




Reference number 4268

Member of the Fire Protection Association of Australia

Lot 5, DP 13497, 18-20 The Serpentine, Bilgola Beach, NSW 2107.

Monday, 27 February 2023

Prepared and certified by:	Matthew Willis <i>BPAD – Level 3 Certified Practitioner</i> Certification No: BPD-PA 09337		27/02/2023
Can this proposal comply with AS3959-2018 (inc section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019)?	Yes		
What is the recommended AS 3959-2018 level of compliance?	BAL-29		
Is referral to the RFS required?	At the discretion of Council.		
Can this development comply with the requirements of PBP?	Yes		
Plans by "Gartner Trovato Architects" (Appendix 1) dated.	24/2/23		

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Bushfire Risk Assessment

Monday, 27 February 2023

Contact

Sean Gartner

Gartner Trovato Architects

Suite 13, L1 Pittwater Place, 10 Park Street

Mona Vale NSW 2103

99794411

Subject Property

Lot 5, DP 13497

18-20 The Serpentine

Bilgola Beach NSW 2107

BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 4.14 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT.

Property Address	Lot 5, DP 13497, number 18-20 The Serpentine Bilgola Beach
Description of the Proposal	Construction of a detached studio and car parking area.
Plan Reference	24/2/23
BAL Rating	BAL-29
Does the Proposal Rely on Alternate Solutions?	Yes

I, Matthew Willis of Bushfire Planning Services Pty Ltd 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 Planning for Bushfire Protection 2019 together with recommendations as to how the relevant Specifications and requirements are to be achieved.

I hereby advise, 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*

*The relevant specifications and requirements being specifications and requirements of the document entitled Planning for Bush Fire Protection prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and any other document as prescribed by 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 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.

REPORT REFERENCE	<i>Monday, 27 February 2023</i>
REPORT DATE	<i>Monday, 27 February 2023</i>
CERTIFICATION NO/ACCREDITED SCHEME	<i>FPA A BPAD A BPD-PA 09337</i>

Attachments:

- Bushfire Risk Assessment Report
- Recommendations

SIGNATURE: ---  ----- **DATE:** -----Monday, 27 February 2023

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1 Executive Summary.

Bushfire Planning Services has been requested by Mr Sean Gartner from Gartner Trovato Architects to supply a bushfire compliance report on lot 5, DP 13497, 18-20 The Serpentine, Bilgola Beach.

The works proposed for the subject lot are for the construction of a detached studio and car parking area, see attached plans for details.

The subject lot is on the south-eastern side of The Serpentine and at its closest point to the hazard the proposed new work has a separation distance to the west of approximately 14m.

The vegetation that is considered to be the hazard to this proposal is situated on land that slopes down slope away from the property at an angle of approximately 5.76°.

For the purposes of this assessment this vegetation is considered to be remnant (rainforest equivalent).

The remaining vegetation within the study area is contained within the boundaries of established allotments and is managed land and of low threat to this proposal.

The calculations and assumptions outlined in this report show that the development will be required to comply with the construction requirements of AS 3959-2018 BAL-29 and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

The following table is a summary of the pertinent findings of this assessment.

Aspect	North	East	South	West
Vegetation type	Managed land/remnant	Managed land	Managed land	Managed land/remnant
Slope	All Upslope and Flat Land	N/A	N/A	0-5 degrees downslope
Setback within lot 5	0.5m	N/A	N/A	0.5m
Setback outside lot 5	22m	N/A	N/A	13.5m
Total setback	22.5m	N/A	N/A	14m
Bal level	N/A	N/A	N/A	BAL-29

Note: The above table is a summary of the significant variables used to determine the highest BAL for this proposal. THIS TABLE IS NOT INTENDED FOR CONSTRUCTION! Only the highest BAL level is shown, aspects marked as N/A will still have a BAL. Refer to section 11 for construction requirements for these other aspects.

2 General.

This proposal relates to the construction of a detached studio and car parking area on the subject lot and its ability to comply with the rules and regulations for building in a bushfire prone area.

The methodology used on this report is based on Planning for Bushfire Protection 2019 (PBP) as published by the New South Wales Rural Fire Service.

Any wording that appears in *blue italics* is quotes from Planning for Bushfire Protection 2019. Some of the measurements used in this report have been taken from aerial photographs and as such are approximate only.

The mapped hazard to this proposal is two, narrow and elongated remnants of vegetation to the north and west of the proposed site.

Strictly speaking the area of vegetation to the west does not fit the requirements for downgrading to “remnant” classifications under Planning for Bushfire Protection however it is considered that both the areas meet the intent of the remnant category which is to identify areas of that provide a small risk of bushfire.

For the purposes of this assessment the Councils Bushfire Prone Land Map has been used to identify the extent of the hazard. The Bushfire Prone Land Map has been used to eliminate subjectivity on what is and isn't a hazard. The Bushfire Prone Land map was created in conjunction with the local fire authorities including the RFS and Fire and Rescue New South Wales and is considered to be a reasonable representation of the vegetation which may pose a threat to this proposal.

