

Bushfire Assessment Report

Proposed: **Alterations & Additions**

At:
**55 Sydney Road,
Warriewood NSW**

Reference Number: 200154

Prepared For:
Quikdeck Roofing P/L

26th August 2019



Prepared By:
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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.

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Version Control			
Version	Date	Author	Details
1	22/08/2019	Stuart McMonnies BPAD Accreditation No. 9400	Final Release

List of Abbreviations:

APZ	Asset Protection Zone
AS3959	Australian Standard 3959 – 2009 as amended.
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BPMs	Bushfire Protection Measures
BPLM	Bushfire Prone Land Map
Council	Northern Beaches Council
DA	Development Application
EP&A Act	Environmental Planning and Assessment Act - 1979
ESD	Ecologically Sustainable Development
ELVIS	Elevation and Depth Foundation Spatial Data – Geoscience Australia
FRNSW	Fire & Rescue NSW
IPA	Inner Protection Area
NCC	National Construction Codes
NP	National Park
NSP	Neighbourhood Safer Place
OPA	Outer Protection Area
PBP	Planning for Bush Fire Protection – 2006
ROW	Right of Way
RF Act	Rural Fires Act - 1997
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 dwelling within an existing residential allotment located at 55 Sydney Road, Warriewood (Lot 20 DP 30836).

The subject property has street frontage to Sydney Road to the northwest and abuts private residential allotments to the northeast, southeast and southwest. The vegetation identified as being the hazard is associated with Turimetta Head to the east and southeast of the subject property.

Northern Beaches Council's Bushfire Prone Land Map identifies the subject property as being within the 100 metre buffer zone from designated Category 1 Vegetation and therefore the application of Planning for Bush Fire Protection - 2006 (PBP) must apply in this instance.

2.0 Purpose of Report

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

Where Council considers a bushfire risk is associated with surrounding private lands or lands owned by an authority, Council could seek to issue notice under Section 66 of the Rural Fires Act on any or all surrounding properties for the purposes of reducing and maintaining safe levels of vegetation and thus reducing the possibility of bushfire impact to the subject property and any adjoining properties.

4.0 Referenced Documents and Persons

Comments provided are based on the requirements of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act), the RFS document known as 'Planning for Bush Fire Protection – 2006' for the purposes of bushfire hazard determination and Australian Standard AS3959 – 2009 titled 'Construction of buildings in bushfire-prone areas' as amended for building/structural provisions.

A company representative has made a site inspection of the subject property and the surrounding area. The Site Analysis Plan prepared by Northern Beaches Designs (project no 1916, dwg no DA3, dated 25/08/2019) has been relied upon for this assessment.

5.0 Compliance Tables & Notes

The following table sets out the projects compliance with *Planning for Bush Fire Protection – 2006*.

	Southeast	East	Southeast	Northwest
Vegetation Structure	Maintained curtilages	Tall Heath (Scrub)	Tall Heath (Scrub)	Maintained curtilages
Slope	N/A	0 degrees & up	10 – 15 degrees down	N/A
Asset Protection Zone	N/A	80 metres	86 metres	N/A
Significant Environmental Features	Neighbouring private residential allotment	Neighbouring private residential allotments / Narrabeen Park Parade	Neighbouring private residential allotments / Narrabeen Park Parade	Sydney Road
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	BAL 12.5	BAL 12.5	N/A
Proposed Construction Level	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

Compliance Summary of Bushfire Protection Measures Assessed			
Bushfire Protection Measure	Acceptable Solution	Performance Solution	Report Section
Asset Protection Zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.05
Construction Standard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.05
Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.07
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.06
Gas and Electrical Supplies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.0

Asset Protection Zones Compliance

The subject property was found to have maintained lawns and gardens around the existing dwelling. The separation from the hazard interfaces includes maintained land within the subject property and land equivalent to an Asset Protection Zone being maintained land within neighbouring private allotments and Narrabeen Park Road.

