

**Bushfire Assessment Report
Proposed Residential Building Development
Lot 119 DP 803478
2 – 10 The Appian Way
Mount Vernon NSW 2178**



7 June 2021



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Reviewed by:

Executive Summary – Achievable (Recommended) AS 3959:2018 Level of Compliance

| Construction Standard | Building Elevation |
|----------------------------|-----------------------------------|
| Flame Zone | |
| BAL 40 | |
| BAL 29 | |
| BAL 19 | |
| BAL 12.5 | |
| NCC Provisions Only | All Elevations 'BAL – LOW' |

Table of Contents

| | |
|---|----|
| General Introduction | 4 |
| 1.0 Property Details | 5 |
| 2.0 Description of Proposal | 6 |
| 3.0 Bushfire Assessment | 6 |
| 3.1 Vegetation (bushfire hazard) within 140m of the proposed building | 6 |
| 3.2 Distance/Separation between building line and bushfire hazard | 7 |
| 3.3 Effective slope that will influence bushfire behaviour | 8 |
| 3.4 Fire Danger Index (FDI) for Local Government Area | 8 |
| 3.5 Determination of Bushfire Attack Level | 8 |
| 4.0 Construction for Bushfire Attack Level | 8 |
| 5.0 Bushfire Protection Measures | 9 |
| 5.1 Asset Protection Zones | 9 |
| 5.2 Vehicle Access/Egress (Property Access) | 10 |
| 5.3 Water Supplies | 10 |
| 5.4 Electricity Services | 11 |
| 5.5 Gas Services | 11 |
| 6.0 Bushfire Safety & Compliance Recommendations | 12 |
| 6.1 Defendable Space / APZ Recommendations | 12 |
| 6.2 Construction Standards Recommendations | 13 |
| 6.3 Vehicle Access/Egress Recommendations | 14 |
| 6.4 Water Supplies Recommendations | 15 |
| 6.5 Electricity Services Recommendations | 15 |

| | | |
|------|---|-----------|
| 6.6 | Gas Services Recommendations..... | 15 |
| 6.7 | Bush Fire Survival Plan Recommendations | 15 |
| 7.0 | Compliance or Non Compliance with PBP 2019 Specific Objectives for Infill Development | 16 |
| 8.0 | Compliance or Non Compliance with PBP 2019 | 16 |
| 9.0 | Statement assessing the likely environmental impact of any proposed bushfire protection measures | 18 |
| 10.0 | Conclusion/Summary | 19 |

References/Further Reading

Appendix 1 Site Maps and Plans

Appendix 2 Site Photos (28/5/2021)

General Introduction

The following report outlines an assessment for the statutory compliance of the proposed residential building development to occur within 2 – 10 The Appian Way, Mount Vernon NSW 2178 – Lot 119 DP 803478 (herewith ‘the subject property’), and at least 140m beyond (herewith ‘the study area’). Appendix 1 / Map 1 denote the subject property and study area.

Methodology for this site assessment for bushfire attack is based on the planning guideline ‘*Planning for Bush Fire Protection 2019 (PBP 2019)*’, produced by the NSW Rural Fire Service.

‘*Australian Standard 3959:2018 – Construction of buildings in bush fire prone areas*’, or alternately ‘*NASH Steel Framed Construction in Bush Fire Areas (NASH 2014)*’, pursuant to the ‘*National Construction Code – Building Code of Australia 2021 (NCC – BCA 2021)*’, are the primary building compliance documents considered for this assessment.

Terrain (slope) considered by this assessment is based on the Department of Lands Online Six Viewer contours and a site inspection of the subject property (28/5/2021).

Vegetation extent within the subject area has been derived from available online public vegetation mapping studies, aerial photo interpretation and a site inspection conducted prior to finalising this report (28/5/2021).

