



Building Code & Bushfire Hazard Solutions

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Bokor Architecture
Level 1 88 Foveaux Street
SURRY HILLS NSW 2010

4th October 2024
Our Ref. 250162

Attention: Yeganeh Atri

Re: **PROPOSED ALTERATIONS AND ADDITIONS TO A COMMUNITY CENTRE
LOT 121 DP 789400, 36 CABBAGE TREE ROAD, BAYVIEW
BUSHFIRE ASSESSMENT STATEMENT**

Dear Yeganeh,

Building Code and Bushfire Hazard Solution P/L has been commissioned by Bokor Architecture to provide an independent Bushfire Assessment Report to accompany a Development Application (DA) which seeks approval two (2) awnings to a community centre within a seniors living development at 36 Cabbage Tree Road, Bayview (the subject site).

The proposed works include:

- Construction of two (2) awnings to the existing community centre.

There will be no increase in resident numbers as a result of the proposed works.

The subject site has street frontage to Cabbage Tree Road to the southeast, Annam Road to the northeast and southwest and abuts residential allotments to the northwest.

Properties considered to be affected by possible bushfire impact are determined from local Bushfire Prone Land Map's as prepared by Council and or the Rural Fire Service. All property development within affected areas is subject to the conditions detailed in the document 'Planning for Bush Fire Protection - 2019' (PBP).

In this instance the subject site is depicted on Northern Beaches Council's Bushfire Prone Land Map (BPLM) as not containing any type of bushfire prone land and is therefore not considered 'bushfire prone' land. However we have given consideration to PBP.

SFPP development is one which is occupied by people who are considered to be at-risk members of the community. In a bushfire event, these occupants may be more susceptible to the impacts of bushfire.



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

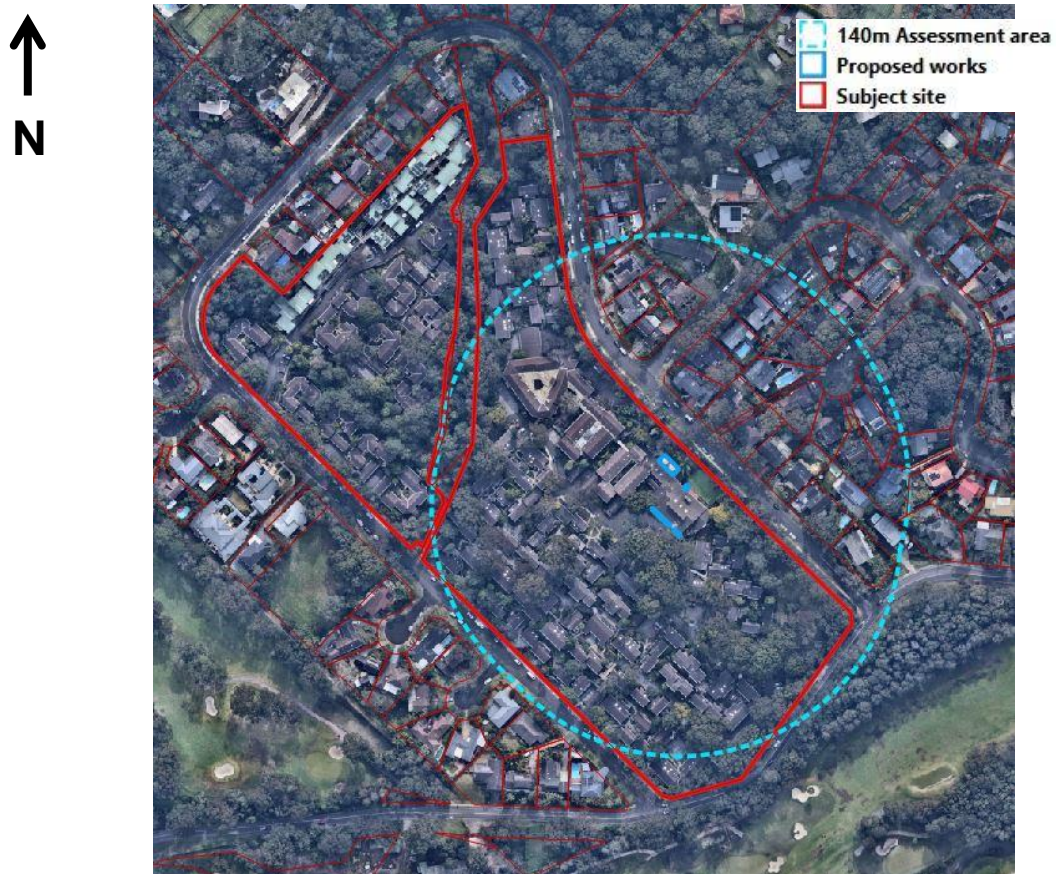


Figure 02: Aerial view of the subject area – C/- Nearmap - August 2024

Section 46 of the *Rural Fires Regulation 2022* outlines development excluded from requirements for a Bush Fire Safety Authority under section 100b of the *Rural Fires Act 1997*. These include:

- (j) construction or installation of a flagpole, aerial, antenna or satellite dish,
- (k) construction or installation of a driveway, pathway or other paved area,
- (l) the carrying out of earthworks or drainage works,
- (m) construction of a class 10a building that is at least 6 metres from a dwelling,
- (n) minor external non-structural building alterations carried out in accordance with *Planning for Bush Fire Protection*,
- (o) development of a minor nature that relates to an existing building that is for a special fire protection purpose.

