



## BUSH FIRE ATTACK LEVEL (BAL) CERTIFICATE

Determined in accordance with Planning for Bushfire Protection 2019

This Certificate has been issued by a person accredited by the Fire Protection Association of Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme (NSW); being a recognised consultant by the NSW Rural Fire Service (RFS). The certificate details the conclusions of the bushfire attack level assessment undertaken by the Accredited Practitioner. All enquires related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.

### Property Description

Address Details	Street No	Street Name	Lot /DP
	2a	Allen Avenue	20 / DP11978 & Lot A DP379490
	Suburb	State	Postcode
	Bilgola Beach	NSW	2380
Local Government Area	Northern Beaches Council		
Fire Danger Index	100		
Main BCA Class of building	1a		
Description of the building or works	Infill Development		

### Determined Bushfire Attack Level

**BAL-12.5**

The BAL for the proposed development has been determined as **BAL-12.5** in accordance with Table A1.12.5 contained in Planning for Bushfire Protection 2019. The determination was based on the bushfire hazard assessment finding the nearest bushfire hazard being greater than 50m north-west from the subject site.

This BAL Certificate is valid for 12 months from the date of this letter.

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level Certificate stated above in accordance with the requirements of Planning for Bushfire Protection 2019.

Stuart Greville  
Accredited Bushfire Practitioner  
BPAD - 26202



Date of Issue: 9 August 2022



## 1. Proposed Development

Development consent is sought for the construction of multi storey Class 1a dwelling at 2A Allen Avenue, Bilgola Beach.

A full set of the drawings are contained in **Attachment A**.

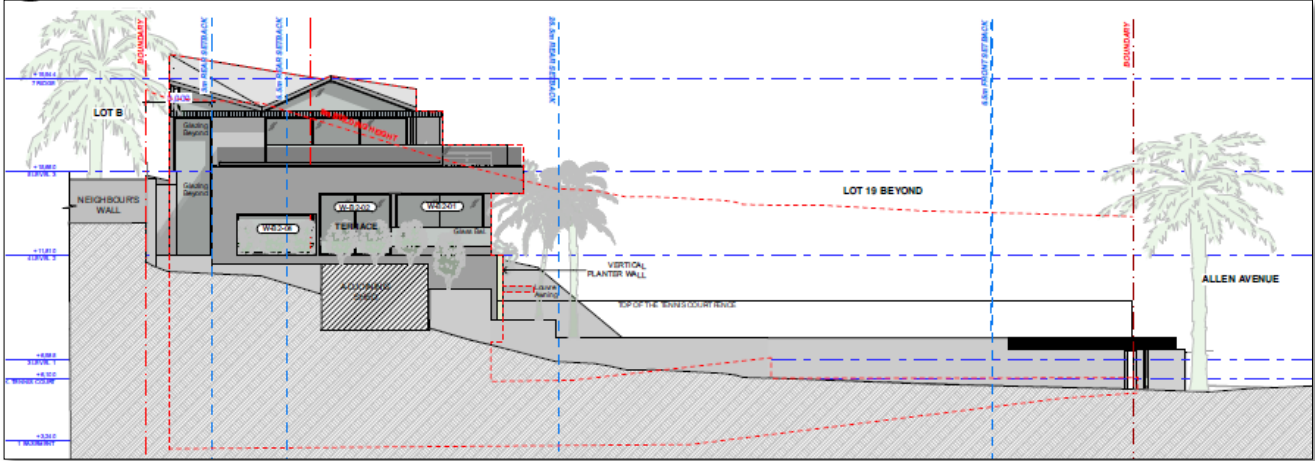


Figure 1: Proposed Dwelling - South elevation

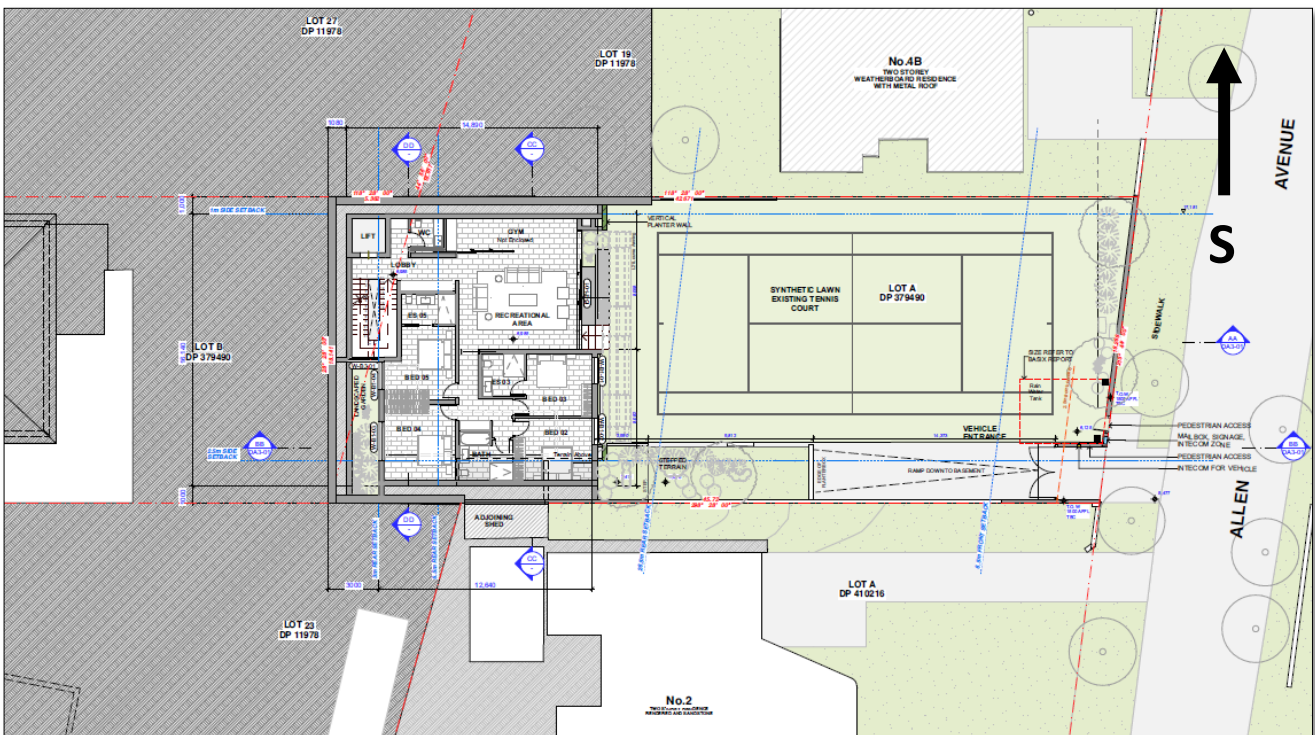
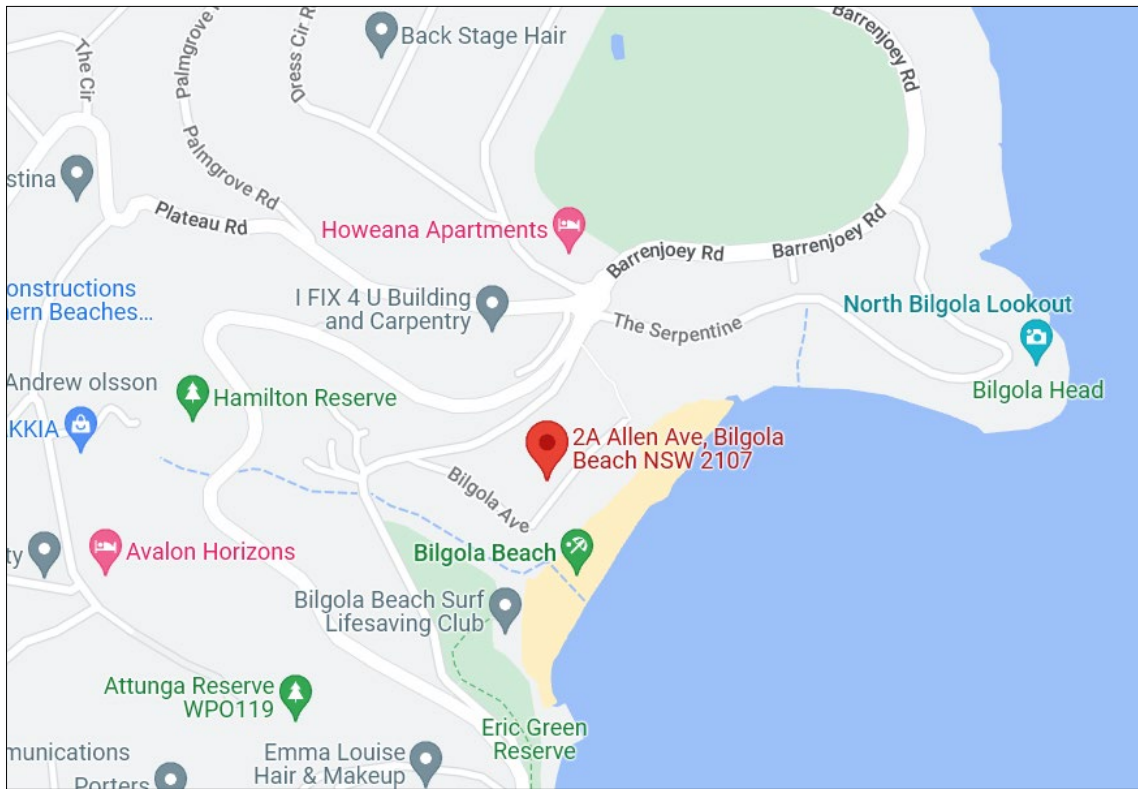
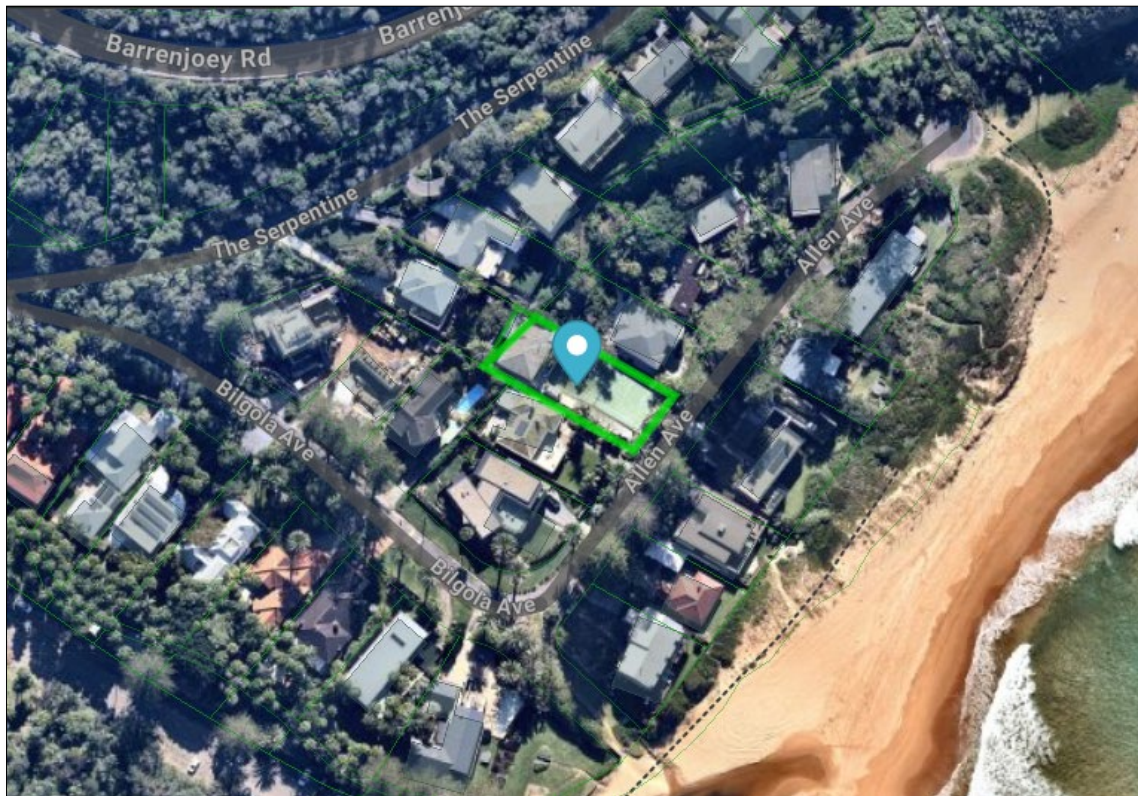


