

Bushfire Assessment Report

Proposed:
**Sole Occupancy
Dwelling**

At:
**168 Whale Beach Road
Whale Beach**

Reference Number: 210156

Prepared For:
Marcus & Lidia Ayres
C/- Watershed Design

19th February 2021



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

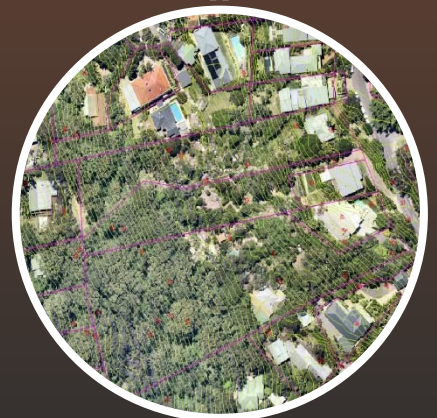
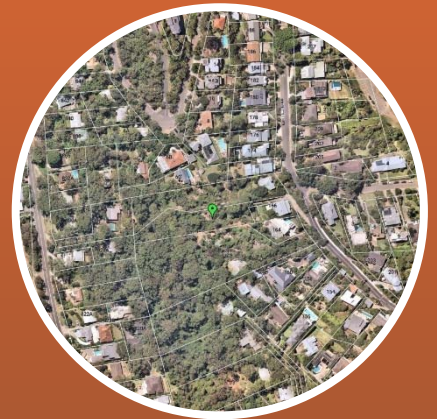
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**SILVER
MEMBER**
Fire Protection
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S4.14 applications (under the Environmental Planning and Assessment Act 1979) and all infill development applications may be referred by Council to the NSW Rural Fire Service for review and concurrence during the DA process. S100B applications under the Rural Fires Act 1997 (subdivisions and Special Fire Protection Purpose Developments), Flame Zone determinations and Alternate Solutions must be referred by Council to the NSW Rural Fire Service for review and receipt of a Bushfire Safety Authority (BSA) or other such recommended conditions from the NSW Rural Fire Service before the consent can be granted.

The onus is on the applicant to cross reference this document with any conditions of consent issued by Council or any requirements supplied by the NSW Rural Fire Service following development approval. BCBHS can review and cross reference these documents however the onus is on the applicant to provide them to us and request this review – Building Code and Bushfire Hazard Solutions Pty. Ltd. is not in a position to track every DA through Council and we rely upon the applicant to undertake this role as project co-ordinator.

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	19/02/2021	Duncan Armour	Stuart McMonnies BPAD Accreditation No. 9400	Final Report

List of Abbreviations:

APZ	Asset Protection Zone
AS3959	Australian Standard 3959 – 2018
BAL	Bushfire Attack Level
BPMs	Bushfire Protection Measures
BPLM	Bushfire Prone Land Map
Council	Northern Beaches Council
DA	Development Application
ELVIS	Elevation and Depth Foundation Spatial Data
EP&A Act	<i>Environmental Planning and Assessment Act - 1979</i>
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
IPA	Inner Protection Area
NASH	National Association of Steel-framed Housing
NCC	National Construction Code
NP	National Park
NSP	Neighbourhood Safer Place
OPA	Outer Protection Area
PBP	<i>Planning for Bush Fire Protection – November 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

The development proposal relates to construction of a new sole occupancy dwelling within an existing residential allotment located at 168 Whale Beach Road, Whale Beach (Lot 1 DP 749530).

The subject property is a battle-axe style allotment with street access to Whale Beach Road to the east and abuts private residential allotments to the north, south and west.

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 relevant specifications and requirements detailed in 'Planning for Bush Fire Protection - 2019' (PBP).

PBP formally adopted on the 1st March 2020 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 Category 2 Vegetation and its associated 30 metre buffer zone therefore the application of PBP must apply in this instance.

The subject development relates to the construction of a sole occupancy dwelling within an existing residential allotment. The development is classified as infill development and assessed as a s4.14 application under the Environmental Planning and Assessment Act 1979 and section 7 'Residential Infill Development' of PBP applied.



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

2.0 Purpose of Report

The purpose of this Bushfire Assessment Report is to provide Watershed Designs, the Rural Fire Service and Council with an independent bushfire determination together with appropriate recommendations for both new building construction and bushfire mitigation measures considered necessary having regard to construction within a designated 'bushfire prone' area.

