

Bushfire Assessment Report

Proposed:
**Alterations and
additions**

At:
**22a Connemara Avenue
Killarney Heights**

Reference Number: 220492

Prepared For:
Danny Vise

2nd November 2021



Prepared By:
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**SILVER
MEMBER**
Fire Protection
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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.

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Version Control				
Version	Date	Author	Reviewed by	Details
1	2/11/2021	Duncan Armour	Stuart McMonnies BPAD Accreditation No. 9400	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 – 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 22a Connemara Avenue, Killarney Heights (Lot 647 DP 217209).

The subject site has street frontage Connemara Avenue to the west and abuts private residential allotments to all remaining aspects.

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 100 metre buffer zone from Category 1 Vegetation therefore PBP must apply in this instance.

The subject development relates to the alterations and additions of a sole occupancy dwelling within an existing residential allotment. The development is classified as infill development and assessed as a s4.14 application under the Environmental Planning and Assessment Act 1979 and Chapter 7 'Residential Infill Development' of PBP applied.



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

2.0 Purpose of Report

The purpose of this Bushfire Assessment Report is to provide the owners and Council with an independent bushfire 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 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 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 curtilages	Maintained curtilages	Forest	Maintained curtilages
Slope	N/A	N/A	15 - 20 degrees down	N/A
Asset Protection Zone	N/A	N/A	>62 metres	N/A
Significant Landscape Features	Neighbouring private allotments	Neighbouring private allotments	Neighbouring private allotments / Killarney Drive	Connemara Avenue / 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	N/A	BAL 29	N/A
Required Construction Level	BAL 19	BAL 29	BAL 29	BAL 29

Compliance Summary of Bushfire Protection Measures			
Bushfire Protection Measure (s7.4 PBP)	Acceptable Solution	Performance Solution	Report Section
Asset Protection Zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.02
Construction Standard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.03
Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.04
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.05
Gas and Electrical Supplies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.05

Asset Protection Zones

The available Asset Protection Zone was measured to be >62 metres to the south. The separation from the hazard includes maintained grounds within the subject site and maintained grounds within neighbouring allotments and Killarney Drive.

Construction Level

The highest Bushfire Attack Level to the proposed works was determined from Table A1.12.5 of PBP to be 'BAL 29'. The proposed works will be constructed to section 7 (BAL 29) under AS3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP. The northern elevation has been downgraded to BAL 19 due to shielding provided by the building itself.

Access and Services

Guideline Ref.	Proposed Development Determinations
Property Access (Driveway)	The most distant external point of the subject dwelling is within 70 metres of a public road supporting a hydrant network and therefore the Access requirements detailed in Table 7.4a of PBP are <u>not</u> applicable.
Water Supply	The most distant external point of the building footprint is <90 metres from an operational hydrant and therefore a Static Water Supply is not required under AS2419.1 – 2017 (Appendix E, Figure E7) and chapter 7 of PBP.
Evacuation	Evacuation is possible by utilising existing road infrastructure. It is encouraged that the occupants complete a Bush Fire Survival Plan.
Electrical Supply	Existing aerial supply provided.
Gas Supply	New connections must comply with Table 7.4a of PBP.