The extent and location of the proposed ‘Alterations & Additions’ to an existing residential building development are based on DA drawings by Dinastia, East Parramatta (Project No. 0179, Sheet Nos. 0.0 – 5.2, Revision 3, Dated 17/06/20).

Photographic evidence of the subject property and surrounds is appended to this report (Appendix 2 – Site Photos 28/5/2021).

1.0 Property Details

Applicants Name: Dinastia Renovations & Additions (herewith, 'the proponent')

Council: Penrith City Council (Penrith City Council LGA)

Council Reference: N/A

Lot: 119 **DP:** 803478 **Area:** 1 Hectare

Address/Location: 2 – 10 The Appian Way, Mount Vernon NSW 2178.

Zoning: 'E4 – Environmental Living'
Penrith LEP 2010

Bushfire Prone Land: YES

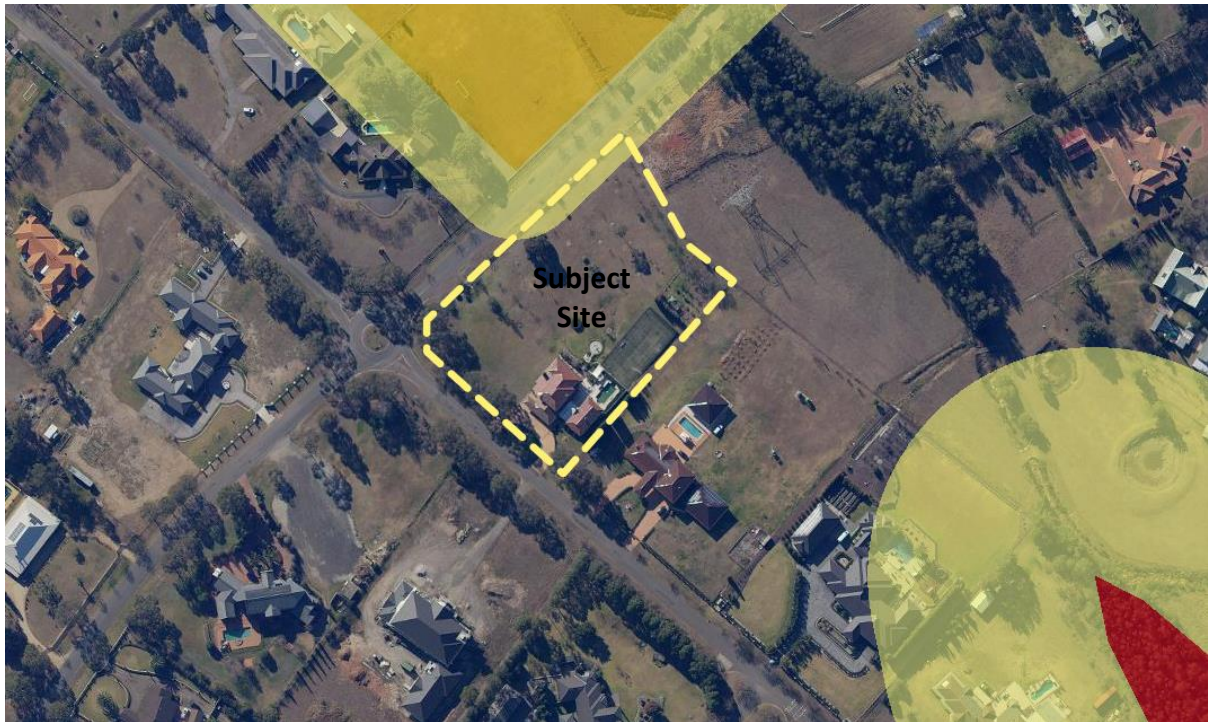
The subject property is mapped as being bushfire prone as currently shown by the Penrith City Council LGA Bushfire Prone Land Map (*s10.3 EP&A Act 1979*). The site is constrained by vegetation classified as 'Category 2 Bushfire Vegetation'. In this regard, any new building development should conform to the specifications and requirements of the document *Planning for Bush Fire Protection 2019*, produced by the NSW Rural Fire Service, that are relevant to the development; as otherwise required under *Section 4.14 Environmental Planning & Assessment Act 1979 (EP&A Act 1979)*.

