

BAL RISK ASSESSMENT CERTIFICATE

Provided under (4.14(b) EPA Act 1979).

14 Kirkwood Street Seaforth 2092



To: Northern Beaches Council

Prepared by: Matthew Noone | BPAD Accreditation Number: BPAD-PD 25584

Site Address: 14 Kirkwood Street Seaforth 2092

Lot / DP: Lot 76/-/DP11162

Project Description: MISCELLANEOUS WORKS

The proposal relates to obtaining development consent for new blockwork retaining walls, concrete paths, concrete driveway and replacement of timber fencing. The proposed built works are classified as a Class 10A as defined by the National Construction Code (NCC). The NCC does not provide for any bush fire specific performance requirements for these particular classes of buildings. As such AS 3959 and the NASH Standard are not considered as a set of Deemed to Satisfy provisions. Ie there are no construction requirements. The non-combustible hardscaping (driveways, paths and retaining walls) have no implications for bushfire protection. Any new timber fencing within 6m of a dwelling should be constructed from Appendix F timber (AS3959). Fencing greater than 6m from a dwelling have no requirements. We have reviewed the proposed landscape drawings and are satisfied they comply with Planning for Bushfire Protection (2019).

I hereby certify that:

1	I (Matthew Noone) am person recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment holding accreditation with the Fire Protection Association (BPAD-PD 25584), and:
2	Under the provisions of <u>4.14 (b)</u> Environmental Planning and Assessment Act 1979 provides certification that the proposed development at 14 Kirkwood Street Seaforth 2092 complies with "the relevant specifications and requirements".

Compliance with "the relevant specifications and requirements PBP 2019"			FPA Accreditation Number BPAD-PD 2558
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CERTIFICATE NUMBER
BL-573122-A

RELEVANT SPECIFICATIONS AND REQUIREMENTS:

The proposed works are classified as a Class 10a as defined by the National Construction Code (NCC). The NCC does not provide for any bush fire specific performance requirements for these particular classes of buildings. As such AS 3959 and the NASH Standard are not considered as a set of Deemed to Satisfy provisions, however compliance with AS 3959 and the NASH Standard must be considered when meeting the aims and objectives of PBP. Whilst bush fire is not captured in the NCC for Class 5-8 and Class 10 structures, the following objectives should be considered in relation to access, water supply and services, and emergency and evacuation planning:

1.1 Building Construction and Design

- No requirements. NCC Building Classifications 10a are not required to comply with AS3959 or the NASH Standard.
-

1.2 Asset Protection Zones (APZ)

- Site to be managed as an Inner APZ. The proposed landscaping satisfies PBP (2019) with regard to APZ provision.
-

1.3 Access

- No requirements.
-

1.4 Water

- Reticulated water is provided. Any new above-ground water service pipes (including taps and connections) external to the building are to be metal.
-

1.5 Storage of hazardous materials

- No requirements. No hazardous materials stored on site.
-

Summary:

The development relates to obtaining development consent for proposed blockwork retaining walls, concrete paths, concrete driveway, timber fencing and landscaping. The Class 10a building works are not required to provide for any specific bushfire construction requirements. The proposed landscaping complies with PBP (2019) with regard to the provision of an APZ. Reticulated water is available for fire fighting. Suitable access and egress is provided from Kirkwood Street. The development complies with the relevant specifications and requirements of Planning for Bushfire Protection (2019).

Should you wish to discuss, please feel free to get in contact.

