



Bushfire
Environmental
Management
Consultancy



BUSH FIRE ASSESSMENT REPORT

Special Fire Protection Purpose

B&B Accommodation and

Increased Residential Class 1a and Class 10
development

36 Cockatoo Ridge, Aberglasslyn, NSW, 2320

Lot 3 / DP1124849

Reference No # : 231143



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Title	Bush Fire Assessment Report – Special Fire Protection Purpose			
Description	Special Fire Protection Purpose Lot 3 / DP1124849 - 36 Cockatoo Ridge, Aberglasslyn, NSW			
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Abbreviations and Acronyms

AHIMS	Aboriginal Historic Information Management System
APZ	Asset Protection Zone
AS/NZS 1221:1997	Australian Standard – Fire hose reels
AS1596-2014	Australian Standard – The storage and handling of LP Gas
AS2419-2021	Australian Standard – Fire hydrant installations
AS2441:2005	Australian Standard – Fire hose reels installation
AS3745:2010	Australian Standard – Planning for emergencies in facilities
AS3959-2018	Australian Standard – Construction of buildings in bush fire prone areas
AS4083:2010	Planning for emergencies – Health care facilities
BAL	Bush fire Attack Level
BCA	Building Code of Australia
BFSS	Bush Fire Strategic Study
BPA	Bush fire Prone Area (Also Bush fire Prone Land)
BPL Map	Bush fire Prone Land Map
BPMs	Bush fire Protection Measures
BV	Biodiversity Values
EP&A Act	<i>NSW Environmental Planning and Assessment Act 1979</i>
FFDI	Forest Fire Danger Index
GFDI	Grass Fire Danger Index
ha	Hectare
HOC	Heat Of Combustion
IPA	Inner Protection Area
kJ/kg	Kilo Joules per Kilo gram
LGA	Local Government Area
LAT	Large Air Tanker
OPA	Outer Protection Area
PBP	Planning for Bush fire Protection
RF Act	<i>Rural Fires Act 1997</i>
RF Regs	<i>Rural Fires Regulations 2013</i>
RHG	Restricted Head Growth
SEED	Central Resource for Sharing and Enabling Environmental Data
SFR	Short Fire Run
SFPP	Special Fire Protection Purpose

1 EXECUTIVE SUMMARY

BEMC Pty Ltd was engaged by Richard Beardshall and Jen Clarke to complete a Bush Fire Assessment Report (BFAR) on the proposed Special Fire Protection Purpose at 36 Cockatoo Ridge, Aberglasslyn, NSW (**Figure 1, page 9**). The proposed development includes a new residential dwelling northeast of the existing dwelling, Bed and Breakfast accommodation west of the new dwelling and a shed southeast of the new dwelling.

BEMC has used Method 1 assessment pathway from PBP 2019 to undertake this assessment and to prepare the Bush Fire Assessment Report (BFAR).

Based upon the assessment, perusal of the site plan prepared by Prudence Bowe (**Appendix 1, page 37**), and a site visit, it is recommended that development consent be granted subject to the following conditions to comply with PBP 2019:

Recommendation 1 - Asset Protection Zones

The APZ are currently managed in accordance with 'Standards for Asset Protection Zones' as provided in Appendix 4 of Planning for Bush fire Protection 2019

At the commencement of building works and in perpetuity the property around the proposed class 1a development shall be maintained as an inner protection area (IPA) as outlined within Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW RFS document Standards for asset protection zones. to a distance of;

- 50 metres on the northern elevation,
- 50 metres on the eastern elevation,
- 50 metres on the western elevation,
- 50 metres on the southern elevation.

A minimum 10m APZ shall be applied around the class 10 structure.

A minimum 20m APZ shall be applied around the existing class 1a building.

Recommendation 2 - Landscaping

- A Landscaping plan is required to illustrate:
 - Compliance with APZ standards within Appendix 4 of PBP 2019,
 - If fencing, retaining wall, garden/path edging is within 6m of a building or in areas of BAL-29 or greater shall illustrate constructed of non-combustible materials,
 - A minimum 1-metre-wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building.
 - Planting is limited in the immediate vicinity of the building.
 - Planting does not provide a continuous canopy to the building (i.e., trees or shrubs are isolated or located in small clusters).
 - Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings.
 - Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies.
 - Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown.
 - Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e., leaf litter)

- Avoid climbing species to walls and pergolas.
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building.
- Locate combustible structures such as garden sheds, pergolas, and materials such as timber garden furniture away from the building, and
- Low flammability vegetation species are used.

Recommendation 3 - Construction Standards

Only one access is provided to the development. To mitigate bush fire risk a BAL 12.5 construction standard will be imposed together with a 50m APZ.

New construction of the class 1a building must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard National Standard Steel Framed Construction in Bushfire Areas – 2021 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.

To achieve better bush fire outcomes, upgrading the existing residential development to improve ember protection will significantly mitigate the risk of bush fires to the existing residential development. This will be achieved by enclosing all openings (excluding roof spaces) or covering openings with a with steel, bronze, or aluminium to maximum allowable aperture of 2mm or weather strip with a flammability index not greater than 5 (AS1530.2). Where applicable, this includes any sub floor areas, openable, windows, doors, vents, weepholes, and eaves.

Recommendation 4 - Access

Access to the property and development site is noted on **Figure 2, page 10** of this report and in the site plan provided in **Appendix 1, page 37**.

Private property access shall comply with the below requirements:

- Private property access shall be two-wheel drive, all weather roads.
- The capacity of private property access of road surfaces and any bridges/ causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges and causeways are to clearly indicate load rating
- Category 1 fire appliance to within 4m of the static water supply
- Minimum carriageway width of 4m;
- In forest, woodland and heath situations, rural property roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m, at the passing bay
- A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, and
- Property access must provide a suitable turning area in accordance with Appendix 3, and
- 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, and
- The crossfall is not more than 10°, and
- Maximum grades for sealed roads do not exceed 15° and not more than 10° for unsealed roads, and
- A development comprising more than three dwellings has formalised access by dedication of a road and not by right of way.

Note: Some short constrictions in the access may be accepted where they are not less than the minimum (3.5m), extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. the

gradients applicable to public roads also apply to community style development property access roads in addition to the above.

Recommendation 5 - Water Supply

20,000L static water supply is provided for firefighting purposes on the existing class 1a and the new class 1a in areas where reticulated water is not available need to meet the following specifications:

- A connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; 65mm Storz outlet with a ball valve is fitted to the outlet,
- Ball valve and pipes are adequate for water flow and are metal,
- Supply pipes from tank to ball valve have the same bore size to ensure flow volume,
- Underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank,
- A hardened ground surface for truck access is supplied within 4m,
- Above-ground tanks are manufactured from concrete or metal,
- Raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F AS 3959),
- Unobstructed access can always be provided,
- Static Water Supplies (SWS) are clearly marked with SWS signage place at the front gate and in location that guide responding fire agencies to the location of the water supply on site (Refer to Appendix),
- Tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters,
- All exposed water pipes external to the building are metal, including any fittings,

Water pumps and fire hose reels are not required for compliance with PBP 2019, although if provided shall:

- Where pumps are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm (internal diameter), and
- Fire hose reels are constructed in accordance with AS/NZS 1221:1997 Fire hose reels and installed in accordance with AS 2441:2005 Installation of fire hose reels

Recommendation 6 - Electricity services

Were possible electricity should be placed underground. If overhead power supply is provided, lines are installed with short pole spacing (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.

Recommendation 7 - Gas services

Any reticulated or bottled gas shall be installed and maintained in accordance with the below requirements as outlined in Table 7.4a of PBP:

- 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.

Recommendation 8 - Emergency Management









The Bush Fire Emergency Management and Operation Plan shall:

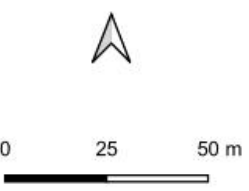
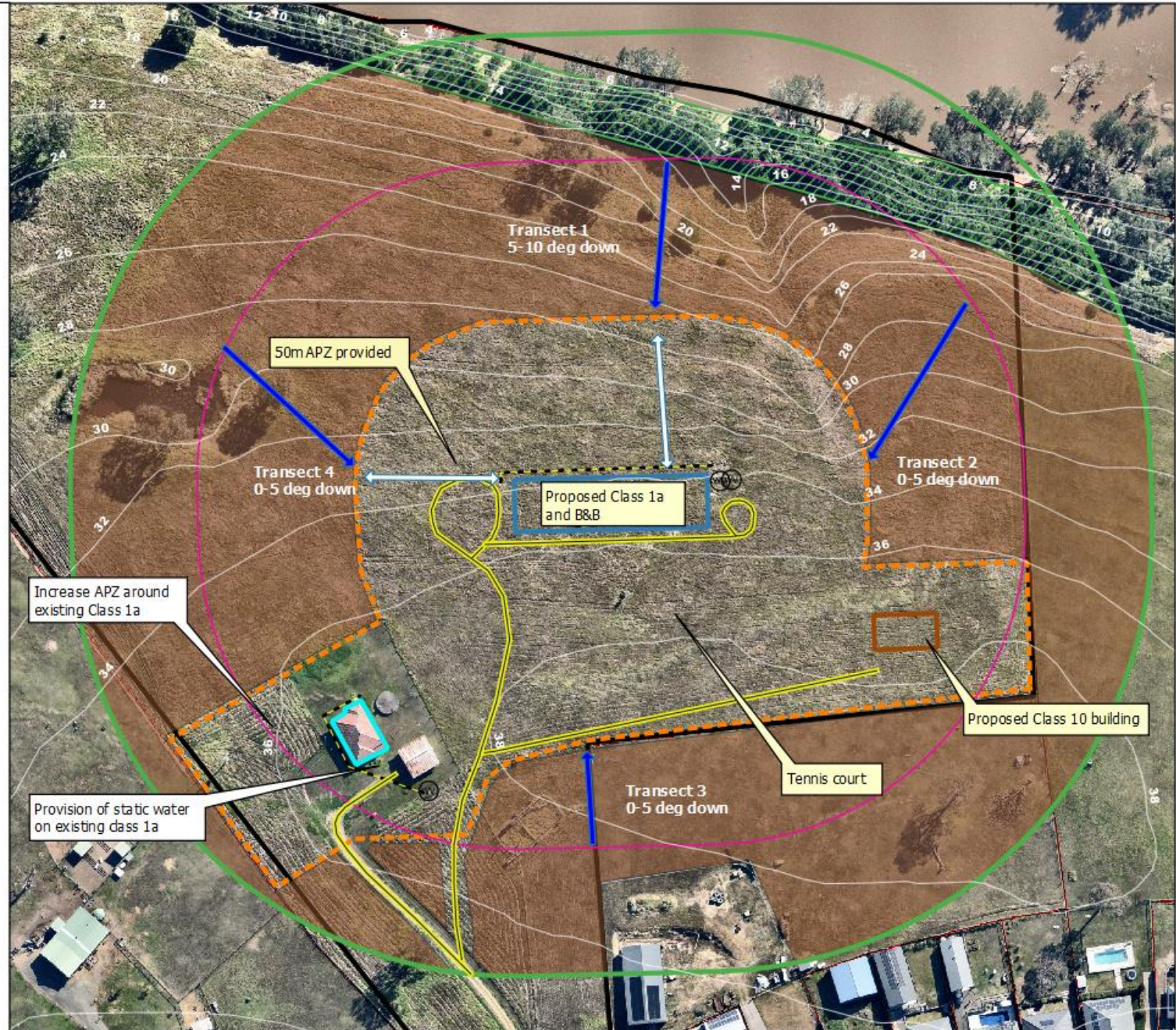
- Be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*.
- Be consistent with *Australian Standard AS 3745:2010 Planning for emergencies in facilities*.
- Be provided to the Local Emergency Management Committee for its information prior to occupation of the development.
- Establishes an Emergency Management Committee with responsibilities for decisions identified.
- Provides decision triggers to inform when to evacuate and all potential evacuation routes.
- Provides guidance on the appropriate management actions during elevation fire danger days.
- An appropriate refuge location should also be considered if bushfire prevents evacuation.
- Consider the amount of travel likely to be generated during an emergency evacuation; the capacity of the broader road network to facilitate safe emergency evacuation; limitations/constraints inherent in the road system; and management of potential traffic conflicts (such as emergency vehicles versus evacuating staff).
- The size and age group of the existing population within the locality and the number of other SFPP facilities within the locality.
- Provide monitoring schedules, and triggers to undertake management and maintenance of Bush fire protection measures.



Figure 1 Property Location of 36 Cockatoo Ridge, Aberglasslyn, NSW (Mecone Mosaic, 2023)

Figure 2 Bush fire Assessment

-  Vehicle Water
 -  Separation
 -  Transect
 -  Category 1 Access
 -  2m Contours
 -  rose9con
 -  Unobstructed water access
 -  Proposed Development
 -  100m Slope analysis
 -  140m Assessment area
 -  Existing Class 1a
 -  Asset Protection Zone
 -  Unmanaged Grasslands
 -  Inland Riverine Forest
 -  Proposed Class 10
 -  Lot Boundary
- Cadastral
Nearmap Reprojected



2 INTRODUCTION

BEMC Pty Ltd was engaged by Richard Beardshall and Jen Clarke to complete a Bush Fire Report (BFAR) to accompany a Development Application for the Special Fire Protection Purpose development located at 36 Cockatoo Ridge, Aberglasslyn, NSW, (**Figure 1, page 9**).

The identification of bush fire prone lands (BPL Map) in NSW is required under s 10.3 of the *EP&A Act*. S. 4.14 of the *EP&A Act* requires development to compliance with Planning for Bushfire Protection, 2019 (PBP 2019) if any part of a development site is affected by bush fire hazard as indicated within the BPL Map.

It is clear from the investigation and assessment of proposal; the site is located within Bush fire Prone Land. This development falls within identified bush fire affected land within the Maitland City Council bush fire prone land map and the applicant is required to submit a bush fire assessment consistent with PBP 2019.

If the applicant determines that the project is integrated through the Development Application process, this document can support an application for *General Terms of Agreement* via a *Bush Fire Safety Authority* (BFSA) from NSW Rural Fire Service (RFS) as the report adheres to the requirements of s 45 of the *Rural Fires Regulation 2013* (RF Regs), Appendix 1, A2.1, A2.1.1 of PBP 2019. The proposed development is not listed under s 46 of the *Rural Fire Regulation 2013* (RF Regs) excluded from requirements for BFSA.

Site Particulars are illustrated within **Table 1 below** and **Figure 1, page 9**, and subdivision plans in **Appendix 1, page 37**.

2.1 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development includes a new residential dwelling northeast of the existing dwelling, Bed and Breakfast accommodation west of the new dwelling and a shed southeast of the new dwelling.

As a result, the required objectives for Special Fire Protection Purpose Development and both Residential Infill Development and Increased Residential Development have been considered in this assessment.

Table 1 Description of Proposed development

Boundaries	Rural land use in all directions, Cockatoo Ridge south, grasslands in all directions.
Topography	Upslope south, downslope in all other directions.
Type of development	Increased Residential – Special Fire Protection Purpose & Class 10.
Proposed dwellings	New residential dwelling, B& B accommodation and shed.
Landscaping plan provided	No
Current land-use	Residential
Fire weather	Yes – Maitland Council – FFDI – 100

The proposed location of the development is provided in **Figure 1, page 9** with further development details provided in **Appendix 1, page 37**.

2.2 OBJECTIVES OF ASSESSMENT

To assess the proposed development in consideration of s4.14 of the EP&A Act 1979, PBP 2019 and AS 3959:2018 to enable council to make a determination.

This report assesses whether the development meets the six objectives listed in section 1.1 of PBP 2019, which provide for the protection of human life and minimize impacts on property as follows:

1. Afford buildings and their occupants protection from exposure to a bush fire.
2. Provide for a defensible space to be located around buildings.
3. Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings.
4. Ensure appropriate operation access and egress for emergency services personnel and residents is available.
5. Provide for ongoing management and maintenance of Bush fire Protection Measures (BPMs); and
6. Ensure the utility services are adequate to meet the needs of firefighters.

2.3 SPECIFIC OBJECTIVES OF SPECIAL FIRE PROTECTION PURPOSE DEVELOPMENTS

The aims and objectives listed in section 1.1 of PBP 2019 remain applicable to Special Fire Protection Purpose developments, however further consideration has been given to these types of developments to ensure Bush fire Protection Measures (BPMs) are fully incorporated at the design stage of the development. The specific objectives of Special Fire Protection Purpose developments outlined in section 6.2 of PBP 2019 are:

- Minimise levels of radiant heat, localised smoke and ember attack through increased APZ, building design and siting.
- Provide an appropriate operational environment for emergency service personnel during firefighting and emergency management.
- Ensure the capacity of existing infrastructure (such as roads and utilities) can accommodate the increase in demand during emergencies as a result of the development, and
- Ensure emergency evacuation procedures and management which provides for the special characteristics and needs of occupants.

3 BUSH FIRE STRATEGIC STUDY

Planning for Bushfire Protection (2019) is based on the worst-case scenarios for each of the bush fire behaviour elements of fire weather, vegetation, slope and assumes not human intervention. All development shall be assessed on an individual basis as broad-brush approaches of documents such as PBP 2019 may not be applicable in every instance.

