



AUSTRALIAN BUSHFIRE CONSULTING SERVICES



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Jon Douglas
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PO Box 57
Camden NSW 2570

2nd July 2022
Ref 22-203

Attn: Kody Fletcher

**RE: 17 MINKARA ROAD BAYVIEW NSW
BUSHFIRE HAZARD ASSESSMENT**

Dear Kody,

Thank you for engaging Australian Bushfire Consulting Services to provide a review and bushfire hazard assessment for this development. The proposed development relates to the construction of a detached steel framed shed within an existing split zoned RU2 & R5 property known as 17 Minkara Road, Bayview NSW.

Properties considered to be bushfire prone land are identified on Councils Bushfire Prone Land Map as being:

- *within or within 100 m of Category 1 (high) hazards or,*
- *within or within 30 m of Category 2 (low) hazards or,*
- *within or within 30 m of Category 3 (medium) hazards.*

The NSW Rural Fire Services (RFS) planning policy *Planning for Bush Fire Protection 2019* (PBP 2019) is applicable to all development on bushfire prone land. This includes an assessment of the proposals adequacy in providing an appropriate combination of bushfire protection measures in terms of asset protection zones (APZs), landscaping, access, service supply and emergency management planning. PBP also provides a means of determining the necessary level of building construction under AS3959 – 2018 *Construction of buildings in bushfire prone areas* (AS3959 - 2018).

Council's Bushfire Prone Land Map identifies this property as containing the 100 metre buffer zone from a Category 1 Vegetation. Therefore, it is appropriate to apply *Planning for Bush Fire Protection 2019* to the proposal. It must be noted that the location of the proposed shed is outside the buffer zone from any identified bushfire hazard (i.e. > 100 metres from a Category 1 Vegetation) and is not on a part of the property that is mapped as bushfire prone land.

The proposed shed is located within 6 metres of an existing guest house / secondary dwelling within the subject site.

The existing secondary dwelling is approved to BAL 29 construction by DA N044/10 issued by Pittwater Council and the entire site is required to be managed as an asset protection zone by DA N0023/16 & MOD2018/02322 issued by Pittwater Council. Similarly access, water, electricity and gas to the existing dwelling and existing guest house are required to comply with Planning for Bushfire Protection (2006 & 2009) by the same pre-existing development consent conditions referring to:

Bushfire Threat Assessment Report prepared by Bushfire Safety Solutions dated 7 June 2010

Bushfire risk assessment report 17 Minkara Road Bayview, dated 22 September 2015, prepared by Bushfire Planning Services.

PBP 2019:

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; or*
- 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*

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.

The proposed shed is located within 6 metres of an existing guest house / secondary dwelling within the subject site and is required to comply with P7.5.2 of the National Construction Code.

National Construction Code

Performance requirement P2.7.5 Buildings in bushfire prone areas

A Class 1 building or a Class 10a building or deck associated with a Class 1 building that is constructed in a designated bushfire prone area must, to the degree necessary, be designed and constructed to reduce the risk of ignition from a bushfire, appropriate to the

- (a) potential for ignition caused by burning embers, radiant heat or flame generated by a bushfire; and*
- (b) intensity of the bushfire attack on the building.*

Acceptable Construction Section 3 Part 3.10.5.0

Performance Requirement P2.7.5 is satisfied for

- (a) a Class 1 building; or*
- (b) a Class 10a building or deck associated with a Class 1 building, located in a designated bushfire prone area if it is constructed in accordance with*
- (c) AS 3959; or*
- (d) NASH Standard – Steel Framed Construction in Bushfire Areas.*

The proposed development is a Class 10a building which is associated with a Class 1 building and therefore must be constructed in accordance with any applicable requirements of AS3959 – 2018 or the NASH Standard – Steel Framed Construction in Bushfire Prone Areas.

AS3959 – 2018:

3.2.3 Adjacent structures on the subject allotment

Where any garage, carport, or similar roofed structure on the subject allotment is not attached to a building required to conform with this Standard, that structure shall conform with the construction requirements of this Standard.

