



Planning for Bushfire Protection 2019 review

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1. Planning for Bushfire Protection 2019 review

1.1. Introduction

The owners of **41 Robertson Road Scotland Island** (the Site) are proposing to make improvements to their existing water recreation structures. The proposal includes a new ramp and pontoon structure, attached to the existing jetty at the property. These waterfront structures will all be located below the Mean High-Water Mark (MHW) at the site.

The owners of the site have engaged Copley Marine Group (CMG) to prepare and submit the Statement of Environmental Effects (SEE) and submission documents for a development application (DA) to Northern Beaches Council (NBC).

NBC has recently returned a submitted DA (DA2024/0351) as it considers that a Bush Fire Hazard Assessment Report *may* be required. The proposal is situated on Bush Fire Prone Land on the Northern Beaches Bushfire Prone Land Map 2020.

At the request of Northern Beaches Council (NBC), a review of the proposal 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.

1.2. Project Proposal

The proposed works are identified in **Figure 1** and include:

- Removal of all existing fixed timber wave attenuators and associated piles,
- Removal of existing ramp, pontoons and stairs, and associated piles,
- Modification of by partial removal of existing timber jetty to connect to new timber ramp,
- Construction of new timber ramp (2.0 x 6.0 m) connecting existing timber jetty to new pontoon,
- Construction of new T-shaped pontoon (67.65 m²) with four new timber piles; and
- Construction of two new berthing areas (4.0 x 6.0 m each).

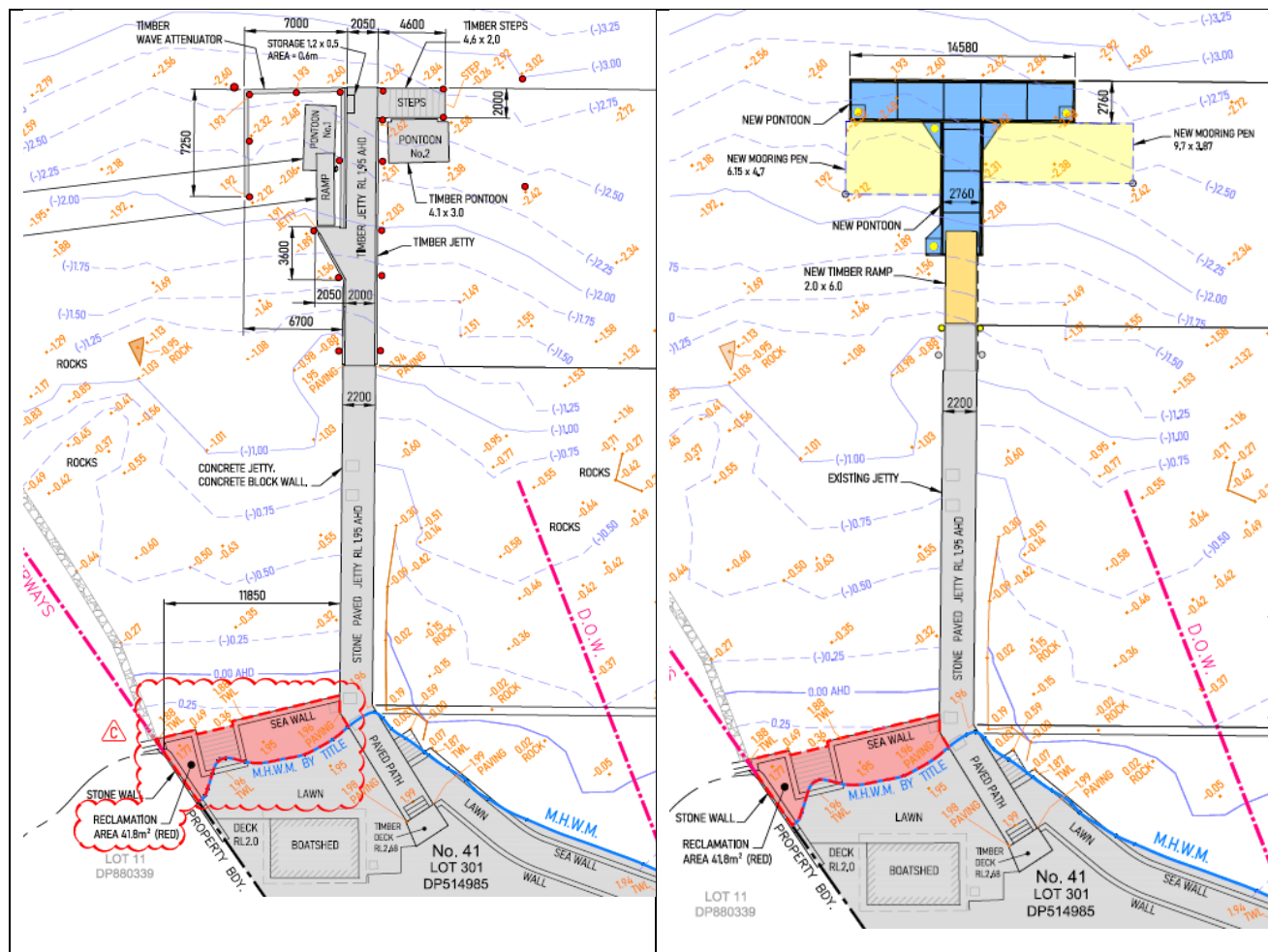


Figure 1 -existing and proposed structures

1.3. Bushfire prone land map

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

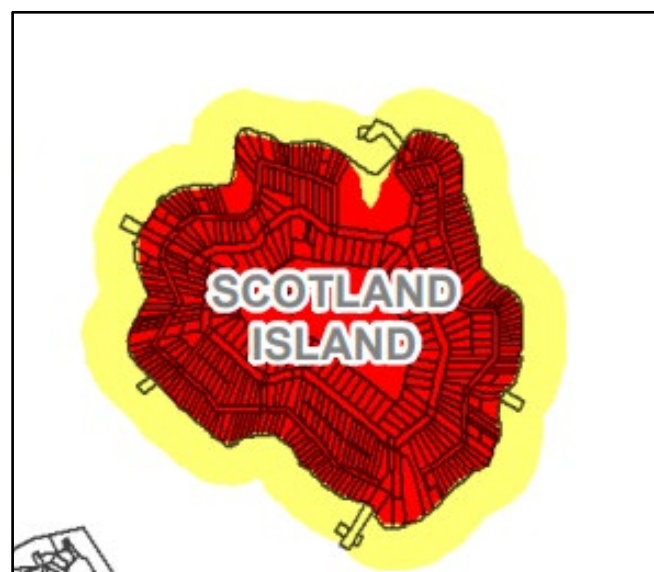


Figure 2- bushfire mapping - Scotland Island

1.4. Risk Analysis

To consider any additional bushfire risk, the proposed structures are required to be classified under the the National Construction Code (NCC). The proposed jetty, ramp and pontoon are Class 10b structures (also see page 76 of PFBP).

Class 10 buildings/non-habitable buildings or structures include:

- 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

The structures **are more than 42m away** from the Mean High Water Mark.

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.

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”.

Class 10b structures are not noted in the PFBP and as such there are no specific requirements for these structures.

1.5. Conclusion

In summary, it is the considered opinion of CMG 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.