

Bushfire Assessment Report

Proposed:
**Alterations &
Additions**

At:
**6 Guwara Road,
Duffys Forest**

Reference Number: 210996C

Prepared For:
Cadence and Co

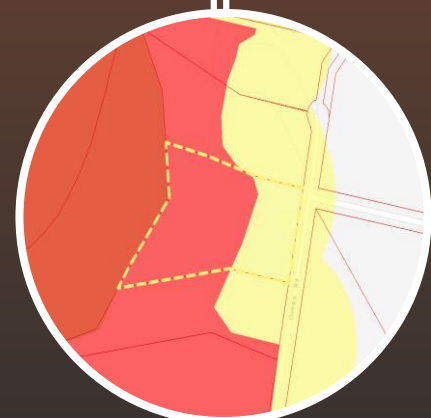
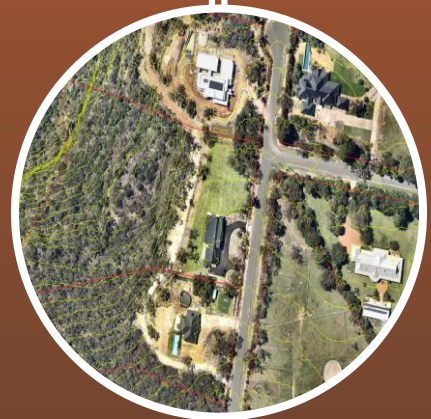
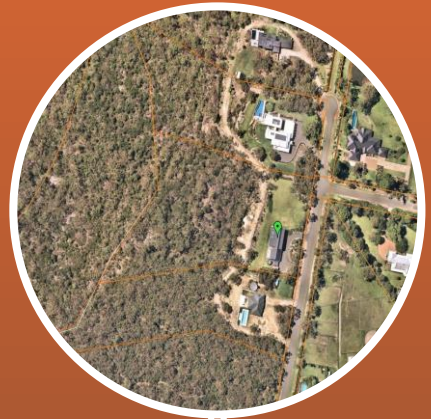
2nd November 2021



Prepared By:
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Hazard Solutions Pty Limited**

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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.

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Version Control				
Version	Date	Author	Reviewed by	Details
1	28/04/2021	Andrew Muirhead	Stuart McMonnies BPAD Accreditation No. 9400	Draft Report
2	24/06/2021	Andrew Muirhead	Stuart McMonnies BPAD Accreditation No. 9400	Final Report
3	02/11/2021	Andrew Muirhead	Stuart McMonnies BPAD Accreditation No. 9400	Plan Update

List of Abbreviations:

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 the alterations and additions to an existing sole occupancy dwelling within an existing residential allotment located at 6 Guwara Road, Duffys Forest (Lot 3 DP 1196894).

The subject property has a street frontage to Guwara Road to the east and abuts similar private allotments to the north and south and Ku-ring-gai Chase National Park to the west.

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 conditions detailed in the document 'Planning for Bush Fire Protection - 2019' (PBP).

PBP formally adopted on the 1st 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 1 Vegetation and the associated buffer zone, therefore PBP must apply in this instance.

The subject development relates to the alterations and additions 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 Chapter 7 of PBP applied.

