



Bushfire Hazard Solutions

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Bianca Holley
Email: b.holley@sunnyfield.org.au

19th February 2024
Our Ref. 240663

**Re: PROPOSED RETAINING WALL REPLACEMENT
LOT 34 DP 237855 / 12 BURRAGA ROAD, TERREY HILLS
BUSHFIRE ASSESSMENT STATEMENT**

Dear Bianca,

The development proposal relates to the construction of a retaining wall within an existing residential allotment known as 12 Burraga Road, Whale Beach. The subject site is legally identified as Lot 34 DP 237855 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 the Vegetation Buffer and therefore the site is considered 'bushfire prone'.

In accordance with section 4.14 of the *Environmental Planning and Assessment Act* 1979 development consent cannot be granted for the carrying out of development for any purpose (other than a subdivision of land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose) on bush fire prone land unless the consent authority:

- (a) *is satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection, or*
- (b) *has been provided with a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirements.*
- (1A) *If the consent authority is satisfied that the development does not conform to the relevant specifications and requirements, the consent authority may, despite subsection (1), grant consent to the carrying out of the development but only if it has consulted with the Commissioner of the NSW Rural Fire Service concerning measures to be taken with respect to the development to protect persons, property and the environment from danger that may arise from a bush fire.*

This Bushfire Assessment Statement and accompanying certificate 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).

As the application relates to the construction of a retaining wall 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 7 'Residential Infill Development'. Chapter 8 'Other Development' of PBP must also be considered.

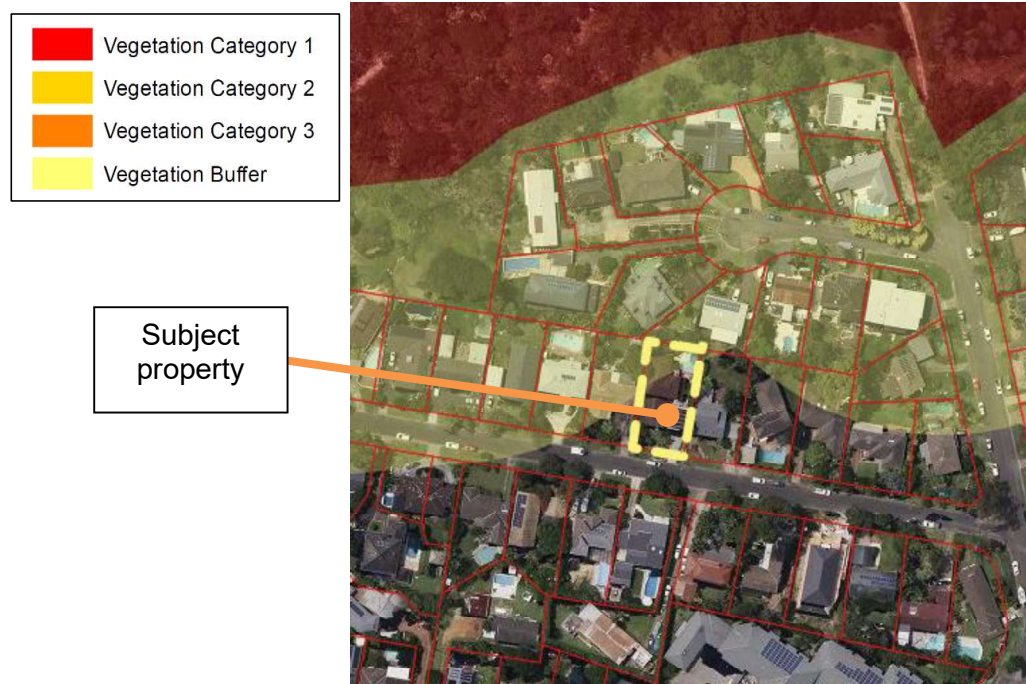


Figure 01: Extract from Northern Beaches Council's Bushfire Prone Land Map



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

A representative of Building Code & Bushfire Hazard Solutions completed a site inspection of the subject site and surrounding area on 7th February 2024.

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 Designed 2 You, Job No. 21123DA, Revision A, Dated 23/01/2024

In relation to the proposed retaining wall 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 retaining wall will be located within 6 metres from a dwelling and it is therefore recommended to be constructed entirely from non-combustible materials, which satisfies the requirements of PBP and AS3959 by means of the above.

In relation to the fencing section 7.6 of PBP states:

Fences and gates in bush fire prone areas may play a significant role in the vulnerability of structures during bush fires. In this regard, all fences in bush fire prone areas should be made of either hardwood or non-combustible material.

However, in circumstances where the fence is within 6m of a building or in areas of BAL-29 or greater, they should be made of non-combustible material only.

The proposed fencing will be located within 6 metres of a dwelling and must therefore be constructed from non-combustible material.

It is therefore of our opinion the proposed works satisfy the requirements of PBP by means of the above.

Recommendations

Construction

1. That the retaining wall and fencing shall be constructed entirely from non-combustible materials.

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 |
| | | 12 | Burruga Road | | 34/-/DP237855 |
| Local Government Area BCA class of the building Description of the proposal Development Application Reference | Suburb | | | State | Postcode |
| | Terrey Hills | | | NSW | 2084 |
| | Northern Beaches | | | | |
| | 10B | | | | |
| | Retaining Wall & Fence | | | | |
| | | | | | |

Bush Fire Assessment Report

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|---|---|
| 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 Report 240663 | 19 February 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 Solutions 19 057 337 774 | | |
| BPAD Accreditation Number 46966  | Signature  | Date 19 February 2024 |