

Planning for Bushfire Protection



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Reference: 1500
21/09//2025

Bushfire Risk Assessment

In relation to development at:

Lot 3 & 2, No's 1 & 3 Douglas Estate, McCarrs Creek

Subject:

Proposed development of a new Jetty, Ramp and Pontoon with Berthing Area and Modified Swimming Enclosure.

Reference:

- Planning for Bushfire Protection 2019
- AS3959 2018
- Site Plan provided by Stephen Crosby & Associates Pty Ltd, Drawing No 2033 – DA01^A, dated May 2023

Building Classifications:

Proposed new Jetty, Ramp and Pontoon - Class 10b structures.

The purpose of this report is to determine the category of bushfire attack and subsequent construction standard for the proposed development of a new Jetty, Ramp and Pontoon with Berthing Area and Modified Swimming Enclosure at Lot 3 & 2, No's 1 & 3 Douglas Estate, McCarrs Creek

The site is identified as 'bush fire prone land' for the purposes of Section 146 of the *Environmental Planning and Assessment Act 1979* and the legislative requirements for building on bushfire prone lands are applicable.

The proposed development is an 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.

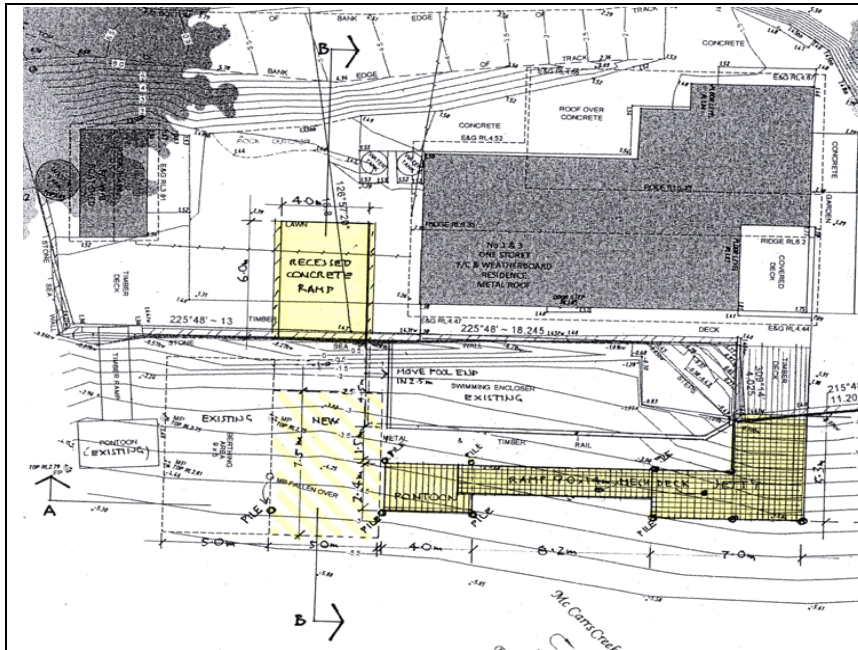
PBP 2019 - 8.3.2 Class 10a and 10b structures:

The NCC defines a Class 10 building as a non-habitable building or structure such as:

- a) Class 10a – a non-habitable building being a private garage, carport, shed or the like; or*

- b) Class 10b – a structure being a fence, mast antenna, retaining wall or free-standing, swimming pool. Or the like; or
c) Class 10c – a private bushfire shelter.

There is no bushfire protection requirement for Class 10a and 10b structures located more than 6m from a dwelling in bushfire areas. Where a Class 10 and 10b structure is located within 6m of a dwelling it must be constructed in accordance with the NCC.



The adjacent image is a site plan with the proposed new works highlighted in yellow. The closest point of the new pontoon to the existing dwelling is 5.6m. The 10b structure proposed is located within 6m of a dwelling and must be constructed in accordance with the requirements of PBP 2019 and AS3959 2018.



The adjacent image shows an approximate siting of the proposed pontoon in relation to the existing ramp, enclosed swimming area and the existing dwelling on the site. A line has been drawn from the north-west point of the proposed pontoon to the closest hazard to the west, >24m.

Risk Assessment The closest hazard is 24m west of the proposed development, the slope of the hazard is upslope away from the development and in accordance with Keith Vegetation Formation guide, the hazard structure is considered Dry Sclerophyll Forest. In accordance with PBP 2019 Table A1.12.5, the bushfire attack level for the development is BAL 29.

Recommendations

The following recommendations are made for the bushfire protection measures for the proposed development of a new Jetty, Ramp and Pontoon with Berthing Area and Modified Swimming Enclosure at Lot 3 & 2, No's 1-3 Douglas Estate, McCarrs Creek and are based upon the relevant provisions of the NSW Rural Fire Service guideline entitled *Planning for Bushfire Protection 2019*.

Construction Standard: The proposed development shall be constructed to a minimum standard of Section 3 [construction general] and Section 7 [BAL 29] of AS3959, 2018 'Construction of Buildings in Bushfire Prone Areas' and the additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3 and 7.5.4 [where applicable] of Planning for Bushfire Protection 2019.

Summary


This report consists of a bushfire risk assessment for the proposed development of a new Jetty, Ramp and Pontoon with Berthing Area and Modified Swimming Enclosure at Lot 3 & 2, No's 1-3 Douglas Estate, McCarrs Creek. The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development in bushfire prone areas are applicable.

The proposed development will be constructed to the minimum standards required in accordance with the guidelines of *Planning for Bushfire Protection 2019*.

This report has considered all the elements of bushfire attack it is my considered opinion that the development satisfies the requirements of *Planning for Bushfire Protection 2019*, and *AS3959, 2018*.

This Report is a Bush Fire Hazard Assessment that provides the required information to assist Local Council in determining compliance in accordance with the requirements of 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.



<p>Ron Coffey – Bushfire Safety Engineer Grad I Fire E [Institute of Fire Engineers - 1973] Grad Cert Fire Safety Engineer [UWS - 2003] Grad Dip Building in Bushfire Prone Areas [UWS – 2005] Ass Prof Cert in Expert Evidence in the Land & Environment Court [UTS – 2005] Member - Institute of Fire Engineers Member - Fire Protection Association Australia</p>	 <p>BPAD Bushfire Planning & Design Accredited Practitioner Level 3</p> <p><i>Planning for Bushfire Protection Fire Protection Association of Australia BPAD-A Certified Practitioner/Certified Business Certification No BPD-PA09328 0408 220 443</i></p>
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