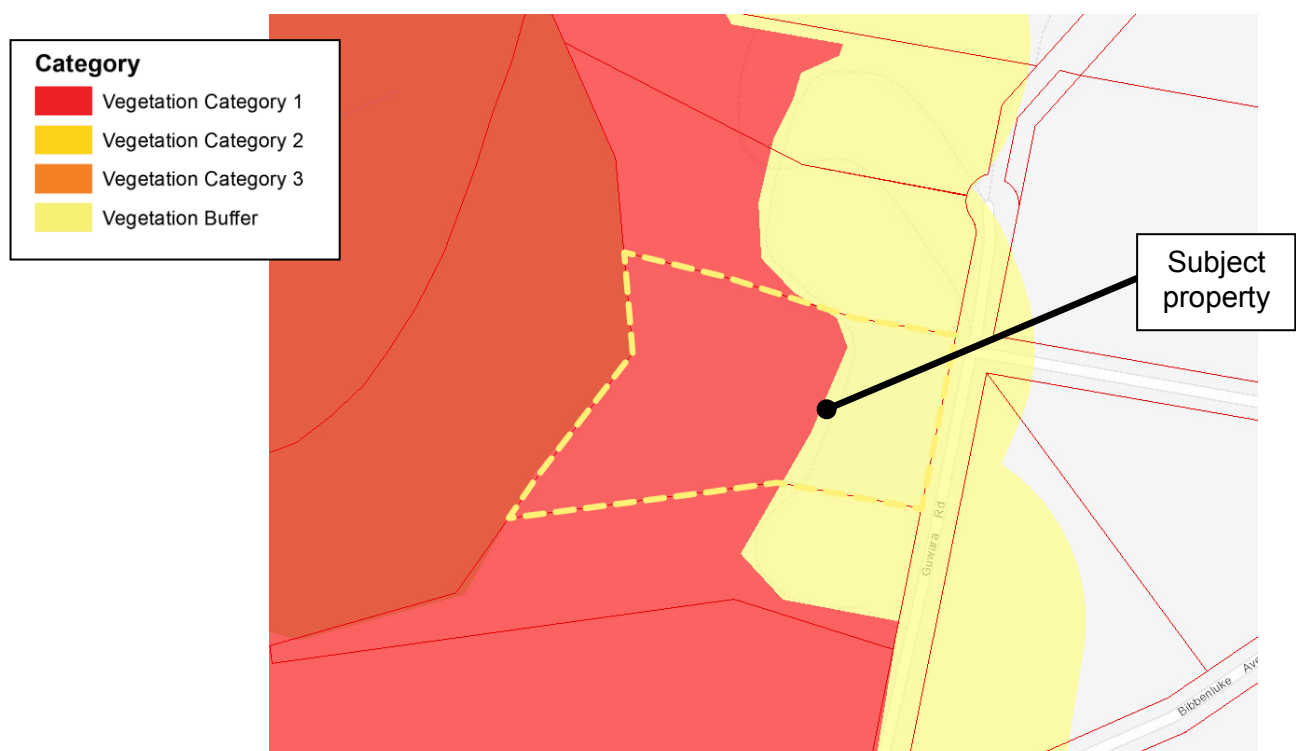


Figure 01: Extract from Northern Beaches Council's Bushfire Prone Land Map

2.0 Purpose of Report

The purpose of this Bushfire Assessment Report is to provide the owners and Council with an independent bushfire assessment 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*.

Wellness Pavilion:

	North	East	Southwest	West
Vegetation Structure	Maintained curtilages	Maintained curtilages	Forest	Tall Heath
Slope	N/A	N/A	0 - 5 degrees down	10 - 15 degrees down
Asset Protection Zone	N/A	N/A	30 metres	19 metres
Significant Landscape Features	Neighbouring private residential allotment Road	Guwara Road	Neighbouring private residential allotment	Fire Trial
Threatened Species	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Aboriginal Relics	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Bushfire Attack Level	N/A	N/A	BAL 29	BAL 40
Required Construction Level	BAL 40	BAL 29	BAL 40	BAL 40

Deck, Balcony & Pergola:

	North	East	Southwest	West
Vegetation Structure	Maintained curtilages	Maintained curtilages	Forest	Tall Heath
Slope	N/A	N/A	0 - 5 degrees down	10 - 15 degrees down
Asset Protection Zone	N/A	N/A	>50 metres	≥25 metres
Significant Landscape Features	Neighbouring private residential allotment Road	Guwara Road	Neighbouring private residential allotment	Fire Trial
Threatened Species	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Aboriginal Relics	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Bushfire Attack Level	N/A	N/A	BAL 19	BAL 29
Required Construction Level	BAL 29	N/A	BAL 29	BAL 29

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 type="checkbox"/>	<input checked="" type="checkbox"/>	7.03
Access	<input checked="" type="checkbox"/>	<input 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

It is noted that there is a section 88B instrument placed over the property as part of the subdivision application which created the site. This instrument enforces an Inner Protection and an additional Outer Protection Area. The proposed APZs are consistent with the enforced instrument.

