

# Bush Fire Assessment Report

***Proposed:***  
**Training Centre**

***At:***  
**2 Bloodwood Road,  
Ingleside NSW**

*Reference Number: 221264*

**24 January 2023**

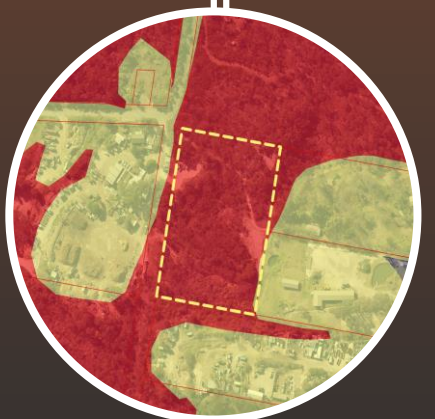


*Prepared By:*  
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Section 4.14 applications (under the Environmental Planning and Assessment Act 1979) and all infill development applications may be referred by Council to the NSW Rural Fire Service for review and concurrence during the DA process. 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	24/01/2023	Andrew Muirhead	Stuart McMonnies	Final Report

## List of Abbreviations:

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APZ	Asset Protection Zone
AS3959	Australian Standard 3959 – 2018 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
ELVIS	Elevation and Depth Foundation Spatial Data – Geoscience Australia
EP&A Act	<i>Environmental Planning and Assessment Act - 1979</i>
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
IPA	Inner Protection Area
NCC	National Construction Code
NP	National Park
NSP	Neighbourhood Safer Places
OPA	Outer Protection Area
PBP	<i>Planning for Bush Fire Protection – 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

Building Code and Bushfire Hazard Solutions P/L has been engaged to provide an independent Bushfire Assessment Report for the proposed construction of a new training centre within an existing allotment known as 2 Bloodwood Road, Ingleside (Lot 1 DP 416586), (known as the subject site herein). We have been advised that the building attracts a classification of 9a under *the National Construction Code 2019*

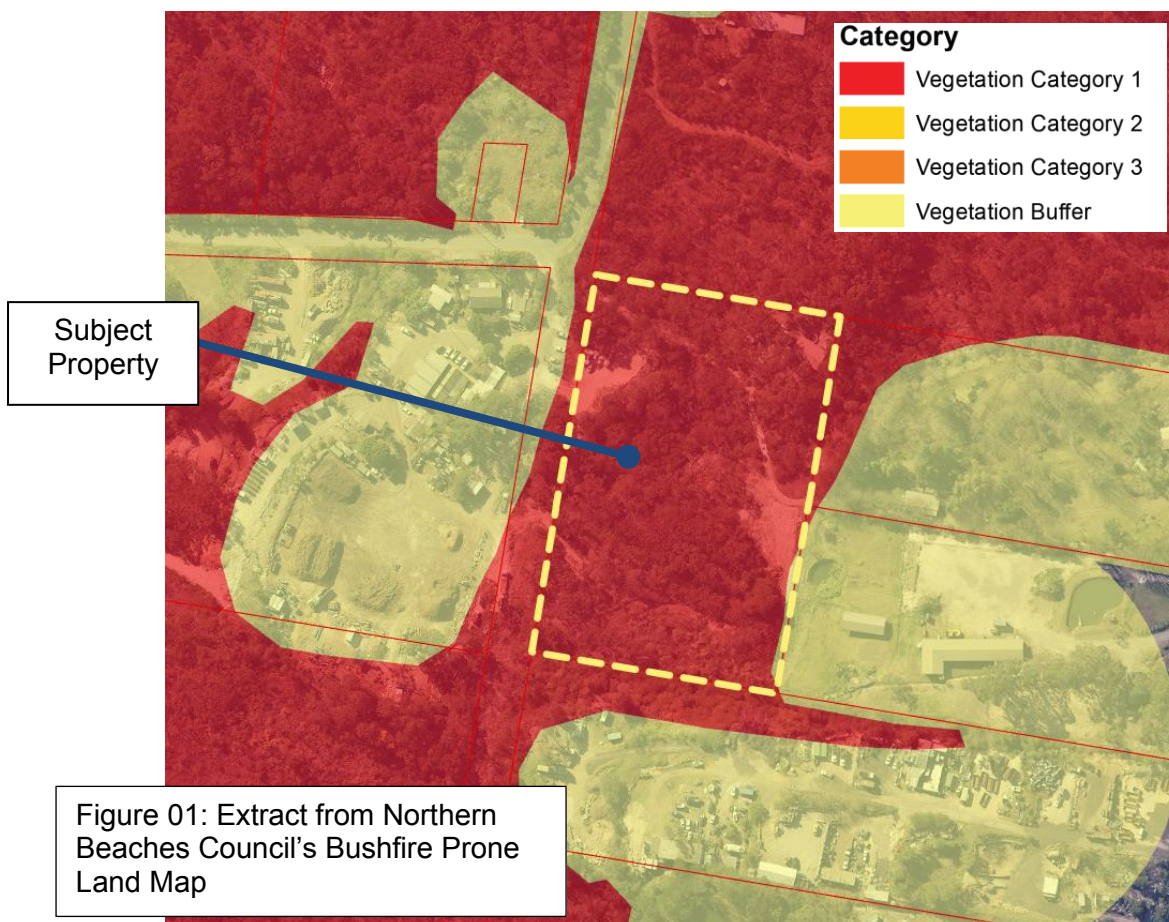
Northern Beaches Council's Bushfire Prone Land Map identifies the subject property as containing Category 1 Vegetation and Vegetation Buffer therefore PBP must apply in this instance.

