

# Planning for Bushfire Protection



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Reference: 1423-S4.55  
8/11/2021

## Subject:

Section 4.55 application for a variation to the approved development of alterations and additions at No 7 Richard Road, Scotland Island

## Reference:

- Bushfire Risk Assessment: Reference 1423, dated 30/11/2021
  - DA Number: DA2021/0039, dated 16/03/2021
  - Modification application No: Mod 2021/0798
  - Revised Plans Submitted by: Riaan Richter, dated October 2021
- Drawings provided include:
- 101/GA/1.1 site plan
  - 101/GA/2.1 ground floor plan
  - 101/GA/2.2 first floor plan
  - 101/GA/4.1 elevations
  - 101/GA/4.2 elevations
  - 101/GA/ 4.3 elevations

The proposed variations to the approved development include:

- An increase in floor area on the ground floor
- Changes in the position and size of some windows
- Variation to the first-floor balcony and roof
- An increase in the size of the deck

I have received a copy of revised plans for the proposed development and have determined that the conditions recommended in relation to bushfire mitigation measures are appropriate for the variations to the development. The recommendations provided in the bushfire risk assessment referenced above are included on page 2 of this assessment.

## Recommendations

The following recommendations are made for the bushfire protection measures for the proposed development of alterations and additions at No 7 Richard Road, Scotland Island and are based upon the relevant provisions of the NSW Rural Fire Service guideline entitled *Planning for Bushfire Protection 2019*. These recommendations are considered appropriate for the proposed variations.

- 1) Construction Standard: The proposed development shall be constructed to a minimum standard of Section 3 [construction general] and Section 5 [BAL 12.5] of AS3959, 2018 '*Construction of Buildings in Bushfire Prone Areas*' and the additional construction requirements contained within section 7.5, 7.51, 7.52, 7.53 and 7.54 [where applicable] of Planning for Bushfire Protection 2019.
- 2) Gutter Guards: Roofing shall be gutterless or have leafless guttering and valleys to prevent the build-up of flammable material. Any materials used shall have a flammability index no greater than 5.
- 3) Electricity and Gas Supplies: As far as practical, new electricity and gas supplies shall be installed in accordance with the requirements of 7.4a of PBP. Note: 7.4a of PBP requires that '*where practical, electrical transmission lines should be underground.*'
- 4) Fences and Gates: All fences in bushfire prone areas shall be constructed of hardwood or non-combustible material; however, where a fence is within 6m of a building or in areas of BAL29 or greater, they shall be of non-combustible material only.
- 5) Asset Protection Zones: The entire site where not built on shall be established and maintained as an Inner Protection Area in accordance with the requirements of PBP with the exception that gutter guards have been recommended as an alternate solution rather than remove or severely prune overhanging trees.
- 6) Emergency and Evacuation Planning: The need to formulate an emergency evacuation plan has been discussed and it is advised that the residents should complete a *Bush Fire Survival Plan* as formulated by the NSW Rural Fire Service.  
An emergency evacuation plan is not recommended as a condition of consent.
- 7) Water Supplies: In recognition that no reticulated water supply exists, the proposed 45,000 litre water supply tanks and direct access to the foreshores of Pittwater is considered an appropriate water supply for first aid firefighting. A 65mm Storz fitting, and ball or gate valve shall be installed in at least one of the water tanks. This water supply tank, if located externally, shall be constructed of non-combustible material [metal or masonry] Refer to PBP 2019 part 7.4a for comprehensive requirements for static water supply. A minimum of 3kW (5hp) petrol-or-diesel-powered pump shall be provided.

*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.*

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Ron Coffey – Bushfire Safety Engineer  
Grad I Fire E [Institute of Fire Engineers - 1973]  
Grad Cert Fire Safety Eng. [UWS - 2003]  
Grad Dip Building in Bushfire Prone Areas [UWS – 2005]  
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