Other Known Constraints:

It is **not** a recommendation of this assessment to remove or alter any significant vegetation within the study area, as part of the bushfire protection measures.

A desktop assessment of the publicly available council mapping and planning enquiry system has found no constraints to be considered in regard to development upon the subject property.

No known significant environmental features have been noted, recorded or advised of as part of this assessment.



Extract Penrith City Council LGA Bushfire Prone Land Map

2.0 Description of Proposal

- ☐ New Building ☐ Urban
- ☒ Rural Residential ☒ Alterations/Additions ☐ Isolated Rural

Proposal Description

The proposed building development is to construct 'Alterations & Additions' to an existing residential dwelling (Class 1 (a) – as defined by NCC – BCA).

The extent and location of the proposed 'Alterations & Additions' to an existing residential building development are based on DA drawings by Dinastia, East Parramatta (Project No. 0179, Sheet Nos. 0.0 – 5.2, Revision 3, Dated 17/06/20).

The approximate location/site of the proposed building (herewith 'the subject development') is as denoted in Appendix 1 – Map 1.

3.0 Bushfire Assessment

3.1 Vegetation (bushfire hazard) within 100m of the proposed building

The vegetation within the study area is mapped as 'Bushfire Prone Vegetation Category 2' on Council Bushfire Prone Land Maps.

There is no bushfire vegetation located within the study area. The subject site and all adjacent residential sites present as managed rural residential properties, free from bushfire risk.

They contain only managed ornamental gardens.

The subject development is not currently prone to bushfire attack from any vegetation located within 100m of the new building envelope.

PBP 2019 (Appendix 1 Section A1.10) states, 'The following exclusions of AS3959 apply, and are not required to be considered for the purposes of PBP, as detailed below:

- *Single areas of vegetation less than 1 hectare in area and greater than 100metres separation from other areas of Category 1 and 2 vegetation.*
- *Multiple areas of vegetation less than 0.25 hectares in area and not within 20m of the site, or each other or of other areas of vegetation being classified vegetation.*
- *Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or other areas of vegetation being Category 1, 2 or 3 vegetation.*
- *Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load, including grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses such as playing areas and fairways, maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens and other non-curing crops, cultivated gardens, arboretums, commercial nurseries, nature strips and windbreaks.*
- *Existing areas of managed gardens and lawns within curtilage of buildings.*
- *Non-vegetated areas including waterways, roads, footpaths, buildings and rocky outcrops.*

The proposed development is located within a well-established rural residential area. All adjoining rural residential sites are clear of persistent vegetation and could be considered 'cleared and managed lands'.

The proposed development also adjoins The Appian Way along the South Western boundary and Capitol Hill Drive along the North Western boundary.

The approximate / estimated extent of these managed lands is clearly denoted in Appendix 1 – Map 1. Relevant photos attached (Appendix 2 Site Photos).

3.2 Distance/Separation between building line and bushfire hazard

For the purposes of bushfire safety compliance, this assessment notes that the subject property is clear of all persistent bushfire vegetation. Considering the location of the proposed development and the extent of the bushfire vegetation on adjoining lands, the achievable separation distance has been assessed as:

| Direction | North East | North West | South East | South West |
|-----------|-----------------------|-----------------------|-----------------------|-----------------------|
| Distance | >50m (Grass) >100m | >50m (Grass) >100m | >50m (Grass) >100m | >50m (Grass) >100m |

3.3 Effective slope that will influence bushfire behaviour

The effective slope within approximately 100m of the subject development site, which would influence bushfire behaviour, has been assessed as predominately;

| Direction | North East | North West | South East | South West |
|-----------|------------|------------|------------|------------|
| Slope | N/A | N/A | N/A | N/A |