The recommendations contained within this report may assist in forming the basis of any specific construction conditions and/or bushfire mitigation measures that Council and/or the NSW Rural Fire Service may elect to place within any consent conditions issued for the subject Development Application.

3.0 Scope of this Report

The scope of this report is limited to providing a bushfire 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.

4.0 Compliance Tables & Notes

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

	North	South	East	West
Vegetation Structure	Maintained curtilages	Forest	Maintained curtilages	Forest
Slope	N/A	15 – 20 degrees down	N/A	15 – 20 degrees down
Asset Protection Zone	N/A	10 metres	N/A	10 metres
Significant Landscape Features	Neighbouring private residential allotment	Neighbouring private residential allotment	Neighbouring private residential allotment / Whale Beach Road	Neighbouring private residential allotment
Threatened Species	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Aboriginal Relics	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Bushfire Attack Level	N/A	BAL FZ	N/A	BAL FZ
Required Construction Level	BAL FZ	BAL FZ	BAL FZ	BAL FZ

Compliance Summary of Bushfire Protection Measures			
Bushfire Protection Measure (s7.4 PBP)	Acceptable Solution	Performance Solution	Report Section
Asset Protection Zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.02
Construction Standard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.03
Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.04
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.05
Gas and Electrical Supplies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.05

Asset Protection Zones

The existing allotment configuration of the subject site and protected vegetation within the subject and neighbouring properties precludes the ability to provide larger Asset Protection Zones. The available Asset Protection Zones (APZ) were measured to be 10 metres to the south and west. The APZ consists of maintained grounds within the subject property and land equivalent to an APZ within neighbouring allotments.

Construction Level

The highest Bushfire Attack Level to the proposed works was determined from Table A1.12.5 of PBP to be 'Flame Zone' and construction requirements within NSW are therefore outside the scope of AS 3959 – 2018. The proposed works will be constructed to section 9 (BAL FZ) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP 2019.

Access and Services

Guideline Ref.	Proposed Development Determinations
Property Access (Driveway)	The most distant external point of the subject dwelling is greater than 70 metres of a public road supporting a hydrant network and therefore the Access requirements detailed in Table 7.4a of PBP are applicable.
Water Supply	The most distant external point of the building footprint will be greater than 70 metres from a public road supporting a hydrant network and therefore a Static Water Supply is required under Chapter 7 of PBP.
Electrical Supply	Existing supply provided.
Gas Supply	New connections must comply with Table 7.4a of PBP 19.

5.0 Aerial view of the subject allotment



Figure 02: Aerial view of the subject area C/- Nearmap – January 2021

6.0 Site Assessment

6.01 Location

The subject property is known as 168 Whale Beach Road, Whale Beach (Lot 1 DP 749530) and is a residential allotment (zoned E4: Environmental Living) located within Northern Beaches Councils Local Government Area.

The subject property is a battle-axe style allotment with street access to Whale Beach Road to the east and abuts private residential allotments to the north, south and west.

The vegetation identified as being the hazard is within the subject property to the west of the proposed dwelling and within neighbouring allotments to the south of the proposed dwelling.



Photograph 01: View from Whale Beach Road along the access drive to the subject property



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

6.02 Vegetation

The vegetation identified as being the hazard is within the subject property to the west of the proposed dwelling and within neighbouring allotments to the south of the proposed dwelling.

The vegetation posing a hazard was found to consist of trees 10 - 20 metres in height with 50 - 70% foliage cover, the understorey consisted predominately of weeds and exotics.

For the purpose of assessment under PBP we have conservatively determined the vegetation posing a hazard to the south and west to be Forest.

Forest



Photograph 02: View of the vegetation within the neighbouring property to the south



Forest

Photograph 03: View of the vegetation within the subject property to the west

6.03 Slope and Topography

The slope that would most significantly influence bushfire behaviour must be assessed for a distance of 100 metres from within the bushfire hazard. The most significant bushfire impact from the south and west is expected to be a bushfire travelling up slope toward the proposed dwelling.

