




Member of the Fire Protection Association of Australia

Lot 15, DP 244776, 53-55 Annam Road, Bayview New South Wales 2104.

27/04/2022

Prepared and certified by:	Prepared Ben Watson and certified by Matthew Willis BPAD – Level 3 Certified Practitioner Certification No: BPD-PA 09337		27/4/2022 17/05/2022
Can this proposal comply with AS3959-2018 (inc section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019)?	YES		
What is the recommended AS 3959-2018 level of compliance?	BAL FZ		
Is referral to the RFS required?	YES		
Can this development comply with the requirements of PBP?	YES		
Plans by "Peter Downes Designs" (Appendix 1) dated 25/01/22.	25/01/22		

© This document is copyright. It is a breach of copyright for this document to be used to support a development application or any other purpose for any persons/entities other than those for whom this document was prepared. Other than for the purpose for which this document has been prepared and subject to conditions prescribed under the Copyright Act no part of this document may in any form nor by any means be reproduced or stored in a retrieval system or transmitted without the prior written permission of the company (Bushfire Planning Services Pty Ltd ACN 115 714 826).



Bushfire Planning Services

15 Parkcrest Place

Kenthurst NSW 2156

02 96543228

0428408577

mattw@bushfireconsultants.com.au

Bushfire Risk Assessment

27/04/2022

Contact

Simon Downes

Peter Downes Designs

77 Riviera Ave

Avalon Beach NSW 2107

0488 662 445

Subject Property

Lot 15 DP 244776 53-55 Annam Road

Bayview New South Wales 2104.

BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 4.14 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT.

Property Address	Lot 15, DP 244776, 53-55 Annam Road, Bayview New South Wales 2104.
Description of the Proposal	Renovations and an outdoor lift
Plan Reference	25/01/2022
BAL Rating	BAL FZ
Does the Proposal Rely on Alternate Solutions?	YES

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 Planning for Bushfire Protection 2019 together with recommendations as to how the relevant Specifications and requirements are to be achieved.

I hereby advise, 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*

*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 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 «Shire» 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.

REPORT REFERENCE	27/04/22
REPORT DATE	27/04/22
CERTIFICATION NO/ACCREDITED SCHEME	FPAА BPAD A BPD-PA 09337

Attachments:

- Bushfire Risk Assessment Report
- Recommendations

SIGNATURE: ---  ----- **DATE:** 27/04/22

Contents.

1	Executive Summary.	5
2	General.	6
3	Block Description.	6
4	Vegetation.	8
5	Known constraints on subject block.	10
6	Slope.	10
7	Utilities.	11
7.1	Water.	11
7.2	Electricity	11
7.3	Gas	11
8	Access/Egress.	11
9	Compliance with Planning for Bushfire Protection setbacks.	12
10	Siting.	12
11	Construction and design.	12
12	Utilities.	13
12.1	Water.	13
12.2	Electricity and Gas.	14
13	Asset Protection Zone (APZ).	15
14	Landscaping.	15
15	Constraints on the subject block.	16
16	Access/Egress.	16
17	Compliance or non compliance with the specifications and requirements for bushfire protection measures.	16
18	Conclusions.	17
19	References.	19
20	Appendix 1 - Plans .	20

1 Executive Summary.

Bushfire Planning Services has been requested by Mr Simon Downes from Peter Downes Designs to supply a bushfire compliance report on lot 15, DP 244776, 53-55 Annam Road, Bayview New South Wales 2104.

The works proposed for the subject lot are renovations and an outdoor lift, see attached plans for details.

The subject lot is on the Northern side of Annam Road and at its closest point to the hazard the proposed new work has a separation distance to the South of approximately 3m.

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 26.57 degrees

For the purposes of this assessment this vegetation is considered to be Forest.

The remaining vegetation within the study area is contained within the boundaries of established allotments and is managed land and of low threat to this proposal.

The calculations and assumptions outlined in this report show that the development will be required to comply with the construction requirements of AS 3959-2018.

The following table is a summary of the pertinent findings of this assessment.