3.4 Fire Danger Index (FDI) for Local Government Area (LGA)

☒ 100 ☐ 80 ☐ 50

Penrith City Council – Greater Sydney Region

(NSW Local Government Areas Community Resilience May 2017 – NSW RFS)

3.5 Determination of Bushfire Attack Level (Table A1.12.5 – PBP 2019)

| Direction | Vegetation | Slope | Minimum Distance | BAL Exposure Level |
|------------|------------|-------|----------------------|--------------------|
| North East | N/A | N/A | >50m (Grass) & >100m | BAL – LOW |
| North West | N/A | N/A | >50m (Grass) & >100m | BAL – LOW |
| South East | N/A | N/A | >50m (Grass) & >100m | BAL – LOW |
| South West | N/A | N/A | >50m (Grass) & >100m | BAL – LOW |

4.0 AS 3959:2018 Construction Standard for Bushfire Attack Level (NCC – BCA Dts)

| Elevations | Vegetation | Slope | Minimum Distance | Construction Standard |
|----------------|------------|-------|----------------------|-----------------------|
| All Elevations | N/A | N/A | >50m (Grass) & >100m | BAL – LOW |

Considering the subject developments location and the calculated extent of the APZ area recommended by this report, the subject development is technically capable of complying with AS 3959:2018 / NASH 2014.

5.0 Bushfire Protection Measures

Pursuant to 'PBP 2019 – Section 7 Residential Infill Development', there is a requirement to address certain 'Bushfire Protection Measures' (BPM) under the *Section 4.14 EP&A Act 1979* for new residential 'infill' development in bushfire prone areas.

The intent of the BPM's *'is to minimise the risk of bushfire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities'*.

It is also noted *'where a development expectation arises from the zoning of the land to build, rebuild, alter or add to a dwelling in pre-existing subdivisions, attempts should be made to find a solution taking into account the risk present. The expectation of building or altering a house is recognised even though the ability to provide for APZs or access requirements now required for residential development may not be possible'*.

Proposals for 'infill development' are to:

- Provide a defensible space to enable unimpeded access for firefighting around the building.
- Provide better bushfire outcomes on a redevelopment site than currently exists, commensurate to the level of development.
- Provide access, services and landscaping to aid firefighting operations.
- Not impose an increased bushfire management and maintenance responsibility on adjoining land owners.
- Increase the level of bushfire protection to existing dwellings based on the scale of the proposed work and level of bushfire risk.

5.1 Asset Protection Zones

PBP 2019 acceptable solutions for Asset Protection Zones (for this specific development location) state that;

- An APZ is provided in accordance with Table A1.12.2 or A.1.12.3 in Appendix 1.
- APZs are managed in accordance with the requirements of Appendix 4 of PBP.
- APZs are wholly within the boundaries of the development site.
- APZs are located on lands with a slope less than 18 degrees.

The subject site benefits from managed lands within the site, and external to the site (being adjacent rural residential lands and managed road reserves).

Asset Protection Zone recommendations are as listed in Section 6.1 (Bushfire Safety & Compliance Recommendations).

5.2 Access (Property Access)

PBP 2019 acceptable solutions for access (for this specific development location) state that;

- Minimum 4m carriageway width.
- A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches.
- Property access must provide a suitable turning area in accordance with Appendix 3.
- Curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress.
- The minimum distance between inner and outer curves is 6m.
- The cross fall is not more than 10 degrees.
- Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.

Access to the subject property will continue to be by way of a short sealed all-weather driveway, directly off The Appian Way, which is part of the public road system.

The Appian Way is a sealed all weather road 7m in width within road reserve of 20m. The local speed limit is 60 kph.

The public road system servicing the proposed development is able to provide safe operational access for emergency services and egress in varying directions for evacuating residents.

