

Reference: B223944

Shore House Projects
Shop 1,
15 Parramatta Road,
Annandale
NSW 2038



Attention: Angela Prados

**Re: Section S4.55 Modification to Development Application DA 2017/0386,
No. 1108 Oxford Fall Road, Oxford Falls.**

Dear Angela,
Thank you for your request.

I have reviewed the amended Architectural Plan set for the proposed alterations and additions to the existing dwelling on No. 1108 Oxford Falls Road, Oxford Falls prepared by Shorehouse Projects, dated 06.10.2022.

I have also reviewed the amended Architectural documents against the documentation that were reviewed in the preparation of the original Bushfire Protection Assessment Report– Reference B172894 – Dated 18.04.2017 and confirm that the new documentation does not change the context of the recommendations contained in the 2017 report.

The following recommendations were contained in the 2017 Bushfire Protection Assessment and remain relevant to the modified Development Application.

Note:

I have changed the reference to *Planning for Bushfire Protection 2006* and A.S. 3959 – 2009 to the current versions of these documents.

Recommendation 1: Asset Protection Zones

The existing Asset Protection Zone [managed curtilage to the dwelling / second dwelling] shall continue to be maintained as an Inner Protection Area in accordance with Appendix 4 of *Planning for Bushfire Protection 2019* and the Rural Fire Service “*Standards for Asset Protection Zones*”.

Recommendation 2: Construction Standards

The eastern elevation of the Garage and the eastern elevation of the new works to the existing dwelling shall be constructed to BAL 29 standards with BAL 19 construction to the remaining elevations of the building, pursuant the A.S. 3959 – 2018 – ‘*Construction of Buildings in Bushfire Prone Areas*’.

Recommendation 3: Gutter Protection

Roof gutters/valleys to the existing dwelling and new additions/second dwelling shall be fitted with a non-combustible device which prevents the accumulation of dry litter and ignition of this material by burning embers.

Recommendation 4: Static Water Supplies – Utility Services

The proposed swimming pool will be established as a static water supply for fire-fighting operations. A SWS Sign displayed at the entry to the development site.

Fire hose reels shall be installed to provide coverage to the exterior of the dwelling/second dwelling and connected to the swimming pool via a pressure pump housed in a non-combustible enclosure.

The electricity supply to the dwelling/second dwelling shall be installed underground.

The installation of bottled gas supply shall comply with A.S. 1596 with release valves directed away from the building and located at least 2 metres away from any combustible material. Connections to and from gas cylinders are to be metal.

Recommendation 5: Access for Fire-fighting Vehicles

A 'T' turning head suitable for a heavy rigid vehicle shall be provided adjacent to the existing Shed to enable fire service vehicles to exit the site in a forward direction.

Recommendation 6: Bushfire Survival Plan

A Bushfire Survival Plan shall be prepared with a 'stay-in-place' protocol unless directed otherwise by fire authorities.



Managing Director,
Australian Bushfire Protection Planners Pty Limited.

19.10.2022

BUSHFIRE PROTECTION ASSESSMENT

FOR THE

**PROPOSED ALTERATIONS & ADDITIONS
TO THE EXISTING DWELLING**

AND

CONSTRUCTION OF A SECONDARY DWELLING

ON

LOT Y in DP 395065

No. 1108

OXFORD FALLS ROAD

FRENCHS FOREST



Australian Bushfire Protection Planners Pty Limited

Bushfire Mitigation Consultants

ACN 083 085 474

32 Old Dog Trap Road

SOMERSBY 2250 NSW

Phone: (02) 43622112 Fax: (02) 43622204

Email: abpp@bigpond.net.au

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Report Number	Document	Preparation Date	Issue Date	Directors Approval
B172894 - 2	Final	13.1.2017	18.4.2017	<i>G.L.Swain</i>

EXECUTIVE SUMMARY

Australian Bushfire Protection Planners Pty Limited has been commissioned to prepare a Bushfire Protection Assessment for a Development Application to the Northern Beaches Council for the construction of alterations and additions to the existing dwelling and construction of a second dwelling on Lot Y in DP 395065, No. 1108 Oxford Falls Road, Frenchs Forest, there-in-after known as the 'development site'.

The development site is located to the west of Oxford Falls Road and contains an existing brick and tile dwelling with a detached shed located in the western portion of the development site.

The proposed development includes the construction of a first floor addition to the existing dwelling, a new garage located to the east of the existing building footprint and a second attached dwelling extension to the west of the existing dwelling.

External works include a future swimming pool and new driveway to the proposed Garage and existing Shed.

The properties adjoining the development site contain existing rural residential development, except for the land to the east [Lot 1334 in DP 752038], beyond Oxford Falls Road. This lot contains vacant land, except for a quarry located in the central portion of the lot.

The dwelling site and adjoining rural residential land to the southeast, northwest and west is shown, on the Northern Beaches Bushfire Prone Land Map, to contain the buffer zone to Category 1 Bushfire Prone Vegetation on the vacant land to the east of Oxford Falls Road.

The site inspection undertaken on the 12th January 2017 confirmed that the vegetation on the development site and adjoining land to the northwest, southeast and west contains managed vegetation which is not deemed to be bushfire prone vegetation. The inspection also confirmed that the land to the east of the development site, within Lot 1334 in DP 752038, contains Category 1 Bushfire Prone Vegetation.

Therefore, as the development site is mapped as containing the buffer zone to Bushfire Prone Vegetation, the property is deemed to be located within a Bushfire Prone Area and, pursuant to Section 79BA of the *Environmental Planning and Assessment Act*, the consent authority must determine if the proposed development complies with *Planning for Bushfire Protection 2006*.