Alternatively, the adjacent structure shall be separated from the subject building by one of the following:

- (a) A distance of not less than 6 m from the building required to conform with this Standard. This distance is measured as any of the horizontal straight lines from the adjacent structure to the subject building.*

or

(b) A wall of the building required to conform that extends to the underside of a non-combustible roof covering and has an FRL of not less than 60/60/60 for loadbearing walls and –/60/60 for non-loadbearing walls when tested from the outside. Any openings in the wall shall be protected in accordance with the following:

(i) Doorways—by self-closing fire doors with an FRL of –/60/30, conforming with AS 1905.1 and tested in accordance with AS 1530.4.

(ii) Windows—by fire windows with an FRL of –/60/– when tested in accordance with AS 1530.4 and permanently fixed in the closed position.

(iii) Other openings—by construction with an FRL of not less than –/60/– when tested in accordance with AS 1530.4.

NOTE: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not conform with Item (iii).

The existing guest house is approved to BAL 29 construction by DA N044/10 by Pittwater Council. The proposed shed is located within 6 metres of the existing guest house and therefore for the purposes of section 8.3.2 of PBP 2019 the shed is a structure captured by the NCC as being “*required to conform with*” AS3959 – 2018.

AS 3959 -2018 requires any garage, carport, or similar roofed structure that is not attached to a building to conform with all the construction requirements of AS 3959 -2018 or alternatively, the adjacent structure shall be separated from that building by 6 metres or by “*A wall of the building required to conform that extends to the underside of a non-combustible roof covering and has an FRL of not less than 60/60/60 for loadbearing walls and –/60/60 for non-loadbearing walls when tested from the outside*”.

The proposed shed includes a fire wall detail and will be separated from the existing secondary dwelling with a solid wall having an FRL of 60/60/60. There are no openings in the separating wall that need further protection.

The proposed detached shed complies with *Planning for Bush Fire Protection 2019* and the NCC by means of a fire wall that complies with section 3.2.3 of AS3959 – 2018. There are no other construction recommendations necessary for the proposed shed other than the fire wall, and a bushfire attack level assessment under Appendix 1 of PBP 2019 is therefore not necessary.

It should be noted however that the proposed shed is not on land mapped as bushfire prone land and is located greater than 100 metres from any identified bushfire hazard. Should an assessment under Appendix 1 of PBP 2019 be undertaken the bushfire attack level would be determined to be BAL Low.

AS3959 – 2018: This Standard does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with Section 2 as being BAL—LOW. The Bushfire Attack Level BAL—LOW is based on insufficient risk to warrant specific bushfire construction requirements.

Table A1.7 PBP 2019: BAL Low - Minimal attack from radiant heat and flame due to the distance of the building from the vegetation, although some attack by burning debris is possible. There is insufficient threat to warrant specific construction requirements.

There would not be any construction recommendations necessary under AS3959 – 2018 if the assessment pathway under Appendix 1 of PBP 2019 was followed.



