

21 June 2022

Jenny Forder
7 Dendrobium Crescent
Elanora Heights NSW 2101

Dear Jenny,

RE: Bushfire Requirements for 7 Dendrobium Crescent, Elanora Heights NSW 2101

Preliminary studies have identified the above-mentioned site as being located on bushfire prone land (Category 1 and Buffer) and as such the legislative requirements of *Planning for Bushfire Protection 2019* (PBP) are applicable.

This advice letter is a preliminary step to planning and siting of any new construction and is designed to provide you guidance on the likely Bushfire Attack Level (BAL) applicable to the site together with a suite of other bushfire protection measures that are required to meet the necessary performance criteria of PBP.

A site inspection was undertaken on 21 June 2022 to assess the bushfire potential impacting the site. An assessment of the vegetation to a distance of 140m and the effective slope to a distance of 100m was conducted. Findings were assessed against PBP and AS3959 *Construction of buildings in bushfire prone areas*. The results are described below.

The vegetation class mapped as occurring east, west, north and south of the site is Sydney Coastal Dry Sclerophyll Forest.

The structure of the Sydney Coastal Dry Sclerophyll Forest is described as an open eucalypt forest and woodland, 10-30m tall with a prominent and diverse sclerophyll shrub understorey and open groundcover of sclerophyll sedges. The foliage cover is 30-70% and is dominated by Scribbly Gum *Eucalyptus haemastoma* and Old Man Banksia *Banksia serrata*.

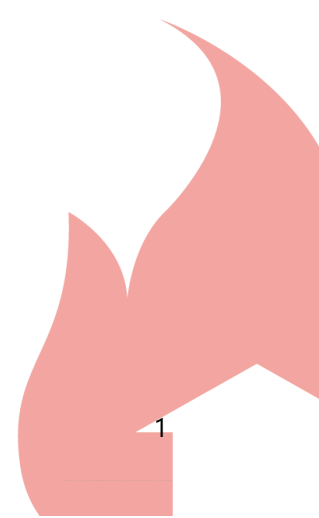


Figure 1: Location of the proposed construction



Figure 2: Access to the site



Figure 3: Looking northwest toward No.5 Dendrobium Crescent



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Figure 4: Looking west across the site (No. 7 Dendrobium)



Figure 5: Vegetation to the east of the existing dwelling



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The minimum separation distance from the proposed kitchen and awning extension to unmanaged vegetation on the neighbouring property (No.5 Dendrobium Crescent) to the northwest was measured as 24 metres and to the east was measured as 70 metres. The slope under the bushfire hazardous vegetation to the west ascends 20 degrees to Caladenia Close and to the east descends 15 degrees to Dendrobium Crescent (Figure 6).

