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Date of Issue: 19 November 2024  
Revised 9 December 2024

# 2024

## Bush Fire Assessment Report

in relation to the proposed  
tenancy lift and carparking

At: 114 Old Pittwater Road Brookvale  
Lot 1 DP 868761



*(subject site)*

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## Document Tracking

Item	Detail
Project Name	Bush Fire Assessment Report, proposed tenancy lift and carparking
Project Address	Lot 1 DP 868761 114 Old Pittwater Road Brookvale
Client Name	Fabrik Property
Project Number	J24/0707
Plan Reference	Plans by Reid Campbell numbered 1230047 issue A dated 4/12/2024
Prepared by	Laura Richards
Approved by	Catherine Gorrie

### Bushfire Consulting Services Pty Ltd Contact Details

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## Document Control

Version	Primary Author	Description	Date Completed
1	Laura Richards	Draft	18/11/2024
2	Catherine Gorrie	Draft for Client review	19/11/2024
3	Catherine Gorrie	Draft plan update	9/12/2024

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*It should be borne in mind that the measures recommended in this report cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable behaviour of bushfires and extreme weather conditions. As such, the author is not liable to any person for any damage or loss whatsoever which has occurred or may occur in relation to the person taking action or not taking action based on the recommendations of this report.*

**NOTE:** *This bush fire assessment shall remain valid for 12 months from the date of issue.*

## Executive Summary


Bushfire Consulting Services was commissioned by Fabrik Property to provide a bush fire assessment for tenancy lift and carparking at Lot 1 DP 868761, 114 Old Pittwater Road Brookvale. The subject site is mapped as designated bush fire prone land by Northern Beaches Council and is located within 100m metres of bush fire prone (hazardous) vegetation.

The proposal is a form of "other non-residential" development and, as such, this report makes recommendations in accordance with the objectives of Chapter 1 and 8 of the NSW RFS document '*Planning for Bush Fire Protection*' (PBP) (NSWRFS 2019). The recommendations address these objectives including:

- afford buildings and their occupants protection from exposure to a bush fire
- provide for a defendable space to be located around buildings
- provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings
- ensure that appropriate operational access and egress for emergency service personnel and occupants is available
- provide for ongoing management and maintenance of BPMs
- ensure that utility services are adequate to meet the needs of firefighters

Where all recommendations are implemented, the report concludes that the proposal can comply with the aim and objectives of PBP.

## Compliance Summary

This Assessment has been Certified by: Catherine Gorrie BPAD-Level 3 Accredited Practitioner FPAA Cert No: BPAD20751	
Does this development comply with the aim and objectives of PBP?	Yes
Is the BAL for the part of the lot on which the development is to be carried out (and any associated access way -Rural Housing Code only) less than BAL 40 or BAL FZ when assessed under PBP?	Yes
What Methodology was used to Determine the BAL?	The Site Assessment Methodology of PBP 2019, Appendix 1
Is referral to the NSW Rural Fire Service (RFS) required?	No

## List of Abbreviations

APZ	Asset Protection Zone
AS3959	Australian Standard 3959 – 2018, <i>Construction of Buildings in Bushfire Prone Areas</i>
BAL	Bushfire Attack Level
BPAD	Bushfire Planning and Design (Accreditation Scheme)
BPMs	Bushfire Protection Measures
BPLM	Bushfire Prone Land Map
Council	Northern Beaches Council
CDC	Complying Development Certificate
DA	Development Application
DEM	Digital Elevation Model
EP&A Act	<i>Environmental Planning and Assessment Act – 1979</i>
FDI	Fire Danger Index
FPAA	Fire Protection Association of Australia
IPA	Inner Protection Area
kW/m <sup>2</sup>	Kilowatts per metre squared
LiDAR	Light Detection and Ranging
LPMA	Land & Property Management Authority
NCC	National Construction Code
PBP	<i>Planning for Bush Fire Protection 2019</i>
RF Act	<i>Rural Fires Act – 1997</i>
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy
SIX	Spatial Information Exchange



## 1. Introduction

This report has been commissioned by Fabrik Property to provide a bush fire assessment for tenancy lift and carparking at Lot 1 DP 868761, 114 Old Pittwater Road Brookvale.