Image 01: Aerial image from NSW Government Planning Portal Property Information



Image 02: Aerial image from NSW Government Planning Portal Property Information

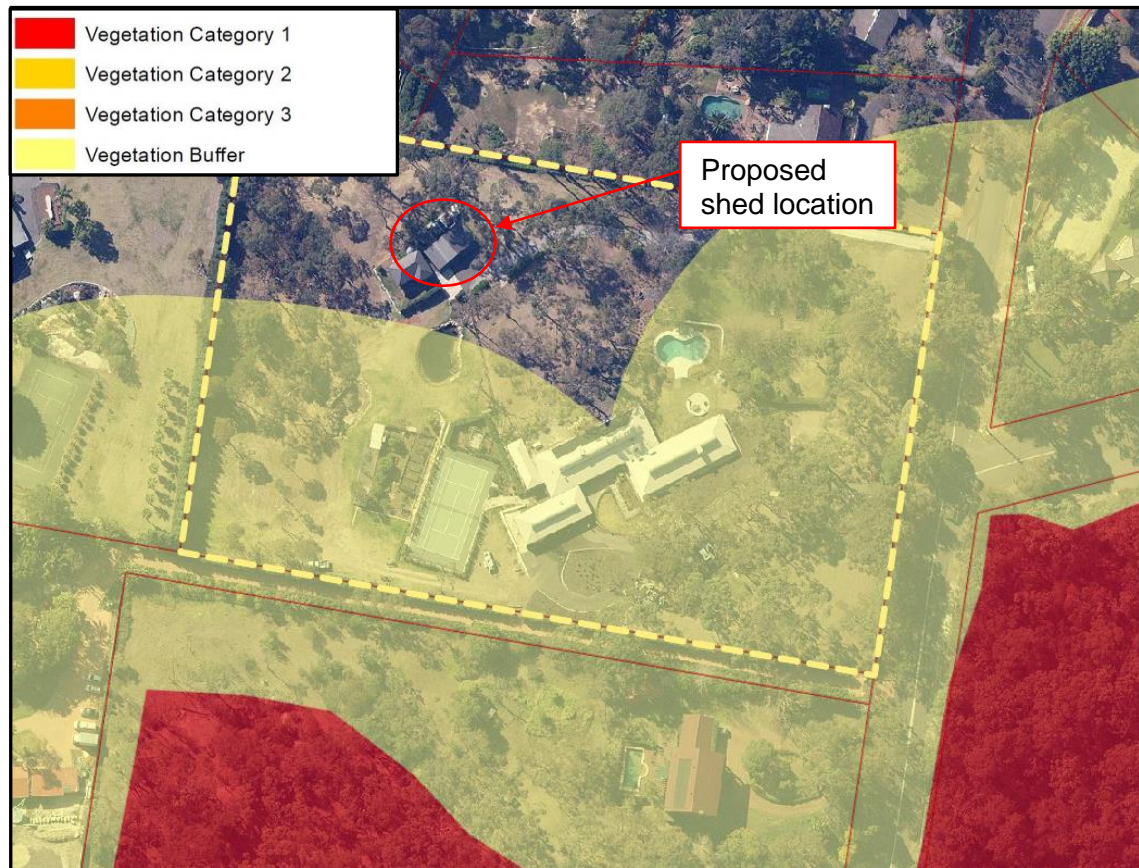


Image 03: Bushfire Prone Land Map from NSW Government Planning Portal Property Information



Image 04: 1 m contour topographic image from NSW Government Elevation Foundation Data

