

# Planning For Bushfire Protection



ABN: 89 603 490 660  
Ronald Coffey  
0408 220 443  
31 Collins Street North Narrabeen  
Sydney NSW 2101  
Email: [ron.coffey@bigpond.com](mailto:ron.coffey@bigpond.com)  
Web: [www.bushfireconsultants.com.au](http://www.bushfireconsultants.com.au)  
Reference: 971-R  
27/04/2017

## Bushfire Risk Assessment

In relation to proposed development at:

### No 1B The Serpentine, Bilgola Beach

<i>This Assessment has been prepared and Certified by: Ronald Coffey BPAD – A Certified Practitioner FPAA Cert. No: BPD-PA 09328</i>	
What is the recommended level of compliance AS3959, 2009?	<b><u>YES</u></b>
Can this proposal comply with AS3959, 2009 + addendum to Appendix 3 of PBP?	<b><u>BAL 29</u></b>
Does this development comply with the requirements of PBP?	<b><u>YES</u></b>
Does this development comply with the Aims and objectives of PBP?	<b><u>YES</u></b>
Is referral to the NSW RFS required?	<b><u>NO</u></b>

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## **Introduction**

The purpose of this report is to determine the category of bushfire attack and subsequent construction standard for the proposed development of alterations and additions at No 1B The Serpentine, Bilgola Beach.

A previous risk assessment Reference 971, dated 19/05/2015 determined the existing dwelling and proposed development as within the BAL FZ category of bushfire attack. This report has been prepared to support a S96 variation to the approval and subsequent conditions of consent and is based on a site inspection carried out 26/04/2017.

The site is identified as 'bush fire prone land' for the purposes of Section 146 of the *Environmental Planning and Assessment Act 1979* and the legislative requirements for building on bushfire prone lands are applicable.

The proposed development is an infill development as defined within Chapter 4.3.5 of *Planning for Bushfire Protection 2006* and this report has been prepared in accordance with the requirements of section 79BA of the *Environment Planning and Assessment Act*. This assessment includes an analysis of the hazard, threat and subsequent risk to the development proposal and provides recommendations that satisfy the Objectives and Performance requirements of the *Building Code of Australia, Planning for Bushfire Protection 2006 [PBP]* and *Australian Standard AS3959, 2009*.

## **Summary of Assessment**

- Building construction and design – AS3959, 2009 BAL 29
- Asset Protection zones - Conforms to the requirements of PBP
- Landscaping - Conforms to the requirements of PBP
- Access and egress arrangements – Conforms to the requirements of PBP
- Water supply and utilities - Conforms to the requirements of PBP
- Defendable space - Conforms to the requirements of PBP

### 1) Location

No 1B The Serpentine, Bilgola Beach  
Lot 1, DP 232164  
LGA – Pittwater



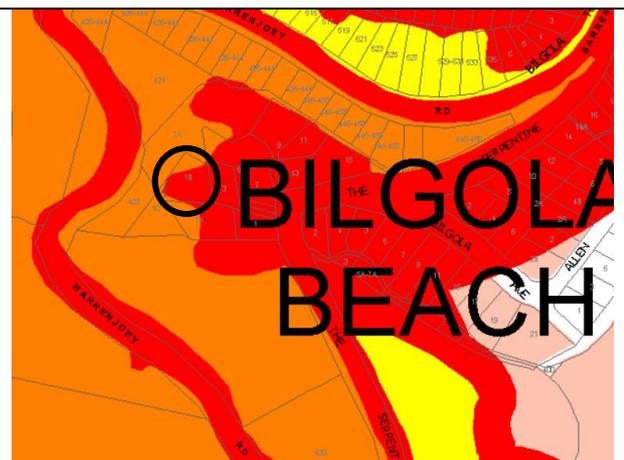
### 2) Development Proposal and Building Classifications

The proposal is for alterations and additions to an existing class 1A dwelling.

### 3) Description of the Subject

#### Property

The development site is a residential lot.  
The following sections 4-8 describe in detail the vegetation, slope, access and egress, availability of water supplies and environmental considerations for the site.  
The adjacent image is the bushfire prone land map for the area.



#### BUSH FIRE PRONE LAND MAP - LEGEND

- Orange Bush Fire Prone Land ~ Vegetation Category 1
- Yellow Bush Fire Prone Land ~ Vegetation Category 2
- Red Bush Fire Prone Land ~ Vegetation Buffer - 100m & 30m
- White LGA Boundaries

#### 4) Classification of the Vegetation on and surrounding the Site

The site is developed and maintained and there is no threat from bushfire attack on the site.



Properties east of the subject site are developed and maintained and there is no threat of bushfire attack from these directions for more than 100m.