The APZs consist of maintained land wholly within the subject property.

Construction Level

The highest Bushfire Attack Level to the proposed wellness pavilion was determined from Table A1.12.5 of PBP to be 'BAL 40'. The proposed wellness pavilion will be constructed to section 8 (BAL 40) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP. The eastern elevation of the wellness pavilion has been downgraded to BAL 29 due to shielding provided by the building itself.

The highest Bushfire Attack Level to the proposed deck, pergola and balcony was determined from Table A1.12.5 of PBP to be 'BAL 29'. The proposed deck, pergola and balcony will be constructed to section 7 (BAL 29) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP.

The proposed garage will be located greater than 6 metres from any dwelling and therefore as per section 8.3.2 of PBP has no construction requirements.

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.
Water Supply	The most distant external point of the building footprint is <70 metres from a public road supporting a hydrant network and therefore a Static Water Supply is required under Chapter 7 of PBP. Regardless the proposed swimming pool will provide a static water supply within the subject site.
Evacuation	Evacuation is possible by utilising existing road infrastructure. It is encouraged that the occupants complete a Bush Fire Survival Plan.
Electrical Supply	Existing underground supply provided.
Gas Supply	New connections must comply with Table 7.4a of PBP.

5.0 Aerial view of the subject allotment

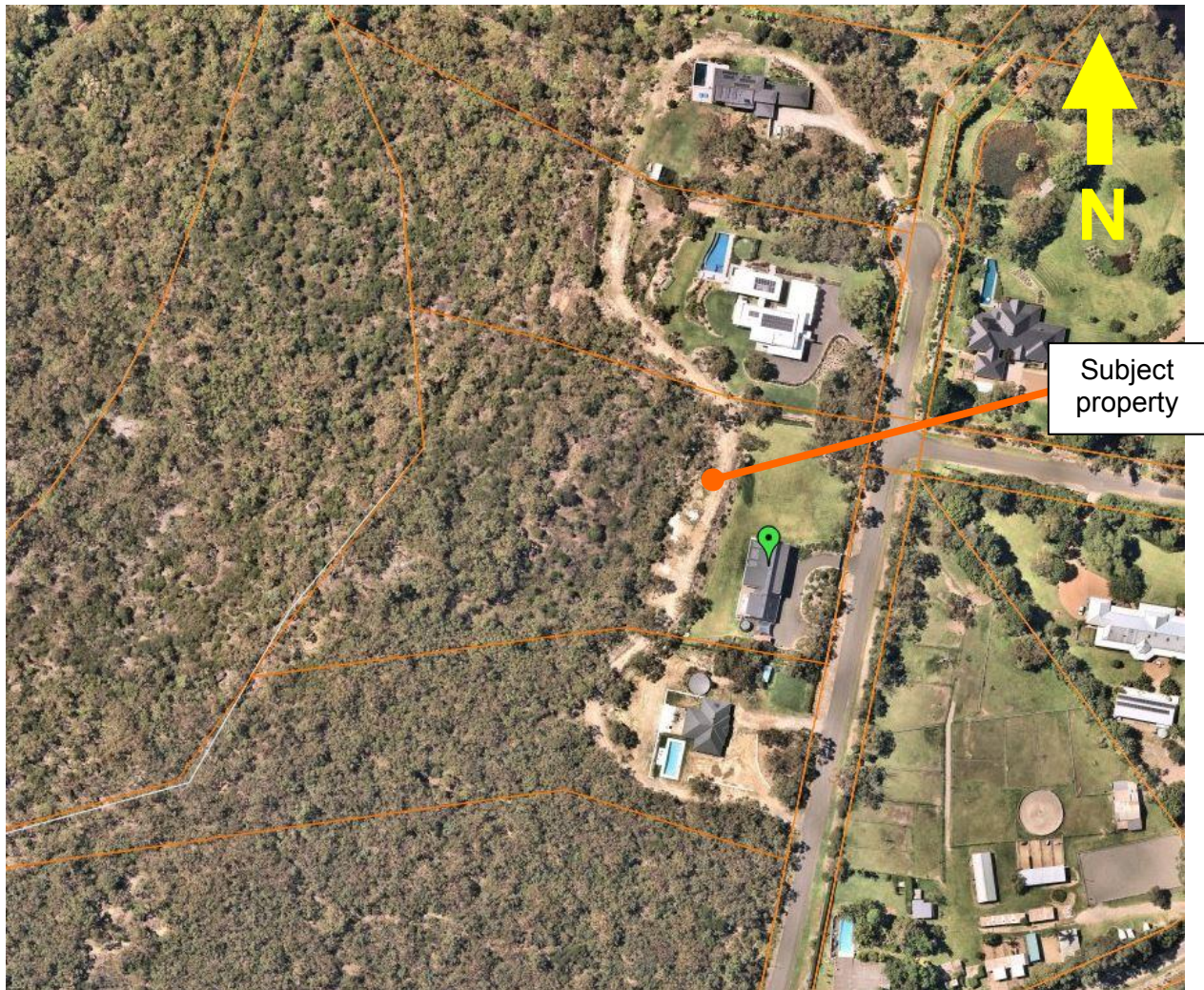


Figure 02: Aerial view of the subject area C/- Nearmap

6.0 Site Assessment

6.01 Location

The subject property is known as 6 Guwara Road, Duffys Forest (Lot 3 DP 1196894) and is a rural-residential allotment (zoned RU4: Primary Production Small Lots) located within Northern Beaches Councils Local Government Area.

The subject property has a street frontage to Guwara Road to the east and abuts similar private allotments to the north and south and Ku-ring-gai Chase National Park to the west.

The vegetation identified as being a hazard is located within the subject property to the west and within the neighbouring property to the southwest of the proposed works.



Subject dwelling

Photograph 01: View west from Guwara Road toward the subject property

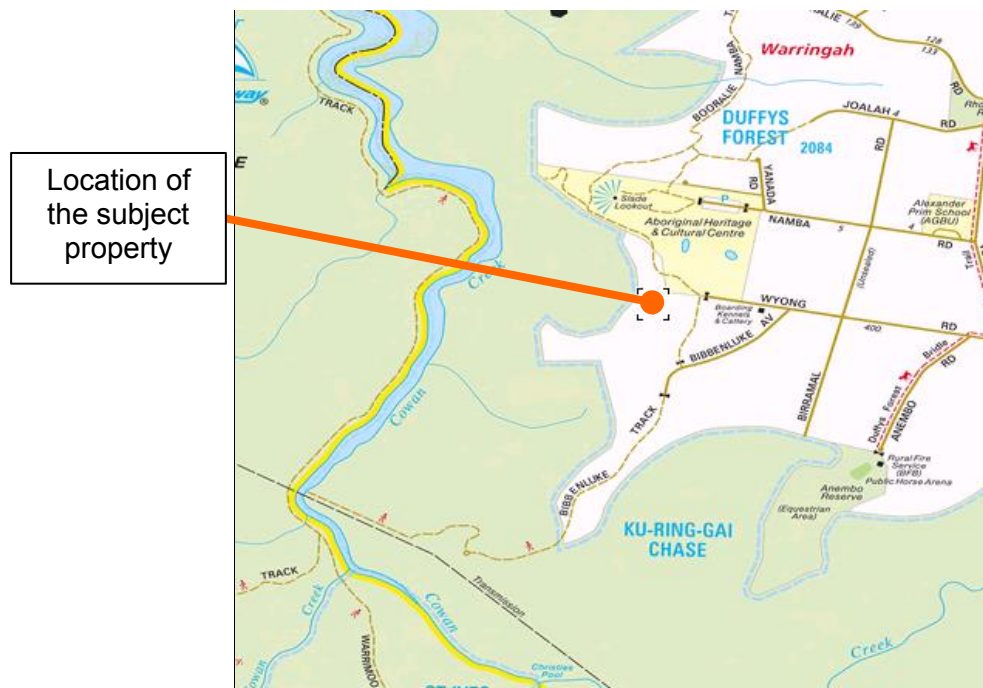


Figure 03: Extract from street-directory.com.au

6.02 Vegetation

The vegetation identified as being the hazard is located to the west within subject property and southwest within the neighbouring property.

