

## BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 4.14 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203

|                                                               |                                                                                                                                                      |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPERTY ADDRESS:</b>                                      | No 67 Florence Terrace, Scotland Island                                                                                                              |
| <b>DESCRIPTION OF PROPOSAL:</b>                               | A new boat shed and skid ramp                                                                                                                        |
| <b>PLAN REFERENCE:</b><br>(relied upon in report preparation) | This assessment is based on plans:<br>Provided by: Stephen Crosby & Associates Pty Ltd<br>Dated: Feb 2019<br>Project No: Feb 2019                    |
| <b>BAL RATING:</b>                                            | AS3959 does not apply as a DTS provision [BAL 12.5]<br>(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment.)        |
| <b>DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:</b>         | YES <input checked="" type="radio"/> NO      (Circle the relevant response)<br>(If YES the application is to be referred to NSW RFS for assessment.) |

I Ronald Coffey of Planning for Bushfire Protection  
(Print Name) (Trading or Company Name)

have carried out a bushfire risk assessment on the above-mentioned proposal and property. A detailed Bushfire Assessment Report is attached which includes the submission requirements set out in *Appendix 4 of Planning for Bushfire Protection 2006* together with recommendations as to how the relevant specifications and requirements are to be achieved.

|                                            |                                                                                                                              |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>REPORT REFERENCE:</b>                   | 1353                                                                                                                         |
| <b>REPORT DATE:</b>                        | 22/08/2019                                                                                                                   |
| <b>CERTIFICATION NO/ACCREDITED SCHEME:</b> | Fire Protection Association Australia<br>BPAD A Certified Practitioner No: BPD-PA-0938<br>Certified Business No: BPD-BA-0938 |

I hereby certify, in accordance with *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 attached Bushfire Risk Assessment Report the proposed development conforms to the relevant specifications and requirements

