

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

PROPERTY ADDRESS:	No 57 Robertson Road, Scotland Island
DESCRIPTION OF PROPOSAL:	New boundary fencing
PLAN REFERENCE: (relied upon in report preparation)	This assessment is based on plans: Provided by: Stephen Crosby and Associates Pty Ltd Dated: August 2018 Project/Reference No: DA01 & DA02
BAL RATING:	BAL 12.5 (If the BAL rating is FZ the application is to be referred to NSW RFS for assessment.)
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	YES <input type="radio"/> NO <input checked="" type="radio"/> (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.

REPORT REFERENCE:	1245-R
REPORT DATE:	10/09/2018
CERTIFICATION No/ACCREDITED SCHEME:	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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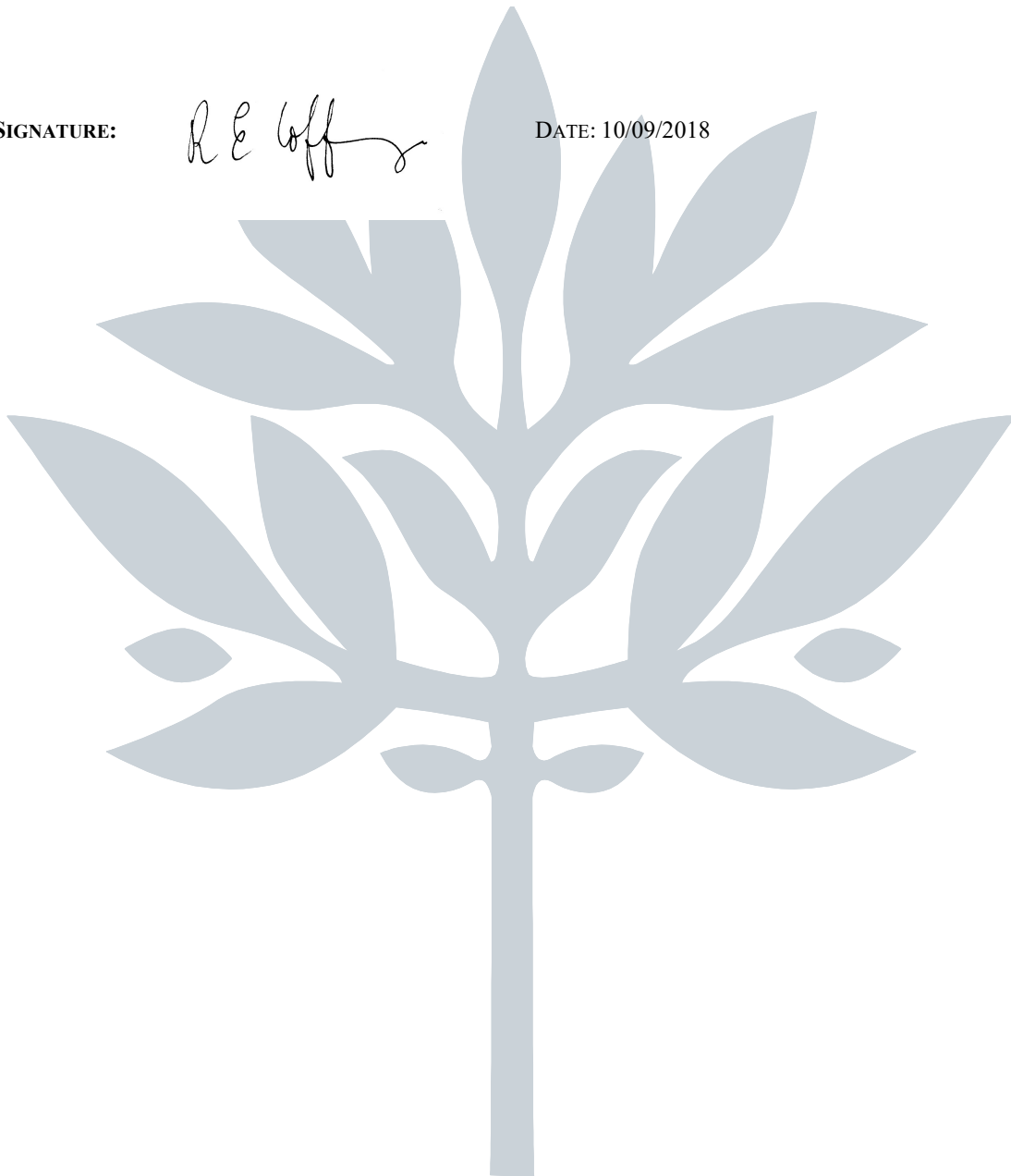
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I am aware that the Bushfire Assessment Report, prepared for the above-mentioned site is to be submitted in support of a development application for this site and will be relied upon by Pittwater Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with *Planning for Bushfire Protection 2006*.

SIGNATURE:



DATE: 10/09/2018



Planning for Bushfire Protection



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Reference: 1245-R
10/09/2018

Bushfire Risk Assessment Report

In relation to proposed development at:

No 57 Robertson Road, Scotland Island

*In accordance with the requirements of 4.14 of the EP&A Act No 203 Part (1) [b] This Assessment has been prepared and Certified by: Ronald Coffey
BPAD – A Certified Practitioner
FPAA Cert. No: BPD-PA 09328*

Can this proposal comply with AS3959,
2009 + addendum to Appendix 3 of PBP?

