

Bushfire Assessment Report

Proposed:
**Alterations and
additions**

At:
**27 Marinella Street,
Manly Vale NSW**

Reference Number: 230536

12th December 2022

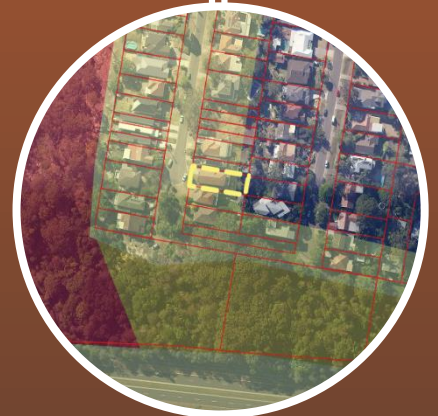


Prepared By:
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The onus is on the applicant to cross reference this document with any conditions of consent issued by Council or any requirements supplied by the NSW Rural Fire Service following development approval. BCBHS can review and cross reference 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	12/12/2022	Rob Crump	Ian Tyerman	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 the alterations and additions to an existing sole occupancy dwelling within an existing residential allotment at 27 Marinella Street, Manly Vale (Lot 54 DP 976580). The site is zoned R2: Low Density Residential.

The subject property has a street access to Marinella Street to the west and abuts similar residential allotments to the north, south and east. The vegetation identified as being the hazard is within neighbouring vegetated allotments to the south and west of the subject dwelling.

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 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 the Vegetation Buffer therefore PBP must apply in this instance.

The subject development relates to the alterations and additions of an existing dwelling within an existing residential allotment. The development is classified as infill development and captured under section 4.14 of 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 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 Ian Tyerman, 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 2 BPAD qualified practitioner (BPAD30356).

In addition the National Construction Code 2019 includes the following provisions:

3.10.5.0 is replaced with the following clause in New South Wales:

Performance Requirement P2.7.5 is satisfied, for—

- (a) *a Class 1 building; or*
- (b) *a Class 10a building or deck associated with a Class 1 building, located in a designated bushfire prone area, if it is constructed in accordance with the following:*
- (c) *AS 3959 except—*
 - (i) *as amended by Planning for Bush Fire Protection; and*
 - (ii) *for Section 9 for Bushfire Attack Level FZ (BAL-FZ).*
- (d) *NASH Standard – Steel Framed Construction in Bushfire Areas except—*
 - (i) *as amended by Planning for Bush Fire Protection; and*
 - (ii) *for buildings subject to Bushfire Attack Level FZ (BAL-FZ).*
- (e) *the requirements of (c), or (d) above as modified by the development consent following consultation with the NSW Rural Fire Service under section 4.14 of the Environmental Planning and Assessment Act 1979 if required; or*

Explanatory information:

In New South Wales, buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level.

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 projects compliance with *Planning for Bush Fire Protection – 2019*.

	North	East	South	West
Vegetation Structure	Maintained curtilages	Maintained curtilages	Forest	Forest
Slope	N/A	N/A	10 -15 degrees down	10 – 15 degrees down
Asset Protection Zone	N/A	N/A	>24 metres	>57 metres
Significant Landscape Features	Neighbouring private residential allotment	Neighbouring private residential allotment	Neighbouring private residential allotment/ Vegetated allotment	Neighbouring private residential allotment/ Vegetated 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	N/A	BAL FZ	BAL 29
Required Construction Level	BAL FZ	BAL FZ	BAL FZ	BAL FZ

Asset Protection Zones

The existing dwelling configuration preclude the ability to provide a larger Asset Protection Zone to the south. The available Asset Protection Zones (APZ) were measured to be >24 metres to the south and >57 metres to the west. The APZ's consists of maintained grounds within the subject site, neighbouring allotments and Marinella Street.

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 sections 3 & 9 (BAL FZ) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP or the relevant BAL-FZ requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)*.

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"/>	8.02
Construction Standard	<input type="checkbox"/>	<input checked="" 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

Access and Services

Guideline Ref.	Proposed Development Determinations
Property Access (Driveway)	The most distant external point of the proposed works is within 70 metres of a public road supporting a hydrant network and therefore the Access requirements detailed in Table 7.4a of PBP are <u>not</u> applicable.
Water Supply	The most distant external point of the proposed works will be within 90 metres from a public road supporting a hydrant network and therefore a Static Water Supply is <u>not</u> required in consideration of 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 supply provided.
Gas Supply	New connections must comply with Table 7.4a of PBP.