A Bush Fire Risk Strategic Study (BFRSS) was prepared to inform the context of the Bush Fire Assessment Report (BFAR). The level of information gathered and analysis within the BFRSS depends upon the nature and scale of the development. The BFRSS provides a broad-brush approach to determine landscape wildfire risk in considerations of vegetation continuity, distribution, and proximity to development; human intervention; access and evacuation. This enables an assessment the *actual* bushfire risk, determine if strict adherence to PBP 2019 is warranted, and if a proposed development is appropriate in the bush fire hazard context.

Table 2 Bush fire risk strategic study

ELEMENT	Low Threat	Moderate Threat	High Threat	Extreme Threat
Adjoining Lands	The proposed development and changing land use will have positive impacts on the ability of adjoining landowners to implement Bush fire Protection Measures	The proposed development and changing land use do not impact on the ability of adjoining landowners to implement Bush fire Protection Measures	✓ The proposed development and changing land use do not impact on the ability of adjoining landowners to implement Bush fire Protection Measures	The proposed development will significantly impact on the wildfire risk profile of adjoining lands.
Surrounding infrastructure	The proposed development does not significantly impact on community water, electricity, or gas services.	The proposed development is associated with community water, electricity, or gas services but will not have significant impact.	✓ The proposed development impact on community water, electricity, or gas services.	The wildfire risk profile of significant infrastructure will increase due to this development.
Emergency services	The proposed development does not significantly impact on the ability of emergency services to plan, prepare, respond, or recover prior, during or after a bush fire event.	The proposed development is located within 30-minute flight from a Large Air Tanker (LAT) airbase and within 30-minutes of multiple fire response units.	✓ The proposed development is located more than 30-minute flight from a Large Air Tanker (LAT) airbase and only 1 or 2 fire response units within 30-minutes.	It is unlikely emergency services will respond to wildfire in this location during extreme and catastrophic events.

ELEMENT	Low Threat	Moderate Threat	High Threat	Extreme Threat
Access	Good, multiple route evacuation is possible and connects with the public road network in a direction away from the wildfire threat to shelter location.	More than one access or egress routes is provided from the property to a safer location which then can access the public road network with multiple access/egress routes o shelter location.	One access or egress routes is provided, which is <200m from the property to a safer location.	Only one access or egress route with no nearby safe location.
Emergency egress	Seamless integration with existing settlement - no effect on evacuation.	Short bushland pinch points that may restrict access temporarily or carry fire across roads. Unlikely impact on evacuation.	Pinch points that are likely to restrict access along evacuation routes for short periods (15-30mins) and carry fire across roads.	Large areas of bushland or multiple pinch points along evacuation routes that could block evacuation routes for an extended time.
Vegetation continuity	Forested vegetation beyond 140m form the site is scattered with low continuity due to built development.	Forested vegetation beyond 140m form the site is scattered and isolated, forming a dominate fast moving grassland and open woodland fire event.	Patches of forested vegetation associated riparian and isolated ridgelines beyond 140m from the site may result in localised fire event.	Continuous forested areas within mountainous terrain beyond 140m from the site will result in broadscale landscape emergency management operations.
Vegetation connectiveness	Forested vegetation corridors beyond 140m are restricted and do not enable landscape fire to enter and move through the site by a continuous fire path.	Forested vegetation corridors beyond 140m from the site exist, although grasslands >100m provide separations between forested vegetation restricting the fire head progression of landscape fire.	Forested vegetation corridors beyond 140m from the site exist, although grasslands <100m provide separations between forested vegetation restricting the fire head progression of landscape fire.	Forested vegetation corridors beyond 140m from the site provide for passage of landscape fire to enter and move through the site.
Vegetation Location	Wildfire can only approach from one direction surrounded by a suburban, township or urban area managed in a minimum fuel condition.	Wildfire can only approach from two directions and the site is within a suburban, township or urban area managed in a minimum fuel condition.	Wildfire can approach from several directions although gaps within forested vegetation or are present.	Wildfire can approach from several directions and have hours or days to grow and develop before impacting and/or site is surrounded by unmanaged vegetation.
Separation	Hazard separation between extreme wildfire hazard and buildings of greater than 100m.	Hazard separation between extreme wildfire hazard and buildings of 50-100m	Hazard separation between extreme wildfire hazard and buildings of 30-50m	Hazard separation between extreme wildfire hazard and buildings of <30m

ELEMENT	Low Threat		Moderate Threat		High Threat		Extreme Threat	
Vegetation flammability	Within the dominated fire direction, the fire fuel is restricted to surface, partially managed and separated through land use practises.	✓	Within the dominated fire direction, the fire fuel is highly aerated, with significant separations (>50m) between these patches with partially managed vegetation between.		Within the dominated fire direction, the fire fuel is highly aerated, with <50m between these patches with partially managed vegetation between		Within the dominated fire direction, the fire fuel is highly aerated, continuous continuity vertically and horizontally with flammable species.	
Wildfire Behaviour	Extreme Wildfire behaviour at the site is not possible given the broader landscape.		Extreme Wildfire behaviour at the site is unlikely given the broader landscape.	✓	Extreme Wildfire behaviour at the site is likely given the broader landscape.		Extreme Wildfire behaviour at the site is very likely given the broader landscape.	✓
TOTAL				✓				
Overall Threat Rating:			Wildfire provides MODERATE threat to this proposal					

In this case, a **moderate** threat has been determined and strict compliance with PBP is not warranted due to:

- Forested vegetation beyond 140m from the site is scattered and isolated, forming a dominate fast moving grassland and open woodland fire event.
- Hazard separation between extreme wildfire hazard and buildings of 50-100m.
- Extreme Wildfire behaviour at the site is unlikely given the broader landscape.

4 BUSH FIRE HAZARD ASSESSMENT

This section details the site assessment methodology in Appendix 1 of PBP2019 and includes the requirements of s44 of the RF Regs. It provides detailed analysis of the vegetation, slope, vegetation exclusions and downgrades to quantify the required Bush fire Protection Measures (BPMs).

4.1 FIRE DANGER INDEX

This assessment utilises Maitland City Council area with a FFDI 100.

4.2 ASSESSMENT METHODOLOGY

The assessment of the vegetation, slope and other bush fire characteristics within and surrounding the site has been carried out with the aid of the following:

- Nearmap, sixmap aerial photograph interpretation.
- Kogan 6*25 laser distance finder.
- Photo theodolite application supported by contour and LiDAR DEMs terrain profiles.
- SEED Portal - Sharing and Enabling NSW Environmental Data portal.
- Reference to regional vegetation community mapping, and
- Site assessment in October 2022.

4.3 VEGETATION ASSESSMENT

In accordance with PBP 2019, an assessment of the vegetation over 140m in all directions from the building was undertaken. Consideration is provided to any clearing, re-vegetation or landscaping likely to occur to obtain the worst-case scenario and derived maximum fuel loads.

Vegetation that may be considered a bush fire hazard was identified and classification based on available fuel loads for sub-formations are provided through vegetation fuel monitoring project administered by the University of Wollongong, University of Melbourne and CSIRO Ecosystems Science and Bush fire Dynamics and Applications. The results of this research are commonly referred to as the '*NSW Comprehensive Fuel Loads*'.

Stream order watercourses (Strahler system - *Water Management (General) Regulation 2018*) have been identified within the 140m assessment area. If this vegetation is proposed to be impacted the proposal is likely to require assessment and approval by the NSW Department of Primary Industries (DPI) Office of Water.

The area is not identified within the Areas of Regional Koala Significance (ARKS).

SEED Portal - Sharing and Enabling NSW Environmental Data portal and regional vegetation community mapping has been analysed to determine the vegetation in and around the development, which is illustrated in **Figure 3, page 17**.

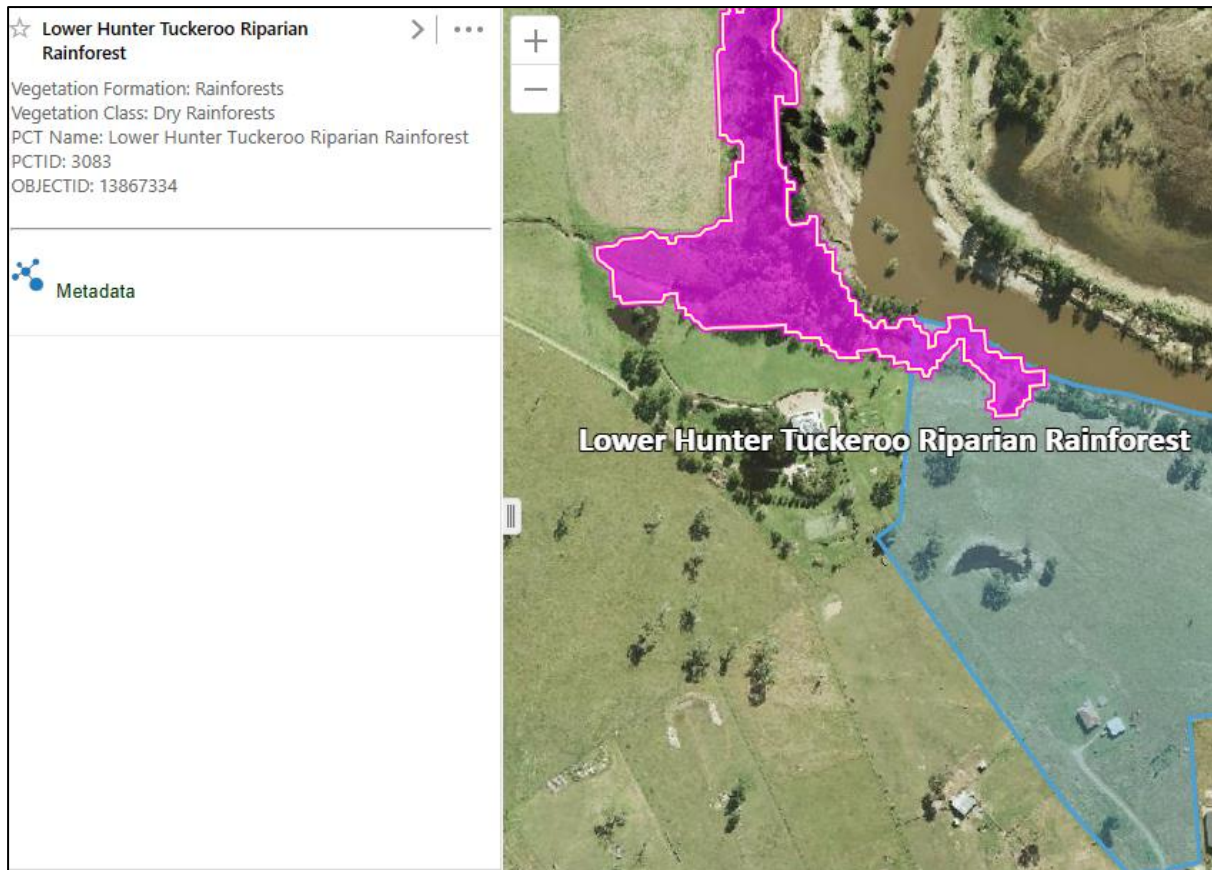


Figure 3 Vegetation in and around the site (Extract from the SEED Portal)

4.3.1 Vegetation classification, exclusions, and downgrades

An analysis of the vegetation in and around the site has determined that no vegetation exclusions or downgrades are included in this assessment.

4.3.2 Predominant Vegetation Classification

The riparian vegetation north of the site is classified as PCTID: 3083 *Lower Hunter Tuckeroo Riparian Rainforest*. The vegetation that creates the fire threat within the 140m assessment area has been classified as *Unmanaged Grasslands* in accordance with *PBP 2019*.

4.4 SEPARATION ASSESSMENT

The separation between the proposed building envelope and the classifiable vegetation that creates bush fire threat is one of the significant BPMs to reduce the risk of bush fire impacting on the development. The land within the separation must conform to the standards of an Asset Protection Zone (APZ) to be accepted within the separation areas.

The separations between the classifiable vegetation and the proposed dwellings are provided in **Table 3**, **page 18**, illustrated in **Figure 2**, **page 10**.

4.5 SLOPE ASSESSMENT

This section details the site assessment methodology in Appendix 1 of PBP2019 to assess the effective slope (under classified vegetation) and site slope (slope between the vegetation and proposed development) within 100m of the proposed building envelope.

The effective and site slopes used within this assessment are provided in **Table 3 page 18**, illustrated in **Figure 2, page 10**.

4.5.1 Effective and Site Slope Assessment

The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, the intensity of the fire and the ultimate level of radiant heat flux.

The effective slope is the slope of the ground under the hazard (vegetation). The slope between the vegetation and the proposed building envelope is the site slope. When identifying the effective and site slopes, it may be found that there are a variety of slopes covering different distances. The effective slope is the slope under the vegetation which will most significantly influence the bush fire behaviour for each aspect.

4.6 SHIELDING

Where an elevation is shielded from direct radiant heat arising from bush fire attack, then the construction requirements for that elevation can be reduced to the next lower BAL rating. An elevation is deemed to be not exposed to the source of bush fire attack if all the straight lines between that elevation and the source of bush fire attack are obstructed by another part of the building.

The shielding of an elevation shall apply to all the elements of the wall but shall not apply to subfloors or roofs. The construction requirements for a shielded elevation shall not be less than that required for BAL-12.5 unless the building has been assessed as being BAL-LOW. The reduced construction requirements do not apply where any elevation is BAL-FZ.

Outcomes of the Bushfire Attack Level assessment are outlined in **Table 3, page 18**.

Table 3 Outcomes for the property with respect to Bush fire Hazard Assessment (Method 1 PBP 2019)

Elements	Method (unit)	Fire Run 1	Fire Run 2
Vegetation	NSW Comprehensive Fuel Loads	Unmanaged grasslands	Unmanaged grasslands
Provided Separation	Site -Laser finder (m)	50m	50m
Effective slope	Site visit – Theodolite (°)	5-10 deg down	0/5 deg down
Fire Danger Index	Douglas Graham (2017)	100	100
OUTPUTS (Table A1.12.1)			
	Separation to Achieve 10kW/m²	45m	40m

5 ADDITIONAL S. 45 REQUIREMENTS

S. 45 of the RF Reg indicates the assessment requirements for s 100B RF Act developments to obtain a bush Fire Safety Authority. This section illustrates the remaining elements identified within S. 45 of the RF Reg that are not covered within bush fire hazard assessment process (section 3 and 4 of this report) or within the performance criteria of PBP 2019 (section 6 of this report).

5.1 CL (2) (E) AND (F) S.45 RF REGS - THREATENED SPECIES, POPULATIONS AND COMMUNITIES

A search on the NSW Government Central Resource for Sharing and Enabling Environmental Data for significant environmental values was completed.

The search identified no Critical Endangered Ecological Communities (CEEC) or species listed under the *Biodiversity Conservation Act 2016* near or within the site.

The results of the Sharing and Enabling Environmental Data is provided in **Appendix 3, page 48**.

There will be no additional impacts on natural heritage values.

Vegetation within the 140m Assessment area is identified within the Biodiversity Values (BV) Map provided in **Appendix 4, page 49**. If this vegetation is proposed to be impacted by the application bushfire protection measures (such as APZ and access), ecological assessment will be required in accordance with the *Biodiversity Conservation Act 2016*.

A search of the Aboriginal Historic Information Management System (AHIMS) was completed on the 30th July 2023 which indicated the development area is not known to have any Aboriginal significance.

The output of the search is provided in **Appendix 5, page 50**.

There will be no additional impacts on cultural heritage values.

5.2 CL (2) (G) ADDITIONAL BUSH FIRE ASSESSMENT

The capacity of nearby public roads to handle increased volumes of traffic when a bush fire emergency occurs.

The surrounding public road system is two-way, sealed with multiple routes to safer places away from the bush fire threat. This designed will be able to accommodate the elevated level of traffic created by this development.

Whether or not nearby public roads that link with the fire trail network have two-way access.

No linkages between the public road system and fire trails exist within the assessment area.

The adequacy of sprinkler systems and other fire protection measures to be incorporated into the development.

There are no bushfire spray systems or fire protection measure proposed outside the performance criteria for subdivisions.

Registered fire trails on the property.

No registered fire trails are located on the property.

Short-term rental accommodation

Short-term rental accommodation (STRA) are now deemed as a “use” of a residential dwelling under the *State Environmental Planning Policy (Housing), 2021* rather than new development that was previously considered under section 100B of the Rural Fires Act 1997.



6 BUSHFIRE ASSESSMENT AND PERFORMANCE MEASURES

This section assesses Bushfire Performance Measures (BPMs) for the proposed development at 36 Cockatoo Ridge, Aberglasslyn, NSW in consideration of the acceptable solutions required for each performance criteria within PBP 2019. Outcomes are outlined in Table 4, below. Where acceptable solutions are not met details of the performance-based solution are provided.

Table 4 Planning for bush fire protection compliance (PBP 2019) – Chapter 6 - Special Fire Protection Purpose (SFPP) developments on bush fire prone lands.

	PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION	COMPLIANCE for 36 Cockatoo Ridge, Aberglasslyn, NSW
APZs	Radiant heat levels of greater than 10kW/ m ² (calculated at 1200K) will not be experienced on any part of the building.	<ul style="list-style-type: none"> The building is provided with an APZ in accordance with Table A1.12.1 in Appendix 1. 	COMPLIES - ACCEPTABLE SOLUTION A 50m APZ is provided in accordance with Table A1.12.1.
	APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	<ul style="list-style-type: none"> APZs are located on lands with a slope less than 18 degrees. 	COMPLIES - ACCEPTABLE SOLUTION The APZ on this site is wholly within the site boundaries and is not located on land >18 degrees slope.
	APZs are managed and maintained to prevent the spread of fire to the building.	<ul style="list-style-type: none"> The APZ is managed in accordance with the requirements of Appendix 4 of this document and is wholly within the boundaries of the development site. 	COMPLIES - ACCEPTABLE SOLUTION The APZ on this site is wholly within the site boundaries.
	The APZ is provided in perpetuity.	<ul style="list-style-type: none"> APZ are wholly within the boundaries of the development site; and Other structures located within the APZ need to be located further than 6m from the refuge building. 	COMPLIES - ACCEPTABLE SOLUTION The APZ on this site is wholly within the site boundaries. No other structures within the lot are identified within 6m of the proposed development.
	VARIATION: Bed and breakfast and farm-stay: The building will not be exposed to radiant heat levels exceeding 29kW/m ² (1090K).	<ul style="list-style-type: none"> An APZ is provided in accordance with Tables A1.12.2 or A1.12.3 in Appendix 1 of this document around the entire building or structure. 	COMPLIES - ACCEPTABLE SOLUTION A 50m APZ is provided in accordance with Table A1.12.2.
C	The proposed building can withstand bush fire attack in the form of wind,	<ul style="list-style-type: none"> A construction level of BAL-12.5 or greater under AS 3959 and section 7.5 of PBP is applied. 	COMPLIES - ACCEPTABLE SOLUTION

	embers, radiant heat and flame contact.		<p>A 50m APZ has been provided resulting in a BAL LOW, although only one access is provided.</p> <p>A BAL 12.5 construction level has been applied in accordance with AS 3959 or NASH Standard and section 7.5 of PBP 2019.</p>
	<p>VARIATION: Bed and breakfast and farm-stay: The proposed building can withstand bush fire attack in the form of wind, embers, radiant heat and flame contact.</p>	<ul style="list-style-type: none"> • Construction is applied in accordance with Appendix 1 of PBP. 	<p>COMPLIES - ACCEPTABLE SOLUTION</p> <p>A BAL 12.5 is provided in accordance with Appendix 1 of PBP 2019</p>
ELECTRICITY	Location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.	<ul style="list-style-type: none"> • Where practicable, electrical transmission lines are underground; and • Where overhead, electrical transmission lines are proposed as follows: <ul style="list-style-type: none"> ○ Lines are installed with short pole spacing (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. 	<p>MADE CONDITION OF CONSENT</p> <p>All electricity services are placed underground.</p> <p>The existing electrical supply to the local area is via overhead electrical transmission. Periodic inspection should be undertaken to ensure the lines into the private property are not fouled by the growth of trees. Landscaping and vegetation should be maintained to comply with Energy Australia ‘Vegetation Safety Clearances’ (NS179, April 2002).</p>
GAS	Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.	<ul style="list-style-type: none"> • 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. • If gas cylinders need to be kept close to the building, safety valves are directed away from the building and at least 2m away from any combustible material, so they do not act as a catalyst to combustion; 	<p>MADE CONDITION OF CONSENT</p> <p>Any reticulated or bottled gas shall be installed and maintained in accordance with the below requirements as outlined in Table 7.4a of PBP:</p> <ul style="list-style-type: none"> ▪ 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.

		<ul style="list-style-type: none"> • Polymer-sheathed flexible gas supply lines are not used; and • Above-ground gas service pipes are metal, including and up to any outlets 	
LANDSCAPING	<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>	<ul style="list-style-type: none"> • Landscaping is in accordance with Appendix 4; and • Fencing is constructed in accordance with section 7.6. 	<p>MADE CONDITION OF CONSENT</p> <p>A Landscaping plan is required to illustrate:</p> <ul style="list-style-type: none"> ▪ Compliance with APZ standards within Appendix 4 of PBP 2019, ▪ If fencing, retaining wall, garden/path edging is within 6m of a building or in areas of BAL-29 or greater shall illustrate constructed of non-combustible materials, ▪ A minimum 1-metre-wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building. ▪ Planting is limited in the immediate vicinity of the building. ▪ Planting does not provide a continuous canopy to the building (i.e., trees or shrubs are isolated or located in small clusters). ▪ Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do no touch or overhang buildings. ▪ Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies. ▪ Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown. ▪ Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e., leaf litter) ▪ Avoid climbing species to walls and pergolas. ▪ Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building. ▪ Locate combustible structures such as garden sheds, pergolas, and materials such as timber garden furniture away from the building, and ▪ Low flammability vegetation species are used.

ACCESS (GENERAL) REQUIREMENTS	<p>Firefighting vehicles are provided with safe, all-weather access to structures and hazardous vegetation.</p>	<ul style="list-style-type: none"> • SFPP access roads are two-wheel drive, all-weather roads. • Access is provided to all structures. • Traffic management devices are constructed to not prohibit access by emergency services vehicles. • Access roads must provide suitable turning areas in accordance with Appendix 3; and • One way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression. 	<p>MADE CONDITION OF CONSENT Access shall comply with this requirement.</p>
	<p>VARIATION: Bed and breakfast and farm-stay: Firefighting vehicles are provided with safe, all-weather access to structures.</p>	<ul style="list-style-type: none"> • Access is provided in accordance with the property access requirements of Table 5.3b. 	<p>Refer to TABLE 5.3b PROPERTY ACCESS: Firefighting vehicles can access the dwelling and exit the property safely.</p>
	<p>The capacity of access roads is adequate for firefighting vehicles</p>	<ul style="list-style-type: none"> • The capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges and causeways are to clearly indicate load rating. 	<p>MADE CONDITION OF CONSENT 23T surface capacity to be provided.</p>
	<p>There is appropriate access to water supply</p>	<ul style="list-style-type: none"> • Hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression. • Hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - Fire hydrant installations System design, installation and commissioning; and • There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available. 	<p>MADE CONDITION OF CONSENT Vehicle access to be provided within 4m of static water supply.</p>

PERIMETER ROADS	<p>Perimeter access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.</p>	<ul style="list-style-type: none"> • Are two-way sealed roads. • Minimum 8m carriageway width kerb to kerb. • Parking is provided outside of the carriageway width. • Hydrants are located clear of parking areas. • Are through roads, and these are linked to the internal road system at an interval of no greater than 500m. • Curves of roads have a minimum inner radius of 6m. • The maximum grade road is 15 degrees and average grade of not more than 10 degrees. • The road crossfall does not exceed 3 degrees; and • A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided. 	<p>N/A Perimeter roads not provided</p>
NON-PERIMETER ROADS	<p>Non-perimeter access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating.</p>	<ul style="list-style-type: none"> • Minimum 5.5m carriageway width kerb to kerb. • Parking is provided outside of the carriageway width. • Hydrants are located clear of parking areas. • Roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m. • Curves of roads have a minimum inner radius of 6m. • The maximum grade road is 15 degrees and average grade of not more than 10 degrees. • The road crossfall does not exceed 3 degrees; and • A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided. 	<p>N/A Non-perimeter roads not provided.</p>

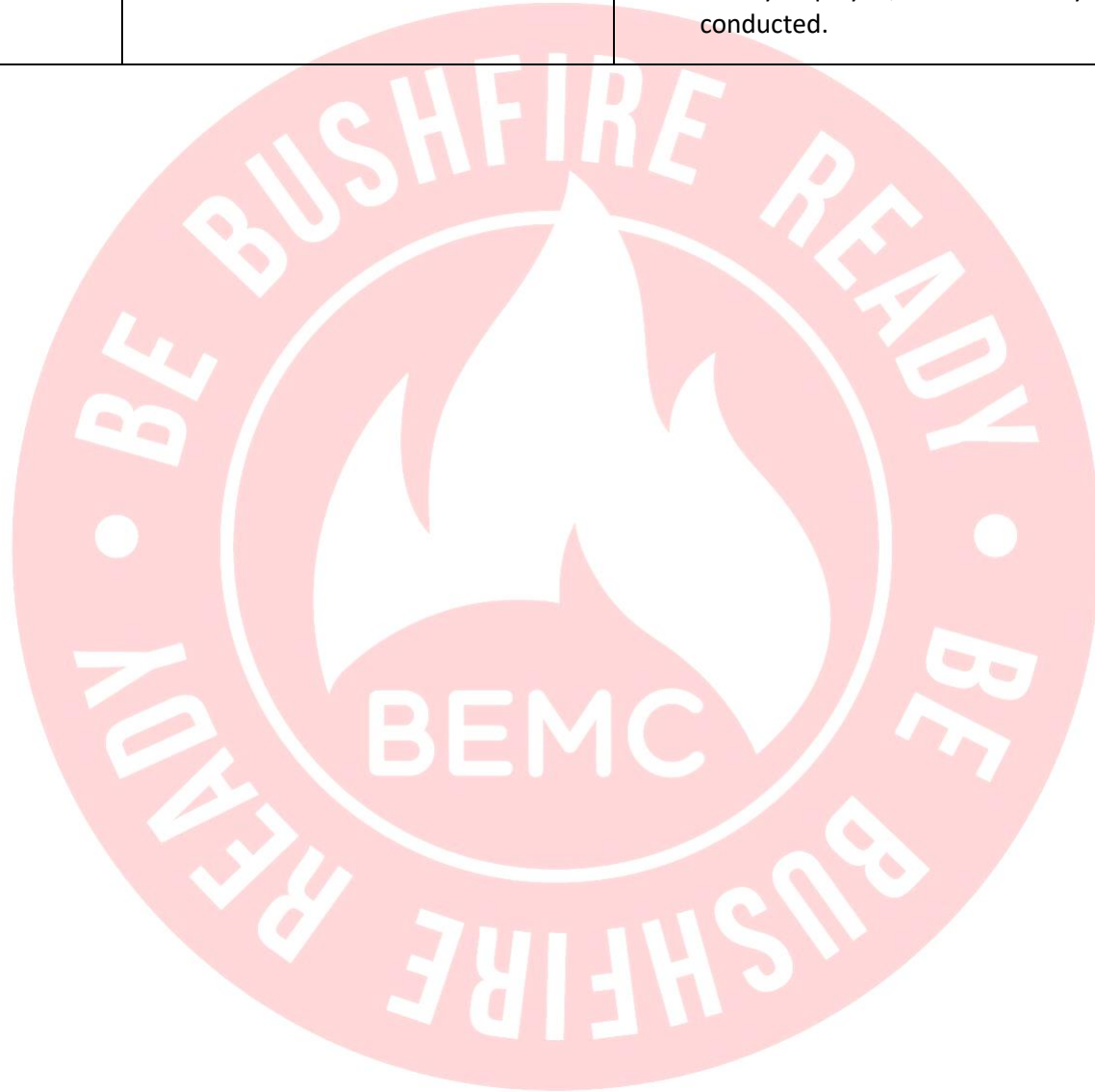
PROPERTY ACCESS	<p>TABLE 5.3b PROPERTY ACCESS: Only required for variations Firefighting vehicles can access the dwelling and exit the property safely.</p>	<ul style="list-style-type: none"> • There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles. <p>In circumstances where this cannot occur, the following requirements apply:</p> <ul style="list-style-type: none"> • Minimum 4m carriageway width. • In forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay. • A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches. • 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 crossfall 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; and • A development comprising more than three dwellings has access by dedication of a road and not by right of way. 	<p>MADE CONDITION OF CONSENT Access shall comply with private property access requirements.</p>
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		<i>Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.</i>	
WATER SUPPLIES	Adequate water supplies is provided for firefighting purposes in installed and maintained.	<ul style="list-style-type: none"> • Reticulated water is to be provided to the development where available, OR • A 10,000 litres minimum static water for firefighting purposes is provided for each occupied building where no reticulated water is available. 	COMPLIES - ACCEPTABLE SOLUTION Static water supplied for firefighting purposes.
	Water supplies are located at regular intervals. The water supply is accessible and reliable for firefighting operations.	<ul style="list-style-type: none"> • Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2021; • Hydrants are not located within any road carriageway; and • Reticulated water supply to SFPPs uses a ring main system for areas with perimeter roads. 	N/A Static water supply provided.
	Flows and pressure are appropriate	<ul style="list-style-type: none"> • Fire hydrant flows and pressures comply with Table 2.2 of AS 2419.1:2017. 	N/A This report has not tested or determined if the fire hydrant flow and pressures to comply with Table 2.2 of AS 2419.1:2021.
	The integrity of the water supply is maintained.	<ul style="list-style-type: none"> • All above-ground water service pipes are metal, including and up to any taps. 	MADE CONDITION OF CONSENT Site layout plans or construction schedules do not identify construction materials of above ground water supplies.
	Water supplies are adequate in areas where reticulated water is not available	<ul style="list-style-type: none"> • A connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; a 65mm Storz outlet with a ball valve is fitted to the outlet. • Ball valve and pipes are adequate for water flow and are metal. 	MADE CONDITION OF CONSENT 20,000L static water supply shall be provided for firefighting purposes with the required static water provisions.

		<ul style="list-style-type: none"> • Supply pipes from tank to ball valve have the same bore size to ensure flow volume. • Underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank. • A hardened ground surface for truck access is supplied within 4m of the access hole. • Above-ground tanks are manufactured from concrete or metal. • Raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F AS 3959). • Unobstructed access is always provided. • Tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters; and • Underground tanks are clearly marked. • All exposed water pipes external to the building are metal, including any fittings. • Where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump and are shielded against bush fire attack, any hose and reel for firefighting connected to the pump shall be 19mm internal diameter. • Fire hose reels are constructed in accordance with AS/NZS 1221:1997 Fire hose reels and installed in accordance with the relevant clauses of AS 2441:2017 Installation of fire hose reels. 	
EMERGENCY	<p>A Bush Fire Emergency Management and Evacuation Plan is prepared.</p>	<ul style="list-style-type: none"> • Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the: <ul style="list-style-type: none"> ○ The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; ○ NSW RFS Schools Program Guide; ○ Australian Standard AS 3745:2010 Planning for emergencies in facilities; and 	<p>MADE CONDITION OF CONSENT</p> <p>There are no bush fire emergency procedures for the proposed development. A Bush Fire Emergency Management and Evacuation Plan is prepared that complies with the requirements of Table 6.8d within PBP2019 prior to the issuing of an occupation certificate. The Bush Fire Emergency Management and Evacuation Plan shall:</p>

		<ul style="list-style-type: none"> ○ Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities (where applicable). ● The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants. <p><i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development</i></p>	<ul style="list-style-type: none"> ▪ Be provided to the Local Emergency Management Committee for its information prior to occupation of the development. ▪ Be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. ▪ Be consistent with Australian Standard AS 3745:2010 Planning for emergencies in facilities; and ▪ A Emergency Planning Committee is established to consult with staff in developing and implementing an Emergency Procedures Manual. ▪ Detailed plans of all emergency assembly areas including on-site and off-site arrangements as stated in AS 3745:2010 are clearly displayed, and an annually emergency evacuation is conducted. ▪ Consider the amount of travel likely to be generated during an emergency evacuation; the capacity of the broader road network to facilitate safe emergency evacuation; limitations/constraints inherent in the road system; and management of potential traffic conflicts (such as emergency vehicles versus evacuating members of the public).
	<p>Appropriate and adequate management arrangements are established for consultation and implementation of the Bush Fire Emergency Management and Evacuation Plan.</p>	<ul style="list-style-type: none"> ● An Emergency Planning Committee is established to consult with residents (and their families in the case of aged care accommodation and schools) and staff in developing and implementing an Emergency Procedures Manual; and ● Detailed plans of all emergency assembly areas including on-site and off-site arrangements as stated in AS 3745:2010 are clearly displayed, and an annually emergency evacuation is conducted. 	<p>MADE CONDITION OF CONSENT</p> <p>There are no bush fire emergency procedures for the proposed development. The Bush Fire Emergency Management and Evacuation Plan shall:</p> <ul style="list-style-type: none"> ▪ A Emergency Planning Committee is established to consult with staff in developing and implementing an Emergency Procedures Manual. ▪ Detailed plans of all emergency assembly areas including on-site and off-site arrangements as stated in AS 3745:2010 are

			clearly displayed, and an annually emergency evacuation is conducted.
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7 CONCLUSION AND RECOMMENDATIONS

It is clear from this investigation and assessment that the site is located within Bush fire Prone Land. An assessment in accordance with Appendix 1 of PBP2019 has been undertaken. This BFAR found the classifiable vegetation of *Unmanaged Grasslands* as described by PBP 2019 downslope in all directions of the site creates a bush fire threat.

In accordance with the provisions of PBP 2019, the recommendations outlined within this assessment will reduce the risk of damage and/or harm in the event of a bush fire event to acceptable levels. Compliance with the below recommendations can be achieved or practically implemented without substantial change to the proposed layout or construction methodology. It is recommended that development consent be granted subject to the following conditions:

Asset Protection Zones

The APZ are currently managed in accordance with 'Standards for Asset Protection Zones' as provided in Appendix 4 of Planning for Bush fire Protection 2019

At the commencement of building works and in perpetuity the property around the proposed class 1a development shall be maintained as an inner protection area (IPA) as outlined within Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW RFS document Standards for asset protection zones. to a distance of;

- 50 metres on the northern elevation,
- 50 metres on the eastern elevation,
- 50 metres on the western elevation,
- 50 metres on the southern elevation.

A minimum 10m APZ shall be applied around the class 10 structure.

A minimum 20m APZ shall be applied around the existing class 1a building.

Landscaping

- A Landscaping plan is required to illustrate:
- Compliance with APZ standards within Appendix 4 of PBP 2019,
- If fencing, retaining wall, garden/path edging is within 6m of a building or in areas of BAL-29 or greater shall illustrate constructed of non-combustible materials,
- A minimum 1-metre-wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building.
- Planting is limited in the immediate vicinity of the building.
- Planting does not provide a continuous canopy to the building (i.e., trees or shrubs are isolated or located in small clusters).
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings.
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies.
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown.
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e., leaf litter)
- Avoid climbing species to walls and pergolas.

- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building.
- Locate combustible structures such as garden sheds, pergolas, and materials such as timber garden furniture away from the building, and
- Low flammability vegetation species are used.

Construction Standards

Only one access is provided to the development. To mitigate bush fire risk a BAL 12.5 construction standard will be imposed together with a 50m APZ.

New construction of the class 1a building must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard National Standard Steel Framed Construction in Bushfire Areas – 2021 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.

To achieve better bush fire outcomes, upgrading the existing residential development to improve ember protection will significantly mitigate the risk of bush fires to the existing residential development. This will be achieved by enclosing all openings (excluding roof spaces) or covering openings with a with steel, bronze, or aluminium to maximum allowable aperture of 2mm or weather strip with a flammability index not greater than 5 (AS1530.2). Where applicable, this includes any sub floor areas, openable, windows, doors, vents, weepholes, and eaves.

Construction and site layout plans

It is recommended that a page within the construction and site layout plans is dedicated to Bushfire Construction standards together with the landscaping plan to ensure bushfire requirements are clearly understood and applied throughout the project and beyond.

Access

Access to the property and development site is noted on **Figure 2, page 10** of this report and in the site plan provided in **Appendix 1, page 37**.

Private property access shall comply with the below requirements:

- Private property access shall be two-wheel drive, all weather roads.
- The capacity of private property access of road surfaces and any bridges/ causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges and causeways are to clearly indicate load rating
- Category 1 fire appliance to within 4m of the static water supply
- Minimum carriageway width of 4m;
- In forest, woodland and heath situations, rural property roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m, at the passing bay
- A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, and
- Property access must provide a suitable turning area in accordance with Appendix 3, and
- 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, and
- The crossfall is not more than 10°, and
- Maximum grades for sealed roads do not exceed 15° and not more than 10° for unsealed roads, and
- A development comprising more than three dwellings has formalised access by dedication of a road and not by right of way.

Note: Some short constrictions in the access may be accepted where they are not less than the minimum (3.5m), extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.

Water Supply

20,000L static water supply is provided for firefighting purposes in areas where reticulated water is not available need to meet the following specifications:

- A connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; 65mm Storz outlet with a ball valve is fitted to the outlet,
- Ball valve and pipes are adequate for water flow and are metal,
- Supply pipes from tank to ball valve have the same bore size to ensure flow volume,
- Underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank,
- A hardened ground surface for truck access is supplied within 4m,
- Above-ground tanks are manufactured from concrete or metal,
- Raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F AS 3959),
- Unobstructed access can always be provided,
- Static Water Supplies (SWS) are clearly marked with SWS signage placed at the front gate and in location that guide responding fire agencies to the location of the water supply on site (Refer to Appendix),
- Tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters,
- All exposed water pipes external to the building are metal, including any fittings,

Water pumps and fire hose reels are not required for compliance with PBP 2019, although if provided shall:

- Where pumps are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm (internal diameter), and
- Fire hose reels are constructed in accordance with AS/NZS 1221:1997 Fire hose reels and installed in accordance with AS 2441:2005 Installation of fire hose reels

Electricity services

Where possible electricity should be placed underground. If overhead power supply is provided, lines are installed with short pole spacing (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.

Gas services

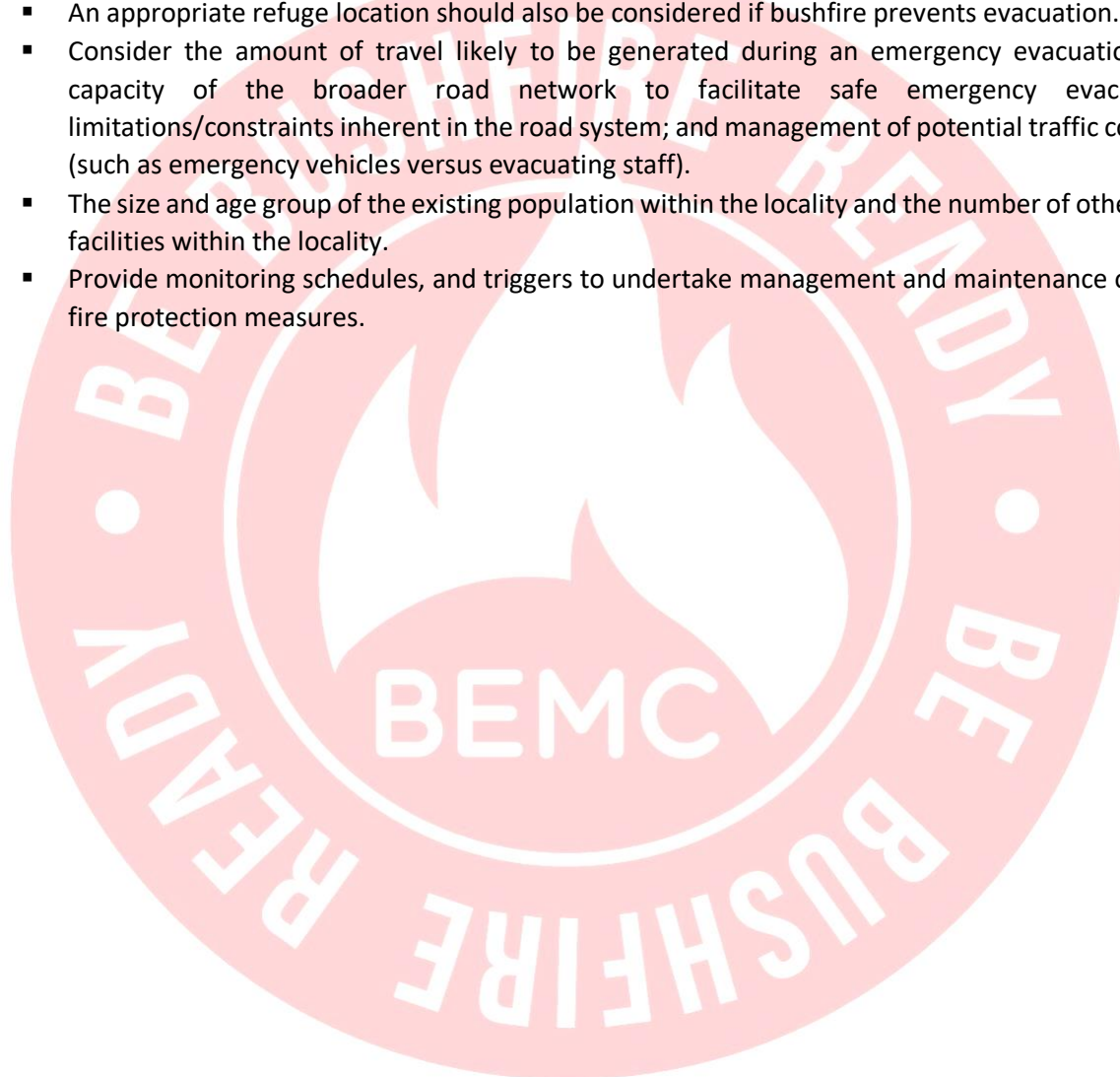
Any reticulated or bottled gas shall be installed and maintained in accordance with the below requirements as outlined in Table 7.4a of PBP:

- 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.

Emergency Management

The Bush Fire Emergency Management and Operation Plan shall:

- Be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*.
- Be consistent with *Australian Standard AS 3745:2010 Planning for emergencies in facilities*.
- Be provided to the Local Emergency Management Committee for its information prior to occupation of the development.
- Establishes an Emergency Management Committee with responsibilities for decisions identified.
- Provides decision triggers to inform when to evacuate and all potential evacuation routes.
- Provides guidance on the appropriate management actions during elevation fire danger days.
- An appropriate refuge location should also be considered if bushfire prevents evacuation.
- Consider the amount of travel likely to be generated during an emergency evacuation; the capacity of the broader road network to facilitate safe emergency evacuation; limitations/constraints inherent in the road system; and management of potential traffic conflicts (such as emergency vehicles versus evacuating staff).
- The size and age group of the existing population within the locality and the number of other SFPP facilities within the locality.
- Provide monitoring schedules, and triggers to undertake management and maintenance of Bush fire protection measures.



8 REFERENCES

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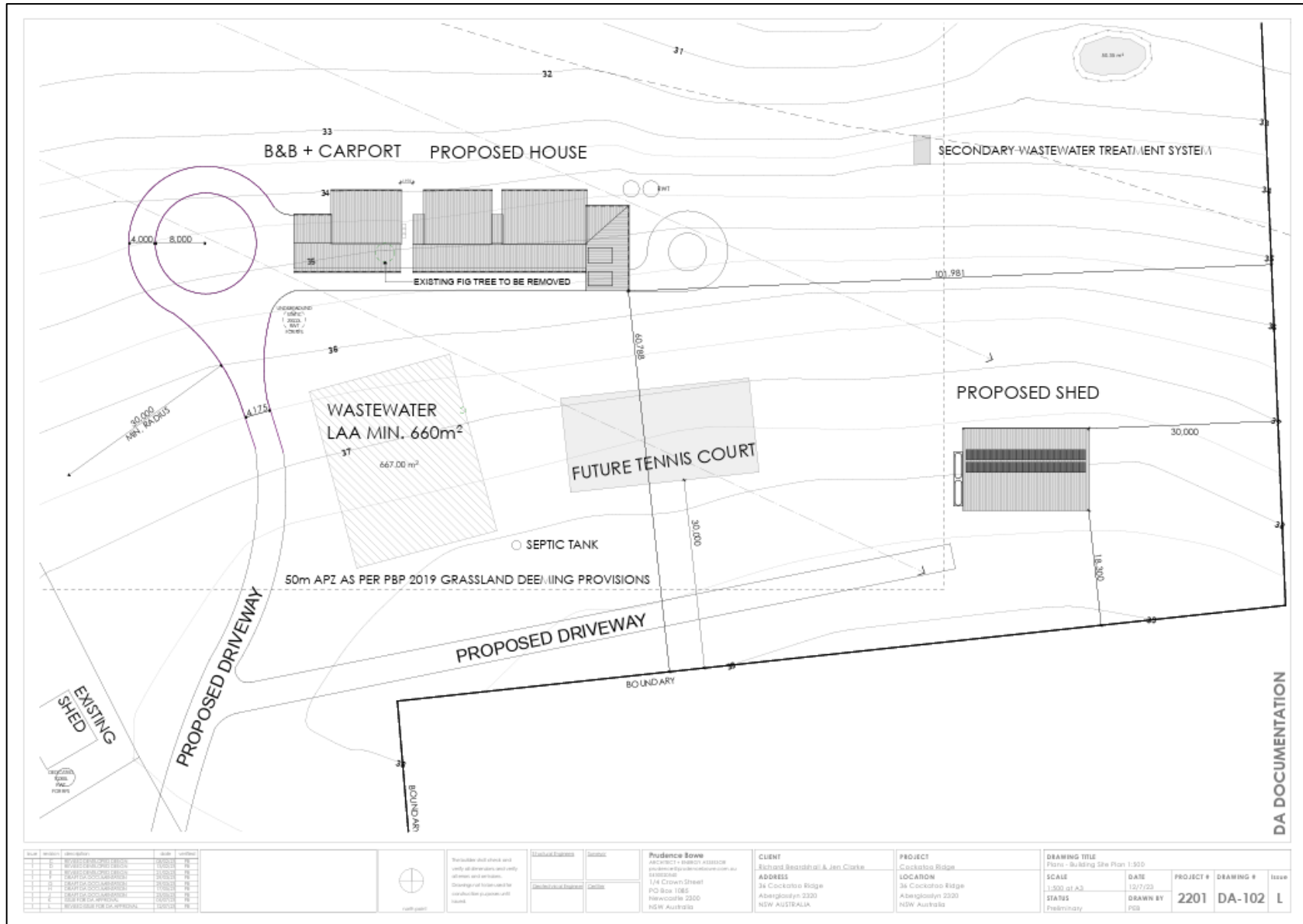
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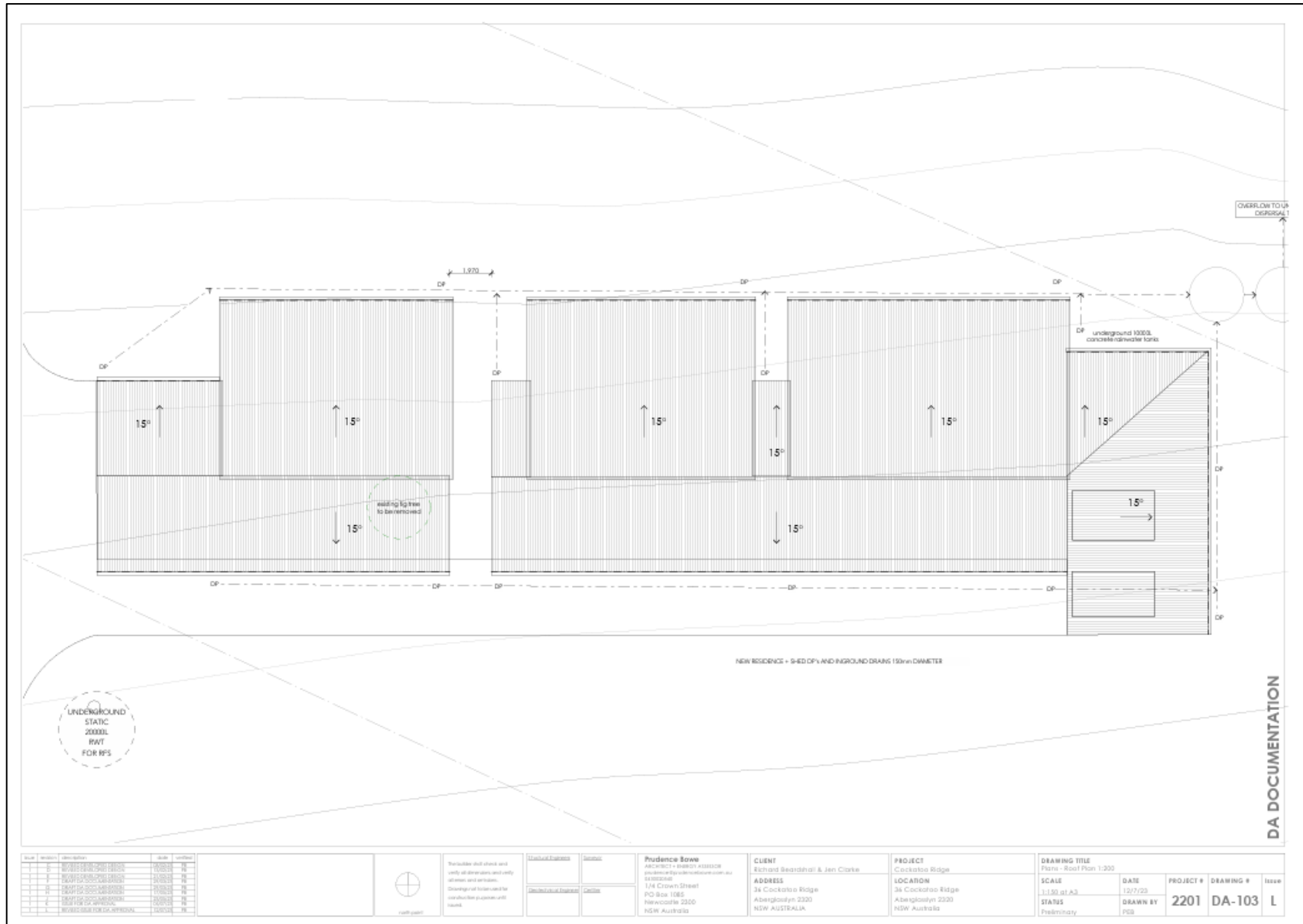
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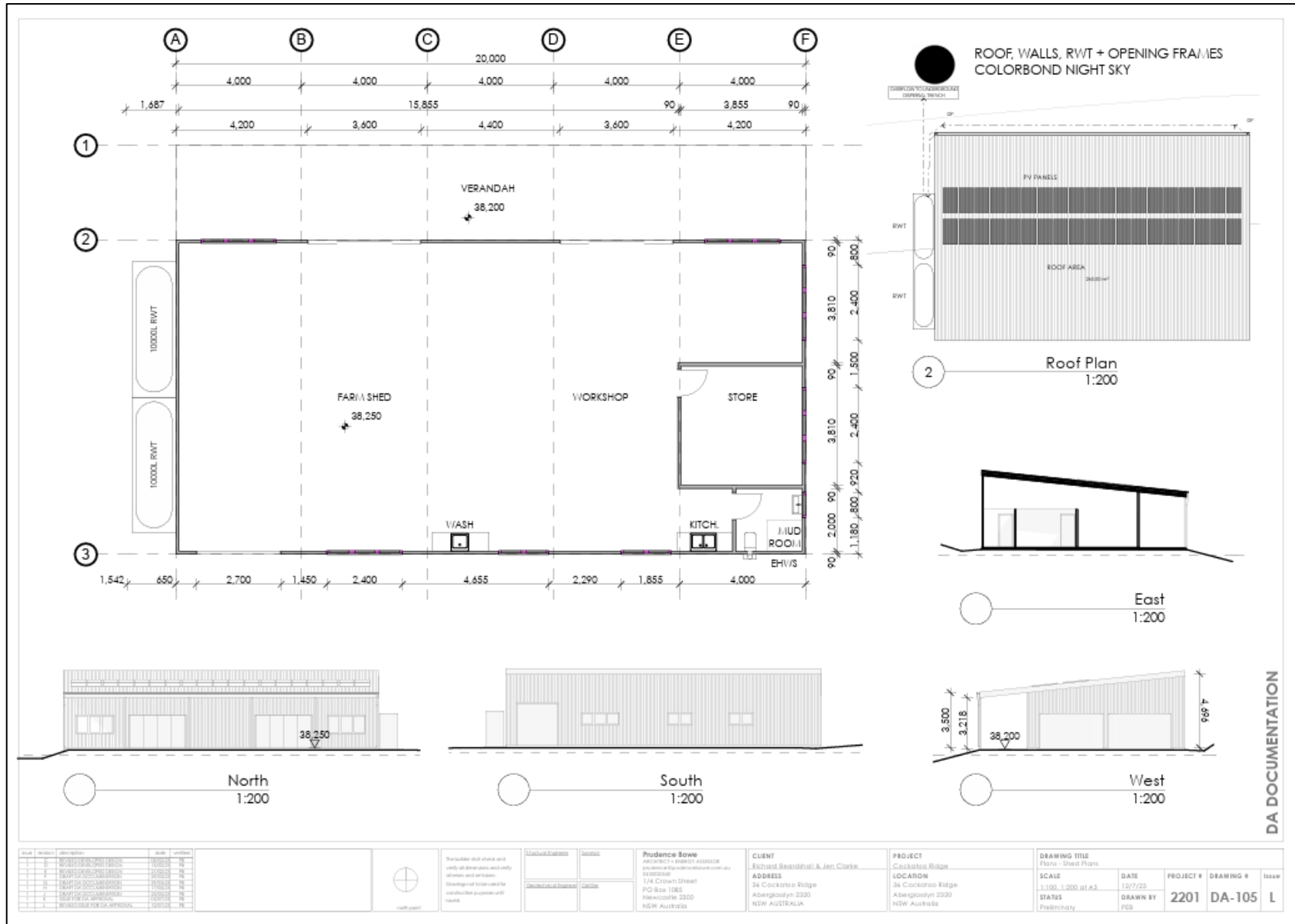