## BUSHFIRE RISK ASSESSMENT CERTIFICATE

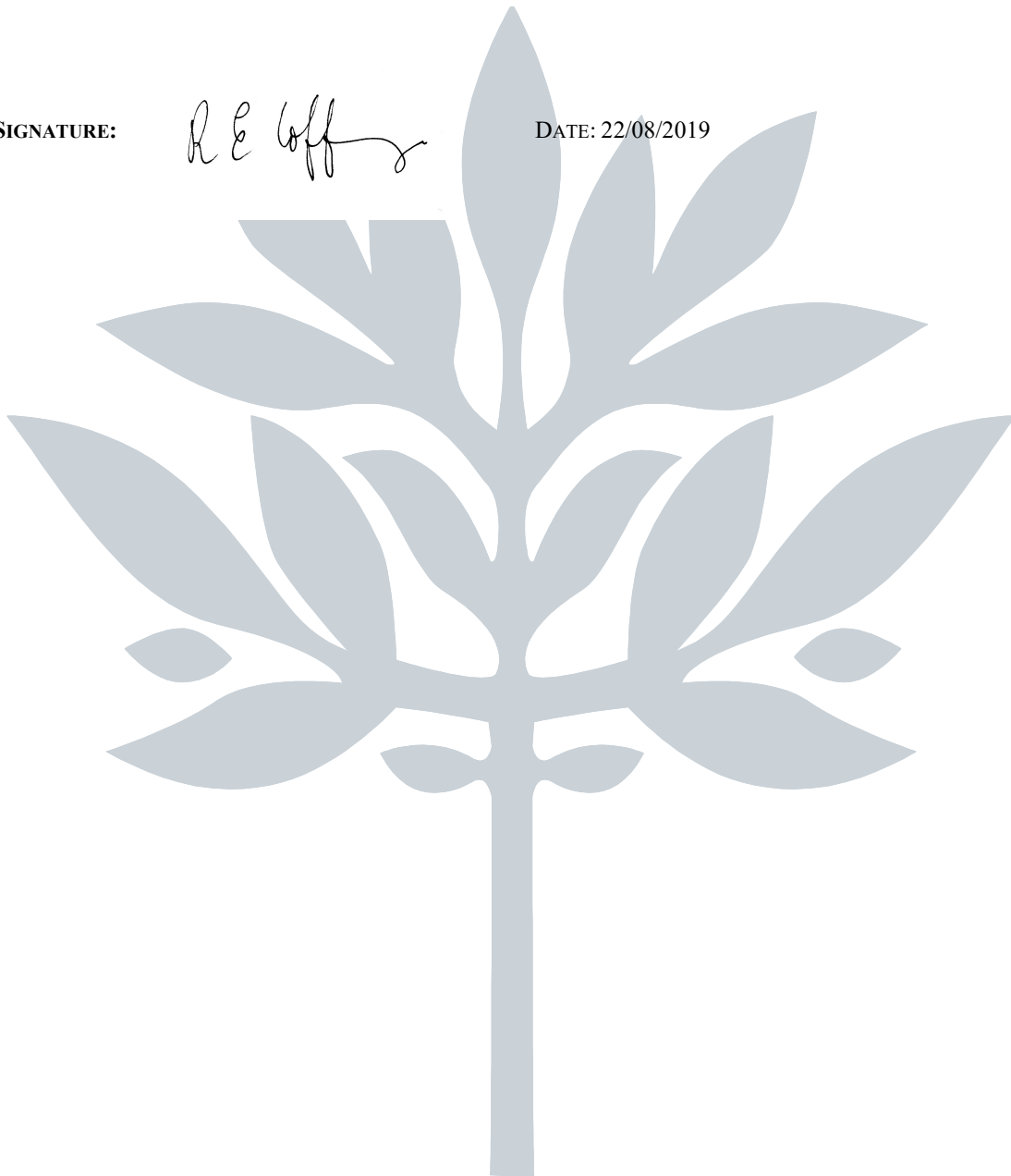
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I am aware that the Bushfire Assessment Report, prepared for the above-mentioned site is to be submitted in support of a development application for this site and will be relied upon by Pittwater Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with *Planning for Bushfire Protection 2006*.

SIGNATURE:



DATE: 22/08/2019



# Planning For Bushfire Protection



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Reference: 1353  
22/08/2019

## Bushfire Risk Assessment Report

In relation to proposed development at:

### No 67 Florence Terrace, Scotland Island

|                                                                                                                                                                                                                                                                                                                                            |                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <i>In accordance with the requirements of 4.14 of the EP&amp;A Act No 203 Part (1) [b] This Assessment has been prepared and <u>Certified by</u>: Ronald Coffey<br/>BPAD – A Certified Practitioner<br/>FPAA Cert. No: BPD-PA 09328</i>                                                                                                    |                                                       |
| Can this proposal comply with AS3959, 2009 + addendum to Appendix 3 of PBP?                                                                                                                                                                                                                                                                | <b>AS3959, 2009 does not apply as a DTS Provision</b> |
| What is the recommended level of compliance AS3959, 2009?                                                                                                                                                                                                                                                                                  | <b>AS3959, 2009 does not apply as a DTS Provision</b> |
| Does this development comply with the requirements of PBP?                                                                                                                                                                                                                                                                                 | <b><u>YES</u></b>                                     |
| Does this development comply with the Aims and objectives of PBP?                                                                                                                                                                                                                                                                          | <b><u>YES</u></b>                                     |
| Is referral to the NSW RFS required?                                                                                                                                                                                                                                                                                                       | <b><u>NO</u></b>                                      |
| <i>This assessment confirms that the proposal conforms to the specifications and requirements, that are relevant to the development, of the version (as prescribed by the regulations) of the document entitled Planning for Bushfire Protection prepared by the NSW Fire Service in co-operation with the NSW Department of Planning.</i> |                                                       |

## Contents

### Introduction

- 1) Location
- 2) Development Proposal and Building Classifications
- 3) Description of the Subject Property
- 4) Classification of the Vegetation on and surrounding the Site
- 5) Assessment of Effective Slope
- 6) Access and Egress
- 7) Water Supplies
- 8) Environment considerations
- 9) Bushfire Threat Assessment
- 10) Assessment of the extent to which the development proposal  
Conforms or Deviates with the Aims and Objectives of Planning for  
Bushfire Protection 2006 [PBP]
- 11) Recommendations
- 12) Summary
- 13) References
- 14) Site Plan

## Introduction

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 skid ramp at No 67 Florence Terrace, Scotland Island.