That being said, the mapped hazard within the immediate area of the subject lot is considered an insignificant hazard due to its shape, orientation to the subject lot and the slope beneath the hazard which will, for the most part, cause of fire to run up slope away from the subject lot. I was unable to find any recorded fire history in the general vicinity of the subject lot.

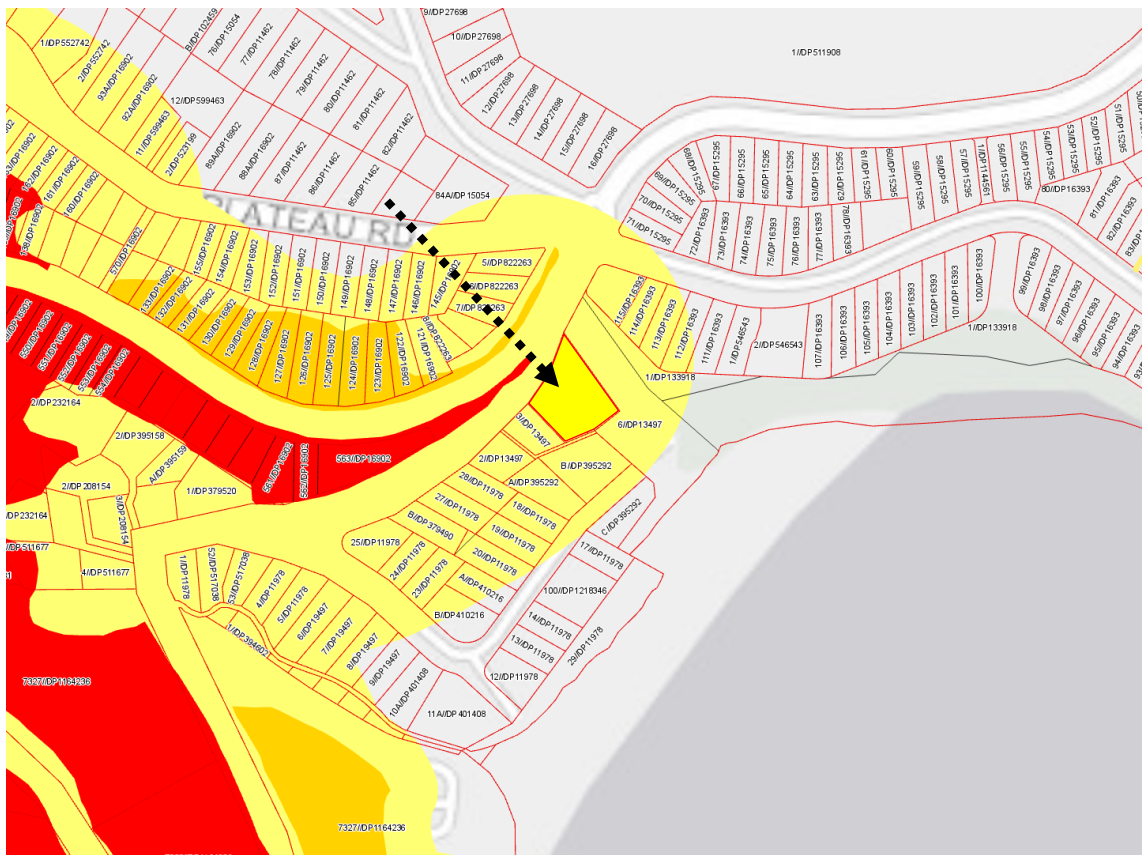
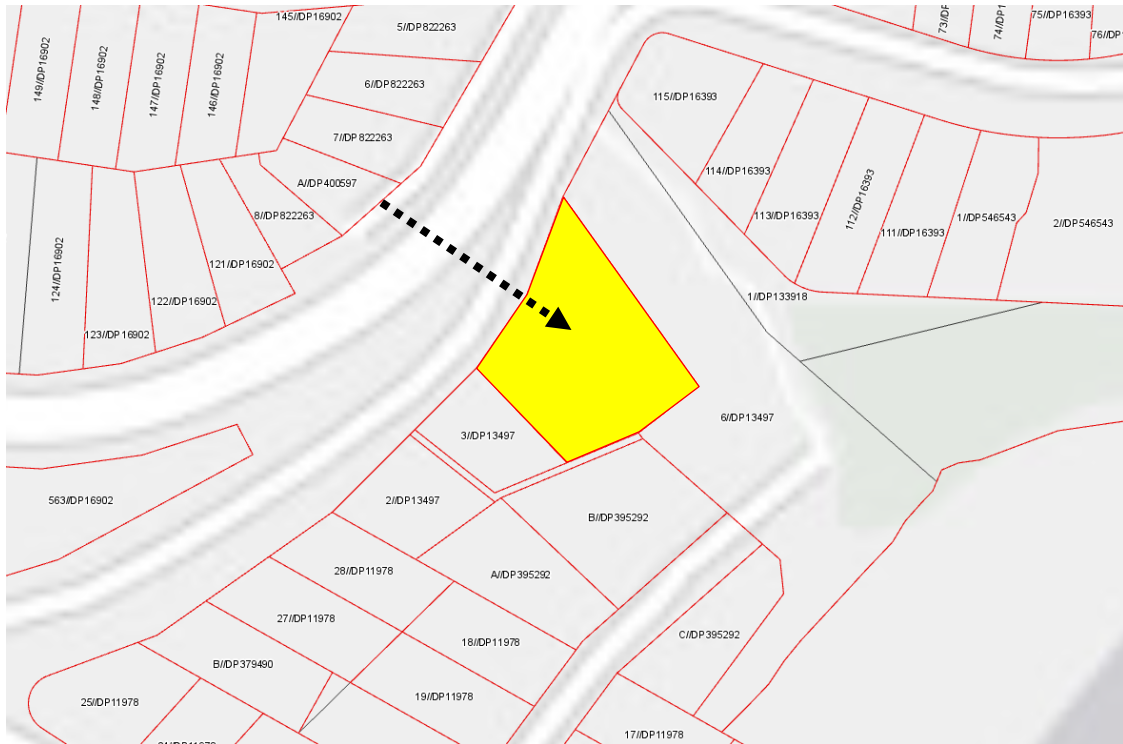
3 Block Description.

