

Planning for Bushfire Protection



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Reference: 1460
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Bushfire Risk Assessment Report

In relation to proposed development at:

No 3 Thompson Street, Scotland Island

*In accordance with the requirements of 4.14 of the EP&A Act No 203 Part (1) [b] This Assessment has been prepared and Certified by: Ronald Coffey
BPAD – A Certified Practitioner
FPAA Cert. No: BPD-PA 09328*

Can this proposal comply with AS3959,
2009 + addendum to Appendix 3 of PBP?

**AS3959, 2018 does not apply as a
DTS Provision**

What is the recommended level of
compliance AS3959, 2018?

**AS3959, 2018 does not apply as a
DTS Provision**

Does this development comply with the
requirements of PBP?

YES

Does this development comply with the
Aims and objectives of PBP?

YES

Is referral to the NSW RFS required?

NO

This assessment confirms that the proposal conforms to the specifications and requirements, that are relevant to the development, of the version (as prescribed by the regulations) of the document entitled Planning for Bushfire Protection prepared by the NSW Fire Service in co-operation with the NSW Department of Planning.

Introduction

Planning for Bushfire Protection has been commissioned to provide a bushfire risk assessment for works consisting of existing hardwood retaining walls and a DA to complete an upper low retaining wall at No 3 Thompson Street, Scotland Island and to certify that the plans and specifications provided are in accordance with the requirements of Planning for Bushfire Protection 2019.

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 4.3.5 of Planning for Bushfire Protection 2006 and this report has been prepared in accordance with the requirements of Section 4.14 of the Environment Planning and Assessment Act.

A bushfire risk assessment has determined that based upon the relevant provisions of PBP the anticipated radiant heat attack is for the site is <19kw/m² and the subsequent minimum construction standard is BAL 19 AS3959, 2009.

Bushfire Risk Assessment

Reference AS3959, 2009 Table 2.4.2

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

Direction	Distance of APZ	Vegetation Classification	Assessment of Effective Slope	Anticipated Radiant heat	Bushfire Attack Level (BAL)
North	73m	Partially managed remnant forest	10-15 degrees downslope	<19kw/m ²	BAL 19
South	>140m	Developed sites	Across slope	<12.5kw/m ²	BAL 12.5
East	>140m	Developed sites	Downslope	<12.5kw/m ²	BAL 12.5
West	82m	Forest	Upslope	<12.5kw/m ²	BAL 12.5
<p><u>Summary</u>: Based upon the relevant provisions of PBP the anticipated radiant heat attack is for the site is <19kw/m² and the subsequent minimum construction standard is BAL 19 AS3959, 2009.</p>					

Vegetation Classification:

North: 73m north of the subject site is Catherine Park. Catherine Park is mostly maintained; however, for the purpose of this report is considered forest vegetation structure.

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

East: developed sites the waterfront.

West: 82m west of the subject site is Elizabeth Park. Vegetation structure, forest.

Analysis and comment – Proposed and existing retaining walls

For the purpose of PBP the existing and proposed new retaining walls are considered class 10b structures.

The Building Code of Australia [BCA] does not provide for any bushfire specific performance requirements for the proposed development and as such AS3959, 2009 does not apply as a deemed to satisfy provision.

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:*

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

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

Class 10c – a private bushfire shelter.

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

There is no requirement for treated pine retaining walls in PBP 2019.

In this instance part of the retaining walls are within 6m of the dwelling and this assessment will include a recommendation that the walls are constructed using a timber species appropriate for the bushfire attack level determined for the site.

Recommendation

The following recommendation is made for the for the works consisting of existing hardwood retaining walls and a DA to complete an upper low retaining wall at No 3 Thompson Street, Scotland Island.

The existing and proposed new retaining walls shall be constructed of hardwood. This will ensure compliance with the requirements of Planning for Bushfire Protection 2019 for the bushfire attack level determined for the site.

Summary

Planning for Bushfire Protection has been commissioned to provide a bushfire risk assessment for works consisting of existing hardwood retaining walls and a DA to complete an upper low retaining wall at No 3 Thompson Street, Scotland Island and to certify that the plans and specifications provided are in accordance with the requirements of Planning for Bushfire Protection 2019.

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 report concludes that, based on the plans, specifications and information provided, the existing and proposed retaining walls have been designed in accordance with the guidelines of *Planning for Bushfire Protection 2019*.

This report has considered all of the elements of bushfire attack and provided the proposed development is constructed in accordance with the plans provided and the recommendation of this report, it is my considered opinion that the development satisfies the Objectives and Performance requirements of the *Building Code of Australia and Planning for Bushfire Protection 2019*.

Notwithstanding 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 bushfire attack on every occasion.

This Report is a Bush Fire Hazard Assessment that provides the required information to assist Local Council and the Rural Fire Service in determining compliance in accordance with Planning for Bushfire Protection 2019 and AS 3959, 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.



Ron Coffey – Bushfire Safety Engineer
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Grad Cert Fire Safety Eng. [UWS - 2003]
Grad Dip Building in Bushfire Prone Areas [UWS – 2005]
Ass Prof Cert in Expert Evidence in the Land & Environment Court [UTS – 2005]
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