Note: The development proposal includes the construction of an attached second dwelling. The development application does NOT propose the subdivision of the existing lot and therefore Section 91 of the EP&A Act and Section 100B of the Rural Fires Act do not apply to the Application.

The proposed development, consisting of the construction of alterations & additions to the existing dwelling on an existing lot and the construction of an attached second dwelling is defined as “infill development” by Section 4.3.2 of *Planning for Bushfire Protection 2006*.

This report assesses the bushfire protection requirements necessary to provide compliance with Section 79BA of the *Environmental Planning and Assessment Act 1979* and reviews the adequacy of Asset Protection Zones and examines access, water supplies/building construction standards to satisfy the objectives of Section 4.3.2 and the specifications and requirements for bushfire protection measures for infill development as defined by Section 4.3.5 “Infill Development” of *Planning for Bushfire Protection 2006*.



Managing Director,
Australian Bushfire Protection Planners Pty Limited.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
TABLE OF CONTENTS	5
SECTION 1.....	6
INTRODUCTION.....	6
1.1 Aim of this Assessment.....	6
1.2 Statutory Requirements.....	6
1.2.1 Legislation.....	6
1.2.2 Planning Policies.....	7
1.3 Documentation reviewed in this Assessment.....	7
1.4 Site Inspection.....	7
1.5 Development Proposal.....	7
SECTION 2.....	10
PROPERTY DESCRIPTION	10
2.1 Location.....	10
2.2 Existing Land Use.....	10
2.4 Topography.....	12
2.5 Vegetation.....	13
2.5.1 Vegetation within the Development Site.....	13
2.5.2 Vegetation within 140 metres of the Development Site.....	13
2.6 Features on or adjoining the site that may mitigate the impact of a high intensity bushfire.....	13
SECTION 3.....	14
BUSHFIRE PROTECTION ASSESSMENT	14
3.1 Introduction.....	14
3.2 Asset Protection Zones.....	16
3.3 Siting & Design of the Building.....	19
3.4 Construction Standards – Bushfire Attack Assessment.....	19
3.5 Safe Access for Fire Fighting Operations & Residents.....	21
3.5.1 Adequacy of Public Roads.....	21
3.5.2 Emergency Access / Egress to the Development.....	21
3.6 Water Supplies for Fire Fighting Operations – Utility Services.....	21
3.7 Landscape Management.....	22
SECTION 4.....	23
RECOMMENDATIONS	23
SECTION 5.....	23
CONCLUSION.....	25

SECTION 1

INTRODUCTION

1.1 Aim of this Assessment.

Development Applications on bushfire prone land must be accompanied by a 'Bushfire Assessment Report' demonstrating compliance with the aim and objectives of *Planning for Bushfire Protection 2006* and the specific objectives and performance criteria for the land use proposed. In particular, the following matters must be addressed:

- Determine the classification of the vegetation on and surrounding the development property, (out to a distance of 140 metres beyond the building envelope), in accordance with the vegetation classification system contained in *Planning for Bushfire Protection 2006*;
- Undertake an assessment of this vegetation to determine if it is deemed to be bushfire prone;
- Undertake an assessment to determine the slope of the land, on which the bushfire prone vegetation is located, to a distance of 100 metres from the site;
- Identify any features on or adjoining the site that may mitigate the impact of a high intensity bushfire on the proposed development;
- Provide a statement assessing the likely environmental impact of any proposed bushfire protection measures;
- Assess whether the building is capable of complying with AS 3959 – 2009 in relation to the construction level for bushfire protection; and
- Prepare a bushfire protection assessment for the proposed development.

1.2 Statutory Requirements.

This report has been prepared having regard to the following legislative and planning requirements:

1.2.1 Legislation.

Environmental Planning and Assessment Act (EPA Act)

Section 79BA requires a consent authority to determine if a proposed development that is located within a designated Bushfire Prone Area or the buffer zone to the Bushfire Prone Land complies with *Planning for Bushfire Protection 2006*.

1.2.2 Planning Policies.

Planning for Bushfire Protection – 2006. [NSW Rural Fire Service]

This document provides deemed-to-satisfy provisions in relation to bushfire protection measures for residential, Special Fire Protection Developments and other developments [Industrial / Commercial] in bushfire prone areas.

1.3 Documentation reviewed in this Assessment.

- Architectural Plans, Elevations and Sections of the proposed alterations & additions to the existing dwelling and construction of an attached second dwelling prepared by HSA Architects;
- Aerial Photograph of Development Site;
- *Planning for Bushfire Protection 2006* prepared by the NSW Rural Fire Service;
- Australian Standard AS3959 - 2009 '*Construction of Buildings in Bushfire Prone Areas*';
- Northern Beaches Council Bushfire Prone Land Map.

1.4 Site Inspection.

Graham Swain of Australian Bushfire Protection Planners Pty Limited inspected the development property on the 12th January 2017 to assess the topography, slopes and vegetation classification within and adjoining the development property.

Adjoining properties were also inspected to determine the surrounding land use / land management and extent of vegetation which could lawfully be recorded on a Bushfire Prone Land Map as bushfire prone vegetation.