The subject block is situated on the south-eastern side of The Serpentine in an established area of Bilgola Beach.

The lot currently contains a multi-level class 1 dwelling.

The lands surrounding the proposed site on the subject lot to a distance of at least 14m contain existing development or land that is otherwise not considered to be a significant bushfire hazard.

- Lot; 5
- DP; 13497.
- LGA; Northern Beaches.



4 Vegetation.

The study area for the vegetation is 140m surrounding the subject block.

The vegetation within the study area for this development is considered to be largely managed land.

The potential hazard to this development is the vegetation within an area of undeveloped land to the west.

This area of vegetation is an elongated remnant of the original vegetation of the area situated between Barrenjoey Road and The Serpentine. This area is not considered to be capable of carrying a significant fire. I was unable to find any recorded fire within the nearby vegetation.

Although this area vegetation does not strictly qualify for downgrading as “remnant” under the provisions of Planning for Bushfire Protection it is considered that it more than qualifies with the intent of the measure which is to identify low threat areas of vegetation and treat them accordingly.

It is also noted that there is an area of vegetation directly adjacent to the North-eastern boundary of the subject lot however this area is not mapped as a bushfire hazard. I have been informed that the area is regularly managed by Council as it is the main throughfare for residence to access the nearby beach. Given it is maintained by Council and not mapped as a hazard in Councils/RFS/NSWFR map, the area has been considered however discounted as a bushfire hazard.

For the purpose of this assessment and compliance with Planning for Bushfire Protection this area of undeveloped land is considered to be remnant (rainforest equivalent) and is the hazard to this proposal.

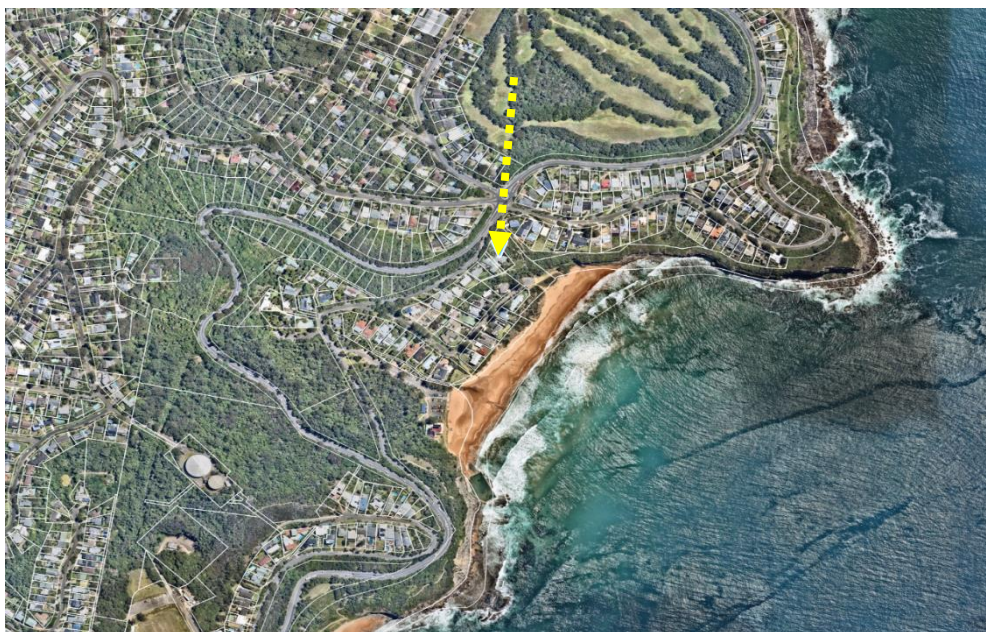


Photo 1 - An overview of the vegetation within the general area.



Photo 2 is a closer view of the vegetation in the area.

Table 1 outlines the vegetation orientation and distance from the development area.