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 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 10m 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 new boat shed, and skid ramp is 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 solutions; however, the aims and objectives of PBP must be considered.

This assessment includes an analysis of the hazard, threat and subsequent risk to the development proposal and provides recommendations that satisfy the Aims and Objectives of Planning for Bushfire Protection 2006 [PBP].

## 1) Location

No 67 Florence Terrace, Scotland Island

Lot 5, DP 816673

LGA – Northern Beaches Council

## 2) Development Proposal and Building Classifications

The proposal is for the construction of a new boat shed and skid ramp. *[Refer section 14 of this assessment]*.

The proposal does not include alterations or refurbishment to the existing dwelling and this report does not include upgrading of the existing dwelling.

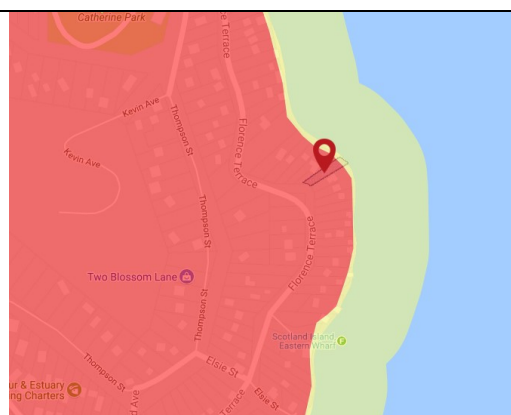
## 3) Description of the Subject

### Property

The development site is a residential lot facing south-west onto Florence Terrace and north-east onto the foreshores of Pittwater.

The following sections 4-8 describe in detail the vegetation, slope, access and egress, availability of water supplies and environmental considerations for the site.

The adjacent image is the bushfire prone land map for the area.



+ Vegetation Category 1 (pub. 2017-08-10)

1

+ Vegetation Buffer (pub. 2017-08-10)

0

+ Vegetation Category 2 (pub. 2017-08-10)

