




Reference number 2530

Member of the Fire Protection Association of Australia

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## ***Lot 134, DP 14961, 26 Bynya Road, Palm Beach, NSW 2108.***

***Monday, 3 June 2019***

<b>Prepared and certified by:</b>	<b>Matthew Willis</b> <i>BPAD – Level3 Certified Practitioner</i> Certification No: BPD-PA 09337		<b>03/06/2019</b>
<i>Can this proposal comply with AS3959-2009 (inc PBP addendum 3)?</i>	<b>Yes</b>		
<i>What is the recommended AS 3959-2009 level of compliance?</i>	<b>BAL-29</b>		
<i>Is referral to the RFS required?</i>	<b><i>At the discretion of council</i></b>		
<i>Can this development comply with the requirements of PBP?</i>	<b>Yes</b>		
<i>Plans by "MM+J Architects" (Appendix 1) dated.</i>	<b>7/11/2018</b>		

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# **Bushfire Risk Assessment**

***Monday, 3 June 2019***

### **Contact**

*Bill Palmer*

*26 Bynya Road*

*Palm Beach NSW 2108*

### **Subject Property**

*Lot 134, DP 14961*

*26 Bynya Road*

*Palm Beach NSW 2108*

## BUSHFIRE RISK ASSESSMENT CERTIFICATE

**THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 79BA 1(b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203**

Property Address	Lot 134, DP 14961, number 26 Bynya Road Palm Beach
Description of the Proposal	Alterations and additions to an existing dwelling
Plan Reference	7/11/2018
BAL Rating	BAL-29
Does the Proposal Rely on Alternate Solutions?	<b>No</b>

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 Appendix 4 of Planning for Bushfire Protection 2006 together with recommendations as to how the relevant Specifications and requirements are to be achieved.

I hereby certify, in accordance with Section 79BA 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 79 BA(1)(a) 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 2006.

<b>REPORT REFERENCE</b>	Monday, 3 June 2019
<b>REPORT DATE</b>	Monday, 3 June 2019
<b>CERTIFICATION NO/ACCREDITED SCHEME</b>	FPAA BPAD A BPD-PA 09337

### Attachments:

- Bushfire Risk Assessment Report
- Recommendations

**SIGNATURE:** ---  ----- **DATE:** ----Monday, 3 June 2019

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# 1 Executive Summary

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Bushfire Planning Services has been requested by Mr Bill Palmer to supply a bushfire compliance report on lot 134, DP 14961, 26 Bynya Road, Palm Beach.

The works proposed for the subject lot are for the alterations and additions to an existing dwelling, see attached plans for details.

The subject lot is on the western side of Bynya Road and at its closest point to the hazard the proposed new work has a separation distance to the west of approximately 19m.

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 9.10° deg.

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 residential allotments and is managed land and of low threat to this proposal.

It should be noted that the neighbouring property, number 28-30 Bynya Road, currently contains a small amount of unmanaged vegetation in the rear of that lot. A DA has been approved for alterations and additions to the dwelling on number 28-30 with one of the requirements of the bushfire assessment for the development being that the entire lot is managed as an Asset Protection Zone.

Substantial ground works has been undertaken on the neighbouring lot as part of the DA and it is considered reasonable to expect that the Asset Protection Zone requirements will remove the small amount of remaining hazard.

It is an assumption of this assessment this vegetation will be removed, and no hazard will exist on the neighbouring property. Should council not accept this assumption the outcome of this assessment may change.

The calculations and assumptions outlined in this report show that the development will be required to comply with the construction requirements of AS 3959-2009 BAL-29 and the Rural Fire Services requirements contained within the addendum to appendix 3 of Planning for Bushfire Protection on all aspects.

It is my considered opinion that this development can comply with the requirements of AS 3959-2009 and Planning for Bushfire Protection 2009.

Table 1 is a summary of the relevant findings of this assessment.

