

# Bushfire Assessment Report

***Proposed:***  
**Sole Occupancy  
Dwelling**

***At:***  
**49-51 Annam Road,  
Bayview**

*Reference Number:* 201436

*Prepared For:*  
Farbod Danesh

**30<sup>th</sup> August 2021**



*Prepared By:*  
**Building Code & Bushfire  
Hazard Solutions Pty Limited**

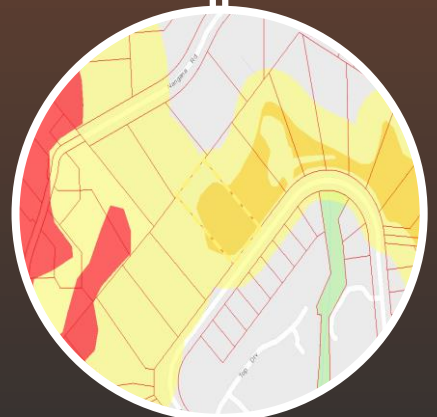
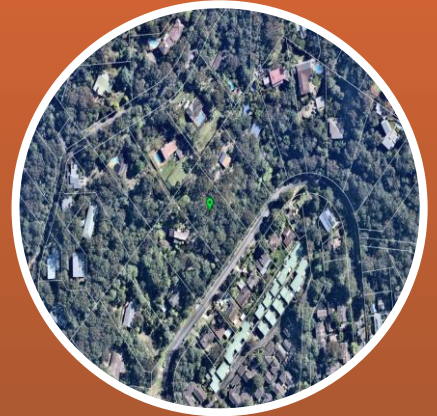
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**SILVER  
MEMBER**  
Fire Protection  
Association Australia



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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.

**Disclaimer:**

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Version Control				
Version	Date	Author	Reviewed by	Details
1	12/01/2021	Andrew Muirhead	Stuart McMonnies BPAD Accreditation No. 9400	Final Report
2	30/08/2021	Andrew Muirhead	Stuart McMonnies BPAD Accreditation No. 9400	Ecological Impact Update

## List of Abbreviations:

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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 construction of a new sole occupancy dwelling within an existing residential allotment located at 49-51 Annam Road, Bayview (Lot 16 DP 244776).

The subject property has a street frontage to Annam Road to the southeast 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 relevant specifications and requirements detailed in 'Planning for Bush Fire Protection - 2019' (PBP).

PBP formally adopted on the 1<sup>st</sup> 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 designated Category 2 Vegetation and the associated buffer zones from Category 1 and 2 Vegetation therefore PBP must apply in this instance.

The subject development relates to the construction 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 section 7 'Residential Infill Development' of PBP applied.