YES

What is the recommended level of
compliance AS3959, 2009?

BAL 12.5

Does this development comply with the
requirements of PBP?

YES

Does this development comply with the
Aims and objectives of PBP?

YES

Is referral to the NSW RFS required?

NO

This assessment confirms that the proposal conforms to the specifications and requirements, that are relevant to the development, of the version (as prescribed by the regulations) of the document entitled Planning for Bushfire Protection prepared by the NSW Fire Service in co-operation with the NSW Department of Planning.

Introduction

Planning for Bushfire Protection has been commissioned to provide a bushfire risk assessment for the construction of boundary fencing at No 57 Robertson Road, Scotland Island and to certify that the plans and specifications provided are in accordance with the requirements of Planning for Bushfire Protection 2006.

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.

A bushfire risk assessment has determined that based upon the relevant provisions of PBP the anticipated radiant heat attack is for the site is <12.5kw/m² and the subsequent minimum construction standard for the site is BAL 12.5 AS3959, 2009.

Bushfire Risk Assessment

Reference AS3959, 2009 Table 2.4.2

Determination of category of bushfire attack for the site

Direction	Distance of APZ	Vegetation Classification	Assessment of Effective Slope	Anticipated Radiant heat	Bushfire Attack Level (BAL)
North	>140m	Developed sites	n/a	-	-
South	>140m	Developed sites	n/a	-	-
East	79m	Forest	5-10 Degrees downslope	<12.5kw/m ²	BAL 12.5
West	>140m	Developed sites	n/a	-	-
Summary: Based upon the relevant provisions of PBP the anticipated radiant heat attack for the site is <12.5kw/m ² and the subsequent minimum construction standard is BAL 12.5 AS3959, 2009.					

Analysis and comment – Proposed Fencing

For the purpose of PBP the proposed new fencing is considered a class 10b structure.

The Building Code of Australia [BCA] does not provide for any bushfire specific performance requirements for the proposed development and as such AS3959, 2009 does not apply as a deemed to satisfy provision.

PBP Chapter 4 Part f] requires that; *at the planning level, class 10b buildings in bushfire prone areas should be non-combustible. [Class 10b buildings include a fence, mast, antenna, retaining or free-standing wall, swimming pool or the like.]*

However, the NSW Rural Fire Service has issued Fast Fact No 2/06 which provides advice on dividing fences and fences in general in bushfire prone areas.

The following guideline is an extract from the RFS fast fact.

- 1. Where a timber fence does not connect to a dwelling and has a minimum of 1 metre separation from the dwelling then a fence may be constructed from hardwood, or non-combustible material.*
- 2. Where a fence connects directly to or has less than 1 metre separation from a dwelling it should be constructed from non-combustible materials only.*
- 3. In all cases where timber fences are proposed, care should be taken in the selection, location and maintenance of landscaping adjoining the fence. Unmanaged landscaping could promote fire activity due to ember, radiant heat and direct flame contact and then further impact timber fencing.*

The above is based on the premise that construction for level 1 & 2 dwellings is sufficiently removed from the main fire front and won't be subjected to direct flame contact or extreme levels of radiant heat that may cause ignition of combustible materials. However, dwellings could still be exposed to significant levels of ember attack and relatively high levels of radiated heat that may cause fences to ignite.

In this instance, the subject site has been determined as bushfire attack level BAL 12.5 and the plans and specifications provided show that the proposed pool fencing conforms to the requirements of the NSW RFS Fast Fact No 2/06.

Recommendations

All new fencing and gates at No 57 Robertson Road, Scotland Island shall be constructed in accordance with the NSW Rural Fire Service guideline: Fast Fact – *Fences or Gates in Bushfire Prone Areas*.

Summary

This report consists of a bushfire risk assessment for the construction of boundary fencing at No 57 Robertson Road, Scotland.

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 report concludes that, based on the plans, specifications and information provided, the proposed fencing has been designed in accordance with the guidelines of *Planning for Bushfire Protection 2006* and the NSW Rural Fire Service guideline: Fast Fact – *Fences or Gates in Bushfire Prone Areas*

This report has considered all the elements of bushfire attack and provided the proposed development is constructed in accordance with the NSW Rural Fire Service guideline: Fast Fact – *Fences or Gates in Bushfire Prone Areas* it is my considered opinion that the development satisfies the Objectives and Performance requirements of the *Building Code of Australia* and *Planning for Bushfire Protection 2006*.

Notwithstanding the precautions adopted, it should always be remembered that bushfires burn under a wide range of conditions and an element of risk, no matter how small always remains, and although the standard is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any one building will withstand bushfire attack on every occasion.

This Report is a Bush Fire Hazard Assessment that provides the required information to assist Local Council and the Rural Fire Service in determining compliance in accordance with Planning for Bushfire Protection 2006 and AS 3959, 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.



Ron Coffey – Bushfire Safety Engineer
Grad I Fire E [Institute of Fire Engineers - 1973]
Grad Cert Fire Safety Eng. [UWS - 2003]
Grad Dip Building in Bushfire Prone Areas [UWS – 2005]
Ass Prof Cert in Expert Evidence in the Land & Environment Court [UTS – 2005]
Member - Institute of Fire Engineers
Corporate Member - Fire Protection Association Australia



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