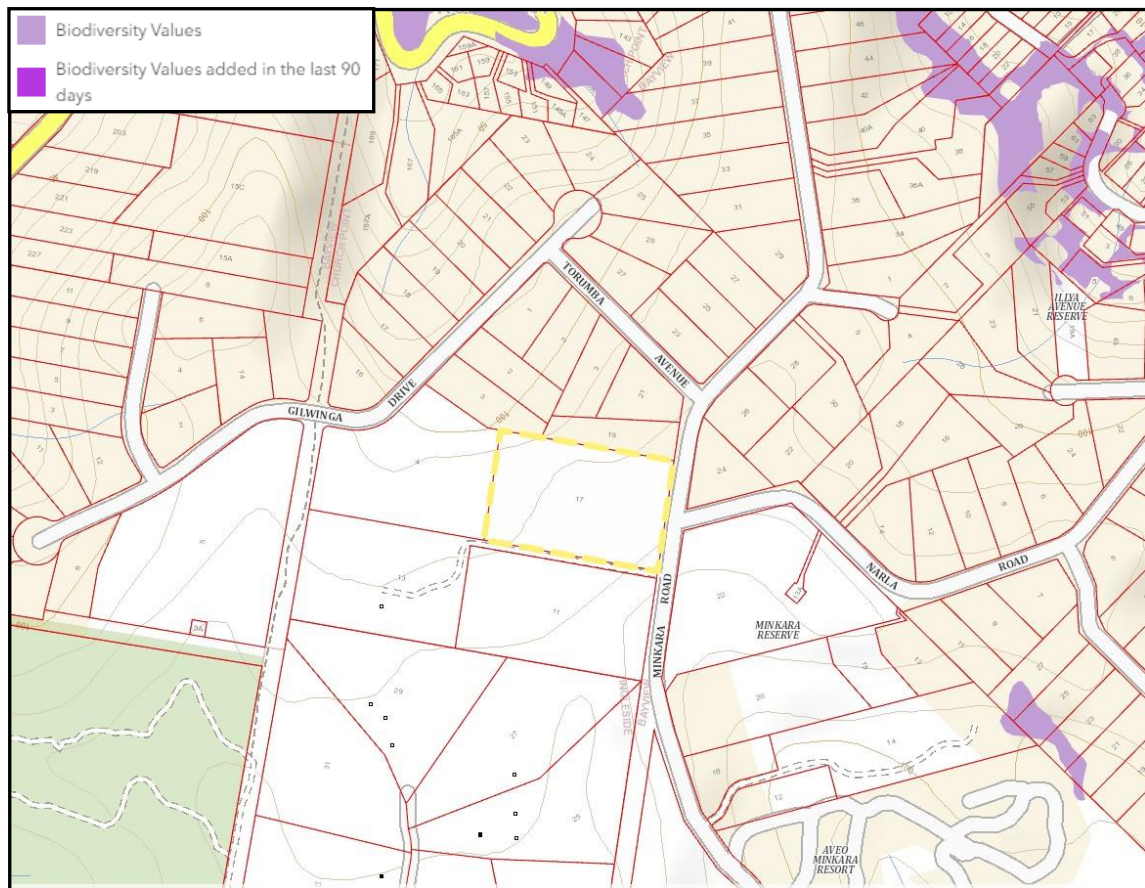


Image 05: Biodiversity Values Map from NSW Government Planning Portal Property Information