The slope that would **most significantly** influence bushfire impact was determined onsite using an inclinometer and verified from topographic imagery to be:

- 15 - 20 degrees down slope within the hazard to the south
- 15 - 20 degrees down slope within the hazard to the west



Figure 04: Extract from ELVIS – Geoscience Australia (1m Contours)

7.0 Bushfire Protection Measures

7.01 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 identified as containing Category 2 Vegetation and its associated 30 metre buffer zone therefore the application of 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
- Emergency management arrangements
- Landscaping

As the proposal relates to the construction of a sole occupancy dwelling the proposal must comply with the bushfire protection measures detailed within Chapter 7 'Residential Infill Development' of PBP.

7.02 Asset Protection Zones

The subject property is a residential allotment located in an area of similar properties. The vegetation identified as being the hazard is within the subject property to the west of the proposed dwelling and within neighbouring allotments to the south of the proposed dwelling.

The available Asset Protection Zones (APZ) were measured to be 10 metres to the south and west and consists of maintained grounds within the subject property and land equivalent to an APZ within neighbouring allotments.

The existing allotment configuration of the subject site and protected vegetation within the subject and neighbouring properties precludes the ability to provide larger Asset Protection Zones.

The grounds from the proposed dwelling to the northern, southern and eastern boundaries and for a distance of 10 metres to the west within the subject property are 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'.

7.03 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.

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

Table 01: Correlation between bushfire impact and AS3959

The highest Bushfire Attack Level to the proposed dwelling was determined from Table A1.12.5 of PBP – 2019 to be ‘Flame Zone’ and construction requirements within NSW are therefore outside the scope of AS 3959 – 2018. The proposed dwelling will be constructed to section 9 (BAL FZ) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP 2019.

7.04 Property Access

The subject property has street access to Whale Beach Road to the east. Persons seeking to egress from the subject property will be able to do so via the existing access drive and existing public roads.

The most distant external point of the proposed footprint is greater than 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 2019 are applicable.

In this instance, the existing allotment layout restricts the ability to achieve the turning provisions for a Category 1 vehicle and are not considered practical in this instance. Additionally it is considered that fire services (NSWFR area) would not utilise the access drive and would run hose lines from the adjacent hydrant in Whale Beach Road.

The existing access drive (4.5m wide) is proposed to be extended to provide access to the new dwelling as part of this development.

Access to the hazard is available via the subject property and neighbouring properties for hazard reduction for fire suppression activities. Access to the hazard is also available via neighbouring allotments along Barrenjoey Road.

The proposed and existing access is considered adequate in this case.

7.05 Water Supply & Utilities

Hydrants are available throughout Whale Beach Road and surrounding streets for the replenishment of fire service vehicles. The most distant external point of the subject dwelling is greater than 70 metres of a public road that supporting a hydrant network and therefore a Static Water Supply is required.

The proposed swimming pool can satisfy this requirement.

The new dwelling will be connected to the existing aerial electrical network.

Any new gas connections must comply with Table 7.4a of PBP 19.



Photograph 04: View from a hydrant towards the subject property

7.06 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>.

7.07 Landscaping

Any new landscaping must comply with Section 3.7 'Landscaping' of *Planning for Bush Fire Protection* 2019.

7.08 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
<p>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.</p>	<p>With the inclusion of the recommendations made herein it is of our opinion that the aim of PBP has been satisfied.</p>
<p>(i) afford buildings and their occupants protection from exposure to a bush fire;</p>	<p>The proposed works will be constructed to BAL Flame Zone under section 9 of AS3959 – 2018, being the relevant Bushfire Attack Level.</p>
<p>(ii) provide for a defensible space to be located around buildings;</p>	<p>There is a 10 metre APZ available to the south and west.</p> <p>A suitable defensible space is provided in this instance.</p>
<p>(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;</p>	<p>The proposed dwelling being constructed to BAL FZ, being the relevant Bushfire Attack Level, will minimise potential material ignition.</p>
<p>(iv) ensure that appropriate operational access and egress for emergency service personnel and occupants is available;</p>	<p>Access to the hazard is provided and the proposed 4.5m wide access drive provides suitable access and egress for fire services and residents. Access to the hazard is also available via neighbouring allotments along Barrenjoey Road.</p>
<p>(v) provide for ongoing management and maintenance of bush fire protection measures, (BPMs); and</p>	<p>All grounds within the subject site outside of the identified EEC will be maintained in accordance with an 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 is to comply with the provisions of Table 7.4a and Appendix 4 of PBP – 2019.</p>

Aim / Objective	Comment
(vi) ensure that utility services are adequate to meet the needs of firefighters.	Hydrants are available throughout Whale Beach Road and surrounding streets for the replenishment of fire service vehicles. A static water supply is required and the proposed pool will provide a static water supply onsite.