Construction Level Compliance

The highest Bushfire Attack Level to the proposed alterations and additions was determined from Table 2.4.2 of AS 3959 – 2009 to be 'BAL 12.5'. The proposed works are required to comply with Section 3 and BAL 12.5 under section 5 of AS 3959 – 2009 and the addendum to Appendix 3 of PBP.

A copy of these requirements has been provided to the client.

Access and Services

Guideline Ref.	Proposed Development Determinations	Compliance
Property Access (Driveway)	The most distant external point of the subject dwelling is within 70 metres of a public road supporting a hydrant network and therefore the Property Access requirements detailed in section 4.1.3 (2) of PBP are <u>not</u> applicable.	Yes
Water Supply	The most distant external point of the subject dwelling is within 70 metres from a public road supporting a hydrant network and therefore a Static Water Supply is <u>not</u> required.	Yes
Evacuation	Evacuation is possible by utilising existing road infrastructure. It is encouraged that the occupants complete a Bush Fire Safety Plan addressing "Prepare, Act, Survive" as advocated by the NSW RFS http://www.rfs.nsw.gov.au/ under publications / bushfire safety.	Yes
Electrical & Gas Supply	Supply provided.	N/A

6.0 Aerial view of the subject allotment

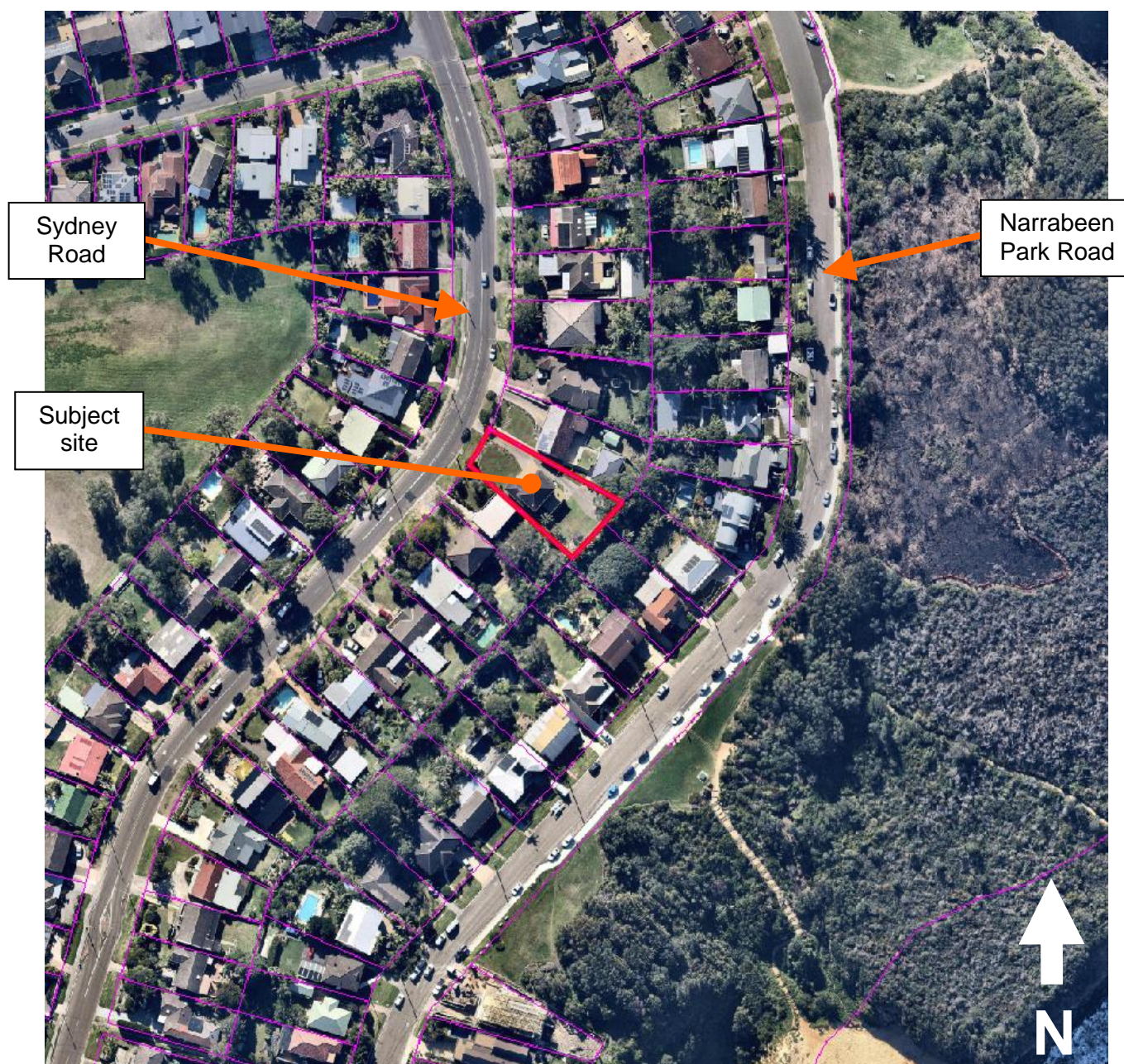


Image 01: Aerial view of the subject area (c/- Nearmap)

7.0 Bushfire Hazard Assessment

7.01 Preface

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 - 2006' (PBP). Set back distances for the purpose of creating Asset Protection Zones (APZ's) must be applied and any buildings must then conform to corresponding regulations detailed in Australian Standard 3959 – 2009 'Construction of buildings in bushfire prone areas'.

Planning for Bush Fire Protection – 2006, (PBP) formally adopted on the 1st March 2007 and amended May 2010 (Appendix 3) provides for the protection of property and life (including fire-fighters and emergency service personnel) from bushfire impact.

The thrust of the document is to ensure that developers of new properties or sub-divisions include the constraints associated with the construction of buildings in bushfire prone areas within their proposed development sites. PBP is applicable to proposed development inside a determined Category 1 or 2 areas and also inside a buffer zone radius of 100m from a Category 1 bushfire area or 30 m from a Category 2 bushfire area.

The document also acknowledges 'infill' developments associated with re-development of existing properties and allows some higher levels of building safety where the increased 'set backs' (APZ's) may not be achievable.

The subject development relates to the alterations and additions to an existing dwelling within an existing residential allotment. To accord with PBP the development is classified as infill development and assessed as a S4.14 application under the Environmental Planning and Assessment Act 1979.