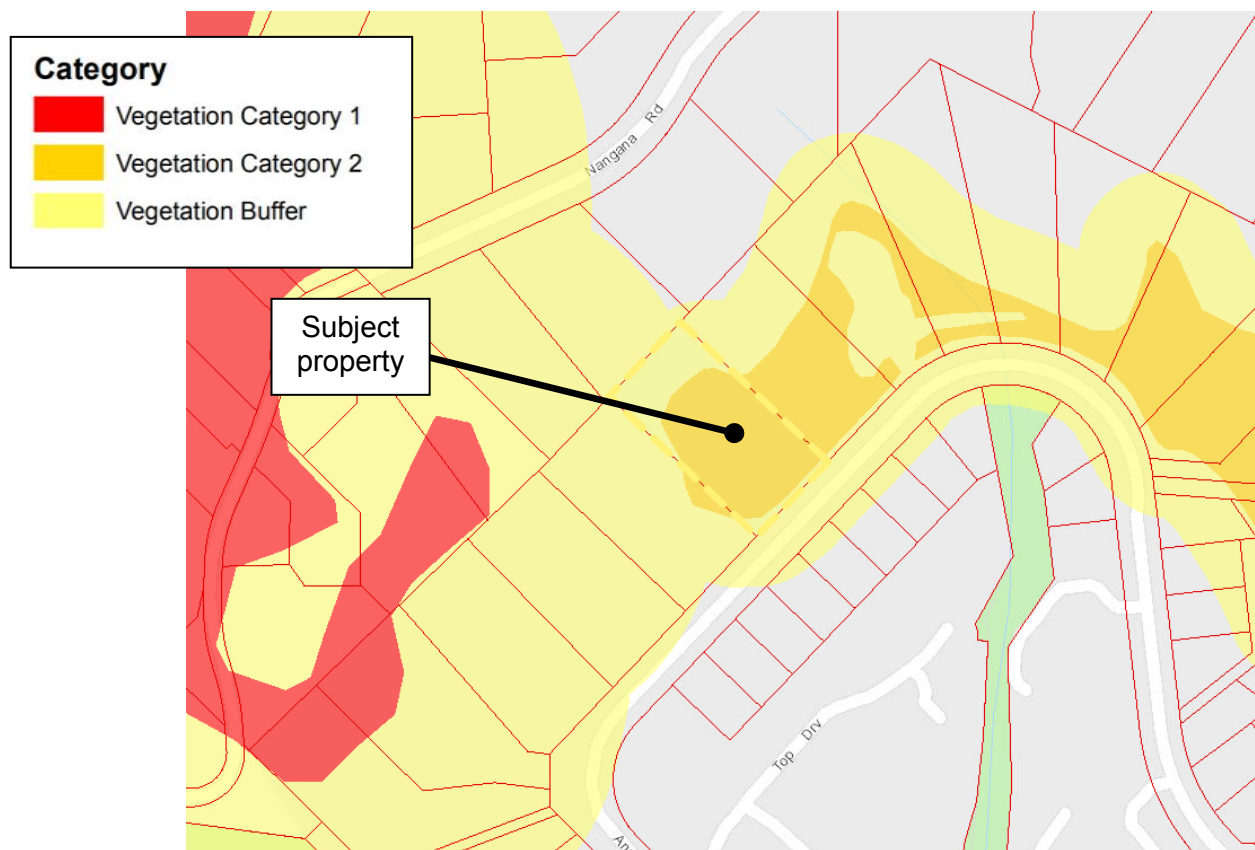


Figure 01: Extract from Northern Beaches Council's Bushfire Prone Land Map

## 2.0 Purpose of Report

The purpose of this Bushfire Assessment Report is to provide owners, the Rural Fire Service 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*.

	Northwest	Northeast	Southeast	Southwest
<b>Vegetation Structure</b>	Remnant	Remnant	Maintained curtilages	Maintained curtilages
<b>Slope</b>	0 degrees and upslope	0 - 5 degrees down	N/A	N/A
<b>Asset Protection Zone</b>	11 metres	11 metres	N/A	N/A
<b>Significant Landscape Features</b>	Neighbouring private residential allotment	Neighbouring private residential allotment	Annam Road	Neighbouring private residential allotment
<b>Threatened Species</b>	APZ Existing	APZ Existing	APZ Existing	APZ Existing
<b>Aboriginal Relics</b>	APZ Existing	APZ Existing	APZ Existing	APZ Existing
<b>Bushfire Attack Level</b>	BAL 29	BAL 40	N/A	N/A
<b>Required Construction Level</b>	BAL 40	BAL 40	BAL 40	BAL29

Compliance Summary of Bushfire Protection Measures			
Bushfire Protection Measure (s7.4 PBP)	Acceptable Solution	Performance Solution	Report Section
Asset Protection Zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.02
Construction Standard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.03
Access	<input type="checkbox"/>	<input checked="" 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 existing allotment configuration of the subject site, slope constraints and ecology precludes the ability to provide larger Asset Protection Zones. The available Asset Protection Zones (APZs) were measured to be 11 metres to the northeast and northwest. The APZ consists of grounds entirely within the subject property.