Figure 2: Proposed Site Plan - Level 1



**Figure 3: Site Location**



**Figure 4: Subject Site - 2A Allen Avenue, Bilgola Beach (Mecone Mosaic/ Nearmap)**



Figure 5: Bushfire Prone Land Map (Mecone Mosaic)



## **2. Site Assessment**

In accordance with the Site Assessment Methodology outlined in Appendix 1 of Planning for Bushfire Protection 2019 (PBP 2019), the effective slope and vegetation was assessed within the site and up to 140m surrounding the site.










The site is currently mapped as mostly Vegetation Buffer bushfire prone land with exception of a small portion of the site, in the south-eastern corner, that is not mapped as bushfire prone land (**Figure 5**). Vegetation Buffer bushfire prone land surrounds the site in all directions except to the north-west being Vegetation Category 1 bushfire prone land.

The Slope and Vegetation Assessment identifies the site as managed land (**Figure 6**). Under PBP 2019, existing areas of managed gardens and lands within curtilage of buildings are deemed low-threat bushfire hazards and therefore excluded from this hazard assessment. All vegetation with the surrounding private properties has been assessed as low-threat. The primary bushfire hazard within 140m of the site is located to the north-west of the site; north of The Serpentine. The vegetation is mapped as a *Forest* (Northern Hinterland Wet Sclerophyll Forest) and is approximately 60m from the site. The effective slope underneath the nearest hazardous vegetation is upslope.

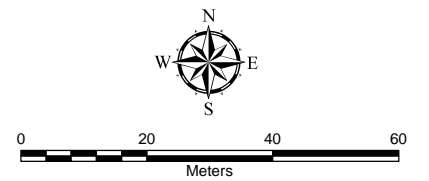
Figure 6

# Slope & Vegetation Assessment



-  Subject Site
-  100m Buffer
-  140m Buffer
- Vegetation Class**
-  Coastal Headland Heaths
-  Littoral Rainforests
-  Maritime Grasslands
-  Northern Hinterland Wet Sclerophyll Forests
-  Northern Warm Temperate Rainforests
-  Not native vegetation

SOURCE:  
Cadastral Boundary: NSW Department of Finance,  
Services and Innovation 2022  
NSW Vegetation Type: NSW Department of  
Planning, Industry and Environment 2022 -  
Modified by BPA 9/8/22  
Aerial Photo: Nearmap 18/05/2022



A3 Scale: 1:1,200

File: 2267-BilgolaBeach-Fig1-SlopeVeg-220809 Date: 9/08/2022

The information shown on this plan may be insufficient for some types of design. GEOVIEW should be consulted as to the suitability of the information shown herein prior to the commencement of any works based on this plan.

This map is not guaranteed to be free from error or omission. GEOVIEW hereby disclaims liability for any act done or omission made on the basis of the information in this plan, and any consequences of such acts or omissions





### **3. Asset Protection Zones**

An APZ is an area surrounding a development that is managed to reduce the bushfire hazard to an acceptable level to mitigate the risk to life and property. The required width of the APZ varies with slope and the type of hazard. An APZ can consist of both an inner protection area (IPA) and an outer protection area (OPA). In this instance the entire site shall be managed as an IPA.

**Table 1: Determination of APZ (PBP Table A1.12.2)**

Transect	Vegetation Classification (PBP 2019)	Slope	PBP 2019 (Table A1.12.2)	APZ Provided
North/ North-west	<i>Forest</i> (Northern Hinterland WSF)	Upslope	24m	>60m

### **4. Bushfire Attack Level**

The determinations of the appropriate bushfire attack level (BAL) are based on the maximum potential radiant heat exposure. BALs are based upon parameters such as weather modelling, fire-line intensity, flame length calculations, as well as vegetation and fuel load analysis.

The greatest bushfire hazard was found to the north/ north-west of the site being a **forest** with an effective slope of **upslope**.

The BAR found that the proposed dwelling shall be constructed in accordance with Section 3 and 5 of AS3959-2018; being **BAL-12.5**.

**Table 2: Determination of BAL (PBP Table A1.12.5)**

Transect	Vegetation Classification (PBP 2019)	Slope	APZ	Distance from Hazard	Bushfire Attack Level (BAL)
North/ North- west	<i>Forest</i> (Northern Hinterland WSF)	Upslope	24m	0m-<18m	BAL-FZ
				18m-<24m	BAL-40
				<b>24m-&lt;33m</b>	<b>BAL-29</b>
				33m-<46m	BAL-19
				46m-<100m	BAL-12.5



**Table 3 Performance Criteria and Acceptable Solutions bush fire protection measures for Infill Development (Chapter 7 PBP 2019)**

Performance Criteria	Acceptable Solutions	Complies	Comment
<p><b>Asset Protection Zones:</b></p> <ul style="list-style-type: none"> <li>APZs are provided commensurate with the construction of the building.</li> <li>A defensible space is provided.</li> <li>APZs are managed and maintained to prevent the spread of a fire towards the building.</li> <li>The APZ is provided in perpetuity.</li> <li>APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.</li> </ul>	<ul style="list-style-type: none"> <li>An APZ is provided in accordance with Table A1.12.2 or A.12.3 in Appendix 1.</li> <li>APZs are managed in accordance with the requirements of Appendix 4 of PBP.</li> <li>APZs are wholly within the boundaries of the development site.</li> <li>APZs are located on lands with a slope less than 18 degrees.</li> </ul>	✓	<p>All vegetation within the site will be managed in accordance with the requirements of an Inner Protection Area; per Appendix 4 of PBP 2019.</p> <p>There are no APZs required within the site.</p>
<p><b>Access Requirements</b></p> <ul style="list-style-type: none"> <li>Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.</li> <li>The capacity of access roads is adequate fire firefighting vehicles.</li> <li>There is appropriate access to water supply.</li> <li>Firefighting vehicles can access the dwelling and exit safely.</li> </ul>	<ul style="list-style-type: none"> <li>Property access roads are two-wheel drive, all-weather</li> <li>The capacity of road surfaces and any bridges/ causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridge and causeways are to clearly indicate load ratings, and</li> <li>Hydrants are provided in accordance with AS2419:2005</li> <li>There is suitable access for a category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available</li> <li>A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches</li> </ul>	✓	<p>The proposed building is provided with a direct street frontage to a public, two-way, all weather road.</p>
<p><b>Water Supplies</b></p> <ul style="list-style-type: none"> <li>An adequate water supply is provided for firefighting purposes.</li> <li>Water supplies are located at regular intervals.</li> <li>The water supply is accessible and reliable for firefighting operations.</li> <li>Flows and pressures are appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>Reticulated water is to be provided to the development, where available</li> <li>A static water supply is provided where no reticulated water is available</li> <li>Fire hydrant spacing, design and sizing comply with AS2419.1:2005; and</li> <li>Hydrants are not located within any road carriageway; and</li> <li>Reticulated water supply to urban subdivisions uses a ring main</li> </ul>	✓	<p>The lot is connected to a compliant reticulated water supply.</p>





