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PO Box 363 Balgowlah NSW 2093

Bush Fire Assessment Report

In relation to proposed development at:

No 55a Nareen Parade, North Narrabeen, NSW

This assessment has been prepared and certified by: Matthew Toghil BPAD accredited practitioner FPAA Accreditation No: BPAD31642 Report No:55Nar-01 Date: 29/11/2019	
Plans supplied by:	A. Joon Job No: 19110 Dated: 17.06.2019

Introduction

The purpose of this report is to provide a bushfire risk assessment for the proposed new patio with roof at No 55a Nareen Parade, North Narrabeen, NSW, and to certify that the plans and specifications provided are in accordance with the requirements of *Planning for Bushfire Protection 2018* and AS3959-2018.

The site had been identified as 'bush fire prone land' for the purpose of Section 146 of the *Environmental Planning and Assessment Act 1979* and the Legislative requirements for building on bush fire prone lands are applicable.

The proposed development is an infill development as defined within chapter 7 of *Planning for Bushfire Protection 2018* and this report has been prepared in accordance with the requirements of Section 4.14 of the Environment Planning and Assessment Act.

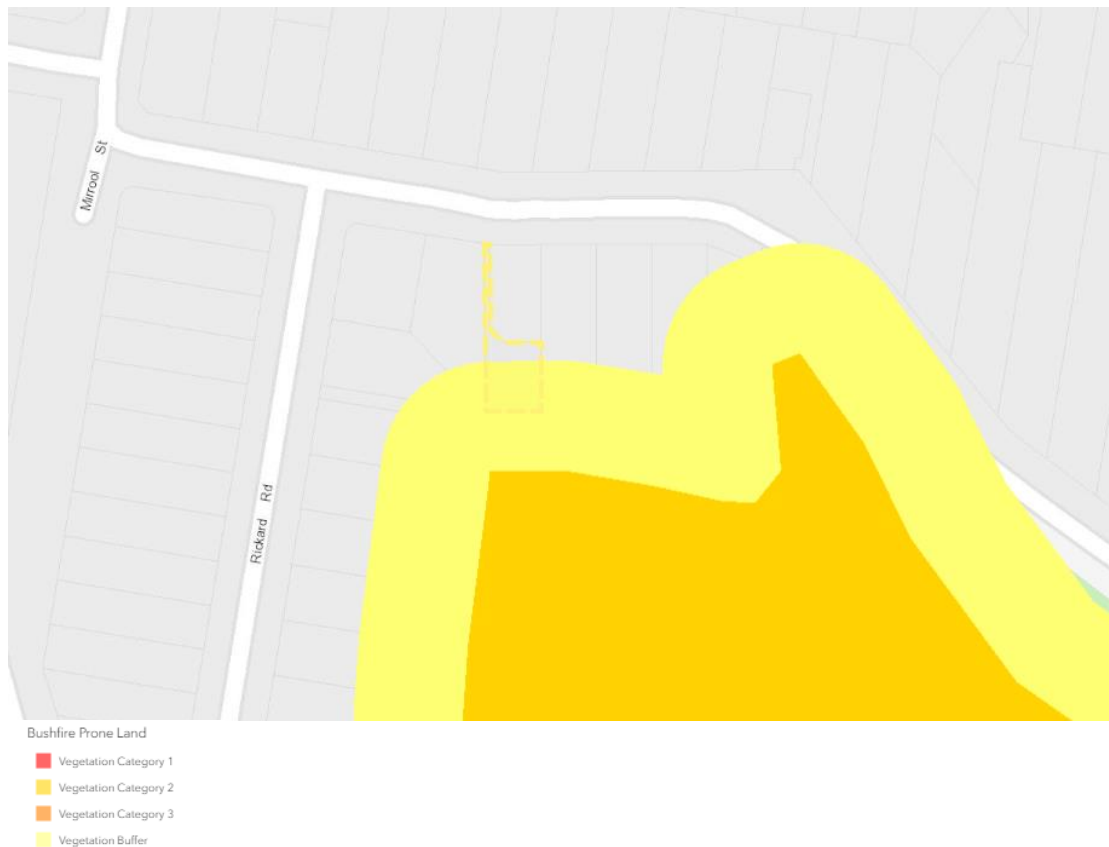


Figure 1: Bushfire prone land map showing location of subject site.

Vegetation classification

The site is located within an existing subdivision. The site is cleared and maintained and there is no threat from bushfire on the site itself. For the purpose of assessing the bushfire hazard to the site, there is an area of vegetation to the south, which is of significance.



Figure 2: Aerial photo showing the location of the subject site surrounding vegetation.

Bushfire Risk Assessment

Table 1; reference Table A1.12.5 *Planning for Bush Fire Protection 2018*.

Determination of the category of bushfire attack for the development, and subsequent required building standards.

Direction	Distance to classified vegetation	Vegetation Classification	Assessment of effective slope	FDI	Bushfire Attack Level
North	>100m	N/A	N/A	N/A	N/A
East	>100m	N/A	N/A	N/A	N/A
South	14.61m	Category 2 - Riparian	Flat	100	BAL-29
West	>100m	N/A	N/A	N/A	N/A

Summary: Based upon the relevant provisions of PBP the anticipated radiant heat attack for the existing deck is >29 kW/m² and the subsequent Bushfire Attack Level is BAL-29 AS 3959- 2018.