## Construction Level

The highest Bushfire Attack Level to the proposed dwelling was determined from Table A1.12.5 of PBP to be 'BAL 40'. The proposed dwelling is required to comply with section 3 and BAL 40 section 8 under AS 3959 – 2018 and the additional construction requirements under section 7.5 of PBP. In accordance with section A1.8 of PBP the southwestern elevation of the proposed dwelling has been downgraded to BAL 29 due to shielding provided by the dwelling itself.

## Access and Services

Guideline Ref.	Proposed Development Determinations
Property Access (Driveway)	The most distant external point of the subject dwelling is >70 metres of a public road supporting a hydrant network and therefore the Access requirements detailed in Table 7.4a of PBP are applicable. The common access drive is not being altered as part of this application and is considered adequate.
Water Supply	The most distant external point of the building footprint will be within 90 metres from a public road supporting a hydrant network and therefore a Static Water Supply is <u>not</u> required under Chapter 7 of PBP.
Electrical Supply	Existing aerial supply provided.
Gas Supply	New connections must comply with Table 7.4a of PBP 19.



## 5.0 Aerial view of the subject allotment



Figure 02: Aerial view of the subject area C/- Nearmap – October 2020



## 6.0 Site Assessment

### 6.01 Location

The subject property is known as 49-51 Annam Road, Bayview (Lot 16 DP244776) and is a residential allotment (zoned R5: Large Lot Residential) located within Northern Beaches Councils Local Government Area.

The subject property has a street frontage to Annam Road to the southeast and abuts private residential allotments to all remaining allotments.

The vegetation identified as being the hazard is within neighbouring properties to the northeast of the proposed dwelling to the northwest within the subject property.



Common  
Access  
Drive

Photograph 01: View from Annam Road toward the common access drive

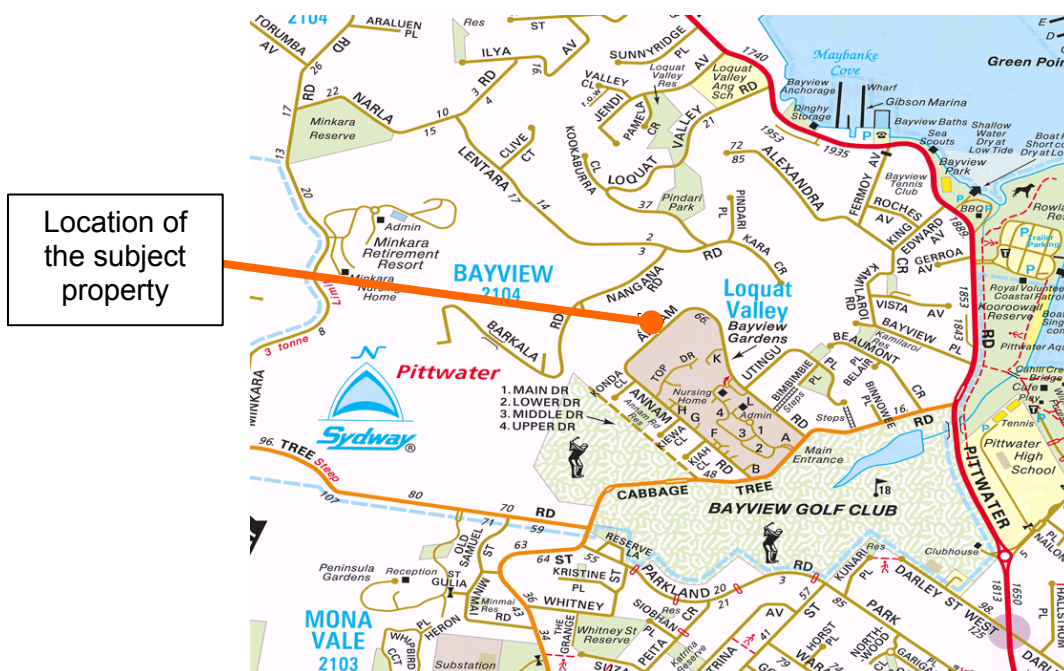


Figure 03: Extract from street-directory.com.au

## 6.02 Vegetation

The vegetation identified as being the hazard is within neighbouring properties to the northeast of the proposed dwelling and to the northwest within the subject property.

