

Bushfire Assessment Report

Proposed:
Alterations & additions

At:
**16 Ogilvy Road,
Clontarf NSW**

Reference Number: 251019

22nd May 2025



Prepared By:
**Building Code & Bushfire
Hazard Solutions Pty Limited**

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Version Control				
Version	Date	Prepared by	Prepared by	Details
1	22/05/2025	Duncan Armour	Andrew Muirhead	Final Report

List of Abbreviations:

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
EP&A Act	Environmental Planning and Assessment Act - 1979
ESD	Ecologically Sustainable Development
FRNSW	Fire & Rescue NSW
IPA	Inner Protection Area
NCC	National Construction Code
NP	National Park
NSP	Neighbourhood Safer Place
OPA	Outer Protection Area
PBP	Planning for Bush Fire Protection – 2019 as amended
RF Act	Rural Fires Act - 1997
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SFR	Short Fire Run
SWS	Static Water Supply

1.0 Introduction

The development proposal relates to the alterations and additions to a sole occupancy dwelling within an existing allotment located at 16 Ogilvy Road, Clontarf.

The subject property has street frontage to Ogilvy Road to the south and abuts private residential allotments to the remaining aspects.

Properties considered to be affected by possible bushfire impact are determined from the local Bushfire Prone Land Map as prepared by Council and or the Rural Fire Service. All property development within affected areas is subject to the conditions detailed in the document 'Planning for Bush Fire Protection - 2019' (PBP).

PBP provides for the protection of property and life (including fire-fighters and emergency service personnel) from bushfire impact.

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

The subject development relates to the alterations and additions to a dwelling within an existing allotment. The development is classified as infill development and captured under section 4.14 of the *Environmental Planning and Assessment Act 1979*. Chapter 7 'Residential Infill Development' of PBP is applicable.



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

2.0 Legislative Requirements

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 reviewed and endorsed by Andrew Muirhead, of the Bushfire Section of Building Code & Bushfire Hazard Solutions Pty Ltd 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 3 BPAD qualified practitioner (BPAD46966).

3.0 Purpose of Report

The purpose of this Bushfire Assessment Report is to provide the owners, the Rural Fire Service 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

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 project’s compliance with *Planning for Bush Fire Protection – 2019*.

	South	Southeast	Southwest	West
Vegetation Structure	Forest	Forest	Weeds and Exotics	Remnant
Effective Slope	15 - 20 degrees down	10 - 15 degrees down	15 - 20 degrees down	0 degrees & up
Available Asset Protection Zone	>75 metres	>50 metres	>44 metres	>65 metres
Significant Landscape Features	Ogilvy Road / Neighbouring private allotment	Ogilvy Road / Neighbouring private allotment	Ogilvy Road / Neighbouring private allotment	Neighbouring private allotment
Threatened Species	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Aboriginal Relics	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Bushfire Attack Level	BAL 29	BAL 29	BAL 19	BAL 12.5

Compliance Summary of Bushfire Protection Measures			
Bushfire Protection Measure (s7.4 PBP)	Acceptable Solution	Performance Solution	Report Section
Asset Protection Zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.02
Construction Standard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.03
Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.04
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.05
Gas and Electrical Supplies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8.05

Asset Protection Zones

The available Asset Protection Zone (APZ) to the proposed alterations and additions was measured to be >75 metres to the south, >50 metres to the southeast, >44 metres to the southwest and >65 metres to the west. The APZ consists of maintained grounds within the subject property, Ogilvy Road and neighbouring allotments.

All grounds within the subject site will continue to be maintained in accordance with an Inner Protection Area.

Construction Level

The highest Bushfire Attack Level for the alterations and additions was determined from Table A1.12.5 to be 'BAL 29'.

The proposed works shall comply with BAL 29 under sections 3 and 7 of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 and the additional construction measures detailed in section 7.5 of *Planning for Bush Fire Protection 2019*.

The northern elevation can be downgraded to BAL 19 due to shielding by the dwelling itself.

Access and Services

Guideline Ref.	Proposed Development Determinations
Property Access (Driveway)	The most distant external point of the subject dwelling is <70 metres of a public road supporting a hydrant network and therefore the Access requirements detailed in Table 7.4a of PBP are not applicable.
Water Supply	The most distant external point of the building footprint is <70 metres from an operational hydrant and therefore a Static Water Supply is not required in consideration of AS2419.1 – 2021 and chapter 7 of PBP.
Evacuation	Evacuation is possible by utilising existing road infrastructure. It is encouraged that the occupants complete a Bush Fire Survival Plan.
Electrical Supply	Existing electrical supply provided.
Gas Supply	New connections must comply with Table 7.4a of PBP.