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

8.0 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 the grounds from the proposed dwelling to the northern, southern and eastern boundaries and for a distance of 10 metres to the west within the subject property are to be maintained as an Asset Protection Zone (Inner Protection Area) as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' and Appendix 4 of *Planning for Bush Fire Protection* 2019.

Construction

2. New construction shall comply with sections 3 and 9 (BAL FZ) of Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate except that the proposed concrete roofs are acceptable and section 7.5 of PBP.

Landscaping

3. That any new landscaping is to comply with Section 3.7 'Landscaping' under *Planning for Bush Fire Protection* 2019.

Emergency management

4. That the occupants of the subject dwelling complete a Bush Fire Survival Plan.

Water

1. That a 5,000 litre static water supply be provided within the subject property, where this supply is a water tank it 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 or bush fire-resisting timber (see Appendix F of AS 3959);
 - 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;

- where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
- fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005.
- that a 5hp or 3kW petrol or diesel-powered pump and 19mm internal diameter fire hose capable of reaching all points of the tourist accommodation building is provided

Note: This water supply can be a swimming pool or one or multiple water tank / s and does not have to be dedicated for fire-fighting purposes. The overall capacity of the water supply must achieve the minimum 5,000 litre requirement and the onus will be on the property owner to ensure that this supply is available in the event of a bushfire.

9.0 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 subject property is a residential allotment within an area of similar properties. The vegetation identified as being the hazard is within the subject property to the west of the proposed dwelling and within neighbouring allotments to the south of the proposed dwelling. The vegetation posing a hazard was conservatively determined to be Forest on 15 - 20 degree downslope.

The highest Bushfire Attack Level to the proposed dwelling was determined from Table A1.12.5 of PBP to be 'Flame Zone' and construction requirements within NSW are therefore outside the scope of AS 3959 – 2018. The proposed dwelling will be constructed to section 9 (BAL FZ) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP.

The required water supply and existing access provisions are considered adequate.

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

Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions P/L



Stuart McMonnies

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



10.0 Annexure 01

List of Referenced Documents

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/>

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<https://www.planningportal.nsw.gov.au/>

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

Site Plan prepared by Watershed Design, Job No. 200731, Drawing No. DA04, Issue C, Dated 12/02/2021

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

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

Acknowledgements to:

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

Attachments

Attachment 01: s4.14 Compliance Certificate



Building Code & Bushfire Hazard Solutions

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BUSHFIRE RISK ASSESSMENT CERTIFICATE UNDER PART 4 DIVISION 4.3 SECTION 4.14 OF THE EP&A ACT 1979 NO 203

PROPERTY ADDRESS:	168 Whale Beach Road, Whale Beach
DESCRIPTION OF PROPOSAL:	Sole Occupancy Dwelling
PLAN REFERENCE: (relied upon in report preparation)	Site Plan prepared by Watershed Design, Job No. 200731, Drawing No. DA04, Issue C, Dated 12/02/2021
BAL RATING:	BAL FZ <small>(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment)</small>
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	YES NO <small>(Circle the relevant response)</small> <small>(If YES the application is to be referred to NSW RFS for assessment)</small>
BUSHFIRE ASSESSMENT REPORT REFERENCE:	210156
REPORT DATE:	19 th February 2021
CERTIFICATION NO/ACCREDITED SCHEME	BPAD9400

I Stuart McMonnies of Building Code and Bushfire Hazard Solutions Pty Ltd hereby certify, in accordance with Part 4 Division 4.3 Section 4.14 of the *Environmental Planning and Assessment Act 1979 No 203*:

- 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 Bushfire Risk Assessment Report the proposed development conforms specifications and requirements of the documents entitled *Planning for Bush Fire Protection* prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and any other documents as prescribed by Part 4 Division 4.3 Section 4.14 of the *Environmental Planning and Assessment Act 1979 No 203*.

I am aware that the Bushfire Assessment Report, prepared for the above mentioned site is to be submitted in support of a development application for this site and will be relied upon by Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with *Planning for Bushfire Protection 2019*.

Signature:  Date: 19th February 2021