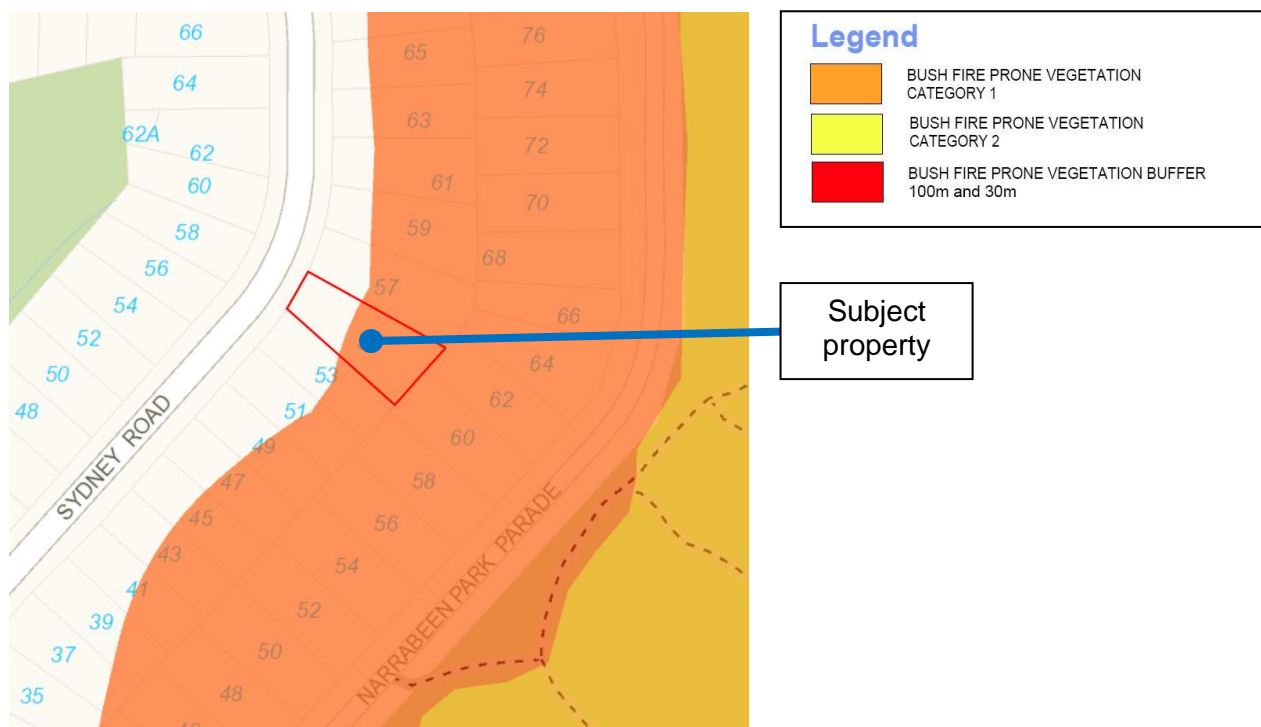


Image 02: Extract from Northern Beaches Council's Bushfire Prone Land Map

7.02 Location

The subject property is known as 55 Sydney Road, Warriewood (Lot 20 DP 30836) and is a residential allotment located within Northern Beaches Councils Local Government Area. The subject property has street frontage to Sydney Road to the northwest and abuts private residential allotments to the northeast, southeast and southwest.

The vegetation identified as being the hazard is associated with Turimetta Head to the east and southeast of the subject property.



Subject dwelling

Photograph 01: View toward the subject property from Sydney Road



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

7.03 Vegetation

The predominant vegetation found within the subject property and neighbouring private residential allotments was found to consist of landscaped gardens and mown lawns.

The vegetation identified as being the hazard is associated with Turimetta Head to the east and southeast of the subject property. The vegetation posing a hazard was found to consist of shrubs > 2 metres in height with some scattered banksias and casuarinas.

For the purpose of assessment under Planning for Bush Fire Protection and Australian Standard 3959 - 2009 the vegetation posing a hazard to the east and southeast has been determined to be Tall Heath (Scrub). It is noted this classification is consistent with the Sydney Metro Area vegetation mapping (version 3).



Photograph 02: View east from Turimetta Head



Image 04: Sydney Metro Area (v3) Vegetation mapping from ELVIS – Geoscience Australia

7.04 Slope and Topography

The slope that would most significantly affect bushfire behaviour must be assessed for at least 100 metres from within the hazard. The most significant bushfire impact from the hazard to the east is expected to be a bushfire travelling down slope toward the subject property. The most significant bushfire impact from the hazard to the southeast is expected to be a bushfire travelling up slope toward the subject property.

It is acknowledged that there is a steeper (15-20 degrees) fire run further to the south, however the closest point of the vegetation from this transect was found to be >100 metres from the subject dwelling and proposed works. In accordance with PBP the highest hazard has subsequently been reported.

The slope that would **most significantly** influence bushfire impact was determined onsite using an inclinometer to be:

- 0 degrees & up slope within the hazard to the east
- 10 – 15 degrees down slope within the hazard to the southeast



Image 05: Extract from ELVIS – Geoscience Australia (1m Contours)

7.05 Asset Protection Zones

The subject property is a residential allotment located in an area of similar properties. The hazard interface is located to the east and southeast of the existing dwelling within Turimetta Head.