Aspect	North	East	South	West
Vegetation type	Managed land/remnant	Managed land	Managed land	Managed land/remnant
Setback within lot 5	0.5m	N/A	N/A	0.5m
Off-site setback	22m	N/A	N/A	13.5m
Total setback	22.5m	N/A	N/A	14m

Table 1 - Any aspect marked with "N/A" in the table above indicates that it is considered there is none or only a secondary hazard in that direction.

5 Known constraints on subject block.

I have not been informed or know of any places of cultural or environmental significance within the boundaries of the subject block.

Given the nature of the surrounding land it is considered highly unlikely that anything of significance will be affected by this development.

6 Slope.

The slope of the land beneath the hazard that is most likely to influence bushfire behaviour has been calculated by topographical map analysis to a distance of 100m from the subject lot.

An extract of the topographical map for the area is shown below and the relevant slope analysis is shown in Table 2.



Table 2 shows the slope beneath the hazard.

Aspect	North	East	South	West
Slope	All Upslope and Flat Land	N/A	N/A	0-5 degrees downslope

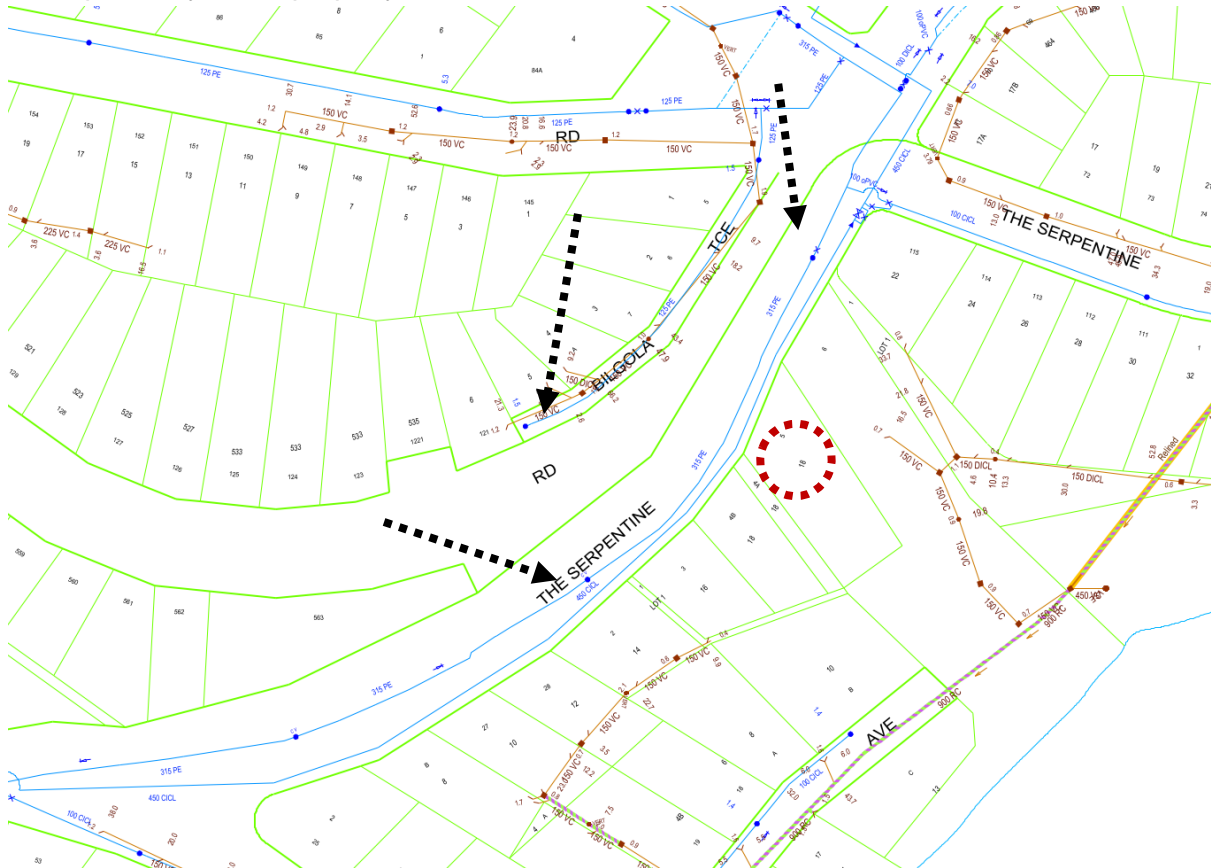
Table 2 - Any aspect marked with "N/A" in the table above indicates that it is considered there is no hazard in that direction.

7 Utilities.

7.1 Water.

The subject block will be serviced by a reticulated water supply.

The following map is an extract from Sydney waters hydrant map. Hydrants are indicated by a blue dot on a blue line. As can be seen there is at least one hydrant point indicated within close proximity of the property.



7.2 Electricity

Main's electricity is available to the block.

7.3 Gas

It is unknown if gas is to be altered or installed in this proposal.

8 Access/Egress.

Access to the development site will be via a short private driveway from The Serpentine.

All roads in the vicinity are considered to be capable of carrying emergency services vehicles and pedestrian access onto the lot is also considered to be adequate.

Analysis of development and recommendations.

