



Bushfire Hazard Assessment Report 179 Henry Lawson Drive, Georges Hall NSW 2198

Report prepared by First Field Environmental Pty Ltd

6th of July 2026

Revision history			
Version	Date	Author	Authorised by
Draft – version 1	6 th of July 2026	Steve Brooks	Michelle Evans

Cover image: **Site Photo**

Terms and Conditions

This Bushfire Hazard Assessment Report may only be copied, distributed, or forwarded to other parties in its original format with the permission of Steve Brooks. This document cannot be altered in any way unless given permission by myself, Steve Brooks.

Disclaimer

Quote from Standards Australia *“It should be borne in mind that measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature of behaviour of fire, and extreme weather conditions”.*

This report has been prepared with all honesty and the opinions contained in this report are provided in good faith and all comments and opinions are not misleading.

AS 3959-2018 is designed to improve the performance of buildings in designated Bushfire Prone Areas but there is no guarantee of a structure surviving a bushfire event due to the sometimes erratic and unpredictable behaviour of bushfires.

Steve Brooks is therefore not liable to any person or company for any damage or loss incurred in a bushfire event due to a person or company taking action in respect to advice or statements contained within this Bushfire Hazard Assessment Report.

© First Field Environmental Pty Ltd 2026

This document is and shall remain the property of First Field Environmental Pty Ltd. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission.

Unauthorised use of this document in any form whatsoever is prohibited.

First Field Environmental Pty Ltd

T: 0468 708 520

E: michelle@firstfield.com.au

Table Of Contents

LIST OF ABBREVIATIONS.....	6
EXECUTIVE SUMMARY	7
1. INTRODUCTION.....	8
1.1 Purpose of Report	9
1.2 Methodology of Report.....	9
1.3 Scope	9
2. PROPOSED DEVELOPMENT	10
3. LEGISLATIVE, POLICY AND PLANNING REQUIREMENTS	11
3.1 Environmental Planning and Assessment Act 1979.....	11
3.2 Building Code of Australia	11
3.3 Planning for Bushfire Protection 2019	11
3.4 Australian Standard 3959-2018	11
4. BUSHFIRE PRONE LAND	12
5. BUSHFIRE HAZARD	13
5.1 Site Description	13
5.2 Vegetation	15
5.3 Effective Slope.....	19
5.4 Asset Protection Zones	20
5.5 Site Constraints	21
6. HAZARD ASSESSMENT DETERMINATION	21
6.1 Compliance with Australian Standard 3959-2018	21
6.2 Meeting the Aims and Objectives Planning for Protection 2019	24
7. RECOMMENDATIONS.....	29
8. CONCLUSION	30
REFERENCES	31
BUSHFIRE RISK ASSESSMENT CERTIFICATE	35

Figures

Figure 1 Indicates and aerial image of the subject Lot and surrounds (Metro Map 2026)	10
Figure 2 179 Henry Lawson Drive, Georges Hall NSW 2198 Bushfire Prone Land Map (NSW Government 2026) .	12
Figure 3 Street Location of Property (NSW Government 2026)	13
Figure 4 Site location aerial (Metro Map 2026)	14
Figure 5 Indicates the distances to hazardous bushfire vegetation from the proposed primary dwelling (MetroMap 2026).....	16
Figure 6 The effective slope under hazardous bushfire vegetation (Mecone Mosaic 2026)	19
Figure 7 APZ distances from the proposed primary dwelling to hazardous bushfire vegetation (MetroMap 2026)	21
Figure 8 BAL Ratings (Bushfire Pro 2026).....	23
Figure 9 Indicates the location of the nearest mains pressure fire hydrant, with a 100mm mains, outside the neighbouring Lot No.177 Henry Lawson Drive (FRNSW 2026)	23

Tables

Table 1 Summary of recommendations and methods of assessment	8
Table 2 Distance between proposed development and Hazardous Bushfire Vegetation.....	15
Table 3 Degree slope under the Classified Bushfire Hazard Vegetation	19
Table 4 Summary of Asset Protection Zones	20
Table 5 Calculation of BAL Ratings for the proposed primary dwelling	22
Table 6 Compliance with the Performance Criteria and Acceptable Solutions of Table 7.4a of PBP 2019	24

Assessment statement:

The assessment of the subject site was undertaken by a BPAD-Level 2 Accredited Practitioner using the following method:

☒ Site visit conducted on Wednesday the 1st of July 2026

☒ Desktop assessment

Practitioner Name: Steve Brooks

BPAD Number: 40765

Comment: A site inspection was used in combination with a desktop assessment to assess the risk.

List of Abbreviations

APZ	Asset Protection Zone
AS3959	Australian Standard 3959-2018
BAL	Bushfire Attack Level
BCA	Building Code of Australia
EP&A Act	Environmental Planning and Assessment Act 1979
FDI	Fire Danger Index
FRNSW	Fire & Rescue NSW
IPA	Inner Protection Area
NCC	National Construction Code
OPA	Outer Protection Area
PBP	Planning for Bushfire Protection – 2019
RF Act	Rural Fires Act – 1997
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SWS	Static Water Supply

Executive Summary

First Field Environmental Pty Ltd has been engaged by the proponents to prepare a Bushfire Hazard Assessment Report for a Development Application to be lodged with Canterbury Bankstown Council for the proposed construction of a primary dwelling. The proponents intend to demolish the existing primary dwelling and replace it with the new primary dwelling. The subject Lot also contains an existing secondary dwelling located in the Southern aspect of the proposed primary dwelling.

The proposal is Residential Infill Development and has been identified as being Bushfire Prone Land and is therefore subject to consideration under Section 4.14 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and Planning for Bushfire Protection (NSW RFS 2019).

The subject Lot is identified as being located within a Category 1 Bushfire Hazard Vegetation Buffer Zone as per the Canterbury Bankstown Council LGA Bushfire Prone Land Map.

The nearest classified bushfire hazard vegetation, that is deemed to pose a potential bushfire risk to the proposed primary dwelling is, Category 1 Bushfire Hazard Vegetation – Woodland Classified Vegetation (*Cumberland Shale Plains Woodland - Coastal Valley Grassy Woodlands*) located 25m in the Northern aspect from the proposed primary dwelling and has an effective slope of 4° Downslope.

The Woodland Classified Vegetation is located across Henry Lawson Drive and the APZ includes the 6.6m setback from the Northern boundary within the subject Lot and approx. 19m of the road carriageway of Henry Lawson Drive.

It is important to note that there is a hedge located in the Northern aspect, outside the boundaries of the subject Lot, and used as a visual and audible shield from the busy Henry Lawson Drive and is not deemed to be hazardous bushfire vegetation.

There is no category of hazardous bushfire vegetation within 100m of the proposed primary dwelling in the Southern, Eastern or Western aspects.

The proposed primary dwelling is found to be in the BAL-19 range of AS3959-2019 as per Table A.1.12.5 of PBP 2019. It will also need to meet the Performance Criteria of Table 7.4a of Planning for Bushfire Protection 2019.

The proposed primary dwelling will also need to comply with Section 7.5 - Additional Construction Requirements of PBP 2019. Therefore, any decking, stairs, ramps, landings or verandas are to be constructed to Section 7 – BAL-29 requirements of AS3959-2018 as required by Section 7.5 of PBP 2019. Any sarking used shall be non-combustible; or comply with AS/NZS 4200.1, be installed on the outside of the frame and have a flammability index of not more than 5 as determined by AS 1530.2.

