



Bushfire Hazard Solutions

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Internode
Email: scrosby@internode.on.net

18th January 2024
Our Ref. 210845B

Attention: Steve Crosby

**Re: PROPOSED BOAT SHED & RAMP
LOT 72 DP 558694 / 22 BONA CRESCENT, MORNING BAY NSW
BUSHFIRE ASSESSMENT STATEMENT**

Dear Steve,

This Bushfire Assessment has been reviewed and endorsed by Andrew Muirhead who is recognised by the NSW Rural Fire Service (RFS) as qualified in bushfire risk assessment and has been accredited by the Fire Protection Association of Australia as a Level 2 BPAD qualified practitioner (BPAD46966).

The development proposal relates to the construction of a boat shed and ramp within an existing residential allotment known as 22 Bona Crescent, Morning Bay. The subject site is legally identified as Lot 72 DP 558694 and located within Northern Beaches Council's local government area.

Properties considered to be affected by possible bushfire impact are determined from the local Bushfire Prone Land Map as prepared by Council and or the Rural Fire Service. In this instance Northern Beaches Council's Bushfire Prone Land Map (Figure 01) identifies the subject property as containing Category 1 Vegetation and Vegetation Buffer, therefore the site is considered 'bushfire prone'.

As the subject site is bushfire prone in accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979* development consent cannot be granted unless the proposal satisfies the relevant specifications and requirements of *Planning for Bush Fire Protection 2019* (PBP).

As the application relates to the construction of a boat shed and ramp within an existing residential allotment the relevant specifications and requirements under PBP are the aim and objectives detailed in Chapter 1 'Introduction' and specific objectives and bushfire protection measures detailed in Chapter 8 'Other Development' of PBP must also be considered.

A representative of Building Code & Bushfire Hazard Solutions completed a site inspection of the subject site and surrounding area on 26th February 2021.

In addition, the following external data sources have been relied upon for this assessment:

- Aerial imagery of the subject area (NSW Spatial Services & Nearmap).
- 1 metre contour mapping of the subject area (Elevation and Depth Foundation Spatial Data – Geoscience Australia)
- NSW Planning Portal Spatial Viewer
- Vegetation mapping (NSW State Vegetation Type Map)
- NSW Bush Fire Prone Land (NSW Rural Fire Service)
- Proposed Plans by Buck & Simple, Project No. 1220, Revision 1, Dated 28 January 2022