The proposed building works are located on bushfire prone land and therefore captured under section 4.14 application under the *Environmental Planning and Assessment Act 1979*, which requires compliance with the specifications and requirements of Planning for Bush Fire Protection 2019.

The application of PBP requires satisfactory demonstration of the aim and objectives and the specific objectives and bushfire protection measures relevant to the type of development.

In this instance in addition to the aim and objectives detailed in Chapter 1 'Introduction' the proposal must satisfy the specific objectives and bushfire protection measures detailed in Chapter 8 'Other Development' of PBP.

In accordance with section 8.3.11 'Public assembly buildings' of PBP as the subject building has a floor area of less than 500m<sup>2</sup> the development does not trigger the application of the Special Fire Protection Purpose requirements.





## 2.0 Legislative Requirements

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The subject site is designated as Bushfire Prone Land (Figure 01).

In accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979* development consent cannot be granted for the carrying out of development for any purpose (other than a subdivision of land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose) on bush fire prone land unless the consent authority:

- (a) is satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection, or*
  - (b) has been provided with a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirements.*
- (1A) If the consent authority is satisfied that the development does not conform to the relevant specifications and requirements, the consent authority may, despite subsection (1), grant consent to the carrying out of the development but only if it has consulted with the Commissioner of the NSW Rural Fire Service concerning measures to be taken with respect to the development to protect persons, property and the environment from danger that may arise from a bush fire.*

This Bushfire Assessment Report and accompanying certificate has been prepared by a person who is recognised by the NSW Rural Fire Service (RFS) as qualified in bushfire risk assessment and has been accredited by the Fire Protection Association of Australia as a Level 2 BPAD qualified practitioner.

## 3.0 Purpose of Report

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The purpose of this Bushfire Assessment Report is to provide the applicant 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.

## 4.0 Scope of this Report

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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.

## 5.0 Compliance Tables & Notes

The following table sets out the projects compliance with *Planning for Bush Fire Protection – 2019*.

	North	East	South	West
<b>Vegetation Structure</b>	Forest	Forest	Forest	Managed Land
<b>Effective Slope</b>	5 - 10 degrees down	0 degrees and up	0 - 5 degrees down	N/A
<b>Proposed Asset Protection Zone</b>	10 metres	10 metres	10 metres	>100 metres
<b>Significant Landscape Features</b>	Neighbouring private allotment	Neighbouring private allotment	Neighbouring private allotment	Unformed road reserve

### Asset Protection Zones

One of the objectives underpinning Planning for Bush Fire Protection is to provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings.

In this instance the proposal provides a 10 metre defendable space around the proposed building.

The separation from the hazard interfaces includes maintained land entirely within the subject site.

### Construction Level

In relation to the proposed training centre section 8.3.11 of PBP States:

*Public assembly buildings are not defined as SFPP by the RF Reg but require referral under EP&A Act s.4.14 to the NSW RFS. Buildings used for public assembly with a floor space area of greater than 500m<sup>2</sup> are required to consider bush fire. These developments will be treated technically as SFPP due to the evacuation challenges presented by large numbers of occupants.*

The proposed building has a floor area of less than 500m<sup>2</sup> (495.3m<sup>2</sup>) and therefore does not require technical assessment as SFPP development.