6.0 Aerial view of the subject allotment



Figure 02: Aerial view of the subject area C/- Nearmap – October 2022.

7.0 Site Assessment

A representative of Building Code & Bushfire Hazard Solutions completed a site inspection of the subject site and surrounding area on 24th November 2022.

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 an existing residential allotment known as 27 Marinella Street, Manly Vale (Lot 54 DP 976580) and is zoned R2: Low Density Residential.

The subject property has a street access to Marinella Street to the west via an existing access drive and abuts private residential allotments to the north, south and east.

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



Subject dwelling

Photograph 01: View from Marinella Street toward the subject property.

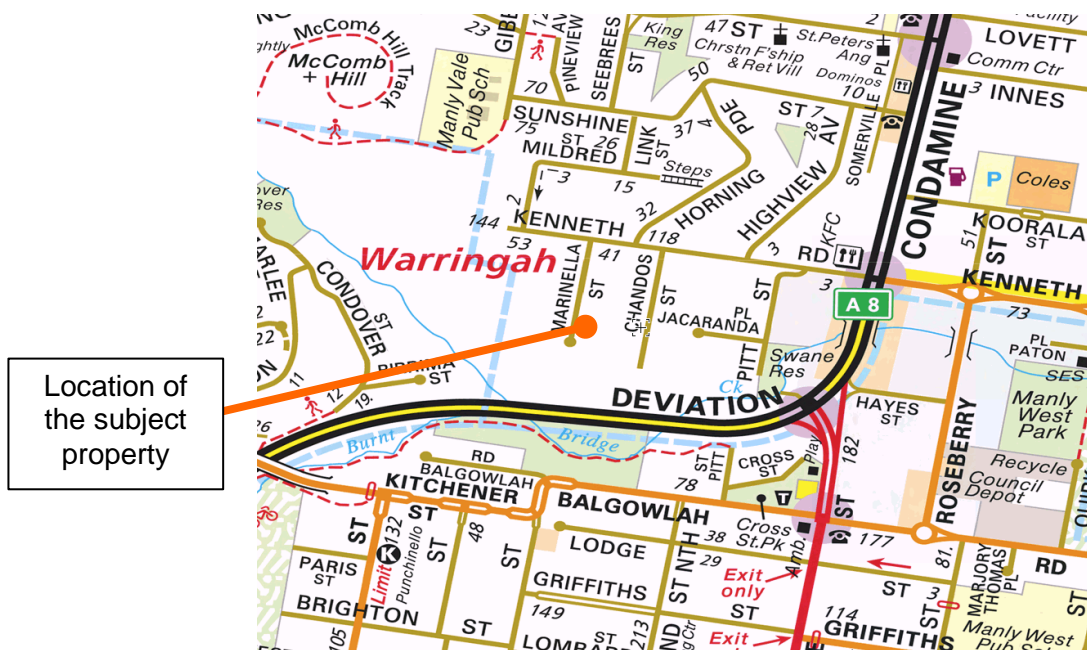


Figure 03: Extract from street-directory.com.au

7.02 Vegetation

The vegetation identified as being the hazard is within neighbouring vegetated allotments to the south and west of the subject dwelling. The vegetation posing a hazard was found to consist of trees 10 - 30 metres in height with 50 - 70% foliage cover, the understorey consisted of low trees, ferns and exotics.

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



Photograph 02: View toward the vegetation to the south of the subject property.

Forest



Photograph 03: View toward the hazard to the south from Marinella Street.

Forest



Photograph 04: View within the hazard to the south of the subject property.



Figure 04: Extract from Vegetation Mapping NSW, showing the vegetation type to the south and west of the subject property.

7.03 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 to the subject site is expected to be a bushfire travelling up slope toward the proposed works.

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

- 10 – 15 degrees down within the hazard to the south and west



Figure 04: Extract from ELVIS – Geoscience Australia (1 metre contours)

7.04 Fire Weather

All development which attracts an Asset Protection Zone under PBP requires the identification of the relevant Fire Danger Index (FDI). The FDI 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.