9 Compliance with Planning for Bushfire Protection setbacks.

Based on the development design, vegetation classification, effective slope estimates and setback distance already outlined in this report the subject development will be required to comply with the deemed to satisfy construction requirements of AS 3959-2018 BAL-29 and the RFS requirements on all fire prone aspects.

The following table is an extract from table A1.12.5 of Planning for Bushfire Protection 2019. This table is used to calculate the BAL for a proposal in an area with an FDI of 100.

The variables that have already been outlined in this assessment are highlighted in red with the highest BAL highlighted in yellow.

	Keith Vegetation Formation	BUSHFIRE ATTACK LEVEL (BAL)				
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
0-5 DEGREES DOWNSLOPE	Arid-Shrublands (acacia and chenopod)	< 5	5 -< 7	7 -< 11	11 -< 16	16 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 22	22 -< 29	29 -< 40	40 -< 54	54 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 9	9 -< 12	12 -< 18	18 -< 26	26 -< 100
	Freshwater Wetlands	< 4	4 -< 6	6 -< 8	8 -< 12	12 -< 100
	Grassland	< 9	9 -< 12	12 -< 17	17 -< 25	25 -< 50
	Grassy and Semi-Arid Woodland (including Mallee)	< 12	12 -< 16	16 -< 23	23 -< 32	32 -< 100
	Rainforest	< 11	11 -< 14	14 -< 21	21 -< 29	29 -< 100
	Short Heath	< 8	8 -< 10	10 -< 15	15 -< 22	22 -< 100
	Tall Heath	< 13	13 -< 18	18 -< 26	26 -< 36	36 -< 100

For the purpose of this assessment the western aspect has been chosen as the most potentially hazardous aspect due to the effective slope, potential run of fire and the prevailing fire weather of the area.

10 Siting.

The current site provides adequate separation between the proposed building and surrounding vegetation for a compliant structure to be built.

Recommendation;

Nil.

11 Construction and design.

All new work is to be undertaken in accordance with the relevant requirements of the NCC and AS3959 2018. The following recommendations are a minimum level of construction. Constructing the proposal to a higher level than that recommended is allowable under AS3959.

Recommendation; all new work.

1. New construction shall comply with the requirements of section 3 of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and,
2. New construction shall also comply with the requirements of BAL-29 Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" or NASH Standard "National Standard Steel Framed Construction in Bushfire Areas" and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

Note; no provisions for shielding have been recommended for the non-hazard side of the proposal to allow a greater level of safety considering the public reserve to the north-east.

AS-3959 2018 is available as PDF from;

https://infostore.saiglobal.com/en-au/standards/as-3959-2018-122340_saig_as_as_2685241/

12 Utilities.

12.1 Water.

The proposed development will have access to a reticulated water supply. There is at least one hydrant indicated within the required distance from the dwelling.

Recommendation;

Nil.

12.2 Electricity and Gas.

Recommendation;

3. Any new electricity or gas connections are to comply with the requirements of table 7.4a of Planning for Bushfire Protection.

13 Asset Protection Zone (APZ).

The Asset Protection Zone is *"An area surrounding a development managed to reduce the bushfire hazard to an acceptable level. The width of an APZ will vary with slope, vegetation and construction level"*.

Recommendation;

4. At the commencement of building works and in perpetuity the entire property shall be managed as an Asset Protection Zone in accordance with the requirements of Planning for Bushfire Protection, the RFS document Standards for Asset Protection Zones and in a manner that does not create a bushfire hazard to the property.

It is noted that there is a row of various trees in the road reserve adjacent to the northern boundary of the subject lot. Once the APZ for this proposal is established within the subject lot these trees will be isolated and pose no threat. It should be noted that the area is also regularly managed similar to the neighbouring land to the north-east.

14 Landscaping.

Recommendation;

5. Any new fencing is to be constructed in accordance with section 7.6 of Planning for Bushfire Protection 2019.
6. Any new landscaping to the site is to comply with the principles of Appendix 4 and section 3.7 of Planning for Bush Fire Protection 2019. In this regard the following landscaping principles are, where applicable, to be incorporated into the development¹:
 - Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
 - Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
 - Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;
 - Maximum tree cover should be less than 30%, and maximum shrub cover less than 20%;
 - Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);
 - When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
 - Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
 - Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
 - Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
 - Avoid climbing species to walls and pergolas;

¹Refer to referenced documents for a complete description.

- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture way from the building; and
- Use of low flammability vegetation species.

15 Constraints on the subject block.

None known.

Recommendation;

Nil

16 Access/Egress.

All roads in the area are considered to be capable of handling emergency service vehicles. Access from the roadway onto the property is also considered to be adequate for firefighting purposes.

