

## Building Code & Bushfire Hazard Solutions

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Neal Bannister PO Box 3410 RHODES NSW 2138 31<sup>st</sup> May 2021 Our Ref. 211232B

## Re: PROPOSED DRIVEWAY EXTENSION LOT 1 DP 634291 / 201 MCCARRS CREEK ROAD, CHURCH POINT NSW BUSHFIRE ASSESSMENT STATEMENT

Dear Neal,

We thank you for engaging us to undertake this assessment for you.

We understand that you are compiling the submission documents for the proposed driveway extension within an existing allotment at 201 McCarrs Creek Road, Church Point.

We have reviewed the plans supplied (attached) and understand that the proposed works is the extension of the existing access drive up towards the main house.

It is acknowledged that since the time the original development application was lodged *Planning for Bush Fire Protection 2019* has come into effect and is applicable to all applications lodged on or after 1<sup>st</sup> March 2020.

The purpose of this statement is to ascertain compliance or otherwise with Australian Standard 3959 - 2018 'Construction of buildings in bushfire-prone areas' and '*Planning for Bush Fire Protection*' 2019. This type of development is considered infill and assessed under section 4.14 of the Environmental Planning and Assessment Act 1979.

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 relevant specifications and requirements detailed in the document '*Planning for Bush Fire Protection* - 2019' (PBP).

Set back distances for the purpose of creating an Asset Protection Zones (APZ) and / or determining separation distance form a hazard interface must be assessed and any buildings must then conform to corresponding regulations detailed in Australian Standard 3959 – 2018 'Construction of buildings in bushfire prone areas' (where applicable).

The most appropriate method of determining the site bushfire hazard under the terms of PBP is to consider the site in a singular form.

Bushfire prone areas are defined as those areas;

- containing or within 100m of Category 1 Vegetation; or
- containing or within 30m of Category 2 or 3 Vegetation.

Northern Beaches Council's Bushfire Prone Land Map identifies the subject property as containing Category 1 & 2 Vegetation the associated buffer zones therefore the application of Planning for Bush Fire Protection - 2019 (PBP) must apply in this instance.



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



Image 02: Aerial view of the subject area c/- Nearmap - April 2021

The proposed driveway extension does not alter the approved dwelling on site and provides better vehicular access to the main dwelling. It is noted that parts of the proposed driveway are only 3.1 metres in width.

There is no proposed dwelling as part of this application and the most distant external point of the proposed works is less than 70 metres from a public road supporting the operational use of fire fighting vehicles and therefore the Access requirements detailed in Table 7.4a of PBP is not considered necessary.

The proposed access will allow fire services better access to the main dwelling and ensure that there is a lesser grade for pedestrian access. Attending fire services will have free access to the property and can access the hazard via the subject property or neighbouring allotments.

As the proposed access works are within 70 metres of a public road supporting the operational use of fire fighting vehicles, the proposed access is suitable for this development.

In consideration of the site specific bushfire risk assessment it is my opinion that there is a reasonable level of bushfire protection to the subject development.

We are therefore in support of the proposal. Should you have any enquiries regarding this project please contact our office.

Prepared by Building Code & Bushfire Hazard Solutions P/L

Andrew Muirhead Bushfire Consultant Diploma of Engineering

Reviewed and endorsed by Building Code & Bushfire Hazard Solutions P/L

Stuart McMonnies Manager Bushfire Section



G. D. Design in Bushfire Prone Areas. Certificate IV Fire Technology Fire Protection Association of Australia BPAD – L3 Accredited Practitioner Certification number – BPAD 9400

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.

The information and material contained herein is general in nature and is intended for your use and information. The New South Wales Rural Fire Service (NSW RFS) disclaims, to the extent permitted by law, all warranties, representations or endorsements, express or implied, with regard to the material contained herein. The NSW RFS does not warrant or represent that the material contained herein is free from errors or omissions, or that it is exhaustive. Users should exercise their own skill and care with respect to its uses. You must not assume that this material will be suitable for the particular purpose that you had in mind when using it.

The NSW RFS disclaims any liability (including but not limited to liability by reason of negligence) to the users of the material for any loss, damage, cost or expense whether direct, indirect, consequential or special, incurred by, or arising by reason of, any person using or relying on the material and whether caused by reason of, any error, omission or misrepresentation in the material or otherwise. Users of the Website will be responsible for making their own assessment of the material and should verify all relevant representations, statements and information with their own professional advisers.'