Aspect	North	East	South	West
<b>Vegetation type</b>	Managed land	Managed land	Managed land	Managed land/remnant
<b>Slope</b>	N/A	N/A	N/A	5-10 degrees downslope

Aspect	North	East	South	West
Setback within lot 134	N/A	N/A	N/A	19m
Setback outside lot 134	N/A	N/A	N/A	0m
Total setback	N/A	N/A	N/A	19m
Bal level	N/A	N/A	N/A	29

**Table 1 - Any aspect marked with "N/A" in the table above indicates that it is considered there is no hazard in that direction. Only the details for the aspect that is considered to be at the greatest risk from bushfire is shown in the table above. THIS TABLE IS NOT CONSTRUCTION ADVICE.**

## 2 General

This proposal relates to the alterations and additions to an existing dwelling 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 2006 (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 2006. Some of the measurements used in this report have been taken from aerial photographs and as such are approximate only.

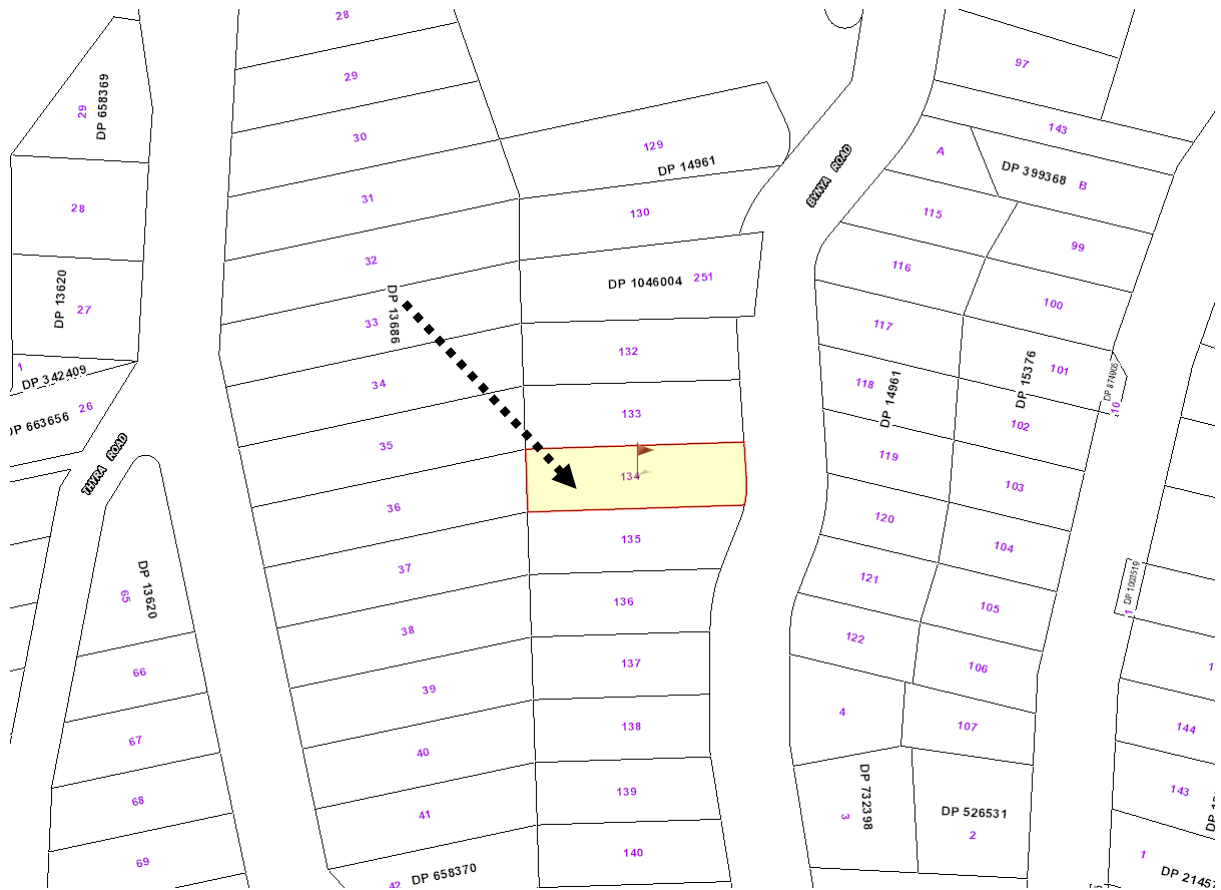
## 3 Block Description

The subject block is situated on the western side of Bynya Road in an established area of Palm Beach.

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

The lands surrounding the proposed site on the subject lot to a distance of at least 19m contain existing residential development and associated gardens or land that is otherwise not considered to be a significant bushfire hazard.