Aspect	North	East	South	West
Vegetation type	Managed Land	Managed Land	Forest	Managed Land
Slope	N/A	N/A	>20°	N/A
Setback within lot	N/A	N/A	3m	N/A
Setback outside lot	N/A	N/A	0m	N/A
Total setback	N/A	N/A	3m	N/A
Bal level	N/A	N/A	BAL FZ	N/A

Note: The above table is a summary of the significant variables used to determine the highest BAL for this proposal. THIS TABLE IS NOT INTENDED FOR CONSTRUCTION! Only the highest BAL level is shown, aspects marked as N/A will still have a BAL. Refer to section 11 for construction requirements for these other aspects.

2 General.

This proposal relates to renovations and an outdoor lift 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 2019 (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 2019. Some of the measurements used in this report have been taken from aerial photographs and as such are approximate only.

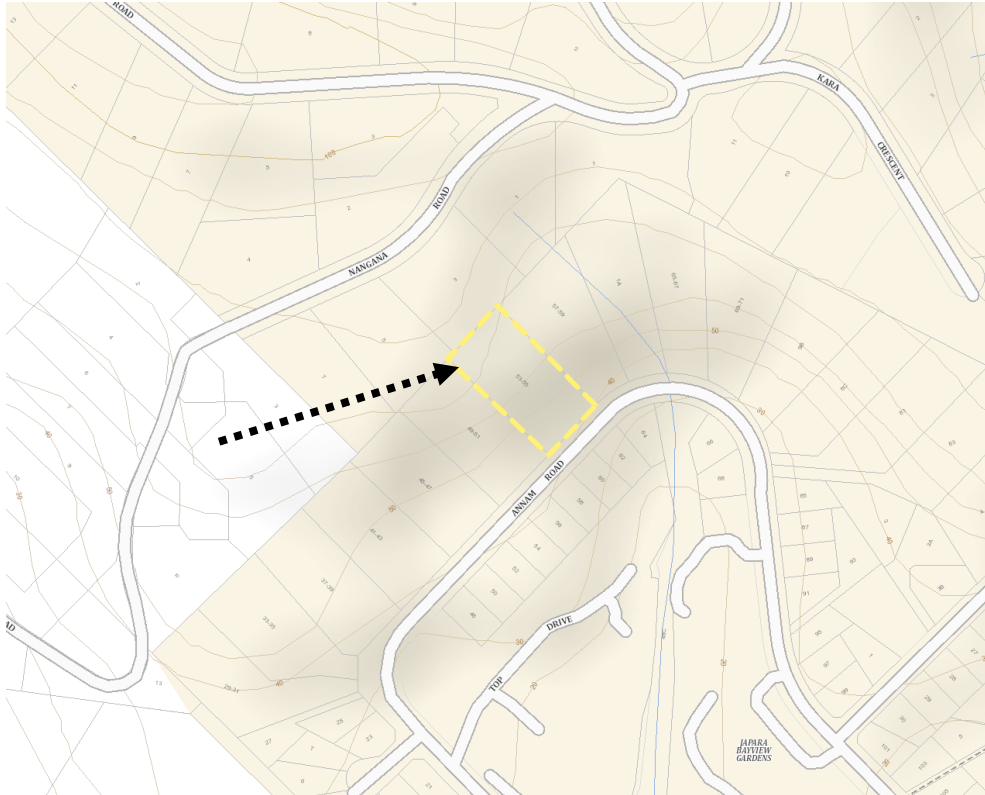
3 Block Description.

The subject block is situated on the north side of Annam Road in an established area of Bayview.