Property access recommendations are as listed in Section 6.3 (Bushfire Safety & Compliance Recommendations).

5.3 Water Supplies (Reticulated)

☒ Yes ☐ No ☒ Proposed

The development is connected to a reticulated water supply. *PBP 2019* acceptable solutions for a reticulated water supply area (relevant to the subject development) state that:

- Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005.
- Hydrants are not located within any road carriageways.
- All above-ground water service pipes external to the building are metal, including and up to any taps.

Firefighting water supply recommendations are as listed in Section 6.4 (Bushfire Safety & Compliance Recommendations).

5.4 Electricity Services

PBP 2019 acceptable solutions for electrical services (relevant to the subject development) state that:

- *Where practicable, electrical transmission lines are located underground; and*
- *Where overhead electrical transmission lines are proposed, as follows:*
 - *Lines are installed with short pole spacings (30m), unless crossing gullies, gorges or riparian areas; and*
 - *No part of a tree is closer to a power line than the distance set out in accordance with the specifications in 'ISSC3 Guideline for Managing Vegetation Near Power Lines'.*

The subject development site is currently serviced by an underground electrical supply grid, which services the rural residential subdivision within The Appian Way. The connection to the existing development is also located underground from a point on the South Western boundary.

It is not proposed to alter this arrangement as part of this development proposal.

Electrical service recommendations are as listed in Section 6.5 (Bushfire Safety & Compliance Recommendations).

5.5 Gas Services

Reticulated Gas: ☐ Yes ☒ No

Bottled Gas: ☒ Yes ☐ No

PBP 2019 acceptable solutions for gas services (relevant to the subject development) state that:

- Reticulated or bottled gas is installed and maintained with AS/NZ 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.
- Above-ground gas service pipes are metal, including up to any outlets.

Gas service recommendations are as listed in Section 6.6 (Bushfire Safety & Compliance Recommendations).

6.0 Bushfire Safety & Compliance Recommendations

6.1 Defendable Space / Asset Protection Zone (APZ) Recommendations

Recommendation 1.

Inner Protection Area

As denoted in Appendix 1 – Map 1, the area identified as ‘**Inner Protection Area**’ (IPA) is to be managed / maintained as an APZ for the life of the development.

The IPA is the area closest to the building and creates a fuel managed area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defendable space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous.

In practical terms the IPA is typically the curtilage around the building, consisting of a mown lawn and well maintained gardens. When establishing and maintaining an IPA the following requirements apply.

Trees

- Tree canopy cover should be less than 15% at maturity;
- Trees at maturity should not touch or overhang the building;
- Lower limbs should be removed up to a height of 2m above the ground;
- Tree canopies should be separated by 2m to 5m; and
- Preference should be given to smooth barked and evergreen trees.

Shrubs

- Create large discontinuities or gaps in the vegetation, to slow down or break the progress of fire towards buildings;
- Shrubs should not be located under trees
- Shrubs should not form more than 10% ground cover; and
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass

- Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- Leaves and vegetation debris should be removed.

6.2 Construction Standard Recommendations

Construction standards have been determined from the following sections of the planning guidelines and are based on the relevant bushfire assessment as discussed above.

AS 3959:2018 Section 4 Construction for Bushfire Attack Level LOW (BAL – LOW)
(See Recommendation 3)

Recommendation 2.

Where any part of a garage, carport, veranda or similar roofed structure is attached to, or shares a common roof space with, or is within 6m of, a building required to comply with the standard, the entire structure shall comply with the construction requirements of the standard (as per Recommendation 3), as applicable to the subject building.

Alternatively, the structure may be separated from the subject building by a wall complying with *AS3959:2018 Section 3.2.1 a) or b)* i.e. fire rated construction as specified.

Recommendation 3.