Regards,



Matthew Noone

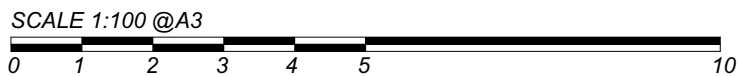
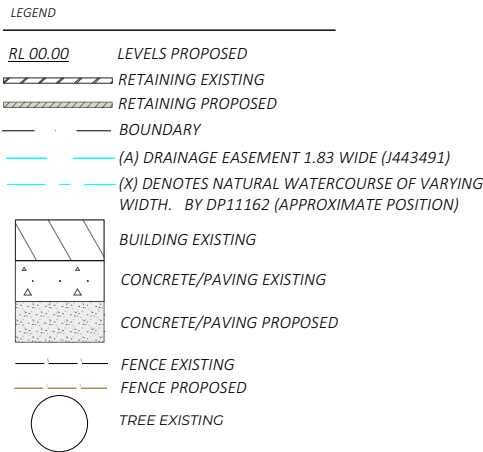
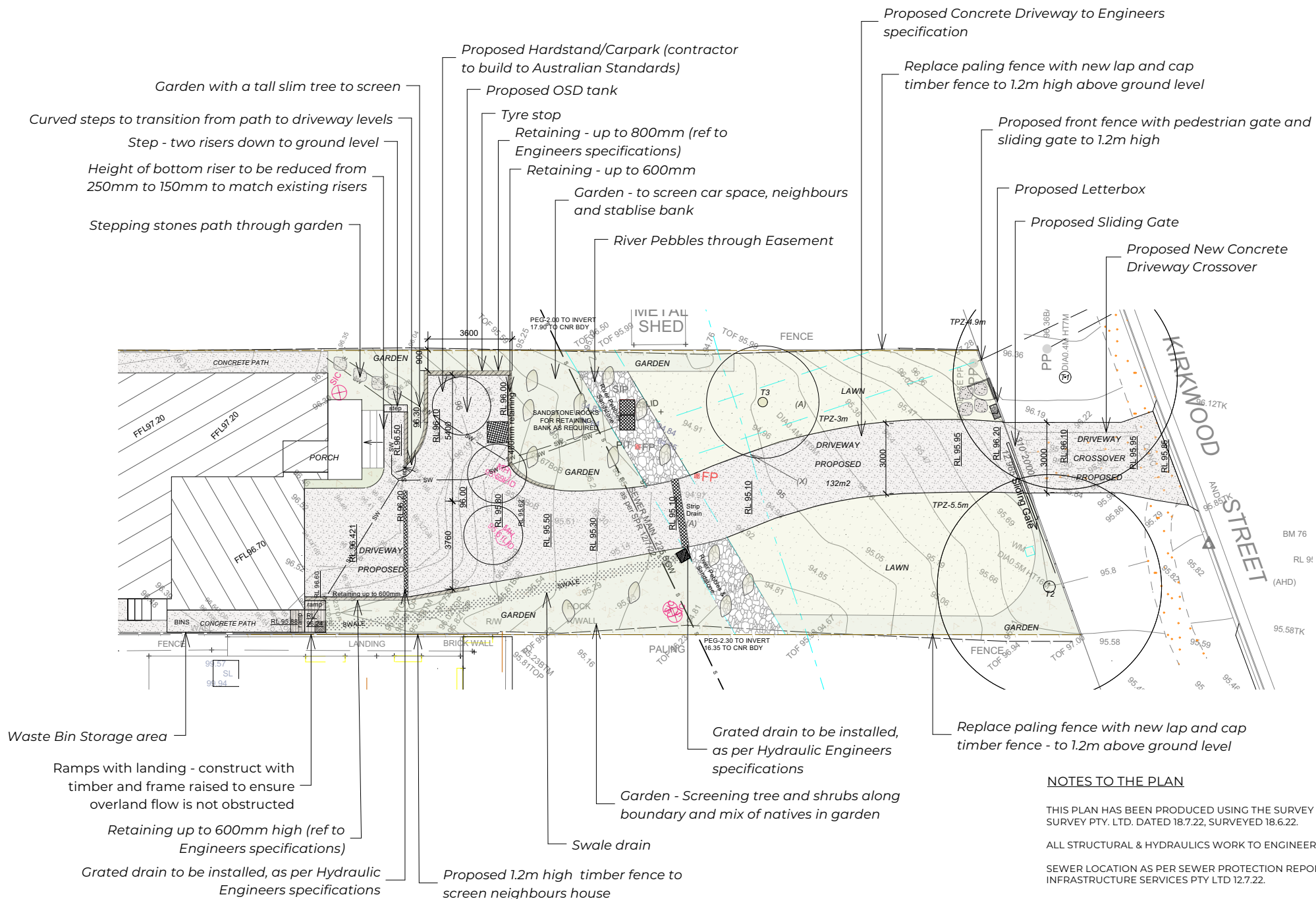
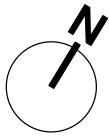
Grad.Dip. Design for Bushfire Prone Areas.