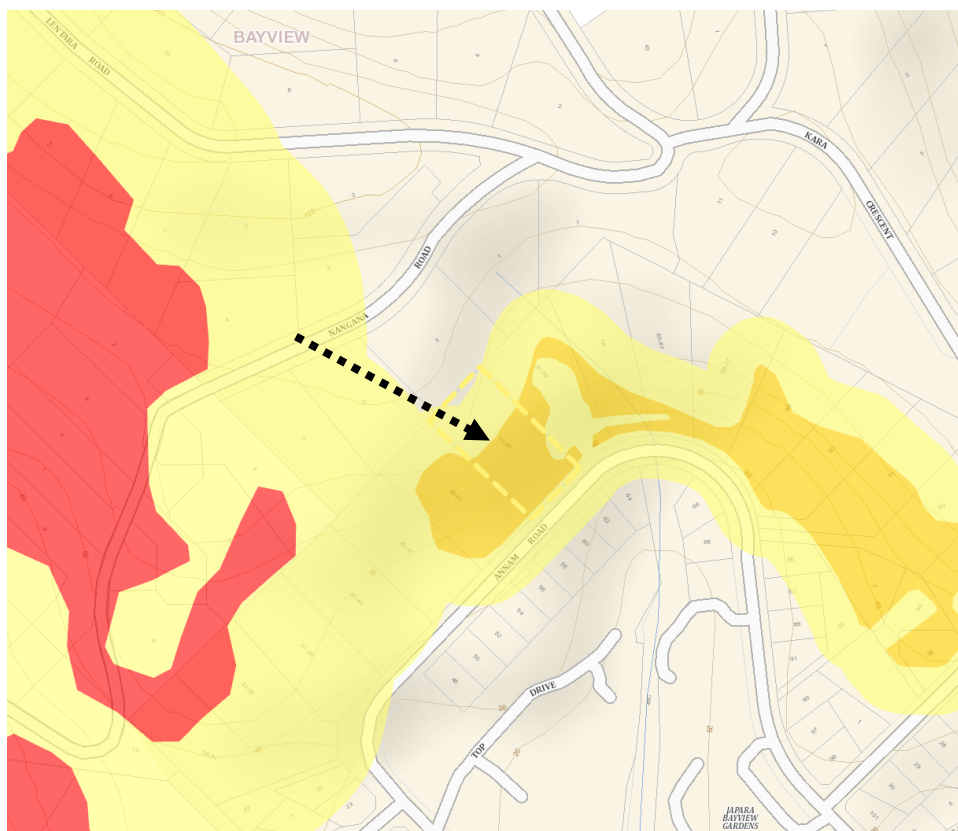
The lot currently contains a multi storey class 1 dwelling.

- Lot; 15
- DP; 244776.
- LGA; Northern Beaches.
- Area; 4053m².
- Address; 53-55 Annam Road, Bayview New South Wales 2104.

This section has been left blank.



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 15 to be within category 2 bushfire vegetation.

4 Vegetation.

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 major potential hazard to this development is the vegetation within an area of undeveloped land to the South.

For the purpose of this assessment and compliance with Planning for Bushfire Protection this area of undeveloped land is considered to be Forest and is the hazard to this proposal.



Photo 1 - An overview of the vegetation within the general area.

This area has been left intentionally blank.



Photo 2 is a closer view of the vegetation in the area.

Table 1 outlines the vegetation orientation and distance from the development area.

Aspect	North	East	South	West
Vegetation type	Managed Land	Managed Land	Forest	Managed Land
Setback within lot 15	N/A	N/A	3m	N/A
Off-site setback	N/A	N/A	0m	N/A
Total setback	N/A	N/A	3m	N/A

Table 1 - 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 2.

