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PO Box 363 Balgowlah NSW 2093

Bush Fire Assessment Report

In relation to proposed development at:

87 Wearden Road, Frenchs Forest, NSW

This assessment has been prepared and certified by: Matthew Toghil BPAD accredited practitioner FPAA Accreditation No: BPAD31642 Report No: 87Wea-01 Date: 16/09/2020	
Plans supplied by:	Bee & Lethbridge Pty Ltd Ref No: 18904 Dated: 18/08/2020

Introduction

The purpose of this report is to provide a bushfire risk assessment for the proposed new 25,000L above ground water tank No. 87 Wearden Road, Frenchs Forest, NSW, and to certify that the plans and specifications provided are in accordance with the requirements of *Planning for Bushfire Protection 2019* and AS3959-2018.

The site had been identified as 'bush fire prone land' for the purpose of Section 146 of the *Environmental Planning and Assessment Act 1979* and the Legislative requirements for building on bush fire 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.

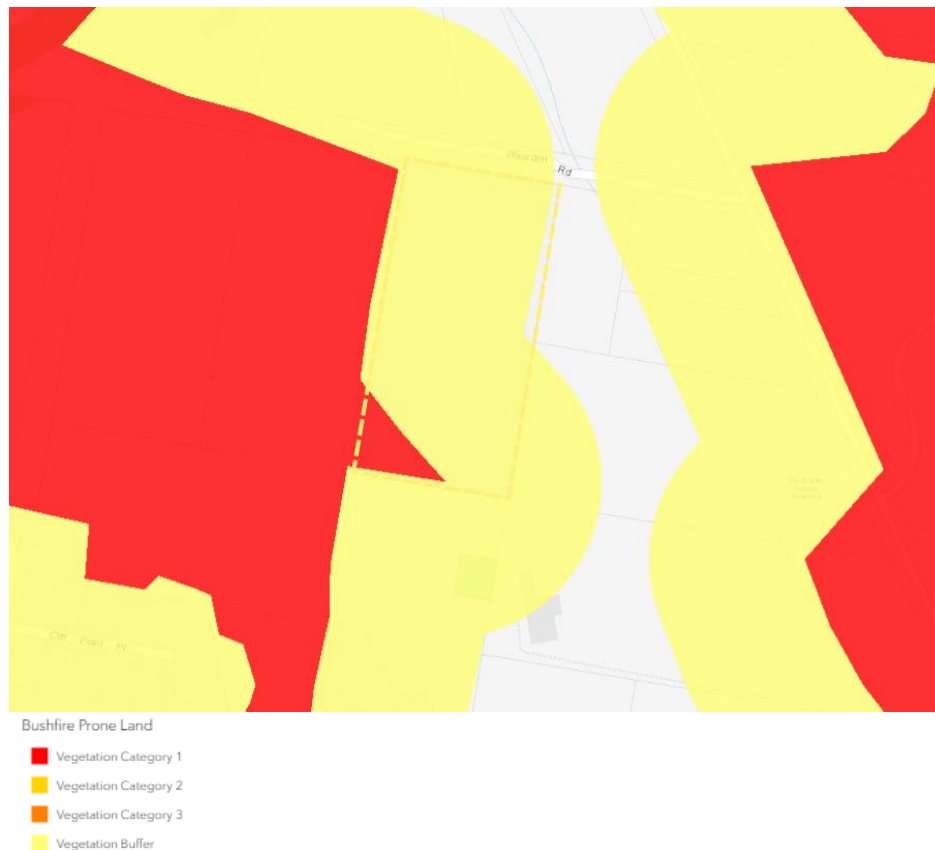


Figure 1: Bushfire prone land map showing location of subject site.



Figure 2: Aerial photo showing the location of the water tank

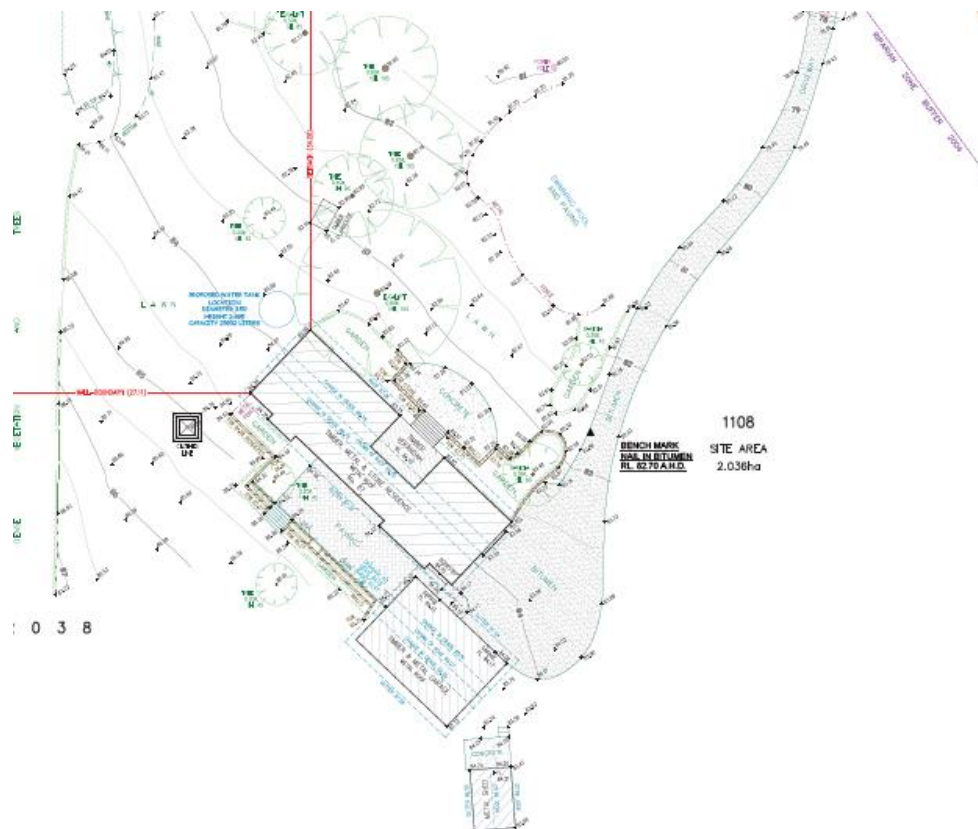


Figure 3: Site plan

Development Proposal

The development proposal is for installation of a new 25,000L above ground water tank.

Note: *The site is serviced by a reticulated water supply. The tank is not intended to be the primary water supply for the dwelling.*

Construction requirements

With reference to Table 7.4a of *Planning for Bush Fire Protection 2019* all above ground tanks are to be manufactured from concrete or metal. In this instance, the proposed new water tank is to be manufactured of stainless steel, meeting requirements of PBP. It is recommended a 65mm Stortz outlet and ball valve be fitted to the outlet to provide a suitable connection for firefighting purposes.

Summary

This report consists of a bushfire risk assessment for the proposed new 25,000L above ground water tank at No. 87 Wearden Road, Frenchs Forest, NSW.

The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development of bushfire prone areas are applicable.

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

Note: 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 a bushfire attack on every occasion.

*This report is a Bushfire Hazard Assessment that provides the required information to assist Local Councils and the Rural Fire Service in determining compliance in accordance with *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.*



Matthew Toghil- Bushfire Consultant
Accreditation No. BPAD31642
Grad Cert Bushfire Protection, UWS 2012
Certificate IV Building & Construction
Certificate III in Public Safety (Firefighting and Emergency Operations)