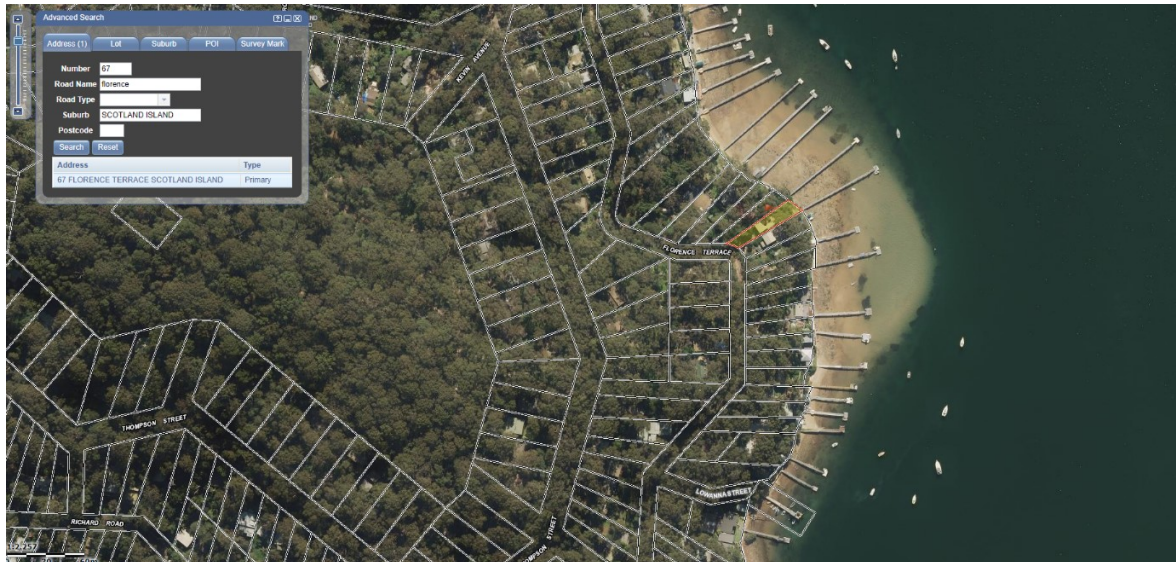
2

+ Vegetation Buffer (pub. 2017-08-10)

0

#### 4) Classification of the Vegetation on and surrounding the Site

The site is developed and maintained. There is no threat from bushfire attack on the site.



North and west: The areas of unmanaged hazard that could affect the subject site are Pathilda reserve, 61m north-west and Elizabeth Park, 200m to the west. The classification of vegetation for these hazards is forest.

South: Properties south of the subject site are developed and maintained and there is no threat of bushfire attack from these directions for more than 100m.

East: Waterfront.

#### 5) Assessment of Effective Slope

Effective slope away from the development site:

North: Across slope

South & east: No hazard for >100m

West: Upslope

#### 6) Access and Egress

The site is accessed by public commuter ferry from Bell Wharf or personal watercraft from a private jetty. Access and egress to the site appears adequate for emergency evacuation and firefighting authorities.

## 7) Adequacy of water supply

Scotland Island does not have reticulated water supply.

In accordance with Pittwater Council requirements the site shall have water tanks with a total capacity of 45,000 litres. The available supply of stored water, together with a fire pump at the private wharf is considered appropriate for first aid firefighting.

## 8) Environmental Considerations

The scope of this assessment has not been to provide an environmental assessment; however, the subject site is cleared and managed as an APZ and it appears that the proposed development will have no adverse environmental effect.

## 9) Bushfire Risk Assessment

**Table 1;** Reference AS3959, 2009 Table 2.4.2

Determination of category of bushfire attack for the site and subsequent required building standards

| Direction                                                                                                          | Distance of APZ | Vegetation Classification | Assessment of Effective Slope | Anticipated Radiant heat | Bushfire Attack Level (BAL) |
|--------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------|-------------------------------|--------------------------|-----------------------------|
| North                                                                                                              | 61m             | Forest                    | Across slope                  | <12.5kw/m2               | BAL 12.5                    |
| South                                                                                                              | >140m           | Developed sites           | n/a                           | -                        | -                           |
| East                                                                                                               | >140m           | Developed sites           | n/a                           | -                        | -                           |
| West                                                                                                               | >140m           | Developed sites           | n/a                           | -                        | -                           |
| Summary: Based upon the relevant provisions of PBP the anticipated radiant heat attack for the site is <12.5kw/m2. |                 |                           |                               |                          |                             |

## 10) Assessment of the extent to which the construction conforms or deviates from the Aims and Objectives of 'Planning for Bushfire Protection 2006'