I believe this development proposal can comply with the requirements of both, AS 3959-2018 Construction of Buildings in Bushfire Prone Areas and Planning for Bushfire Protection 2019.

Table 1 Summary of recommendations and methods of assessment

Aspect	Northern	Southern	Eastern	Western
Vegetation Type	Woodland	Maintained Land	Maintained Land	Maintained Land
Slope	4° Downslope	N/A	N/A	N/A
Total APZ	25m	>100m	>100m	>100m
BAL Rating	BAL-19	BAL-12.5	BAL-19	BAL-19

1. Introduction

First Field Environmental Pty Ltd has been engaged by the proponents to prepare a Bushfire Hazard Assessment Report for a Development Application to be lodged with Canterbury Bankstown Council for the proposed construction of a primary dwelling on the subject Lot.

The proposal is Residential Infill Development and has been identified as being Bushfire Prone Land and is therefore subject to consideration under Section 4.14 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and Planning for Bushfire Protection (NSW RFS 2019).

The subject Lot is identified as being within a Category 1 Bushfire Hazard Vegetation Buffer Zone as identified on the Canterbury Bankstown Council LGA Bushfire Prone Land Map.

The hazardous bushfire vegetation deemed to pose a bushfire risk to the proposed development is Category 1 Bushfire Hazard Vegetation – Woodland Classified Vegetation located 25m in the Northern aspect of the proposed primary dwelling.

There is no hazardous bushfire vegetation within 100m of the proposed primary dwelling in the Southern, Eastern or Western aspects that would be deemed to pose a potential bushfire risk.

This report has been prepared in accordance with the submission requirements of Section 4.14 of the Environmental Planning and Assessment Act 1979, Appendix 2 of PBP 2019 and the specific objectives of Section 5 of PBP 2019.

Property Details	
Council	Canterbury-Bankstown Council
Address	179 Henry Lawson Drive, Georges Hall NSW 2198 Lot 240 DP 13017
Size Area	771 sqm approx.
Zoning	R2 – Low Density Residential

1.1 Purpose of Report

The purpose of this Bushfire Hazard Assessment Report is to provide the owners, consent authority and the NSW Rural Fire Service with an independent Bushfire Hazard Assessment for the subject Lot. The report makes recommendations and details how the development proposal complies/not complies with the requirements of Section 8.3.1. of Planning for Bushfire Protection 2019.

1.2 Methodology of Report

The bushfire hazard assessment was conducted for the proposed development using the methodology described in Appendix 2 of *Planning for Bushfire Protection* 2019 to determine the bushfire attack level (BAL) likely upon the development:

- A description (including the address) of the property on which the development the subject of the application is proposed to be carried out.
- A classification of the vegetation on and surrounding the property (out to a distance of 140m from the boundaries of the property) in accordance with the system for classification of vegetation contained in Planning for Bushfire Protection.
- An assessment of the slope of the land on and surrounding the property (out to a distance of 100m from the boundaries of the property).
- Identification of any significant environmental features on the property.
- A bushfire assessment that addresses –
 - Asset Protection Zones
 - Siting and adequacy of water supplies
 - Capacity of public roads
 - Adequacy of access and egress
 - Adequacy of landscaping plans
 - Construction standards to be used
- How the development complies with the acceptable solutions, performance requirements and relevant specific objectives within Section 7 of PBP 2019.

1.3 Scope

This Bushfire Hazard Assessment Report and its' recommendations are limited to the subject Lot and the proposed development only and not neighbouring properties or lands. This report considers the current bushfire legislation, planning controls and standards for building in bushfire prone land areas. This report is based on site plans, a site visit and relevant information from the local council and government agencies.

2. Proposed Development

The proponent seeks to demolish the existing dwelling and construct a new primary dwelling on the subject Lot located at 179 Henry Lawson Drive, Georges Hall NSW 2198.

The subject Lot is identified as being within a Category 1 Bushfire Hazard Vegetation Buffer Zone as identified on the Canterbury Bankstown Council LGA Bushfire Prone Land Map.

The hazardous bushfire vegetation deemed to pose a bushfire risk to the proposed development is Category 1 Bushfire Hazard Vegetation – Woodland Classified Vegetation located 25m in the Northern aspect of the proposed primary dwelling.

There is no hazardous bushfire vegetation within 100m of the proposed primary dwelling in the Southern, Eastern or Western aspects that would be deemed to pose a potential bushfire risk.

The subject Lot and neighbouring Lots in the Southern, Eastern and Western aspects and, the driveway to Henry Lawson Drive and the road carriageway of Henry Lawson Drive are deemed to be maintained land which meets the intent of Section 3.2 – Asset Protection Zones, Section A1.10 – Low Threat Vegetation Exclusions and Appendix 4 – APZ Requirements of PBP 2019.

The subject Lot is zoned R2 – Low Density Residential and the proposed development is understood to comply with the requirements of the Canterbury Bankstown Council LEP and DCP. The proposal constitutes Residential Infill Development as defined by Section 7 of PBP 2019 and as such must meet the Performance Criteria and Acceptable Solutions of Table 7.4a of PBP 2019.



Figure 1 Indicates and aerial image of the subject Lot and surrounds (Metro Map 2026)

3. Legislative, policy and planning requirements

3.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* Section 4.14 requires that development on bushfire prone land comply with *Planning for bushfire protection* (NSW RFS 2019) and, the Rural Fires Act 1997 and the Rural Fires Regulations 2013.

3.2 Building Code of Australia

The Building Code of Australia (2019) determines performance requirements and deemed-to-satisfy provisions for the construction of buildings in bush fire prone areas. Buildings primarily used as a residence are identified by the Building Code of Australia (2019) as Class 1 buildings.

3.3 Planning for Bushfire Protection 2019

Development applications on bushfire prone land in NSW are to satisfy the aims and objectives of *Planning for Bushfire Protection* (NSW RFS 2019). The proposed development is consistent with 'Residential and Rural Subdivisions' as described by Section 5 of PBP 2019 and the bushfire protection measures incorporated into the proposed development meet the objectives of Section 5 PBP 2019.

3.4 Australian Standard 3959-2018

Deemed-to-satisfy construction standards for buildings in a designated bushfire area are provided in Australian Standard 3959-2018 Construction of Buildings in Bushfire Prone Areas and are to be applied in accordance with the methodology of Appendix 1 of *Planning for Bushfire Protection 2019* (NSW RFS 2019).

4. Bushfire Prone Land

The subject Lot has been identified on the Canterbury Bankstown Council LGA Bushfire Prone Land Map which covers the entire site.