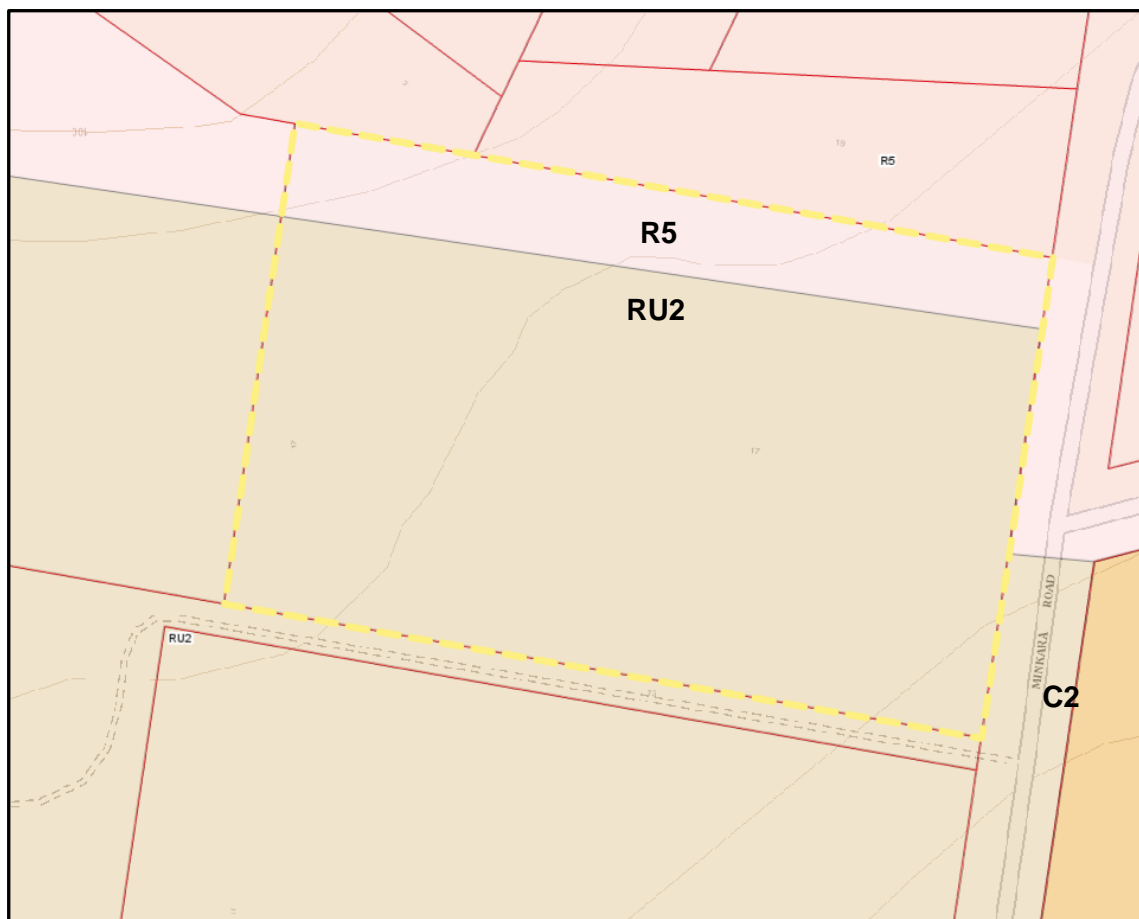


Image 06: Council LEP Zones from NSW Government Planning Portal Property Information

Conclusion:

The proposed shed is located within 6 metres of the existing secondary dwelling and therefore for the purposes of section 8.3.2 is also a structure captured by the NCC as being “*required to conform with*” AS3959 – 2018.

AS 3959 -2018 requires any garage, carport, or similar roofed structure that is not attached to a building required to conform with that standard to conform with the construction requirements of the standard or alternatively, the adjacent structure shall be separated from the subject building by 6 metres or by “*A wall of the building required to conform that extends to the underside of a non-combustible roof covering and has an FRL of not less than 60/60/60 for loadbearing walls and –/60/60 for non-loadbearing walls when tested from the outside*”.

The proposed shed plans include a fire wall detail and the shed will be separated from the existing secondary dwelling with a solid wall having an FRL of 60/60/60. There are no openings in the separating wall that need further protection.

The proposed detached shed therefore complies with Planning for Bush Fire Protection 2019 and the NCC by means of a fire wall that complies with section 3.2.3 of AS3959 – 2018. There are no other construction recommendations necessary for the proposed shed other than the fire wall which is already detailed on the submission plans.

No further recommendations are necessary for construction compliance requirements.

The entire site is already required to be managed as an asset protection zone by DA N0023/16 & MOD2018/02322. Pre-existing development consent requirements satisfactorily address asset protection zone requirements. Similarly DA N044/10, N0023/16 & MOD2018/02322 have already considered access, water, electricity and gas for the existing dwellings under Planning for Bushfire Protection 2006 & 2009. The proposed new shed does not add nor detract from the existing arrangements for bushfire protection purposes.

No additional recommendations for access and services supply are considered necessary for this development.

I am therefore in support of the proposed development with no additional recommendation applied relevant to bushfire protection requirements.

Should you have any further questions or require any clarification on this review please do not hesitate to contact me.

Australian Bushfire Consulting Services



Wayne Tucker

Managing Director –
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
Ass Dip Applied Science
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD9399

BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 4.14 1(b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203

PROPERTY ADDRESS:	
DESCRIPTION OF PROPOSAL:	
PLAN REFERENCE: (relied upon in report preparation)	
BAL RATING:	(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment.)
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	YES NO (Circle the relevant response) (If YES the application is to be referred to NSW RFS for assessment.)

I _____ of _____
(Print Name) (Trading or Company Name)

have carried out a bushfire risk assessment on the above mentioned proposal and property. A detailed Bushfire Assessment Report is attached which includes the submission requirements set out in *Appendix 2 of Planning for Bushfire Protection 2019* together with recommendations as to how the relevant specifications and requirements are to be achieved.

REPORT REFERENCE:	
REPORT DATE:	
CERTIFICATION No/ACCREDITED SCHEME:	

I hereby certify, in accordance with *Section 4.14 of the Environmental Planning and Assessment Act 1979 No 203*:

1. That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment; and
2. That subject to the recommendations contained in the attached Bushfire Risk Assessment Report the proposed development conforms to the relevant specifications and requirements

I am aware that the Bushfire Assessment Report, prepared for the above mentioned site is to be submitted in support of a development application for this site and will be relied upon by Northern Beaches Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with *Planning for Bushfire Protection 2019*.

SIGNATURE: _____ DATE: _____

Note: this certificate must be completed and signed by a person recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment in accordance with Section 4.14 of the EP&A Act 1979 No 203.

This form has been prepared by Northern Beaches Council for attachment to the Bushfire Assessment Report.