The subject property is "bushfire prone land" as per the local Council bushfire prone land map (Figure 4) as defined by section 10.3 (s10.3) of the *Environmental Planning & Assessment Act* (EP&A) 1979 and therefore the requirements stipulated by legislation apply to any new development on the site.

*Planning for Bush Fire Protection 2019* (Chapter 8) describes this type of development as "other non-residential development" and therefore the aim and objectives of Chapter 1 and 8 of PBP are applicable.

The bush fire assessment and recommendations are derived from the Rural Fire Service document *Planning for Bush Fire Protection 2019*.

## 2. Purpose of this Report

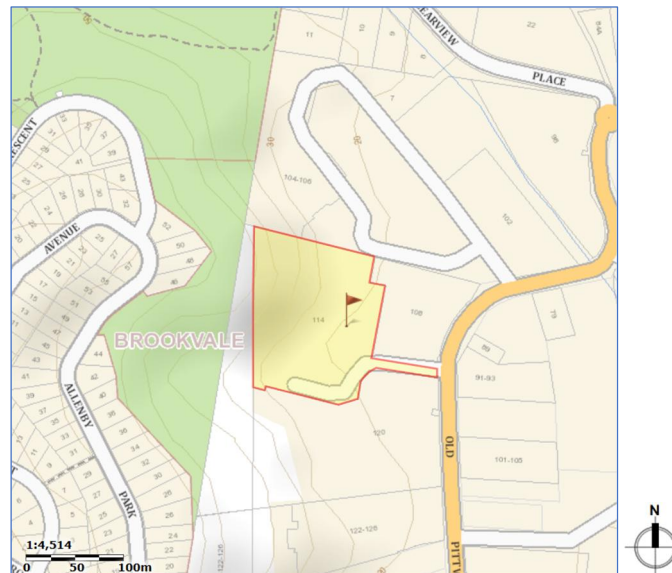
The purpose of this report is to provide the owners, the Consent Authority and the Certifier with a description of the proposed development as well as the vegetation type, slope and any other factors influencing the likely bushfire behaviour, sufficient to show that the development will be protected from the likely bushfire threat as outlined in current legislation.

This assessment includes an analysis of the hazard, threat and subsequent risk to the development and provides recommendations that satisfy the aim and objectives of *Planning for Bush Fire Protection*.

### 3. Location

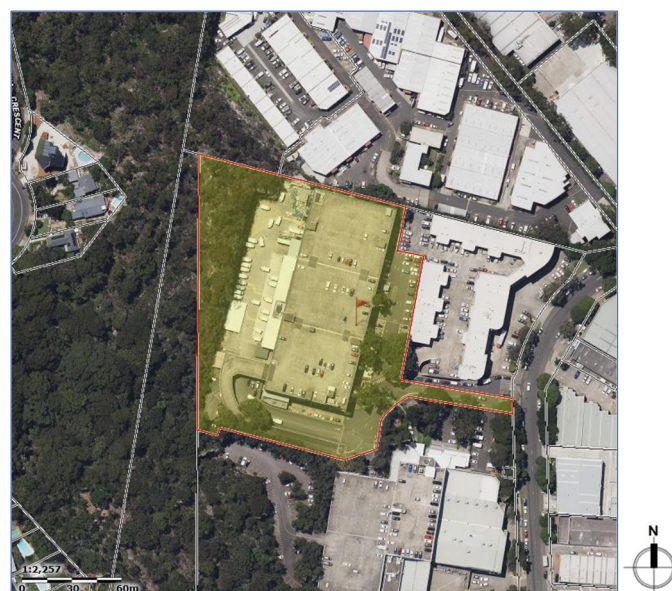
The site is located and known as Lot 1 DP 868761 114 Old Pittwater Road Brookvale. The property is part of the Northern Beaches Council local government area.