Performance Criteria	Acceptable Solutions	Complies	Comment
<ul style="list-style-type: none"> <li>The integrity of the water supply is maintained.</li> <li>A static water supply is provided for firefighting purposed in areas where reticulated water is not available.</li> </ul>	<ul style="list-style-type: none"> <li>system for areas with perimeter roads</li> <li>➤ Fire hydrant flows and pressures comply with Table 2.2 and AS2419.1:2005.</li> <li>➤ All above ground water service pipes are metal, including and up to any taps.</li> </ul>		
<p><b>Electricity Services</b></p> <ul style="list-style-type: none"> <li>Location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Where practicable; electrical transmission lines are underground.</li> </ul>	✓	The lot is connected to a compliant underground electrical supply.
<p><b>Gas Services</b></p> <ul style="list-style-type: none"> <li>□ Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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.</li> </ul>	✓	The lot is connected to a compliant gas supply.
<p><b>Construction Standards</b></p> <ul style="list-style-type: none"> <li>The proposed building can withstand bush fire attack in the form of embers, radiant heat and flame contact.</li> <li>Proposed fences and gates are designed to minimise the spread of bush fire.</li> <li>Proposed Class 10a buildings are designed to minimise the spread of bush fire</li> </ul>	<ul style="list-style-type: none"> <li>➤ BAL is determined in accordance with Tables A1.12.5 to A1.12.7.</li> <li>➤ Construction provided in accordance with the NCC as modified by section 7.5.</li> <li>➤ Fencing and gates are constructed in accordance with section 7.6.</li> <li>➤ Class 10a buildings are constructed in accordance with section 8.3.2.</li> </ul>	✓	The BAL for the dwelling has been determined as <b>BAL-12.5</b> .
<p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>Landscaping 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>	<ul style="list-style-type: none"> <li>➤ Compliance with the NSW RFS 'Asset protection zone standards' (see Appendix 4)</li> <li>➤ A clear area of low-cut lawn or pavement is maintained adjacent to the house</li> <li>➤ Fencing and retaining walls are constructed in accordance with Section 7.6</li> <li>➤ Trees and shrubs are planted such that: <ul style="list-style-type: none"> <li>○ The branches will not overhang the roof</li> <li>○ The tree canopy is not continuous</li> <li>○ If proposed, a windbreak, is located on the elevation from which fires are likely to approach.</li> </ul> </li> </ul>	<b>Able to comply</b>	All landscaping is the responsibility of the landowner.

# DEVELOPMENT APPLICATION

## PROJECT

NEW DWELLING

## WIMBLEDON HOUSE

2A ALLEN AVENUE  
BILGOLA BEACH 2107



SUBSET	ID	DRAWING TITLE
<b>DA0 PROJECT INFO</b>		
	DA0-00	Cover Sheet
	DA0-01	Site Analysis
<b>DA1 PLANS</b>		
	DA1-02	Demolition Plan
	DA1-03	Basement Plan
	DA1-04	Level 1 Plan
	DA1-05	Level 2 Plan
	DA1-06	Level 3 Plan
	DA1-07	Roof Plan
<b>DA2 ELEVATIONS</b>		
	DA2-01	North & South Elevations
	DA2-02	East & West Elevations
<b>DA3 SECTIONS</b>		
	DA3-00	Section AA & BB
	DA3-02	Section CC
<b>DA4 SUPPORTING INFORMATION</b>		
	DA4-00	Existing Landscape Area Calculation
	DA4-01	Landscape Area Calculations
	DA4-02	View Comparison
	DA4-03	8m Height Plane
	DA4-04	Excavation Calculation
	DA4-05	External Finishes Schedule
<b>DA5 Shadow Diagrams</b>		
	DA5-00	Existing 9am, 21st June
	DA5-01	Proposed 9am, 21st June
	DA5-02	Existing 12pm, 21st June
	DA5-03	Proposed 12pm, 21st June
	DA5-04	Existing 3pm, 21st June
	DA5-05	Proposed 3pm, 21st June
<b>DA6 Visualisation</b>		
	DA6-01	Street Perspective

Revision: A  
Revision Description: Development Application

Date: 2022/07/14

Notes:  
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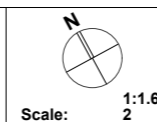
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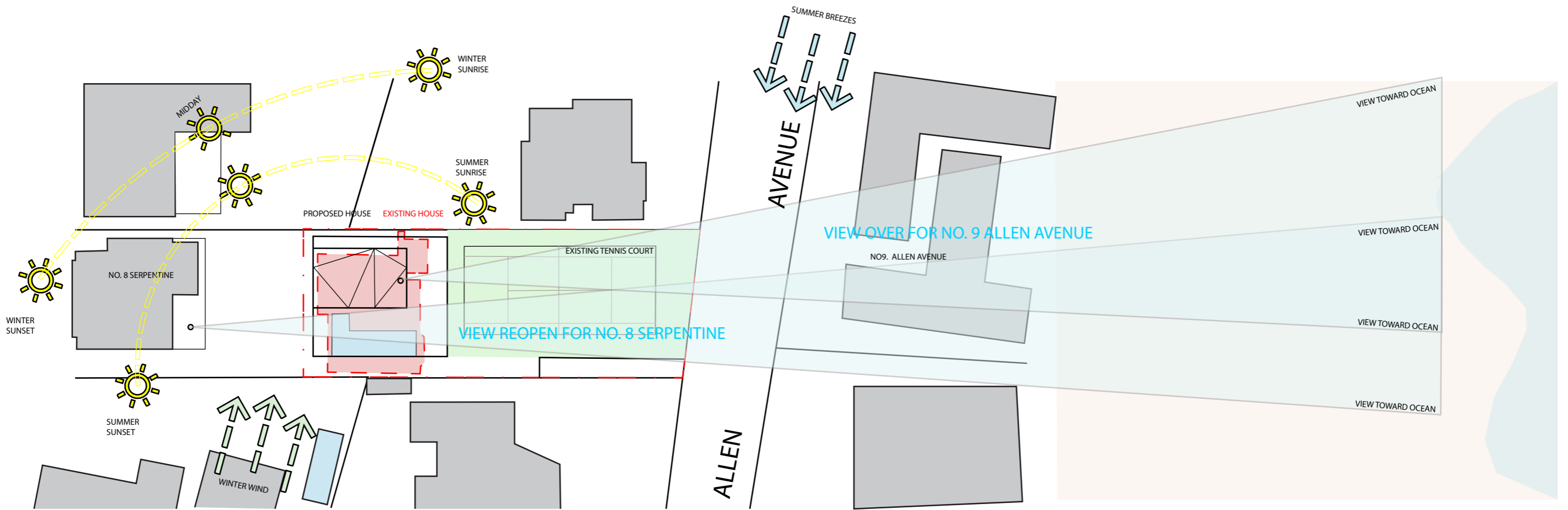
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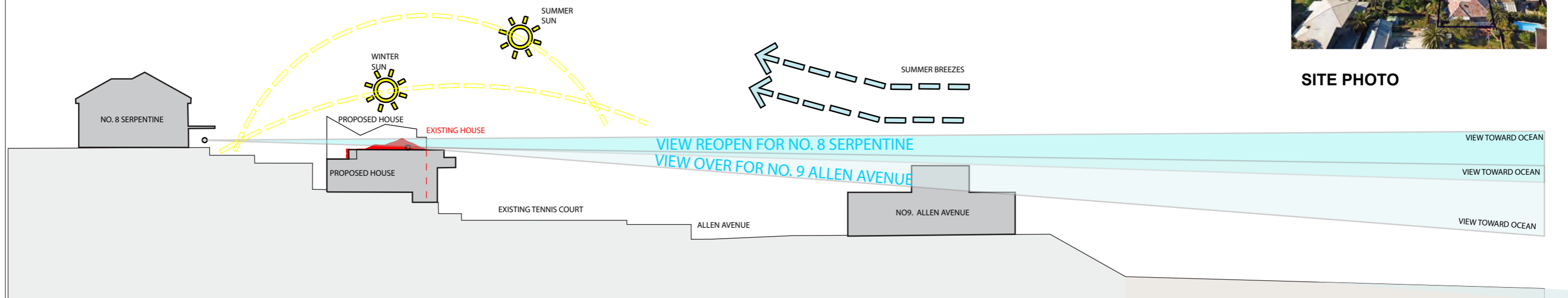
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2107  
Wimbledon House  
Wimbledon 1963 P/L

Title: Cover Sheet  
Drawing No: DA0-00  
Stage: DEVELOPMENT APPLICATION  
Date: 2022/07/14

