




www.bushconaustralia.com.au - Email-info@bushconaustralia.com.au

PO Box 363 Balgowlah NSW 2093

Bush Fire Assessment Report

In relation to proposed development at:

No 1 Norma Road, Palm Beach, NSW

This assessment has been prepared and certified by: Matthew Toghil BPAD accredited practitioner FPAA Accreditation No: BPAD31642 Report No: 1Nor-01 Date: 14/09/2021	
Plans supplied by:	Blue Sky Building Design Project No: 2021017 Dated: 01.09.2021

Introduction

The purpose of this report is to provide a bushfire risk assessment for the proposed new pool and surrounding deck at No 1 Norma Road, Palm Beach, NSW, and to certify that the plans and specifications provided are in accordance with the requirements of *Planning for Bushfire Protection 2019* and AS 3959-2018.

The site had been identified as 'bush fire prone land' for the purpose of Section 146 of the *Environmental Planning and Assessment Act 1979* and the Legislative requirements for building on bush fire prone lands are applicable.

The proposed development is an infill development as defined within chapter 7 of *Planning for Bushfire Protection 2019* and this report has been prepared in accordance with the requirements of Section 4.14 of the Environment Planning and Assessment Act.



Figure 1: Location of the subject site.



Figure 2: Bushfire prone land map.

Bushfire Risk Assessment



Figure 3: Aerial photo showing the location of the subject site and surrounding bushland.

Table 1; reference Table A1.12.5 *Planning for Bush Fire Protection 2019*.
Determination of the category of bushfire attack for the development, and subsequent required building standards.

Direction	Distance to classified vegetation	Vegetation Classification	Assessment of effective slope	FDI	Bushfire Attack Level
T1	0.00m	Short Heath	Downslope >15-20 degrees*	100	BAL-FZ

Summary: Based upon the relevant provisions of PBP the anticipated radiant heat attack for the site is >40 kW/m² and the subsequent Bushfire Attack Level is BAL-FZ AS 3959- 2018.

** The slope to the east of the site consists of numerous sandstone escarpments stepping down steeply towards Whale Beach Road. For the purpose of this assessment, the effective slope will be assessed as the slope in between these escarpments as >15-20 degrees.*

Development Proposal

The development proposal is for the construction of a new pool and surrounding deck.

Construction requirements

All new construction shall comply with a minimum standard of section 3 [construction general] and section 9 (BAL-FZ), AS3959-2018 and Chapter 7 of *Planning for Bushfire Protection 2019*.

Pool

For the purpose of this assessment the pool is considered a Class 10 structure. With reference to *Planning for Bush Fire Protection 2019* Section 8.3.2, Class 10 structures that are located within 6m of a dwelling must be constructed in accordance with the NCC. Under the Deemed to Satisfy provisions of the NCC, building work on Bush Fire Prone Land must comply with AS 3959-2018 or the NASH Standard. In this instance all new construction should be of non-combustible material.

Pool fencing

With reference to *Planning for Bush Fire Protection 2019* Section 7.6, all fences in bush fire prone areas should be made of either hardwood or non-combustible material. However, in circumstances where the fence is within 6m of a building or in areas of BAL-29 or greater, they should be made of non-combustible material only.

Retaining walls

For the purpose of this assessment the retaining walls are considered a Class 10b structure. With reference to *Planning for Bush Fire Protection 2019* Section 8.3.2, Class 10a and 10b structures that are located within 6m of a dwelling must be constructed in accordance with the NCC.

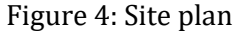
All new retaining walls should be constructed of masonry or other non-combustible material.

Fences and gates

All fences in bush fire prone areas should be made from either hardwood or non-combustible material. However, in circumstances where the fence connects directly to the dwelling, or in areas of BAL-29 or greater, they should be made of non-combustible material.

Landscaping

All new landscaping should be designed in accordance with the Asset Protection Zone (APZ) requirements as specified within Appendix 4 of PBP 2019.



Summary

This report consists of a bushfire risk assessment for the proposed new pool and surrounding deck at No. 1 Norma Road, Palm Beach, NSW.

The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development of bushfire prone areas are applicable.

This report has considered all elements of bushfire attack and, it is my considered opinion that the development can satisfy the Objectives and Performance requirements of *Planning for bushfire Protection 2019* and *AS 3959 2018* if constructed in accordance with the recommendations made within this report.

Note: Notwithstanding the precautions adopted, it should always be remembered that bushfires burn under a wide range of conditions and an element of risk, no matter how small always remains, and although the standard is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any one building will withstand a bushfire attack on every occasion.

*This report is a Bushfire Hazard Assessment that provides the required information to assist Local Councils and the Rural Fire Service in determining compliance in accordance with *Planning for Bushfire Protection 2019* and *AS3959, 2018*. The local Council is the final consenting authority and the construction of the building must comply with the recommendations included in the council's conditions of consent.*



Matthew Toghil- Bushfire Consultant
Accreditation No. BPAD31642
Grad Cert Bushfire Protection, UWS 2012
Certificate IV Building & Construction
Certificate III in Public Safety
(Firefighting and Emergency Operations)



BPAD-A Certified Practitioner/Certified Business - Certification No BPD-PA09328
Ron Coffey – Bushfire Safety Engineer
Grad I Fire E [Institute of Fire Engineers - 1973]
Grad Cert Fire Safety Eng. [UWS - 2003]
Grad Dip Building in Bushfire Prone Areas [UWS – 2005]
Ass Prof Cert in Expert Evidence in the Land & Environment Court [UTS – 2005]
Member - Institute of Fire Engineers
Member - Fire Protection Association Australia

Appendix 1- Northern Beaches Council Bushfire Certificate

BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 4.14 (b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203

PROPERTY ADDRESS:	1 Norma Rd Palm Beach.
DESCRIPTION OF PROPOSAL:	New pool & Deck.
PLAN REFERENCE: (relied upon in report preparation)	Blue Sky Building Design Project No: 2021017 Dated: 01.09.2021
BAL RATING:	BAL-FZ (If the BAL rating is FZ the application is to be referred to NSW RFS for assessment.)
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	YES <input type="radio"/> NO <input checked="" type="radio"/> (Circle the relevant response) (If YES the application is to be referred to NSW RFS for assessment.)

I Matthew Toghil of Bushfire Australia Pty Ltd
(Print Name) (Trading or Company Name)

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 2 of Planning for Bushfire Protection 2019* together with recommendations as to how the relevant specifications and requirements are to be achieved.

REPORT REFERENCE:	1 Nor-01
REPORT DATE:	14.09.2021
CERTIFICATION No/ACCREDITED SCHEME:	BPAD 31462.

I hereby certify, 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

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*.

SIGNATURE:  DATE: 14.09.2021.

