

Planning for Bushfire Protection



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Reference: 1452
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Bushfire Risk Assessment

In relation to development at:

No 52 14Sturdee Lane, Lovett Bay.

The purpose of this report is to determine the category of bushfire attack and subsequent construction standard for the proposed development of a new jetty, ramp, and pontoon at No 52 Sturdee Lane, Lovett Bay.

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 7 of Planning for Bushfire Protection 2019 and this report has been prepared in accordance with the requirements of section 4.14 of the Environment Planning and Assessment Act.

Reference:

Planning for Bushfire Protection 2019

AS3959 2018

Site plan drawing No 2050 – DA01, dated May 2020

Building Classifications:

Proposed access deck – Class 10b structure.

Proposed metal ramp – Class 10b structure.

Proposed pontoon – Class 10b structure.

PBP 2019 - 8.3.2 Class 10a and 10b structures:

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

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

There is no bushfire protection requirement for Class 10a and 10b structures located more than 6m from a dwelling in bushfire areas. Where a Class 10 and 10b structure is located within 6m of a dwelling it must be constructed in accordance with the NCC.

In this instance the proposed development is not within 6m of the existing dwelling. The Building Code of Australia [BCA] does not provide for any bushfire specific performance requirements for the proposed development and as such AS3959, 2018 does not apply as a deemed to satisfy provision. PBP accepts the general fire safety construction provisions of the National Construction Code [NCC] are taken as acceptable solution.

Recommendations

The following recommendations are made for the bushfire protection measures for the proposed development of a new jetty, ramp, and pontoon at No 52 Sturdee Lane, Lovett Bay and are based upon the relevant provisions of the NSW Rural Fire Service guideline entitled *Planning for Bushfire Protection 2019*.

Construction Standard: No specific construction requirements for building in bushfire prone areas have been recommended.

Summary

This report consists of a bushfire risk assessment for the proposed development of a new jetty, ramp and pontoon at No 52 Sturdee Lane, Lovett Bay.


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 proposed development will be constructed to the minimum standards required in accordance with the guidelines of *Planning for Bushfire Protection 2019*.

This report has considered all the elements of bushfire attack it is my considered opinion that the development satisfies the requirements of *Planning for Bushfire Protection 2019*, and *AS3959, 2018*.

This Report is a Bush Fire Hazard Assessment that provides the required information to assist Local Council in determining compliance in accordance with the requirements of Planning for Bushfire Protection 2019 and AS3959, 2018. 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.



<p>Ron Coffey – Bushfire Safety Engineer Grad I Fire E [Institute of Fire Engineers - 1973] Grad Cert Fire Safety Engineer [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 Member - Fire Protection Association Australia</p>	 <p><i>Planning for Bushfire Protection Fire Protection Association of Australia BPAD-A Certified Practitioner/Certified Business Certification No BPD-PA09328 0408 220 443</i></p>
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