To the west of the subject dwelling was found to consist of designated Asset Protection Zones and a fire trail. As part of the subdivision approval conservation areas and Asset Protection Zones were defined. This proposal remains consistent with these approved APZs and it is noted that vegetation modification is required to satisfy the enforced APZs.

The vegetation posing a hazard to the west was found to consist of shrubby vegetation >2 metres in heights. The vegetation to the southwest consists of trees 10 – 20 metres in height with 50 - 70% foliage cover, the understorey consisted of low trees, ferns and exotics.

In reviewing the SydneyMetroArea_v3_2016_E_4489 vegetation mapping and in conjunction with the site inspection for the purpose of assessment under Planning for Bush Fire Protection the vegetation posing a hazard to the west was determined to the Tall Heath and to the southwest to be Forest.



Scrub
beyond

Photograph 02: View of the bushfire hazard to the west within the subject property



Forest

Photograph 03: View southwest of the bushfire hazard within neighbouring

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 hazards. The most significant bushfire impact from the west and southwest is expected to be a bushfire travelling up slope toward the subject dwelling.

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

- 0 - 5 degrees down slope within the hazard to the southwest
- 10 - 15 degrees down slope within the hazard to the west



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 1 Vegetation and the associated buffer zone, therefore 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 alterations and additions to an existing 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 proposed wellness pavilion was found to be located 19 metres from the hazard interface to the west and 30 metres from the hazard interface to the southwest.

The proposed deck, pergola and balcony was found to be located ≥ 25 metres from the hazard interface to the west and > 50 metres from the hazard interface to the southwest.

It is noted that there is a section 88B instrument placed over the property as part of the subdivision application which created the site. This instrument enforces an Inner Protection and an addition Outer Protection Area. The proposed APZs are consistent with the enforced instrument.

The APZs consist of maintained land wholly within the subject property.

The grounds within the subject property enforced to be an Asset Protection Zone must be maintained in accordance with an IPA and OPA 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.

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 ²)	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 wellness pavilion was determined from Table A1.12.5 of PBP to be 'BAL 40'. The proposed wellness pavilion will be constructed to section 8 (BAL 40) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP. The eastern elevation of the wellness pavilion has been downgraded to BAL 29 due to shielding provided by the building itself.

The highest Bushfire Attack Level to the proposed deck, pergola and balcony was determined from Table A1.12.5 of PBP to be 'BAL 29'. The proposed deck, pergola and balcony will be constructed to section 7 (BAL 29) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP.

The proposed garage will be located greater than 6 metres from any dwelling and therefore as per section 8.3.2 of PBP has no construction requirements.

7.04 Property Access

The subject site has street access to Guwara Road to the east.

The most distant external point of the existing dwelling is located <70 metres from a public road that supports the operational use of fire fighting vehicles and therefore property access requirements detailed in chapter 4 of PBP are not applicable.

Persons seeking to egress from the subject dwelling can do so freely along the existing access road and public road infrastructure. Fire services have free access to the property and around the existing dwelling.

Attending fire services can access the hazard via the subject property, neighbouring properties or the existing fire trail for hazard reduction or fire suppression activities.

7.05 Water Supply & Utilities

Hydrants are available throughout Guwara Road for the replenishment of fire service vehicles. The most distant external point of the subject dwelling is within 70 metres of a public road that supporting a hydrant network and therefore a Static Water Supply is not required. Regardless the proposed swimming pool will provide a static water supply within the subject site.

The existing water supply is considered adequate and is being supplemented as part of this development.

The existing dwelling has an underground connection to the existing electrical network. This connection will not be altered as part of this application.

Any new gas connections must comply with Chapter 4 of PBP.

7.06 Emergency management arrangements

Evacuation is possible by utilising existing road infrastructure.