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 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 alterations and additions of an existing sole occupancy dwelling the proposal must comply with the bushfire protection measures detailed within Chapter 7 'Residential Infill Development' of PBP.

8.02 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 neighbouring vegetated allotments to the south and west of the subject dwelling.

The available Asset Protection Zones (APZs) were measured to be >24 metres to the south and >57 metres to the west.

The existing dwelling configuration precludes the ability to provide larger Asset Protection Zones.

All APZs 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'.

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.

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 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 sections 3 & 9 (BAL FZ) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP or the relevant BAL-FZ requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)*.

8.04 Property Access

The subject property has street access to Marinella Street to the west via an existing access drive. 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 works is less 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 are not applicable.

Fire services will have vehicle access to the subject property via Marinella Street. There will be free access around the proposed building footprint. Attending fire crews can access the hazard for hazard reduction or fire suppression activities via Marinella Street and Chandos Street and surrounding properties.

The existing access is considered adequate for this application.

8.05 Water Supply & Utilities

Hydrants are available throughout Marinella Street and surrounding streets for the replenishment of fire service vehicles. The most distant external point of the proposed works is within 90 metres of a public road that supporting a hydrant network and therefore a Static Water Supply is not required.

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

The existing dwelling has a connection 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 Section 3.7 'Landscaping' 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 to BAL FZ under AS3959 – 2018, being the relevant Bushfire Attack Levels and along with the existing APZ will protect occupants from exposures to a bushfire.
(ii) provide for a defensible space to be located around buildings;	A defensible space is available to the identified hazards, being maintained grounds in the subject property and Marinella Street, which is serviced by hydrants at regular intervals.

Aim / Objective	Comment
(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;	The APZ's were measured to be >24 metres to the south and >57 metres to the west. The APZ's in conjunction with the application of the bushfire attack level will prevent the likely fire spread to the building.
(iv) ensure that appropriate operational access and egress for emergency service personnel and occupants is available;	The subject property has street access to Marinella Street. The existing access provides appropriate access and egress for emergency services personnel and occupants.
(v) provide for ongoing management and maintenance of bush fire protection measures, (BPMs); and	<p>All APZ's 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 is to comply with the provisions of Table 7.4a and Appendix 4 of PBP.</p>
(vi) ensure that utility services are adequate to meet the needs of firefighters.	<p>Hydrants are available throughout Marinella Street and surrounding streets for the replenishment of fire service vehicles.</p> <p>The existing water supply is adequate for the replenishment of attending fire services.</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 all grounds within the subject site 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 must comply with Section 3 (excluding section 3.5) and Section 9 (BAL FZ) of the Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL-FZ requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)*. New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection* 2019.

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.

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

The development proposal relates to the alterations and additions to an existing sole occupancy dwelling within an existing residential allotment.

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 neighbouring vegetated allotments to the south and west of the subject dwelling. For the purpose of the assessment the vegetation posing a hazard was determined to be Forest.

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 sections 3 & 9 (BAL FZ) under AS 3959 – 2018 or the relevant BAL-FZ requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)* and the additional construction requirements detailed in section 7.5 of PBP.

The existing water supply and access provisions are considered adequate for this development.

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
Bushfire Hazard Solutions



Rob Crump
Trainee Bushfire Consultant

Reviewed and endorsed by
Bushfire Hazard Solutions



Ian Tyerman
Senior Bushfire Consultant
Graduate Certificate in Bushfire Protection
Planning for Bushfire Prone Areas – UTS Sydney
FPA Australia BPAD Level 2 Accredited Practitioner
BPAD Accreditation No. BPAD30356



11.0 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/>

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*.

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

Plans by Legend Design Studio, Project no. 21027, Issue A, date 04.11.2022

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

Attachments

Attachment 01: s4.14 Compliance Certificate



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:	27 Marinella Street, Manly Vale
DESCRIPTION OF PROPOSAL:	Alterations and additions
PLAN REFERENCE: (relied upon in report preparation)	Plans by Legend Design Studio, Project no. 21027, Issue A, date 04.11.2022
BAL RATING:	BAL FZ
BUSHFIRE ASSESSMENT REPORT REFERENCE:	230536
REPORT DATE	12 th December 2022
CERTIFICATION NO/ACCREDITED SCHEME	BPAD30356

I Ian Tyerman 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: 12th December 2022

