
Threatened Species	APZ Existing	N/A	N/A	N/A
Aboriginal Relics	APZ Existing	N/A	N/A	N/A
Bushfire Attack Level	BAL 12.5	BAL Low	BAL Low	BAL Low
Required Construction Level	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

Compliance Summary of Bushfire Protection Measures			
Bushfire Protection Measure (s7 PBP)	Acceptable Solution	Performance Solution	Report Section
Asset Protection Zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.02
Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.04
Water Supplies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.05
Electricity and Gas Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.05
Construction Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.03
Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.07

6.0 Aerial view of the subject allotment



Figure 02: Aerial view of the subject area C/- Nearmap

7.0 Site Assessment

A representative of Building Code & Bushfire Hazard Solutions completed a site inspection of the subject site and surrounding area on 14 October 2024.

The following external data sources have been relied upon for this assessment:

- Aerial imagery of the subject area (NSW Spatial Services & Nearmap).
- 1 metre contour mapping of the subject area (Elevation and Depth Foundation Spatial Data – Geoscience Australia)
- NSW Planning Portal Spatial Viewer
- Vegetation mapping (NSW State Vegetation Type Map)
- NSW Bush Fire Prone Land (NSW Rural Fire Service)

7.01 Location

The subject property is known as 2 Prince Edward Road, Seaforth (28F DP 16341) and is an existing residential allotment (zoned R2: Low Density Residential) located within Northern Beaches Council's Local Government Area.

The subject site has street frontage to Prince Edward Road to the east and abuts similar private allotments to the north and west and Lister Avenue to the south.

The vegetation identified as being the potential hazard is located within a vegetated allotment which forms part of Garigal Nation Park to the northwest of the proposed works.

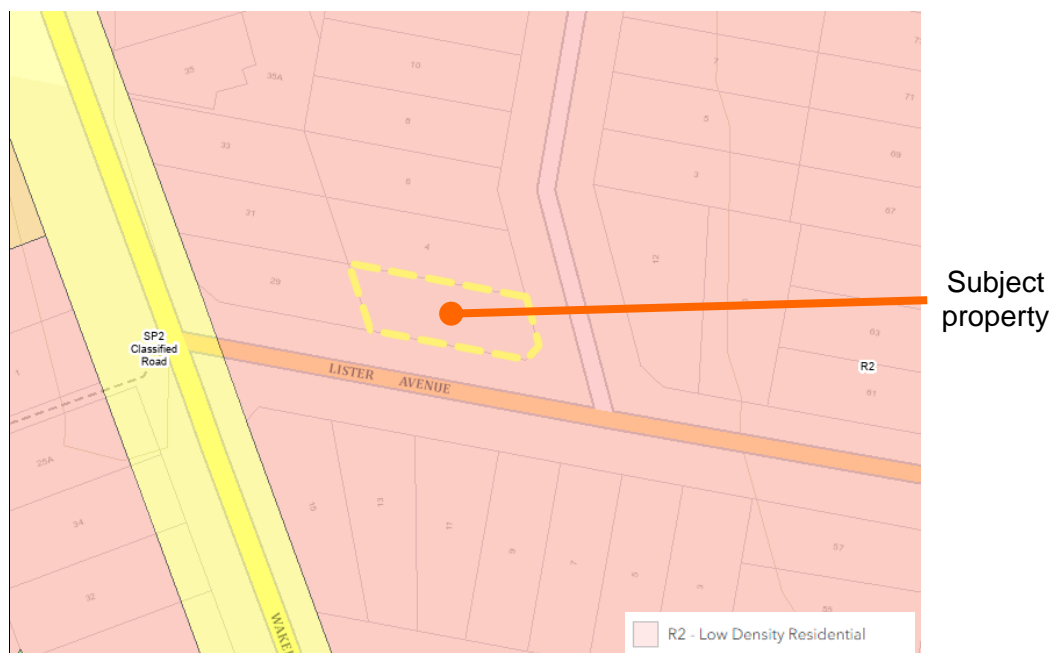


Figure 03: Land Zoning of subject area (source ePlanning portal).

7.02 Vegetation

The vegetation identified as being the potential hazard is located within a vegetated allotment which forms part of Garigal Nation Park to the northwest of the proposed works.

The vegetation posing a threat to the proposed development to the northwest was found to consist of trees 10 - 20 metres in height with 50 - 70% foliage cover and an understorey consisting of shrubs, grasses and weeds.