- Lot; 134
- DP; 14961.
- LGA; Nothern Beaches.
- Area; 846m<sup>2</sup>.
- Address; 26 Bynya Road, Palm Beach.



Map 1 shows the cadastral layout around the subject lot.



Map 2 is an extract from the councils' bushfire prone land map. The map shows lot 134 to both contain and to be within the buffer zone of category 1 bushfire vegetation.

## 4 Vegetation

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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.

Planning for Bushfire Protection makes allowances for small areas of remnant vegetation that are less than a hectare in area or provide a run of fire less than 50m in length directly towards the proposal.

These areas of vegetation are considered to be a *low hazard and Asset Protection Zone setbacks and building construction standards for* (a proposal adjacent to remnant vegetation) *will be the same as for rainforests.*

For the purpose of this assessment and compliance with AS3959 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 2 outlines the vegetation orientation and distance from the development area.

Aspect	North	East	South	West
<b>Vegetation type</b>	Managed land	Managed land	Managed land	Managed land/remnant
<b>Setback within lot 134</b>	N/A	N/A	N/A	19m
<b>Off-site setback</b>	N/A	N/A	N/A	0m
<b>Total setback</b>	N/A	N/A	N/A	19m

*Table 2 - 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.*

*This area has been left intentionally blank.*

## 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 3.



Table 3 shows the slope beneath the hazard.

Aspect	North	East	South	West
Slope	N/A	N/A	N/A	5-10 degrees downslope

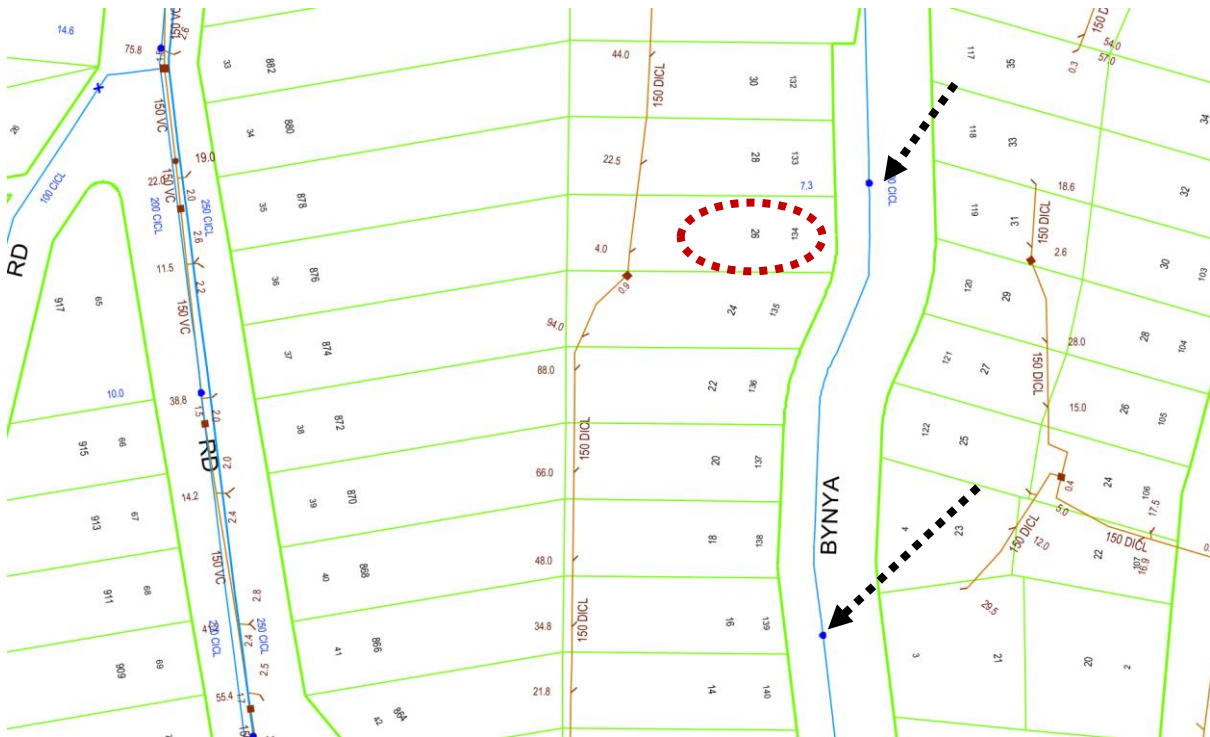
*Table 3 - Any aspect marked with "N/A" in the table above indicates that it is considered there is no hazard in that direction.*

## 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

Mains electricity is available to the block.