5.0 Aerial view of the subject allotment



Figure 02: Aerial view of the subject area C/- Nearmap (April 2025)

7.0 Site Assessment

A representative of Building Code & Bushfire Hazard Solutions has completed multiple site inspections of the subject site and surrounding area on 1st May 2025.

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 property is known as 16 Ogilvy Road, Clontarf (Lot 30 Section H DP 2610) and is a residential allotment located within Northern Beaches Council's Local Government Area. The subject property has street frontage to Ogilvy Road to the south and abuts private residential allotments to the remaining aspects.

The vegetation identified as being the hazard is within Castle Rock Reserve to the south, southeast and southwest and within a vegetated reserve to the west of the proposed works.



Photograph 01: View from Ogilvy Road toward the subject site

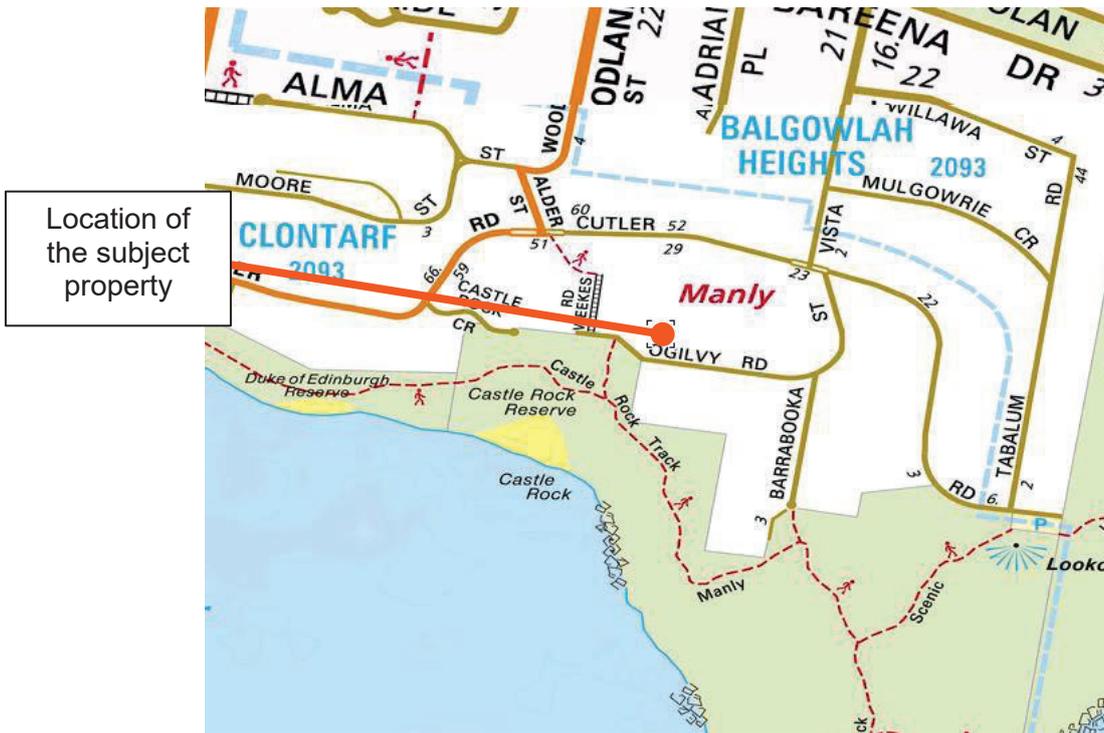


Figure 03: Extract from street-directory.com.au



Figure 04: Extract from ePlanning Spatial Viewer – Land Zoning

7.02 Vegetation

The vegetation identified as being the hazard is within Castle Rock Reserve to the south, southeast and southwest and within a vegetated reserve to the west of the proposed works.