BSc (Geology)

0406077222

Appendix A - Proposed Landscape Drawings

APPENDIX A - LANDSCAPE DRAWINGS



NOTES TO THE PLAN

THIS PLAN HAS BEEN PRODUCED USING THE SURVEY BY ASPECT DEVELOPMENT & SURVEY PTY. LTD. DATED 18.7.22, SURVEYED 18.6.22.

ALL STRUCTURAL & HYDRAULICS WORK TO ENGINEERS DETAILS.

SEWER LOCATION AS PER SEWER PROTECTION REPORT BY MGP BUILDING & INFRASTRUCTURE SERVICES PTY LTD 12.7.22.

POOL OVERFLOW TO BE PUMPED TO SEWER TO COUNCIL'S & SYDNEY WATER'S REQUIREMENTS.

EXISTING TREES TO BE PROTECTED AS PER ARBORICULTURAL IMPACT ASSESSMENT BY TEMPORAL TREE MANAGEMENT.

ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED. LEVELS SHOWN ARE INDICATIVE.

BEFORE YOU DIG ENQUIRY PERFORMED 1.11.22.

ALL SERVICES ARE TO BE LOCATED AND VERIFIED PRIOR TO LAYOUT OF CONSTRUCTION.

THIS PLAN IS FOR DESIGN GUIDANCE ONLY, THE CONSTRUCTION CONTRACTORS ARE RESPONSIBLE FOR THE SETTING OUT OF WORKS, CHECKING DIMENSIONS AND LEVELS TO MEET SITE CONDITIONS, RELEVANT BUILDING STANDARDS AND AUTHORITIES. ANY PROPOSED CHANGES TO BE CONFIRMED WITH DESIGNER PRIOR TO CONSTRUCTION

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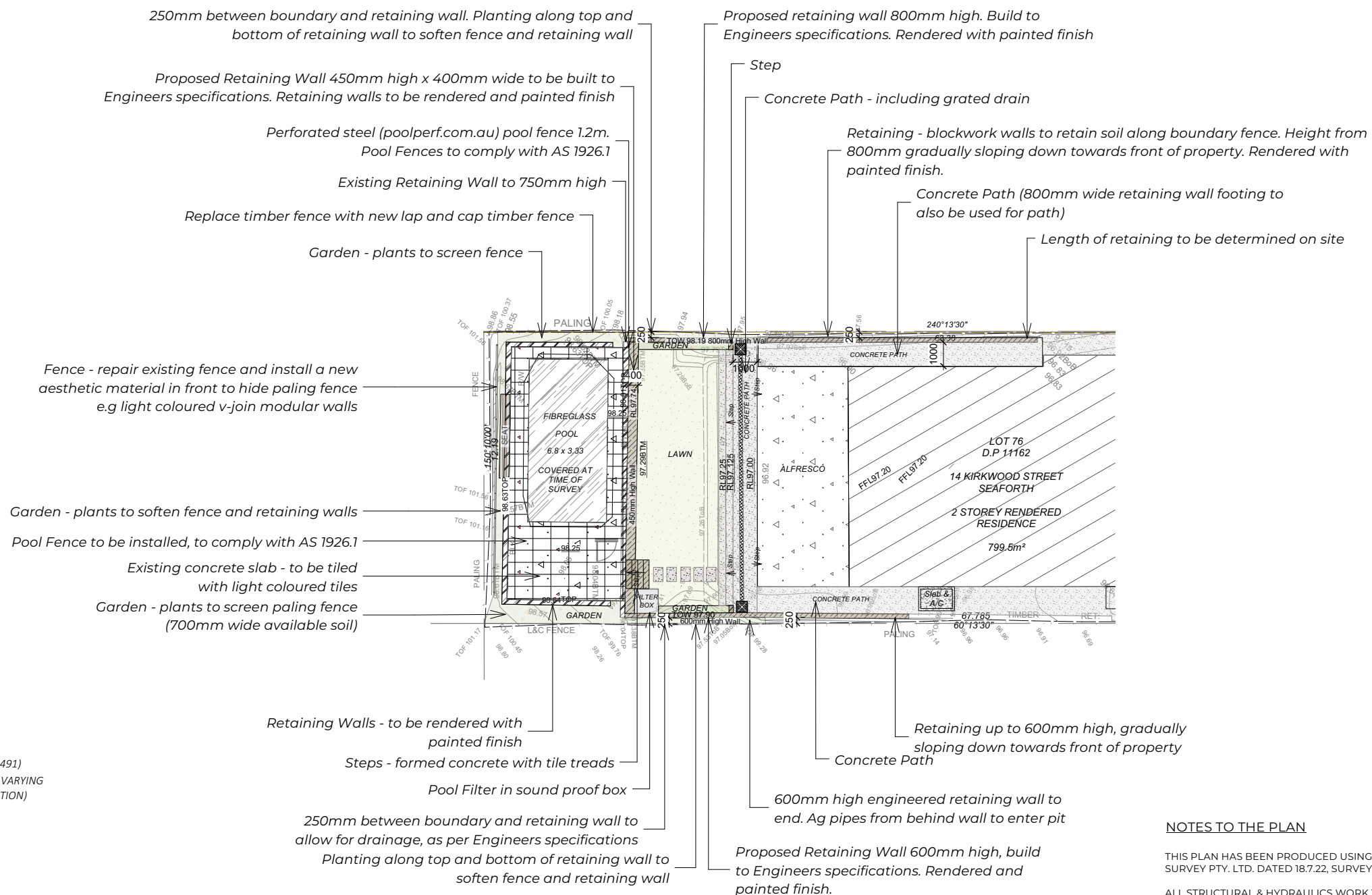
A	18.07.22	Draft for DA
B	21.07.22	Draft revised
C	25.08.22	Driveway revised
D	07.10.22	
E	18.11.022	Issue for DA