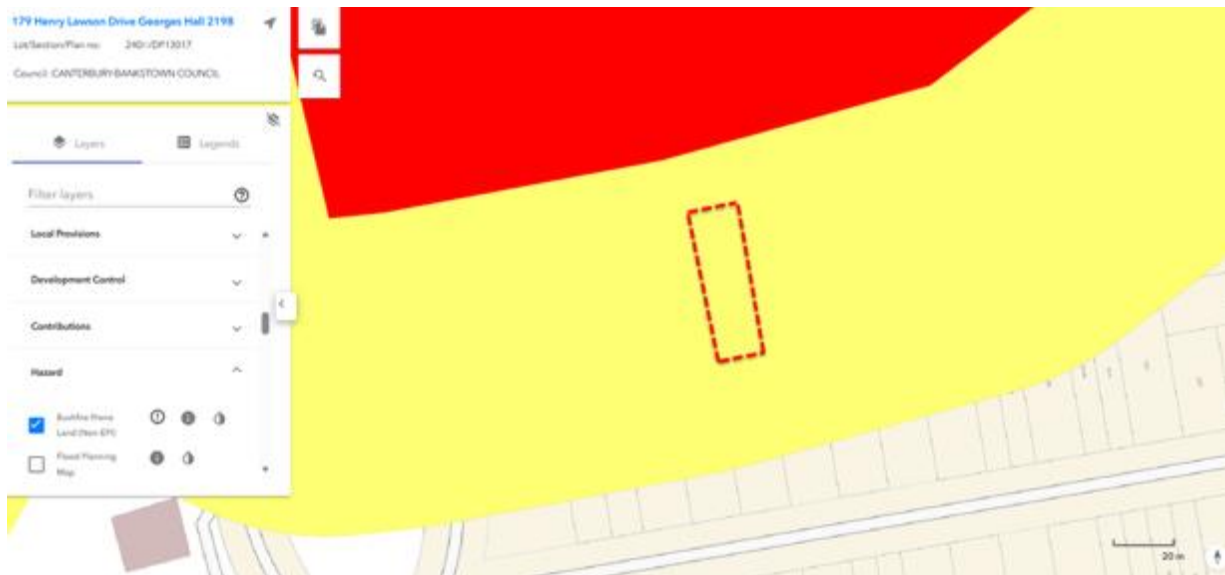


Figure 2 179 Henry Lawson Drive, Georges Hall NSW 2198 Bushfire Prone Land Map (NSW Government 2026)

It should be noted that the Bushfire Prone Land Map above indicates that the site is located within a Category 1 Bushfire Hazard Vegetation Buffer Zone.

Hazard

Bushfire Prone Land (Non-EPI)

- Vegetation Category 1
- Vegetation Category 2
- Vegetation Category 3
- Vegetation Buffer

5. Bushfire Hazard

5.1 Site Description

The subject Lot is located at 179 Henry Lawson Drive, Georges Hall NSW 2198 and is within a residential area of the Canterbury Bankstown Council LGA. The subject Lot has access to Henry Lawson Drive, which runs to the North of the subject Lot, via a public access road that connects with Hervey St in the Eastern aspect which in turn allows access to Henry Lawson Drive.

The hazardous vegetation – Category 1 Bushfire Hazard Vegetation that is identified to be a potential bushfire risk to the proposed development is Woodland Classified Vegetation (*Cumberland Shale Plains Woodland - Coastal Valley Grassy Woodlands*) and is located 25m in the Northern aspect of the proposed primary dwelling.

Therefore, there is no hazardous bushfire vegetation located within 100m of the proposed primary dwelling in the Southern, Eastern or Western aspects that would be deemed to pose any bushfire risk.



Figure 3 Street Location of Property (NSW Government 2026)



Figure 4 Site location aerial (Metro Map 2026)



Photo 1 Indicates the hedge located in the Northern aspect of the subject Lot and is used as a visual and audible shield from vehicular traffic on Henry Lawson Drive and is not deemed to be hazardous bushfire vegetation (Michelle Evans 2026)

5.2 Vegetation

The vegetation that is deemed a hazard and poses a potential bushfire threat to the proposed development is Category 1 Bushfire Hazard Vegetation – Woodland Classified Vegetation (*Cumberland Shale Plains Woodland - Coastal Valley Grassy Woodlands*) located 25m in the Northern aspect of the proposed primary dwelling.

There is no hazardous vegetation located within 100m of the proposed primary dwelling in the Southern, Eastern or Western aspects that would be deemed to pose any bushfire risk.

The Cumberland Shale Plains Woodland - Coastal Valley Grassy Woodlands is described as a tall sclerophyll open Woodland with a sparse mid-stratum of soft-leaved shrubs and small trees with a grassy ground cover on the undulating Wianamatta Group shale plains of Western Sydney.

The canopy very frequently includes *Eucalyptus tereticornis* and *E. moluccana*, with ironbarks (*E. crebra* and *E. fibrosa*) occasionally present and sometimes prominent in localised areas. The sparse shrub to small tree layer very frequently includes *Bursaria spinosa* and one or more species of *Acacia*, of which *Acacia parramattensis*, *A. decurrens* and *A. falcata* are the most frequent and abundant.

Presence of these *Acacia* species helps to distinguish this PCT from the related PCT 3319 on rises of the southern Cumberland Plain which typically includes *A. implexa*. The mid-dense ground layer typically includes grasses, forbs, twiners and hardy small ferns.

Microlaena stipoides is almost always present and *Themeda triandra*, *Dichondra repens*, *Brunoniella australis*, *Cheilanthes sieberi* subsp. *sieberi*, *Desmodium varians*, *Aristida vagans* and *Glycine tabacina* are very frequent. This is the most widespread PCT on the Cumberland Plain, occupying much of the plain between Bankstown and the Hawkesbury and Nepean rivers.

Table 2 Distance between proposed development and Hazardous Bushfire Vegetation

Aspect	Vegetation Formation	Distance to Hazard
Northern	Woodland	25m
Southern	Maintained Land	>100m
Eastern	Maintained Land	>100m
Western	Maintained Land	>100m



Figure 5 Indicates the distances to hazardous bushfire vegetation from the proposed primary dwelling (MetroMap 2026)



Photo 2 Indicates the Woodland Classified Vegetation in the Northern aspect of the subject Lot and proposed primary dwelling (Michelle Evans 2026)



Photo 3 Indicates the small access road that connects with Henry Lawson Drive and the Woodland Classified Vegetation in the Northern aspect of the subject Lot and proposed primary dwelling in the right of the photo (Michelle Evans 2026)



Photo 4 Indicates the Woodland Classified Vegetation in the Northern aspect of the subject Lot and proposed primary dwelling (Michelle Evans 2026)



Photo 5 Indicates the Woodland Classified Vegetation in the Northern aspect of the subject Lot and proposed primary dwelling (Michelle Evans 2026)



Photo 6 Indicates the Woodland Classified Vegetation and Henry Lawson Drive in the North-Eastern aspect of the subject Lot and proposed primary dwelling (Michelle Evans 2026)

5.3 Effective Slope

The effective slope that would most significantly affect bushfire behaviour is assessed for no less than 100m under the identified hazardous bushfire vegetation.

The effective slope under the Woodland Classified Vegetation in the Northern aspect is 4° Downslope. The vegetation slopes down for 2m over 33m. The slope then decreases to a downslope of 2m over 75m

As there is no Hazardous Bushfire Hazard Vegetation within 100m of the subject Lot boundaries in the Southern, Eastern and Western aspects the need to assess the effective slope is not required.

