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PO Box 363 Balgowlah NSW 2093

### Bush Fire Assessment Report

In relation to proposed development at:

No 13 Minkara Road, Bayview, NSW

This assessment has been prepared and certified by: Matthew Toghil BPAD accredited practitioner FPAA Accreditation No: BPAD31642 Report No: 13Min-01 Date: 23/05/2019	
Plans supplied by:	Blue Sky Building Designs Project No: 2018049 Dated: 25/02/2019

## **Introduction**

The purpose of this report is to provide a bush fire assessment for the proposed new shed at No 13 Minkara Road, Bayview, NSW, and to certify that the plans and specifications provided are in accordance with the requirements of *Planning for Bushfire Protection 2018*.

The site had been identified as 'bush fire prone land' for the purpose of Section 146 of the *Environmental Planning and Assessment Act 1979* and the Legislative requirements for building on bush fire prone lands are applicable.

The proposed development is an infill development as defined within Chapter 7 of *Planning for Bushfire Protection 2018* and this report has been prepared in accordance with the requirements of Section 4.14 of the *Environmental Planning and Assessment Act*.

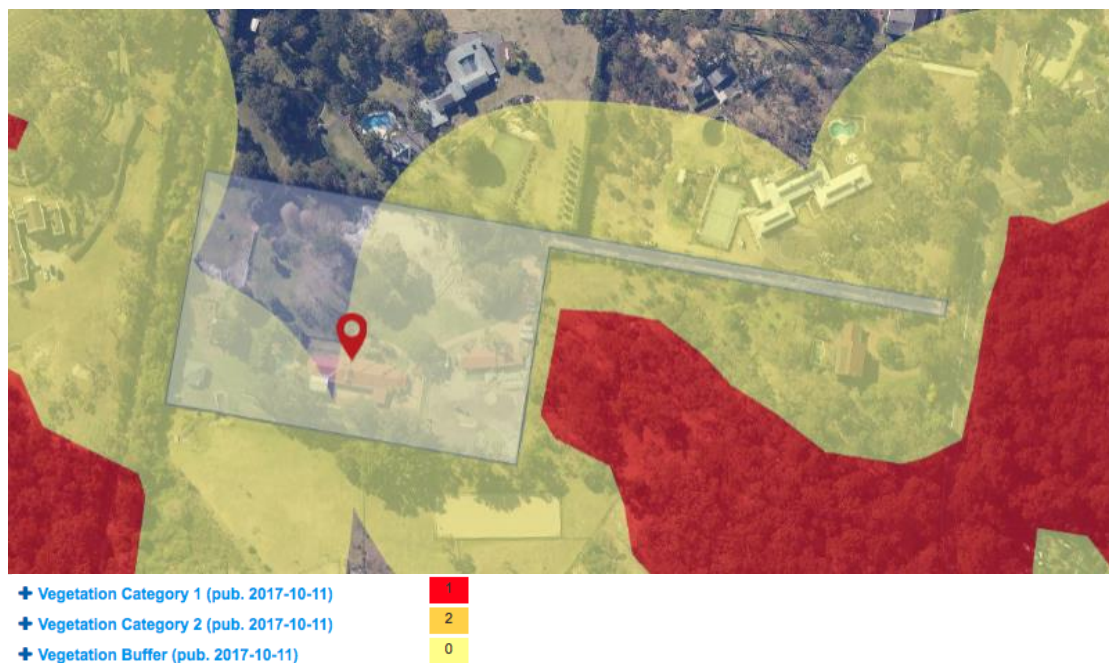


Figure 1: Bushfire prone land map showing location of subject site.

## **Bushfire Risk Assessment**



Figure 2: Aerial photo showing the location of the subject site and distance to surrounding vegetation.

**Table 1;** reference AS 3959, 2009 table 2.4.2

Determination of the category of bushfire attack for the development, and subsequent required building standards.

Direction	Distance to classified vegetation	Vegetation Classification	Assessment of effective slope	FDI	Bushfire Attack Level
North	>100m	N/A	N/A	N/A	N/A
East	54.65M (27.650 onsite, 27m off site)	Forest	Upslope	100	BAL-12.5
South	>100m	N/A	N/A	N/A	N/A
West	>100m	N/A	N/A	N/A	N/A

**Summary:** Based upon the relevant provisions of PBP the anticipated radiant heat attack is >12.5 kW/m<sup>2</sup> and the subsequent Bushfire Attack Level is BAL-12.5 AS 3959-2009.





Figure 3: Photos showing bushland on the neighboring block to the east.

### **Development Proposal**

The development proposal is for the construction of a new shed comprising a garage and an entertainment area.

### **Construction requirements**

All new construction must meet minimum standard stated in Section 3 (General Construction) and Section 5 (BAL-12.5) of AS3959,2009 *Construction of Buildings in Bushfire Prone Areas* and Chapter 7 of 'Planning for Bushfire Protection 2018'.

