

Certified **Bushfire Assessment Report**

**SEPP (Exempt & Complying Development Codes) 2008 and
s.4.14 (EP&A Act)**

**Lot 2 DP1196029
132D Rose Avenue Wheeler Heights NSW**

Northern Beaches LGA

**Prepared for
OLLO Furniture Pty Ltd**

February 2020

Prepared by Terence O'Toole
BPAD-A Level 3 Certified Practitioner BPD-PA-13734
B.App.Sc Environmental Health
Grad.Dip Design in Bushfire Prone Areas





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Document Control

Document Name	Project Ref	Date	Author	Status
20200121CARL BAR 1.0	20200121CARL	14-Feb-20	TO	Version 1
20200121CARL BAR 1.1	20200121CARL	20-Feb-20	TO	Version 2



1 Bushfire Assessment Certificate

Property Address	132D Rose Avenue Wheeler Heights
Description of Proposal	Alterations and additions to existing residential building and new garage and new pool
Plan Reference	House - Site Analysis, Sections, Elevations, Site Plan dated 02/04/2019
BAL Rating	The proposed building has been assessed as requiring a maximum BAL-Low construction standard.
Does the Proposal Rely on Alternative Solutions	YES NO <input checked="" type="checkbox"/> (Uses Method 1 assessment methodology)
Does the Proposal Require Referral to the RFS	YES NO <input checked="" type="checkbox"/>
Does the Proposal Comply with CDC	YES <input checked="" type="checkbox"/> NO (see section 3 of this report)

I, Terence O'Toole of Advanced Bushfire Performance Solutions Pty Ltd have carried out a bushfire risk assessment on the above-mentioned proposal and property. This report includes the submission requirements set out in Appendix 4 of *Planning for Bush Fire Protection* 2006 together with recommendations as to how the relevant specifications and requirements are to be achieved.

I hereby certify, in accordance with Section 4.14 (1)(b) of the *Environmental Planning and Assessment Act 1979* No 203:

1. That I am a person recognized by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment; and
2. That, subject to the recommendations contained within this report, the proposed development conforms to the relevant specifications and requirements*.

**The relevant specifications and requirements being; specifications and requirements of the document entitled Planning for Bush Fire Protection, ISBN 0 9751033 2 6, prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and any other document prescribed by Section 4.14(1)(a) of the Environmental Planning and Assessment Act 1979 No 203.*

I am aware that this 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 the consent authority as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with *State Environmental Planning Policy (Exempt and Complying Development Codes)* 2008 and *Planning for Bush Fire Protection* 2006.