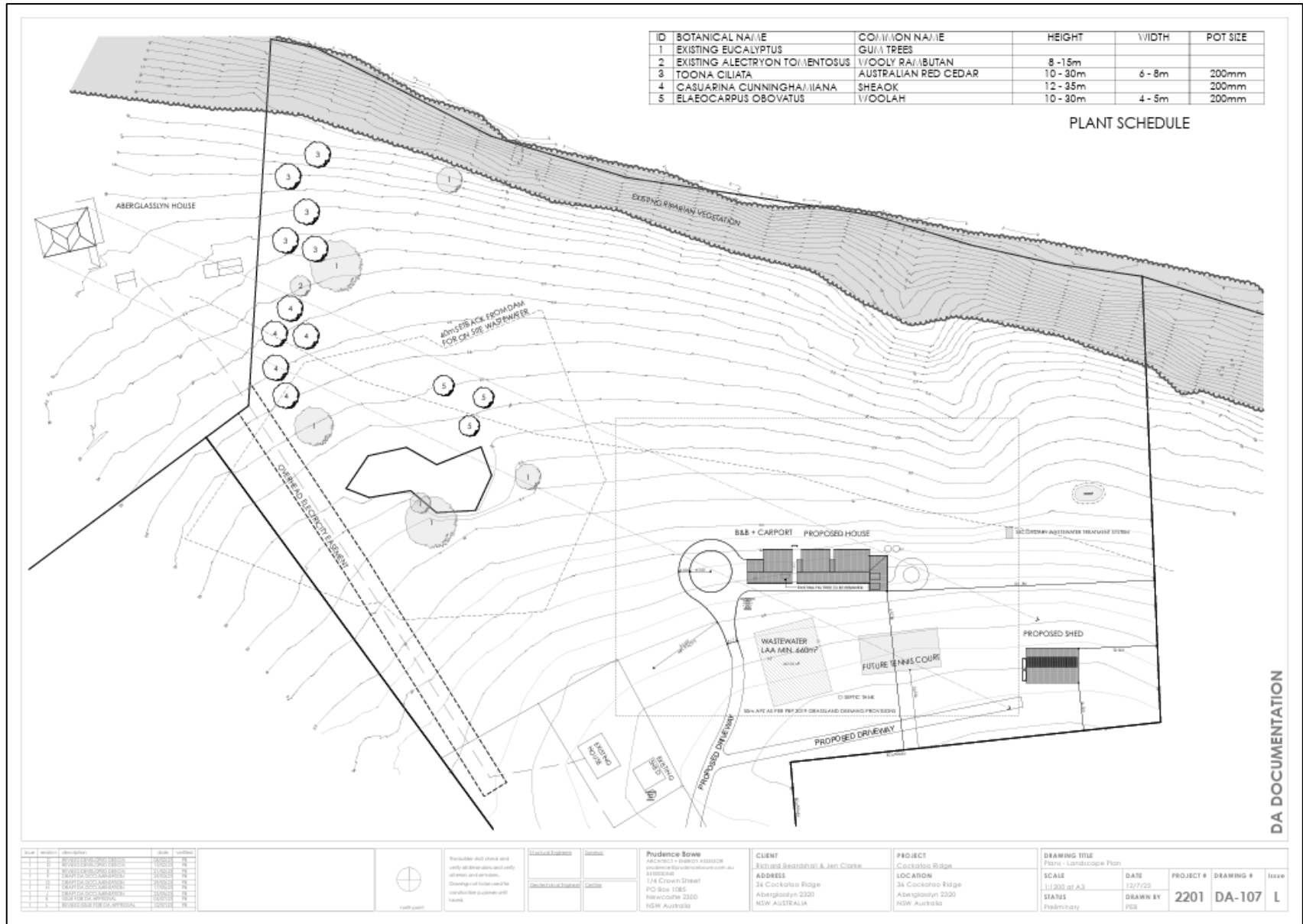
9 APPENDIX 1 DEVELOPMENT PLANS













DA DOCUMENTATION

Rev	Issued	Description	Date	Checked
1		ISSUED FOR PERMIT APPLICATION	12/07/20	PER
2		REVISED PERMIT APPLICATION	12/07/20	PER
3		REVISED PERMIT APPLICATION	12/07/20	PER
4		REVISED PERMIT APPLICATION	12/07/20	PER
5		REVISED PERMIT APPLICATION	12/07/20	PER
6		REVISED PERMIT APPLICATION	12/07/20	PER
7		REVISED PERMIT APPLICATION	12/07/20	PER
8		REVISED PERMIT APPLICATION	12/07/20	PER
9		REVISED PERMIT APPLICATION	12/07/20	PER
10		REVISED PERMIT APPLICATION	12/07/20	PER
11		REVISED PERMIT APPLICATION	12/07/20	PER
12		REVISED PERMIT APPLICATION	12/07/20	PER
13		REVISED PERMIT APPLICATION	12/07/20	PER
14		REVISED PERMIT APPLICATION	12/07/20	PER
15		REVISED PERMIT APPLICATION	12/07/20	PER
16		REVISED PERMIT APPLICATION	12/07/20	PER
17		REVISED PERMIT APPLICATION	12/07/20	PER
18		REVISED PERMIT APPLICATION	12/07/20	PER
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20		REVISED PERMIT APPLICATION	12/07/20	PER

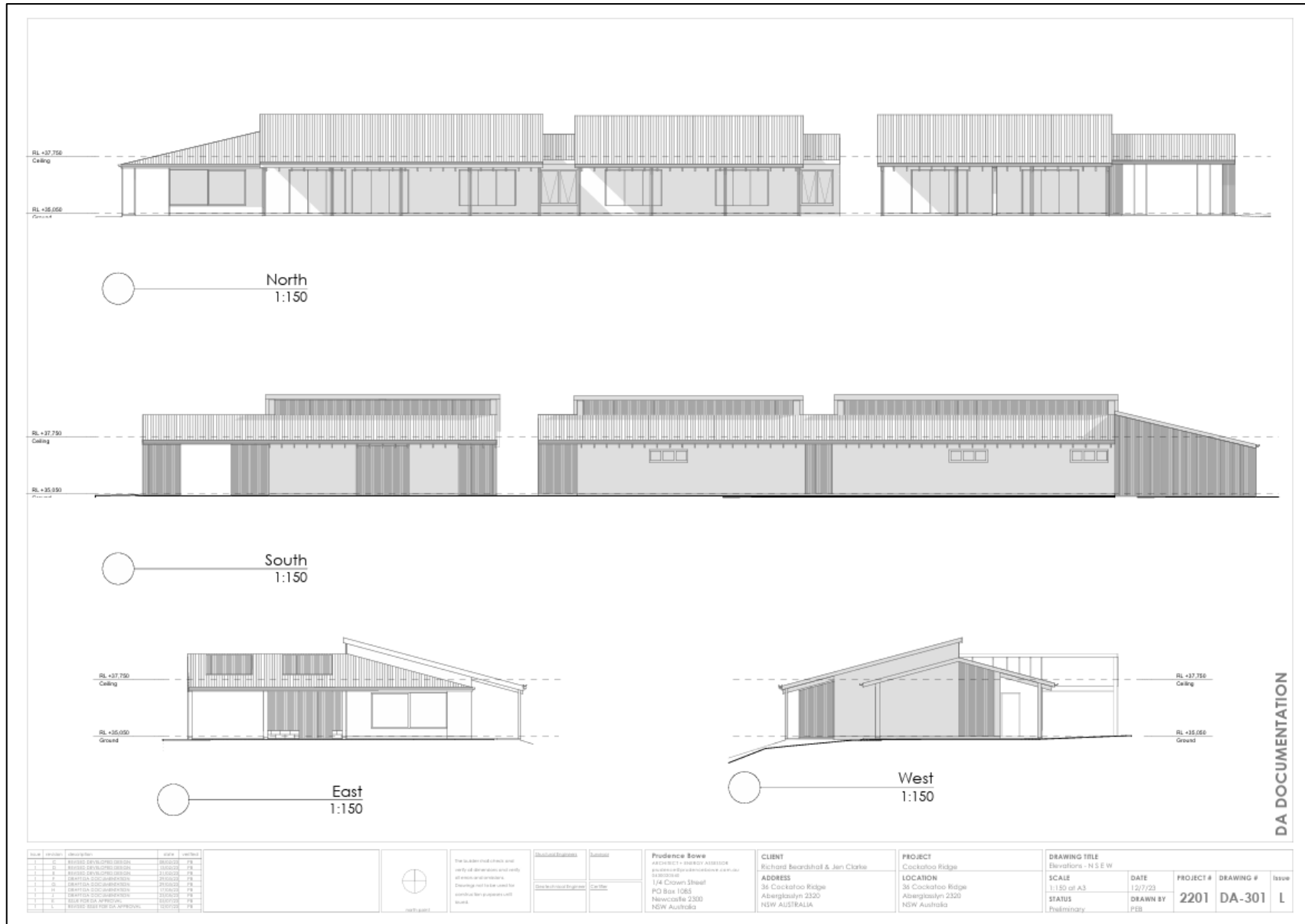
The location of each and every of the structures and works of engineering and construction shown on this drawing shall be used for construction purposes only.

Prudence Rowe
 ARCHITECT + INTERIOR ARCHITECTURE
 1/4 Crown Street
 PO Box 1065
 Newcastle 2300
 NSW Australia

CLIENT
 Richard Beardshall & Jen Clarke
ADDRESS
 36 Cockatoo Ridge
 Aberglasslyn 2320
 NSW AUSTRALIA

PROJECT
 Cockatoo Ridge
LOCATION
 36 Cockatoo Ridge
 Aberglasslyn 2320
 NSW Australia

DRAWING TITLE		PROJECT #	DRAWING #	ISSUE
Plans - Vehicle Manoeuvring Plan		2201	DA-111	L
SCALE	DATE	DRAWN BY		
1:500 of A3	12/7/20	PER		
STATUS				
Preliminary				



Issue	Version	Description	DATE	USER
1	1	ISSUED FOR PERMIT APPLICATION	15/03/20	FB
2	2	REVISED FOR PERMIT APPLICATION	15/03/20	FB
3	3	REVISED FOR PERMIT APPLICATION	15/03/20	FB
4	4	REVISED FOR PERMIT APPLICATION	15/03/20	FB
5	5	REVISED FOR PERMIT APPLICATION	15/03/20	FB
6	6	REVISED FOR PERMIT APPLICATION	15/03/20	FB
7	7	REVISED FOR PERMIT APPLICATION	15/03/20	FB
8	8	REVISED FOR PERMIT APPLICATION	15/03/20	FB
9	9	REVISED FOR PERMIT APPLICATION	15/03/20	FB
10	10	REVISED FOR PERMIT APPLICATION	15/03/20	FB

The building shall comply with all relevant standards and codes of practice. All materials shall be specified and approved by the architect. The architect shall be responsible for the coordination of all services and utilities.

Structural/Services	Submitter
Structural/Services	Client

Providence Rowe
 ARCHITECTS
 1/4 Crown Street
 PO Box 1083
 Newcastle 2320
 NSW Australia

CLIENT
 Richard Beardshah & Jan Clarke
ADDRESS
 36 Cockatoo Ridge
 Aberglasslyn 2320
 NSW AUSTRALIA

PROJECT
 Cockatoo Ridge
LOCATION
 36 Cockatoo Ridge
 Aberglasslyn 2320
 NSW Australia

DRAWING TITLE		DATE	PROJECT #	DRAWING #	Issue
Elevations - N S E W		1/27/20	2201	DA-301	L
SCALE	1:150 of A3	DATE	PROJECT #	DRAWING #	Issue
STATUS	Preliminary	DATE	PROJECT #	DRAWING #	Issue
DRAWN BY	FB	DATE	PROJECT #	DRAWING #	Issue

DA DOCUMENTATION

Window Schedule									
ID	W01	W02	W03	W04	W05	W06	W07	W08	
Height	1,700	1,700	600	1,700	1,700	1,700	1,700	1,700	1,700
Width	1,800	1,571	1,820	1,820	1,805	1,800	1,765	1,800	
Sill height	400	400	1,500	1,500	1,500	400	400	400	
Head height	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	
2D Symbol									
Elevation									
Surface Area	3.06	2.67	1.09	1.09	1.08	3.06	3.06	3.12	
Operation Type	Awning	Awning	Awning	Awning	Awning	Sliding	Sliding	Fixed	
Frame Material	Western Red Cedar	Western Red Cedar	Western Red Cedar	Western Red Cedar	Western Red Cedar	Western Red Cedar	Western Red Cedar	Western Red Cedar	
Glass Material	Double glazed	Double glazed	Double glazed	Double glazed	Double glazed	Double glazed	Double glazed	Double glazed	
U-value									
SHGC									

Window Schedule		Glazed Door Schedule									
ID	W09	ID	D01	D02	D03	D04	D05	D06	D07	D08	D09
Height	1,700	Height	2,100	2,100	1,700	1,700	1,700	2,100	2,100	2,400	2,100
Width	1,800	Width	2,700	2,700	2,700	2,700	2,518	2,700	2,700	1,600	900
Sill height	400	Sill Height	0	0	400	400	400	0	0	0	0
Head height	2,100	Head Height	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,400	2,100
2D Symbol		2D Symbol									
Elevation		Elevation									
Surface Area	3.06	Surface Area	5.67	5.67	4.59	4.59	4.28	5.67	5.67	3.84	1.89
Operation Type	Sliding	Operation Type									
Frame Material	Western Red Cedar	Frame Material	Western Red Cedar	Western Red Cedar	Western Red Cedar	Western Red Cedar	Western Red Cedar	Western Red Cedar	Western Red Cedar	Western Red Cedar	Western Red Cedar
Glass Material	Double glazed	Glass Material	Double glazed	Double glazed	Double glazed	Double glazed	Double glazed	Double glazed	Double glazed	Double glazed	Double glazed
U-value		U-value									
SHGC		SHGC									

Issue	Revised	Revised By	Date	Comments
1				
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	The supplier must check and verify all dimensions and verify all materials are as specified. All drawings must be used for construction. See attached list.	Approved By: 	Checked By: 	Precedence Bowe ARCHITECT + INTERIOR DESIGN www.precedencebowe.com.au 1/4 Crown Street PO Box 1065 Newcastle 2320 NSW Australia	CLIENT Richard Beardshof & Jan Clark ADDRESS 36 Cockatoo Ridge Aberglasslyn 2320 NSW AUSTRALIA	PROJECT Cockatoo Ridge LOCATION 36 Cockatoo Ridge Aberglasslyn 2320 NSW Australia	DRAWING TITLE Schedules - Glazing Schedule SCALE 1:1 of A3 DATE 12/7/23 STATUS Preliminary DRAWN BY PFB	PROJECT # 2201 DRAWING # DA-402 Issue L
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DA DOCUMENTATION

10 APPENDIX 2 PLATES (PHOTOGRAPHS) AND FIRE RUNS

Plates 1 – 6 depict the elements in and around the site that are considered within the bush fire hazard assessment. The classified vegetation, separations, effective and site slope are identified in **Table 3**, **page 18** and displayed in **Figure 2, page 10**.