Rev: A



**SITE PHOTO**



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Date: 2022/07/14

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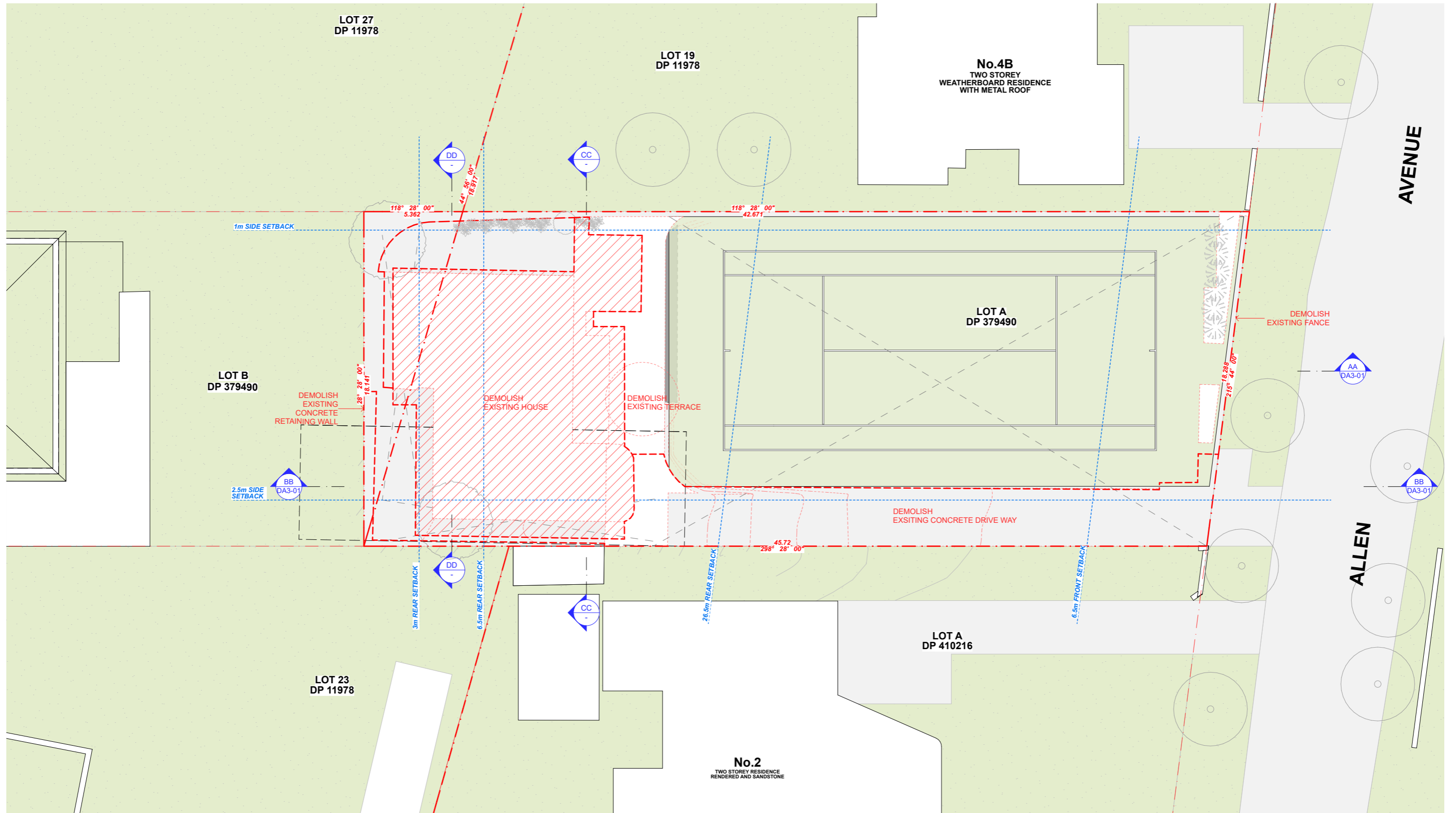
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Project: Wimbledon House  
Client: Wimbledon 1963 P/L

Title: Site Analysis  
Drawing No: DA0-01  
Stage: DEVELOPMENT APPLICATION  
Date: 2022/07/14

Rev: A



**LEGEND**  
 - - - - - TO BE DEMOLISED

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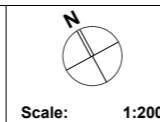
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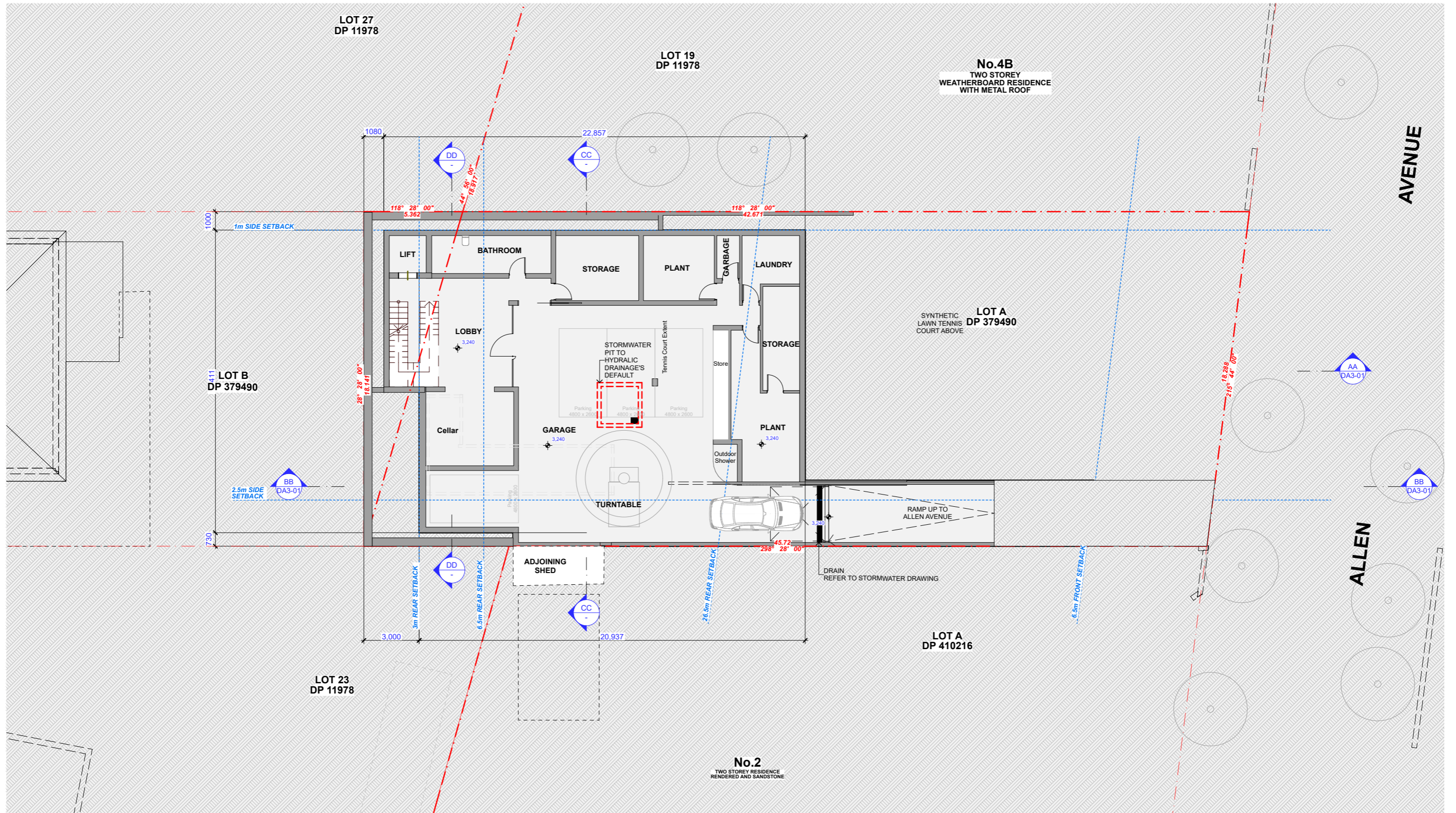
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**Project :** Wimbledon House  
**Client:** Wimbledon 1963 P/L

**Title:** Demolition Plan  
**Drawing No:** DA1-02  
**Stage:** DEVELOPMENT APPLICATION  
**Date:** 2022/07/14

Rev: C



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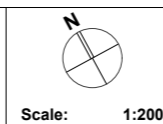
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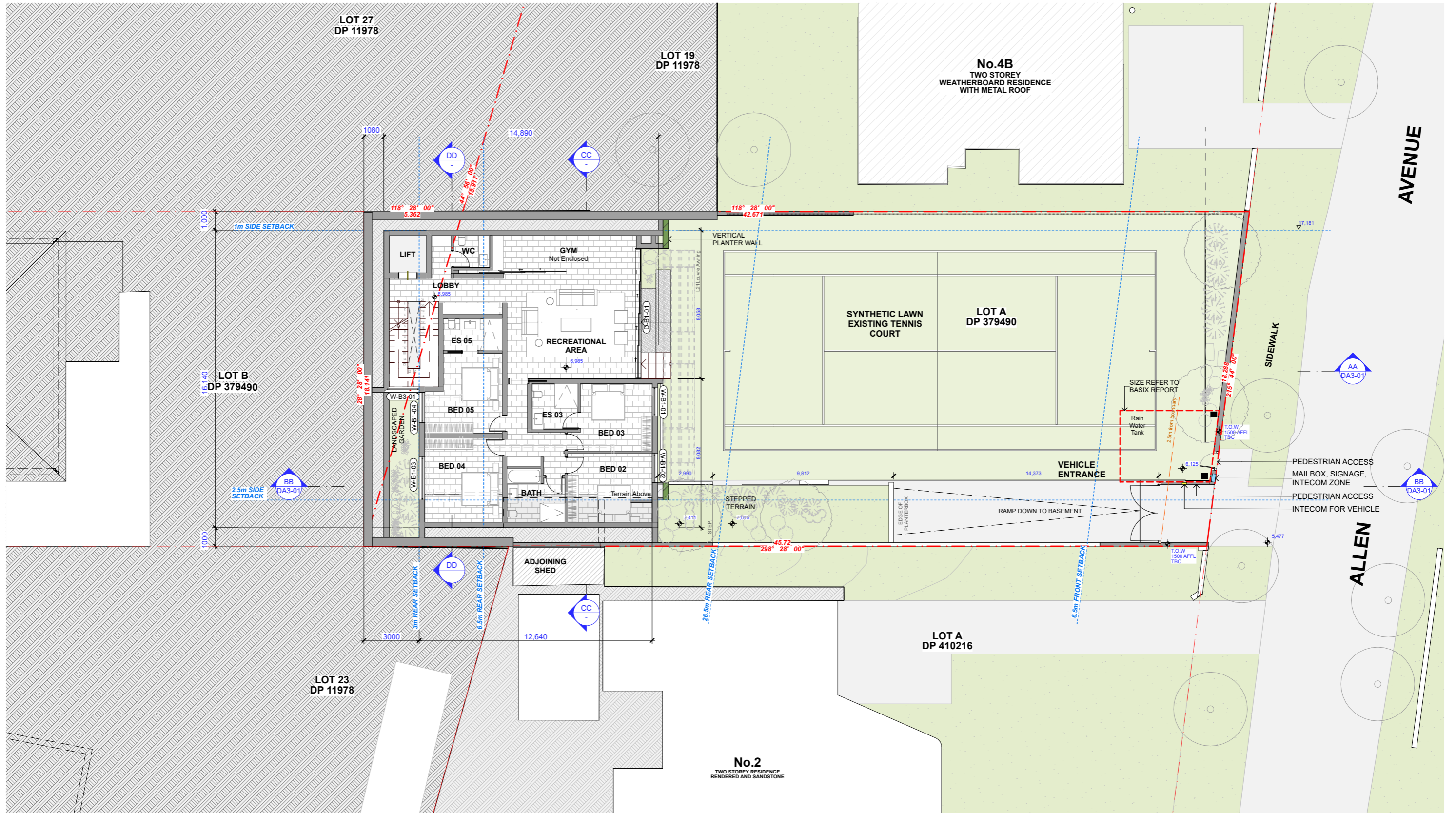
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**Project Address:** 2A Allen Avenue Bilgola NSW 2107  
**Project:** Wimbledon House  
**Client:** Wimbledon 1963 P/L

