



Building Code & Bushfire Hazard Solutions

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SMJ Investments Pty Ltd
C/- Vikram Flora
Level 13, 23 Hunter Street
SYDNEY NSW 2000

27th July 2021
Our Ref. 220028

Attn: Stephen Girdis

**Re: PROPOSED JETTY EXTENSION
LOT 46 DP 13620 / 967 BARRENJOEY ROAD, PALM BEACH NSW
BUSHFIRE ASSESSMENT STATEMENT**

Dear Stephen,

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

It is of our understanding that the proposed development application relates to a jetty extension within an existing allotment known as 967 Barrenjoey Road, Palm Beach (Lot 46 DP 13620).

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 the 100 metre buffer zone from Category 1 Vegetation therefore PBP must apply in this instance.

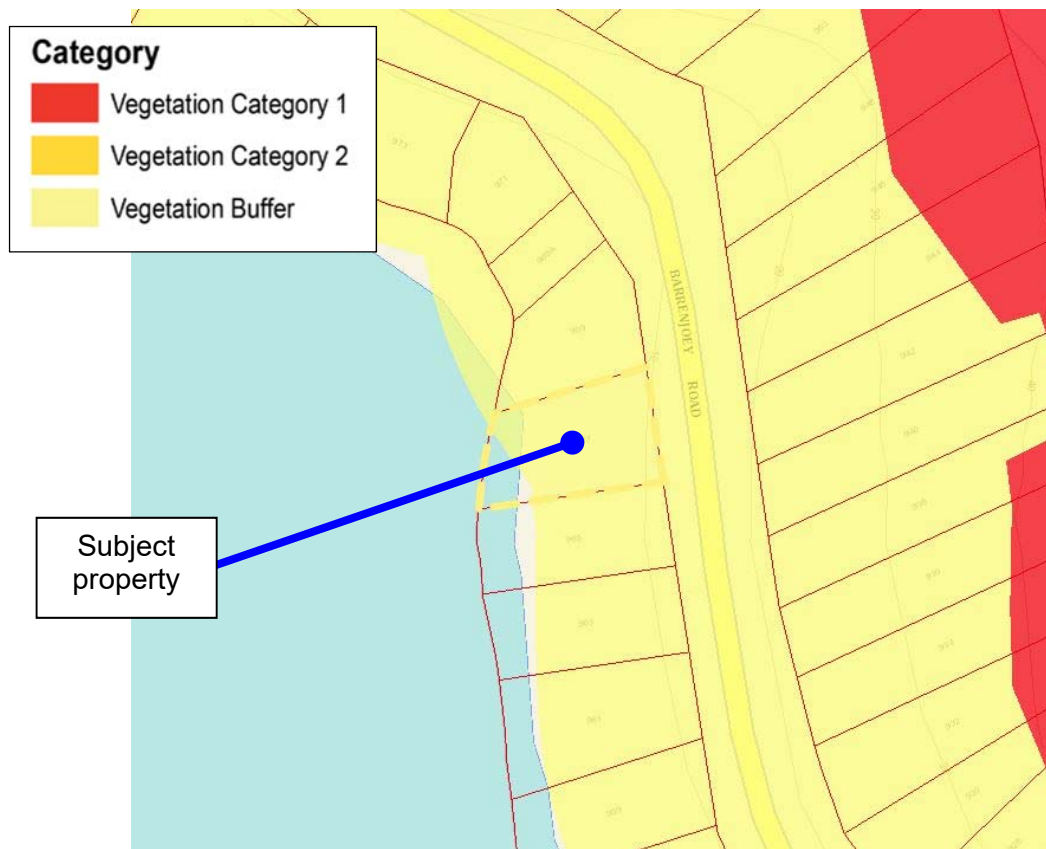


Image 01: Extract from Northern Beaches Council's Bushfire Prone Land Map

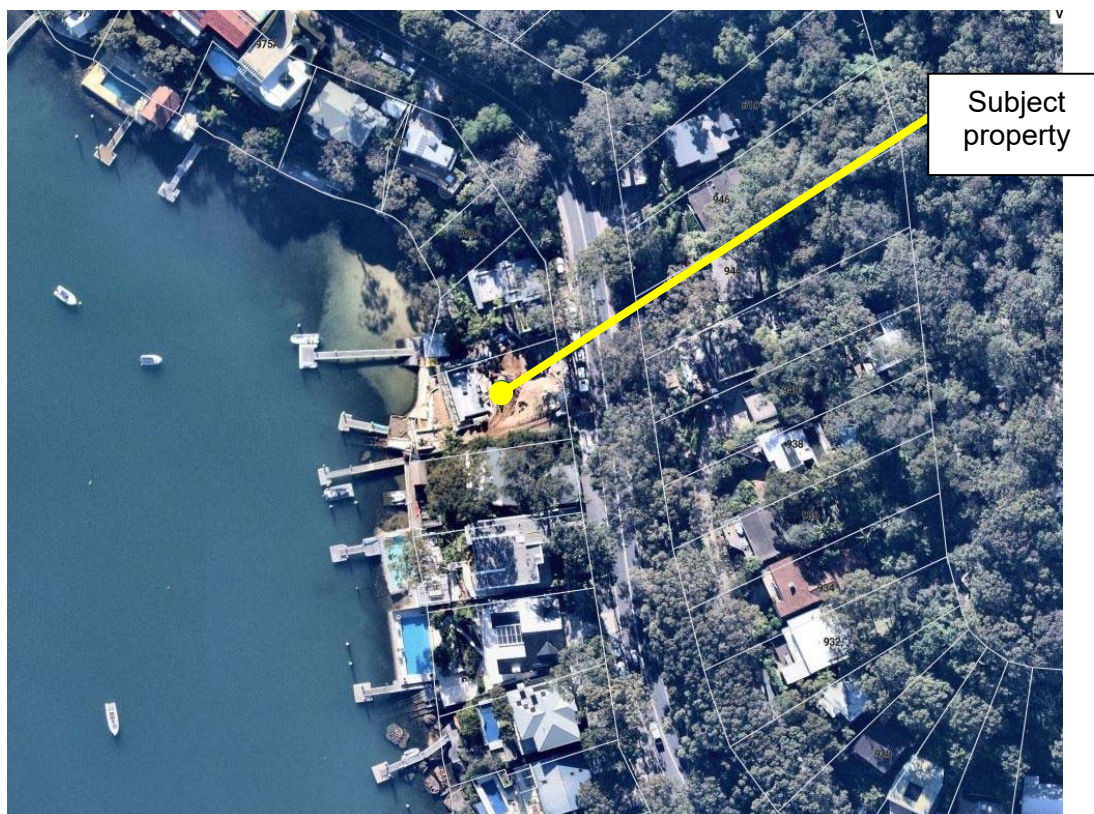


Image 02: Aerial view of the subject area c/- Nearmap – June 2021

The proposed development relates to a jetty extension within an existing residential allotment.

In relation to the proposed jetty extension section 8.3.2 of PBP states:

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

- 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 or free-standing wall, swimming pool, or the like; or*
- c. Class 10c – a private bush fire shelter*

There is no bush fire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas. Where a Class 10a building is located within 6m of a dwelling it must be constructed in accordance with the NCC.

The proposed jetty extension will be located greater than 6 metres from any dwelling.

It is therefore of our opinion the proposed jetty extension satisfy the requirements of PBP and AS3959 by means of the above and no additional provisions are applicable to the proposal.

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 me at our office.

Prepared by
Building Code & Bushfire Hazard Solutions



Duncan Armour

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



Stuart McMonnies

G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD9400



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.



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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:	967 Barrenjoey Road, Palm Beach
DESCRIPTION OF PROPOSAL:	Jetty Extension
PLAN REFERENCE: (relied upon in report preparation)	Plans prepared by SGIRDIS
BAL RATING:	N/A <small>(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment)</small>
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	YES <input type="radio"/> NO <input checked="" type="radio"/> <small>(Circle the relevant response)</small> <small>(If YES the application is to be referred to NSW RFS for assessment)</small>
BUSHFIRE ASSESSMENT REPORT REFERENCE:	220028
REPORT DATE:	27 th July 2021
CERTIFICATION NO/ACCREDITED 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:  Date: 27th July 2021