The NSW Vegetation mapping identifies the vegetation to the northwest as Sydney Coastal Sandstone Gully Forest (PCT: 3595) and Sydney Coastal Sandstone Bloodwood Shrub Forest (PCT: 3593).

For the purpose of assessment under PBP the vegetation posing a hazard to the northwest has been assessed as Forest.



Figure 04: Extract from Vegetation NSW
(Blue dotted line 140m assessment area)



Photograph 01: View towards the vegetation to the northwest from Lister Avenue.



Photograph 02: View of the vegetation to the northwest.

7.03 Slope and Topography

The slope of the land under the classified vegetation has a direct influence on the forward rate of spread, fire intensity and radiant heat exposure. The effective slope is considered to be the slope under the classified vegetation which will most significantly influence bushfire behaviour toward the development site.

In accordance with A1.4 'Determine slope' of PBP the slope assessment is to be derived from the most detailed contour data available.

The slope that would **most significantly** influence bushfire impact was determined onsite using an inclinometer and verified from topographic imagery to be:

- 5 - 10 degrees down slope within the hazard to the northwest



Figure 05: Extract from ELVIS - Geoscience Australia - 1m contours

7.04 Fire Weather

All development which attracts an Asset Protection Zone and Bushfire Attack Level under PBP requires the identification of the relevant Forest Fire Danger Index (FFDI). The FFDI required to be used for development assessment purposes is based on the local government boundaries, being Northern Beaches Council in this instance.

In accordance with the NSW Rural Fire Service publication 'NSW Local Government Areas FDI' (2017) Northern Beaches Council forms part of the Greater Sydney Region Fire Weather District and attracts an FFDI of 100.

7.05 Fire History

There are areas within NSW which have significant fire history and are recognised as known fire paths. While the fire history is more commonly considered as part of strategic planning (to ensure future development is not exposed to an unacceptable risk), it is useful to consider at a Development Application phase to ensure the land is suitable for development in the context of bushfire risk.

In this instance the closest recorded wildfire was found to be over half a kilometre away within Garigal National Park to the northwest of the subject property (source NPWS Fire History dataset). This fire occurred in the 2000-01 fire season.

Based on the limited fire history, the subject site is therefore not considered to be within a known fire path.



Figure 07: Extract from NPWS Fire History dataset

8.0 Bushfire Protection Measures

8.01 Planning for Bush Fire Protection - 2019

Planning for Bush Fire Protection – 2019 (PBP) is applicable to development located on land determined as being 'bushfire prone' in accordance with the local Bushfire Prone Land Map.

Bushfire prone land are defined as those areas;

- containing or within 100m of Category 1 Vegetation; or
- containing or within 30m of Category 2 or 3 Vegetation.

Northern Beaches Council's Bushfire Prone Land Map identifies the subject property as containing the Vegetation Buffer therefore PBP must apply in this instance.

The application of Planning for Bush Fire Protection requires satisfactory demonstration of the aim and objectives and the following bushfire protection measures (BPMs):

- Asset Protection Zones
- Building construction, siting & design
- Access arrangements
- Water supply & utilities
- Landscaping

As the proposal relates to the construction of a new sole occupancy dwelling and a secondary dwelling, the proposal must comply with the bushfire protection measures detailed within Chapter 7 'Residential Infill Development' and s8.2.1 Increased residential densities which requires compliance to achieve a maximum Radiant Heat Level of 29kW/m² to the building footprint and suitable access, water supply and landscaping.

8.02 Asset Protection Zones

An Asset Protection Zone (APZ) is an area between the development (in this instance the building footprint) and the identified bushfire hazards where fuels are maintained to a minimum to prevent the spread of fire between a hazard and an asset.

The width of the APZ is determined by the vegetation structure of the identified hazard, Forest Fire Danger Index, effective slope and the type of development (residential development or Special Fire Protection Purpose).

The Acceptable Solution under Table 7.4a of PBP requires APZs be provided in accordance with Table A1.12.2, consistent with that for residential subdivisions.

The minimum required APZ for the proposed works was determined from Table A1.12.2 of PBP to be 36 metres from the bushfire hazard to the northwest.

The available APZs to the proposed secondary dwelling is >79 metres and >88 metres to the dwelling from the bushfire hazard to the northwest exceeding the minimum required APZ in accordance with A1.12.2 of PBP.