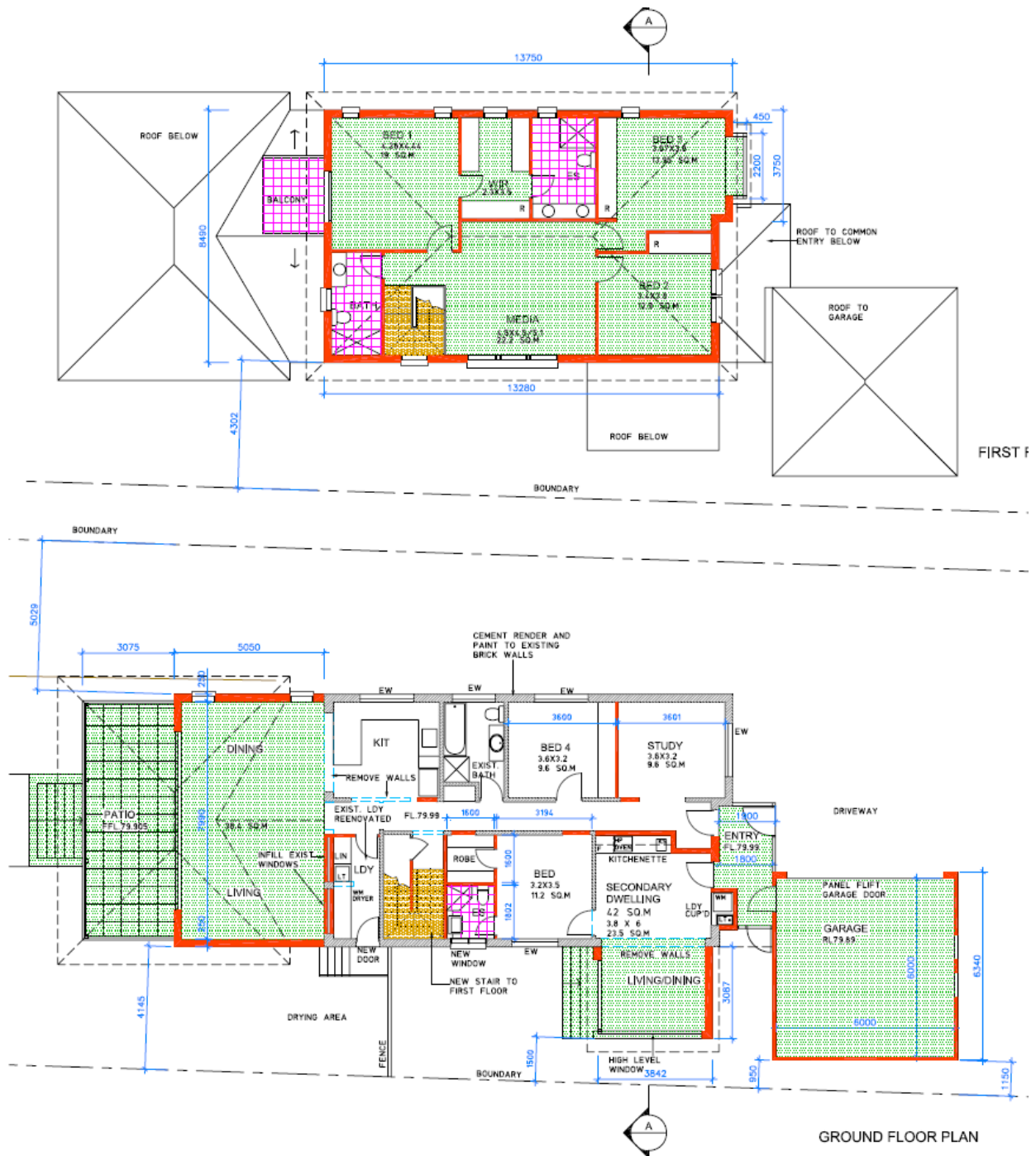
1.5 Development Proposal.

This Bushfire Protection Assessment has been prepared for the proposed construction of alterations and additions to the existing dwelling and construction of a secondary dwelling on Lot Y in DP 395065, No. 1108 Oxford Falls Road, Frenchs Forest.

The proposed development includes the construction of a first floor addition to the existing dwelling, a new garage located to the east of the existing building footprint and conversion and extension to part of the existing ground floor of the dwelling to create a second dwelling containing a Kitchenette, Living/Dining and Bedroom/Ensuite.

[illegible]

Figure 2 – Floor Plans of the proposed extension and second dwelling.