**Figure 1. Location Map. Source: LPMA SIX Viewer (NSW Government 2024a)**



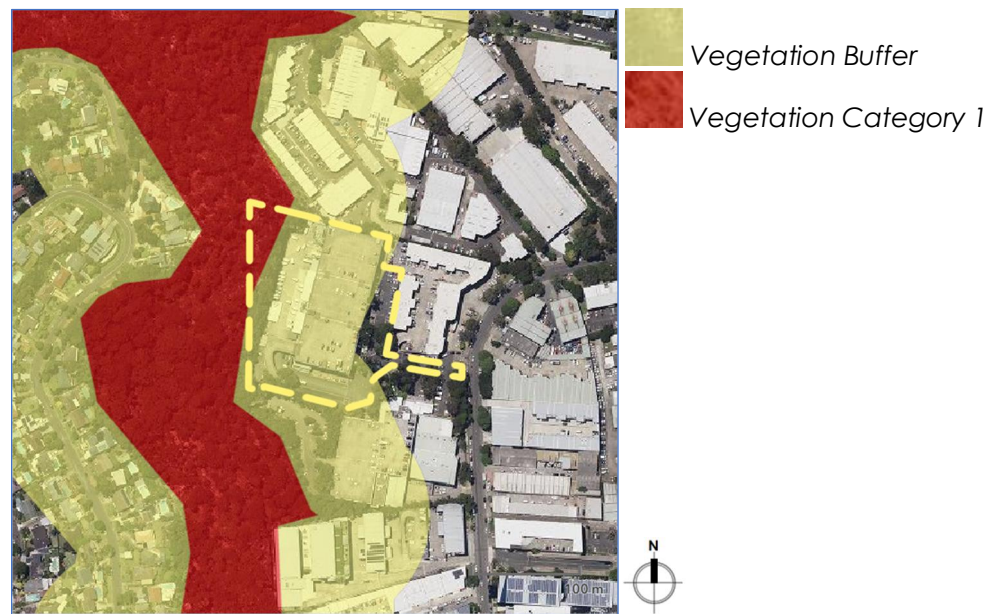
*Site location outlined in red*

**Figure 2. Aerial Map. Source: LPMA SIX Viewer (NSW Government 2024a)**



*Site location outlined in red*

**Figure 3. Bushfire Prone Land Map. Source: NSW Government Planning Portal  
(NSW Government 2024b)**



*Site location outlined in yellow*

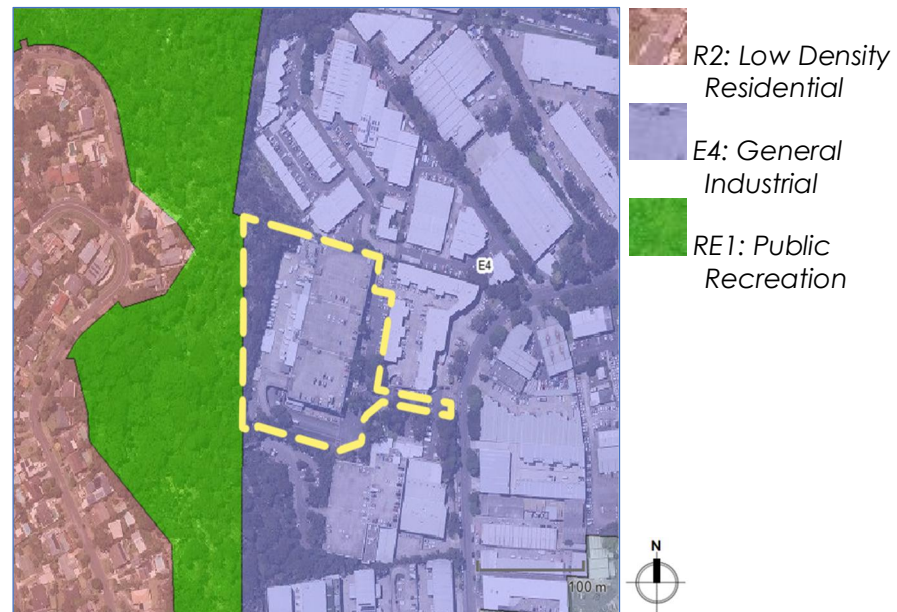
## 4. Property Description

The property is comprised of Lot 1 DP 868761, 114 Old Pittwater Road Brookvale, covering approximately 20111m<sup>2</sup> in area (Figure 2). It is bounded by industrial allotments to the approximate north, east and south, bushland to the approximate west and has vehicular access to Old Pittwater Road to the approximate east. It currently contains an existing 4 Storey Commercial Warehouse/Building, carparking and associated infrastructure.

### 4.1 Zoning

The land is zoned E4 General Industrial under Warringah Local Environmental Plan/SEPP 2011. Adjacent lands to the west are zoned RE1 Public Recreation (Figure 4).

