



Bushfire Hazard Solutions

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Simon James
19 Cutler Road
CLONTARF NSW 2093

10th December 2021
Our Ref. 220590

**Re: PROPOSED METAL VERGOLA
LOT 2 SECTION 61 DP 758044/ 19 CUTLER ROAD, CLONTARF
BUSHFIRE ASSESSMENT STATEMENT**

Dear Simon,

We thank you for the opportunity of undertaking this assessment for you.

The development application relates to the construction of a Vergola attached to an existing dwelling within an existing residential allotment known as 19 Cutler Road (Lot 2 Section 61 DP 758044). The subject property is located within Northern Beaches Council's Local Government Area and has street frontage to Cutler Road to the northeast and abuts developed residential allotments to the remaining aspects.

Properties considered to be affected by possible bushfire impact are determined from local Bushfire Prone Land Map's 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).

Northern Beaches Council's Bushfire Prone Land Map indicates the subject property as containing the 30 metre buffer zone from Category 2 Vegetation therefore PBP must apply in this instance.

The purpose of this bushfire assessment is to provide the owners and Council with an independent bushfire assessment together with appropriate recommendations for both building construction and bushfire mitigation measures considered necessary having regard to construction within a designated 'bushfire prone' area.

The scope of this statement is limited to providing a bushfire assessment and recommendations for the new Vergola within the subject property. Where reference has been made to the surrounding lands, this statement 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.

The proposed development relates to the construction of a new Vergola attached to an existing dwelling within an existing residential allotment (4.14 application). To accord with PBP the development is classified as infill development.

The most appropriate method of determining the site bushfire hazard under the terms of PBP is to consider the site in a singular form.

Bushfire prone areas are defined as those areas;

- *containing or within 100m of Category 1 Vegetation; or*
- *containing or within 30m of Category 2 Vegetation.*

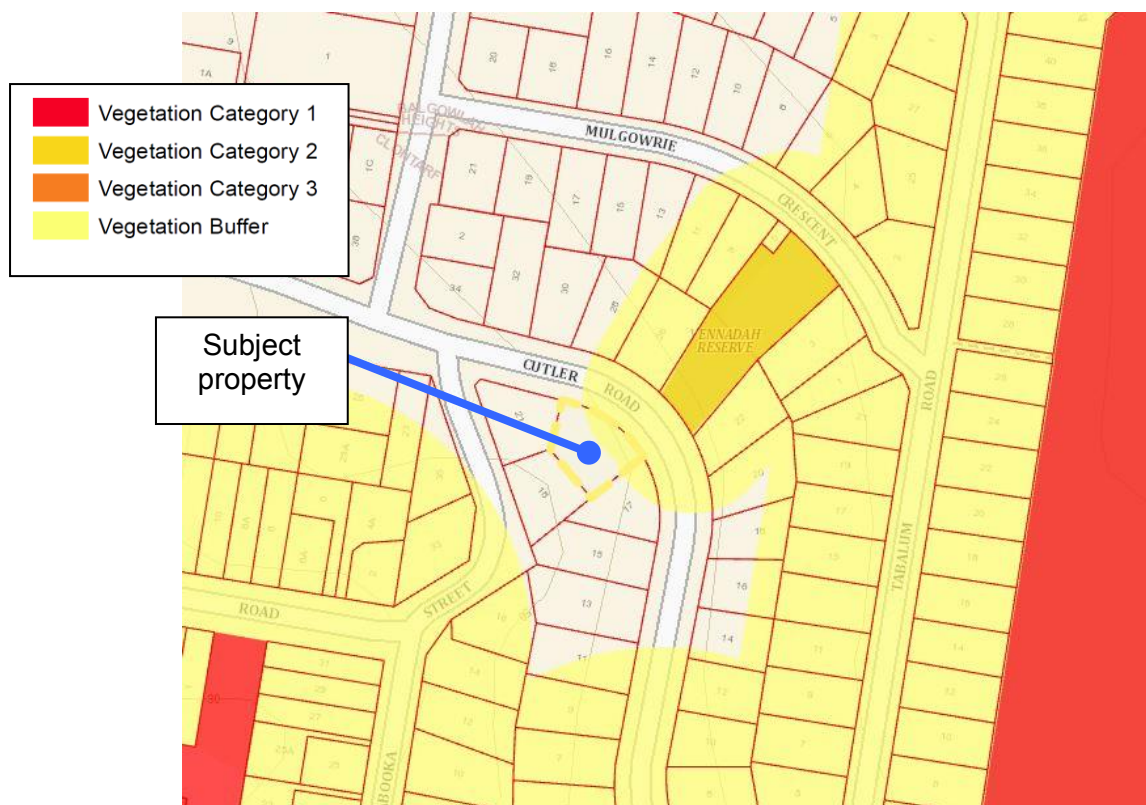


Image 01: Extract from Northern Beaches Council's Bushfire Prone Land Map



Image 02: Aerial view of the subject area C/- Nearmap – October 2021

Vegetation Identification:

The predominant vegetation within the subject property and neighbouring residential allotments was found to consist of landscaped gardens and mown lawns.