Section 8.1 of PBP states that the development will need to satisfy the aim and objectives of PBP which are:

- *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; and*
- *ensure that utility services are adequate to meet the needs of firefighters.*

The proposed building will be constructed out of non-combustible materials. The building will be ember protected to afford the building and its occupants protection from the exposures of a bushfire. The proposed building will have a 10 metre defendable space and along with the proposed construction will prevent the likely spread of fire.



## 6.0 Aerial view of the subject area



Figure 02: Aerial view of the subject area courtesy Nearmap



## 7.0 Site Assessment

A representative of Building Code & Bushfire Hazard Solutions completed a site inspection of the subject site and surrounding area on 26 May 2022.

In addition, the following external data sources have been relied upon for this assessment:

- Aerial imagery of the subject area (NSW Spatial Services & Nearmap);
- 1 metre contour mapping of the subject area (Elevation and Depth Foundation Spatial Data – Geoscience Australia)
- NSW Planning Portal Spatial Viewer
- Vegetation mapping (NSW State Vegetation)
- NSW Bush Fire Prone Land (ePlanning Portal)

### 7.01 Location

The subject site is an existing allotment located at 2 Bloodwood Road, Ingleside (Lot 1 DP 416586). The proposal relates to the construction of a new training centre. We have been advised that the building attracts a classification of 9a under *the National Construction Code 2019*.

The subject site is an existing allotment located within Northern Beaches Council's local government area.

The subject property has street access to Bloodwood Road to the northwest and abuts an unformed road reserve to the west, scout centre to the north and rural allotments to the east and south.

The vegetation identified as being the bushfire hazard is within subject property to the north, east and south of the proposed works.

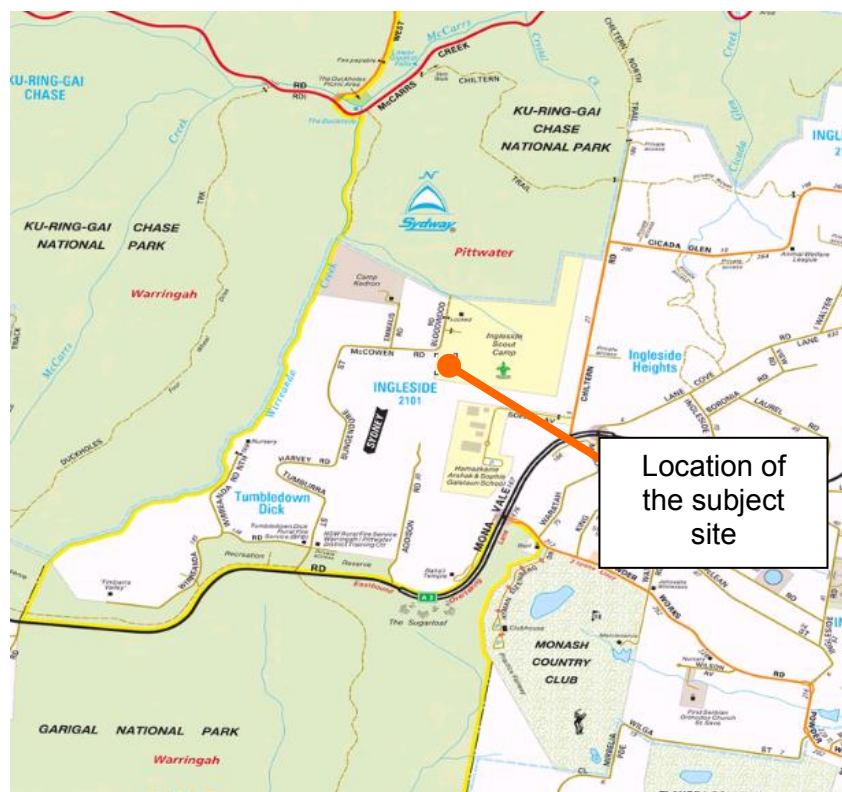


Figure 03: Extract from street-directory.com.au

## 7.02 Vegetation

The vegetation identified as being the bushfire hazard is within subject property to the north, east and south of the proposed works.

The vegetation was found to be largely shrubby vegetation >2 metres in heights. It is also identified in areas that vegetation was found to consist of trees 10 - 20 metres in height with a 30 - 50% foliage cover and an understorey of low trees, ferns and grasses.

For the purpose of this assessment under *Planning for Bush Fire Protection 2019* the vegetation posing a hazard to the north, east and south has been conservatively determined to be Forest.