**Figure 4. Zoning Map. Source: NSW Government Planning Viewer  
(NSW Government 2024b)**



*Site location outlined in yellow*

## 4.2 Biodiversity Values

A search of the NSW Office of Heritage and Environment and Heritage's Biodiversity Values Map (NSW Government 2024c) has been carried out and has not revealed any high biodiversity values on the land.

## 4.3 The Proposal

The proposal is for a new goods and passengers lift, walkway with balustrade and awning, reconfigured and new car park spaces, revision of existing landscaping to suit carparking and removal of one tree. The proposal is located more than 100m from any dwelling.

## 5. Site Assessment

Bushfire Consulting Services Pty Ltd attended the site on 12 November 2024. The assessment relates to the new development shown in the site plans (reference Appendix 1 below). The NSW Spatial Services mapping website has also been used as a reference (NSW Government 2024a), and 'Ocean Shores to Desert Dunes' by David Keith (Keith 2004), in determining the vegetation type.

## 6. Bush Fire Attack Assessment

### 6.1 Determine Vegetation Formations

The hazardous vegetation formations for each aspect of the development within 140m of the asset have been identified according to Keith (2004). The bushfire threat emanates from bushland located to the west of the proposal, within and external to the subject site boundaries.

Based on a site visit and determination of vegetation formation using the Keith (2004) Identification Key, the primary bushland vegetation having the potential to affect the subject building is most representative of Forest (Sydney Coastal Dry Sclerophyll Forests).

### 6.2 The effective slope

The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, the intensity of the fire and the level of radiant heat flux. The effective slope of the land from the new building for a distance of 100m is derived from a site assessment combined with the most detailed contour data available. The slope is then categorised into one of following classes, relative to the location of the hazard:

- all upslope vegetation (considered 0 degrees)
- >0 to 5 degrees downslope vegetation
- >5 degrees to 10 degrees downslope vegetation
- >10 degrees to 15 degrees downslope vegetation, and
- >15 degrees to 20 degrees downslope vegetation.

1m DEM data is sourced from NSW Spatial Services which is captured using LiDAR and has a horizontal accuracy of 0.3m and vertical accuracy of 0.8m at 95%.

The effective slope has been measured manually on site over a distance of 100m from the proposed development where accessible, under the classified vegetation community constituting the hazard. The slope was found to be consistent with the topographical information from NSW Spatial Services LiDAR data.



Figure 5. Slope Diagram. Source: NearMap (2024) and LiDAR (NSW Government 2024a) with overlays by BFCs P/L: Aerial Photography Date: 30/10/2024



$$T1 ((42-42)/54.8) \times 1/\tan = \text{Level}$$

$$T2 ((50-66)/50.6) \times 1/\tan = \text{Upslope } 17.5^\circ$$

$$T3 ((32-45)/37.4) \times 1/\tan = \text{Upslope } 19.2^\circ$$

Direction from Building Footprint	Slope Description
Northwest	Level
West	Upslope 17.5°
Southwest	Upslope 19.2°

### 6.3 Fire Weather

The development is located in the Northern Beaches Council area, a part of the Greater Sydney Region, which has a <sup>1</sup>Fire Danger Index of 100.

### 6.4 Determination of APZs

An Asset Protection Zone (APZ) is a fuel-reduced area surrounding a built asset or structure. An APZ provides a buffer zone between a bush fire hazard and an asset and an area of reduced bush fire fuel that allows suppression of fire. It also provides an area from which backburning or hazard reduction can be conducted, and allows emergency services access as well as providing a relatively safe area for firefighters and home owners to defend their property.

Potential bush fire fuels should be minimised within an APZ. This is so that the vegetation within the planned zone does not provide a path for the transfer of fire to the asset either from the ground level or through the tree canopy. PBP has minimum specifications for APZs to be established around a dwelling to be managed as an Inner Protection Area (IPA).

An IPA should provide a tree canopy cover of less than 15% and have minimal fine fuel at ground level, the grass mowed on a frequent basis, trees and shrubs retained as clumps or islands and do not take up more than 20% of the area, trees and shrubs located far enough from buildings so that they will not ignite

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<sup>1</sup> The Fire Danger Index (FDI) is a numerical rating that indicates the level of fire danger in a specific area. The FDI takes into account factors such as the chance of fire starting, its rate of spread, its intensity, the chance of a fire starting, and the difficulty potential for its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long and short-term drought effects



the building, garden beds with flammable shrubs not located under trees, and are to be separated from exposed windows and doors by a distance of at least twice the height of the vegetation. Minimise plant species that keep dead material or drop large quantities of ground fuel, tree canopies are not located within 2 metres of the building, trees separated by 2-5 metres and do not provide a continuous canopy from the hazard to the building, and lower limbs of trees removed up to a height of 2 metres above the ground.