Table 3 Degree slope under the Classified Bushfire Hazard Vegetation

North	South	East	West
☐ N/A >100m	☒ N/A >100m	☒ N/A >100m	☒ N/A >100m
☐ Upslope Flat	☐ Upslope Flat	☐ Upslope Flat	☐ Upslope Flat
☒ 0-5	☐ 0-5	☐ 0-5	☐ 0-5
☐ 5-10	☐ 5-10	☐ 5-10	☐ 5-10
☐ 10-15	☐ 10-15	☐ 10-15	☐ 10-15
☐ > 15-20	☐ > 15-20	☐ > 15-20	☐ > 15-20



Figure 6 The effective slope under hazardous bushfire vegetation (Mecone Mosaic 2026)

5.4 Asset Protection Zones

Asset Protection Zones are a fuel-reduced area surrounding a building or structure. It is located between the building or structure and the bushfire hazard and provides: a Buffer Zone between a bushfire hazard and an asset; an area of reduced bushfire fuel that allows for suppression of fire; an area from which backburning or hazard reduction can be conducted; and an area which allows emergency services access and provides a relatively safe area for firefighters and homeowners to defend their property.

The proposed primary dwelling building envelope has an APZ to hazardous bushfire vegetation of 26m in the Northern aspect to Category 1 Bushfire Hazard Vegetation – Woodland Classified Vegetation, >100m in the Southern aspect to any hazardous bushfire vegetation, >100m in the Eastern aspect to any hazardous bushfire vegetation and >100m in the Western aspect to any hazardous bushfire vegetation.

The subject Lot and neighbouring Lots in the Southern, Eastern and Western aspects and, the access road and Henry Lawson Drive in the Northern aspect are deemed to be maintained/developed land and meet the intent of Section 3.2 – Asset Protection Zones, Section A1.10 – Low Threat Vegetation Exclusions and Appendix 4 – APZ Requirements of PBP 2019.

Table 4 Summary of Asset Protection Zones

Aspect	Effective Slope	APZ	Vegetation Classification	Distance required by PBP 2019	Compliance
Northern	4° Downslope	25m	Woodland	16m	Yes
South	N/A	>100m	Developed/Maintained Land	N/A	Yes
East	N/A	>100m	Developed/Maintained Land	N/A	Yes
West	N/A	>100m	Developed/Maintained Land	N/A	Yes

The distances between the proposed primary dwelling and hazardous vegetation exceed Asset Protection Zone distances required by PBP 2019 and are contained within the property and maintained/developed land in all aspects which meets the intent of Section 3.2 – Asset Protection Zones, Section A1.10 - Low Threat Vegetation – Exclusions and Appendix 4 – APZ Requirements of PBP 2019.



Figure 7 APZ distances from the proposed primary dwelling to hazardous bushfire vegetation (MetroMap 2026)

5.5 Site Constraints

The subject Lot has not been identified by the NSW Government or Canterbury Bankstown Council to contain any cultural, historical, or other environmentally significant features that would affect the proposed development negatively from gaining consent approval from council.

6. Hazard Assessment Determination

6.1 Compliance with Australian Standard 3959-2018

Based on the known Vegetation Classification, Distance from Vegetation (APZ), Effective Slope and FDI for the subject Lot, the BAL for the proposed construction of a primary dwelling can be determined in accordance with Table A1.12.5 of PBP 2019. The FDI for Canterbury Bankstown Council is 100.

The following BAL has been determined for the proposed primary dwelling at 179 Henry Lawson Drive, Georges Hall NSW 2198.

The determination of Bushfire Attack Level (BAL) for the development has been made in accordance with the simplified procedure (or method 1) as described in Appendix 1 of PBP 2019.

Table 5 Calculation of BAL Ratings for the proposed primary dwelling

North	Distance to vegetation	Vegetation Classification	Slope in degrees	Construction Requirements AS3959-2018
Northern	25m	Woodland	4° Downslope	BAL-19
Southern	N/A >100m	Maintained Developed Land	N/A	BAL-LOW
Eastern	N/A >100m	Maintained Developed Land	N/A	BAL-LOW
Western	N/A >100m	Maintained Developed Land	N/A	BAL-LOW

The proposed construction of a primary dwelling has been found to be in the BAL-19 range of AS3959-2018 and will therefore be required to be constructed to meet the standards outlined in Sections 3, 5 & 6 of AS3959-2018. The final BAL Ratings are BAL-19 for the Northern, Eastern and Western elevations and BAL-12.5 for the Southern elevation.

The proposed primary dwelling will also need to comply with Section 7.5 - Additional Construction Requirements of PBP 2019. Therefore, any decking, stairs, ramps, landings or verandas are to be constructed to Section 7 – BAL-29 requirements of AS3959-2018 as required by Section 7.5 of PBP 2019. Any sarking used shall be non-combustible; or comply with AS/NZS 4200.1, be installed on the outside of the frame and have a flammability index of not more than 5 as determined by AS 1530.2.

PBP allows where more than one facade is exposed to a hazard, then the facade with the highest requirement is used to determine the appropriate level of construction. Other facades may be reduced by one level of construction unless that facade is also subject to the same level of bushfire attack. Should the highest level be BAL-12.5 then the entire site shall be deemed as BAL - 12.5.

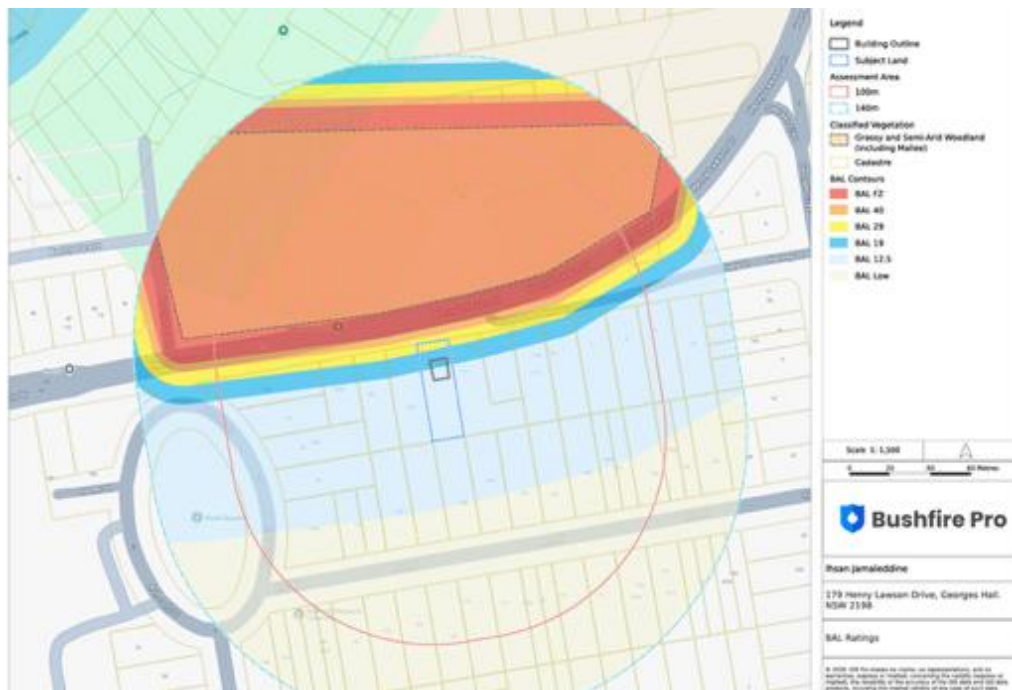


Figure 8 BAL Ratings (Bushfire Pro 2026)



Figure 9 Indicates the location of the nearest mains pressure fire hydrant, with a 100mm mains, outside the neighbouring Lot No.177 Henry Lawson Drive (FRNSW 2026)

6.2 Meeting the Aims and Objectives Planning for Protection 2019

The following indicates that the proposed development complies/not complies with the Performance Criteria outlined in Table 7.4a of PBP 2019 for Residential Infill Development.