Predicated upon the maintenance of the APZ area as per Recommendation No. 1 of this report, it is recommended the proposed development incorporate, as a minimum, the following levels of construction as per *AS 3959:2018 Construction of buildings in bushfire prone areas*;

All Elevations ('Alterations & Additions Only')

Construction for Bushfire Attack Level Low (BAL – LOW) – Section 4 (AS3959-2018)

'The standard does not provide construction requirements for buildings assessed in bushfire prone areas in accordance with PBP 2019 as being BAL – LOW.

The bushfire attack level BAL – LOW is based on insufficient risk to warrant specific bushfire construction requirements. It is predicated on low threat vegetation and non-vegetated areas (PBP 2019 – Appendix 1 Section A1.10).

Standard NCC – BCA construction requirements only

Recommendation 4.

Sarking

All sarking used shall be:

- Non-combustible, **or**
- Breather type sarking complying with AS/NZS 4200.1 and with a flammability index of not more than 5 (see AS 1530.2) and sarked on the outside of the frame, **or**
- An insulation material conforming to the appropriate Australian Standard for that material.

Fences & Gates

Any new fences and gates should be constructed of a hardwood or a non-combustible material.

Retaining Walls

Any new retaining walls should be constructed of a non-combustible material.

6.3 Vehicle Access / Egress Recommendations

Recommendation 5.

The existing building development will continue to incorporate an all-weather driveway area for vehicle access and parking within the subject property.

The access road / driveway will continue to provide direct access from Toby Place and will continue to be maintained as follows:

- Minimum 4m carriageway width.
- A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches.
- Property access must provide a suitable turning area in accordance with Appendix 3.
- Curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress.
- The minimum distance between inner and outer curves is 6m.
- The cross fall is not more than 10 degrees.
- Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.

6.4 Water Supplies Recommendations

Recommendation 6.

- Reticulated water is to be provided to the development.
- Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005 (**reasonably assumed**).
- All exposed water pipes external to the building are metal, including any fittings.
- Hydrants are not located within any road carriageways

6.5 Electricity Services Recommendations

Recommendation 7.

As the electricity supply will be located underground, no additional electricity supply conditions (above and beyond standard Council and Energy Supplier conditions) are required for *PBP 2019* compliance.

6.6 Gas Services Recommendations

Recommendation 8.

- Any future / new bottled gas is installed and maintained with AS/NZ 1596:2014 and the requirements of relevant authorities.
- 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.
- Above-ground gas service pipes are metal, including up to any outlets.

6.7 Bush Fire Survival Plan Recommendations

Recommendation 9.

Discuss and prepare a simple 'Bush Fire Survival Plan' pursuant to the NSW Rural Fire Service's advice (<https://www.rfs.nsw.gov.au/plan-and-prepare/bush-fire-survival-plan>).

7.0 Compliance or non-compliance with PBP 2019 Specific Objectives for Infill Development (as per *PBP 2019 Section 7.3*)

| Specific Objective | Comment |
|---|---|
| Provide a defensible space to enable unimpeded access for firefighting around the building | A complying APZ (defendable space) has been recommended. This space consists of an area maintained as an IPA. |
| Provide better bushfire outcomes on a redevelopment site than currently exists, commensurate with the scale of works proposed. | Bushfire fuel management, and other bushfire protection measures, contained within the subject property will effectively reduce the risk to both the subject property and adjoining premises. |
| Design and construct buildings commensurate with the bushfire risk. | Recommendations, relating to the construction of the residence include BAL LOW building construction standards. |
| Provide access, services and landscaping to aid firefighting operations. | The recommendations (above) relating to the design and construction of the development include a range of 'bushfire protection measures' that will enhance the chances of occupant and building survival. |
| Not impose an increased bushfire management and maintenance responsibility on adjoining landowners. | The subdivision is pre-existing. The construction of this development will not increase the bushfire risk to adjoining land, nor increase bushfire management and maintenance responsibility on adjoining landowners. |
| Increase the level of bushfire protection to existing dwellings based on the scale of the proposed work and level of bushfire risk. | It is recommended that an APZ requirements, access provisions and utilities all fully comply with current guidelines. |