Plate 1 Private property access



Plate 2 Existing class 1a building and class 10 shed within lot



Plate 3 Effective slope of Transect 1



Plate 4 Effective slope of Transect 2

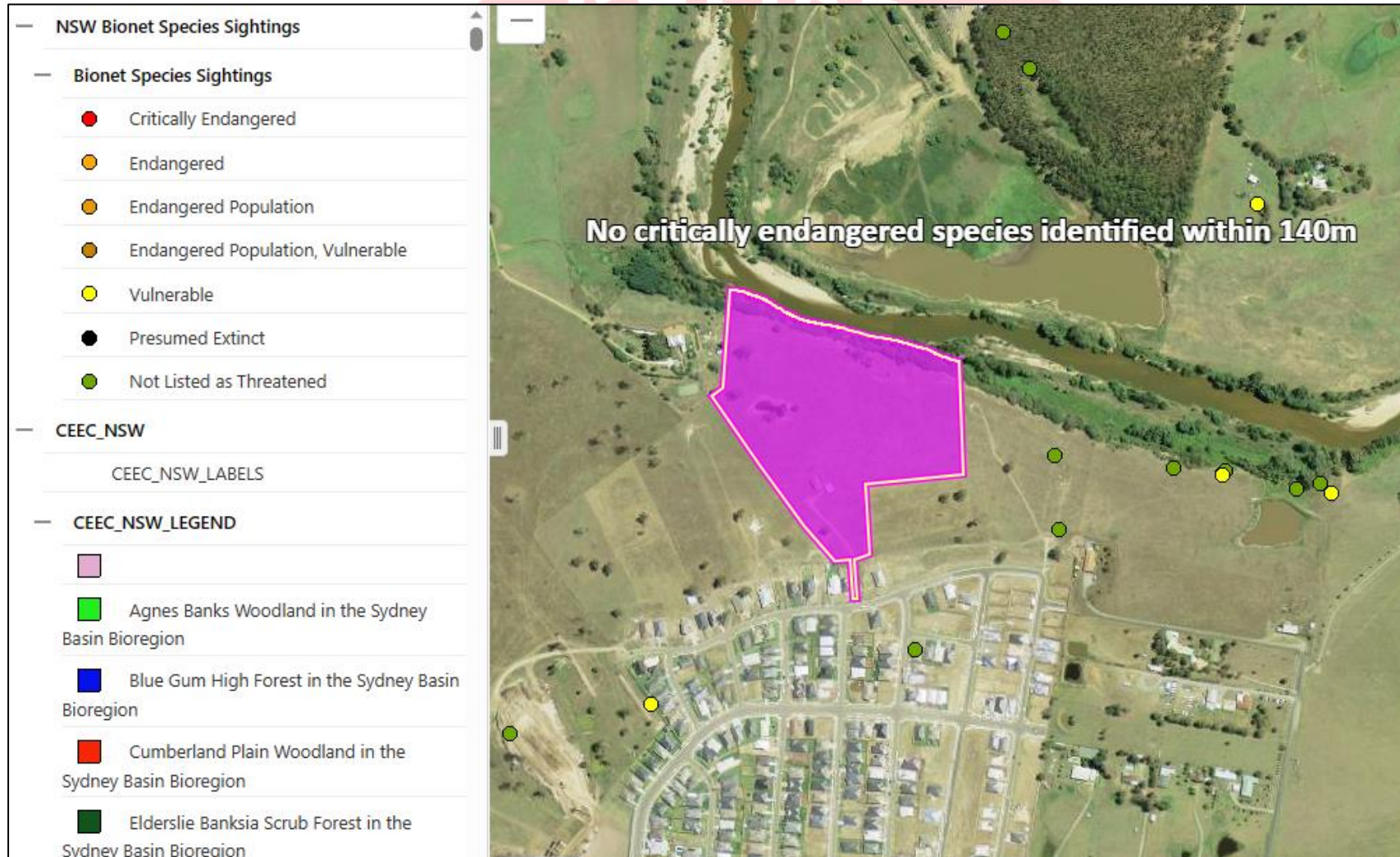


Plate 5 Effective slope of Transect 3



Plate 6 Effective slope of Transect

11 APPENDIX 3 NSW SHARING AND ENABLING ENVIRONMENTAL DATA



12 APPENDIX 4 BIODIVERSITY MAP

Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Biodiversity Offset Scheme (BOS) applies to a clearing or development proposal. You can use the Threshold Tool in the map viewer to generate a BV Threshold Report for your nominated area. The report will calculate results for your proposed development footprint and determine whether or not you will need to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

This report can be used as evidence for development applications submitted to councils, native vegetation clearing not requiring development consent in urban areas and areas zoned for environmental conservation under State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new?

For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the [Map Review Team](mailto:map.review@environment.nsw.gov.au) at map.review@environment.nsw.gov.au or on 02 8000 0258.

vegetation of biodiversity value identified with 140m

13 APPENDIX 5 AHIMS SEARCH



AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : Aberglasslyn

Client Service ID : 804674

Duncan Scott-Lawson

Date: 30 July 2023

PO Box 182

Salamander Bay New South Wales 2317

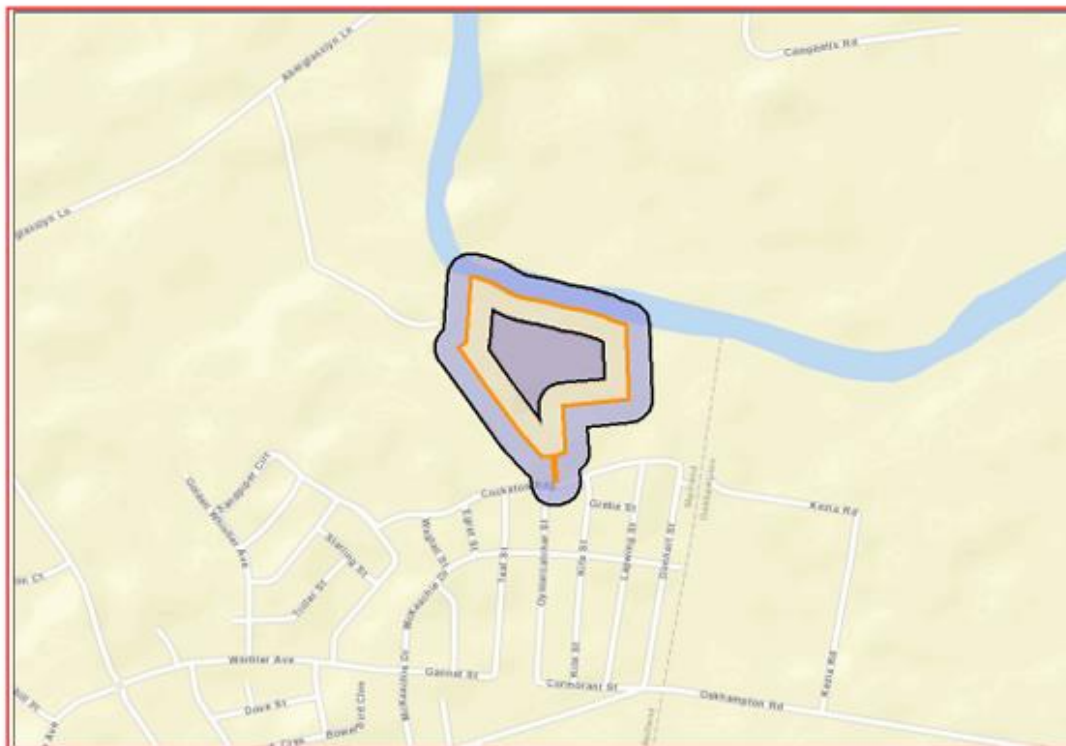
Attention: Duncan Scott-Lawson

Email: duncan@emconsultancy.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 3, DP:DP1124849, Section : - with a Buffer of 50 meters, conducted by Duncan Scott-Lawson on 30 July 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

14 APPENDIX 6 BUSHFIRE PROTECTION MEASURES AND INFORMATION

The following information on building survivability and the application of Bushfire Protection Measures should be considered continually for the life of the development. These measures facilitate meeting the aims and objectives of PBP 2019 and mitigating bushfire risk and are provided to inform the client.

Why do buildings burn during bush fires?

Research has been undertaken over the last decades to analyse and determine the elements that determine the survivability of a building during a bush fire event. As the research is validated, these elements are incorporated into planning documentation that guides construction in bush fire prone areas, such as Australian Standard 3959 and NSW RFS Planning for Bushfire Protection.

Research has illustrated that there are three ways a bush fire impacts a building:

1. Direct flame contact,
2. Radiant heat from the bush fire, and
3. Embers generated by the bush fire.

Most people expect direct flame contact to be the biggest risk to homes in a bush fire, but this is not the case. Over 80% of house loss during bush fires occurs because of ember attack; the burning firebrands of bark, leaves and twigs with winds drive away from the main fire front. They find weaknesses in houses such as gaps, cracks to combustible construction materials and can quickly lead to ignition of the building.

Significantly, vegetation that is established adjacent to the building and within the Asset Protection Zone following the construction of the building, which provides fuel for burning embers to ignite and increase the ignitability of the building. It is critical that the Asset Protection Zone are maintained throughout the life of the property, so that wildfire is not encouraged closer to the building.

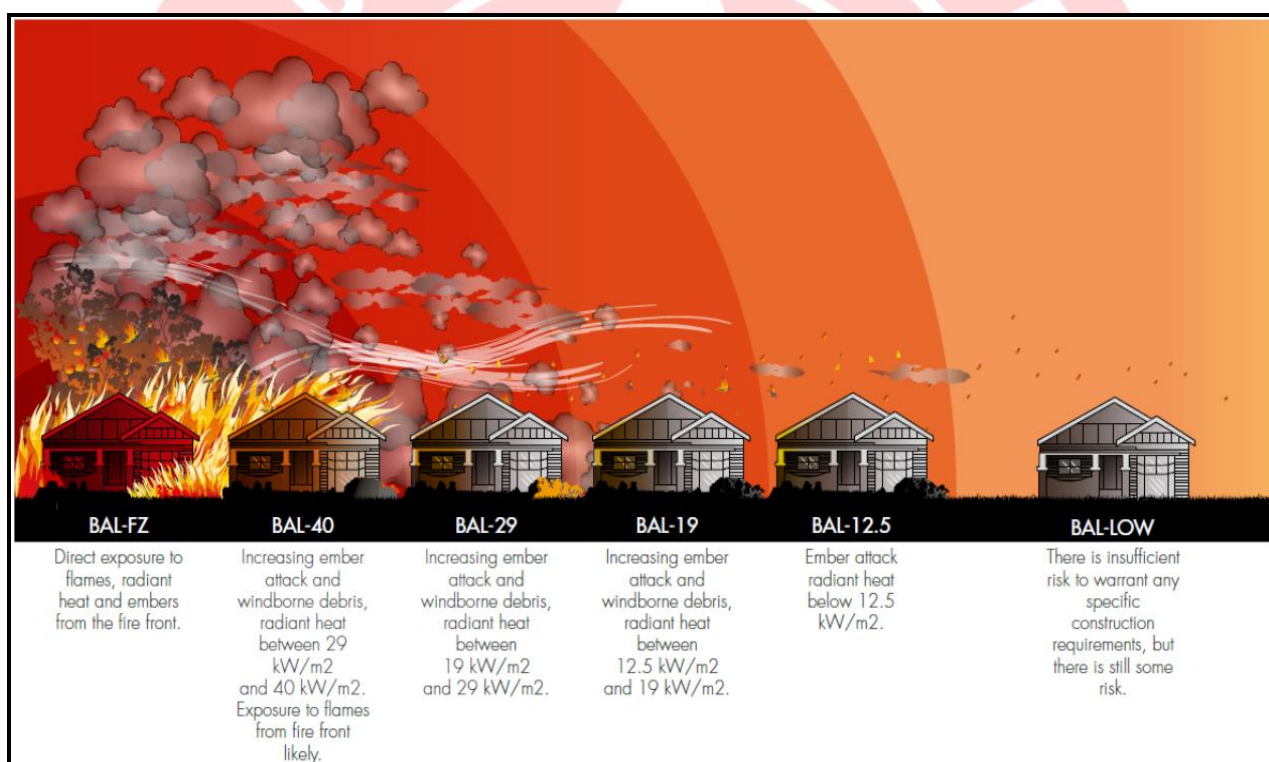
The research has illustrated the separation between the bushfire threat and building; and the construction standards of the building are the principal elements to building survivability. It is critical that:

1. Any future alterations and additions to the building are undertaken with materials that comply with the relevant BAL of the building.
2. The separations between the building and bush fire threat (known as the Asset Protection Zones (APZ)) are maintained to low flammability. This means restricted gardens and combustible elements, such as timber landscaping and furnishings. It is critical to maintain '*fire hygiene*' around the building.

Australia Standard 3959 Construction of buildings in Bush fire prone areas and Bush fire Attack Level (BAL)

Bush fire Attack Level (BAL) ratings refer to the fire intensity your house is likely to be subjected to in a bush fire, expressed in terms of radiant heat. The BAL assessment forms the construction component of the bush fire assessment process. The other component is the Bush fire planning, which includes Asset Protection Zones (APZ), separation to provide defensible spaces, access, water, electricity, gas, landscaping and emergency management.

Furthermore, the measures contained in the *Australian Standard 3959 Construction of buildings in Bushfire Prone Areas* for each BAL construction level are not for fire resistance. The building will burn. The construction standards are aimed at slowing the ignition and fire spread of the building to provide adequate time to enable occupants to shelter within the building as the bushfire front passes. The degree of vegetation management within the APZ, the unpredictable nature of behaviour of fire, and extreme weather conditions make building adjacent to vegetation very dangerous.



Relationship between fire behaviour and BAL (WA Guidelines for Planning in Bush fire Prone Areas, 2017)

Design and Siting

The design and siting of a building can be of critical importance during bush fire attack event. The appropriate design and siting can reduce the impact of bush fire attack mechanisms of direct flame, radiant heat, ember attack, smoke, and wind. Key principles to consider when designing and siting a new development include the following:

- Avoid building on ridges, saddles and build on level ground wherever possible.
- Utilise cut-in benches, rather than elevating the building when building on sloping land.
- Avoid raised floors and protect the sub-floor areas by enclosing or screening.
- Provide an appropriate shelter room that is located on the lowest or non-bush fire hazard side of the building, near building exits and provides the occupant views of the outside environment.
- Reduce bulk of building, limit re-entrant corners, and incorporate simplified roof that are able to self-clean of debris.
- No gutters on second or consecutive storeys of building and avoid box gutters.
- If gutters are installed, incorporate gutter guards with a flammability index more than 5 when tested to AS1530.2, or aluminium, bronze, or stainless steel with maximum aperture of 5mm.
- Limit glazing elements on the sides of the building exposed to the bush fire threat and use shutters to protect glazing elements.
- Carparking provided in a location that does not interfere with escape routes.
- Position development so any gas supplies and overhead electricity are positioned not to impede egress to and from the site.
- Class 10a buildings (such as shed, carport, and garages) should be a minimum of 6m away from any other building. Consider the storage of hazardous materials (petrol, kerosene, alcohol, LPG, natural gas, acetylene, vehicle, machinery etc.) within Class 10a buildings when siting in proximity to Class 1a occupied building and escape routes.
- Provide unobstructed access around the entire building supported by a minimum 1m wide concreted path to the external wall.

Asset Protection Zones

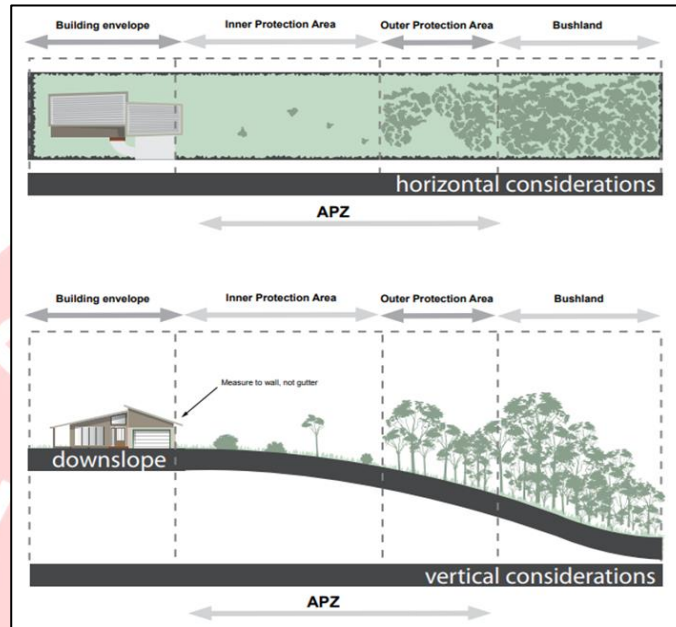
An APZ is an area surrounding a development that is managed to reduce the bushfire hazard to an acceptable level to mitigate the risk to life and property. The required width of the APZ varies with slope and the type of hazard. An APZ should be maintained in perpetuity to ensure ongoing protection from the impact of bush fires. Maintenance to the below standards should be undertaken on an annual basis, in advance of the fire season, as a minimum.

For a complete guide to APZs and landscaping, download the NSW RFS document Standards for Asset Protection Zones at www.rfs.nsw.gov.au/resources/publications .

An APZ can consist of both an Inner Protection Area (IPA) and an Outer Protection Area (OPA) as indicated below. An APZ can include the following:

Footpaths	Driveways
Lawns	Unattached non-combustible garages as long as suitably separated
Discontinuous gardens	Open space / parkland
Swimming pools	Car parking

Isolated areas of shrub and timbered vegetation are generally not a bush fire hazard as they are not large enough to produce fire of an intensity that will threaten dwellings. These areas include narrow strips of vegetation along road corridors.



