



Building Code & Bushfire Hazard Solutions

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Mr. Tony Medivdovic
Homes Team Pty. Ltd.
187-189 Windsor Road
Northmead NSW 2152

16th November 2004
Our Ref: 50196

Dear Tony,

**Re: PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 WALTER ROAD, INGLESIDE
BUSHFIRE HAZARD ASSESSMENT REPORT.**

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

The proposed Infill Development relates to the construction of a new residential dwelling, within an existing vacant allotment known as Lot 2 Walter Road, Ingleside (Lot 2 DP 1054614). The subject allotment is bounded on two sides by existing residential dwellings, Walter Road to the East and a proposed Road to the West.



Image 01: Extract from Pittwater Council's Bushfire Prone Land Map.

Properties considered to be affected by possible bushfire impact are determined from the local Bushfire Prone Lands Map as prepared by Council and or the Rural Fire Service which identify property's which are in buffer zone of 100m from a Category 1 bushfire area or 30m from a Category 2 bushfire area. All property development within affected areas are subject to the conditions detailed in the legislated document 'Planning for Bushfire Protection - 2001' (PBFP).

Set back distances for the purpose of creating Asset Protection Zones (APZ's) must be applied and any buildings must then conform to corresponding regulations detailed in Australian Standard 3959 - 1999 'Construction of buildings in bushfire prone areas'.

All property development must be assessed on an individual basis, as broad-brush approaches of documents such as Planning for Bushfire Protection-2001 (PBFP) may not be applicable in every instance. The proposed development at Lot 2 Walter Road, Ingleside should be considered in this light.

Under Pittwater Council's Bushfire Prone Lands Map the property is shown as being partly within a buffer zone of 100 metres from a designated Category 1 Bush Fire Prone Land. The proposed new dwelling is not within any portion of the Buffer Zone and is therefore outside the scope of Planning for Bushfire Protection.

We have undertaken a site-specific assessment of the property and our findings indicate the proposed building is not in danger from direct bushfire impact. The vegetation identified as the hazard to the South and West is located over 100 metres away from the proposed building footprint.



Photograph 01: View West from within a neighbouring property located opposite the subject property.



Photograph 02: View South from the subject properties southern boundary outlining the distance of the hazard in relation to the subject property.

In applying PBFP to this proposed development the following information must be taken into account:

Proposed Building:

- The proposed new dwelling is classified as Infill development.
- As the proposed new dwelling is greater than 100 metres from the hazard interface in both directions, Planning for Bushfire Protection does not apply.
- A 20 metre Inner Protection Area will be formed around the proposed new dwelling.
- Under Planning for Bushfire Protection Appendix 3.3 Part E, Section 2 states that 'if the nearest vegetation is 100 metres or more away, the level of bushfire attack is categorised as low'.
- With a Bushfire Attack Category of Low there are no minimum constructional requirements under AS 3959 – 1999 as amended.

Conclusion:

The proposed new dwelling will occupy a grey section of Council's Bushfire Prone Land Map, and is greater than 100 metres from any significant hazard.

The proposed building will be constructed within an existing vacant allotment, and will be located greater than 100 metres from any hazard interface. The proposed new dwelling will have a 20 metre Inner Protection Area surrounding.

The proposed new dwelling falls under a Bushfire Attack Category of Low and therefore has no minimum constructional requirements under AS 3959 – 1999 as amended.

Existing access for fire services and similarly avenues of egress for residents are satisfactory utilising existing road infrastructure. Hydrants are available throughout Walter Road (the closest being located directly in front of the subject property) for the replenishment of attending Fire Services.

In consideration of the site specific bushfire risk assessment and other bushfire safety measures contained in this statement it is our opinion that when combined, they will provide a reasonable and satisfactory level of bushfire protection to the subject development and also satisfy both the Rural Fire Service's concerns and those of Council in this area.

We are therefore in support of the development application.

Yours faithfully,

Building Code & Bushfire Hazard Solutions P/L

Stuart McMonnies for

David McMonnies M. I. Fire E. M Cons Mgt.
C\50196: Lot 2 Walter Road, Ingleside - Statement

Disclaimer:

Quote from Planning for Bushfire Protection 2001, 'notwithstanding the precautions adopted, it should always be remembered that bushfire burn under a wide range of conditions and an element of risk, no matter how small always remains.'

Quote from Standards Australia, '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 bushfire attack on every occasion.'

Similarly my interpretations and opinions on bushfire protection are also given in the same good faith.