Table 6 Compliance with the Performance Criteria and Acceptable Solutions of Table 7.4a of PBP 2019

Performance Criteria Section 7 PBP 2019	Acceptable Solution	Compliance
Asset Protection Zones APZs are provided commensurate with the construction of the building; and A defendable space is provided.	An APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1 of PBP 2019.	Complies – The APZs in all aspects exceed the required distances found in Table A1.12.2. for FDI-100 areas of PBP 2019.
APZs are managed and maintained to prevent the spread of a fire to the building.	APZs are managed in accordance with the requirements of Appendix 4 of PBP.	Complies – The APZ is to be managed/maintained in perpetuity as an IPA within the subject Lot boundaries in all aspects and includes maintained land in neighbouring Lots in the Southern, Eastern and Western aspects and, the access road and Henry Lawson Drive in the Northern aspect which meets the intent of Section 3.2 - Asset Protection Zones, Section A1.10 – Low Threat Vegetation Exclusions and Appendix 4 of PBP 2019. The IPA/APZ on the subject Lot will be managed in accordance with Appendix 4 of PBP.
The APZ is provided in perpetuity.	APZs are wholly within the boundaries of the development site.	Complies – The APZs are to be maintained in perpetuity within the subject Lot boundaries and include maintained land in neighbouring Lots in the Southern, Eastern and Western aspects and, the access road and Henry Lawson Drive in the Northern aspect which meets the intent of Section 3.2 – Asset Protection Zones, Section A1.10 – Low Threat Vegetation Exclusions and Appendix 4 – APZ Requirements of PBP 2019.
The APZ maintenance is practical, soil stability is not compromised		Complies – The APZ of the development is made up of maintained land within the subject

Performance Criteria Section 7 PBP 2019	Acceptable Solution	Compliance
and the potential for crown fires is minimized.	The APZs are located on lands with a slope of less than 18 degrees.	Lot and neighbouring Lots in the Southern, Eastern and Western aspects and, the access road and Henry Lawson Drive in the Northern aspect which are <18 degrees downslope.
In relation to access/egress: Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.	Property access roads are two-wheel drive, all-weather roads.	Complies - The subject Lot has access to Henry Lawson Drive, which runs to the North of the subject Lot, via a public access road that connects with Hervey St in the Eastern aspect which in turn allows access to Henry Lawson Drive.
The capacity of access roads is adequate for firefighting vehicles.	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.	Complies - The capacity of the access road and Henry Lawson Drive and surrounding roads is enough to carry fully loaded firefighting vehicles (up to 23 tonnes).
There is appropriate access to water supply.	Hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005.	Complies –There are mains pressure fire hydrants located along Hervey St (the access road to Henry Lawson Drive) with the nearest being located directly at the front of the neighbouring Lot, 177 Henry Lawson Drive.
Firefighting vehicles can access the dwelling and exit the property safely.	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	Complies – The proposed primary dwelling can be easily accessed without placing emergency personnel in danger and is located <70m from the access road and Henry Lawson Drive.

Performance Criteria Section 7 PBP 2019	Acceptable Solution	Compliance
	operational use of emergency firefighting vehicles.	
In relation to Water Supplies An adequate water supply is provided for firefighting purposes.	Reticulated water is to be provided to the development, where available; and a static water supply is provided where no reticulated water is available.	Complies - There are mains pressure fire hydrants located along Hervey St (the access road to Henry Lawson Drive) with the nearest being located directly at the front of the neighbouring Lot, 177 Henry Lawson Drive.
Water supplies are located at regular intervals; and the water supply is accessible and reliable for firefighting operations.	Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005; hydrants are not located within any road carriageway; and reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads.	Complies
Flows and pressure are appropriate.	Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005.	Complies
The integrity of the water supply is maintained.	All above-ground water service pipes external to the building are metal, including and up to any taps.	Complies - All above-ground service pipes to the proposed primary dwelling, including taps, will be metal.
In relation to Electricity Supply: The Location of electricity services limits the possibility of ignition of surrounding bushland or the fabric of buildings.	Where practicable, electrical transmission lines are underground; and where overhead, electrical transmission lines are proposed as follows: 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	Complies - The proposed primary dwelling is to be provided with electricity via an underground supply which is clear of trees and branches.

Performance Criteria Section 7 PBP 2019	Acceptable Solution	Compliance
	than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines	
In relation to Gas Supply: The location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings	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	Complies – The site is not connected to reticulated gas supply. Any gas connection to the proposed primary dwelling shall comply with AS/NZS 1596:2014.
In relation to Construction Standards: The proposed building can withstand bush fire attack in the form of embers, radiant heat and flame contact.	BAL is determined in accordance with Tables A1.12.5 to A1.12.7; and construction provided in accordance with the NCC and as modified by section 7.5 (please see advice on construction in the flame zone).	Complies - The construction of a primary dwelling has been found to be in the BAL-19 range as per Table A1.12.5 of PBP and is to comply with the construction standards outlined in Sections 3, 5 & 6 of AS3959-2018. The proposed primary dwelling will also need to comply with Section 7.5 - Additional Construction Requirements of PBP 2019. Therefore, any decking, stairs, ramps, landings or verandas are to be constructed to Section 7 – BAL-29 requirements of AS3959-2018 as required by Section 7.5 of PBP 2019. Any sarking used shall be non-combustible; or comply with AS/NZS 4200.1, be installed on the outside of the frame and have a

Performance Criteria Section 7 PBP 2019	Acceptable Solution	Compliance
Proposed fences and gates are designed to minimise the spread of bushfire.	Fences and gates are constructed in accordance with section 7.6.	flammability index of not more than 5 as determined by AS 1530.2. Complies – Any proposed fencing is to be constructed with either non-combustible materials or bushfire rated timber.
Proposed Class 10a buildings are designed to minimise the spread of bushfire.	Class 10a buildings are constructed in accordance with section 8.3.2.	Complies – The attached double garage is to be constructed to bushfire construction standards.
In relation to Landscaping: Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions	Compliance with the NSW RFS 'Asset protection zone standards' (see Appendix 4); a clear area of low-cut lawn or pavement is maintained adjacent to the house; fencing is constructed in accordance with section 7.6; and trees and shrubs are located so that: the branches will not overhang the roof; the tree canopy is not continuous; and any proposed windbreak is located on the elevation from which fires are likely to approach	Complies – The APZ will be managed as an Inner Protection Area within the subject Lot in perpetuity which meets the intent of Section 3.2 – Asset Protection Zones, Section A1.10 – Low Threat Vegetation Exclusions and Appendix 4 of PBP 2019. The APZs meet the standards outlined in Appendix 4 of PBP 2019 in relation to APZ Standards. The proposed primary dwelling building envelope is in a clear area with no trees or shrubs in the vicinity.