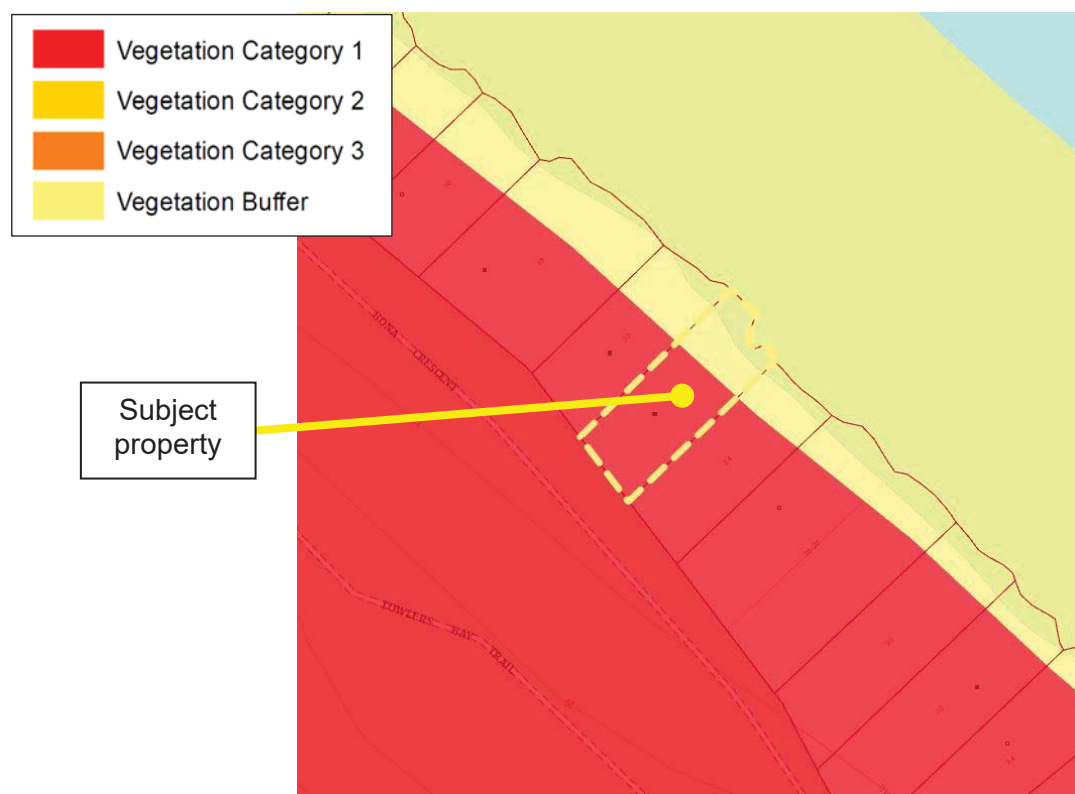


Figure 01: Extract from Northern Beaches Council's Bushfire Prone Land Map



Figure 02: Aerial view of the subject area C/- Nearmap – October 2023

In relation to the proposed shed and ramp section 8.3.2 of PBP states:

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 and ramp will be located greater than 6 metres from a dwelling and therefore satisfy PBP by means of the above and have no bushfire requirements.

In accordance with the bushfire safety measures contained in this assessment, and consideration of the site specific bushfire risk assessment it is our opinion that when combined, they will provide a reasonable and satisfactory level of bushfire protection to the subject development.

We are therefore in support of the development application.

Should you have any enquiries regarding this project please contact me at our office.

Prepared by
Building Code & Bushfire Hazard Solutions



Duncan Armour
Bushfire Consultant

Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions



Andrew Muirhead
Bushfire Consultant
Graduate Certificate in Bushfire Protection
Diploma of Engineering.
FPA Australia BPAD Level 2 Accredited Practitioner
BPAD Accreditation No. BPAD46966



Quote from Planning for Bush Fire Protection 2019, 'While the material within this publication is current at the time of writing changes in circumstances after the time of publication may impact on the accuracy of the material. Individuals are responsible for ensuring they have the most current version of this publication.'

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Similarly the interpretations and opinions provided by Building Code and Bushfire Hazard Solutions in regard to bushfire design, protection and mitigation are also given in the same good faith.

Bush Fire Certificate

Certificate issued unders4.14(1)(b) of the *Environmental Planning & Assessment Act, 1979* and *Planning for Bush Fire Protection 2019*

This Certificate has been issued by a person accredited by Fire Protection Association Australia (FPA Australia) under the Bush Fire Planning and Design (BPAD) Accreditation Scheme and who is recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment within the meaning of section 4.14(1)(b) of the *Environmental Planning and Assessment Act 1979* (NSW).



Property Details and Description of Works

Address Details	Unit no	Street no	Street name		Lot/Sec/DP
		22	Bona Crescent		72/-/558694
Local Government Area BCA class of the building Description of the proposal Development Application Reference	Suburb			State	Postcode
	Morning Bay			NSW	2105
	Northern Beaches				
	10				
	Boat Shed & Ramp				

Bush Fire Assessment Report

A detailed Bush Fire Assessment Report is attached, which includes the relevant submission requirements set out in <i>Appendix 2 of Planning for Bush Fire Protection 2019</i> together with recommendations as to how the relevant specifications and requirements are to be achieved.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Report Reference and date	
Bushfire Assessment Statement 210845B	18 January 2024

BPAD Certification

Name Andrew Muirhead	I hereby certify, in accordance with Section 4.14(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> that: <ul style="list-style-type: none"> I am a person recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment; and the development conforms to the relevant specifications and requirements of Planning for Bush Fire Protection 2019 in accordance with section 4.14(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> (NSW). 	
Company Details & ABN Bushfire Hazard Solution 19 057 337 774		
BPAD Accreditation Number 46966 	Signature 	Date 18 January 2024