To identify the appropriate APZ, the relevant FFDI, vegetation formation and effective slope are matched using Table A1.12.2 of PBP.

Table A1.12.2 of PBP - Minimum distances for APZs –FFDI 100 areas ( $\leq 29\text{kW/m}^2$ , 1090K)

Aspect	Vegetation Classification	Slope Under Classified Vegetation	Minimum APZ required	APZ available/ achievable
Northwest	Forest	Level	24m	84m
West	Forest	Upslope 17.5°	24m	84m
Southwest	Forest	Upslope 19.2°	24m	136m

The minimum APZ is established to be 24m which is available between all development and the hazard. The lot (where not vegetated) is already consistent with an Inner Protection Area (IPA) Asset Protection Zone (APZ) and no vegetation modification is required.

As the minimum APZ that equates to BAL 29 is exceeded, it can be stated that the development is not subject to BAL Flame Zone or BAL 40.



## 7. Relevant objectives of PBP

### 7.1 Objectives of Chapter 1 (PBP Part 1.1)

Objective	Comment
Afford buildings and their occupants protection from exposure to a bush fire	The building is separated from the hazard by a minimum of 24m. This non-habitable structure is separated from the hazard by a sufficient distance which affords buildings and their occupants protection from exposure to a bush fire
Provide for a defensible space to be located around buildings	A defensible space exists to all sides of the building which meets the requirements of PBP
Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings	The relevant FFDI (100), vegetation formation (Forest) and effective slope (All Upslopes and Flat Land (0°) have been matched using Table A1.12.2 of PBP, and the available separation distance between the building and the hazard of at least 24m, meets the minimum distance for APZs of 24m, indicating that direct flame contact on the building is not anticipated
Ensure that appropriate operational access and egress for emergency service personnel and occupants is available	Can comply as road widths, curvatures and grades and swept paths enable appropriate operational access and egress for emergency service personnel and occupants
Provide for ongoing management and maintenance of BPMs, and	Normal property maintenance will ensure that BPMs are maintained
ensure that utility services are adequate to meet the needs of firefighters	Can comply, see above

## 7.2 Objectives of Chapter 8 (PBP Part 8.3.1)

Objective	Comment
Provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation	Can Comply, the lot has direct access to Pittwater Road, which is a public road. Internal access provides a minimum road width of at least 7m, with hard surfaces around the development, sufficient for fire trucks and other emergency vehicles to enter and egress the lot in a forwards direction. Suitable access for fire-fighting vehicles and evacuation is available
Provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development	Can Comply, the need to formulate an emergency evacuation plan is suggested. To do so, occupants can complete a Bush Fire Safety Plan on the NSW RFS Website <a href="http://www.rfs.nsw.gov.au/">http://www.rfs.nsw.gov.au/</a> under publications / bushfire safety
Provide adequate services of water for the protection of buildings during and after the passage of bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building	Can Comply, the development has an existing reticulated water supply, which meets PBP requirements for a fire fighting water supply It is assumed that hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - Fire hydrant installations System design, installation and commissioning  Electricity and any gas supply is existing
Provide for the storage of hazardous materials away from the hazard wherever possible	Can comply, as wherever possible, the storage of hazardous materials will be away from the hazard

## 8. “The SEPP Code”, 2008

### Part 5 Industrial and Business Alterations Code

#### 5A.6J Development standards for bush fire prone land

(1) This clause applies—

- (a) to the construction or alteration of, or additions to, a building on a lot that is wholly or partly bush fire prone land, and
- (b) in addition to all other development standards specified for this code.

**Note—**

See clause 1.19A for additional provisions relating to bush fire prone land.