Recommendation

Nil

17 Compliance or non compliance with the specifications and requirements for bushfire protection measures.

APZ A defendable space is provided onsite. An APZ is provided and maintained for the life of the development.	Achievable with the implementation of the recommendations in section 13
SITING AND DESIGN: Buildings are sited and designed to minimise the risk of bush fire attack.	Achievable with the implementation of the recommendations in section 10
CONSTRUCTION STANDARDS: It is demonstrated that the proposed building can withstand bush fire attack in the form of wind, smoke, embers, radiant heat and flame contact.	Achievable with the implementation of the recommendations in section 11
ACCESS Safe, operational access is provided (and maintained) for emergency services personnel in suppressing a bush fire while residents are seeking to relocate, in advance of a bush fire,	Achievable with the implementation of the recommendations in section 16

(satisfying the intent and performance criteria for access roads in sections 4.1.3 and 4.2.7).	
WATER AND UTILITY SERVICES: <ul style="list-style-type: none"> adequate water and electricity services are provided for firefighting operations Gas and electricity services are located so as not to contribute to the risk of fire to a building. 	Achievable with the implementation of the recommendations in section 12
LANDSCAPING: <ul style="list-style-type: none"> it is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause Ignitions. 	Achievable with the implementation of the recommendations in section 14

18 Conclusions.

Based on the above report and with the implementation of the recommendation contained within this report the consent authority should determine that this development can comply with the requirements of AS 3959-2018 and 'Planning for Bushfire Protection' guidelines.

The recommendations contained within this report are to be implemented in their entirety. Changing one aspect may have an adverse effect on the rest of the recommendations.

Bushfires are affected by many external influences such as climactic conditions, vegetation type, moisture content of the fuel, slope of the land and human intervention to name a few and are difficult to predict.

This report does not intend to provide a guarantee that the subject property will survive if a bushfire should impact the surrounding area. The purpose of this report is to show the developments level of compliance or in some cases non-compliance with the New South Wales legislation regarding building in bushfire prone areas.

Where non-compliance is found measures will be suggested that should make the building less susceptible to the various attack mechanisms of a bushfire and comply with the performance requirements of the Building Code of Australia.

The opinions expressed in this report are based on the writers' experience and interpretation of the relevant guidelines and standards. Notwithstanding the above, these guidelines and standards are open to interpretation. All care has been taken to ensure that the opinions expressed in this report are consistent with past successful outcomes.

Some of the information used in the compilation of this assessment has been provided by the proponent or the proponent's representatives. While we believe this information to be true and have accepted the information in good faith however this company or its representatives will not accept any responsibility if the provided information is determined to be incorrect.

This document is to assist the consenting authorities with their assessment of this proposal. The recommendations contained in this assessment reflect the normal conditions that are

typically applied by the consent authority for a proposal such as this however the conditions of consent for the proposal will be supplied by the certifying authority on approval of the development and may not necessarily be the same as the recommendations of this assessment.

The recommendations in this assessment are for planning guidance only, construction details and compliance with all building requirements are the responsibility of the Architect/Designer, Builder and Certifier.

To avoid confusion, unless specifically referenced by the consenting authority, it is strongly recommended that once this proposal has been approved that this document is no longer referenced and that only the official conditions of consent as reflected in documentation by the certifying body are used for construction guidance.

If any further clarification is required for this report, please do not hesitate to contact me using the details above.

Yours Sincerely



Matthew Willis

*Grad Dip Planning for Bushfire Prone Areas
Bushfire Planning Services Pty Limited*

19 References.

- *Australian Building Codes Board (2019). National Construction Code Volume One - Building Code of Australia. ABCB*
- *Australian Building Codes Board (2019). National Construction Code Volume two - Building Code of Australia. ABCB.*
- *Keith, D.A. (2004). Ocean Shores to Desert Dunes: The Native Vegetation of New South Wales and the ACT. NSW Department of Environment and Conservation.*
- *National Association of Steel Framed Housing (2014). "Steel Framed Construction in Bush Fire Areas. NASH*
- *Ramsay, C and Rudolph, L (2003) "Landscape and Building Design for Bush fire Areas". CSIRO Publishing, Collingwood.*
- *Resources and Energy NSW (2016). ISSC 3 Guide for the Managing Vegetation in the Vicinity of Electrical Assets. NSW Government*
- *Rural Fire Service NSW (2005) "Standards for Asset Protection Zones"*
- *Standards Australia (2018). "AS 3959, Construction of buildings in bush fire prone areas".*
- *Standards Australia (2018). "AS/NZS 1530.8.1 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Radiant heat and small flaming sources".*
- *Standards Australia (2018). "AS/NZS 1530.8.2 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Large flaming sources".*
- *Standards Australia (2014). "AS/NZS 1596 The storage and handling of LP Gas".*