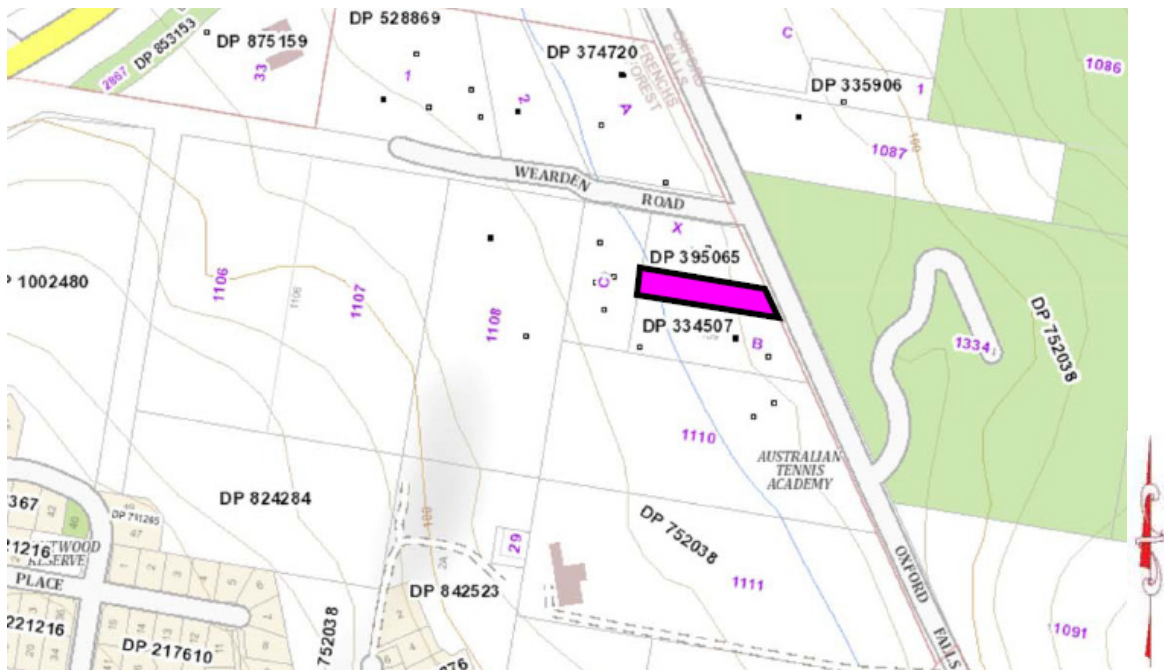


PROPERTY DESCRIPTION

2.1 Location.

The development site is located to the west of Oxford Falls Road, Frenchs Forest.

Figure No. 3 – Locality Map.



2.2 Existing Land Use.

The development site contains an existing dwelling and detached shed set amongst landscaped gardens.

2.3 Land Use adjoining the Development Site.

Except to the east, the development site is adjoined by existing rural residential development.

The vacant land within Lot 1334 in DP 752038, to the east of the development site and beyond Oxford Falls Road contains bushland and a quarry – refer to Figure 4 – Aerial Photograph on Page 11.

Figure No. 4 – Aerial Photograph.



2.4 Topography.

Appendix 2 of *Planning for Bushfire Protection 2006* states that slopes should be assessed, over a distance of at least 100m from a development site, and that the gradient of the land should be determined which will most significantly influence fire behaviour.

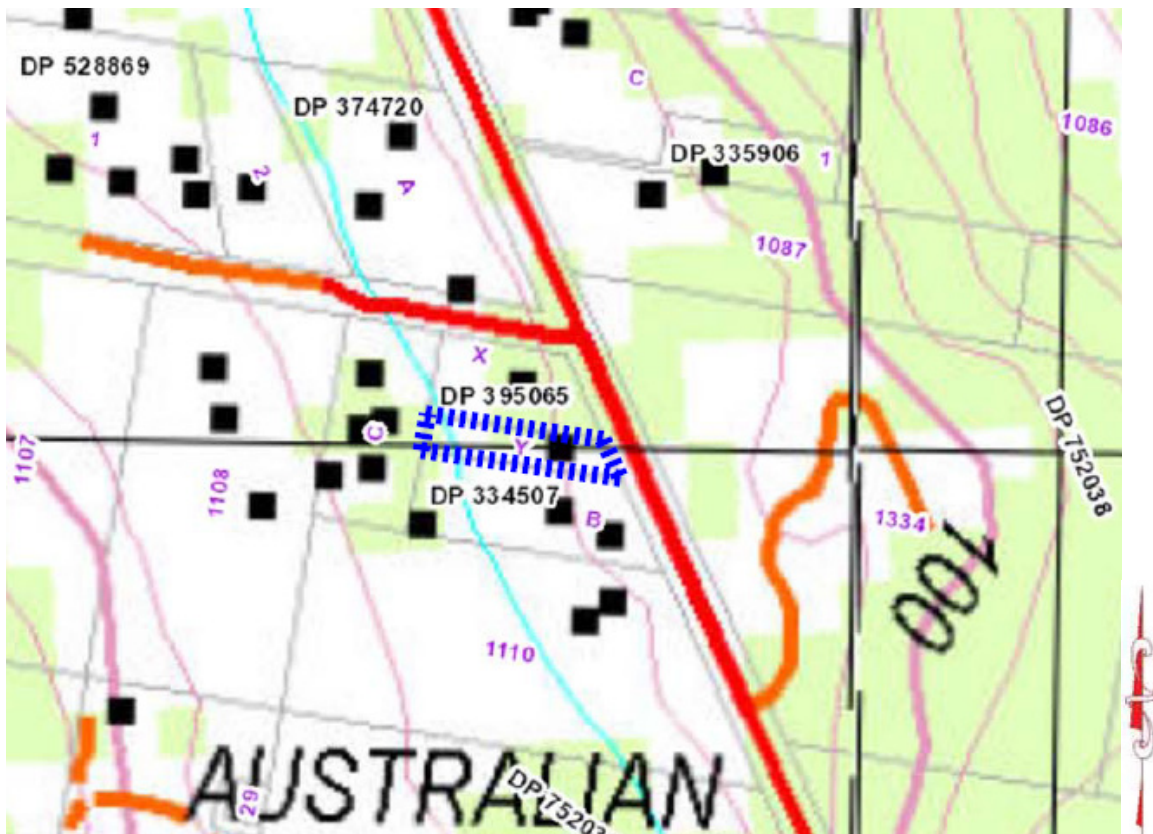
a) *Within Development Site.*

The land within development site forms the footslopes of the ridgeline located on the land to the east of Oxford Falls Road and falls to the west at less than 4 degrees.

b) *Beyond the Development Site.*

The land to the east of Oxford Falls Road rises to the east initially at less than 5 degrees, increasing on the western face of the ridgeline.

Figure 5 – Map showing contours of the land to the east of Oxford Falls Road.



2.5 Vegetation.

Appendix A2.3 of *Planning for Bushfire Protection 2006* provides a methodology for determining the predominant bushfire prone vegetation for at least 140 metres in all directions from the proposed building. Vegetation is classified using Table A2.1 of *Planning for Bushfire Protection 2006*, which classifies vegetation types into the following groups:

- (a) *Forests [wet & dry Sclerophyll forests];*
- (b) *Woodlands;*
- (c) *Plantations – being pine plantations not native plantations;*
- (d) *Forested Wetlands;*
- (e) *Tall Heaths;*
- (f) *Freshwater Heaths;*
- (g) *Short Heaths;*
- (h) *Alpine Complex;*
- (i) *Semi – arid Woodlands;*
- (j) *Arid Woodlands; and*
- (k) *Rainforests.*

2.5.1 Vegetation within the Development Site.

The vegetation on the development site consists of managed landscaped gardens.