Components of an APZ (Figure A4.1 - PBP 2019)

Any areas that are designated Asset Protection Zones, should be delineated by rural fencing, signposted or bollards (whatever is practical in the circumstances) to ensure vegetation creep does not occur and further landowners and ground management are aware that the area is to be maintained for Bush fire protection purposes. Examples are provided below:



Inner Protection Area (IPA)

The IPA extends from the edge of the OPA to the development. The IPA is the area closest to the asset and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the development and be a defensible space. The intent of an IPA is to stop the transmission of flame and reduce the transmission of radiant heat by the elimination of available fire fuel. This area also allows

airborne embers to fall safely without igniting further outbreaks and provides a safer firefighting position and is operationally important for implementation of clear fire control lines.

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

- Vegetation within the IPA should be kept to a minimum level. Litter fuels (leaves and vegetation debris) within the IPA should be continually removed and kept below 1cm in height and be discontinuous. There is minimal fine fuel at ground level which could be set alight by a bushfire.
- Canopy cover should be less than 15% (at maturity). Trees (at maturity) should not touch or overhang the building and should be separated by 2 to 5m.
- Lower limbs of canopy trees should be removed up to a height of 2m above ground.
- Preference should be given to smooth barked and evergreen trees.
- Large discontinuities or gaps in the shrub vegetation shall be established to slow down or break the progress of fire towards buildings.
- Shrubs should not be located under trees and not form more than 10% ground cover
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- Grasses should be kept mown (as a guide grass should be kept to no more than 100mm in height), and
- Woodpiles, wooden sheds, combustible material storage areas, large areas / quantities of garden mulch, stacked flammable building materials etc. are not permitted in the IPA.

Outer Protection Area (OPA)

An OPA is located between the IPA and the unmanaged vegetation. Vegetation within the OPA can be managed to a more moderate level. The reduction of fuel in this area substantially decreases the intensity of an approaching fire and restricts the pathways to crown fuels, reducing the level of direct flame, radiant heat and ember attack on the IPA.

Because of the nature of an OPA, they are only applicable in forest vegetation.

In practical terms the OPA is an area where there is maintenance of the understorey and some separation in the canopy. When establishing and maintaining an OPA the following requirements apply:

- Tree canopy cover should be less than 30%, canopies should be separated by 2 to 5m
- Shrubs should not form a continuous canopy and form no more than 20% of ground cover
- Grasses should be kept to no more than 100mm in height with leaf and other debris should be mown, slashed or mulched.

Furthermore, the edge of the APZ should be clearly delineated to ensure vegetation creep does not occur over time, reducing the separation between the bushfire hazard and building.

Gardens and vegetation within the APZ

All vegetation will burn under the right conditions.

In choosing plants for landscaping consideration should be given to plants that possess properties, which help to protect buildings. If the plants themselves can be prevented from ignition, they can improve the defence of buildings by:

- Filtering out wind-driven burning debris and embers.
- Acting as a barrier against radiation and flame, and
- Reducing wind forces.

Consequently, landscaping with vegetation of the site should consider the following:

- Meet the specifications of an Inner Protection Area (IPA) detailed in PBP 2019.
- Priority given to retaining or planting species which have a low flammability and high moisture content.
- Priority given to retaining or planting species which do not drop much litter in the bushfire season, and which do not drop litter that persists as ground fuel in the bush fire season, and
- Create discontinuous or gaps in the vegetation to slow down or break the progress of fire towards the dwellings.
- Avoid gardens within 10m of the exterior building envelop.
- Trees and shrubs within 40m are not continuous, but instead arranged as discrete patches separated by a ground layer with low fuel hazard, such as mown grass.
- Position courtyards, gardens, and grassed areas in locations that facilitate the protection of the building.
- Install pebble/rock garden beds avoiding the use of mulch and wood chip.

Consideration should be given to vegetation fuel loads present on site. Careful thought must be given to the type and physical location of any proposed site landscaping.

Inappropriately selected and positioned vegetation has the potential to ‘replace’ any previously removed fuel load.

Whilst it is recognised that fire-retardant plant species are not always the most aesthetically pleasing choice for site landscaping, the need for adequate protection of life and property requires that a suitable balance between visual and safety concerns be considered. The below list of well know ground fire-retardant plants is intended as a guide only, check with your local council for information more specific to your area.

<i>Lomandra longifolia</i>	<i>Dampiera</i>
<i>Lomandra hystrix</i>	<i>Scaevola aemula</i>
<i>Anigozanthos</i> hybrids	<i>Succulents (most)</i>
<i>Agapanthus orientalis</i>	<i>Carpobrotus (Pigface)</i>
<i>Liriope muscari</i>	<i>Cotyledon</i>
<i>Carpobrotus glaucescens</i>	<i>Ajuga australis</i>
<i>Casuarina glauca</i>	<i>Myroporum</i>
<i>Ajuga</i>	<i>Nepeta (catmint)</i>
<i>Brachyscome</i>	<i>Mesembryanthemum</i>

Strategically positioned elevated vegetation (fire-retardant tree and shrub species) can act as 'windbreaks' and 'ember filter', reducing wind velocities and suppressing the density of embers attacking a building. It is critical that this vegetation is:

- On flat ground place >30m from the building (ideally 40m forming the outer perimeter of the IPA).
- >20m separation from the hazardous vegetation.
- Located on the side of the bush fire hazard.
- No gardens of shrubs under the trees.
- Shrub patches no greater than 10m².

The below list of well know fire-retardant trees and shrubs is intended as a guide only, check with your local council for information more specific to your area:

<i>Melia azederach (Cape Lilac)</i>	<i>Citrus trees</i>
<i>Brachychiton acerifolius (Flame tree)</i>	<i>Loquat</i>
<i>Magnolia grandiflora</i>	<i>Arbutus Quercus (only the deciduous oak)</i>
<i>Pyrus (most ornamental pears)</i>	<i>Feijoa</i>
<i>Magnolia Little Gem</i>	<i>Gleditzia</i>
<i>Ulmus chinensis (Chinese Elm)</i>	<i>Ficus (all including edible)</i>
<i>Acacia howitii</i>	<i>Aloe (all)</i>
<i>Cercis (Judus Tree)</i>	<i>Correa</i>
<i>Acmena smithii (Lilypily)</i>	<i>Acacia iteaphyla</i>
<i>Prunus (all including ornamental)</i>	<i>Scaevola crassifolia</i>
<i>Cupaniopsis anacardiopsis (Tuckeroo)</i>	<i>Viburnum tinus</i>
<i>Malus (apple trees)</i>	<i>Atriplex (saltbush)</i>
<i>Eleocarpus</i>	<i>Escallonia</i>
<i>Mullbery</i>	<i>Maireana (Cottonbush)</i>
<i>Eremophila (Emu bush)</i>	<i>Leucophyta brownii</i>
<i>Melaleuca nodosa</i>	<i>Plectranthus</i>
<i>Syzygium (lilypilly)</i>	<i>Santolina</i>
<i>Photinia</i>	<i>Coprosma</i>
<i>Rhagodia (saltbush)</i>	<i>Strelitzia</i>
<i>Acacia Cyclops</i>	<i>Senna (Silver Cassia)</i>

Recent post-fire research from the 2019/20 bushfire season suggests greenness factor (the extent to which plants are actively growing) had an impact on building survivability to a bushfire, indicating that maintained green grasses and landscape watering features are beneficial during a bushfire.

It is essential that any vegetation and landscaped areas and surrounds are subject to ongoing fuel management and reduction to ensure that fine fuels do not build up.

Landscaping features within the APZ

A combination of hard (materials) and soft (design) landscaping will benefit the survivability of a building during a bushfire event. The type, quantity and condition of fuel has a very important effect on bushfire behaviour in proximity to a building. Poorly located vegetation that burns readily may expose a house to increased levels of radiant heat and flame contact.

- Non-flammable features such as tennis courts, swimming pools, dams, patios, driveways or paths should be incorporated into the proposal, especially on the northern and western sides of the proposed building.
- Remove other flammable objects from around the house. These include sheds, caravans, outdoor furniture, barbeques, gas bottles, wood piles and organic mulch.
- Avoid flammable mulches within the APZ. Alternatives include gravel, scoria, pebbles, shells or recycled crushed bricks.
- Use non-combustible, moveable containers and pots that can be relocated in the summer.
- Restrict the use of door mats and place firewood stacks >10m from building.
- Restrict the use of timber and use materials such as brick, earth, stone, concrete and galvanised iron
- Metal screens can help to shield your house from radiant heat, direct flame contact and ember attack.
- An intensive area of planting centred on a contoured garden mound provide an effective screening.
- Fencing in BAL 29 or within 6m of a building should be of non-combustible materials.
- Establish a path immediately around the external wall of the building. Do not place garden beds adjacent to the external fabric of the building and under windows.
- Clumping shrubs and trees so they do not form a continuous canopy and are separated by areas of low fuel (maintained green grass lawn).

Further information can be found here - [Landscaping for bushfires](#)

Access Requirements

In the event of a serious bushfire threat to the proposed development, it will be essential to ensure that adequate ingress/ egress and the provision of defensible space are afforded in the development/building design.

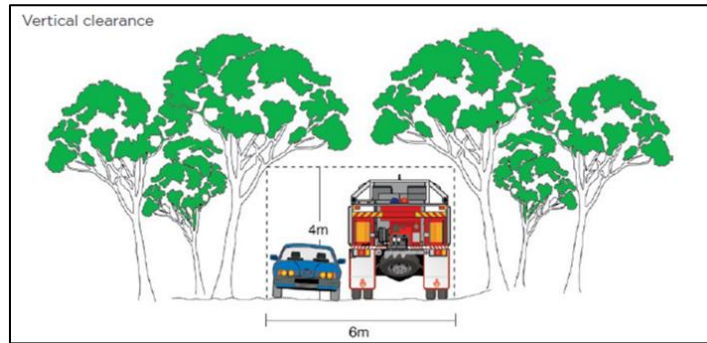
Local Area Traffic Management (LATM)

The objective of LATM is to attain an acceptable level of speed, volume, and composition of traffic within a local area and reduce the number of road accidents. This is achieved by modifying the street environment through the installation of various traffic control devices. LATM devices by their nature are designed to restrict and or impede the movement of traffic, especially large vehicles, which conflicts with the intent for access required by the NSW RFS and may significantly increase response times for emergency services.

Where LATM devices are provided they are to be designed so that they do not impede fire vehicle access.

Vertical clearance

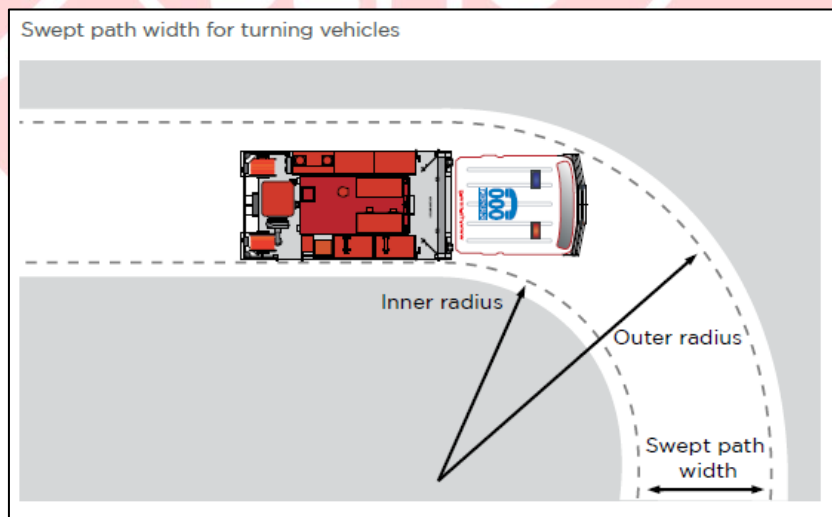
An unobstructed clearance height of 4 metres should be maintained above all access ways including clearance from building construction, archways, gateways/doorways, and overhanging structures (e.g., ducts, pipes, sprinklers, walkways, signs and beams). This also applies to vegetation overhanging roads and fire trails.

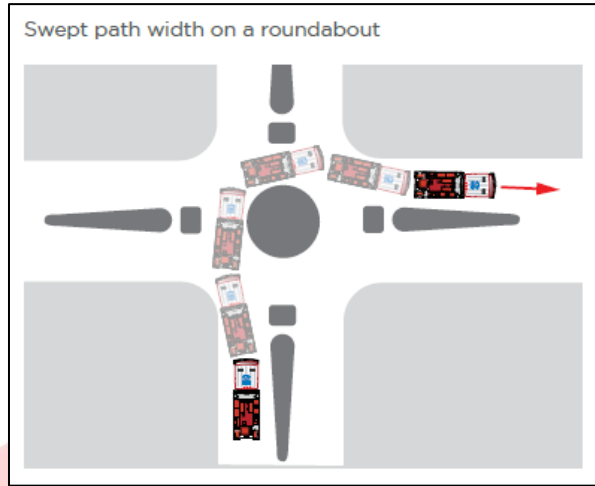


Vehicle Turning Requirements

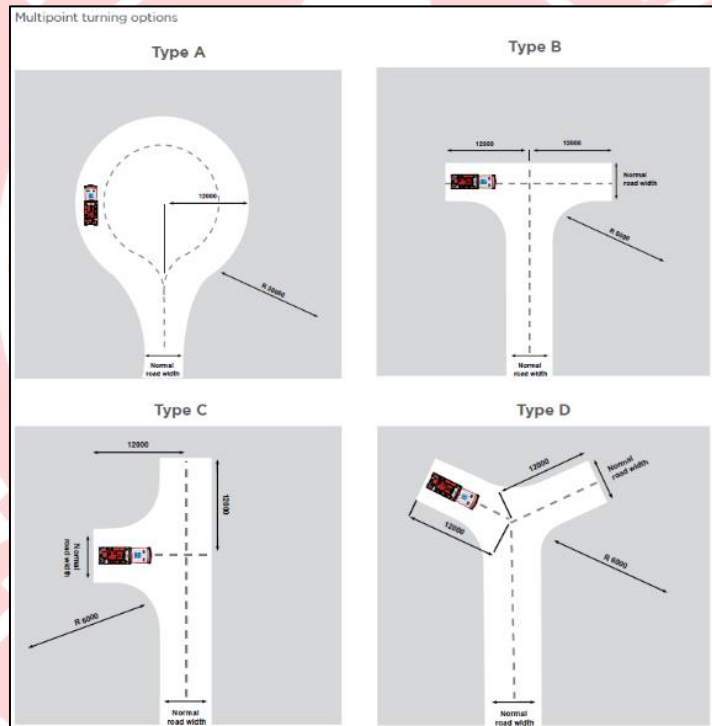
Fire crews must have rapid access and egress for vehicles, therefore curved carriageways should be constructed using the minimum swept path. The below diagrams from PBP2019 provide indication of the requirements to be achieved.

Minimum curve radius (inside edge (m))	Swept path (m) wide
<40	4.0
40 -69	3.0
70 - 100	2.7
>100	2.5





Where a turning head is proposed the NSW RFS requires that dead ends having a length greater than 20 metres should be provided with a turning head area which avoids multipoint turns.



Passing Bays

The construction of passing bays, where required, shall be 20m in length, provide a minimum trafficable width at the passing point of 6m.



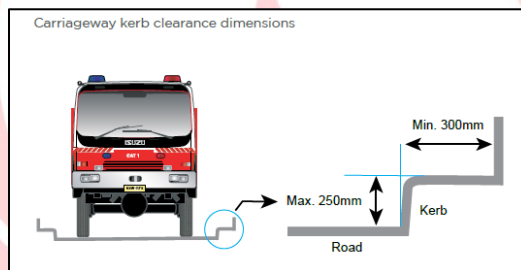
Parking

Parking can create a pinch point within the road reserve. The location of parking should be carefully considered to ensure fire appliance access is unimpeded. Hydrants should be located clear of any parking areas to ensure that access is always available.



Kerb Dimensions

All kerbs constructed around access lanes should be no higher than 250mm and free of vertical obstructions at least 300mm back from the kerb face to allow clearance for front and rear body overhang.



Road Types

Property access is required to be 4m wide all-weather road. Can be sealed or unsealed.



Water Supply

The intent of water measures is to provide adequate services of water for the protection of dwellings during and after the passage of a bush fire.

Where reticulated water supply is not provided, a static water supply for fire-fighting purposes should be above-ground, accessible, clearly marked and manufactured from concrete or metal. If raised, the tank stand should be made from non-combustible material. These static water supplies (tanks) should be positioned on the non-hazard side of the building and have 65mm Storz outlet with a ball valve fitted to the outlet within the IPA. If not appropriate, they should be appropriately shielded to protect the tank and fire fighters accessing the water. Category 1 fire appliances should be able to access within 4 m of static water supply with a hardened ground surface to support this access.

All exposed water pipes, valves, taps and fittings should be metal and the supply line from tank to ball valve have the same bore size.

Where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump and are shielded against bush fire attack. Any hose and reel for firefighting connected to the pump shall be 19mm (internal diameter), and fire hose reels are constructed in accordance with AS/NZS 1221:1997 Fire hose reels and installed in accordance with AS 2441:2005 Installation of fire hose reels.

Where static water supply is provided the following signage should be installed at the front gate and at a location that is clearly visible (assume smoke) to approaching emergency services to guide them to the static water supply.