CLIENT
SAMM & CLARE CARBINES


SITE
14 KIRKWOOD STREET
SEAFORTH


DRAWING
LANDSCAPE CONCEPT PLAN -
FRONT
PROJECT
ALTERATIONS & ADDITIONS -
LANDSCAPE


JOB NO	SCC14KS/2022
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RL 00.00 LEVELS PROPOSED


 RETAINING EXISTING


 RETAINING PROPOSED


 BOUNDARY


 (A) DRAINAGE EASEMENT 1.83 WIDE (J443491)


 (X) DENOTES NATURAL WATERCOURSE OF VARYING WIDTH. BY DP11162 (APPROXIMATE POSITION)


 BUILDING EXISTING

 CONCRETE/PAVING EXISTING

 CONCRETE/PAVING PROPOSED

 FENCE EXISTING

 FENCE PROPOSED

 TREE EXISTING

A horizontal number line is shown, ranging from 0 to 10. Tick marks are placed at every integer. The segment between the tick marks for 2 and 3 is shaded black.

Retaining Walls - to be rendered with painted finish

Steps - formed concrete with tile treads

Pool Filter in sound proof box

250mm between boundary and retaining wall to allow for drainage, as per Engineers specifications

Planting along top and bottom of retaining wall to soften fence and retaining wall

Retaining up to 600mm high, gradually sloping down towards front of property

Concrete Path

600mm high engineered retaining wall to end. Ag pipes from behind wall to enter pit

Proposed Retaining Wall 600mm high, build to Engineers specifications. Rendered and painted finish.

