www.bushconaustralia.com.au - Email-info@bushconaustralia.com.au

PO Box 363 Balgowlah, NSW, 2093

Bush Fire Assessment Report

In relation to a proposed development at:

33/24 Scott Street, Byron Bay, NSW

This assessment has been prepared and certified by: Matthew Toghill. BPAD certified practitioner FPAA Accreditation No: BPAD31642 Report No: 24Sco-01 Date: 12/08/2020	
Architectural plans provided by:	Byron Bay Drafting Project No: 190426 Dated: 22/01/2020 (Revision B)

Table of Contents

Executive Summary

The purpose of the report is to determine the category of bushfire attack and subsequent construction standard for the proposed new class 1a dwelling at No 33/24 Scott Street, Byron Bay, NSW.

The site had been identified as 'bush fire prone land' for the purpose of Section 146 of the *Environmental Planning and Assessment Act 1979* and the Legislative requirements for building on bush fire prone lands are applicable.

The proposed development is in infill development as defined within Chapter 7 of *Planning for* Bushfire *Protection 2019* and this report has been prepared in accordance with the requirements of Section 4.14 of the Environment Planning and Assessment Act.

This assessment includes an analysis of the hazard, threat and subsequent risk of the development proposal and provides recommendations that satisfy the Objective and Performance requirements of the Building Code of Australia, Planning for Bushfire Protection 2019 [PBP] and Australian Standard AS3959, 2018.

Following a site assessment, it was determined the distance of the development from the closest hazard would keep the Bushfire Attack Level (BAL) to BAL-40, in accordance with the methodology described in PBP.

1. Description of the subject property

Property address: Lot 10 DP 285748, No 33/24 Scott Street, Byron Bay

Local Government Area: Byron Bay

The development site is an existing block within the Oasis Apartments & Treetop Houses complex. The following sections 4-8 describe in detail the vegetation, slope, access and egress, availability of water supplies and environmental considerations for the site.

Figure 1: Location of the subject site

2. Development Proposal and Building Classification

The development proposal is for the construction of a new class 1a dwelling.

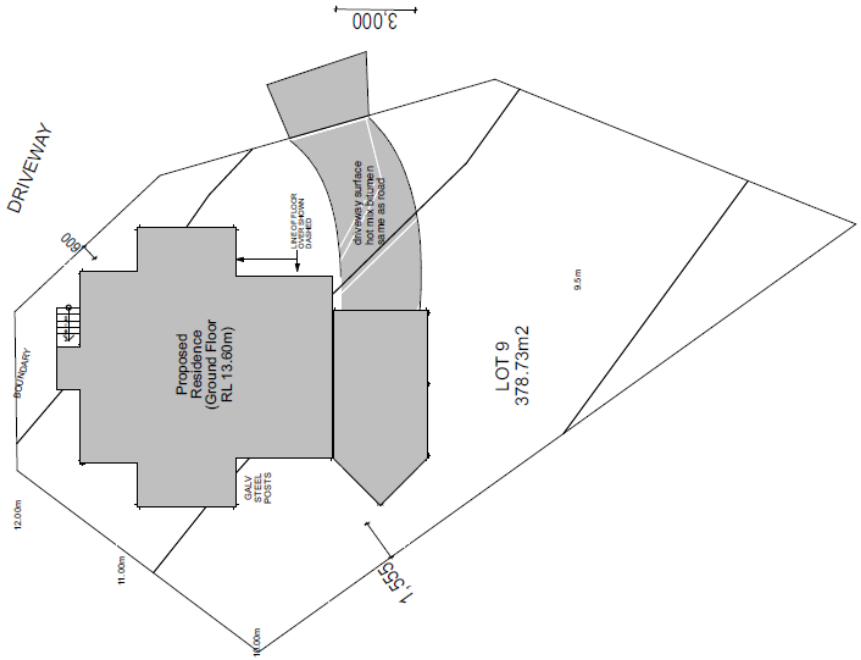

Figure 2: Site plan.