The vegetation posing a hazard to the northeast and northwest were found to consist of trees 10 – 15 metres in height with a 50 – 90 % canopy foliage cover and an understorey of shrubs and weeds. The hazard is measured to be < 1ha in size and the hazard to the northwest has less than a 50 metre fire run towards to dwelling. For the purpose of assessment under PBP the vegetation posing a hazard to the was determined to be Remnant in accordance with A1.11.1 of PBP.

At the time of our inspection the vegetation to the southwest of the property appeared to consist of maintained understorey and curtilages and therefore, has not been addressed as a bushfire hazard.



Photograph 02: View towards the vegetation within neighbouring allotments



Photograph 03: View towards the vegetation within neighbouring allotments



### 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 from the northeast is expected to be a bushfire travelling up slope toward the proposed dwelling and the most significant bushfire impact from the northwest is expected to be a bushfire travelling down slope toward the proposed dwelling.

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

- 0 - 5degrees down slope within the hazard to the northeast
- 0 degrees and up slope within the hazard to the northwest



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 designated Category 2 Vegetation and the associated buffer zones from Category 1 and 2 Vegetation therefore the application of 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 construction of a 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 hazard is within neighbouring properties to the northeast of the proposed dwelling and to the northwest within the subject property.

The available Asset Protection Zones (APZs) were measured to be 11 metres to the northeast and northwest and consists of grounds within the subject property.

The existing allotment configuration of the subject site, slope constraints and ecology precludes the ability to provide a larger APZ.

All grounds within the subject property to the northeast, southeast and southwest boundaries and for a minimum of 11 metres to the northwest of the proposed dwelling are 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'.

## 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 <sup>2</sup> )	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 dwelling was determined from Table A1.12.5 of PBP to be 'BAL 40'. The proposed dwelling is required to comply with section 3 and BAL 40 section 8 under AS 3959 – 2018 and the additional construction requirements under section 7.5 of PBP. In accordance with section A1.8 of PBP the southwestern elevation of the proposed dwelling has been downgraded to BAL 29 due to shielding provided by the dwelling itself.

## 7.04 Property Access

The subject property has street frontage to Annam Road to the southeast. Persons seeking to egress from the subject property will be able to do so via the access drive and existing public roads.

The most distant external point of the proposed footprint is greater 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 2019 are applicable.

Access to the hazard is available via Annam Road and the common access drive to the subject property and neighbouring properties for hazard reduction for fire suppression activities.

The existing access is considered adequate as part of this application.



## 7.05 Water Supply & Utilities

Hydrants are available throughout Annam Road and surrounding streets for the replenishment of fire service vehicles. The most distant external point of the subject dwelling is within 90 metres of a public road that supporting a hydrant network and therefore a Static Water Supply is not required. Regardless, the proposed swimming pool provides a static water supply for the site.

The existing water supply is considered adequate and is not being altered as part of this development.

The new dwelling will be connected to the existing aerial electrical network.

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



Photograph 04: View from a hydrant towards the subject property

## 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
<p><b>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.</b></p>	<p>With the inclusion of the recommendations made herein it is of our opinion that the aim of PBP has been satisfied.</p>
<p><b>(i) afford buildings and their occupants protection from exposure to a bush fire;</b></p>	<p>The proposed works will be constructed to BAL 29 &amp; 40 under section 7 and 8 of AS3959 – 2018, being the relevant Bushfire Attack Levels.</p>
<p><b>(ii) provide for a defensible space to be located around buildings;</b></p>	<p>There is a 11 metre APZ available to the northeast and northwest.</p> <p>Due to the site constraints a larger defensible space cannot be provided in this instance.</p>
<p><b>(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;</b></p>	<p>The proposed dwelling being constructed to BAL 29 &amp; 40, being the relevant Bushfire Attack Levels, will minimise potential material ignition.</p>
<p><b>(iv) ensure that appropriate operational access and egress for emergency service personnel and occupants is available;</b></p>	<p>The existing access and public roads supports the operational use of fire fighting vehicles.</p>
<p><b>(v) provide for ongoing management and maintenance of bush fire protection measures, (BPMs); and</b></p>	<p>All grounds within the subject site to the northeast, southeast and southwest boundaries and for a minimum of 11 metres to the northwest of the proposed dwelling will be maintained in accordance with an 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 – 2019.</p>