The existing Asset Protection Zones (APZ) were measured onsite and verified from plans provided and aerial imagery to be 80 metres to the east and 86 metres to the southeast. The existing APZs consist of maintained grounds within the subject property and land equivalent to an Asset Protection Zone being maintained land within neighbouring private allotments and Narrabeen Park Road.

The existing grounds within the subject property have been inspected and no further vegetation modification is required to establish the aforementioned Asset Protection Zones.



Photograph 03: View northeast along Narrabeen Park Road of the existing external APZ



Photograph 04: View west from Narrabeen Park Road toward the subject site

7.06 Fire Fighting Water Supply

The subject dwelling is connected to the reticulated town's water main in Sydney Road for its domestic needs. Existing in ground hydrants are available along Sydney Road and surrounding streets for the replenishment of attending fire services.

The most distant external point of the building footprint is less than 70 metres from a public road supporting a hydrant network and therefore a Static Water Supply is not required.

The existing water supply is considered adequate for the replenishment of attending fire services.



Photograph 05: View from an existing hydrant towards the subject property.

7.07 Property Access – Fire Services & Evacuation

The subject property has street frontage to Sydney Road to the northwest. Persons seeking to egress the subject dwelling are able to do so via the existing access drive and road infrastructure away from the hazard.

The most distant external point of the building footprint is within 70 metres of a public road supporting a hydrant network and therefore the Property Access requirements detailed in section 4.1.3 (2) of PBP are not applicable.

Fire services have free pedestrian access around the building footprint. Attending fire crews can access the hazard via Narrabeen Park Road for hazard reduction or fire suppression activities without the need to enter the subject site.

Access for fire services and opportunities for occupant evacuation are considered adequate for this property.

8.0 Site & Bushfire Hazard Determination

8.01 Planning for Bush Fire Protection - 2006

Planning for Bush Fire Protection – 2006 (PBP) is applicable to those lands determined as being within a 'bushfire prone area' in accordance with a local Bushfire Prone Land Map as provided by the Rural Fire Service and Council.

The most appropriate method of determining site bushfire hazard under the terms of PBP is to consider the site in a singular form.

Bushfire prone areas are defined as those areas;

- *within or within 100m of high or medium bushfire hazards; or*
- *within or within 30 m of low bushfire hazards.*

In this instance the subject property has been identified as being bushfire prone land therefore it is appropriate to apply PBP as follows:

Eastern Aspect:

- a) Vegetation Structure Scrub
- b) Slope 0 degrees & up
- c) A 80 metre APZ is available
- d) The Bushfire Attack Level was determined to be 'BAL 12.5'
- e) The proposed additions and alterations will be constructed to that of BAL 12.5 under section 3 and 5 of AS3959 – 2009

South-eastern Aspect:

- a) Vegetation Structure Scrub
- b) Slope 10 – 15 degrees down
- c) A 86 metre APZ is available
- d) The Bushfire Attack Level was determined to be 'BAL 12.5'
- e) The proposed additions and alterations will be constructed to that of BAL 12.5 under section 3 and 5 of AS3959 – 2009

8.02 Australian Standard AS 3959 – 2009 'Construction of buildings in bushfire –prone areas'

Australian Standard 3959 – 2009 'Construction of buildings in bushfire-prone areas' provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ. The Australian Standard 3959 specifies construction standards for buildings within various Bushfire Attack Levels as determined by the Planning for Bush Fire Protection – 2006 document. The NSW Rural Fire Service will not accept deemed to satisfy provisions for BAL Flame Zone and therefore have a NSW variation to the listed standard provisions of BAL FZ under AS3959 - 2009.

8.03 Correlation between bushfire impact and AS3959

Bushfire Attack Level	Maximum radiant heat impact (kW/m ²)	Level of construction under AS3959-2009
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

8.04 Site Specific Bushfire Hazard Determination

All property development must be assessed on an individual basis as broad-brush approaches of documents such as PBP may not be applicable in every instance. The proposed development located at 55 Sydney Road, Warriewood was assessed against the requirements of Planning for Bush Fire Protection 2006 noting the following:

- Existing water supplies for fire fighting purposes are adequate.
- Access to the subject property is available from Sydney Road.
- Access to the hazard is available without the need to enter the subject site.
- The proposed development is within the existing pattern of development.
- Recommendations to maintain the Asset Protection Zones within the subject property will be included.