**Title:** Basement Plan  
**Drawing No:** DA1-03  
**Stage:** DEVELOPMENT APPLICATION  
**Date:** 2022/07/14

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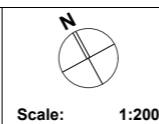
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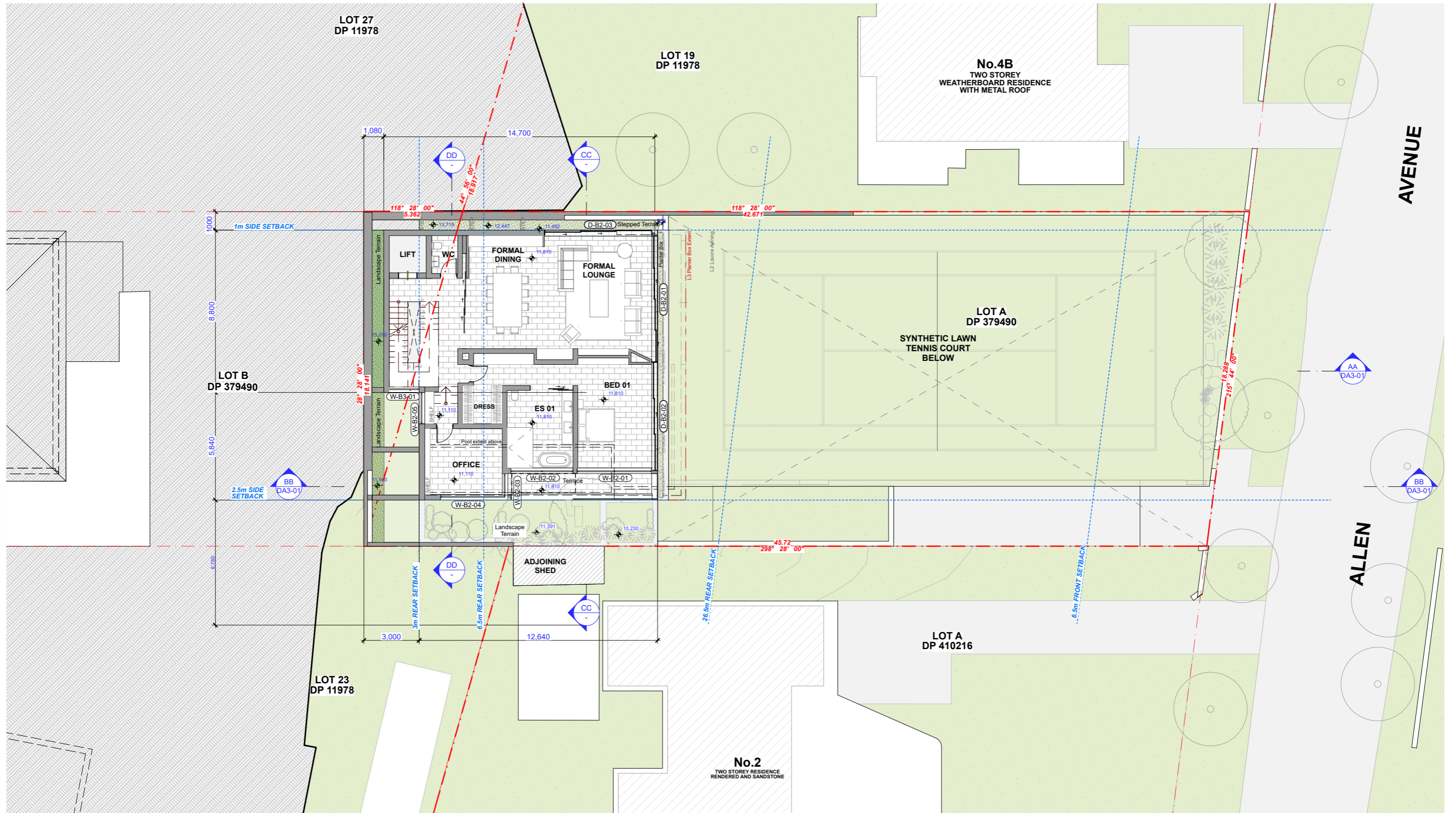
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**Project Address:** 2A Allen Avenue Bilgola NSW 2107  
**Project:** Wimbledon House  
**Client:** Wimbledon 1963 P/L

**Title:** Level 1 Plan  
**Drawing No:** DA1-04  
**Stage:** DEVELOPMENT APPLICATION  
**Date:** 2022/07/14

Rev: C



Revision:	Revision Description:
A	For Coordination
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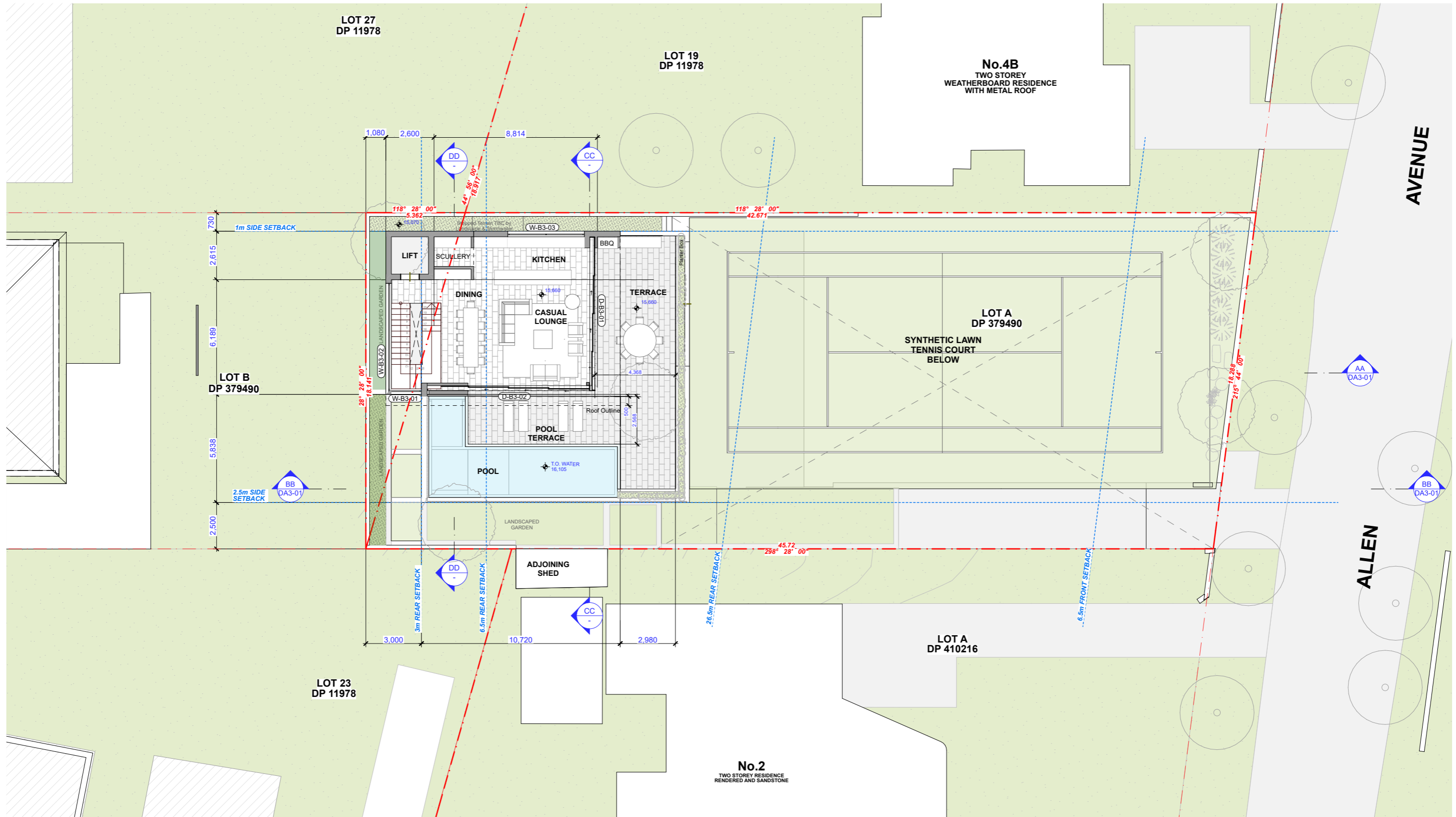
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**Client:** Wimbledon 1963 P/L

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**Drawing No:** DA1-05  
**Stage:** DEVELOPMENT APPLICATION  
**Date:** 2022/07/14