It is proposed that all grounds not built upon within the subject site shall continue to be maintained in accordance with an APZ (Inner Protection Area). This will result in the provision of a defensible space for attending fire service and in conjunction with the application of the recommended construction provisions will provide APZs commensurate with the construction.

8.03 Building construction, siting & design

Australian Standard 3959 – 2018 ‘Construction of buildings in bushfire-prone areas’ (AS3959) specifies construction standards for buildings within various Bushfire Attack Levels as determined by Planning for Bush Fire Protection – 2019.

AS3959 provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ.

Bushfire Attack Level	Maximum radiant heat impact (kW/m ²)	Level of construction under AS3959-2018
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

Table 01: Correlation between bushfire impact and AS3959

The highest Bushfire Attack Level to the proposed dwelling and secondary dwelling was determined from Table A1.12.5 of PBP to be ‘BAL 12.5’. The proposed works will be constructed to sections 3 and 5 (BAL 12.5) under AS3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP.

8.04 Property Access

The subject property has street access to Prince Edward Road to the east. Persons seeking to egress from the subject property will be able to do so via the existing access drive and public roads.

The most distant external point of the dwelling and proposed works is less than 70 metres from a public road supporting the operational use of fire fighting vehicles and therefore the Access requirements detailed in Table 7.4a of PBP are not applicable.

Access to the hazard is available via Prince Edward Road and surrounding streets for hazard reduction or for fire suppression activities.

The existing access is considered adequate for this development.

8.05 Water Supply & Utilities

Hydrants are available throughout Prince Edward Road and surrounding streets for the replenishment of fire service vehicles. The most distant external point of the building footprint is less than 70 metres from an operational hydrant and therefore a Static Water Supply is not required in consideration of AS2419.1 – 2021 and Chapter 7 of PBP.

The existing water supply is adequate for this development.

The proposed dwelling and secondary dwelling will have a new connection to the existing electrical network.

Any new gas connections must comply with Table 7.4a of PBP.

8.06 Emergency management arrangements

Evacuation is possible by utilising existing road infrastructure.

It is encouraged that the occupants complete a Bush Fire Survival Plan. The template for this plan is available at <https://www.rfs.nsw.gov.au/resources/bush-fire-survival-plan>.

8.07 Landscaping

Any new landscaping must comply with Table 7.4a of *Planning for Bush Fire Protection* 2019.

8.08 Aim & Objectives of PBP

The following table details the aim and objectives of Planning for Bush Fire Protection 2019 and the proposal's ability to comply.

Aim / Objective	Comment
The aim of PBP 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.	With the inclusion of the recommendations made herein it is of our opinion that the aim of PBP has been satisfied.
(i) afford buildings and their occupants protection from exposure to a bush fire;	The proposed works will be constructed to BAL 12.5 being the relevant Bushfire Attack Level and along with the APZ will protect occupants from exposures to a bushfire.
(ii) provide for a defensible space to be located around buildings;	There is a defensible space available to the identified hazard.
(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;	The APZs, in conjunction with construction measures will prevent the likely fire spread to the building.
Objective	Comment
(iv) ensure that appropriate operational access and egress for emergency service personnel and occupants is available;	The existing access and road network provides appropriate operational access and egress for emergency services.
(v) provide for ongoing management and maintenance of bush fire protection measures, (BPMs); and	All grounds within the subject site shall continue to be maintained in accordance with an Asset Protection Zone / Inner Protection Area as detailed

in Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service publication 'Standards for Asset Protection Zones'.

Any new landscaping is to comply with the provisions of Table 7.4a and Appendix 4 of PBP.

(vi) ensure that utility services are adequate to meet the needs of firefighters.

Hydrants are available throughout Prince Edward Road and surrounding streets for the replenishment of fire service vehicles.

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

It is therefore of our opinion that the proposal can satisfactorily comply with the aim and objectives of Planning for Bush Fire Protection 2019.

9.0 Recommendations

The following recommendations are provided as the minimum necessary for compliance with Planning for Bush Fire Protection – 2019 and Australian Standard 3959 'Construction of buildings in bushfire-prone areas - 2018. Additional recommendations are provided to supplement these minimum requirements where considered necessary.

Asset Protection Zones

1. That all grounds within the subject property shall continue to be maintained as an Asset Protection Zone (Inner Protection Area) as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' and Appendix 4 of *Planning for Bush Fire Protection 2019*.