Aim / Objective	Comment
<b>(vi) ensure that utility services are adequate to meet the needs of firefighters.</b>	<p>Hydrants are available throughout Annam Road and surrounding streets for the replenishment of fire service vehicles.</p> <p>The most distant external point of the subject dwelling is within 90 metres of a public road that supporting a hydrant network. Regardless, the proposed swimming pool will provide a static water supply within the site.</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 were considered necessary.

### Asset Protection Zones

1. That all grounds within the subject property to the northeast, southeast and southwest boundaries and for a minimum of 11 metres to the northwest of the proposed dwelling are 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: Due to the slopes within the site a geotechnical assessment may be required for areas exceeding 18 degrees.

### Construction

2. All roofing and construction facing northeast, southeast and northwest shall comply with sections 3 and 8 (BAL 40) of Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate.
3. All construction facing southwest shall comply with sections 3 and 7 (BAL 29) of Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate.

### Landscaping

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

### Emergency management

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

### Gas (where applicable)

6. That reticulated or bottled gas is installed and maintained in accordance with AS/NS 1596:2014 and the requirements of relevant authorities.
  - 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.

## 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 the hazard is within neighbouring properties to the northeast of the proposed dwelling and within the subject property to the northwest. The vegetation posing a hazard was determined to be Remnant on 0 - 5 degree downslope to the northeast and Remnant on 0 degrees and up slope to the northwest.

The highest Bushfire Attack Level to the proposed dwelling was determined from Table A1.12.5 of PBP19 to be 'BAL 40'. The proposed dwelling is required to comply with section 3 and BAL 40 section 8 under AS 3959 – 2018 and the additional construction requirements under section 7.5 of PBP 2019. In accordance with section A1.8 of PBP – 2019 the southwestern elevation of the proposed dwelling has been downgraded to BAL 29 due to shielding provided by the dwelling 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



**Andrew Muirhead**

Bushfire Consultant  
Diploma of Engineering

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



**Stuart McMonnies**

Manager Bushfire Section  
G. D. Design in Bushfire Prone Areas.  
Certificate IV Fire Technology  
Fire Protection Association of Australia BPAD – L3 Accredited Practitioner  
Certification number – BPAD 9400





## 10.0 Annexure 01

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### 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 Rural Fire Service (2019). *Planning for Bushfire Protection. A Guide for Councils, Planners, Fire Authorities and Developers*.

Rural Fire Service NSW (2005). *Standards for Asset Protection Zones*

Site Plan prepared by Luff Pier, Project No LPC-2003-348, Drawing No DA101, Issue 1, Date 05/03/2021

Standards Australia (2018). *AS3959 Construction of buildings in bushfire-prone areas*.

Standards Australia (2014). *AS/NZS 1596 The storage and handling of LP Gas*

Acknowledgements to:

Geoscience Australia  
NSW Department of Lands – SIXMaps  
[Street-directory.com.au](http://Street-directory.com.au)

### Attachments

Attachment 01: s4.14 Compliance Certificate



# Building Code & Bushfire Hazard Solutions

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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:	49-51 Annam Road, Bayview
DESCRIPTION OF PROPOSAL:	New Sole Occupancy Dwelling
PLAN REFERENCE: (relied upon in report preparation)	Site Plan prepared by Luff Pier, Project No LPC-2003-348, Drawing No DA101, Issue 1, Date 05/03/2021
BAL RATING:	BAL 40 <small>(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment)</small>
BUSHFIRE ASSESSMENT REPORT REFERENCE:	201436
REPORT DATE	30 <sup>th</sup> August 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: 30<sup>th</sup> August 2021