7. Recommendations

1. The proposed construction of a primary dwelling on the subject Lot has been assessed as BAL-19 and is therefore recommended to comply with the construction standards outlined in Sections 3, 5 & 6 of AS3959-2018.
2. The proposed primary dwelling will also need to comply with Section 7.5 - Additional Construction Requirements of PBP 2019. Therefore, any decking, stairs, ramps, landings or verandas are to be constructed to Section 7 – BAL-29 requirements of AS3959-2018 as required by Section 7.5 of PBP 2019. Any sarking used shall be non-combustible; or comply with AS/NZS 4200.1, be installed on the outside of the frame and have a flammability index of not more than 5 as determined by AS 1530.2.
3. All above ground water pipes external to the proposed primary dwelling are to be metal including and up to any taps.
4. Any future gas connection is to be installed and maintained in accordance with AS1596, metal piping should be used.
5. The Asset Protection Zones are to be maintained in perpetuity as Inner Protection Areas on the subject Lot and the vegetation selections for landscaping, vegetation management and property management should be in accordance with Appendix 4 PBP 2019.
6. It is recommended that a Bushfire Emergency Management and Evacuation Plan be developed for the proposed primary dwelling and existing secondary dwelling to ensure plans are in place for a bushfire emergency in the vicinity.

It is recommended that Canterbury Bankstown Council and the NSW Rural Fire Service approve the proposed construction of a primary dwelling on the subject Lot located at 179 Henry Lawson Drive, Georges Hall NSW 2198 in respect to Bushfire Requirements.

8. Conclusion

The proposed construction of a primary dwelling on the subject Lot at 179 Henry Lawson Drive, Georges Hall NSW 2198 can meet the planning requirements of Planning for Bushfire Protection 2019 (NSW RFS) and, can meet Australian Standard AS3959-2018 Construction of buildings in bushfire prone areas and the Building Code of Australia in relation to construction standards providing the access recommendations are addressed.

The subject Lot is identified as being located within a Category 1 Bushfire Hazard Vegetation Buffer Zone as per the Canterbury Bankstown Council LGA Bushfire Prone Land Map.

The hazardous bushfire vegetation that is deemed to be a potential bushfire risk to the proposed primary dwelling is Category 1 Bushfire Hazard Vegetation – Woodland Classified Vegetation located 25m in the Northern aspect. There is no hazardous bushfire vegetation within 100m of the proposed primary dwelling in the Southern, Eastern or Western aspects.

The BAL for the proposed construction of a primary dwelling was determined from Table A.1.12.5 and rated to be BAL-19 for the Northern, Eastern and Western elevations and BAL-12.5 for the Southern elevation and will therefore be constructed to comply with the construction standards outlined in Sections 3, 5 & 6 of AS3959-2018.

The development is also required to comply with the construction standards outlined in Section 7.5 – Additional Construction Requirements of PBP 2019.

The Asset Protection Zones determined from Table A.1.12.2 of PBP 2019 exceed the requirements in all aspects. The proposal has Asset Protection Zones in all aspects made up from an Inner Protection Areas on the subject Lot and maintained/developed land within neighbouring Lots in all aspects which meets the intent of Section 3.2 – Asset Protection Zones, Section A1.10 – Low Threat Vegetation Exclusions and Appendix 4 – APZ Requirements of PBP 2019.

In combination with this report and the site-specific assessment, I believe the proposal will provide a satisfactory level of bushfire protection to the proposed primary dwelling whilst meeting the requirements of both the NSW Rural Fire Service and Canterbury Bankstown Council in terms of Bushfire Legislation.

References

Australian Building Codes Board (ABCB), 2022, *Building Code of Australia*, Volume 2, Canberra.

Keith David, 2004, *Ocean Shores to Desert Dunes: the native vegetation of NSW and the ACT*, Dept of Environment and Conservation, NSW Government.

Environmental Planning and Assessment Act 1979. NSW Government

NSW Rural Fire Service, 2019, *Planning for Bushfire Protection*. Sydney

NSW Rural Fire Service, 2026, website – www.rfs.nsw.gov.au

Standards Australia, AS 3959-2018 *Construction in Bushfire Prone Areas* (amended 2001) SAI Global, Melbourne.

NSW Government *E-Planning Spatial Viewer* 2026

NSW Government *Six Mapping* 2026

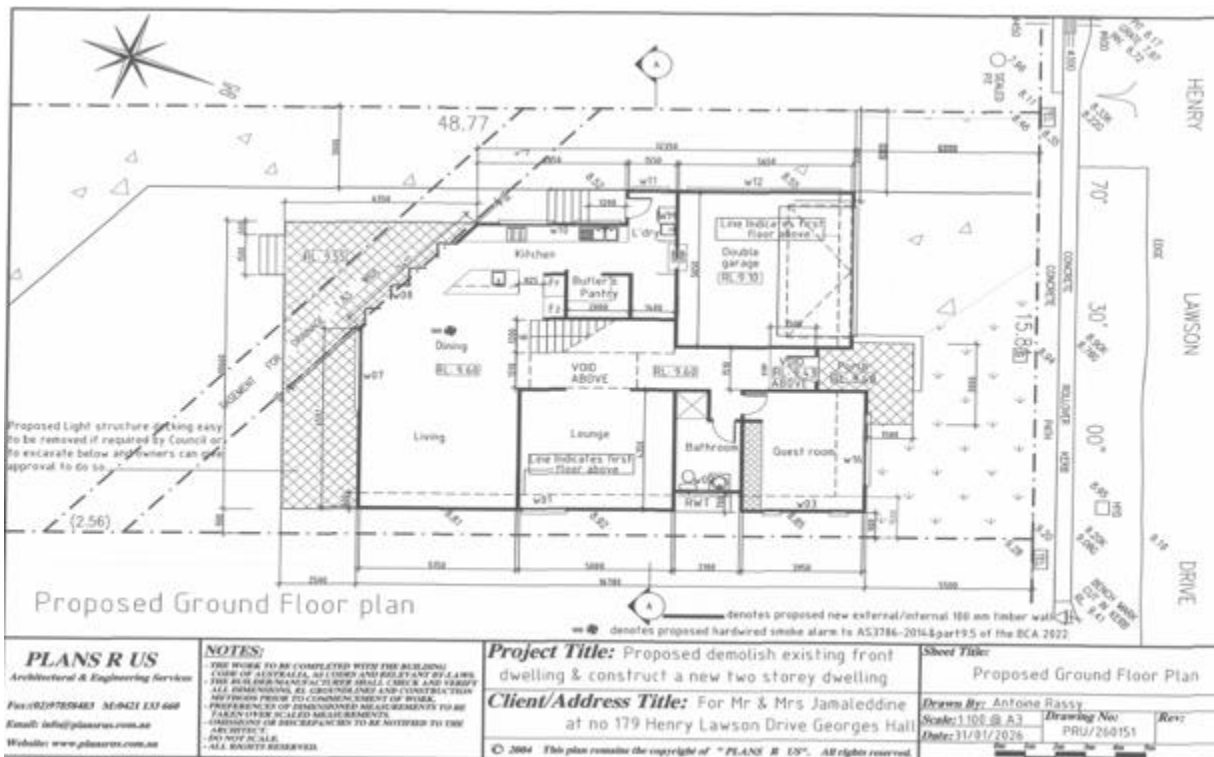
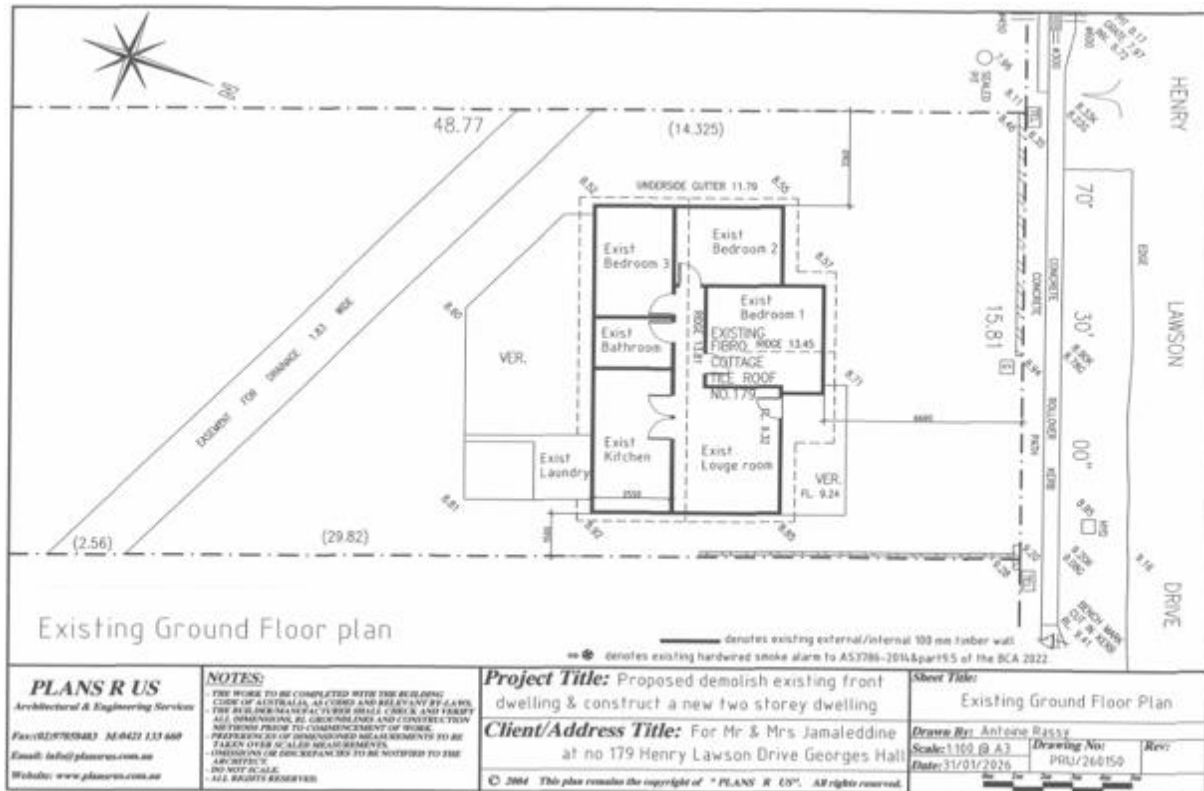
Metro Map 2026