### 7.3 Gas

It is unknown if either bottled or mains 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 Bynya Road.

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 recommendation.

### 9 Compliance with AS 3959-2009

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 3959-2009 BAL-29 and the RFS requirements on all fire prone aspects.

The following table is an extract from table 2.4.2 of AS3959-2009. 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.

**TABLE 2.4.2**  
**DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL)—FDI 100 (1090 K)**

Vegetation classification	Bushfire Attack Levels (BALs)				
	BAL—FZ	BAL—40	BAL—29	BAL—19	BAL—12.5
	Distance (m) of the site from the predominant vegetation class				
	Downslope >5 to 10 degrees				
A. Forest	<31	31—<39	39—<53	53—<69	69—<100
B. Woodland	<20	20—<26	26—<37	37—<50	50—<100
C. Shrubland	<8	8—<11	11—<17	17—<25	25—<100
D. Scrub	<12	12—<17	17—<24	24—<35	35—<100
E. Mallee/Mulga	<7	7—<10	10—<15	15—<23	23—<100
F. Rainforest	<13	13—<18	18—<26	26—<36	36—<100
G. Grassland	<8	8—<11	11—<17	17—<25	25—<50

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.

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All new work is to be undertaken in accordance with the relevant requirements of the BCA and AS3959 2009. 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 AS3959-2009 "Construction of buildings in bush fire-prone areas" and,
2. New construction on the aspects shall also comply with the requirements of BAL-29 Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas" and section A3.7 Addendum Appendix 3 of "Planning for Bush fire Protection".
3. Any new fencing to be property should be in accordance with Rural Fire Service "Fast Fact 2/06".

## 12 Utilities

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### 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;

4. Any new electricity or gas connections are to comply with the requirements of section 4.1.3 of Planning for Bushfire Protection.

## 13 Asset Protection Zone (APZ)

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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;

5. 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.

## 14 Landscaping

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No specific landscaping plan has been provided as part of this assessment.

### Recommendation;

6. Any new landscaping to the site is to comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006. In this regard the following landscaping principles are, where applicable, to be incorporated into the development:
  - 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;
  - 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

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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

<b>APZ</b> A defensible 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
<b>SITING AND DESIGN:</b> Buildings are sited and designed to minimise the risk of bush fire attack.	Achievable with the implementation of the recommendations in section 10
<b>CONSTRUCTION STANDARDS:</b> 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
<b>ACCESS</b> 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, (satisfying the intent and performance criteria for access roads in sections 4.1.3 and 4.2.7).	Achievable with the implementation of the recommendations in section 16
<b>WATER AND UTILITY SERVICES:</b> <ul style="list-style-type: none"> <li>adequate water and electricity services are provided for firefighting operations</li> <li>Gas and electricity services are located so as not to contribute to the risk of fire to a building.</li> </ul>	Achievable with the implementation of the recommendations in section 12
<b>LANDSCAPING:</b> <ul style="list-style-type: none"> <li>it is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause ignitions.</li> </ul>	Achievable with the implementation of the recommendations in section 14

## 18 Conclusions

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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 3959-2009 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**

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### ***Australian Building Codes Board***