(2) The development may be carried out on the lot only if—

Criteria	Compliance
(a) the development conforms to the specifications and requirements of <i>Planning for Bush Fire Protection</i> that are relevant to the development, and	Yes, see sections 7 and 8 of this report
(b) (Repealed)	
(c) the lot has direct access to a public road or a road vested in or maintained by the council, and	Yes
(d) a reticulated water supply is connected to the lot, and	Yes
(e) a fire hydrant is located less than 70m from the location on the lot of the proposed development, and	The Annual Fire Safety Statement dated 1/09/2022 states that Fire Hydrant and Fire Hose Reel Systems conform to BCA 2016 and it is assumed that compliance is achieved

(f) mains electricity is connected to the lot, and	Yes
(g) reticulated or bottled gas on the lot is installed and maintained in accordance with AS/NZS 1596:2014, <i>The storage and handling of LP Gas</i> and the requirements of relevant authorities (such as the requirement that metal piping be used), and	Yes, if applicable
(h) any gas cylinders on the lot that are within 10m of a dwelling— (i) have their release valves directed away from the dwelling, and (ii) are enclosed on the hazard side of the installation, and (iii) have metal connections to and from the cylinders, and	N/A as there is no dwelling within 10m
(i) there are no polymer sheathed flexible gas supply lines to gas meters adjacent to any dwelling on the lot or an adjoining lot.	N/A as there is no dwelling on or adjacent to the lot

**Note—** The requirements relating to the construction of buildings in bush fire prone areas set out in the *Building Code of Australia* also apply.

(3) (Repealed).

## 9. “The SEPP Code”, Part 1, Division 2 clause 1.19A

Land on which complying development may not be carried out—  
bush fire prone land

Criteria	Compliance
(1) To be complying development specified for any complying development code (except the Housing Alterations Code)—	
(a) the development must not be carried out on land in bush fire attack level-40 (BAL-40) or the flame zone (BAL-FZ), and	Yes, the BAL is not FZ or 40

Criteria	Compliance
<p>(b) in the case of development specified for the Rural Housing Code—any associated access way to the development must be on land that is—</p> <p>(i) not in bush fire attack level-40 (BAL-40) or the flame zone (BAL-FZ), or</p> <p>(ii) grasslands.</p>	N/A
<p>(2) This clause does not apply to the following development—</p> <p>(a) non-habitable detached development that is more than 6m from any dwelling house,</p> <p>(b) landscaped areas,</p> <p>(c) non-combustible fences,</p> <p>(d) swimming pools.</p>	
<p>(3) For the purposes of this clause, land is not in bush fire attack level-40 (BAL-40) or the flame zone (BAL-FZ) if—</p>	
<p>a) A person who is recognised by the NSW Rural Fire Service as a suitably qualified consultant in bush fire risk assessment determines, in accordance with the methodology specified in Planning for Bush Fire Protection, that the land is not in bush fire attack level-40 (BAL-40) or the flame zone (BAL-FZ), or</p>	<p>Yes, the author of this report is recognised by the NSW Rural Fire Service as a suitably qualified consultant in bush fire risk assessment</p>
<p>(b) in the case of development carried out on grasslands—the development conforms to the specifications and requirements of Table 7.9a of Planning for Bush Fire Protection that are relevant to the development</p>	N/A

## 10. Recommendations

The following recommendations are made for the bushfire measures for the proposed development of a tenancy lift and carparking at Lot 1 DP 868761, 114 Old Pittwater Road Brookvale, and are based upon the relevant provisions of the NSW Rural Fire Service Guideline entitled *Planning for Bush Fire Protection 2019*.

### 1. Storage of Hazardous Materials

Wherever possible, the storage of hazardous materials will be away from the hazard.

### 2. Emergency and Evacuation Planning

The need to formulate an emergency evacuation plan is suggested. To do so, occupants can complete a Bush Fire Safety Plan on the NSW RFS Website <http://www.rfs.nsw.gov.au/> under publications / bushfire safety.

## 11. Summary

This report consists of a bush fire assessment for the proposed development of tenancy lift and carparking at Lot 1 DP 868761 114 Old Pittwater Road Brookvale. The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development in bushfire prone areas are applicable.

This report has considered all the elements of bushfire attack and finds that the development satisfies the aim and objectives of 'Planning for Bush Fire Protection' 2019, subject to implementation of the recommendations made by this report.

*Notwithstanding the precautions adopted, it should always be remembered that bushfires burn under a wide range of conditions and an element of risk, no matter how small, always remains and although the standard is designed to improve the performance of such buildings, there can be no guarantee*

because of the variable nature of bushfires that any one building will withstand bushfire attack on every occasion.