Adjoining the north, south and west boundaries of the subject site, is an area of bushland considered a threat from bushfire attack to the site. With reference to PBP and the bushfire prone land map for the area the classification of vegetation for this hazard is Shrubland.

#### 5) Assessment of Effective Slope

Effective slope away from the development site:

North: 0-5 degrees upslope

South: 0-5 degrees downslope

East: No hazard for >100m

West: 10-15 degrees upslope

#### 6) Access and Egress

The site has direct access to The Serpentine, which is a public road, and access and egress for emergency vehicles and evacuation is in opposite directions and appears adequate.

## 7) Adequacy of water supply

The area has reticulated water supply and hydrants are spaced at regular distances along The Serpentine; however, the nearest street hydrant is greater than 90m from the most distant point of the dwelling. This report will include recommendations that an additional water supply for protection from bushfire attack shall be provided and permanently available.

## 8) Environmental Considerations

The scope of this assessment has not been to provide an environmental assessment; however, the subject site is a small residential lot that has been developed for many years and it appears that the proposed development will have no adverse environmental effect.

## 9) Bushfire Risk Assessment

**Table 1;** Reference AS3959, 2009 Table 2.4.2

Determination of category of bushfire attack for the site and subsequent required building standards

Direction	Distance of APZ	Vegetation Classification	Assessment of Effective Slope	Anticipated Radiant heat	Bushfire Attack Level (BAL)
North	32m	Shrub	<5 degrees upslope	<12.5kw/m <sup>2</sup>	BAL 12.5
South	12m	Shrub	<5 degrees downslope	<29kw/m <sup>2</sup>	BAL 29
East	>140m	Developed sites	n/a	-	-
West	14m	Shrub	10-15 degrees upslope	<29kw/m <sup>2</sup>	BAL 29

Summary: Based upon the relevant provisions of PBP the anticipated radiant heat attack is for the site is <29kw/m<sup>2</sup> and the subsequent minimum construction standard is BAL 29 AS3959, 2009.

## 10) Assessment of the extent to which the construction conforms or deviates from Chapter 4 of 'Planning for Bushfire Protection 2006'

The proposed development conforms to the requirements of PBP for bushfire protection measures for infill development in relation to:

Performance Criteria	Acceptable Solutions	Meets Performance Criteria
The intent may be achieved where:		
<u>In relation to APZ's:</u> - Defendable space is provided - An APZ is provided and maintained for the life of the building	Defendable space is provided on all sides of the building Asset protection zones are provided partially on site and by adjoining development and public roads.	Yes
<u>In relation to siting and design:</u> Buildings are sited and designed to minimise the risk of bushfire attack	The siting of the building has been previously determined in accordance with local council requirements and the proposed additions and alterations will not involve a re-siting of the building [no advantage could be gained by recommending a re-siting of the building].	Yes
<u>In relation to construction standards:</u> It is demonstrated that the proposed building can withstand bushfire attack in the form of wind, smoke, embers, radiant heat and flame contact.	Construction standards have been recommended in accordance with the requirements of PBP.	Yes
<u>In relation to access requirements:</u> Safe operational access is provided [and maintained] for emergency services personnel in suppressing a bushfire while residents are seeking to relocate, in advance of a bushfire.	The site has direct access to public roads, and access and egress for emergency vehicles and evacuation appears adequate.	Yes
<u>In relation to water and utility services:</u> - Adequate water and electricity services are provided for fire-fighting operations  - gas and electricity services are located so as to not contribute to the risk to a building.	The nearest street hydrant is greater than 90m from the most distant point of the proposed development. This report will include recommendations that an additional water supply reserve for protection from bushfire attack is available. This report shall recommend compliance with PBP 4.1.3 for services including electricity and gas.	Yes
<u>In relation to landscaping:</u> It is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause ignitions.	The development application shall include recommendations that the site is managed in accordance with Inner Protection Area requirements of PBP.	Yes
<u>In relation to Emergency and Evacuation Planning:</u>	The need to formulate an emergency evacuation plan has been discussed and it is advised that the residents should complete a <i>Bush Fire Survival Plan</i> as formulated by the NSW Rural Fire Service and the NSW	Yes

	Fire Brigades. An emergency evacuation plan is not recommended as a condition of consent.	
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## 11) Recommendations

The following recommendations are made for the bushfire protection measures for the proposed residential development of alterations and additions at No 1B The Serpentine, Bilgola Beach and are based upon the relevant provisions of the NSW Rural Fire Service guideline entitled *Planning for Bushfire Protection 2006*.