2.5.2 Vegetation within 140 metres of the Development Site.

The vegetation on the rural residential development to the northwest, southeast and west of the development site consists of managed landscaped gardens.

The vegetation on the vacant land to the east of Oxford Falls Road consists of Dry Sclerophyll Low Open Forest.

2.6 Features on or adjoining the site that may mitigate the impact of a high intensity bushfire.

The existing dwelling and proposed attached second dwelling is located downslope of the vegetation on the land to the east of Oxford Falls Road. The risk is likely to be low due to the downslope fire path and the proposed development will not be exposed to a high intensity bushfire.

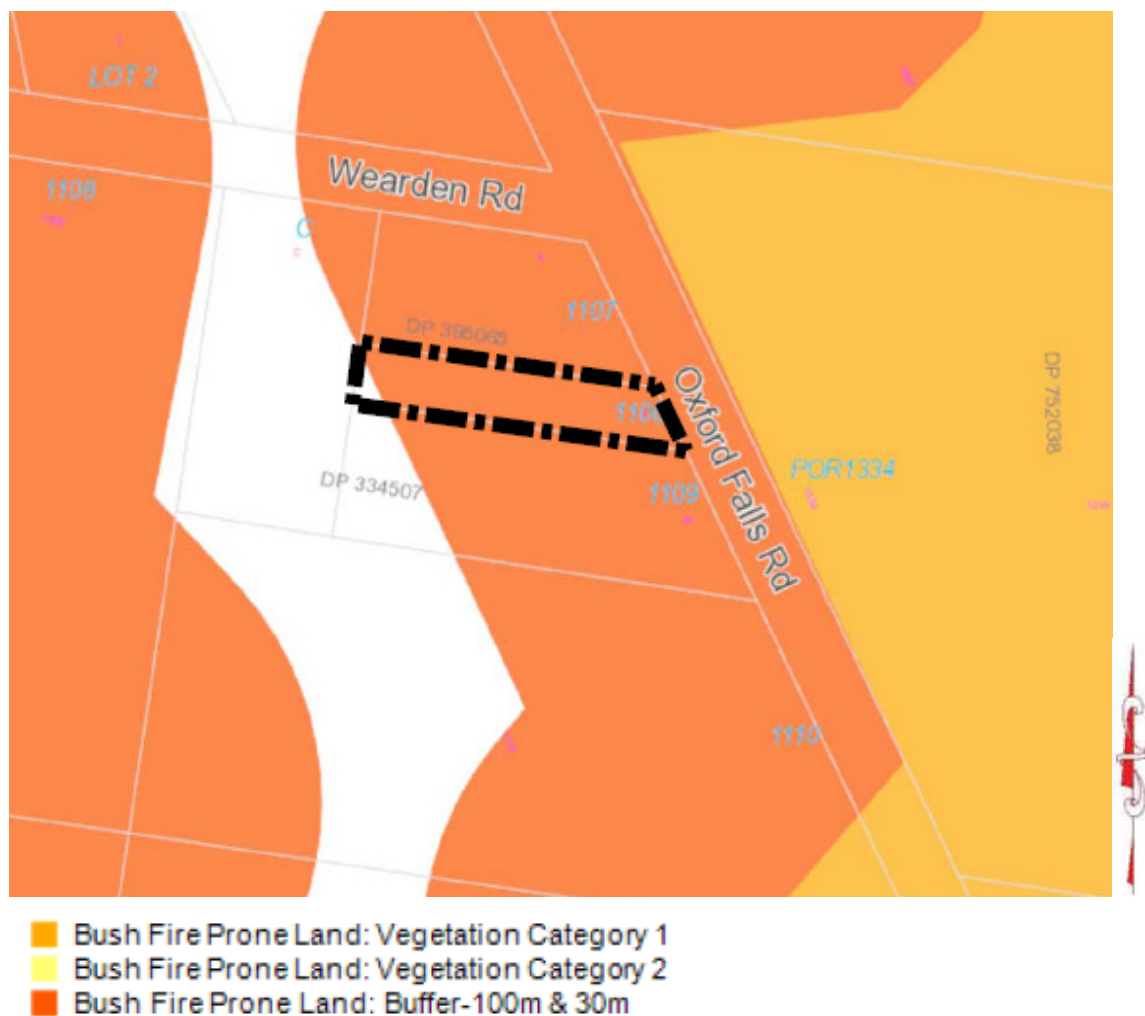
SECTION 3

BUSHFIRE PROTECTION ASSESSMENT

3.1 Introduction.

The development site and adjoining rural residential development is shown on the Northern Beaches Bushfire Prone Land Map to contain the buffer zone to the Category 1 Bushfire Prone Vegetation on the land to the east of Oxford Falls Road – refer to Figure 6 below.

Figure 6 – Extract from the Northern Beaches Bushfire Prone Land Map showing extent of Category 1 Bushfire Prone Vegetation and buffer zone recorded on the development site and adjoining land.



The site inspection identified that the Bushfire Prone Land Map is accurate, therefore the proposed development, consisting of the alterations and additions to the existing dwelling and construction of an attached second dwelling [which does Not create the subdivision of the development site] is defined as “infill development” by *Planning for Bushfire Protection 2006*.