20 Appendix 1 - Plans .

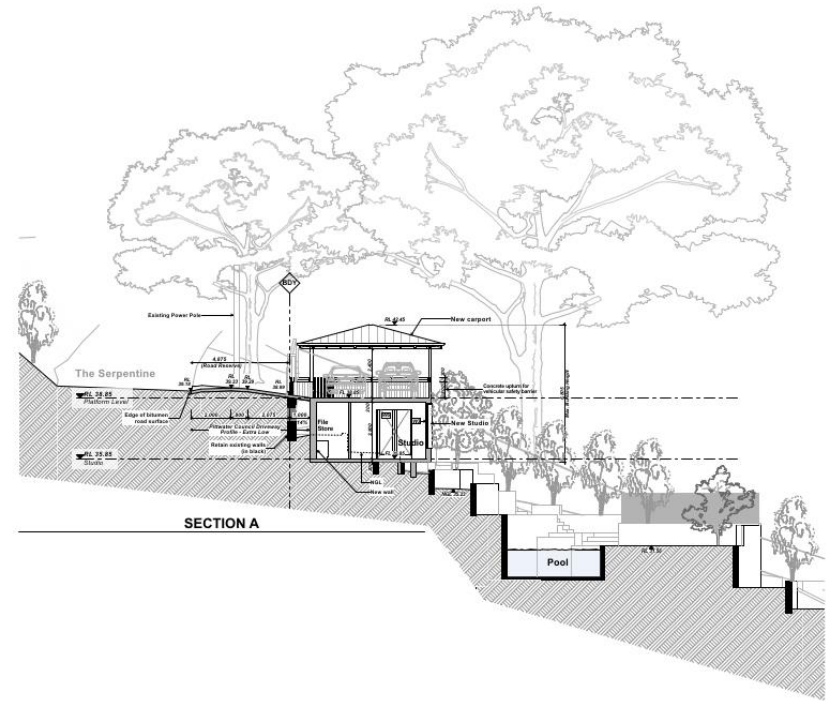
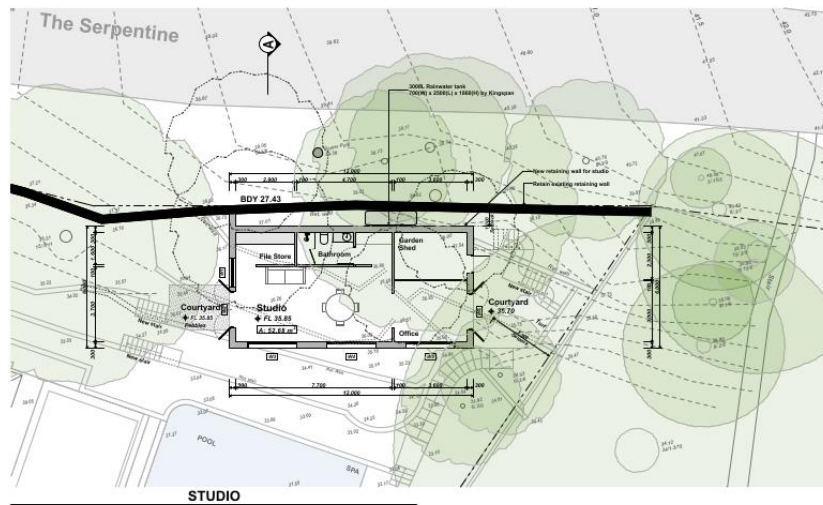
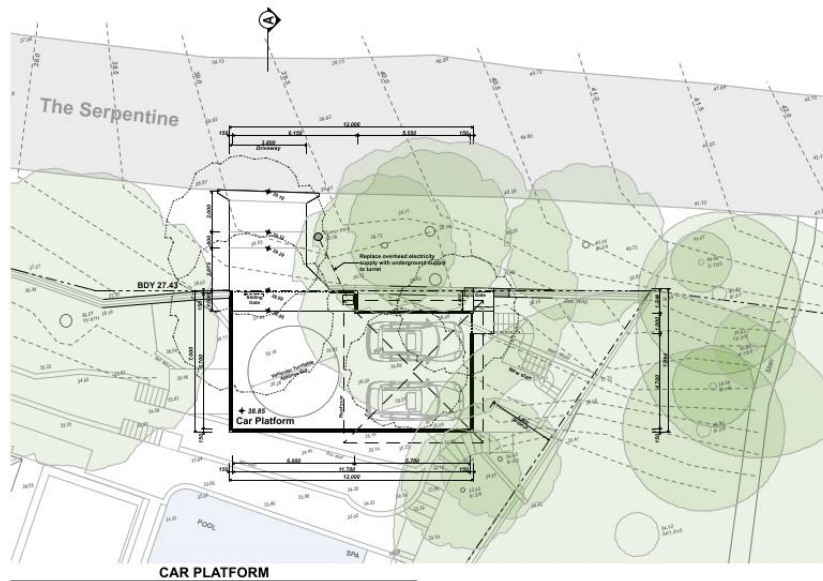


18 - 20 THE SERPENTINE, BILGOLA BEACH

DRAWING LIST	
DWG No:	DESCRIPTION
A.00	COVER SHEET
A.01	SITE PLAN + SITE ANALYSIS
A.02	FLOOR PLANS + SECTION
A.03	NW + SW ELEVATION
A.04	NE + SE ELEVATION
A.05	SITE CALCULATIONS
A.06	SHADOW DIAGRAMS