8.0 Compliance or non-compliance with PBP 2019 Performance Criteria and intent for bushfire safety protection measures for infill development.

| Performance Criteria | Comment |
|--|---|
| APZ APZs are provided commensurate with the construction of the building. A defendable space is provided. | Can Comply – Recommendation No. 1 A defendable space will be provided within the site boundaries with the entire site being maintained as an IPA. |

| | |
|---|--|
| <p>APZs are managed and maintained to prevent the spread of fire to the building.</p> <p>The APZ is provided into perpetuity.</p> <p>APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.</p> | <p>This is complimented by some 'cleared and managed lands' on adjoining properties.</p> |
| <p>Access</p> <p>Firefighting vehicles are provided with safe all-weather access to structures and hazard vegetation.</p> <p>The capacity of access roads is adequate for firefighting vehicles.</p> <p>There is appropriate access to water supply.</p> <p>Firefighting vehicles can access the dwelling and exit the property safely.</p> | <p>Can Comply – Recommendation No. 5</p> <p>Access/Egress is provided from The Appian Way.</p> <p>The access arrangements are sufficient for operational firefighting and emergency egress.</p> |
| <p>Water Supplies</p> <p>An adequate water supply is provided for firefighting purposes.</p> <p>Water supplies are located at regular intervals.</p> <p>The water supply is accessible and reliable for firefighting operations.</p> <p>Flows and pressures are appropriate.</p> <p>The integrity of the water supply is maintained.</p> <p>A static supply is provided for firefighting purposes in areas where reticulated water is not available.</p> | <p>Can Comply – Recommendation No. 6</p> |
| <p>Electrical Services</p> <p>Location of the electrical services limits the possibility of ignition of surrounding bushland or the fabric of the buildings.</p> | <p>Can Comply – Recommendation No. 7</p> |
| <p>Gas Services</p> <p>Location and design of the gas services will not lead to of ignition of surrounding bushland or the fabric of the buildings</p> | <p>Can Comply – Recommendation No. 8</p> |

| | |
|---|--|
| <p>Construction Standards</p> <p>The proposed building can withstand bushfire attack in the form of embers, radiant heat and flame contact.</p> <p>Proposed fences and gates are designed to minimise the spread of bushfire.</p> <p>Proposed Class 10a buildings are designed to minimise the spread of bushfire.</p> | <p>Can Comply – Recommendation Nos. 2 – 4</p> <p>Predicated upon the recommended APZ areas and siting requirements, BAL LOW building construction standards can achieve the performance requirements of the planning legislation.</p> |
| <p>Landscaping</p> <p>Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause ignitions.</p> | <p>Can Comply – Recommendation No. 1</p> |

9.0 Statement assessing the environmental impact of any proposed bushfire protection measures.

| Bushfire Protection Measure | Likely Environmental Impact | Comment |
|--|-----------------------------|--|
| APZ (Rec. No. 1) | Insignificant | The APZ recommended within subject property is currently clear of all persistent vegetation. |
| Construction Standard (Rec. Nos. 2 - 4) | Insignificant | Building to be constructed within an approved cleared building envelope. |
| Water Supply for fire fighting (Rec. No. 6) | Insignificant | All proposed and existing water supplies will be located within the existing cleared APZ. |
| Utility service protection (Rec. Nos. 6 - 8) | Insignificant | Utilities are currently located within the APZ, or will be underground. |
| Vehicle Access (Rec. No. 5) | Insignificant | Direct access to public road system is by way of an existing modified cleared driveway. |

10.0 Conclusion/Summary

Based on the above assessment and the 9 recommendations to protect persons and property from danger that may arise from a bushfire, the Consent Authority should determine that this development proposal can comply with *Planning for Bush Fire Protection 2019* as required under *Section 4.14 of the Environmental Planning and Assessment Act 1979*.