## 7.03 Slope and Topography

The slope that would most significantly affect bushfire behaviour must be assessed for at least 100 metres from within the bushfire hazard.

The slope that would **most significantly** influence bushfire impact was determined onsite and verified from 1 metre topographic imagery.

- 5 - 10 degrees down slope within the hazard to the north
- 0 degrees and up slope within the hazard to the east
- 0 - 5 degrees down slope within the hazard to the south

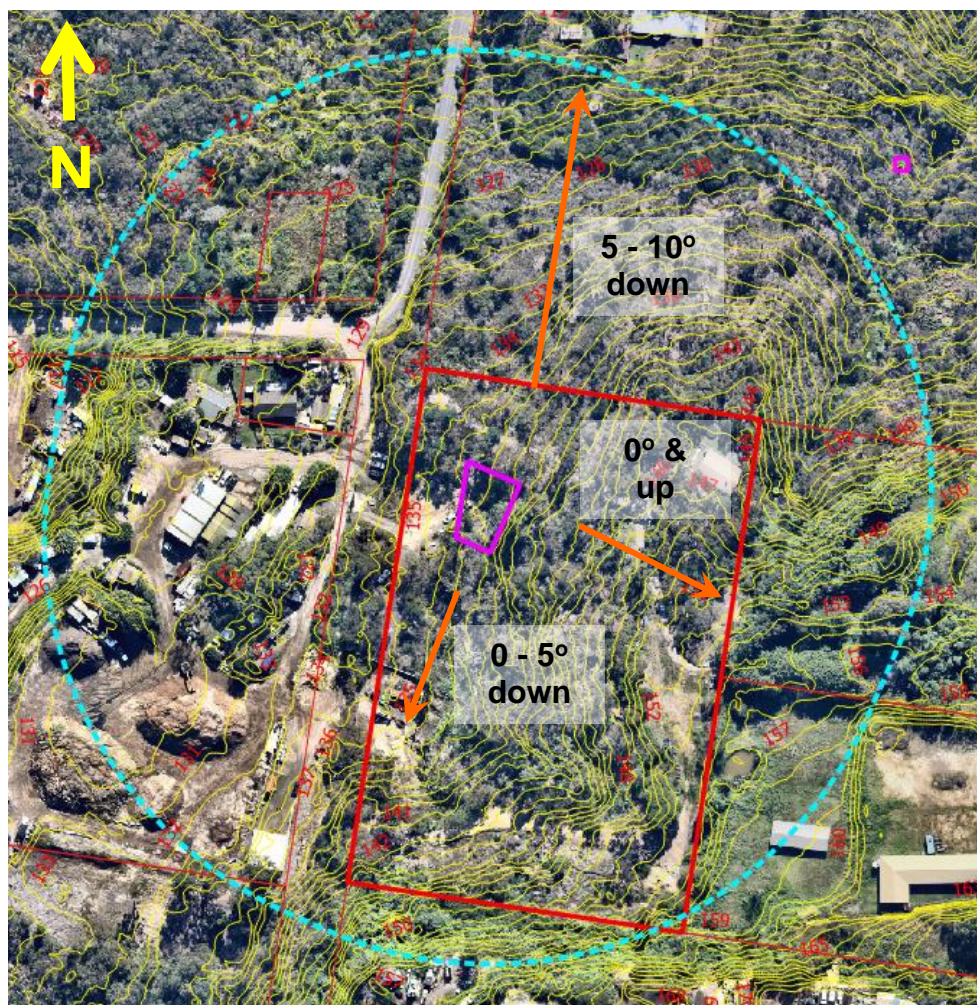


Figure 04: Extract from ELVIS (1m Contours)



## 8.0 Bushfire Protection Measures

### 8.01 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.

The subject site is depicted on Northern Beaches Council's Bushfire Prone Land Map identifies the subject property as containing Category 1 Vegetation therefore PBP must apply in this instance.

The application of PBP requires satisfactory demonstration of the aim and objectives and the specific objectives and bushfire protection measures relevant to the type of development.

In this instance in addition to the aim and objectives detailed in Chapter 1 'Introduction' the proposal must satisfy the specific objectives and bushfire protection measures detailed in Chapter 8 'Other Development' of PBP.

In accordance with section 8.3.11 'Public assembly buildings' of PBP as the subject building has a floor area of less than 500m<sup>2</sup> the development does not trigger the application of the Special Fire Protection Purpose requirements.