8.05 Viable Construction Method

The objectives of Planning for Bush Fire Protection – 2006 are for the protection of life including fire fighters. Provided these objectives can be met the construction of buildings is feasible and both the Rural Fire Service and Council should be in a position to consider such applications.

The highest Bushfire Attack Level to the proposed works to the existing dwelling has been determined to be 'BAL 12.5'. The proposed works are required to comply with Section 3 and BAL 12.5 Section 5 under AS 3959 – 2009 and the Additional Construction Requirements detailed in the addendum to Appendix 3 of PBP.

9.0 Recommendations

The following recommendations are provided as the minimum necessary for compliance with Planning for Bush Fire Protection – 2006 and Australian Standard 3959 'Construction of buildings in bushfire-prone areas' - 2009. Additional recommendations are provided to supplement these minimum requirements where considered necessary.

Asset Protection Zones

1. That all grounds not built upon within the subject property continue 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 2 of Planning for Bush Fire Protection 2006.

Construction

2. New construction shall comply with section 5 (BAL 12.5) Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas" and section A3.7 Addendum Appendix 3 of "Planning for Bush Fire Protection".

Landscaping

3. That any new landscaping is to comply with Appendix 5 'Landscaping and Property Maintenance' under Planning for Bush Fire Protection 2006.

10.0 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' – 2006 and of the construction requirements of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' – 2009. 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 hazard was identified as being located within Turimetta Head to the east and southeast of the subject property. The vegetation posing a hazard to was determined to be Scrub.

The proposed alterations and additions were found to be located 80 metres from the hazard interface to the east and 86 metres from the hazard interface to the southeast. The existing APZs consist of maintained grounds within the subject property and land equivalent to an Asset Protection Zone being maintained land within neighbouring private allotments and Narrabeen Park Road.

The highest Bushfire Attack Level to the proposed works has been determined to be 'BAL 12.5'. The proposed works are required to comply with Section 3 and BAL 12.5 Section 5 under AS 3959 – 2009 and the addendum to Appendix 3 of PBP.

The existing access and water supply is considered satisfactory for 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



Stuart McMonnies

Manager Bushfire Section
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD9400



11.0 Annexure 01

List of Referenced Documents

- a) Environmental Planning and Assessment Act - 1979
- b) 'Planning for Bush Fire Protection' - 2006 - NSW Rural Fire Services & Planning NSW
- c) 'Construction of buildings in bushfire-prone areas' - AS 3959 – 2009 (as - amended) – Standards Australia
- d) 'Northern Beaches Council's Bushfire Prone Land Map'
- e) Acknowledgements to:
NSW Department of Lands – SIXMaps
Street-directory.com.au
Geoscience Australia
- f) Site Analysis Plan prepared by Northern Beaches Designs (project no 1916, dwg no DA3, dated 25/08/2019)

Attachments

Attachment 01: S4.14 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:	55 Sydney Road, Warriewood
DESCRIPTION OF PROPOSAL:	Alterations and Additions
PLAN REFERENCE: (relied upon in report preparation)	Site Analysis Plan prepared by Northern Beaches Designs (project no 1916, dwg no DA3, dated 25/08/2019)
BAL RATING:	BAL 12.5 <small>(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment)</small>
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	YES <input checked="" type="radio"/> NO <input type="radio"/> <small>(Circle the relevant response)</small> <small>(If YES the application is to be referred to NSW RFS for assessment)</small>
BUSHFIRE ASSESSMENT REPORT REFERENCE:	200154
REPORT DATE:	26th August 2019
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 2006*.

Signature:  Date: 26th August 2019