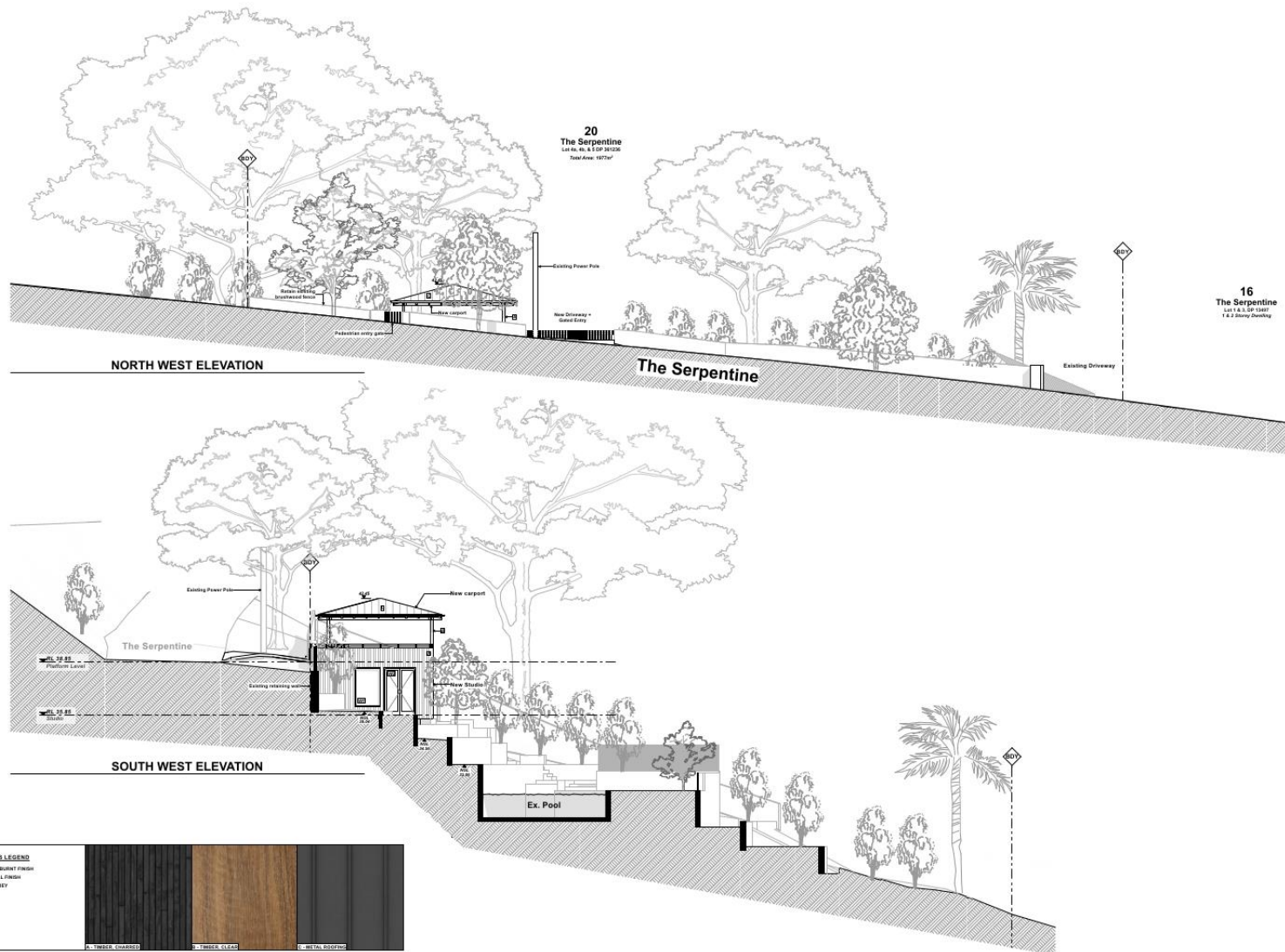
WINDOW SCHEDULE				
	Width	Height	SB	Area
W1	1.450	2.000	500	2.90
W2	1.600	2.700	1	4.36
W3	2.400	2.000	500	4.80
W4	2.400	2.000	500	4.80
W5	2.400	1.800	500	4.32
W6	1.600	2.700	1	4.36
				27.76 m ²



DATE	REV	DESCRIPTION
10/03/21	A	01

PROJECT
New Studio + Car Parking Structure
18-20 The Serpentine, Bilgola Beach
NSW 2107
100% PA, 40% & 100% 50/100
EOR: Rob & Cheryl Miller

PROJECT TITLE
FLOOR PLANS + SECTION
PROJECT NO.
22106
1:100 @ A1
DRAWN BY
A02
CHECKED BY
A02
DATE
24/03/21
SCALE
A



DATE	REV	DESCRIPTION
10/03/23	A	OK

PROJECT	18-20 The Serpentine - Single Storey
PROJECT NO.	NSW 2107
DATE	10/03/23
SCALE	1:100 @ A1
DESIGNED BY	BPAD
DRAWN BY	BPAD
CHECKED BY	BPAD
APPROVED BY	BPAD

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EXISTING LANDSCAPE AREA

A: 1045.94m²



PROPOSED LANDSCAPE AREA

A: 992.02m²

Total Site Area = 1977m²	
Landscape areas:	
Required	1186m ² or 60%
Existing	1045.94m ² or 52.9%
Total Proposed Landscape area =	
992.02m² or 50.17%	