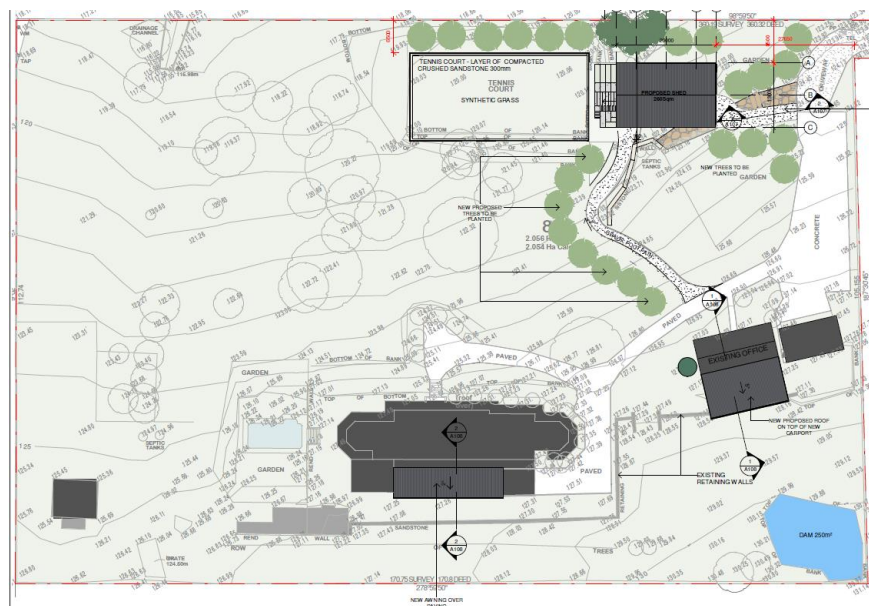


Figure 4: Site plan.

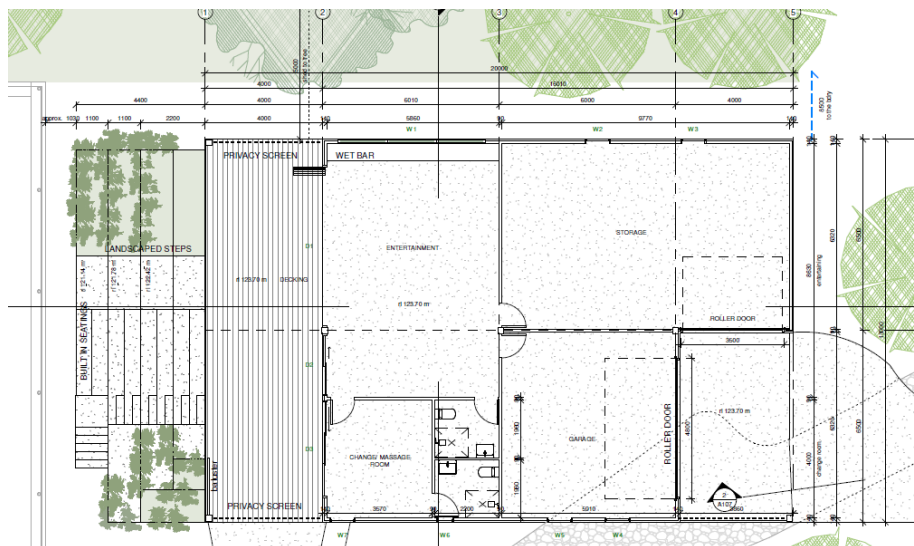


Figure 5: Floor plan.

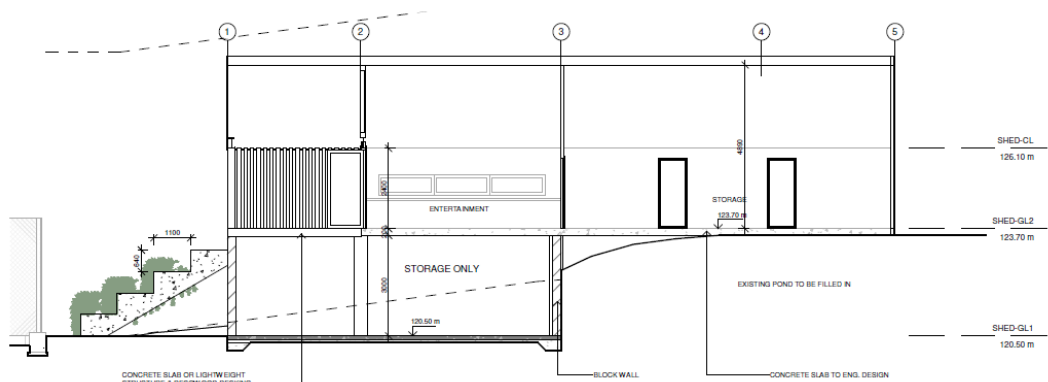


Figure 6: Section

## **Summary**

This report consists of a bushfire risk assessment for the proposed new shed at No 13 Minkara Road, Bayview, NSW.

The report concludes that the proposed development is on designated bushfire prone land and the legislative requirements for development of bushfire prone areas are applicable.

Based on the plans and specifications provided, the development has been designed in accordance with the guidelines of *Planning for Bushfire Protection 2018*. This report has considered all of the elements of bushfire attack and, it is my considered opinion if the development following the recommendations made in this report, it will satisfy the Objectives and Performance requirements of *Planning for bushfire Protection 2018*.

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*Note: 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 a bushfire attack on every occasion.*

*This report is a Bushfire Hazard Assessment that provides the required information to assist Local Councils and the Rural Fire Service in determining compliance in accordance with Planning for Bushfire Protection 2006 and AS3959, 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.*



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Certificate III in Public Safety (Firefighting and Emergency Operations)