*National Construction Code*

*Volumes 1&2*

*Canprint*

### ***NSW Government Environmental Planning and Assessment Act [1979]***

*Part 79BA – Consultation and development Consent – Certain Bushfire Prone Land*

*NSW Government Printer*

### ***Planning NSW [2006]***

*Planning for Bushfire Protection*

*A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners*

### ***Ramsay C & Rudolph L [2003]***

*Landscape and Building Design for Bushfire Prone Areas*

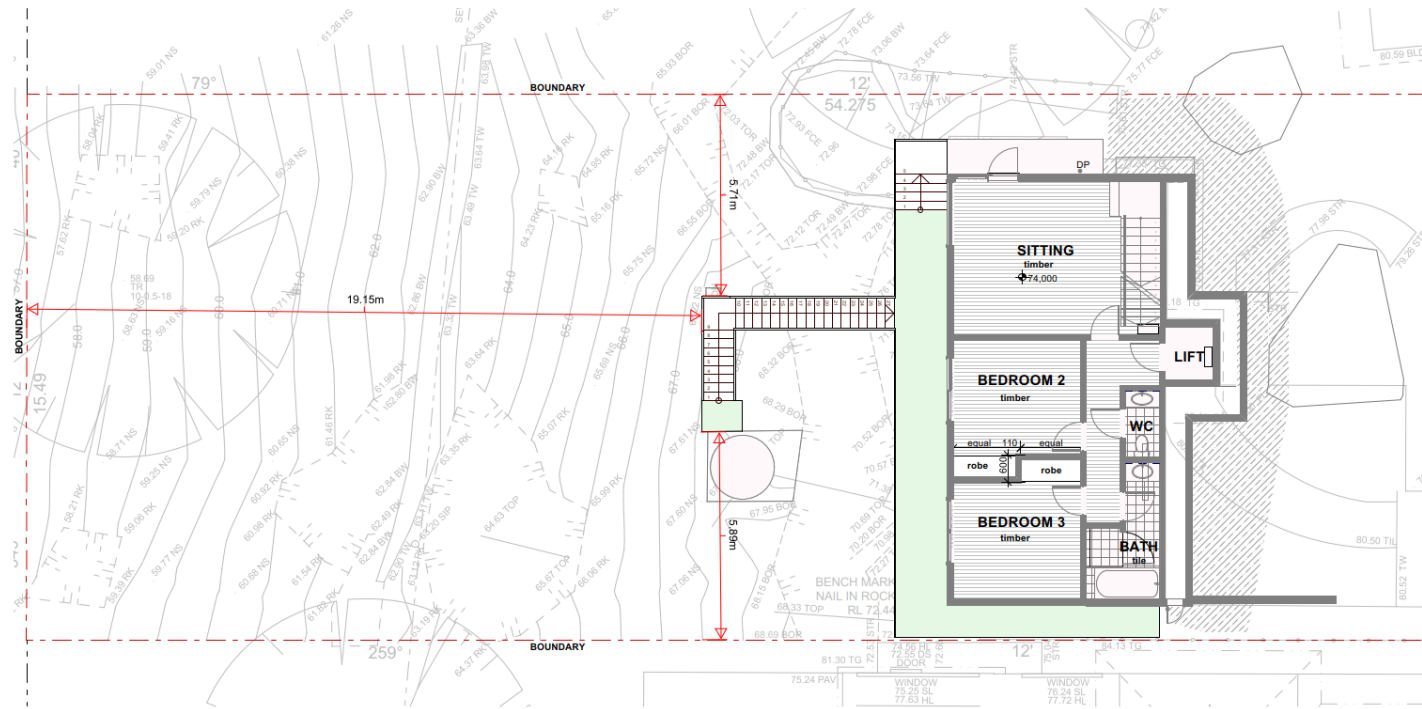
*CSIRO Publishing*

### ***Standards Australia [2009]***


*Australian Standards 3959 (amendments 1, 2 and 3)*

*Standards Australia*


## 20 Appendix 1 - Plans



**LOWER FLOOR PLAN**

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	A	07.11.2019	PRELIMINARY DESIGN					Project	<b>PALMER HOUSE</b>		1858	
	B	08.12.2019	SURVEY UPDATED - DESIGN AMENDED					Client	30 BRYNA ROAD, PALMER BEACH			
								Project Name	<b>LOWER FLOOR PLAN</b>			
<b>CONCEPT DESIGN</b>				<b>SKETCH DESIGN</b>								



COPYRIGHT This drawing is the property of mm+ architects PTY LTD and may be used for any other project without written consent except as stated on the plan VERIFY ALL DIMENSIONS ON SITE			Rev	Date	Amendment	Rev	Date	Amendment		client Bill and Mandy Palmer project <b>PALMER HOUSE</b> 26 BYNYA ROAD, PALM BEACH date 071112018 file 3D VIEWS	sheet NTS	drawing number <b>SK03</b> sheet A
A	27.11.2018	PRELIMINARY DESIGN						drawn BELJ				
B	06.12.2018	SURVEY UPDATED - DESIGN AMENDED						date 071112018				
CONCEPT DESIGN			SKETCH DESIGN					job no. <b>1858</b>				