Section 4.3.2 of *Planning for Bushfire Protection 2006* provides the following specific objectives for infill development:

- Ensure that the bushfire risk to adjoining lands is not increased;
- Provide a minimum defensible space;
- Provide better bushfire protection, on a re-development site, than the existing situation. This should not result in new works being exposed to greater risk than an existing building;
- Ensure that the footprint of the proposed building does not extend towards the hazard beyond existing building lines on neighbouring land;
- Not result in an increased bushfire management & maintenance responsibility on adjoining land owners unless they have agreed to the development; and
- Ensure building design, and construction, enhance the chances of occupant and building survival.

The Rural Fire Service states in Section 4.3.5 of PFBFP 2006:

“Ideally, APZs, access and service supply standards for infill developments should be provided in accordance with the acceptable solutions applied to residential subdivision.

However, in most cases, infill development proposals will be constrained by pre-existing subdivision patterns and existing built forms surrounding the development site. Consequently, each proposal must be considered on its merits and in accordance with the intent and performance criteria for infill development”.

The performance criteria for Infill Development is summarised below:

Asset Protection Zones:

- A defensible space is provided onsite;
- An Asset Protection Zone is provided and maintained for the life of the development.

Siting & Design:

Buildings are sited and designed to minimise the risk of bushfire attack.

Construction Standards:

It is demonstrated that the proposed building can withstand bushfire attack in the form of wind, smoke, embers, radiant heat and flame contact.

Access:

Safe, operational access is provided [and maintained], for emergency services personnel in suppressing a bushfire while residents are seeking to relocate, [satisfying the intent and performance criteria for access roads in Section 4.1.3 & Section 4.2.7 of *PfBFP 2006*].

Water & Utility Services:

- Adequate water and electricity services are provided for firefighting operations
- Gas & electricity services are located so as not to contribute to the risk of fire to a building.

Landscaping:

Landscaping is designed and managed to minimise flame contact and radiant heat impact on buildings, and the potential for wind driven embers to cause ignitions.

These performance criteria are examined in the following sections of this report.

3.2 Asset Protection Zones.

Appendix 2, Section A2.3 of *Planning for Bushfire Protection 2006* provides the following procedure for determining setback distances, (Asset Protection Zones):

- (a) Determine the predominant vegetation formations in all directions for a distance of 140 metres;
- (b) Determine the effective slope of the land between the predominant vegetation class and the building for at least 100 metres;
- (c) Determine the appropriate fire weather area;
- (d) Consult Tables A2.4 – 2.7 and determine the appropriate setback [Asset Protection Zone] for the assessed land-use, vegetation formation and slope range.

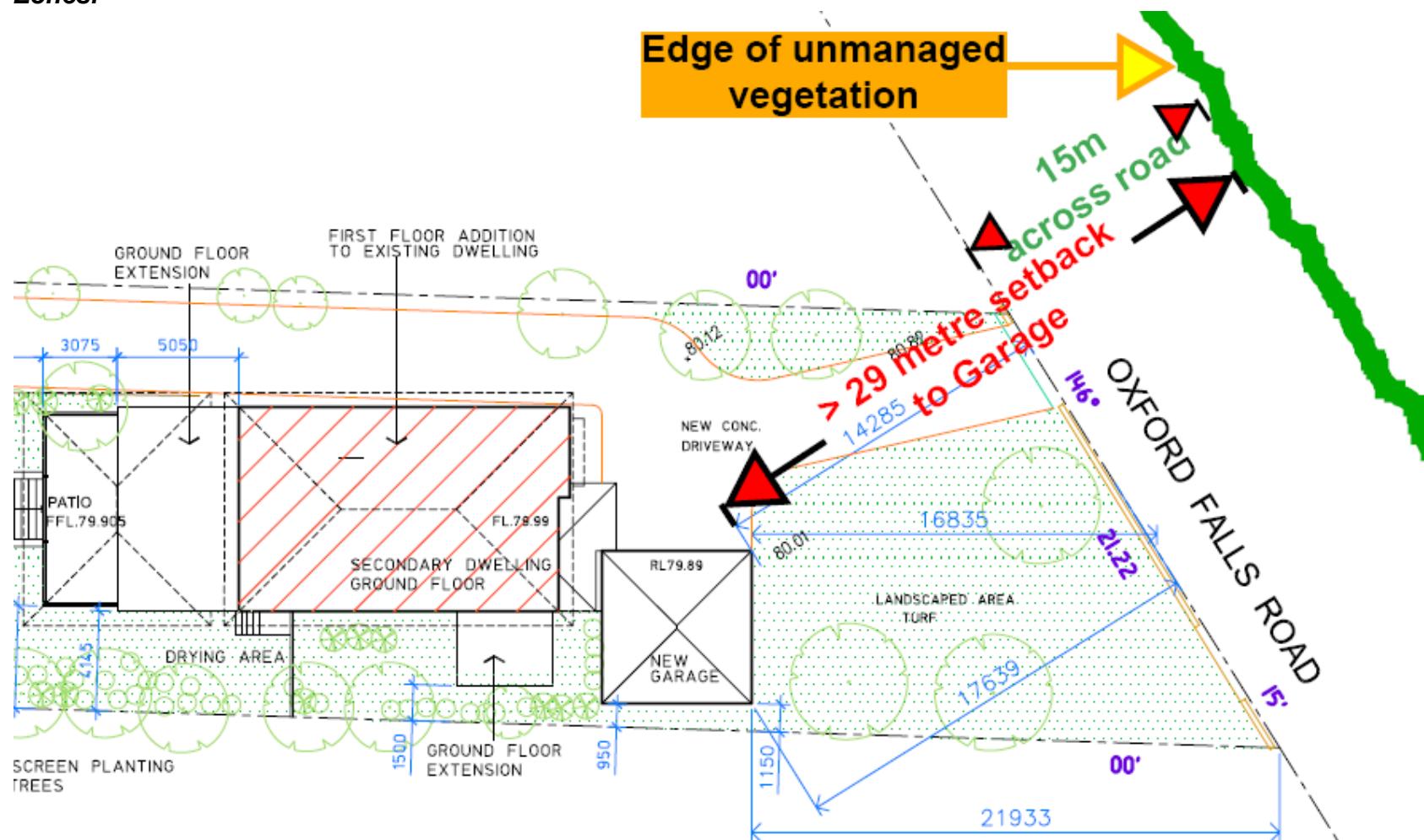
Table 1 provides a summary of the assessment to determine the requisite width of separation from the bushfire prone vegetation located to the east of Oxford Falls Road. The north-western, south-eastern and western aspects to the building contain managed vegetation for a distance of more than 140 metres.