### 8.02 Asset Protection Zones

One of the objectives underpinning Planning for Bush Fire Protection is to provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings.

In this instance the proposal provides a 10 metre defensible space around the proposed building.

The separation from the hazard interfaces includes maintained land entirely within the subject site.

### 8.03 Building construction, siting & design

In relation to the proposed change of use to Place of Public Worship section 8.3.11 of PBP States:

*Public assembly buildings are not defined as SFPP by the RF Reg but require referral under EP&A Act s.4.14 to the NSW RFS. Buildings used for public assembly with a floor space area of greater than 500m<sup>2</sup> are required to consider bush fire. These developments will be treated technically as SFPP due to the evacuation challenges presented by large numbers of occupants.*

The existing building has a floor area of less than 500m<sup>2</sup> and therefore does not require technical assessment as SFPP development.

Section 8.1 of PBP states that the development will need to satisfy the aim and objectives of PBP which are:

- afford buildings and their occupants protection from exposure to a bush fire;
- provide for a defensible 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; and
- ensure that utility services are adequate to meet the needs of firefighters.



The National Construction Code does not provide for any bush fire specific performance requirements for Class 9 structures that are not SFPPs.

The subject building is not a listed SFPP development and as such Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 does not apply as a set of 'deemed to satisfy' provisions.

To provide further confidence in the resilience against bushfires the building will provide ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

### 8.04 Property Access

The building site has street access to Bloodwood Road to the northwest. The logical firefighting platform will be the defensible space around the building.

The most distant external point of the subject building will be located within >70 metres of a public road that supports the operational use of fire-fighting vehicles.

The existing road network provides appropriate access and egress for emergency services with Bloodwood Road being a minimum of 5.5 metres wide meeting the carriageway requirements of a non-perimeter road.

Persons seeking to egress the proposed development will be able to do so via the existing road network.

It is of our opinion that the access arrangements provide safe access to/from the public road system for firefighters providing property protection during a bushfire and for occupant egress or evacuation.

### 8.05 Water Supply & Utilities

The building will be fitted with relevant essential fire services (i.e. fire hose reels and fire extinguishers) as required by the NCC.

The most distant external point of the building footprint is >90 metres from an operational hydrant and therefore a Static Water Supply is required in consideration of AS2419.1 – 2021. As part of the works the subject property is recommended to have a 20,000 litre static water supply a fire-fighting pumpset and hoses.

### 8.06 Emergency management arrangements

The intent of the Bushfire Emergency Management Plan measure is to provide suitable emergency and evacuation arrangements for occupants during a bushfire emergency.

We recommended that a Bush Fire Emergency Management and Evacuation Plan be prepared and is to comply with relevant requirements detailed in Planning for Bush Fire Protection 2019.

### 8.07 Landscaping

Any new landscaping around the building must comply with Appendix 4 of *Planning for Bush Fire Protection* 2019.

## 8.08 Aim & Objectives of PBP

The National Construction Code does not provide for any bush fire specific performance requirements for Class 9 structures that are not SFPPs and as such Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 does not apply as a set of 'deemed to satisfy' provisions.

The following table details the aim and objectives of Planning for Bush Fire Protection 2019 and the proposals ability to comply.

Aim / Objective	Comment
<b>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.</b>	With the inclusion of the recommendations made herein it is of our opinion that the aim of PBP has been satisfied.
<b>(i) afford buildings and their occupants protection from exposure to a bush fire;</b>	The proposal provides a 10 metre APZ around the proposed building.  In conjunction with the proposed ember protection and bushfire management procedures the building and its occupants are afforded protection from exposure to a bushfire.
<b>(ii) provide for a defensible space to be located around buildings;</b>	The proposal provides a 10 metre APZ around the proposed building.  A defensible space has been provided.
<b>(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures minimise material ignition;</b>	The proposed Asset Protection Zones to the building, coupled with ember protection package provides for appropriate setbacks and minimises potential material ignition.
<b>(iv) ensure that appropriate operational access and egress for emergency service personnel and residents is available;</b>	The access arrangements have been reviewed and are considered adequate for fire-fighter access and occupant evacuation.
<b>(v) provide for ongoing management and maintenance of bush fire protection measures, (BPMs); and</b>	A Bush Fire Emergency Management and Evacuation Plan is to be prepared
<b>(vi) ensure that utility services are adequate to meet the needs of firefighters.</b>	The existing and required water requirements are adequate for the replenishment of attending fire services.