Terence O'Toole

14 February 2020

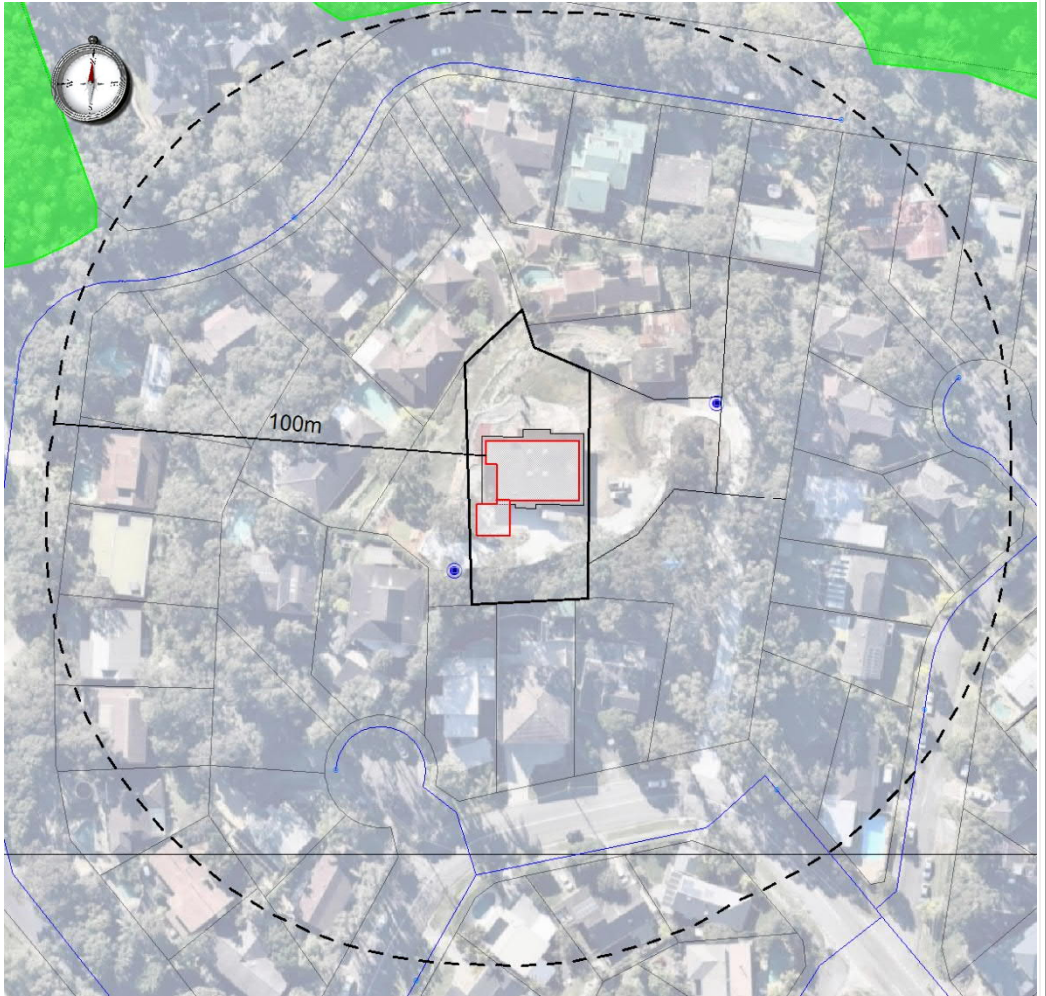
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BPAD-A Level 3 Certified Practitioner BPD-PA-13734
BAppSc Environmental Health
Grad. Dip Design for Bushfire Prone Areas





2 Assessment Details

The site is within the bushfire prone land on the **NSW Rural Fire Service designated Bush Fire Prone Land** online mapping tool.

Description	Alteration and Additions – New first level above existing residential building and new garage and new pool								
Bushfire Assessment Plan									
	<table border="1"> <thead> <tr> <th colspan="2">Legend</th> </tr> </thead> <tbody> <tr> <td>Black polygon</td><td>Subject site</td> </tr> <tr> <td>Red polygon</td><td>Proposed building footprint</td> </tr> <tr> <td>Black dash line</td><td>100m buffer</td> </tr> </tbody> </table>	Legend		Black polygon	Subject site	Red polygon	Proposed building footprint	Black dash line	100m buffer
Legend									
Black polygon	Subject site								
Red polygon	Proposed building footprint								
Black dash line	100m buffer								

Asset Protection Zones and AS3959 construction								Complies
APZ determined in accordance with PBP Appendix 3 & AS3959, construction in accordance with AS3959								
Transect	Aspect	Vegetation	Slope	Setback				Complies
				AS3959 T:2.4.2 (Method 1)	Method 2	Proposed	BAL	
	All	Managed	-	-	-	-	Low	Yes
Vegetation								



- The lot is within 100m of forest vegetation to the north and northwest making the lot bushfire prone land; however, the proposed works are greater than 100m from vegetation in all direction.
- Vegetation to the north within the retirement village is subject to APZ standards as per development approval by the RFS.

Slope

- A slope assessment is not required as no bushfire hazard vegetation is within 100m of the proposed works

Setback

- Setbacks are based on maintenance of the land between the bushfire hazard vegetation to APZ standards
- Setback distances are measured from the edge of the unmanaged bushfire hazard vegetation to the proposed walls of the development.
- All setbacks exceed 100m.

BAL Assessment

- The bushfire attack level (BAL) has been assessed using AS3959-2009 Method 1 as BAL-Low.

Construction

- The highest BAL impacting on a building will be applied to the building (BAL-Low)
- BAL-Low does not require any additional building construction measures.
- There are no construction requirements for the dwelling, garage or pool.

Access

Compliance with s.4.1.3(2) and s.4.2.7 for internal roads

Complies

Public access road

- Existing road (Rose Avenue)
- Dual lane >10m paved width (carriageway kerb to kerb) Speed limited to <70kph

Property access

- The most distant external portion of the building is greater than 70m from the public road which is rated at less than 70kph and as such specific access requirements apply.
- Tankers are not able to comply with AS2419 distances (20m hydrant+ 60m hose + 10m jet = 90m) without entering the lot.
- No hydrants are located within driveway
- The existing driveway has been modified as per the recent approved subdivision. All access requirements have been addressed within the RFS General Terms of Agreement of the Bush fire Safety Authority.