Table 1 Determination of Asset Protection Zones.

Aspect	Vegetation within 140m of development	Predominant Vegetation Formation (Table A2.1 of P/BFP 2006)	Effective Slope of Land	Minimum Width of Asset Protection Zone (Table A2.4 of P/BFP)	Width of Asset Protection Zone Provided	Compliance with Table A2.4 of P/BFP 2006
<i>North west</i>	Managed landscaped gardens	Nil	-	Nil	> 100 metres	Exceeds maximum width required by Table A2.4
<i>West</i>	Managed landscaped gardens	Nil	-	Nil	> 100 metres	Exceeds maximum width required by Table A2.4
<i>South East</i>	Managed landscaped gardens	Nil	-	Nil	> 100 metres	Exceeds maximum width required by Table A2.4
<i>East</i>	Dry Sclerophyll Open Forest	Forest	Upslope > 5 degrees	20 metres	> 29 metres to corner of Garage	Exceeds maximum width required by Table A2.4

Figure 7 on Page 18 provides a copy of the Site Plan showing the location of the proposed additions and the available widths of Asset Protection Zones.

Figure 7 – Site Plan showing the location of the proposed additions and the available Asset Protection Zones.



3.3 Siting & Design of the Building.

The proposed development consists of the erection of alterations and additions to the existing dwelling plus the construction of a second dwelling, attached to the western elevation of the existing dwelling footprint.

The bushfire risk to the development site is from the unmanaged vegetation on the land to the east of Oxford Falls Road on land which rises to the east.

The historical major fire paths have been from the northwest, burning in a south-easterly direction along Oxford Falls Road and parallel to the development site.

A secondary fire path is down slope towards Oxford Falls Road under the influence of north-easterly winds.

Neither of these fire paths will present a direct risk to the existing building/proposed extensions and secondary dwelling.

The design of the new additions/secondary dwelling also incorporate measures that address the possible bushfire risk from ember attack.

3.4 Construction Standards – Bushfire Attack Assessment.

The 2010 amendment of Appendix 3 of *Planning for Bushfire Protection 2006* provides the following procedure for determining bushfire attack on a building within a designated bushfire prone area:

- (a) Determine vegetation formation types and sub-formations around the building as follows:
 - (i) Identify all vegetation types within 140 metres of the site using Keith [2004];
 - (ii) Classify the vegetation formations as set out in Tables A2.1 in Appendix 2; and
 - (iii) Convert Keith to Specht classifications using Table A3.5 of Appendix 3 [2010].
- (b) Determine the separation distance between each vegetation formation and the structure;
- (c) Determine the effective slope of the ground for each vegetation group;

- (d) Determine the relevant Fire Danger Index [FDI] for the Council area from Table A2.3 in Appendix 2;
- (e) Match the relevant FDI, appropriate vegetation, distance and effective slope to determine the bushfire attack levels using the relevant tables of A.S. 3959 – 2009 as indicated below:
 - (i) FDI 100 – Table A2.4.2;
 - (ii) FDI 80 – Table A2.4.3; and
 - (iii) FDI 50 – Table A2.4.4.

There are four levels of bushfire construction with deemed-to-satisfy arrangements accepted by the NSW Rural Fire Service. These are BAL 12.5; BAL 19; BAL 29 and BAL 40 as defined by A.S 3959 – 2009.

Where more than one facade is exposed to a hazard, then the highest construction is required to that facade with the other facades being constructed to a level lower than the highest determined level of construction.

The existing dwelling, proposed additions and secondary dwelling are sited in a location which provides a separation of more than 29 metres between the new Garage and the unmanaged vegetation on the land to the east of Oxford Falls Road.

This separation reduces the potential level of radiant heat on the eastern elevation of the proposed Garage to less than 25kW/m².

It is therefore recommended that the eastern elevation of the Garage and the eastern elevation of the new works to the existing dwelling be constructed to BAL 29 standards with BAL 19 construction to the remaining elevations of the building, pursuant the A.S. 3959 – 2009 – '*Construction of Buildings in Bushfire Prone Areas*'.

There shall be installed to the existing building and new additions/secondary dwelling a non-combustible roof gutter/valley protection system designed and fitted to minimum accumulation of combustible material in the roof gutters/valleys.

3.5 Safe Access for Fire Fighting Operations & Residents.

3.5.1 Adequacy of Public Roads.

The development site has access directly onto Oxford Falls Road which is a local road that is constructed to a standard that provides adequate access for fire appliances and other emergency services.

3.5.2 Emergency Access / Egress to the Development.

Emergency access to the development site is available via the existing property driveway off Oxford Falls Road. This driveway has been recently constructed in reinforced concrete to provide access to the existing Shed and has a width of 3.6 metres and provides access for the Applicants concrete pump truck.

