

# Planning for Bushfire Protection



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Reference: 1378  
26/04/2020

## Bushfire Risk Assessment

In relation to development at:

### No 10 Wirringulla Avenue, Elvina Bay

#### Subject:

Proposed development of a new boat shed and skid ramp at No 10 Wirringulla Avenue, Elvina Bay.

#### Reference:

Planning for Bushfire Protection 2019  
Planning for Bushfire Protection 2006  
AS3959 2018

#### Building Classifications:

Proposed boat shed – Class 10a building  
Proposed Skid ramp – Class 10b structure

The purpose of this report is to determine the category of bushfire attack and subsequent construction standard for the proposed development of a new boat shed and skid ramp at No 10 Wirringulla Avenue, Elvina Bay.

The site is identified as 'bush fire prone land' for the purposes of Section 146 of the *Environmental Planning and Assessment Act 1979* and the legislative requirements for building on bushfire prone lands are applicable.

The proposed development is an infill development as defined within Chapter 4.3.5 of Planning for Bushfire Protection 2006 and this report has been prepared in accordance with the requirements of section 4.14 of the Environment Planning and Assessment Act.

#### PBP 2019 - 8.3.2 Class 10a and 10b structures:

*The NCC defines a Class 10 building as a non-habitable building or structure such as:*

- 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 wall or free-standing, swimming pool. Or the like; or*

c) *Class 10c – a private bushfire shelter.*

*There is no bushfire protection requirement for Class 10a and 10b structures located more than 6m from a dwelling in bushfire areas. Where a Class 10 and 10b structure is located within 6m of a dwelling it must be constructed in accordance with the NCC.*

In this instance the proposed boat shed, and skid ramp are not within 6m of the existing dwelling. The Building Code of Australia [BCA] does not provide for any bushfire specific performance requirements for the proposed development and as such AS3959, 2018 does not apply as a deemed to satisfy provision. PBP accepts the general fire safety construction provisions of the BCA are taken as acceptable solution.

Recommendations

The following recommendations are made for the bushfire protection measures for the proposed development of a new boat shed and skid ramp at No 10 Wurringulla Avenue, Elvina Bay and are based upon the relevant provisions of the NSW Rural Fire Service guideline entitled *Planning for Bushfire Protection 2006*.

Construction Standard: No specific construction requirements for building in bushfire prone areas have been recommended.

Summary


This report consists of a bushfire risk assessment for the proposed development of a new boat shed and skid ramp at No 10 Wurringulla Avenue, Elvina Bay. The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development in bushfire prone areas are applicable.

The proposed development will be constructed to the minimum standards required in accordance with the guidelines of *Planning for Bushfire Protection 2019*.

This report has considered all of the elements of bushfire attack it is my considered opinion that the development satisfies the requirements of *Planning for Bushfire Protection 2006*, *Planning for Bushfire Protection 2018* and *AS3959, 2009*.

*This Report is a Bush Fire Hazard Assessment that provides the required information to assist Local Council in determining compliance in accordance with the requirements of Planning for Bushfire Protection 2006, Planning for Bushfire Protection 2018 and AS3959, 2009. The Local Council is the Final Consenting Authority and the construction of the building must comply with the recommendations included in the Council's conditions of consent.*



<p>Ron Coffey – Bushfire Safety Engineer Grad I Fire E [Institute of Fire Engineers - 1973] Grad Cert Fire Safety Engineer [UWS - 2003] Grad Dip Building in Bushfire Prone Areas [UWS – 2005] Ass Prof Cert in Expert Evidence in the Land &amp; Environment Court [UTS – 2005] Member - Institute of Fire Engineers Member - Fire Protection Association Australia</p>	 <p><b>BPAD</b> Bushfire Planning &amp; Design Accredited Practitioner Level 3</p> <p><i>Planning for Bushfire Protection Fire Protection Association of Australia BPAD-A Certified Practitioner/Certified Business Certification No BPD-PA09328 0408 220 443</i></p>
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## BUSHFIRE RISK ASSESSMENT CERTIFICATE

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

<b>PROPERTY ADDRESS:</b>	No 10 Wurringulla Avenue, Elvina Bay
<b>DESCRIPTION OF PROPOSAL:</b>	A new boat shed and skid ramp at No 10 Wurringulla Avenue, Elvina Bay.
<b>PLAN REFERENCE:</b> (relied upon in report preparation)	This assessment is based on plans: Provided by: Stephen Crosby & Associates Dated: July 2019 Project No: 2179 – DA01
<b>BAL RATING:</b>	BAL Low (If the BAL rating is FZ the application is to be referred to NSW RFS for assessment.)
<b>DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:</b>	YES <b>NO</b> (Circle the relevant response) (If YES the application is to be referred to NSW RFS for assessment.)

I Ronald Coffey of Planning for Bushfire Protection  
(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 4 of Planning for Bushfire Protection 2006* together with recommendations as to how the relevant specifications and requirements are to be achieved.

<b>REPORT REFERENCE:</b>	1378
<b>REPORT DATE:</b>	26/04/2020
<b>CERTIFICATION No/ACCREDITED SCHEME:</b>	Fire Protection Association Australia BPAD A Certified Practitioner No: BPD-PA-0938 Certified Business No: BPD-BA-0938

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

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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 Pittwater 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 2006*.

SIGNATURE:



DATE: 26/04/2020