STATIC WATER SUPPLY (SWS) PROGRAM

During bush fires, firefighters often have difficulty accessing water to protect lives and property, with mains supply often not adequate during major bush fires.

The Static Water Supply (SWS) program aims to identify properties with sources of water that can be used for firefighting purposes.

Static water supplies include:

- > Swimming pools
- > Dams
- > Creeks
- > Rainwater tanks

If your house or property has a water source, such as a swimming pool, tank or dam, you can assist firefighters by prominently displaying a SWS plate at your property boundary so that it is readily visible from the road.

! SWS signs are provided free of charge.

Being a part of the SWS program may assist fire fighters to protect you and your neighbours' properties should a fire threaten.

If you have a pool, tank or dam with at least 3,000 litre capacity and wish to participate in the SWS Program, please contact your nearest NSW RFS Fire Control Centre.

NSW RURAL FIRE SERVICE

SWS

For more information on what you can do to prepare for bush fire this season:

- NSW Rural Fire Service Website
www.rfs.nsw.gov.au
www.myfireplan.com.au
- Bush Fire Information Line
1800 NSW RFS (1800 679 737)
- Your nearest NSW RFS Fire Control Centre:

PREPARE ACT SURVIVE
NSW RURAL FIRE SERVICE

Electricity, Gas supplies and Hazardous materials

The intent of electricity, gas and hazardous material measures is to locate these utilities and materials so as not to contribute to the risk of fire to a building.

Electricity

Location of electricity services should limit the possibility of igniting the surrounding bush land or the fabric of buildings. Where practicable, electrical transmission lines are underground. If overhead, electrical transmission lines are installed with short pole spacing (30m), unless crossing gullies, gorges, or riparian areas, then 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.

For further information visit <https://www.electricsafety.com.au/>

Gas

Any reticulated or bottled gas should be installed and maintained according to the requirements of the relevant authorities and AS/NZS 1596:2014. All fixed gas cylinders are kept clear of all flammable materials to 10m and shielded on the hazard side. All above-ground pipes and connections to and from gas cylinders are metal, and polymer-sheathed flexible gas supply lines to gas meters adjacent to buildings are not permitted. Furthermore, if gas cylinders need to be kept close to the building, safety valves are directed away from the building and at least 2m away from any combustible material, so they do not act as a catalyst to combustion. Gas utilities should be positioned to not impede fire fighters accessing water supplies while undertaking suppression operations.

Hazardous Materials

Hazardous materials are any materials that can fuel the fire, such as leaf litter, grass, garden mulch and woodpiles. They can also be made up of solid combustibles or flammable liquids and gases such as petrol, kerosene, alcohol, LPG, natural gas, and acetylene. Vehicle, machinery, and other mechanical equipment that utilise fuels for operations can also be considered hazardous. The incorrect design and placement of carport and garages in residential developments could propagate fire towards the residential dwelling. Any liquids or fuels that are considered hazardous should be positioned away from the dominant bush fire threat. If located in a building/structure, it should be a minimum of 6m away from any other building. Vegetation surrounding these locations shall be maintained to IPA standards and the construction standards shall minimise the impact of ember attack to ignite the structure.

Construction Requirements

Groundwork and Sub-structure construction phase

During the ground phase potential ignition sources of the subject development may include hot works, incorrect disposal of cigarette butts and hot exhausts from vehicles, electrical failures, and sparks from metal contact.

Groundwork and Sub-structure construction phase fire management plan should be developed. Preparation of the site should include mitigating fire ignition sources. This should include vegetation management such as slashing and mowing long grasses in and around the development site, car parking

and access tracks. This is especially important during summer months where Rates of Spread of fire can significantly increase due to the prevailing weather condition.

Handheld fire extinguishers should be carried on each vehicle and on site for quick access and suppression of fires.

Where neither reticulated water nor an existing static water supply is available during the construction phase, a temporary 10,000 litre Static Water Supply within proximity of the development site shall be provided before the commencement of any construction works. This temporary supply will allow for the replenishment of attending fire services which will facilitate the rapid suppression of any potential ignitions. The temporary supply may be removed when the prescribed fire-fighting water supply is installed.

Ongoing Operations

Routine inspections of bush fire safety systems and equipment generally occur annually and are supported by a Bushfire Plan. Ideally these inspections should occur moving out of the colder months in preparation for the bushfire season. The most common types of inspections that are required are surface, near surface (grasses and debris) and elevated (shrub) fire fuel level accumulation in APZs, canopy separation requirements in APZs, and maintaining building fire hygiene such as cleaning gutters and down pipes.

Developing and annually reviewing a bushfire plan, no matter how big or small the development, is critical to the ongoing maintenance of the Bushfire Protection Measures identified within this report.

Construction Standards

Australian Standard 3959 "Construction of buildings in bushfire-prone areas" provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ. The Australian Standard 3959 specifies construction standards for buildings within various Bushfire Attack Levels as determined by the Planning for Bushfire Protection – 2019 document.

Retrofitting

Any future alterations, extension to structures, even if they are complying, should consider the appropriate bushfire construction standards at that time. Homes built prior to August 2002 were not required to be built to meet bush fire construction standards. Constructions in Bush fire prone lands after August 2002 required bush fire construction standards, which have also changed over time.

The current construction standards are based on your Bush fire Attack Level (BAL). Evidence from large wildfire events over the last 20 years illustrate that house ignition is concentrated within 100m from the vegetation, although it can occur kilometres from the burning vegetation under worst case scenarios. Developments outside the bush fire prone area (100m from the vegetation) will benefit from increasing construction standards to withstand ember-attack to protect the building during a bush fire event.

When undertaking alterations and additions to a dwelling in Bush fire prone land only the new construction is required to conform with the current requirements, although this only partially protects your home.

Research has illustrated that ember-attack from the wildfire is the principal mechanism that ignites homes. The most vulnerable elements are timber decks, Eave fascia boards, gutters timber window frames and timber stairs. Furthermore, house-to-house fires occur following the ignition of a neighbouring

property. Appropriate amount of effort should be placed to ensure that vegetation and landscaping should be maintained to reduce the likelihood of ember attack igniting fire fuels near the house, and separation between neighbouring houses is achieved to reduce house-to-house fires. The use of non-combustible fencing and appropriately positioned windows can go a long way to reducing the risk of house-to-house fires.

While retrofitting identifies available construction protection methods as per AS3959 – *Construction of buildings in Bushfire Prone Area*, **it should be clearly understood that such building enhancements are complementary to good site preparation and vegetation management in the context of the bushfire survival plan.**

Routine maintenance is an important part of bushfire protection for your home, out-buildings and garden. For example, if a window/door metal shutter is fitted, it needs to work at the time of a bushfire threat just like your fire equipment needs to be ready to go.

Each retrofitting measure is a step towards making your home safer against the impact of embers and radiant heat in the event of a bushfire. If you want your home to be comparable to the construction requirements under AS 3959, then *ALL* the works associated with a particular BAL category will need to be undertaken.

Some of the basic retrofitting that can be undertaken:

- Enclose existing sub floors with suitable materials or construct the floor and structure with non-combustible materials
- Cover, seal, overlap, back or butt-joint all joints in the external surface material of walls to prevent gaps greater than 2mm.
- Seal vents, weepholes, breathers and openings with metal screens of aperture <2mm.
- Replace flammable external walls with non-combustible materials.
- Apply sarking-type material (flammability index >5) over the outer face of the building frame prior to re-fixing of any external cladding.
- Screen all windows and doors with metal screens of aperture <2mm and metal frames.
- Establish weather strips, draught excluders or draught seals around doors and panel lift garage doors.
- Garage roller doors could have guide tracks with a maximum gap area of 3mm and be fitted with a nylon brush in contact with the door.
- Above-ground, exposed water, gutter downpipes and gas supply pipes should be metal.
- incorporate gutter guards with a flammability index more than 5 when tested to AS1530.2, or aluminium, bronze, or stainless steel with maximum aperture of 5mm.
- Only use Bushfire resisting timber as specified in AS 3959 Appendix F.

Further information can be found at [Guide-retrofit-your-home-for-better-bushfire-protection.](#)

Electric Vehicles (EVs)

EVs are an ever-growing part of the transport environment with government aims of EV vehicles dominating throughout the 2030's. There are a variety of different technologies, battery types, and chemistries in vehicles, e-scooter and e-bikes creating complexity on the risk of 'thermal runaway'.

Thermal runaway is an unstable chemical process that begins when heat generated within a battery exceeds the amount of heat that is dissipated to its surroundings, which can lead to the battery catch fire. EV batteries tend to put out toxic fumes resulting in suppression difficulties.

Although the chances of batteries catching fire is relatively small <0.1%, approximately 1/3rd of fires occur during charging. the location of residential parking of Plug-in Hybrid Electric Vehicles (PHEVs) vehicles should be considered when planning inconsideration of occupied buildings and extinguishment requirements.

Having a smoke/heat alarm, a F-500 (class A, B and F) Lithium-Ion Battery fire extinguisher in an open-air charging station (unenclosed building) that is location >6m from any building or flammable vegetation will significantly mitigate risk of a EV fire spreading.

Further information can be obtained at: <https://www.evfiresafe.com/>

Bushfire Emergency / Survival Plan

No matter how big or small the development is within a bush fire prone area, a bush fire plan is critical to preparing the property in the event of a bush fire. To ensure appropriate measures are taken, the worst-case scenario bush fire behaviour should be used to determine the course of action.

There is extreme noise, smoke, heat, and wind during the passing of a bush fire front under worst-case conditions. Vision, hearing, breathing, and communication are significantly affected during this period.

State bush fire authorities have established kits to help residential and small property owners to develop appropriate plans to plan and prepare for bush fire events. In NSW Bush fire survival Plans can be accessed from <https://www.rfs.nsw.gov.au/plan-and-prepare/bush-fire-survival-plan>.

The principal elements of the Bush fire survival Plans are:

- Know your risk.
- Know and understand the bush fire alert levels.
- Access to 'Fires Near Me' app.
- Knowledge of Local radio, local ABC/emergency broadcaster frequency, and TV.
- Prepare yourself, your home and your family.
- Leave early or prepare to stay.
 - If leaving, when to leave, where will you go, how will I get there, what will I take, who will you call, what is your back-up plan.
 - If you stay, do you have all the equipment you need, what are the signal to start defending the dwelling, what to do before, during and after the passing of the fire front, do all members of the household know what to do, check your equipment, develop action checklist, what is your back-up plan.
- Discuss all elements with your family and neighbours.

Furthermore, knowledge of escape routes (generally the public road system around your dwelling), refuges and location of any nearby Neighborhood Safer Places is critical knowledge prior to a bush fire event.

A bushfire emergency management and evacuation plans are prepared consistent with Australian Standard AS 3745:2010 Planning for emergencies in facilities. State agencies also have developed guidelines to facilitate the development of the documents and other Australian Standards are relevant for different development type. Bushfire emergency management and evacuation plans should be complemented with a Bushfire Management Plan (BMP).

A simple 4 step process can be undertaken to develop a basic bushfire emergency survival plan:

DISCUSS

STEP 1

DISCUSS WHAT TO DO IF A BUSH FIRE THREATENS YOUR HOME



Many households find that having a discussion over dinner works best as everybody is together and focussed.

[Download the Step 1 discussion guide \(PDF, 985.3 KB\).](#)

PREPARE

STEP 2

PREPARE YOUR HOME AND GET IT READY FOR BUSH FIRE SEASON



There are simple things you can do around your home to prepare it for a bush fire, like keeping the grass low and having a cleared area around your home.

[Download the Step 2 checklist \(PDF, 595.5 KB\).](#)

KNOW

STEP 3

KNOW THE BUSH FIRE ALERT LEVELS



If there is a fire in your area you will find its alert level on the NSW RFS website and in the 'Fires Near Me' app. You need to keep track of the alert level so you know what you should do.

[Download Step 3 \(PDF, 166.1 KB\).](#)

KEEP

STEP 4

KEEP ALL THE BUSH FIRE INFORMATION NUMBERS, WEBSITES AND THE SMARTPHONE APP



In a bush fire, it's important that you stay up to date on conditions in your area.

[Download Step 4 \(PDF, 219.1 KB\).](#)

Bushfire Management Plan

No matter how big or small the development is within a bushfire prone area, a bushfire plan is critical to preparing the property in the event of a bushfire. To ensure appropriate measures are taken, the worst-case scenario bushfire behaviour should be used to determine the course of action.

State bushfire authorities have established kits to help residential and small property owners to develop appropriate plans to plan and prepare for bushfire events. These can be accessed by contacting your local fire authority.

For larger development such as industrial, commercial and developments that accommodate vulnerable people, more comprehensive emergency management requirements and procedures should be developed.

At a minimum, the Bushfire Management Plan should illustrate the Bushfire Protection Measures (location and type of hazard (vegetation), defensible space, access, water, and construction standards) that will be implemented as part of the development to reduce the risk from bushfire to an acceptable level and should be clearly displayed within the property to ensure current occupants are aware of the bush fire risk.

Furthermore, the BMP can provide information that assists in wildfire suppression operations, such as:

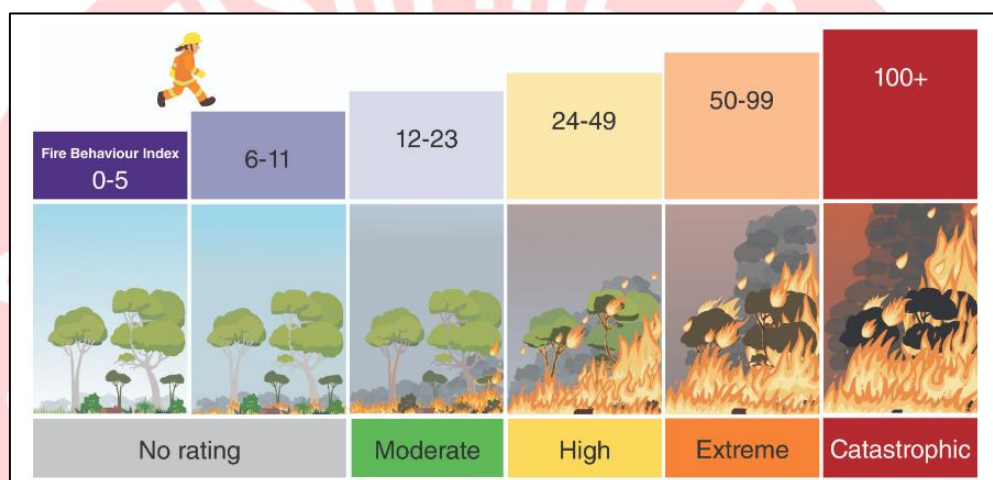
- 24/7 emergency contact details including alternative telephone contact.
- Location of site infrastructure and assets.
- Fire-fighting water supply plan.
- Site access and neighbour/ internal road plan.
- Identification of built, natural and cultural assets in and around the site.
- Emergency escape routes, refuges, and location of any nearby Neighbourhood Safer Places.
- Location of Fire Management Zone, specifically Asset Protection Zones.
- Location of hazards (Physical, Chemical and Electrical) that will impact on fire-fighting operations and procedures to manage identified hazards during fire-fighting operations.
- Aviation assets (helipads and aviation water supplies) and risks (powerlines).
- Fire history in and around the site, and
- Schedule of on-ground works and review and updating schedule.

Updated Australian Fire Danger Rating System

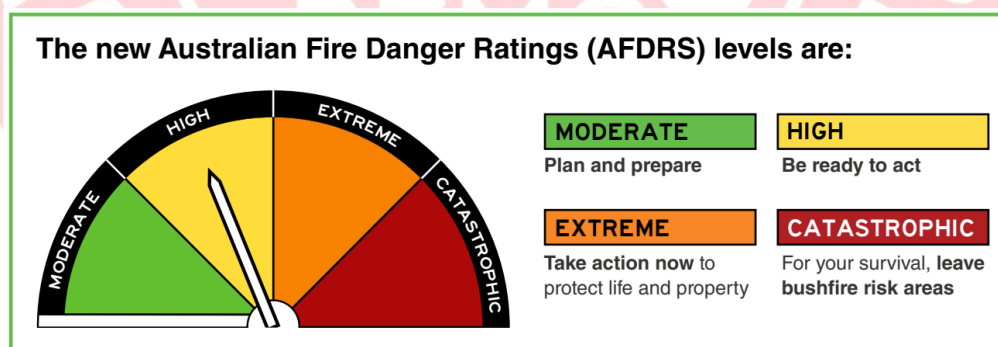
The principal objective of the new Australian Fire Danger Rating System (AFDRS) is to implement a more accurate and nationally consistent system that will enable improved decision-making by response agencies and industry and provoke the desired community response to messaging in order to improve public safety. More information at <https://www.rfs.nsw.gov.au/news-and-media/newfdr>

The AFDRS uses the latest scientific understanding about weather, fuel and how fire behaves in different types of vegetation to improve the reliability of fire danger forecasts. This strengthens the ability of those working in emergency services to be better prepared, make improved decisions, and provide better advice to the community.

It is aimed at a simplified, action-oriented Fire Danger Rating System.



Accessed from AFAC: <https://www.afac.com.au/initiative/afdrs/afdrs-faqs>



Accessed from AFAC: <https://www.afac.com.au/initiative/afdrs/afdrs-faqs>

MODERATE: *Plan and Prepare* - Have a plan and be ready to act if a fire starts.

HIGH: *Be ready to act* - Be alert for fires in your area and be ready to leave or be ready to defend.

EXTREME: *Take action* - Act before a fire starts.

CATASTROPHIC: *Leave high risk areas* - Protect your life, leave early.