

# Planning for Bushfire Protection 2019 review

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*Proposal for ramp, pontoon and berthing area*

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43 and 45 Florence Terrace - Scotland Island 2105

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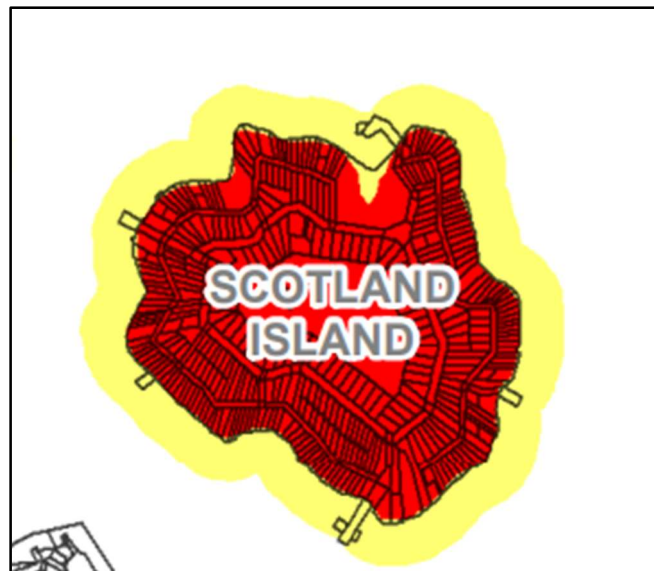
This review has been undertaken with consideration to “*Planning for Bushfire Protection - A guide for councils, planners, fire authorities and developers*”, dated November 2019 (PFBP).

Since 2001, Planning for Bush Fire Protection has been considered industry best practice in the provision of bush fire protection standards.

The proposal includes new structures, attached to the existing shared jetty used by 43 and 45 Florence Terrace, Scotland Island. The structures are:

- ramp (9.0 x 1.2m), aluminium frame with hardwood timber decking;
- floating pontoon (3 x 4m) with two (2) timber pontoon piles. The pontoon would be aluminium -framed with HDPE floats and hardwood timber decking; and
- three mooring piles in support of the berthing area.

The water surrounding Scotland Island is classified as ‘vegetation buffer zone’ under the Northern Beaches Council’s Bushfire Prone Land Map.



*Figure 1- bushfire mapping - Scotland Island*

Notwithstanding PFBP notes that certain structures do not add to bushfire risk if they are further than 6m from a habitable dwelling. **See section 8.3** of PFBP. Only non-habitable structures that are within 6m of a building or in areas of BAL-29 or greater, should be made of non-combustible material.

**Class 10 structures (see page 76 of PFBP).**

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

- a. Class 10a – a non-habitable building being a private garage, carport, shed or the like;
- b. Class 10b – a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like; or
- c. Class 10c – a private bush fire shelter

For the purpose of considering additional bushfire risk, the proposal is for 'Class 10' structures. The proposed structures are more than 30m away from the nearest residence.

PFBP notes that "there is no bush fire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas. Where a Class 10a building is located within 6m of a dwelling it must be constructed in accordance with the NCC".

In summary, it is my considered opinion that the development satisfies the objectives and performance requirements of Planning for bushfire Protection 2019.

The proposal is for a ramp, pontoon and piles over the water. These will not add to the bushfire risk of any habitable dwelling structures. No additional mitigation measures are necessary.