Rev: D



Revision:	Revision Description:
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B	For Coordination
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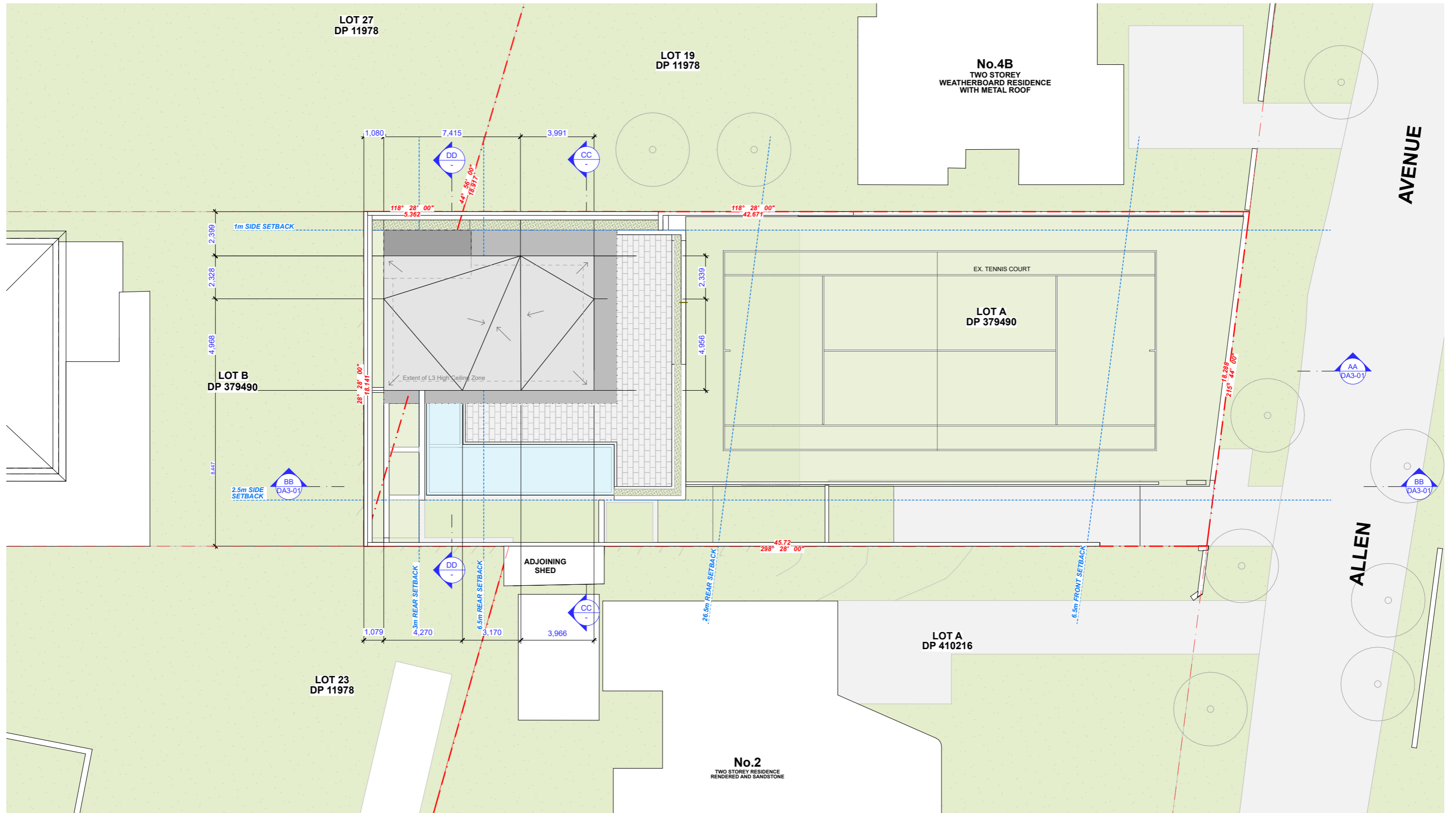
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**Client:** Wimbledon 1963 P/L

**Title:** Level 3 Plan  
**Drawing No:** DA1-06  
**Stage:** DEVELOPMENT APPLICATION  
**Date:** 2022/07/14

Rev: D





Revision:	Revision Description:
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C	For Coordination - Updated with client's comments
D	Development Application

Date:
2022/05/13
2022/05/19
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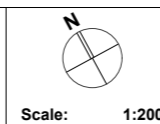
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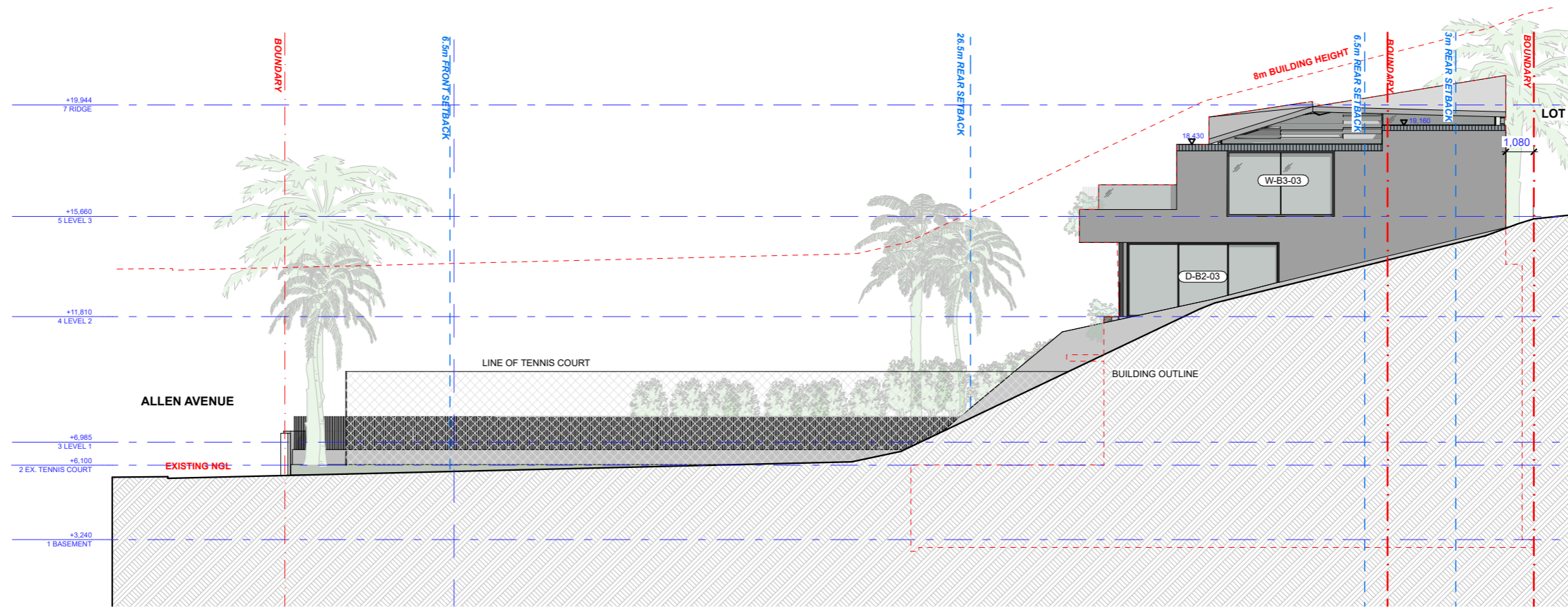
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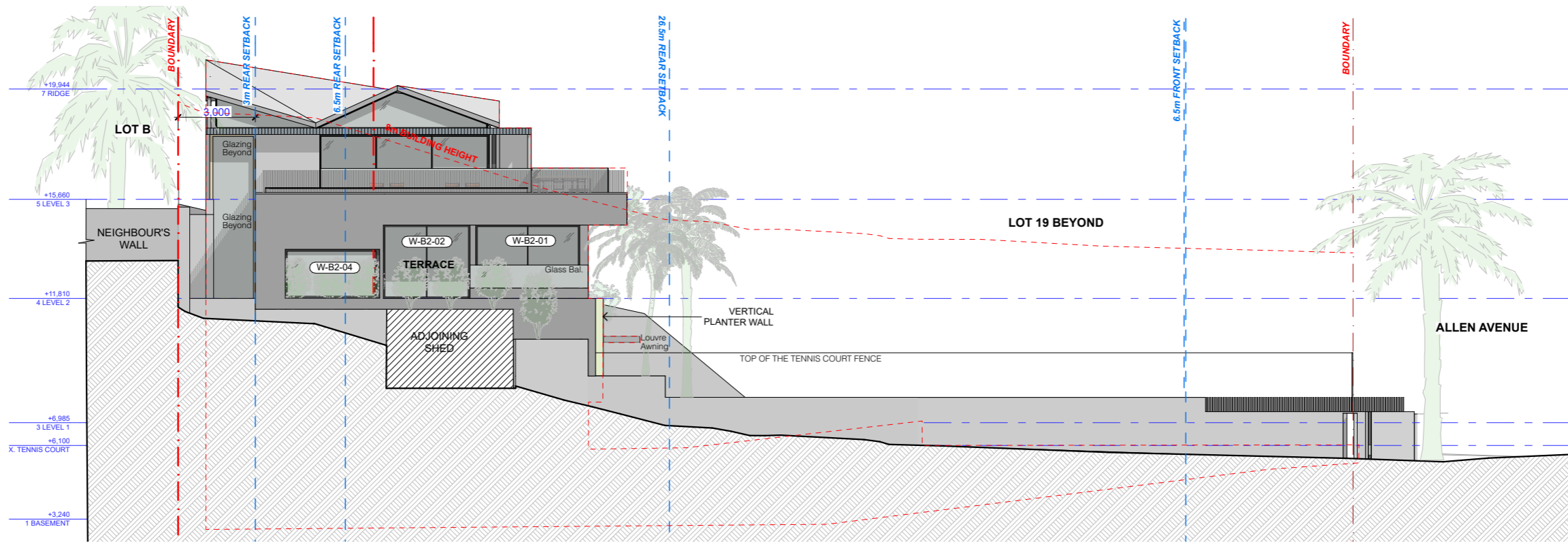
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Project: Wimbledon House  
Client: Wimbledon 1963 P/L

Title: Roof Plan  
Drawing No: DA1-07  
Stage: DEVELOPMENT APPLICATION  
Date: 2022/07/14