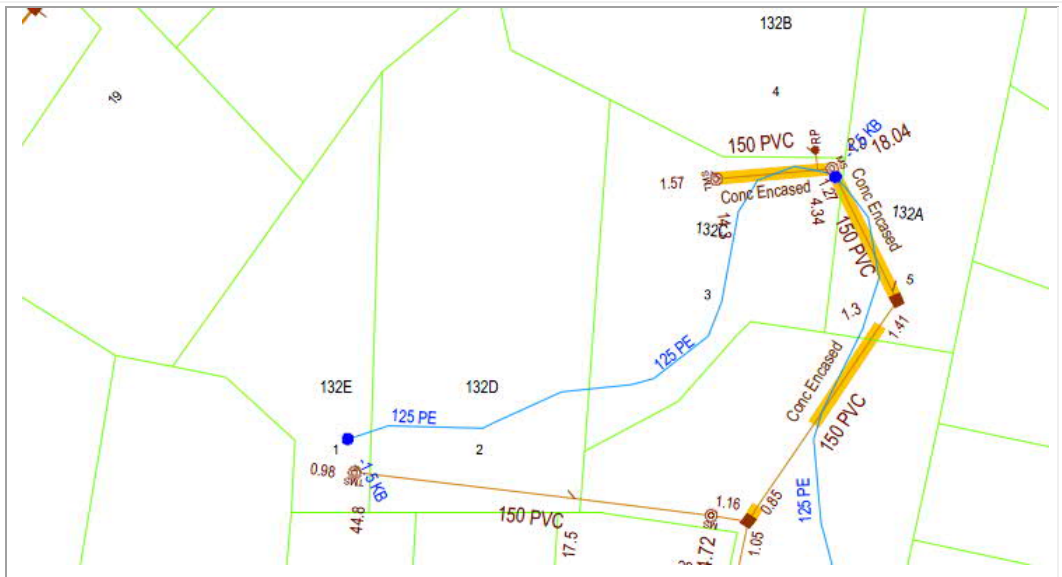
Services

Compliance with s.4.1.2. for services

Complies

Water

- 100mm reticulated ring mains network located within Rose Avenue verge adjacent to the site
- Hydrant located 17m east of the private access road.
- A 125mm private mains extension provides 2 hydrants within 36m of all proposed works
- All external parts of the proposed building are within 36m of a hydrant
- No hydrants are located within driveways.
- Onsite water storage tank is not required.
- All above ground pipes and fittings are to be metal
- The pool can be used as a supplementary water supply.

20-Feb-20



3 SEPP (Exempt & Complying Development Codes) 2008

Part 3 Housing Code, Division 2

Clause 3.4 Complying development on bush fire prone land

Sub Clause	Determination	Compliance
1(a-d)	The development is not a non-habitable detached development more than 10m from any dwelling house, a landscaped area, a non-combustible fence or a swimming pool	Yes
2(a)	The development is not within bushfire attack level – 40 (BAL-40) or the flame zone (BAL-Low).	Yes
2(b)	The lot has direct access to the public road.	Yes
2(c)	Mains electricity is connected to the lot	Yes
2(d)	Bottled gas is installed and maintained in accordance with Australian Standard AS/NZS 1596:2002: 'The storage and handling of LP gas' and the requirements of relevant authorities	Yes
2(e-f)	Gas cylinders are provided. Gas cylinders kept close to the building shall have release valves directed away from the building and be located at least 2 metres away from any combustible material. Connections to and from gas cylinders are to be metal. There are no polymer sheathed flexible gas supply lines to gas meters adjacent to the dwelling	Yes
2(h)	The lot is connected to reticulated mains water network and a hydrant is located within 60m	Yes
2(i)	The development conforms to the specifications of Planning for Bush Fire Protection 2006, Addendum Appendix 3 and AS3959	Yes