The vegetation posing a hazard to the south, southeast and west was found to consist of trees 10 - 20 metres in height with 50 - 70% foliage cover, the understorey consisted of small trees, ferns and exotics. The vegetation posing a hazard to the southwest was found to consist of trees 10 - 20 metres in height with 50 - 70% foliage cover, the understorey consisted of privet and other weeds and exotics. The NSW Vegetation mapping identifies the vegetation as Sydney Coastal Sandstone Foreshores Forest (PCT: 3594) and Sydney Coastal Lilly Pilly-Palm Gallery Rainforest (PCT: 3039).

For the purposes of assessment under 'Planning for Bush Fire Protection' the vegetation posing a hazard to the proposed works from the south and southeast has been determined to be Forest.

For the purposes of assessment under 'Planning for Bush Fire Protection' the vegetation posing a hazard to the proposed works from the southwest has been determined to be Weeds and Exotics. In accordance with Table A1.9 of PBP the vegetation has been assessed as Rainforest.

For the purposes of assessment under 'Planning for Bush Fire Protection' the vegetation posing a hazard to the proposed works from the west was found to have a fire run of less than 50 metres toward the property and has been assessed as Remnant and Rainforest fuel loads have been applied in accordance with A1.11 of PBP.



Figure 05: Extract from Vegetation Mapping NSW, showing the vegetation types.

7.03 Slope and Topography

The slope of the land under the classified vegetation has a direct influence on the forward rate of spread, fire intensity and radiant heat exposure. The effective slope is considered to be the slope under the classified vegetation which will most significantly influence bushfire behaviour toward the development site.

In accordance with A1.4 'Determine slope' of PBP the slope assessment is to be derived from the most detailed contour data available.

The slope that would **most significantly** influence bushfire behaviour was determined from topographic imagery (1 metre contours sourced from ELVIS - Geoscience Australia) to be:

- 15 - 20 degrees down slope within the hazard to the south
- 10 - 15 degrees down slope within the hazard to the southeast
- 15 - 20 degrees down slope within the hazard to the southwest
- 0 degrees & up slope within the hazard to the west



Figure 06: Aerial view of the subject property courtesy Elevation Foundation Spatial Data – Geoscience Australia (1 metre contours)

7.04 Fire Weather

All development which attracts an Asset Protection Zone and Bushfire Attack Level under PBP requires the identification of the relevant Forest Fire Danger Index (FFDI). The FFDI required to be used for development assessment purposes is based on the local government boundaries, being Northern Beaches Council in this instance.

In accordance with the NSW Rural Fire Service publication 'NSW Local Government Areas FDI' (2017) Northern Beaches Council forms part of the Greater Sydney Region Fire Weather District and attracts an FFDI of 100.

7.05 Fire History

There are areas within NSW which have significant fire history and are recognised as known fire paths. While the fire history is more commonly considered as part of strategic planning (to ensure future development is not exposed to an unacceptable risk), it is useful to consider at a Development Application phase to ensure the land is suitable for development in the context of bushfire risk.

In this instance the closest recorded wildfire was found to have been >70m to the south of the subject property (source NPWS Fire History dataset), this fire occurred in the 1976 - 77 fire season. The next closest fire was found to be located >150 metres to the south of the subject property in the 1990 – 91 fire season.

The subject site is therefore not considered to be within a known fire path.



Figure 06: Aerial view of the subject area with previous wildfire history layer (source NPWS Fire History)

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.*

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

The application of Planning for Bush Fire Protection requires satisfactory demonstration of the aim and objectives and the following bushfire protection measures (BPMs):

- Asset Protection Zones
- Building construction, siting & design
- Access arrangements
- Water supply & utilities
- Landscaping

As the proposal relates to the alterations and additions of a dwelling within an existing allotment, the proposal must comply with the bushfire protection measures detailed within Chapter 7 'Residential Infill Development' of PBP.

8.02 Asset Protection Zones

The vegetation identified as being the hazard is within Castle Rock Reserve to the south, southeast and southwest and within a vegetated reserve to the west of the proposed works.

The available Asset Protection Zone (APZ) to the proposed alterations and additions was measured to be >75 metres to the south, >50 metres to the southeast, >44 metres to the southwest and >65 metres to the west. The APZ consists of maintained grounds within the subject property, Ogilvy Road and neighbouring allotments.

All grounds within the subject property are to continue to be maintained in accordance with an Inner Protection Area (IPA) as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones'.

8.03 Building construction, siting & design

Australian Standard 3959 – 2018 'Construction of buildings in bushfire-prone areas' (AS3959) specifies construction standards for buildings within various Bushfire Attack Levels as determined by Planning for Bush Fire Protection – 2019.