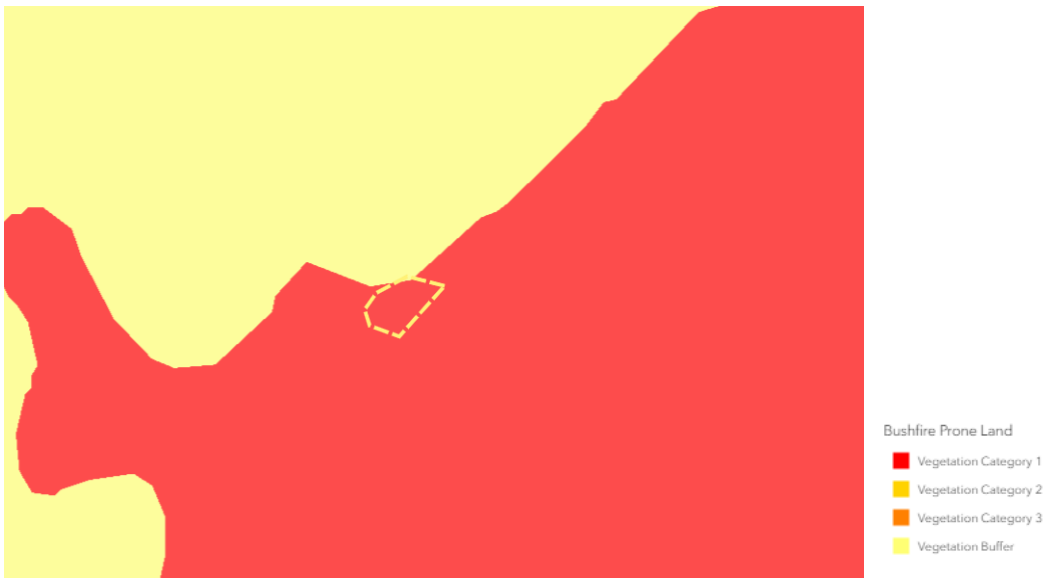

Figure 3: Bushfire prone land map showing the location of the subject site.

3. Classification of the Vegetation on and surrounding the site

The site is located within an existing subdivision. For the purpose of assessing the bushfire hazard to the new dwelling, there is an area of vegetation to the east, which is of significance.