Note: At the time of our inspection no tree removal is required to implement the above recommendation, and no additional tree planting is permitted.

Construction

2. That all new construction to the proposed dwelling and secondary dwelling shall comply with sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and section 7.5 of "Planning for Bush Fire Protection - 2019".

Landscaping

3. That any new landscaping is to comply with Table 7.4a of *Planning for Bush Fire Protection 2019*.

Gas (where applicable)

4. That any new gas services are to comply with Table 7.4a of Planning for Bush Fire Protection 2019 as follows:
 - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
 - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
 - connections to and from gas cylinders are metal;
 - polymer-sheathed flexible gas supply lines are not used; and
 - above-ground gas service pipes are metal, including and up to any outlets.

Emergency management

5. That the occupants of the subject dwelling complete a Bush Fire Survival Plan.

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 and of the construction requirements of AS3959 – 2018. 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 hazard is located within a vegetated allotment (Garigal National Park) to the northwest of the proposed works. The vegetation posing a hazard to the northwest has been assessed as Forest.

The highest Bushfire Attack Level to the proposed dwelling and secondary dwelling was determined from Table A1.12.5 of PBP to be 'BAL 12.5'. The proposed works will be constructed to sections 3 and 5 (BAL 12.5) under AS3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP.

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
Bushfire Hazard Solutions



Patrick Friend
Trainee Bushfire Consultant

Reviewed and endorsed by
Bushfire Hazard Solutions



Ian Tyerman
Senior Bushfire Consultant
Graduate Certificate in Bushfire Protection
Planning for Bushfire Prone Areas - UTS Sydney
FPA Australia BPAD Level 2 Accredited Practitioner
BPAD Accreditation No. BPAD30356



11.0 Annexure 01

List of Referenced Documents

Australian Building Codes Board (2022). *National Construction Code Volume Two - Building Code of Australia*. ABCB

ELVIS -Elevation -Foundation Spatial Data. Elevation.fsdf.org.au. Available at: <http://elevation.fsdf.org.au/>

Keith, D. (2004). "Ocean Shores to Desert Dunes" Department of Environment and Conservation, Sydney

NSW Department of Planning and Environment (2019). *Planning Portal*. Accessed at: <https://www.planningportal.nsw.gov.au/>

NSW Rural Fire Service (2019). *Planning for Bush Fire Protection. A Guide for Councils, Planners, Fire Authorities and Developers*.

New Paradigm Design (2024) *Site Plan* (Drawing title: Proposed New Residence, Revision E Date 27/09/2024).

Standards Australia (2018). *AS3959 Construction of buildings in bushfire-prone areas*.

Standards Australia (2014). *AS/NZS 1596 The storage and handling of LP Gas*

Rural Fire Service NSW (2005). *Standards for Asset Protection Zones*

Acknowledgements to:

Geoscience Australia
Nearmaps
Street-directory.com.au

Attachments

Attachment 01: s4.14 Compliance Certificate

Bush Fire Certificate

Certificate issued unders4.14(1)(b) of the *Environmental Planning & Assessment Act, 1979* and *Planning for Bush Fire Protection 2019*

This Certificate has been issued by a person accredited by Fire Protection Association Australia (FPA Australia) under the Bush Fire Planning and Design (BPAD) Accreditation Scheme and who is recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment within the meaning of section 4.14(1)(b) of the *Environmental Planning and Assessment Act 1979* (NSW).

Property Details and Description of Works

Address Details	Unit no	Street no	Street name	Lot/Sec/DP
	Suburb			State
Local Government Area				
BCA class of the building				
Description of the proposal				
Development Application Reference				

Bush Fire Assessment Report

A detailed Bush Fire Assessment Report is attached, which includes the relevant submission requirements set out in <i>Appendix 2 of Planning for Bush Fire Protection 2019</i> together with recommendations as to how the relevant specifications and requirements are to be achieved.	<input type="checkbox"/> YES <input type="checkbox"/> NO
Report Reference and date	

BPAD Certification

Name	I hereby certify, in accordance with Section 4.14(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> that:	
Company Details & ABN	<ul style="list-style-type: none"> I am a person recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment; and the development conforms to the relevant specifications and requirements of Planning for Bush Fire Protection 2019 in accordance with section 4.14(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> (NSW). 	
BPAD Accreditation Number	Signature	Date