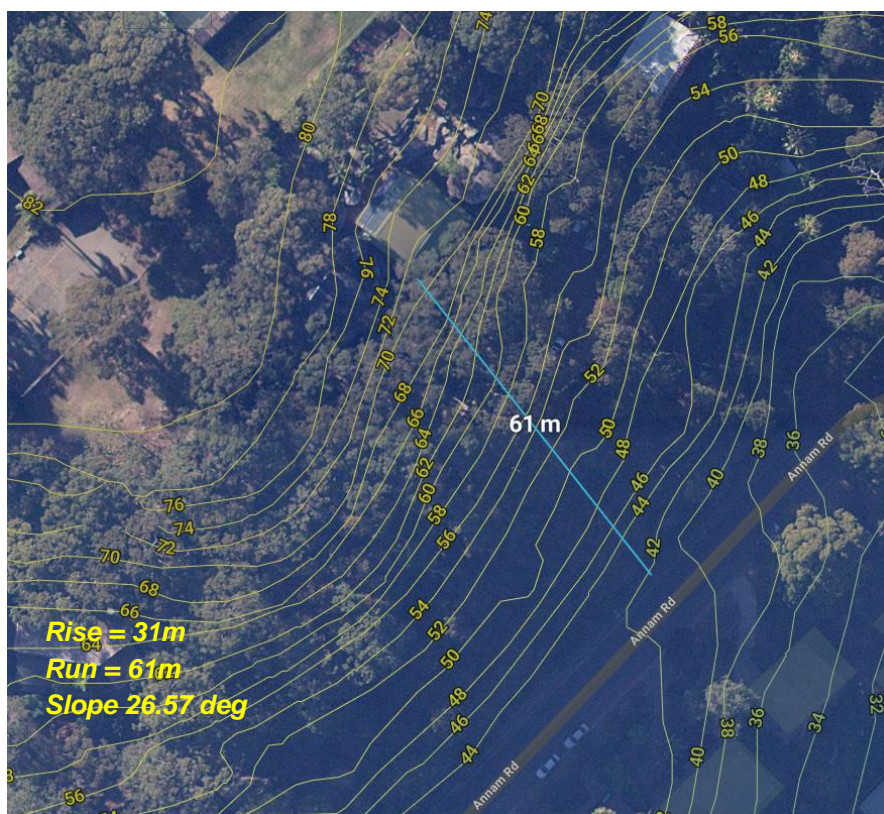


Table 2 shows the slope beneath the hazard.

Aspect	North	East	South	West
Slope	N/A	N/A	26.57°	N/A

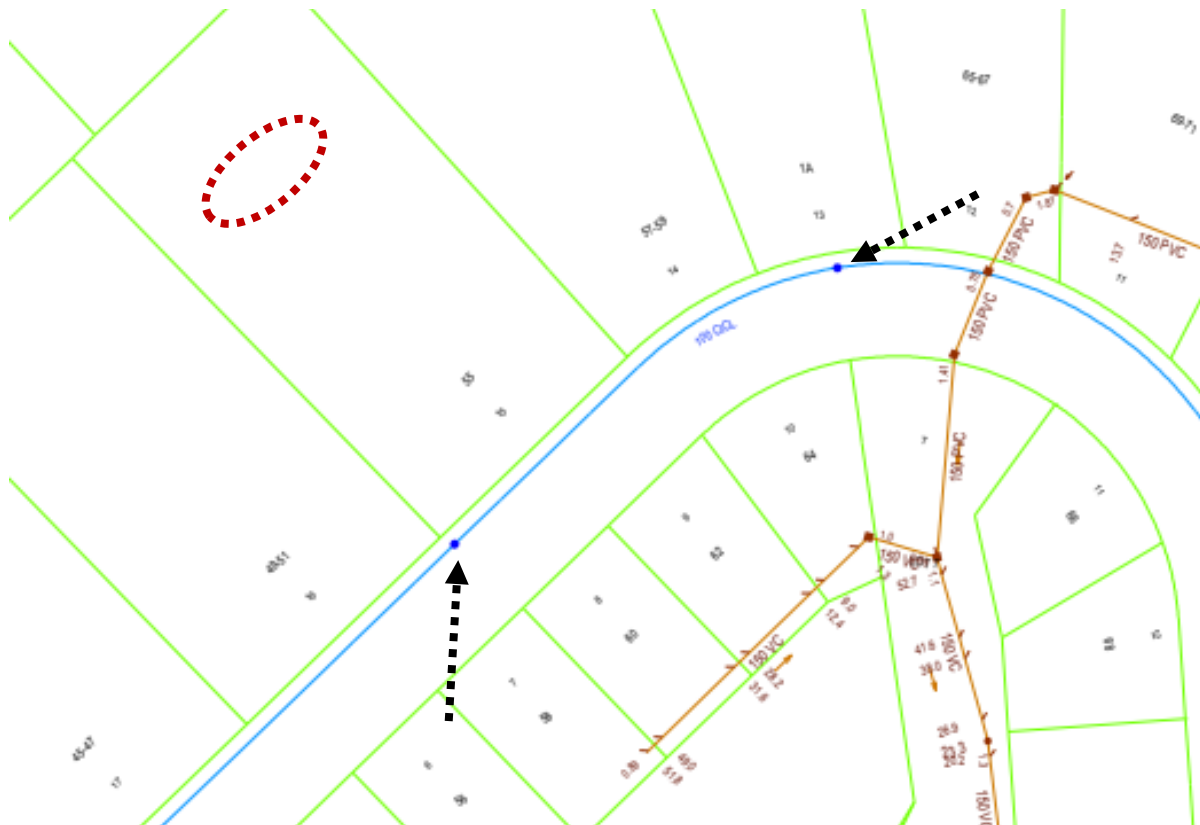
Table 2 - Any aspect marked with "N/A" in the table above indicates that it is considered there is no hazard in that direction.