5.0 Aerial view of the subject allotment



Figure 02: Aerial view of the subject area C/- Nearmap – October 2021

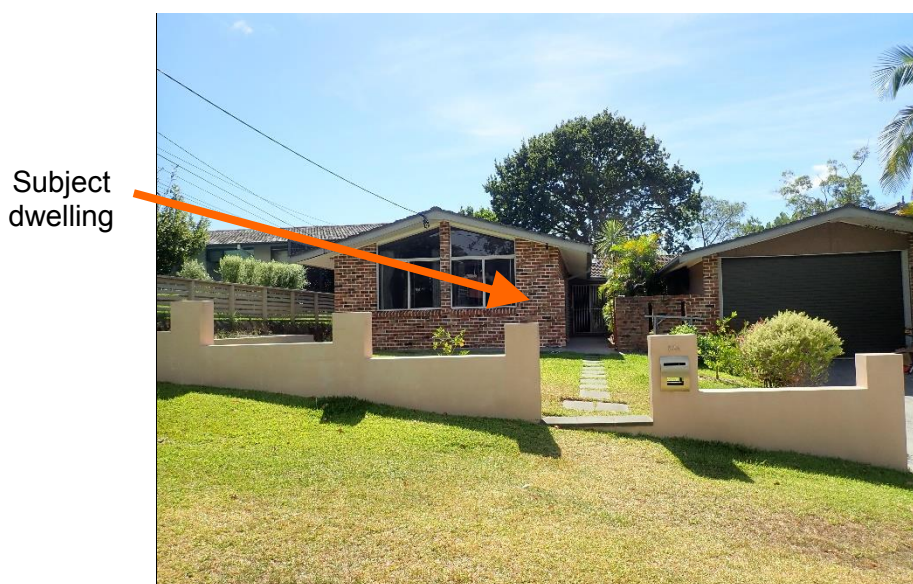
6.0 Site Assessment

6.01 Location

The subject property is known as 22a Connemara Avenue, Killarney Heights (Lot 647 DP 217209) and is a residential allotment (zoned R2: Low Density Residential) located within Northern Beaches Councils Local Government Area.

The subject site has street frontage Connemara Avenue to the west and abuts private residential allotments to all remaining aspects.

The vegetation identified as being the potential hazard is located within Garigal National Park to the south of the subject property.



Photograph 01: View from Connemara Avenue toward the subject property



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

6.02 Vegetation

The predominant vegetation found within the subject property and neighbouring private residential allotments was found to consist of mown lawns and defined garden beds.

The vegetation posing a bushfire hazard to the south is located within Garigal National Park and was found to consist of trees 10-30 metres in height with a foliage cover of 30-70% and an understory of small trees, shrubs, ferns and grasses.

For the purpose of assessment under Planning for Bush Fire Protection the vegetation posing a hazard to the south was determined to be Forest.



Photograph 02: View south into the vegetation within Garigal National Park



Photograph 03: View into the vegetation within Garigal National Park

6.03 Slope and Topography

The slope that would most significantly influence bushfire behaviour must be assessed for a distance of 100 metres from within the bushfire hazard. The most significant bushfire impact is expected to be a bushfire travelling up slope toward the subject dwelling.

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

- 15 - 20 degrees down slope within the hazard to the south



Figure 04: Extract from ELVIS - Geoscience Australia - 1m contours

7.0 Bushfire Protection Measures

7.01 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 100 metre buffer zone from Category 1 Vegetation 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
- Emergency management arrangements
- Landscaping

As the proposal relates to the alterations and additions to an existing sole occupancy dwelling, the proposal must comply with the bushfire protection measures detailed within Chapter 7 'Residential Infill Development' of PBP.

7.02 Asset Protection Zones

The subject property is a residential allotment located in an area of similar properties. The vegetation identified as being the potential hazard is located within Garigal National Park to the south of the subject property.

The available Asset Protection Zone was measured to be >62 metres to the south. The separation from the hazard includes maintained grounds within the subject site and maintained grounds within neighbouring allotments and Killarney Drive.

All grounds within the subject property not built upon are to continue to be maintained in accordance with an Inner Protection Area (IPA) as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones'.

At the time of our inspection, the subject property was considered to meet the performance requirements of an APZ and no tree removal is required to implement the aforementioned APZs.

7.03 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 works was determined from Table A1.12.5 of PBP to be 'BAL 29'. The proposed works will be constructed to section 7 (BAL 29) under AS3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP. The northern elevation has been downgraded to BAL 19 due to shielding provided by the building itself.

7.04 Property Access

The subject property has street frontage to Connemara Avenue to west. 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 existing 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 Killarney Drive for hazard reduction for fire suppression activities.

The existing access is considered adequate for this development.

7.05 Water Supply & Utilities

Hydrants are available throughout Connemara Avenue and surrounding streets for the replenishment of fire service vehicles. The most distant external point of the building footprint is <90 metres from an operational hydrant and therefore a Static Water Supply is not required under AS2419.1 – 2017 (Appendix E, Figure E7) and chapter 7 of PBP. Regardless the proposed pool provides an additional supply.