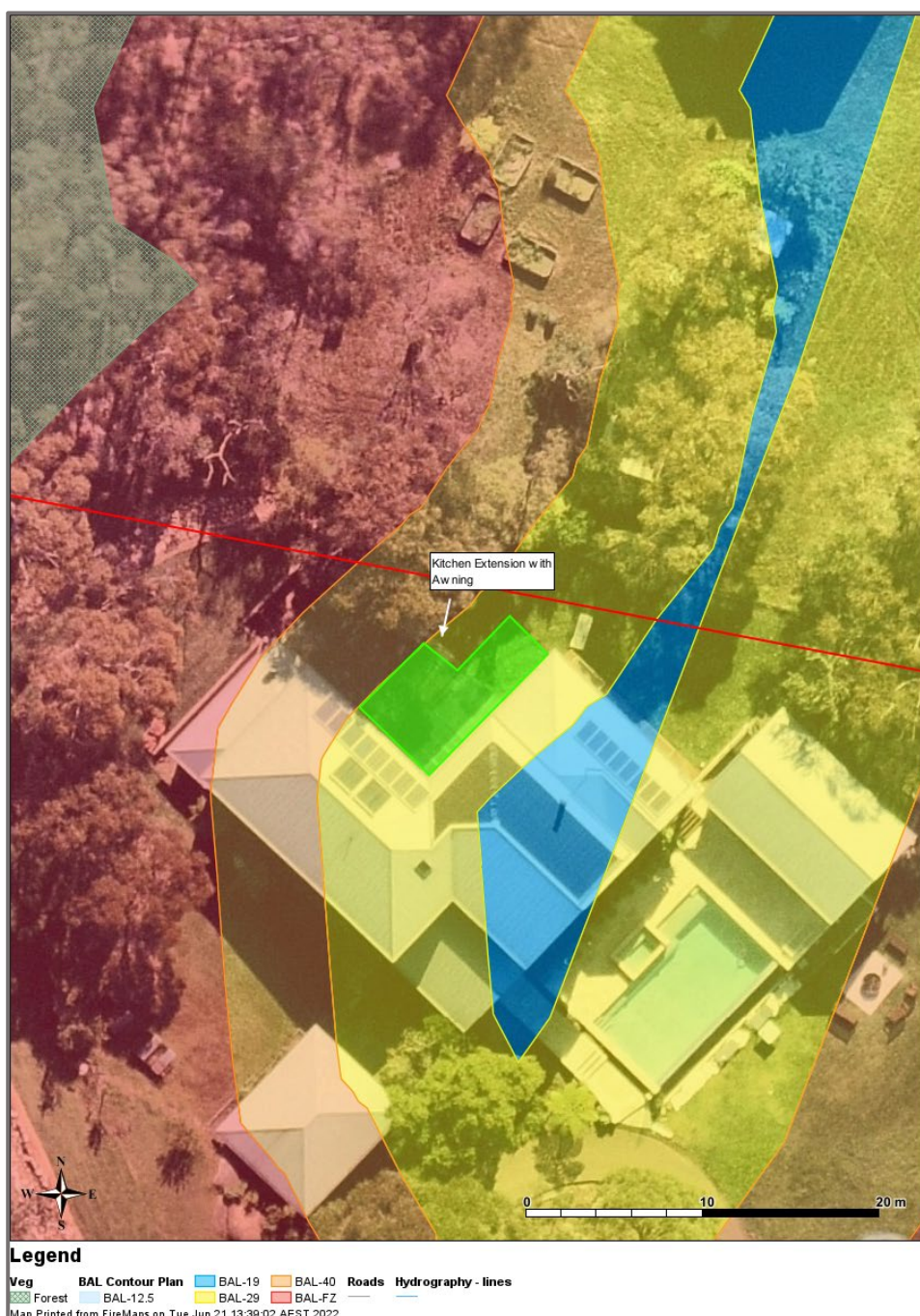
Figure 6: Vegetation and Slope Assessment



A Bushfire Attack Level (BAL) Contour Plan has been modelled illustrating the extent of each BAL across the site and adjoining properties based on the existing vegetation line within the property and adjoining neighbours (Figure 7).

Should the siting of the kitchen extension and awning be within the area highlighted as green within Figure 7, new development shall comply with a BAL 29 in accordance with AS3959-2018 *Construction of buildings in bushfire-prone areas* or the NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Area* 2014 as appropriate for BAL 29 construction.

Figure 7: BAL Contour Plan on Existing Vegetation Line



With regard to the other bushfire protection measures:

- An Inner Protection Area (IPA) would be required to be managed to the northern, southern property boundary and to the west for a minimum 24 metres from the existing building envelope and to the east for a minimum 45 metres from the existing building envelope. The IPA would be managed in accordance with Section 7.4 and Appendix 4 of PBP.
- The nearest access point to reticulated water (ie hydrant) is located on the footpath outside No. 5 Dendrobium Crescent, which is greater than 100m from the rear of the existing dwelling. As there is already an inground swimming pool, as a minimum, consideration should be given to the provision of a minimum 5hp or 3kW petrol or diesel-powered pump with fire hose capable of reaching all elevations of the dwelling (minimum 19mm internal diameter). Alternatively, consideration should be given to an additional 20,000L static water supply tank consistent with the requirements detailed in Section 7.4 of PBP.
- Electricity from Dendrobium Crescent to the site is underground and as such complies with Section 7.4 of PBP.
- At the time of this report, it was not known if there is connection to a gas supply. Any new connections to either mains or bottled gas supply should be in line with the following requirements:
 - Reticulated or bottled gas is to be installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities and metal piping is to be 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 to be metal.
 - Polymer-sheathed flexible gas supply lines are not used.
 - Above-ground gas service pipes are metal, including and up to any outlets.

If you require further information, please don't hesitate to contact either myself on 0499 519 062 or Catherine Ryland on 0487 271 079.

Yours faithfully



Lynette Liston
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