The vegetation identified as being the hazard is within Yennadah Reserve to the northeast. The vegetation posing a bushfire hazard was found to consist of trees 10 – 20 metres in height with a 30 - 70% foliage cover and an understorey of small trees and shrubs.

Yennadah Reserve is less than 0.25 Ha in size and not within 20 metres of the subject site or other areas of vegetation hazard, therefore in accordance with A1.10 Low threat vegetation – exclusions is not considered a hazard.

No hazard was found within 100 metres of the subject site.

Slope Analysis:

Planning for Bush Fire Protection 2019 requires that the slope that would most significantly affect bushfire behaviour must be assessed for at least 100 metres.

As no bushfire hazard was found within the 100 metre assessment area no slope analysis is formally required.

Asset Protection Zones:

The available Asset Protection Zones (APZs) were measured to be >100 metres to the north, south, east and west of the proposed Vergola. The APZs consist of maintained grounds within the subject property and land 'equivalent to an APZ' within neighbouring private allotments and public roads.

No bushfire hazard was found within the 100 metre assessment area in any direction.

Fire Fighting Water Supply:

Existing in ground hydrants are available along Cutler Road and surrounding streets for the replenishment of attending fire services. The most distant external point of the proposed works will be located within 70 metres of a public road that supports the operational use of fire fighting vehicles and therefore a static water supply is not required.

The existing water supply is considered satisfactory.

Property Access:

Persons seeking to egress from the subject dwelling can do so freely along the existing road infrastructure. Fire services have free access to the property and around the subject dwelling. The most distant external point of the proposed works will be located within 70 metres of a public road that supports the operational use of fire fighting vehicles and therefore the Access requirements detailed in section 7.4 of PBP are not applicable.

Access to the subject property is considered satisfactory.

Summary:

	Northeast
Vegetation Structure	Low threat vegetation
Slope	0 degrees & up
Asset Protection Zone	>20 metres
Significant landscape features	Culter Road
Threatened species	APZ Existing
Aboriginal Relics	APZ Existing
Bushfire Attack Level	BAL Low
Required Construction Level	BAL Low

The highest Bushfire Attack Level to the proposed works was determined from Table A1.12.5 of PBP to be 'BAL Low'.

Recommendations

Asset Protection Zones

1. That all grounds within the subject property are to 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 Section 4 of Planning for Bush Fire Protection 2019.

Note: At the time of our inspection there was no vegetation management required to implement the above APZ.

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. 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 Yennadah Reserve. This reserve is less than 0.25 Ha in size and not within 20 metres of the subject site or other areas of vegetation hazard, therefore in accordance with A1.10 Low threat vegetation – exclusions is not considered a hazard.

No bushfire hazard was found within 100 metres of the proposed dwelling in any direction.

The highest Bushfire Attack Level to the proposed works was determined to be 'BAL Low' and therefore there are no construction provisions applicable under AS3959 – 2018.

The existing access provisions and water supply are considered adequate.

In consideration of the site specific bushfire risk assessment it is our opinion a reasonable and satisfactory level of bushfire protection is provided to the subject development.

We are therefore in support of the development application.

Should you have any questions please do not hesitate in contacting me.

Prepared by
Building Code & Bushfire Hazard Solutions P/L



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
Fire Protection Association of Australia BPAD – L3 Accredited Practitioner
Accreditation number – BPAD 9400



Quote from Planning for Bush Fire Protection 2019, 'While the material within this publication is current at the time of writing changes in circumstances after the time of publication may impact on the accuracy of the material. Individuals are responsible for ensuring they have the most current version of this publication.'

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Similarly the interpretations and opinions provided by Building Code and Bushfire Hazard Solutions in regard to bushfire design, protection and mitigation are also given in the same good faith.



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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:	19 Culter Road, Clontarf
DESCRIPTION OF PROPOSAL:	Vergola
PLAN REFERENCE: (relied upon in report preparation)	Site Plan by Vergola, Project No. 18791 James, Issue A, Dated 26.09.2021
BAL RATING:	BAL Low
BUSHFIRE ASSESSMENT REPORT REFERENCE:	220590
REPORT DATE	10 th December 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*:

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:  Date: 10th December 2021