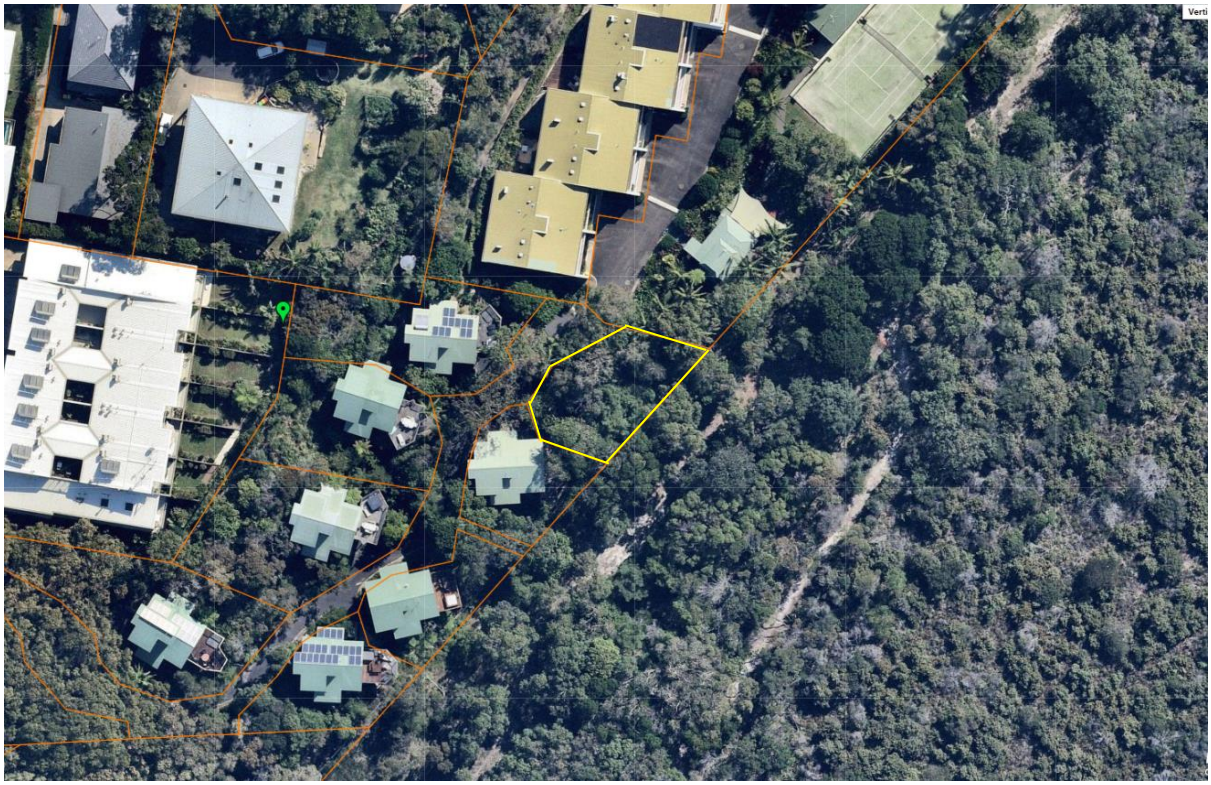

Figure 4: Aerial photo showing the location of the subject site and surrounding vegetation.

North: Properties to the north of the site are developed and maintained and there is no threat of bushfire attack from this direction for more than 100m.

East: Adjoining the eastern boundary there is an area of vegetation that is considered a threat for bushfire attack to the site. This area is known as Arakwal Nation Park. With reference to PBP and the bushfire prone land map for the area the classification of vegetation for this hazard Category 1, and for the purpose if this assessment will be classified as Tall Heath.

Note: The Fire Management Strategy for Arakwal National Park includes an Asset Protection Zone (APZ) that adjoins the eastern boundary of the site (refer to Figure 5). This APZ has been included in the APZ for the new dwelling.

South: Properties to the south of the site are developed and maintained and there is no threat of bushfire attack from this direction for more than 100m.

West: Properties to the west of the site are developed and maintained and there is no threat of bushfire attack from this direction for more than 100m.