AS3959 provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ.

Correlation between bushfire impact and AS3959		
Bushfire Attack Level	Maximum radiant heat impact (kW/m ²)	Level of construction under AS3959-2018
Low		No special construction requirements
12.5	≤12.5	BAL - 12.5
19	12.6 to 19.0	BAL - 19
29	19.1 to 29.0	BAL - 29
40	29.1 to 40.0	BAL - 40
Flame Zone	>40.0	BAL FZ No deemed to satisfy provisions

The highest Bushfire Attack Level for the alterations and additions was determined from Table A1.12.5 to be 'BAL 29'.

The proposed works shall comply with BAL 29 under sections 3 and 7 of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 and the additional construction measures detailed in section 7.5 of *Planning for Bush Fire Protection 2019*. The northern elevation can be downgraded to BAL 19 due to shielding by the dwelling itself.

8.04 Property Access

The subject property has street frontage to the Ogilvy Road to the south. Persons seeking to egress from the subject property are able to do so via the existing access drive and public roads.

The most distant external point of the subject building is <70 metres from a public road supporting the operational use of fire fighting vehicles and therefore the Access requirements detailed in Table 7.4a of PBP are not applicable.

Access to the hazard is available via Ogilvy Road, neighbouring allotments or surrounding streets for hazard reduction for fire suppression activities. The existing access is considered adequate for attending fire services for this application.

8.05 Water Supply and Services

Hydrants are available throughout Ogilvy Road and surrounding streets for the replenishment of fire service vehicles. The most distant external point of the building footprint is <70 metres from an operational hydrant and therefore a Static Water Supply is not required in consideration of AS2419.1 – 2021 and section 7.4 of PBP.

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

The existing dwelling is connected to the existing electrical network.

Any new gas connections must comply with Table 7.4a of PBP.

8.06 Emergency management arrangements

Evacuation is possible by utilising existing road infrastructure.

It is encouraged that the occupants complete a Bush Fire Survival Plan. The template for this plan is available at <https://www.rfs.nsw.gov.au/resources/bush-fire-survival-plan>.

8.07 Landscaping

Any new landscaping must comply with Table 7.4a of *Planning for Bush Fire Protection 2019*.

8.08 Aim & Objectives of PBP

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

Aim / Objective	Comment
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.	With the inclusion of the recommendations made herein it is of our opinion that the aim of PBP has been satisfied.
(i) afford buildings and their occupants protection from exposure to a bush fire;	The proposed works will be constructed in accordance with the relevant Bushfire Attack Levels and along with the APZs will provide the occupants protection from the exposures of a bushfire.
(ii) provide for a defendable space to be located around buildings;	The available APZs provide a comprehensive defendable space.
(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;	The available APZs in conjunction with the construction to the relevant BAL will prevent the likely fire spread to the buildings.
(iv) ensure that appropriate operational access and egress for emergency service personnel and occupants is available;	The existing access provisions will provide appropriate operational access and egress for emergency service personnel and occupants.

Objective	Comment
<p>(v) provide for ongoing management and maintenance of bush fire protection measures, (BPMs); and</p>	<p>All grounds within the subject site will be maintained in accordance with an Asset Protection Zone / Inner Protection Area as detailed in Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service publication 'Standards for Asset Protection Zones'.</p> <p>Any new landscaping within the APZs is to comply with the provisions of Table 7.4a and Appendix 4 of PBP.</p>
<p>(vi) ensure that utility services are adequate to meet the needs of firefighters.</p>	<p>Hydrants are available throughout Ogilvy Road and surrounding streets for the replenishment of fire service vehicles.</p>

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

9.0 Recommendations

The following recommendations are provided as the minimum necessary for compliance with Planning for Bush Fire Protection – 2019 and Australian Standard 3959 'Construction of buildings in bushfire-prone areas - 2018. Additional recommendations are provided to supplement these minimum requirements where considered necessary.

Asset Protection Zones

1. That at the commencement of building works and in perpetuity all grounds within the subject site shall continue to be maintained as an Asset Protection Zone as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' and Appendix 4 of Planning for Bush Fire Protection 2019.

Construction

2. Any new roofing and new construction facing south, east and west must comply with sections 3 and 7 (BAL 29) of the Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL 29 requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas*. New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.
3. That any new construction facing north shall comply with Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" Sections 3 & 6 (BAL 19) & Section 7.5 of *Planning for Bush Fire Protection 2019*.