In acknowledging various evacuation routes that could be impacted by fire and the risk to the subject site 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>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.</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>(i) afford buildings and their occupants protection from exposure to a bush fire;</p>	<p>The proposed works will be constructed to BAL 40 & BAL 29 under AS3959 2018, being the relevant Bushfire Attack Levels.</p>
<p>(ii) provide for a defensible space to be located around buildings;</p>	<p>There is a defensible space available to the identified hazards, being maintained grounds and existing fire trail.</p>
<p>(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;</p>	<p>The available APZs in conjunction with the construction provisions prevent the likely spread of fire to buildings.</p>
<p>(iv) ensure that appropriate operational access and egress for emergency service personnel and occupants is available;</p>	<p>The most distant external point of the proposed footprint is less than 70 metres from a public road supporting the operational use of fire fighting vehicles.</p> <p>The enforced fire trail provides appropriate operational access for attending fire services, while residents evacuation via the existing public road system.</p>

Aim / Objective	Comment
(v) provide for ongoing management and maintenance of bush fire protection measures, (BPMs); and	<p>The grounds within the subject property enforced to be an Asset Protection Zone must be maintained in accordance with an IPA and OPA 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.</p> <p>Any new landscaping is to comply with the provisions of Table 7.4a and Appendix 4 of PBP.</p>
(vi) ensure that utility services are adequate to meet the needs of firefighters.	<p>Hydrants are available throughout Guwara Road and surrounding streets for the replenishment of fire service vehicles.</p> <p>The most distant external point of the subject dwelling is within 70 metres of a public road that supports a hydrant network.</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 where considered necessary.

Asset Protection Zones

1. The grounds within the subject property enforced by the section 88b on plan DP1196894 covered by Subdivision Certificate No 10864 Dated 9-10-2014 to be an Asset Protection Zone must be maintained in accordance with an Inner Protection Area and Outer 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.

Construction

2. That all new roofing and new construction facing north, south and west on the wellness pavilion shall comply with section 8 (BAL 40) Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas' and section 7.5 of "Planning for Bush Fire Protection".
3. That all new construction facing west on the wellness pavilion and the entire new deck, pergola and balcony shall comply with section 7 (BAL 29) Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas' and section 7.5 of "Planning for Bush Fire Protection".

Landscaping

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

Gas (where applicable)

5. That any new gas services are to comply with Table 7.4a of Planning for Bush Fire Protection 2019 as follows:
 - 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.

Emergency management

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

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 located to the west within subject property and southwest within the neighbouring property. The vegetation posing a hazard to the west was determined to be Tall Heath and to the southwest to be Forest.

The highest Bushfire Attack Level to the proposed wellness pavilion was determined from Table A1.12.5 of PBP to be 'BAL 40'. The proposed wellness pavilion will be constructed to section 8 (BAL 40) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP. The eastern elevation of the wellness pavilion has been downgraded to BAL 29 due to shielding provided by the building itself.

The highest Bushfire Attack Level to the proposed deck, pergola and balcony was determined from Table A1.12.5 of PBP to be 'BAL 29'. The proposed deck, pergola and balcony will be constructed to section 7 (BAL 29) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP.

The proposed garage will be located greater than 6 metres from any dwelling and therefore as per section 8.3.2 of PBP has no construction requirements.

The existing water supply and access provisions are considered adequate for this development, with the water supply being supplemented as part of this development.

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 P/L



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

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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<https://www.planningportal.nsw.gov.au/>

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OEH (2016). *The Native Vegetation of the Sydney Metropolitan Area. Volume 2: Vegetation Community Profiles*. Version 3.0. NSW Office of Environment and Heritage, Sydney.

Site plan by Cadence & Co Design, Issue C, Date 19/10/2021

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

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

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

Acknowledgements to:

Geoscience Australia
Nearmaps
NSW Department of Lands – SIXMaps
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:	6 Guwara Road, Duffys Forest
DESCRIPTION OF PROPOSAL:	Alterations and Additions
PLAN REFERENCE: (relied upon in report preparation)	Site Plan by Cadence & Co Design, Issue C, Date 19/10/2021
BAL RATING:	BAL 40 & BAL 29 <small>(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment)</small>
BUSHFIRE ASSESSMENT REPORT REFERENCE:	210996
REPORT DATE	2 nd November 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: 2nd November 2021