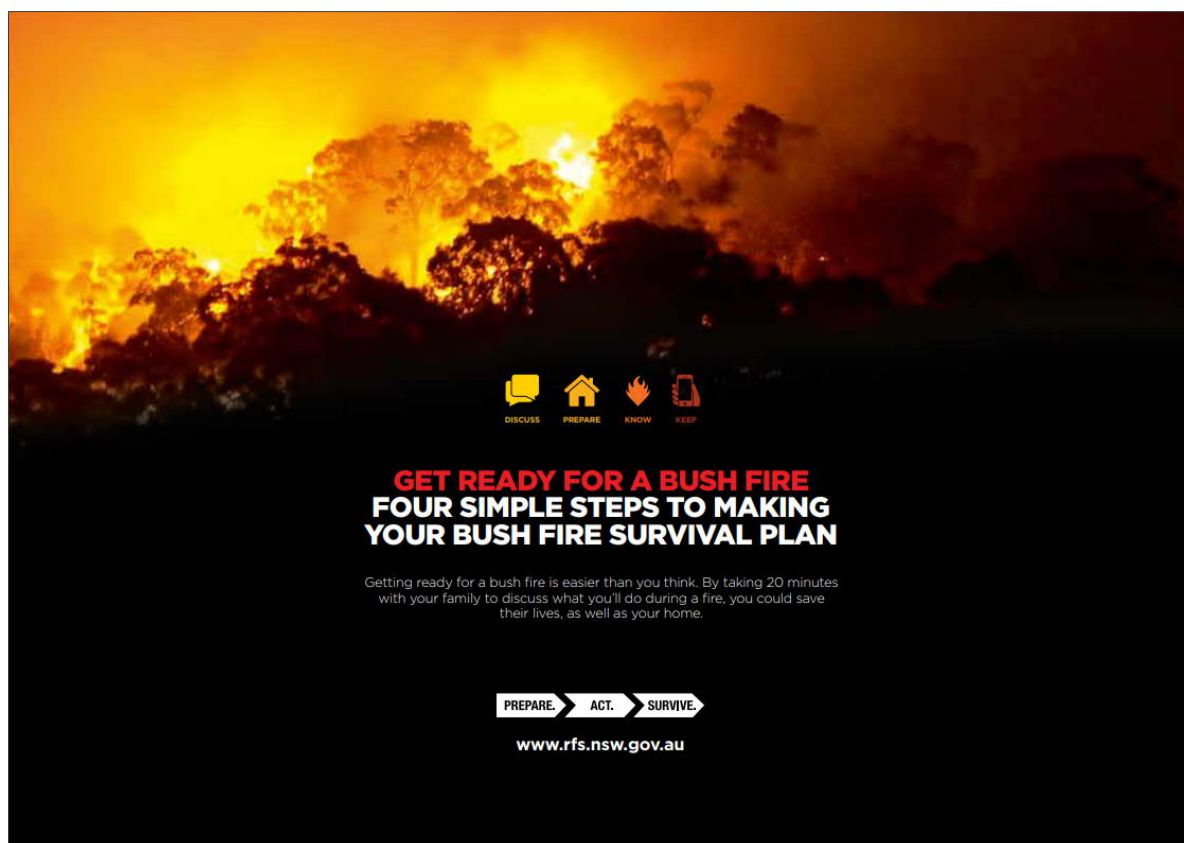


4 Bushfire Protection Measures - recommendations

Performance Criteria	Recommendation	Compliance
Defendable Space	1. Ensure that clear pedestrian access is provided about the perimeter of the proposed and existing buildings.	Yes
APZ	2. The lot shall be maintained to inner protection area standards as described in the RFS documents; PBP2006 and Standards for Asset Protection Zones.	Yes
Siting and Design	3. None	Yes
Construction	4. None	Yes
Access	5. None	Yes
Services	6. Electrical power transmission lines shall be located underground 7. Reticulated or bottled gas is installed and maintained in accordance with AS 1596 and the requirements of relevant authorities. Metal piping is to be used. 8. All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side of the installation. 9. If gas cylinders need to be kept close to the building, the release valves are directed away from the building and at least 2 metres away from any combustible material, so that they do not act as a catalyst to combustion. Connections to and from gas cylinders are metal. 10. Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not used.	Yes
Landscaping	11. Landscaping within the development should adopt (where practical) the principles detailed in Appendix 5 of PBP2006.	Yes
Emergency	12. The occupier is encouraged to develop a Bush Fire Survival Plan (see Appendix A).	Yes



Appendix A – Bush Fire Survival Plan



https://www.rfs.nsw.gov.au/_data/assets/pdf_file/0003/36597/GetReadyforaBushFire.pdf