A new driveway extension will provide access to the proposed Garage.

A 'T' turning head suitable for a heavy rigid vehicle shall be provided adjacent to the existing Shed to enable fire service vehicles to exit the site in a forward direction.

The route of the driveway is through a managed Asset Protection Zone which provides a safe means of entry/exit to the dwelling. However, Oxford Falls Road may be impacted by fire and therefore not safe to use during running fire events.

A Bushfire Survival Plan shall be prepared with a 'stay-in-place' protocol unless directed otherwise by fire authorities.

3.6 Water Supplies for Fire Fighting Operations – Utility Services.

A swimming pool is proposed to be constructed and will act as a static Water supply as a back-up fire-fighting water supply.

A SWS Sign displayed at the entry to the development site.

Fire hose reels shall be installed to provide coverage to the exterior of the dwelling/second dwelling and connected to the swimming pool via a pressure pump housed in a non-combustible enclosure.

The electricity supply to the dwelling/second dwelling shall be installed underground.

The installation of bottled gas supply shall comply with A.S. 1596 with release valves directed away from the building and located at least 2 metres away from any combustible material. Connections to and from gas cylinders are to be metal.

3.7 Landscape Management.

A diligent approach to the management of combustible fuel levels is required within the Asset Protection Zone.

The whole of the curtilage to the dwelling/second dwelling shall continue to be managed as an Inner Protection Area in accordance with Appendix A5.4 & Appendix A5.5 of *Planning for Bushfire Protection 2006* and the Rural Fire Service “*Standards for Asset Protection Zones*”.

3.8 Likely Environmental impact of proposed Bushfire Protection Measures.

The development site contains managed gardens and mown lawns. There is no requirement for the removal of native vegetation to maintain the curtilage as an Asset Protection Zone.

Therefore, it is not expected that there will be environmental impact related to the provision of bushfire protection measures [Asset Protection Zones] within the development site.

SECTION 4

RECOMMENDATIONS

Recommendation 1: Asset Protection Zones

The existing Asset Protection Zone [managed curtilage to the dwelling / second dwelling] shall continue to be maintained as an Inner Protection Area in accordance with Appendix A5.4 & Appendix A5.5 of *Planning for Bushfire Protection 2006* and the Rural Fire Service “*Standards for Asset Protection Zones*”.

Recommendation 2: Construction Standards

The eastern elevation of the Garage and the eastern elevation of the new works to the existing dwelling shall be constructed to BAL 29 standards with BAL 19 construction to the remaining elevations of the building, pursuant the A.S. 3959 – 2009 – ‘*Construction of Buildings in Bushfire Prone Areas*’.

Recommendation 3: Gutter Protection

Roof gutters/valleys to the existing dwelling and new additions/second dwelling shall be fitted with a non-combustible device which prevents the accumulation of dry litter and ignition of this material by burning embers.

Recommendation 4: Static Water Supplies – Utility Services

The proposed swimming pool will be established as a static water supply for fire-fighting operations. A SWS Sign displayed at the entry to the development site.

Fire hose reels shall be installed to provide coverage to the exterior of the dwelling/second dwelling and connected to the swimming pool via a pressure pump housed in a non-combustible enclosure.

The electricity supply to the dwelling/second dwelling shall be installed underground.

The installation of bottled gas supply shall comply with A.S. 1596 with release valves directed away from the building and located at least 2 metres away from any combustible material. Connections to and from gas cylinders are to be metal.

Recommendation 5: Access for Fire-fighting Vehicles

A ‘T’ turning head suitable for a heavy rigid vehicle shall be provided adjacent to the existing Shed to enable fire service vehicles to exit the site in a forward direction.

Recommendation 6: Bushfire Survival Plan

A Bushfire Survival Plan shall be prepared with a 'stay-in-place' protocol unless directed otherwise by fire authorities.

SECTION 5

CONCLUSION

The proposed development consists of the construction of alterations and additions to the existing dwelling and construction of a secondary dwelling on Lot Y in DP 395065, No. 1108 Oxford Falls Road, Frenchs Forest.

The development site is located to the west of Oxford Falls Road, within a rural residential precinct.

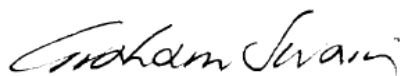
The vegetation on the vacant land to the east of Oxford Falls Road is identified as Category 1 Bushfire Prone Vegetation on the Northern Beaches Bushfire Prone Land Map.

The development site is impacted by the buffer zone to this vegetation and therefore the proposed development is triggered by the Bushfire Prone Land Map and the provisions of Section 79BA of the *Environmental Planning & Assessment Act 1979* apply and the development is required to meet the deemed-to-comply provisions of *Planning for Bushfire Protection 2006*.

Note: The development proposal includes the construction of an attached second dwelling. The development application does NOT propose the subdivision of the existing lot and therefore Section 91 of the EP&A Act and Section 100B of the Rural Fires Act do not apply to the Application.

In recognition of the development proposal being for the construction of alterations and additions to the existing dwelling and construction of an attached secondary dwelling [which has no subdivision potential] on an existing allotment, the development is deemed to be “infill development” under the provisions of Section 4.3 of *Planning for Bushfire Protection 2006*.

The recommendations contained in this report address the performance criteria for infill development, as defined by Section 4.3.5 of *Planning for Bushfire Protection 2006*, in the design and siting of the building; construction standards; access requirements; provision of water supplies for firefighting operations and the management of landscaping within the property and confirm that the maximum level of radiant heat exposure on the building is less than 29kW/m².



Graham Swain,
Managing Director - **Australian Bushfire Protection Planners Pty Limited**