

BUSHFIRE PROTECTION ASSESSMENT

FOR THE

**PROPOSED ALTERATIONS & ADDITIONS
TO THE EXISTING CAR WASH
DEE WHY RSL CLUB**

ON LOTS 1, 2 & 3 in DP 1035107

PITTWATER ROAD,

COLLARROY



ABPP

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DEE WHY RSL CLUB

ON

LOT 1, 2 & 3 in DP 1035107

525 - 531 PITTWATER ROAD,

COLLARROY

Report Number	Document	Preparation Date	Issue Date	Directors Approval
B203554	Final	18.09.2020	18.09.2020	<i>G.L.Swain</i>

EXECUTIVE SUMMARY

Australian Bushfire Protection Planners Pty Limited has been commissioned by *Dee Why RSL Club Ltd* to prepare a report to provide advice on the bushfire protection measures required for the proposed alterations and additions to the existing Car Wash on Lots 1, 2 & 3 in DP 1035107, 525 - 531 Pittwater Road, Collaroy.

The proposed development will improve on-site traffic flow and congestion levels by providing an additional trafficable lane to access the car wash bays. In addition to this, the proposal will also increasingly rejuvenate the site and provide an enhanced car wash service.

The Northern Beaches Bushfire Prone Land Map records the vegetation in the foreshore reserve, to the east of the car wash site, as containing Category 1 Bushfire Prone Vegetation. The 100 metre wide buffer zone to this vegetation extends onto to development site.

Therefore, the construction of the alterations and additions is required to comply with the provisions of Section 4.14 of the *Environmental Planning & Assessment Act 1979*.

Section 4.14 of the *Environmental Planning and Assessment Act* requires that the proposed development comply with the requirements of *Planning for Bushfire Protection 2019* with respect to the protection of persons, property and the environment from the danger that may arise from a bushfire.

Planning for Bushfire Protection 2019 provides specific deemed-to-satisfy provisions on the bushfire protection measures necessary for rural & residential subdivisions, the construction of “*Special Fire Protection Purpose Developments*” and the construction of Class 1, 2 and 3 buildings in Bushfire Prone areas.

The document does not specify specific deemed-to-satisfy protection measures for Class 5 to 8 buildings as defined by the Building Code of Australia, however compliance with A.S.3959 must be considered when meeting the aims and objectives of *Planning for Bushfire Protection 2019*.

The document does provide the following objectives for Class 5 to 8 buildings:

- (i) Provide safe access to/from the public road system for fire-fighters providing property protection during bushfire and for occupant egress for evacuation;
- (ii) Provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;
- (iii) Provide adequate services of water for protection of buildings during and after the passage of bushfire and to locate gas and electricity so as not to contribute to the risk of a fire to a building; and
- (iv) Provide for the storage of hazardous materials away from the hazard.

The general fire safety construction provisions of the NCC are taken as acceptable solutions, however construction requirements for bushfire protection will need to be considered on a case by case basis.

The aim of *Planning for Bushfire Protection 2019* is to provide for the protection of human life and minimise impacts on property from the threat of bushfire while having due regard to development potential and protection of the environment.

Bushfire protection can be achieved through a combination of strategies which are based on the following principles:

- (i) Control the types of development permissible in bushfire prone areas;
- (ii) Minimise the impact of radiant heat and direct flame contact by separating development from bushfire hazards;
- (iii) Minimise the vulnerability of buildings to ignition and fire spread from flames, radiant heat and embers;
- (iv) Enable appropriate access and egress for the public and fire-fighters;
- (v) Provide adequate water supplies for bushfire suppression and operations;
- (vi) Focus on property preparation, including emergency planning and property maintenance requirements; and
- (vii) Facilitate the maintenance of Asset Protection Zones (APZs), fire trails, access for fire-fighting and on site equipment for fire suppression.

The development proposal is not changing any built form or intensifying the development. The development also does not decrease the existing 45 metre separation width to the bushfire prone vegetation on the eastern side of Pittwater Road.

The vegetation within the foreshore reserve consists of weed infested forested wetland on level land.

Table A1.12.5 of *Planning for Bushfire Protection 2019* identifies that for a 45 metre wide separation to forested wetland vegetation on level land the radiant heat loading on the car wash building is less than 12.5kW/m².

This satisfies the principle of locating a Class 5 – 8 building with a separation that minimise the vulnerability of buildings to ignition and fire spread from flames, radiant heat and embers.

However, any new work shall be constructed to comply with Chapter 3 and Chapter 5 (BAL 12.5) of A.S. 3959 – 2018 – '*Construction of Buildings in Bushfire Prone Areas*'.

The proposed changes to the traffic flow do not constitute a bushfire protection matter.

The characteristics of the proposed development, including available width of defendable space between the hazard and the existing building and construction standard recommended for all new work address the likely levels of radiant heat on the building and provide that the site is suitable in terms of its intended use.

I also certify that the Development Proposal complies with the aim and objectives of *Planning for Bushfire Protection 2019*.



A handwritten signature in black ink, which appears to read 'Graham Swain', is positioned above the printed name.

Graham Swain
Managing Director,
Australian Bushfire Protection Planners Pty Limited.

Fire Protection Association Australia Member No 48781