This report is a bush fire assessment that provides the required information to assist local Council and the Rural Fire Service in determining compliance in accordance with Planning for Bush Fire Protection. The local Council is the final consenting authority and the construction of the building must comply with the recommendations included in the Council's conditions of consent.



**Catherine Gorrie | Accredited Bushfire Planning and Design Practitioner**

Fire Protection Association Australia BPAD-Level 3 (BPAD 20751)

*(a person who is recognised by the NSW Rural Fire Service as a suitably qualified consultant in bush fire risk assessment)*

Grad Dip Bushfire Protection (UWS 2010)

Diploma Environmental Health & Building Surveying (TAFE 2005)

Corporate Silver Member Fire Protection Association Australia

**Bushfire Consulting Services Pty Ltd**

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## 12. References

Keith D 2004, *Ocean Shores to Desert Dunes, the Native Vegetation of NSW and the ACT*, Department of Environment and Conservation, Sydney

NearMap 2023, *NearMap Photomap Aerial Imagery*, NearMap Australia, Barrangaroo, NSW

NSW Government 2023a, *NSW Spatial Services*, NSW Department of Finance, Services and Innovation.

NSW Government 2023b, *NSW Planning Portal*, NSW Department of Planning and Environment.

NSW Government 2023c, *Biodiversity Values Map*, NSW Department of Environment and Heritage.

NSW RFS 2019, *Planning for Bush Fire Protection*, NSW Rural Fire Service, Sydney.

Standards Australia 2018, *Australian Standard AS 3959-2018 'Construction of Buildings in Bushfire Prone Areas'*, SAI Global, Australia.

## 13. Legislation

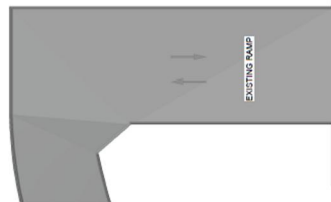
*Environmental Planning & Assessment Act 1979*

*Rural Fires Act 1997*

*Rural Fires Regulation 2013*



*Bushfire Consulting Services Pty Ltd Report No. J24/0707*



## Appendix 2 – Photos of Site and Surrounds

**Source: BFCS P/L 12/11/2024**



*Subject site Access*



*Southeast corner of existing development*



*Existing Carpark roof*



*Hazard vegetation to the southwest from elevated carpark*



*Vegetation to the west commencing at the top of the sandstone wall*



*Vegetation to the west and northwest*



## Appendix 3 – Bushfire Risk Assessment Certificate

This form is completed by a recognized consultant in bushfire risk assessment in accordance with section s4.14 of the *Environmental Planning and Assessment Act 1979 No 203*

PROPERTY ADDRESS:	Lot 1 DP 868761 114 Old Pittwater Road Brookvale
DESCRIPTION OF PROPOSAL:	tenancy lift and carparking
PLAN REFERENCE: (relied upon in report preparation)	Plans by Reid Campbell numbered 1230047 issue A dated 4/12/2024
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	YES <b>NO</b> (Circle the relevant response) (If YES the application is to be referred to NSW RFS for assessment)
BAL Assessment Procedure	The Site Assessment Methodology of PBP 2019, Appendix 1
Is the BAL for the part of the lot on which the development is to be carried out less than BAL 40 or BAL FZ when assessed under PBP?	Yes

I, Catherine Gorrie, of Bushfire Consulting 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 Appendix 2 of Planning for Bushfire Protection 2019 together with recommendations as to how the relevant aim and objectives are to be achieved.

REPORT REFERENCE:	J24/0707
REPORT DATE:	19/11/2024
CERTIFICATION NO/ACCREDITED SCHEME:	BPAD-Level 3 Accredited Practitioner FPAA Cert No: BPAD20751

Note: this certificate must be completed and signed by a person recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment in accordance with s4.14 of the EP&A Act 1979 No 203.

\*\*\*\*\*

I hereby certify, in accordance with Section 4.14 of the Environmental Planning and Assessment Act 1979 No 203:

That I am a person recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment; and

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 s4.14 of the Environmental Planning and Assessment Act 1979 No 203.

I am aware that the bush fire 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 Bush Fire Protection 2019.

Attachments:



Bush Fire Risk Assessment Certificate



Recommendations

SIGNATURE:

DATE: 19/11/2024