Where reference has been made to the surrounding lands, this statement does not purport to directly assess those lands; rather it may discuss bushfire impact and/or progression through those lands and possible bushfire impact to the subject property.

To accord with PBP the development is classified as Special Fire Protection Purpose development and assessed under section 6.4 'Development of existing SFPP facilities' of PBP.

Plans by Bokor Architecture (Project No. 22043, Revision 3, dated 30.09.2024) have been referenced in the preparation of this assessment.

Section 6.5 of PBP addresses minor development in SFPP facilities and lists development types which do not have any influence on potential bush fire impacts and the bush fire protection of the building:

6.5 Minor development in SFPP facilities

Minor development includes the following:

- *Internal works;*
- *Flag poles;*
- *Aerials and antennas;*
- *Satellite dishes;*
- *Paved areas;*
- *Earth works and draining;*
- *Class 10a structures located further than 6m from a habitable building; and*
- *Minor non-structural building alterations (external) such as the following:*
 - *painting, plastering, cement rendering,*
 - *cladding, attaching fittings or decorative work;*
 - *the replacement of an external window, glazing areas or a door (however, the opening and/ or external glazed area of the window or door must not be increased in size);*
 - *the repair to or replacement of a non-structural wall or roof cladding;*
 - *the installation of a security screen or grill to a door or window or a security door;*
 - *the repair to or replacement of a balustrade; and*
 - *re-stumping or repairing structure foundations without increasing the height of the structure.*

The development types listed above do not have any influence on potential bush fire impacts and the bush fire protection of the building. For this reason, the NSW RFS does not consider that a BFSA is necessary for the development types listed above. Wherever applicable, the building elements concerned will need to comply with the requirements of AS 3959 or NASH Standard under the NCC.

In considering the above the proposed awnings are captured as 'minor development'.

PBP – Development of existing SFPP facilities:

The proposal relates to an existing Special Fire Protection Purpose development (approved prior to August 2002) and therefore the application can be assessed under the provisions of section 6.4 ‘Development of existing SFPP facilities’ of PBP.

The objectives that apply to existing SFPP development and our comments are listed in the table below:

Objective	Comment
<i>provide an appropriate defensible space;</i>	<p>The proposal does not restrict the existing defensible space.</p> <p>The Asset Protection Zone consists of maintained land within the subject property and neighbouring allotments and formed roads.</p> <p>An appropriate defensible space is provided.</p>
<i>site the building in a location which ensures appropriate separation from the hazard to minimise potential for material ignition;</i>	<p>There are no proposed buildings as part of this application.</p>
<i>provide a better bush fire protection outcome for existing buildings;</i>	<p>The proposed works in our opinion will enhance the existing bushfire protections measures (removal of temporary shade structures) within the subject site.</p> <p>This assessment has included a recommendation to maintain the existing managed areas as an APZ.</p> <p>In consideration of the scope of works proposed it is not considered reasonable to apply measures to the existing buildings.</p>
<i>new buildings should be located as far from the hazard as possible and should not be extended towards or situated closer to the hazard than the existing buildings (unless they can comply with section 6.8);</i>	<p>There are no new buildings proposed as part of this application.</p> <p>The proposed awnings were found to be located >300 metres from the identified bushfire hazards and have no view of the fire source, being shielded by existing buildings.</p>
<i>ensure there is no increase in bush fire management and maintenance responsibility on adjoining land owners without their written confirmation;</i>	<p>The proposal does not result in any increased bushfire management or maintenance on adjoining land owners.</p>

Objective	Comment
<i>ensure building design and construction enhances the chances of occupant and building survival; and</i>	No new buildings are proposed as part of this application.
<i>provide for safe emergency evacuation procedures including capacity of existing infrastructure (such as roads).</i>	The existing road network provides an appropriate operational environment for emergency service personnel undertaking property protection or fire suppression activities.

Recommendations

Asset Protection Zones

1. That all existing managed grounds and new landscape areas within the subject property are to continue to be maintained as an Asset Protection Zone (Inner Protection Area) as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' and Appendix 4 of *Planning for Bush Fire Protection 2019*.

Landscaping

2. That any new landscaping is to comply with Table 7.4a of *Planning for Bush Fire Protection 2019*.

Conclusion:

The site is known as AVEO Bayview Gardens and is located at 36 Cabbage Tree Road, Bayview.

The proposed works include:

- Construction of two (2) new awnings to the existing community centre.

The proposed works are captured as minor development.

We are therefore in support of the development application.

Should you have any questions please do not hesitate to contact the undersigned.

Prepared by
Building Code & Bushfire Hazard Solutions



Duncan Armour
Bushfire Consultant

Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions



Andrew Muirhead

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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.