As a considered opinion, the recommended mitigation measures and construction requirements as stated in this report would reasonably address the aims and objectives of *PBP 2019*, consistent within the relative and current bushfire risk to the subject development site.

As infill development, the residence will be able to fully comply with the Acceptable Solutions provided within *PBP 2019*. In this regard, the subject development can reasonably facilitate *PBP 2019* objectives in as far as:

- Afford buildings and their occupants protection from exposure to a bushfire;
- Provide for a defendable space to be located around buildings;
- Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely spread to buildings;
- Ensure the appropriate operational access and egress for emergency service personnel and residents is available;
- Provide for ongoing management and maintenance of bushfire protection measures; and
- Ensure that utility services are adequate to meet the needs of firefighters.

Should any of the above information require clarification or further discussion, please contact the author.

Scott Jarvis

Graduate Diploma Design for Bushfire Prone Areas
Diploma of Building Surveying
Diploma of Public Safety (Fire Fighting Management) (Dip PSFM)
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(Note: Scott Jarvis is a recognised / suitably qualified consultant pursuant to Rural Fire Service of NSW requirements - Community Resilience Fact Sheet - Requirements for Suitably Qualified Consultants 8/15, Fast Fact 5/10 Version 3 Dated 7 March 2011 & Development Control Practice Note 1/10 Version 2 Dated 4 February 2011)

References/Further Reading

Australian Standard 3959:2018, Construction of buildings in bushfire prone areas – Standards Australia.

Building Best Practice Guide – Upgrading of Existing Buildings (Development Assessment & Planning, NSW Rural Fire Service, Reference 0914).

NASH Standard – Steel Framed Construction in Bushfire Areas (2014) – National Association of Steel-Framed Housing Inc.

National Construction Code – Building Code of Australia (2021) – Australian Building Codes Board, Canprint.

Environmental Planning and Assessment Act (1979) – NSW Government Printer.

- Section 4.14 Consultation and Development Consent Certain Bushfire Prone Land
- Section 10.3 Bushfire Prone Land

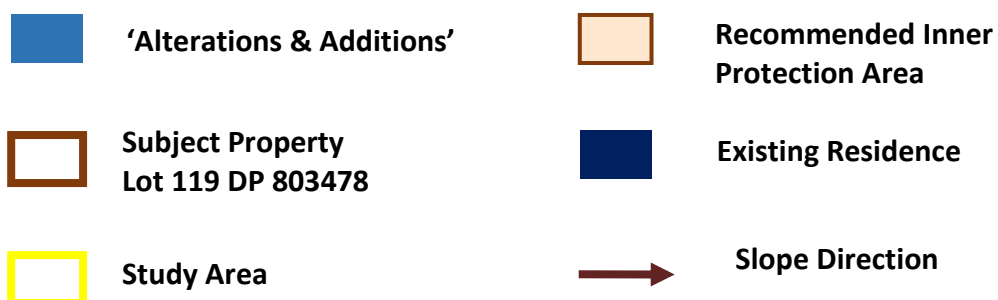
Rural Fires Act (1997) – NSW Government Printer

Landscape and building design for bushfire areas (2003) – Ramsay G C & Rudolf L, CSIRO Publishing, Collingwood Victoria.

Ocean shores to desert dunes: the native vegetation of NSW and the ACT (2004) – Keith D, NSW Dept of Environment and Conservation, Hurstville NSW.

Planning for Bush Fire Protection. A guide for councils, planners, fire authorities and developers (November 2019) – NSW Rural Fire Service.

Map 1 – Study Area / Subject Lot / Slopes / APZ extent



Appendix 2 – Site Photo (25/5/2021)



Existing residence, looking North East



Adjacent site, looking South



Side yard, looking North East



Adjacent site, looking South West



The Appian Way, looking North West



The Appian Way, looking South East



Reticulated water supply



Capitol Hill Drive, looking North East