Rev: D



**NORTH ELEVATION**  
Scale 1:200



**SOUTH ELEVATION**  
Scale 1:200

Revision:	Revision Description:
A	For Coordination
B	For Coordination
C	For Coordination - Updated with client's comments
D	Development Application

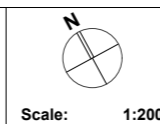
Date:
2022/05/13
2022/05/19
2022/05/23
2022/07/14

Notes:  
Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture

FOR DEVELOPMENT APPLICATION  
- NOT FOR CONSTRUCTION -



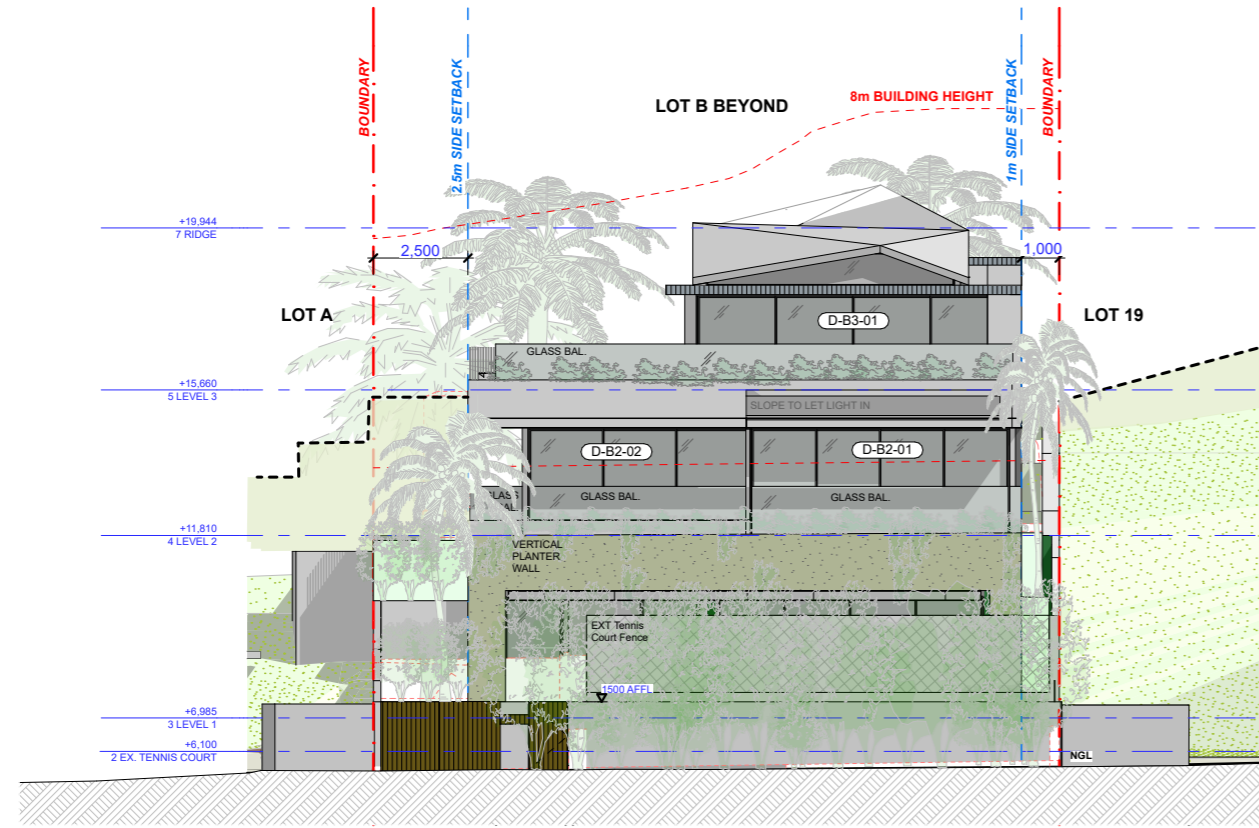
Suite 202 2-6 Elizabeth Street  
Paddington Sydney NSW 2021  
T 02 9261 3652  
F 02 9261 3175  
E info@designing.com.au  
www.designing.com.au  
ACN 066 201 373  
109 Hatfield Street  
Gardens, Cape Town 8001  
T +27 (0)21 468 4400



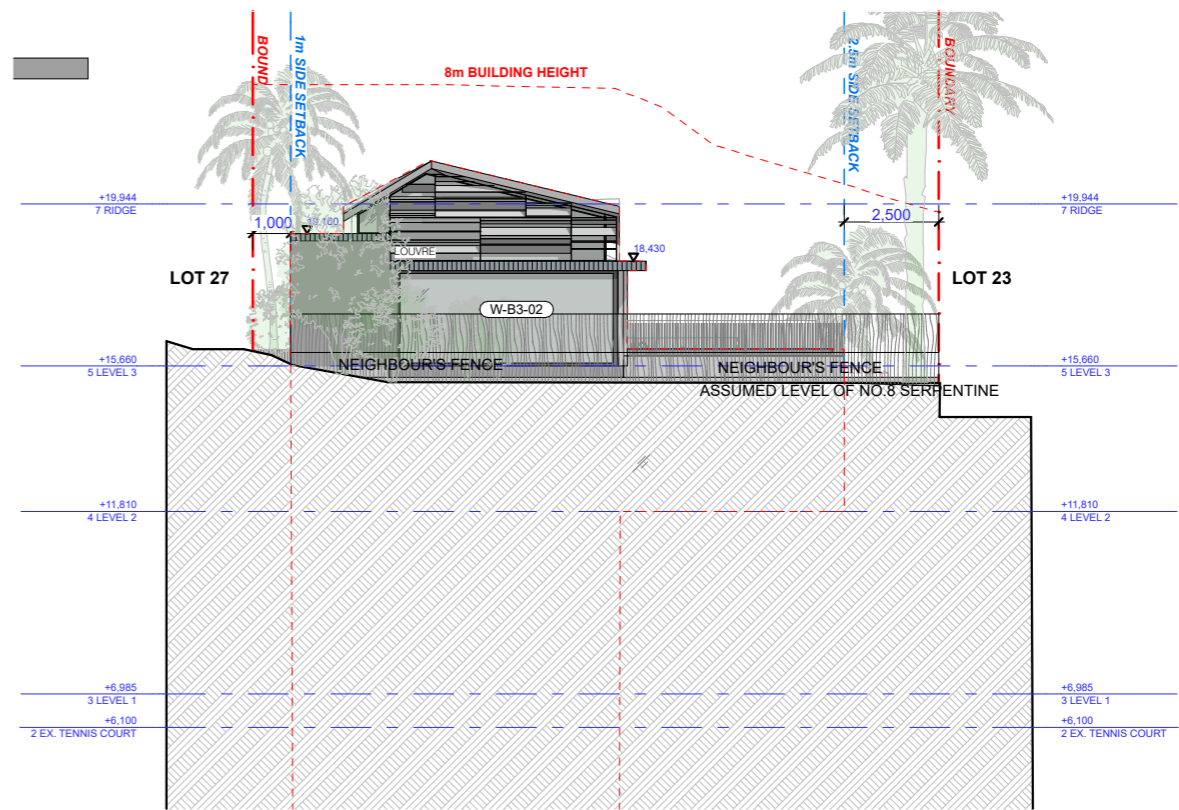
Project Address: 2A Allen Avenue Bilgola NSW 2107  
Project: Wimbledon House  
Client: Wimbledon 1963 P/L

Title: North & South Elevations  
Drawing No: DA2-01  
Stage: DEVELOPMENT APPLICATION  
Date: 2022/07/14

Rev: D



**EAST ELEVATION - STREET**  
Scale 1:200



**WEST ELEVATION**  
Scale 1:200

Revision:	Revision Description:	Date:
A	For Coordination	2022/05/13
B	For Coordination	2022/05/19
C	For Coordination - Updated with client's comments	2022/05/23
D	Development Application	2022/07/14

**Notes:**  
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**FOR DEVELOPMENT APPLICATION**  
- NOT FOR CONSTRUCTION -

**DKG**  
ARCHITECTURE FOR LIFE  
**SAOTA**

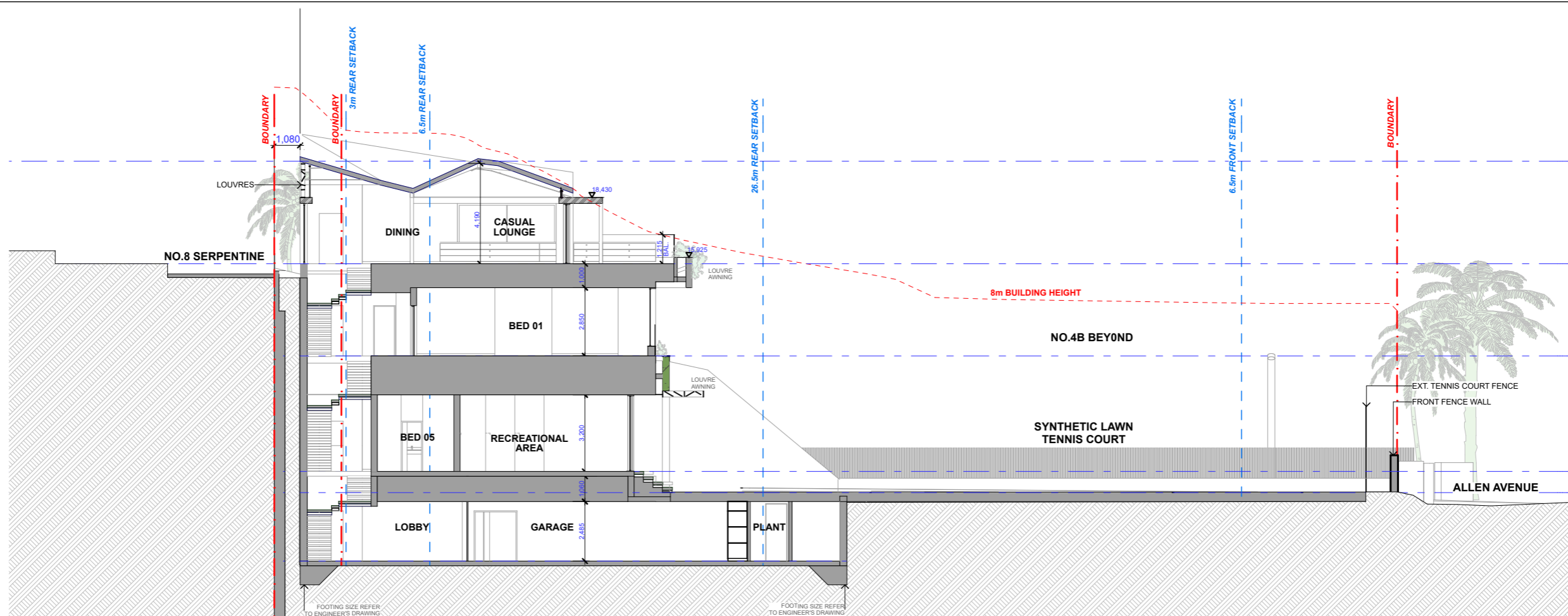
Suite 202 2-6 Elizabeth Street  
Paddington Sydney NSW 2021  
T 02 9261 3062  
F 02 9261 3175  
E info@designking.com.au  
www.designking.com.au  
ACN 066 201 373  
109 Hatfield Street  
Gardens, Cape Town 8001  
T +27 (0)21 468 4400