The existing water supply is considered adequate for this development and will be supplemented as part of this proposal.

The existing dwelling has an aerial connection to the existing electrical network.

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

7.06 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>.

7.07 Landscaping

Any new landscaping must comply with Section 3.7 'Landscaping' of *Planning for Bush Fire Protection* 2019.

7.08 Aim & Objectives of PBP

The following table details the aim and objectives of Planning for Bush Fire Protection 2019 and the proposals 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 29 and BAL 19 being the relevant Bushfire Attack Levels 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, being maintained grounds within the subject site, maintained neighbouring allotments and Killarney Drive.
(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;	The existing APZ was measured to be >62 metres to the south. The APZ in conjunction with construction will prevent the likely fire spread to the building.
(iv) ensure that appropriate operational access and egress for emergency service personnel and occupants is available;	The most distant external point of the proposed footprint is less than 70 metres from a public road supporting the operational use of fire fighting vehicles.

Aim / Objective	Comment
(v) provide for ongoing management and maintenance of bush fire protection measures, (BPMs); and	<p>All grounds within the subject site will continue 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'.</p> <p>Any new landscaping is to comply with the provisions of Table 7.4a and Appendix 4 of PBP.</p>
(vi) ensure that utility services are adequate to meet the needs of firefighters.	<p>Hydrants are available throughout Connemara Avenue and surrounding streets for the replenishment of fire service vehicles.</p> <p>The existing water supply is adequate for the needs of the firefighters in accordance with chapter 7 of PBP.</p>

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

8.0 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 not built upon 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, the subject property was considered to meet the performance requirements of an APZ and no vegetation modification or tree removal is required to implement the aforementioned APZs.

Construction

2. That all new roofing and new construction facing south, east and west shall comply with section 7 (BAL 29) Australian Standard AS3959-2018 'Construction of buildings in bush fire-prone areas' and section 7.5 of 'Planning for Bush Fire Protection - 2019'.
3. That all new construction facing north shall comply with section 6 (BAL 19) Australian Standard AS3959-2018 'Construction of buildings in bush fire-prone areas' and section 7.5 of 'Planning for Bush Fire Protection - 2019'.

Landscaping

4. That any new landscaping is to comply with Section 3.7 'Landscaping' under *Planning for Bush Fire Protection 2019*.

Gas (where applicable)

5. 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

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

9.0 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 a hazard is located to the south of the subject site and proposed works. The vegetation posing a hazard to the subject site was determined to be Forest.

The highest Bushfire Attack Level to the proposed works to the dwelling was determined from Table A1.12.5 of PBP to be 'BAL 29'. The proposed works will be constructed to section 7 (BAL 29) under AS3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP. The northern elevation has been downgraded to BAL 19 due to shielding provided by the building itself.

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

Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions P/L



Stuart McMonnies

G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD9400



10.0 Annexure 01

List of Referenced Documents

Australian Building Codes Board (2019). *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/>

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NSW Department of Planning and Environment (2019). *Planning Portal*. Accessed at:
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NSW Rural Fire Service (2019). *Planning for Bush Fire Protection. A Guide for Councils, Planners, Fire Authorities and Developers*.

OEH (2016). *The Native Vegetation of the Sydney Metropolitan Area. Volume 2: Vegetation Community Profiles*. Version 3.0. NSW Office of Environment and Heritage, Sydney.

Plans by Elevate Design & Drafting, Project No. 0917, Dated 10/10/21.

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
NSW Department of Lands – SIXMaps
Street-directory.com.au

Attachments

Attachment 01: s4.14 Compliance Certificate



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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:	22a Connemara Avenue, Killarney Heights
DESCRIPTION OF PROPOSAL:	Alterations and additions
PLAN REFERENCE: (relied upon in report preparation)	Plans by Elevate Design & Drafting, Project No. 0917, Dated 10/10/21.
BAL RATING:	BAL 29 <small>(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment)</small>
BUSHFIRE ASSESSMENT REPORT REFERENCE:	220492
REPORT DATE	2 nd November 2021
CERTIFICATION NO/ACCREDITED SCHEME	BPAD9400

I Stuart 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 2019*.

Signature:  Date: 2nd November 2021