It is therefore of our opinion that the proposal can satisfactorily comply with the aim and objectives of *Planning for Bush Fire Protection 2019*.

## 9.0 Recommendations

The following recommendations are provided as the minimum necessary for compliance with *Planning for Bush Fire Protection 2019*. Additional recommendations are provided to supplement these minimum requirements where considered necessary.

### Asset Protection Zones

1. At the commencement of construction and in perpetuity all grounds for a minimum of 10 metres in all directions of the proposed building shall be maintained as an Asset Protection Zone (Inner Protection Area) in accordance with Appendix 4 'Asset Protection Zone Standards' of PBP and the NSW RFS publication Standards for Asset Protection Zones'.
2. Any future landscaping around the building is to comply with the provisions of Appendix 4 of *Planning for Bush Fire Protection 2019*.

### Construction

3. The proposed building is to be provided ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

### Emergency management

4. That a Bushfire Emergency Management Plan be prepared consistent with the NSW Rural Fire Service Guidelines for the *Preparation of Emergency / Evacuation Plan*.

Note: The plan is to include the closure of the centre on days declared to have a 'Catastrophic' Fire Danger Rating.

### Water

5. That a 20,000 litre static water supply be provided within the subject property, and shall comply with the following;
  - a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; 65mm Storz outlet with a ball valve is fitted to the outlet;
  - ball valve and pipes are adequate for water flow and are metal;
  - supply pipes from tank to ball valve have the same bore size to ensure flow volume;
  - underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank;
  - a hardened ground surface for truck access is supplied within 4m;
  - above-ground tanks are manufactured from concrete or metal;
  - raised tanks have their stands constructed from non-combustible material;
  - unobstructed access can be provided at all times;
  - underground tanks are clearly marked;
  - tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
  - all exposed water pipes external to the building are metal, including any fittings;
  - that a 5hp or 3kW petrol or diesel-powered pump and 19mm internal diameter fire hose capable of reaching all points of the building is provided
  - fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005.



## 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*. 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.

We are of the opinion that the proposed development satisfies the relevant specifications and requirements of Planning for Bush Fire Protection 2019.

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.

The recommended water supply provisions are considered adequate.

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



**Andrew Muirhead**

*Bushfire Consultant*  
Graduate Certificate in Bushfire Protection  
Diploma of Engineering  
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BPAD Accreditation No. BPAD46966



Reviewed by  
Building Code & Bushfire Hazard Solutions P/L



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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

Australian Building Codes Board (2019). *National Construction Code Volume One - Building Code of Australia*. ABCB

Australian Building Codes Board (2019). *National Construction Code Volume Two - Building Code of Australia*. ABCB

ELVIS -Elevation -Foundation Spatial Data. Elevation.fsdf.org.au. Available at: <http://elevation.fsdf.org.au/>

Keith, D. (2004). "Ocean Shores to Desert Dunes" Department of Environment and Conservation, Sydney

NSW Department of Planning and Environment (2019). *Planning Portal*. Accessed at: <https://www.planningportal.nsw.gov.au/>

NSW Rural Fire Service (2019). *Planning for Bushfire Protection. A Guide for Councils, Planners, Fire Authorities and Developers*.

Site Plan by mpdarchitects, Date 16 Dec 2022.

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

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

Standards Australia (2005). AS 2419.1 *Fire hydrant installations – System design, installation and commissioning*

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

NSW Department of Planning and Environment (2019). *Planning Portal*. Accessed at: <https://www.planningportal.nsw.gov.au/>

Resources and Energy NSW (2016). *ISSC3 Guideline for Managing Vegetation Near Power Lines*

Acknowledgements to:

Geoscience Australia  
NSW Department of Lands – SIXMaps  
Nearmap.com  
Street-directory.com.au

### Attachments

Attachment 01: s4.14 Compliance Certificate



# 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:	2 Bloodwood Road, Ingleside
DESCRIPTION OF PROPOSAL:	Training Centre
PLAN REFERENCE: (relied upon in report preparation)	Site plan mpdarchitects, Date 16 Dec 2022
BAL RATING:	N/A
BUSHFIRE ASSESSMENT REPORT REFERENCE:	221264
REPORT DATE	24 January 2023
CERTIFICATION NO/ACCREDITED SCHEME	BPAD46966

I, Alvin, 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 Bush Fire Protection 2019*.

Signature: Alvin Date: 24 January 2023