**Scale:** 1:200

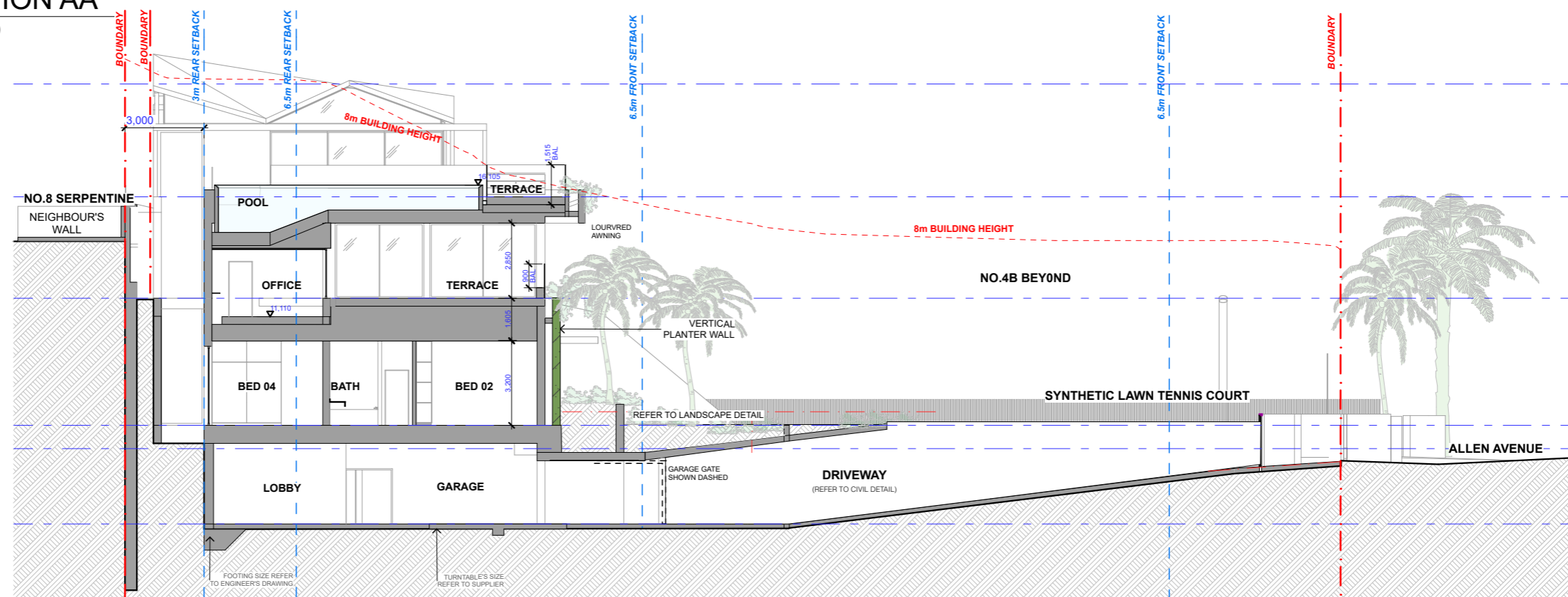
**Project Address:** 2A Allen Avenue Bilgola NSW 2107  
**Project :** Wimbledon House  
**Client:** Wimbledon 1963 P/L

**Title:** East & West Elevations  
**Drawing No:** DA2-02  
**Stage:** DEVELOPMENT APPLICATION  
**Date:** 2022/07/14

**Rev:** D



**AA SECTION AA**  
Scale 1:200



**BB SECTION BB**  
Scale 1:200

Revision:	Revision Description:
A	For Coordination
B	For Coordination
C	For Coordination - Updated with client's comments
D	Development Application

Date:
2022/05/13
2022/05/19
2022/05/23
2022/07/14

Notes:  
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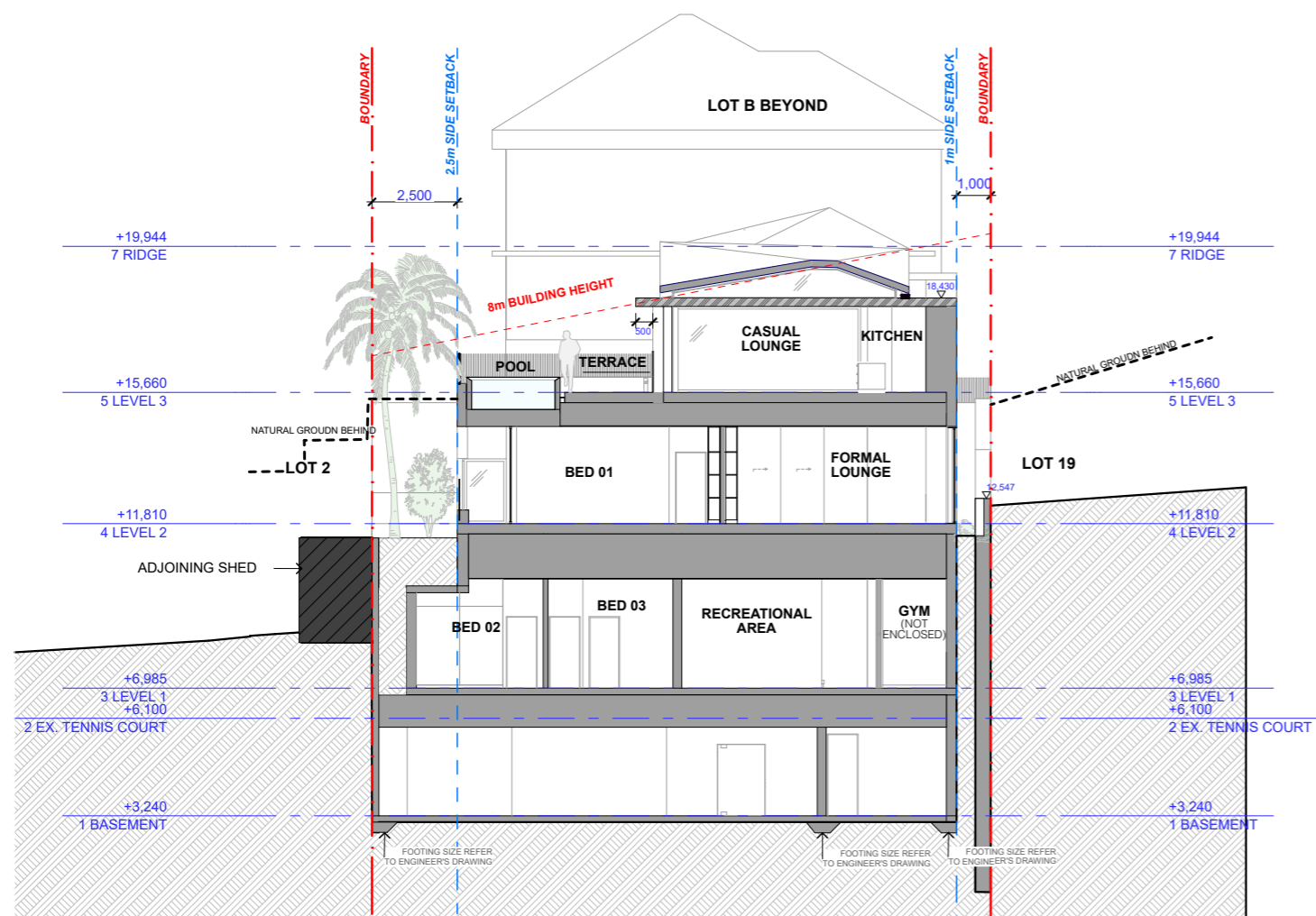
Suite 202 2-6 Elizabeth Street  
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Scale: 1:200

Project Address: 2A Allen Avenue Bilgola NSW 2107  
Project: Wimbledon House  
Client: Wimbledon 1963 P/L

Title: Section AA & BB  
Drawing No: DA3-00  
Stage: DEVELOPMENT APPLICATION  
Date: 2022/07/14

Rev: D



**CC SECTION CC**  
Scale 1:200

Revision: A  
Revision Description: Development Application

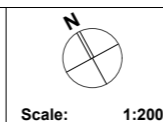
Date: 2022/07/14

Notes:  
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Project Address: 2A Allen Avenue Bilgola NSW 2107  
Project: Wimbledon House  
Client: Wimbledon 1963 P/L

Title: Section CC  
Drawing No: DA3-02  
Stage: DEVELOPMENT APPLICATION  
Date: 2022/07/14

Rev: A