Landscaping

4. That any new landscaping is to comply with Table 7.4a of *Planning for Bush Fire Protection 2019*.

Gas (where applicable)

5. That any new gas services are to comply with Table 7.4a of *Planning for Bush Fire Protection 2019* as follows:
 - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
 - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
 - connections to and from gas cylinders are metal;
 - polymer-sheathed flexible gas supply lines are not used; and
 - above-ground gas service pipes are metal, including and up to any outlets.

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 – 2019* and of the construction requirements of AS3959 – 2018. The determination of any bushfire hazard must be made on a site-specific basis that includes an assessment of the local bushland area and its possible impact to the subject property.

The development proposal relates to the alterations and additions of a sole occupancy dwelling within an existing allotment located at 3 Ogilvy Road, Clontarf.

The vegetation identified as being the hazard is within Castle Rock Reserve to the south, southeast and southwest and within a vegetated reserve to the west of the proposed works.

The available Asset Protection Zone (APZ) to the proposed alterations and additions was measured to be >75 metres to the south, >50 metres to the southeast, >44 metres to the southwest and >65 metres to the west. The APZ consists of maintained grounds within the subject property, Ogilvy Road and neighbouring allotments.

The highest Bushfire Attack Level for the alterations and additions was determined from Table A1.12.5 to be 'BAL 29'. The proposed works shall comply with BAL 29 under sections 3 and 7 of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 and the additional construction measures detailed in section 7.5 of *Planning for Bush Fire Protection 2019*. The northern elevation has been downgraded to BAL 19 due to shielding by the dwelling itself.

The existing water supply and access provisions are considered adequate in this instance.

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



Duncan Armour
Bushfire Consultant

Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions



Andrew Muirhead
Senior Bushfire Consultant
Graduate Diploma in Bushfire Protection WSU
Bachelor of Engineering Technology Major in Civil UniSQ
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD46966



10.0 Annexure 01

List of Referenced Documents

Australian Building Codes Board (2022). *National Construction Code Volume Two - Building Code of Australia*. ABCB

ELVIS -Elevation -Foundation Spatial Data. Elevation.fsd.org.au. Available at:
<http://elevation.fsd.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 Bush Fire Protection. A Guide for Councils, Planners, Fire Authorities and Developers*.

Site plan prepared by Megan McGlinchey Architect, Project No. 2502, Revision C, Dated 10.04.2025.

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

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

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

Acknowledgements to:

Elevation Foundation Spatial Data – Geoscience Australia
Nearmap.com
Street-directory.com.au

Attachments

Attachment 01: s4.14 Compliance Certificate

Bush Fire Certificate

Certificate issued under 4.14(1)(b) of the *Environmental Planning & Assessment Act, 1979* and *Planning for Bush Fire Protection 2019*

This Certificate has been issued by a person accredited by Fire Protection Association Australia (FPA Australia) under the Bush Fire Planning and Design (BPAD) Accreditation Scheme and who is recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment within the meaning of section 4.14(1)(b) of the *Environmental Planning and Assessment Act 1979* (NSW).

Property Details and Description of Works

Address Details	Unit no	Street no	Street name	Lot/Sec/DP
		16	Ogilvy Road	30/H/2610
Local Government Area BCA class of the building Description of the proposal Development Application Reference	Suburb	State		Postcode
	Clontarf	NSW		2093
	Northern Beaches			
	1A			
Alterations & additions				

Bush Fire Assessment Report

A detailed Bush Fire Assessment Report is attached, which includes the relevant submission requirements set out in <i>Appendix 2 of Planning for Bush Fire Protection 2019</i> together with recommendations as to how the relevant specifications and requirements are to be achieved.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Report Reference and date	
Bushfire Assessment Report 251019	22nd May 2025

BPAD Certification

Name Andrew Muirhead	I hereby certify, in accordance with Section 4.14(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> that:	
Company Details & ABN Bushfire Hazard Solutions 19 057 337 774	<ul style="list-style-type: none"> I am a person recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment; and the development conforms to the relevant specifications and requirements of <i>Planning for Bush Fire Protection 2019</i> in accordance with section 4.14(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> (NSW). 	
BPAD Accreditation Number 46966 	Signature 	Date 22nd May 2025