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.



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## BUSHFIRE RISK ASSESSMENT CERTIFICATE UNDER PART 4 DIVISION 4.3 SECTION 4.14 OF THE EP&A ACT 1979 NO 203

| PROPERTY ADDRESS:                                      | 201 McCarrs Creek Road, Church Point  |
|--|---|
| DESCRIPTION OF PROPOSAL:                               | Driveway Extension  |
| PLAN REFERENCE:<br>(relied upon in report preparation) | Attached  |
| BAL RATING:  | N/A<br>(If the BAL rating is <b>FZ</b> the application is to be referred to NSW RFS for assessment) |
| BUSHFIRE ASSESSMENT REPORT<br>REFERENCE:               | 211232B   |
| REPORT DATE  | 31 <sup>st</sup> May 2021   |
| CERTIFICATION NO/ACCREDITED<br>SCHEME                  | BPAD9400  |

I Stuart McMonnies of Building Code and Bushfire Hazard Solutions Pty Ltd hereby certify, in accordance with Part 4 Division 4.3 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 Bushfire Risk Assessment Report the proposed development conforms specifications and requirements of the documents entitled *Planning for Bush Fire Protection* prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and any other documents as prescribed by Part 4 Division 4.3 Section 4.14 of the *Environmental Planning and Assessment Act 1979 No 203.*

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 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 2019*.

| Signature: | from. | 2  | Date: <u>31<sup>st</sup> May 2021</u> |
|------------|-------|--|---------------------------------------|
| 0          |       | BPAD<br>Bushfire<br>Planning & Design<br>Accredited Practitioner |                                       |



SITE & LANDSCAPE PLAN

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| INT | NOTES   | LEGEND |
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|     | ALL WORKS TO COMPLY WITH THE<br>RELEVANT AUSTRALIAN STANDARDS ALL WORKS ARE TO BE CARRIED OUT IN<br>ACCORDANCE WITH T TS OF<br>THE BUILDING CODE (  |        |
| ナ   | ALL DIMS TO BE VERIFIED BY BUILDER<br>PRIOR TO CONSTRUCTION.<br>BOUNDARY DIMENSIONS & ALL LEVELS<br>SUBJECT TO CONFIRMATION BY BUILDER.<br>USE FIGURED DIMENSIONS ONLY, DO NOT<br>SCALE FROM PLANS. |        |



| Designer Name: Justin Elazzi   | REV / DATE   | DESCRIPTION                 | TITLE                  | SCALE           | 1:200      | @ A3 | 3 NORTH POINT                   | NOTES  | LEGEND |
|--|--------------|-----------------------------|------------------------|-----------------|------------|------|---------------------------------|--|--------|
| Membership No: 3319-20   | A 21/05/2021 | FOR DEVELOPMENT APPLICATION | 201 MCCARRS CREEK RD   | DRAWN BY        | JE         |      |                                 | ALL WORKS TO COMPLY WITH THE PELEVANT AUSTRALIAN STANDARDS   |        |
| Browse: www.inhausdesigns.com.au   | B 23/05/2021 | FOR DEVELOPMENT APPLICATION | CHURCH POINT NSW/ 2105 | DATE            | 28/05/2021 |      | 4                               | · ALL WORKS ARE TO BE CARRIED OUT IN                         |        |
| Residential / Commercial / Interiors   | C 28/05/2021 | FOR DEVELOPMENT APPLICATION |                        | PROJECT # J0020 |            | 4    | THE BUILDING CODE OF AUSTRALIA. |  |        |
|  |              |                             | LOT 1, DP 034291       | DWG #           | REVISI     | ON   | 4                               | ALL DIMS TO BE VERIFIED BY BUILDER<br>PRIOR TO CONSTRUCTION. |        |
|  |              |                             |                        | DA 2000         |            |      |                                 | BOUNDARY DIMENSIONS & ALL LEVELS                             |        |
| BUILDING DESIGNERS<br>ASSOCIATION OF AUSTRALIA<br>PERMISSION OF INHAUS DESIGNS ALL | SIGNS        |                             | ELEVATIONS             |                 |            |      |                                 | . USE FIGURED DIMENSIONS ONLY, DO NOT<br>SCALE FROM PLANS.   |        |

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