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

Main's 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 shared driveway from Annam 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 possible.

Analysis of development and recommendation.

9 Compliance with Planning for Bushfire Protection setbacks.

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 3959-2018 BAL FZ and the RFS requirements on all fire prone aspects.

The following table is an extract from table A1.12.5 of Planning for Bushfire Protection 2019. 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.

> 15 > 20 DEGREES – DOWNSLOPE	Keith Vegetation Formation	BUSH FIRE ATTACK LEVEL (BAL)				
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
	Rainforest	< 23	23 -< 30	30 -< 42	42 -< 56	56 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 46	46 -< 56	56 -< 73	73 -< 92	92 -< 100
	Grassy and Semi-Arid Woodland (including Mallee)	< 24	24 -< 32	32 -< 44	44 -< 59	59 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 19	19 -< 26	26 -< 37	37 -< 50	50 -< 100
	Tall Heath	< 19	19 -< 25	25 -< 36	36 -< 49	49 -< 100
	Short Heath	< 11	11 -< 15	15 -< 23	23 -< 32	32 -< 100
	Arid-Shrublands (acacia and chenopod)	< 7	7 -< 10	10 -< 16	16 -< 23	23 -< 100
	Freshwater Wetlands	< 6	6 -< 8	8 -< 13	13 -< 18	18 -< 100
	Grassland	<13	13 -< 17	17 -< 26	26 -< 36	36 -< 50

For the purpose of this assessment the southern 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.

Recommendation;

Nil.

11 Construction and design.

All new work is to be undertaken in accordance with the relevant requirements of the NCC and AS3959 2018. 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 to all aspects.

1. New construction on all aspects shall comply with the requirements of section 3 of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and,
2. New construction on all aspects shall also comply with the requirements of BAL FZ Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" or NASH Standard "National Standard Steel Framed Construction in Bushfire Areas" and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

AS-3959 2018 is available as PDF from;

https://infostore.saiglobal.com/en-au/standards/as-3959-2018-122340_saig_as_as_2685241/

Note; With the introduction of Planning for Bushfire Protection 2019 in March of 2020 the shielding allowances of section 3.5 of AS3959 have been varied (in New South Wales) by section A1.8 of Planning for Bushfire Protection 2019.

In short, section A1.8 removes the ability to lower the BAL on the non-hazard aspect of any proposal that has been assessed as being "Flame Zone" unless the lowering of the level can be **"justified with an appropriate performance-based demonstration of the shielding"**.

To date, the only justification that the Rural Fire Service will accept for the application of shielding to the non-hazard side of a proposal is if it can be proven that the flame length as calculated by use of the methodology as outlined in "Method 2" of AS3959 is not long enough to reach the aspect where shielding is to be applied.

The flame length for this proposal has been calculated and exceeds the available setback distance and therefore the RFS is highly unlikely to apply shielding to this proposal.

12 Utilities.

12.1 Water.

The subject lot will be connected to a reticulated water supply however the nearest hydrant point is beyond the maximum allowable distance for the furthest part of the proposal. As a result, a Static Water Supply (SWS) is required to be established and maintained on site to the following specifications.

3. A 10,000 L water supply is to be made available for firefighting purposes and be constructed in accordance with the following features.
 - A connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; 65mm Storz outlet with a ball valve is fitted to the outlet;
 - Ball valve and pipes are adequate for water flow and are metal;
 - Supply pipes from tank to ball valve have the same bore size to ensure flow volume;
 - Above-ground tanks are manufactured from concrete or metal;
 - Unobstructed access can be provided at all times;
 - Underground tanks are clearly marked;

- Tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
 - All exposed water pipes external to the building are metal, including any fittings;
 - A pump is to be provided with a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
 - If fitted, fire hose reels are constructed in accordance with AS/NZS 1221:1997 and installed in accordance with the relevant clauses of AS 2441:2005.
 - A 'SWS' marker shall be obtained from the local NSW Rural Fire Service and positioned for ease of identification by brigade personnel and other users of the SWS. In this regard:
 - a) Markers must be fixed in a suitable location so as to be highly visible; and
 - b) Markers should be positioned adjacent to the most appropriate access for the static water supply.
4. If the pool is to be used as a SWS recommendation 3 may be ignored however the following applies;
- Any piping has a diameter sufficient to allow for adequate water flow;
 - Unobstructed pedestrian access can be provided at all times;
 - Unless adequately shielded, all water pipes less than 300mm below the ground are metal, including any fittings;
 - A pump is to be provided with a minimum 5hp or 3kW petrol or diesel-powered pump, and is shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be a minimum of 19mm internal diameter; and
 - A suction hose of sufficient length to reach the bottom of the deepest section of the pool is provided for the pump with appropriate fittings.
 - A minimum 25mm delivery hose is provided of sufficient length to reach the outer edge of the defendable space. The hose is to have suitable fittings for connection to the pump and a firefighting nozzle.
 - If fitted, fire hose reels are constructed in accordance with AS/NZS 1221:1997 and installed in accordance with the relevant clauses of AS 2441:2005.
 - A 'SWS' marker shall be obtained from the local NSW Rural Fire Service and positioned for ease of identification by brigade personnel and other users of the SWS. In this regard:
 - a) Markers must be fixed in a suitable location so as to be highly visible; and
 - b) Markers should be positioned adjacent to the most appropriate access for the static water supply.

12.2 Electricity and Gas.

Recommendation;

5. Any new electricity or gas connections are to comply with the requirements of table 7.4a of Planning for Bushfire Protection.

13 Asset Protection Zone (APZ).

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;

6. At the commencement of building works and in perpetuity the area surrounding the new works is to be managed as defendable space¹ for a distance of at least 10m or, if 10m is not achievable due to the proximity of a property boundary, to the property boundary.

14 Landscaping.

Recommendation;

7. Any new fencing is to be constructed in accordance with section 7.6 of Planning for Bushfire Protection 2019.
8. Any new landscaping to the site is to comply with the principles of Appendix 4 and section 3.7 of Planning for Bush Fire Protection 2019. In this regard the following landscaping principles are, where applicable, to be incorporated into the development²:
 - 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;

¹ See section 3.2.4 of Planning for Bushfire Protection 2019,

² Refer to referenced documents for a complete description.

- 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.

None known.

Recommendation;

Nil

16 Access/Egress.

All roads in the area are considered to be capable of handling emergency service vehicles. There is no opportunity to improve access onto the property from the road..

Recommendation

Nil

17 Compliance or non compliance with the specifications and requirements for bushfire protection measures.

APZ A defendable 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
SITING AND DESIGN: Buildings are sited and designed to minimise the risk of bush fire attack.	Achievable with the implementation of the recommendations in section 10
CONSTRUCTION STANDARDS: 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

ACCESS 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
WATER AND UTILITY SERVICES: <ul style="list-style-type: none"> adequate water and electricity services are provided for firefighting operations Gas and electricity services are located so as not to contribute to the risk of fire to a building. 	Achievable with the implementation of the recommendations in section 12
LANDSCAPING: <ul style="list-style-type: none"> it is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause Ignitions. 	Achievable with the implementation of the recommendations in section 14

18 Conclusions.

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 3959-2018 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.

- *Australian Building Codes Board (2019). National Construction Code Volume One - Building Code of Australia. ABCB*
- *Australian Building Codes Board (2019). National Construction Code Volume two - Building Code of Australia. ABCB.*
- *Keith, D.A. (2004). Ocean Shores to Desert Dunes: The Native Vegetation of New South Wales and the ACT. NSW Department of Environment and Conservation.*
- *National Association of Steel Framed Housing (2014). "Steel Framed Construction in Bush Fire Areas. NASH*
- *Ramsay, C and Rudolph, L (2003) "Landscape and Building Design for Bush fire Areas". CSIRO Publishing, Collingwood.*
- *Resources and Energy NSW (2016). ISSC 3 Guide for the Managing Vegetation in the Vicinity of Electrical Assets. NSW Government*
- *Rural Fire Service NSW (2005) "Standards for Asset Protection Zones"*
- *Standards Australia (2018). "AS 3959, Construction of buildings in bush fire prone areas".*
- *Standards Australia (2018). "AS/NZS 1530.8.1 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Radiant heat and small flaming sources".*
- *Standards Australia (2018). "AS/NZS 1530.8.2 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Large flaming sources".*
- *Standards Australia (2014). "AS/NZS 1596 The storage and handling of LP Gas".*

20 Appendix 1 - Plans .