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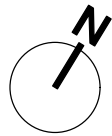
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PROPOSED PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	(height x spread)	Pot Size mm	Qty	Origin
TREES					
Tristanopsis laurina Luscious	Water Gum - Luscious	7-12m x 5m	400mm/45L	2	Native
Waterhousea floribunda Sweeper	Weeping Myrtle	10m x 4m	400mm/45L	1	Native
SHRUBS, GRASSES & GROUNDCOVERS					
Allocasia brisbanensis	Spoon Lily/Cunjevoi Lily	to 1.5m	200	4	Native
Asplenium australasicum	Birds Nest Fern	1.3m x 2m	200mm	3	Native
Blechnum gibbon	Silver Lady Fern	Fern - 0.6m-1m	200mm	6	Exotic
Callistemon Wilderness White	Callistemon Wilderness White	2.5m x 2m	200mm	1	Native
Carpobrotus glaucescens	Pig Face	Ground cover	140mm	6	Native
Leptospermum laevigatum	Coastal Tea Tree	0.4 x 0.3m	200mm	2	Native
Liriope muscari Just Right	Liriope Just Right	0.5m x 0.5m	200mm	20	Exotic
Lomandra longifolia	Mat Rush	1m x 0.6m	140mm	6	Native
Lomandra longifolia Tanika	Lomandra Tanika	0.60m x 0.60m	140mm	22	Native
Miscanthus sinensis Gracillimus	Miscanthus Gracillimus	1.5 x 1.5m	200mm	3	Exotic
Pennisetum alopecuroides Nafray	Nafray Foxtail Grass	0.60 x 0.60m	140mm	7	Native
Philodendron Xanadu	Philodendron Xanadu	0.6m x 1m	200mm	21	Exotic
Phormium tenax Purple Haze	Phormium Purple Haze	Strappy leaf 1-2m	200mm	3	Exotic
Plumeria acutifolia	Frangipani White	4-10m x 4-10m	45L	1	Exotic
Pyrus calleryana Capital	Capital Pear	11 x 3-6m	300mm	1	Exotic
Salvia leucantha Santa Barbara	Salvia - Santa Barbara Purple	0.8 - 1.2m x 1m	140mm	3	Exotic
Sansevieria trifasciata	Mother in Laws Tongue	0.6m x 0.1m	200mm	6	Exotic
Senecio mandraliscae	Chalk Sticks	0.5 x 0.5	140mm	10	Exotic
Syzygium australe Resilience	Resilience Lilly Pilly	3-5m x 1.5m	400mm/45L	37	Native
Westringia fruticosa	Coastal Rosemary	Trim to 1m x 1m	200mm	8	Native
TREES EXISTING - as per Arboricultural Impact Assessment by Temporal Tree Management 22/08/2022					
BOTANICAL NAME	COMMON NAME	DIMENSIONS (height x spread)	Retention Value	Tree No.	Origin
Doryphora sassafrass	Sassafrass	7 x 3m	Moderate	1	Indigenous
Angophora costata	Smooth-barked Apple	15 x 4m	High	2	Indigenous
Archontophoenix cunninghamiana	Bangalow Palm	10 x 2m	Low	3	Native

Min Three Native Trees Required - Ref. Manly LEP 2013
The minimum tree requirement may include either existing established native trees or new native trees planted at a pot/container size to be at least 25 litres capacity and being able to reach 10m.

SCALE 1:200 @A3



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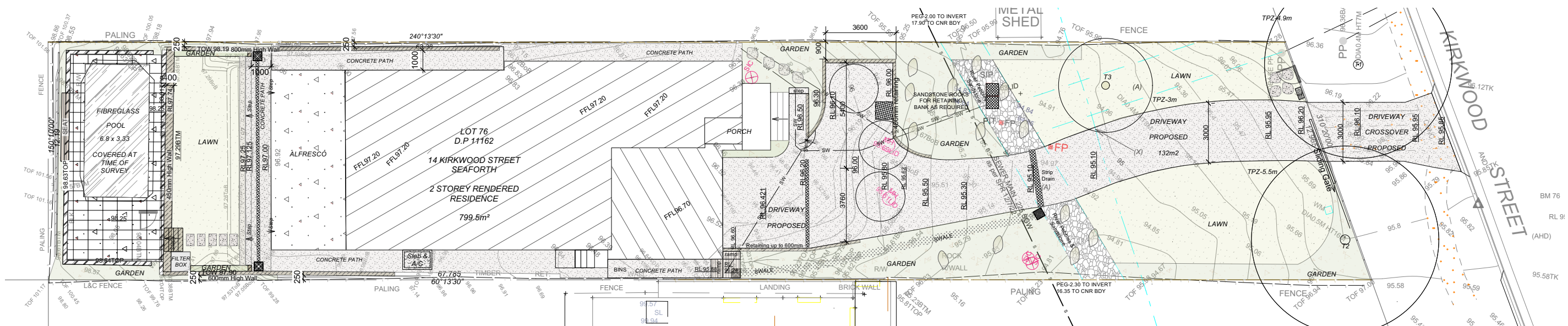
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LEGEND

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