

Planning for Bushfire Protection



Ronald Coffey
0408 220 443
31 Collins Street North Narrabeen
Sydney NSW 2101
Email: ron.coffey@bigpond.com
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Bushfire Risk Assessment

In relation to development at:

No 121 Florence Terrace, Scotland Island

Subject:

Proposed development of a new boat shed and jetty at No 121 Florence Terrace, Scotland Island.

Reference:

Planning for Bushfire Protection 2018
Planning for Bushfire Protection 2006
AS3959 2009

Building Classifications:

Proposed boat shed – Class 10a building
Proposed Jetty – Class 10b structure

The purpose of this report is to determine the category of bushfire attack and subsequent construction standard for the proposed development of a new boat shed and jetty.

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 4.3.5 of Planning for Bushfire Protection 2006 and this report has been prepared in accordance with the requirements of section 4.14 of the Environment Planning and Assessment Act.

PBP 2018 - 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.

PBP 2006 – 4.3.5 PBP and other development

Part f) Buildings of Class 5 and 8 and 10 of the BCA

The BCA does not provide for any bushfire specific performance requirements and as such AS3959 does not apply as a set of 'deemed to satisfy' provision.

Where a Class 10a building or 10b structure is constructed in proximity to another residential class of building the Class 10a or 10b should meet the requirements of that Class or be located >10m away from the main building.

In this instance the proposed boat shed, and jetty are not within 10m 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, 2009 does not apply as a deemed to satisfy provision. PBP accepts the general fire safety construction provisions of the BCA are taken as acceptable solution.

Recommendations

The following recommendations are made for the bushfire protection measures for the proposed development of a new boat shed and jetty at No 121 Florence Terrace, Scotland Island and are based upon the relevant provisions of the NSW Rural Fire Service guideline entitled *Planning for Bushfire Protection 2006*.

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 boat shed and jetty at No 121 Florence Terrace, Scotland Island. 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 2006*.

This report has considered all of the elements of bushfire attack it is my considered opinion that the development satisfies the requirements of *Planning for Bushfire Protection 2006*, *Planning for Bushfire Protection 2018* and *AS3959, 2009*.

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 2006, Planning for Bushfire Protection 2018 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.



Ron Coffey – Bushfire Safety Engineer
Grad I Fire E [Institute of Fire Engineers - 1973]
Grad Cert Fire Safety Eng. [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
Corporate Member - Fire Protection Association Australia



*Planning for Bushfire Protection
Fire Protection Association of Australia
BPAD-A Certified Practitioner/Certified Business
Certification No BPD-PA09328
0408 220 443*