Development Proposal

The development proposal is for the construction of a new patio/deck with new roof

Construction requirements

All new construction must meet minimum standard stated in Section 3 (General Construction) and Section 7 (BAL-29) of AS 3959 2018 *Construction of Buildings in Bushfire Prone Areas* and Chapter 7 of 'Planning for Bushfire Protection 2018'.

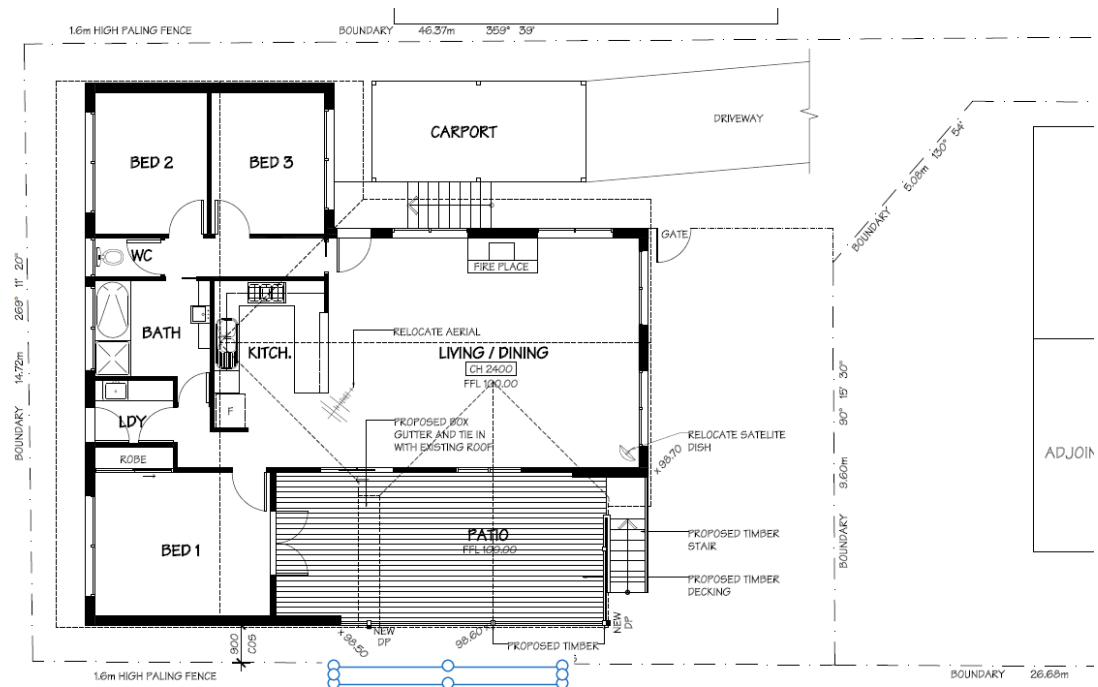


Figure 3: Site plan

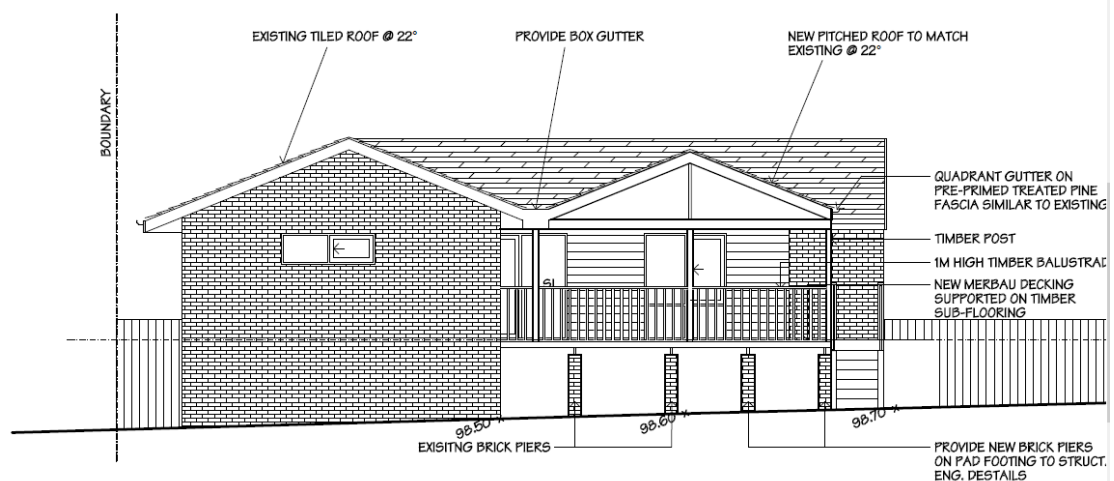


Figure 4: East elevation

Summary

This report consists of a bushfire risk assessment for the proposed new patio with roof at No 55a Nareen Parade, North Narrabeen, NSW.

The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development of bushfire prone areas are applicable.

Based on the plans and specifications provided, the landscaping, and associated construction has been designed in accordance with the guidelines of *Planning for Bushfire Protection 2018*. This report has considered all elements of bushfire attack and, it is my considered opinion that the development satisfies the Objectives and Performance requirements of *Planning for bushfire Protection 2018* and *AS 3959-2018*.

***Note:** 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 a bushfire attack on every occasion.*

*This report is a Bushfire Hazard Assessment that provides the required information to assist Local Councils and the Rural Fire Service in determining compliance in accordance with *Planning for Bushfire Protection 2018* and *AS3959, 2018*. 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.*



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