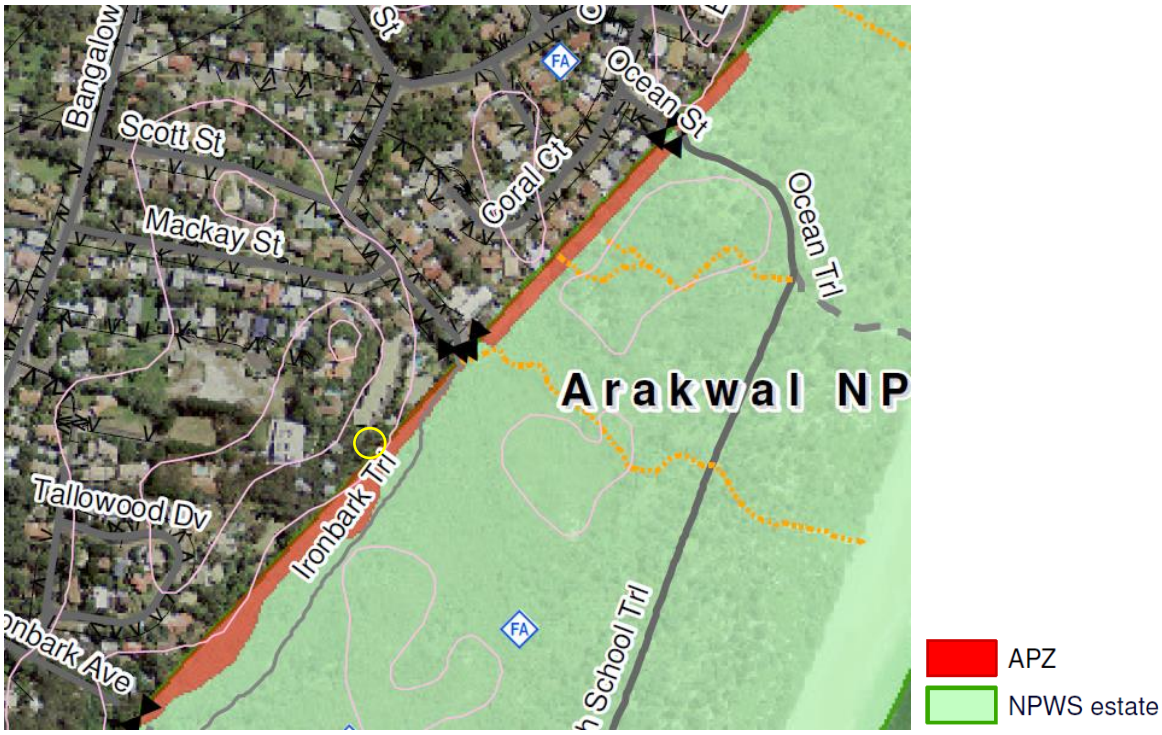

Figure 5: Extract from the Arakwal Nation Park Fire Management Strategy 2010 showing the APZ adjoing the eastern boundary of the site.

4. Assessment of effective slope

Direction	Hazard type	Effective Slope
North	No hazard >100m	N/A
East	Tall Heath	Level
South	No hazard >100m	N/A
West	No hazard >100m	N/A

Legend:

Direction of effective slope

Figure 5: Contour map.

5. Access and Egress

The site is accessed by a private road within the Oasis complex. Access and egress for emergency vehicles appears adequate.

6. Adequacy of water supply

The area has reticulated water supply and hydrants are spaced at a regular distance along Scott Street. There is also an internal hydrant system with the Oasis resort.

7. Features that may mitigate the impact of a high intensity bushfire

There are no significant features on or adjoining the site that may mitigate the impact of a high intensity bushfire on the proposed development.

8. Environmental impact of any proposed bushfire protection measures.

The scope of this report has not been to provide an environmental assessment. However, the bushfire protection measures that are proposed will have no adverse environmental effects. All protection measures are either within the boundaries of the allotment or part of the constructed building.

9. Bushfire Risk Assessment

Table 1; reference Table A1.12.6 *Planning for Bushfire Protection 2019*

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

Direction	Distance to classified vegetation	Vegetation Classification	Assessment of effective slope	FDI	Bushfire Attack Level
North	>100m	N/A	N/A	N/A	N/A
East	14.055m (12.5m off site, 1.555m onsite)	Tall Heath	Flat	80	BAL-40
South	>100m	N/A	N/A	N/A	N/A
West	>100m	N/A	N/A	N/A	N/A

Summary: Based upon the relevant provisions of PBP the anticipated maximum radiant heat attack for the site is <40kW/m2 and the subsequent minimum construction standard is BAL-40 AS 3959-2018.

10. Landscaping

The site is currently completely vegetated. All new landscaping should be designed in accordance with the principles of Appendix 4 of *Planning for Bushfire Protection 2019.* It is recognised some of the trees within the site do hold environmental and ecological value, however, the APZ principles described within Appendix 4 of should still be applied. These principles include;

- Trees (at maturity) should not touch or overhang the building
- Lower limbs should be removed up to a height of 2m above the ground
- Canopies should be separated
- Preference should be given to smooth barked and evergreen trees
- Shrubs should not form more than 10% ground cover
- Leaves and vegetation debris should be removed

101 The extent to which the construction conforms or deviates from Chapter 7 of 'Planning for Bushfire Protection 2019'

Performance Criteria	How this development meets acceptable solutions
The intent may be achieved where:	
In relation to APZ's: -Defendable space is provided onsite. -An APZ is provided and maintained for the life of the building.	Defendable space is provided on all sides of the building. Asset protection zones are provided for on site and by adjoining development and public roads.
In relation to construction standards: It is demonstrated that the proposed building can withstand bushfire attack in the form of wind, smoke, embers, radiant heat and flame contact.	Construction standards have been recommended in accordance with the requirements of *Planning for Bushfire Protection 2019* and *AS 3959-2018 Construction of buildings in bushfire prone areas*.
In relation to access requirements: Safe operational access is provided [and maintained] for emergency service personnel in suppressing a bushfire while residents are seeking to relocate, in advance of a bushfire.	This site has direct access to public roads, and the access and egress for emergency vehicles and evacuation appears to be adequate.
In relation to water and utility services: -Adequate water is provided for fire fighting operations.	The area has reticulated water supply. There is also an internal hydrant system within the Oasis estate.
In relation to landscaping: It is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause ignition.	All new landscaping should be designed in align with the principles of Appendix 4 of *Planning for Bushfire Protection 2019*
In relation to emergency and evacuation planning	It is advised the residents should complete a *Bushfire Survival Plan* as formulated by the NSW Rural Fire Service and Fire and Rescue NSW.