- 1) **Construction Standard:** The proposed development shall be constructed to a minimum standard of Section 3 [construction general] and Section 7 [BAL 29] of AS3959, 2009 ‘*Construction of Buildings in Bushfire Prone Areas*’ and Section A3.7 of the NSW Rural Fire Service Addendum to Appendix 3 of ‘*Planning for Bushfire Protection 2006*’.
- 2) **Construction Standard Class 10b:** PBP 4.3.6 [f] At the planning stage, class 10b buildings in bushfire prone areas should be non-combustible. [Class 10b buildings include a retaining or free standing wall, swimming pool or the like.]
- 3) **Gutter Guards:** Roofing shall be gutterless or have leafless guttering and valleys to prevent the build-up of flammable material. Any materials used shall have a flammability index no greater than 5.
- 4) **Electricity and Gas Supplies:** As far as practical, new electricity and gas supplies shall be installed in accordance with the requirements of 4.1.3 of PBP. Note: 4.1.3 of PBP requires that ‘*where practical, electrical transmission lines should be underground*’ and ‘*the location of gas services will not lead to ignition of surrounding bushland or the fabric of the building*’.
- 5) **Existing Dwelling:** The existing dwelling is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings [excluding roof tiled spaces] or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.
- 6) **Asset Protection Zones:** At the commencement of building works and in perpetuity, the entire property shall be managed as an inner protection area as outlined within

PBP and the NSW RFS document 'Standards for asset protection zones.' *Note: Although the Asset Protection Zone requirements are listed as a recommendation, the site has been landscaped and is maintained to a standard that complies with the requirements of 'Planning for Bushfire Protection 2006' for Inner Protection Area Requirements.*

- 7) Emergency and Evacuation Planning: The need to formulate an emergency evacuation plan has been discussed and it is advised that the residents should complete a *Bush Fire Survival Plan* as formulated by the NSW Rural Fire Service.

An emergency evacuation plan is not recommended as a condition of consent.

Water Supplies: To supplement the available reticulated water supply a minimum 5,000 water supply tank shall be provided. In accordance with RFS advice the water tank is not required to be solely dedicated for firefighting purposes. A Storz fittings and ball or gate valve shall be installed in the tank.

## 12) Summary

This report consists of a bushfire risk assessment for the proposed residential development of alterations and additions at No 1B The Serpentine, Bilgola Beach.

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

The proposed development will be constructed to the minimum standards required in accordance with the guidelines of *Planning for Bushfire Protection 2006*.

This report has considered all of the elements of bushfire attack and provided the proposed development is constructed in accordance with the recommendations included in section 11 of this report, it is my considered opinion that the development satisfies the Objectives and Performance requirements of the *Building Code of Australia, Planning for Bushfire Protection 2006 and Australian Standard AS3959, 2009*.

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*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 bushfire attack on every occasion.*

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*This Report is a Bush Fire Hazard Assessment that provides the required information to assist Local Council and the Rural Fire Service in determining compliance in accordance with Planning for Bushfire Protection and AS 3959, 2009. 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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Ron Coffey – Bushfire Safety Engineer  
Grad I Fire E [Institute of Fire Engineers - 1973]  
Grad Cert Fire Safety Eng. [UWS - 2003]  
Grad Dip Building in Bushfire Prone Areas [UWS – 2005]  
Ass Prof Cert in Expert Evidence in the Land & Environment Court [UTS – 2005]  
Member - Institute of Fire Engineers  
Member - Fire Protection Association Australia



*Planning for Bushfire Protection  
Fire Protection Association of Australia  
BPAD-A Certified Practitioner/Certified Business  
Certification No BPD-PA09328  
0408 220 443*

### **13) References**

#### **Australian Building Codes Board [2005]**

Building Code of Australia  
Volumes 1&2  
Canprint

#### **Australian Building Codes Board [2001]**

Fire Safety Engineering Guidelines  
Edition 2001  
ABCB Canberra

#### **D. Drysdale D. [1998]**

Introduction to Fire Dynamics 2<sup>nd</sup> Edition  
John Wiley & Sons Ltd

#### **NSW Government Environmental Planning and Assessment Act [1979]**

Part 79BA – Consultation and development Consent – Certain Bushfire Prone Land  
NSW Government Printer

#### **Planning NSW [2006]**

Planning for Bushfire Protection 2006

A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners

*This document provides the necessary planning considerations when developing areas for residential use in residential, rural residential, rural and urban areas when development sites are in close proximity to areas likely to be affected by bushfire events and replaces Planning for Bushfire Protection 2001.*

*[This document is essential reading: Download a copy from the RFS website or purchase a copy through the NSW Government Online Shop or phone 9228 6333](#)*

#### **Ramsay C & Rudolph L [2003]**

Landscape and Building Design for Bushfire Prone Areas  
CSIRO Publishing

#### **Standards Australia [2009]**

Australian Standards 3959  
Australian Building Code Board