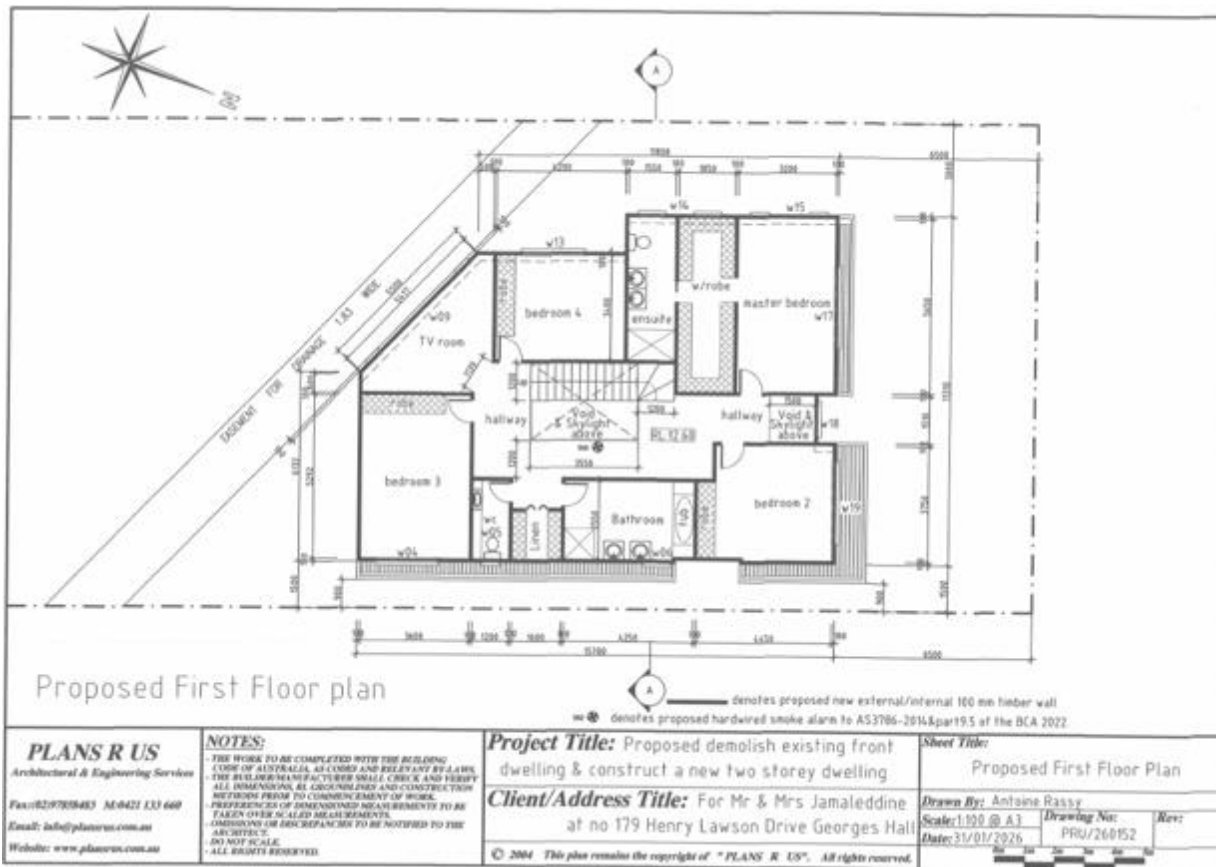
Mecone Mosaic 2026

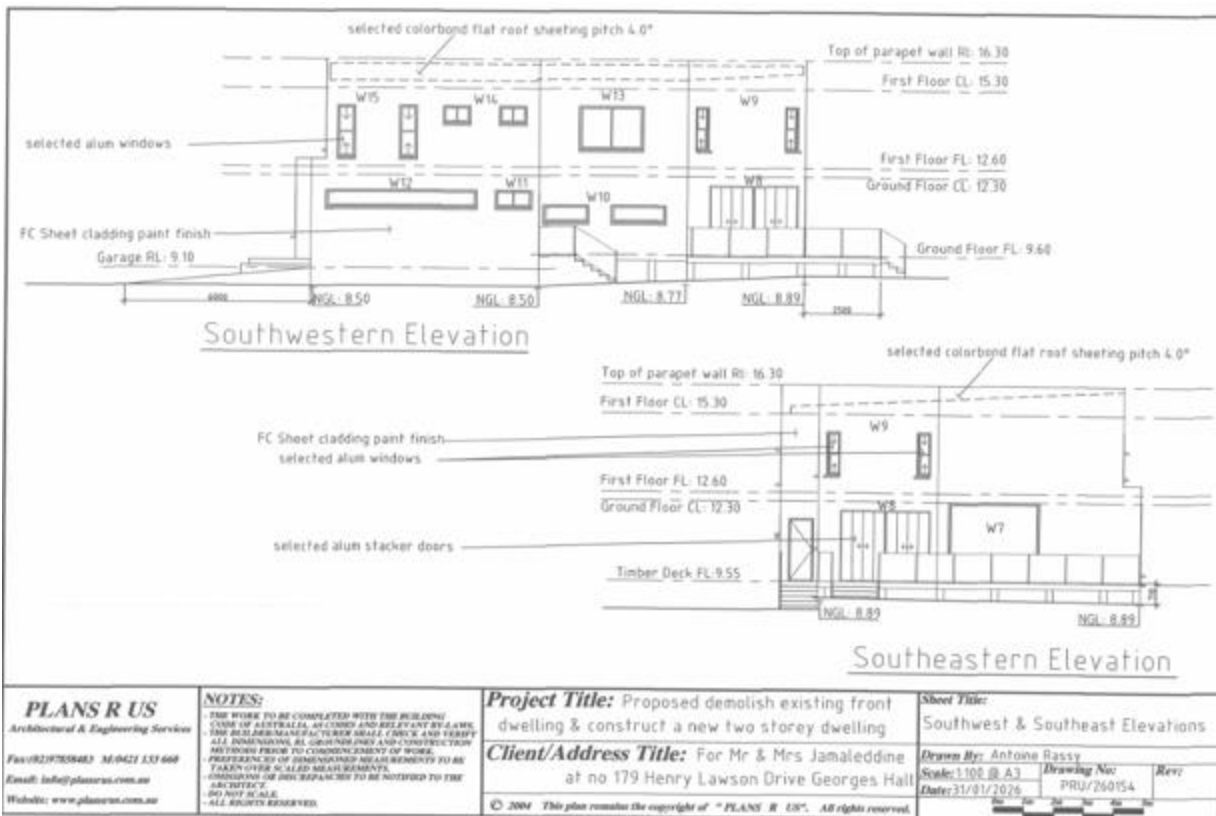
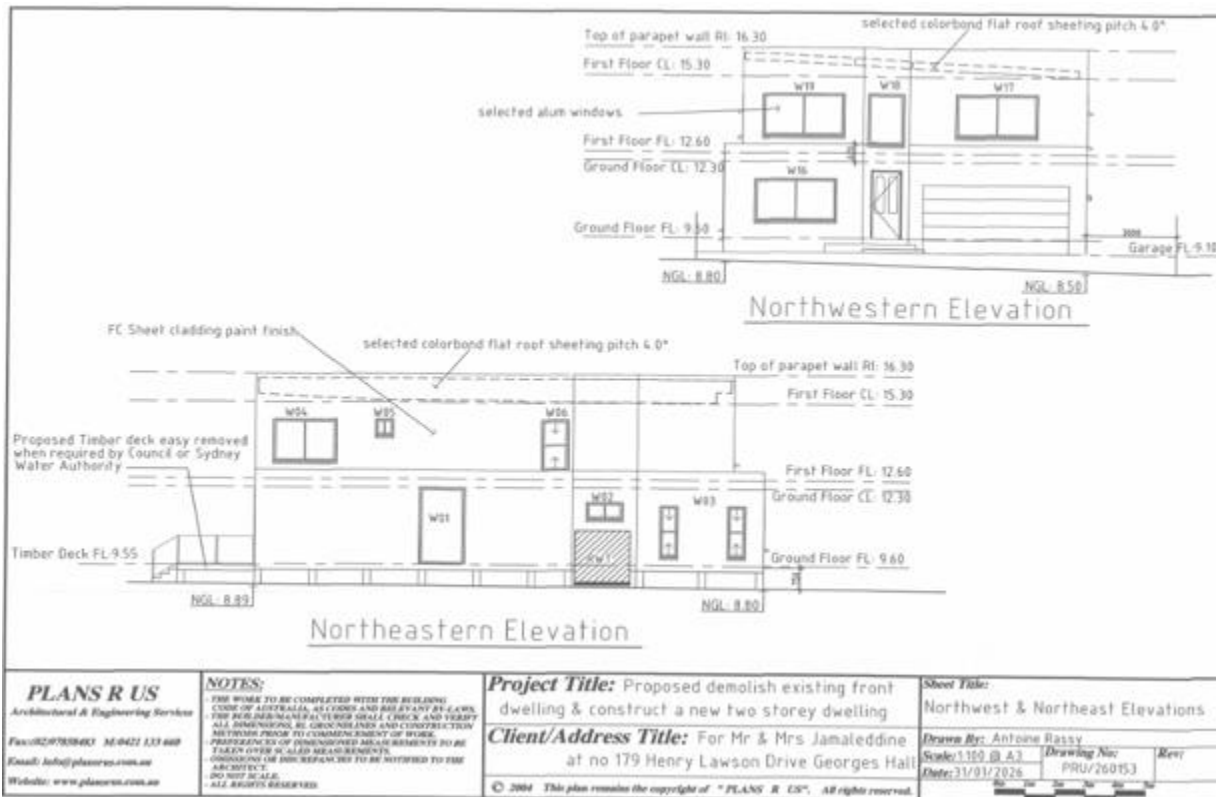
Bushfire Pro 2026

NSW Government 2026 SEED Sharing and Enabling Environmental Data in NSW

Appendix A Site Plans







Bushfire Risk Assessment Certificate

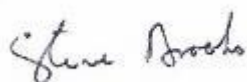
This form is to be completed by a recognised consultant in Bushfire Risk Assessment in accordance with Section 4.14 of the Environmental Planning and Assessment Act 1979.

Property Address	179 Henry Lawson Drive, Georges Hall NSW 2198
Description of the Proposal	Construction of a primary dwelling
Plan Reference	6 th of July 2026 - 1
BAL Rating	BAL-19
Does Proposal rely on Alternate Solutions?	No
Is Referral to NSW RFS Required	No

I, Steve Brooks, have carried out a Bushfire Risk Assessment on the above-mentioned property and the proposed development. A detailed Bushfire Assessment Report is attached which includes the requirements set out in Appendix 2 of Planning for Bushfire Protection 2019.

I hereby certify that in accordance with Section 4.14 of the Environmental Planning and Assessment Act 1979, I am a person recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk management. The bushfire risk assessment report for the development conforms to the relevant specifications and requirements of Planning for Bushfire Protection 2019 (NSWRFS).

I acknowledge that the Bushfire Assessment Report prepared for the above-mentioned property will be submitted and relied upon by Council in support of the proposed Development Application as the basis for ensuring that the bush fire requirement aspects of the proposed development have been met in accordance with Planning for Bushfire Protection 2019 (NSWRFS).



BPAD - Certification No. 40765

Graduate Diploma Bushfire Planning and Design (UWS)

Graduate Certificate in Fire Investigation (CSU)

