



Building Code & Bushfire Hazard Solutions

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Matthews Contracting Pty Ltd
11 Addison Road,
INGLESIDE NSW 2101

27th February 2020
Our Ref. 201033

Attn:- Steve Matthews

**Re: PROPOSED SHED REPLACEMENT
LOT 1831 DP 812302/ 11 ADDISON ROAD, INGLESIDE NSW
BUSHFIRE ASSESSMENT STATEMENT**

Dear Steve,

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

It is of our understanding that the proposed development application relates to the installation of new shed within an existing allotment known as 11 Addison Road, Ingleside (Lot 1831 DP 812302).

The purpose of this statement is to ascertain compliance or otherwise with Australian Standard 3959 - 2009 'Construction of buildings in bushfire-prone areas' and 'Planning for Bush Fire Protection' 2006. 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 conditions detailed in the document 'Planning for Bush Fire Protection - 2006' (PBP).

Set back distances for the purpose of creating an Asset Protection Zones (APZ) and / or determining separation distance from a hazard interface must be assessed and any buildings must then conform to corresponding regulations detailed in Australian Standard 3959 – 2009 'Construction of buildings in bushfire prone areas'.

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.*

The subject site is identified on Northern Beaches Council's Bushfire Prone Land Map as containing the 100 metre buffer zone from Category 1 Vegetation. As the subject site is identified as being bushfire prone land a merit based assessment against compliance with 'Planning for Bush Fire Protection' 2006 and Australian Standard 3959 2009 'Construction of buildings in bushfire-prone areas' must be undertaken.

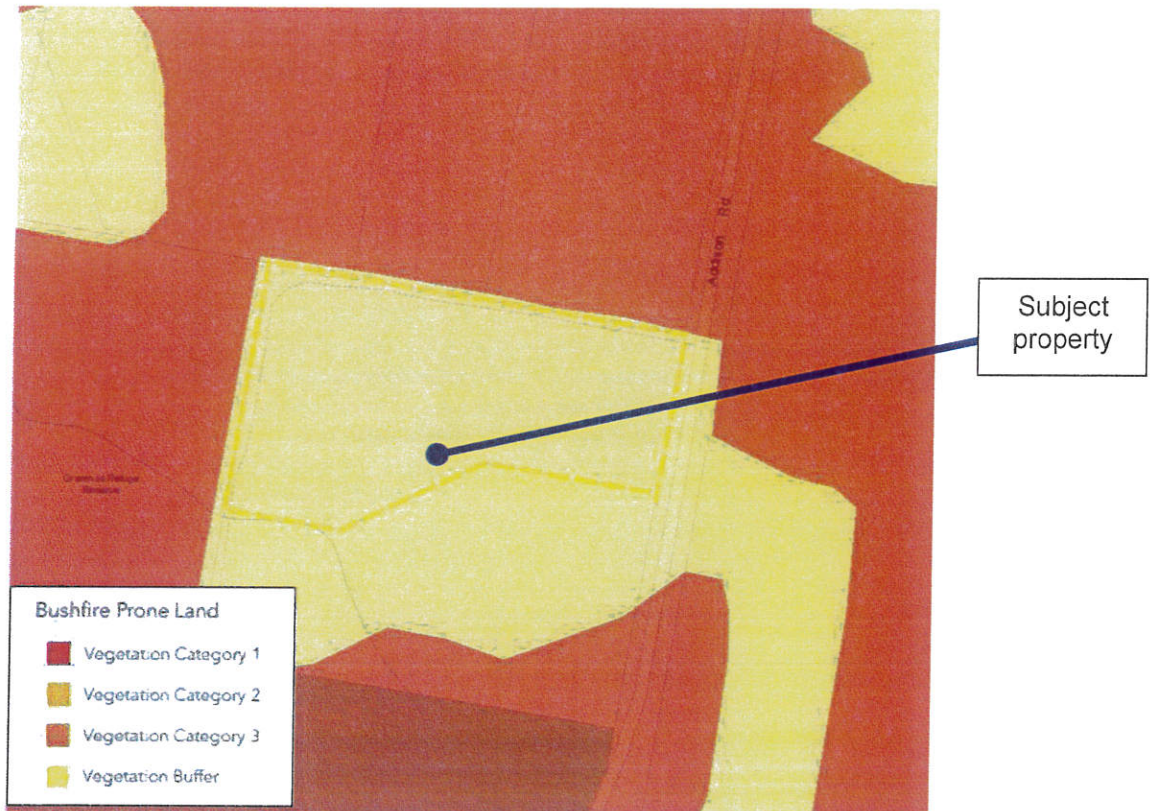


Image 01: Extract from Ku-ring-gai Council's Bushfire Prone Land Map



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

The proposed development relates to the installation of a new shed (Class 10A structure) and associated works within an existing rural residential allotment. AS3959 – 2009 Construction of buildings in bushfire prone areas is the building and construction document applied under Addendum Appendix 3 to PBP and section 3.2.3 "Adjacent structures" states:

"Where any garage, carport, or similar roofed structure is not attached to a building required to comply with this Standard, the entire garage, carport, or similar roofed structure on the subject allotment shall comply with the construction requirements of this Standard. Alternatively, the adjacent structure shall be separated from the subject building by one of the following:

(a) A distance of not less than 6 m from the building required to comply with this Standard."

Planning for Bush Fire Protection 2006 states:


Where a Class 10a building (e.g. shed) is constructed in proximity to another residential class of building the Class 10a should meet the requirements of that Class or be located >10 metres away from the main building.

The proposed shed will be greater than 10 metres from a habitable structure. In our opinion the proposed shed satisfies the current requirements of PBP 2006 and AS3959 by means of the above.

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

Prepared by
Building Code & Bushfire Hazard Solutions

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




Andrew Muirhead

Bushfire Consultant
Diploma of Engineering

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
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Disclaimer:

Quote from Planning for Bush Fire Protection 2006, 'Any representation, statement opinion, or advice expressed or implied in this publication is made in good faith on the basis that the State of New South Wales, the NSW Rural Fire Service, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice referred to above.'

Similarly the interpretations and opinions provided by Building Code and Bushfire Hazard Solutions in regard to bushfire protection are also given in the same good faith.

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