12. Recommendations

The following recommendations are made for the bushfire protection measures for the proposed construction of a new class 1a dwelling at No 33/24 Scott Street, Byron Bay, NSW and are based upon the relevant provisions of the NSW RFS guideline entitled *Planning for Bushfire Protection 2019.*

1) Construction standard.	New construction shall comply with a minimum standard of section 3 [construction general] and section 8 (BAL-40), *AS3959-2018* and Chapter 7 of *Planning for Bushfire Protection 2019*.
2) Gutters	Roofing should be gutterless or gutters and valleys are to be screened to prevent the build up of flammable material. Material used to screen gutter and valleys should be non-combustible.
3) Asset Protection Zones	All new landscaping should be designed in align with the principles of Appendix 4 of *Planning for Bushfire Protection 2019.*
4) Emergency Risk Management	It is advised the residents should complete a *Bushfire Survival Plan* as formulated by the NSW Rural Fire Service and Fire and Rescue NSW. An emergency evacuation is not recommended as a condition of consent.
5) Adjacent Structures [class 10a & 10b]	Where Class 10a & 10b structures are within 6m from a dwelling in bush fire prone areas it must be built in accordance with the NCC.
6) Water supplies	Reticulated water supply is located on the adjoining road at regular intervals and is easily accessible. No additional water supplies have been recommended.
7) Fences and gates	All fences in bush fire prone areas should be made from either hardwood or non-combustible material. However, in circumstances where the fence connects directly to the dwelling, or in areas of BAL-29 or greater, they should be made of non-combustible material.

13. Summary

This report consists of a bushfire risk assessment for proposed construction of a new class 1a dwelling at No 33/24 Scott Street, Byron Bay, NSW.

The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development of bushfire prone areas are applicable. The proposed development will be constructed to the minimum standard required in accordance with the guidelines of *Planning for Bushfire Protection 2019* and *AS 3959-2018 Construction of buildings in bushfire prone areas.*

This report has considered all of the elements of bushfire attack and provided the proposed development is constructed in accordance with the recommendations of Section 12 of this report, it is my considered opinion that the development satisfies the Objectives and Performance requirements of the *Building Code of Australia, Planning for bushfire Protection 2019 and Australian Standard AS3959, 2018.*

Note: Not with standing the precautions adopted, it should always be remembered that bushfires burn under a wide range of conditions and an element of risk, no matter how small always remains, and although the standard is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any one building will withstand a bushfire attack on every occasion. This report is a Bushfire Hazard Assessment that provides the required information to assist Local Councils and the Rural fire Service in determining compliance in accordance with Planning for Bushfire Protection 2019 and AS3959, 2018. The local Council is the final consenting authority and the construction of the building must comply with the recommendations included in the council's conditions of consent.

Matthew Toghill- Bushfire Consultant

Accreditation No: BPAD31642

Grad Cert in Bushfire Protection, UWS 2012

Certificate IV Building and Construction

Certificate III in Public Safety (firefighting and emergency operations)

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

13. References

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Australian Building Codes Board [2001]

Fire Safety Engineering Guidelines

Edition 2001

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D. Drysdale D. [1998]

Introduction to Fire Dynamics 2nd Edition

John Wiley & Sons Ltd

NSW Government Environmental Planning and Assessment Act [1979]

Part 79BA-Consultation and development consent- Certain bushfire prone land

NSW Government Printer

Planning for Bushfire Protection 2019

A guide for Councils, Planners, Fire Authorities and Developers

This document provides the necessary planning considerations when developing areas for residential use in residential, rural residential, rural and urban areas when development sites are in close proximity to areas likely to be affected by bushfire events and replaces Planning for Bushfire Protection 2006.

This document is essential reading. Download a copy from the RFS website or purchase a copy through the NSW Government online shop or phone 9228 6333.

Ramsay C & Rudolph L [2003]

Landscape and building design for bushfire prone areas

CSIRO Publishing

Standards Australia [2018]

Australian Standards 3959

Australian Building Code Board