| Aim                                                                                                                                                                                                                                                                                                          | Meets Criteria | Comment                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All development on BFPL must satisfy the aim and objectives of PBP.<br>The aim of PBP is to provide for the protection of human life and minimise impacts on property from the threat of bushfire, while having due regard to development potential, site characteristics and protection of the environment. | Yes            | The threat assessment has determined that the category of bushfire attack for the site is not within the flame zone. Landscaping, defensible space, access and egress, emergency risk management and construction standards are in accordance with the requirements of PBP and the aims of PBP have been achieved |
| Objectives                                                                                                                                                                                                                                                                                                   | Meets Criteria | Comment                                                                                                                                                                                                                                                                                                           |
| Afford buildings and their occupants protection from exposure to a bushfire                                                                                                                                                                                                                                  | Yes            | The maximum exposure to a bushfire for the area where the development is proposed is <12.5kw/m2.                                                                                                                                                                                                                  |
| Provide a defensible space to be located around buildings                                                                                                                                                                                                                                                    | Yes            | Defensible space is provided on all sides of the proposed development.                                                                                                                                                                                                                                            |
| Provide appropriate separation between a hazard and buildings which, in combination with other measures, minimise material ignition.                                                                                                                                                                         | Yes            | The entire site is managed as an asset protection zone and appropriate separation has been provided by a combination of the onsite APZ and adjoining developed sites.                                                                                                                                             |
| Ensure that appropriate operational access and egress for emergency service personnel and residents is available                                                                                                                                                                                             | Yes            | The access and egress to the site appears to be appropriate for evacuation and firefighting [Refer Part 6 of this report].                                                                                                                                                                                        |
| Provide for ongoing management and maintenance of bushfire protection measures                                                                                                                                                                                                                               | Yes            | The entire site where not built on is an APZ and there are no fuel loads to consider.                                                                                                                                                                                                                             |
| Ensure that utility services are adequate to meet the needs of firefighters                                                                                                                                                                                                                                  | Yes            | Scotland Island does not have a reticulated water supply; however, tank water and access to the foreshores of Pittwater are available. [Refer to Section 7 of this report]                                                                                                                                        |

## 11) Recommendations

The following recommendations are made for the bushfire protection measures for the proposed development of a new boat shed and skid ramp at No 67 Florence Terrace, Scotland Island and are based upon the relevant provisions of the NSW Rural Fire Service guideline entitled *Planning for Bushfire Protection 2006*.

1. Construction Standard: No specific construction requirements for building in bushfire prone areas have been recommended.
2. Asset Protection Zones: At the commencement of building works and in perpetuity, the entire property shall be managed as an inner protection area as outlined within PBP and the NSW RFS document 'Standards for asset protection zones.' *Note: Although the Asset Protection Zone requirements are listed as a recommendation, the site has been landscaped and is maintained to a standard that complies with the requirements of 'Planning for Bushfire Protection 2006' for Inner Protection Area Requirements.*

## 12) Summary

This report consists of a bushfire risk assessment for the proposed development of a new boat shed and skid ramp at No 67 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 the elements of bushfire attack it is my considered opinion that the development satisfies the *Aims and Objectives of Planning for Bushfire Protection 2006*.

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*This Report is a Bush Fire Hazard Assessment that provides the required information to assist Local Council and the Rural Fire Service in determining compliance in accordance with the aims and objectives of Planning for Bushfire Protection 2006. The Local Council*

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

### **13) References**

#### **Australian Building Codes Board**

Building Code of Australia

Volumes 1&2

Canprint

#### **Australian Building Codes Board [2001]**

Fire Safety Engineering Guidelines

Edition 2001

ABCB Canberra

#### **D. Drysdale D. [1998]**

Introduction to Fire Dynamics 2<sup>nd</sup> Edition

John Wiley & Sons Ltd

#### **NSW Government Environmental Planning and Assessment Act [1979]**

Part 79BA – Consultation and development Consent – Certain Bushfire Prone Land

NSW Government Printer

#### **Planning NSW [2006]**

Planning for Bushfire Protection 2006

A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners

*This document provides the necessary planning considerations when developing areas for residential use in residential, rural residential, rural and urban areas when development sites are in close proximity to areas likely to be affected by bushfire events and replaces Planning for Bushfire Protection 2001.*

*[This document is essential reading: Download a copy from the RFS website or purchase a copy through the NSW Government Online Shop or phone 9228 6333](#)*

#### **Ramsay C & Rudolph L [2003]**

Landscape and Building Design for Bushfire Prone Areas

CSIRO Publishing

#### **Standards Australia [2009]**

Australian Standards 3959

Australian Building Code Board

## 14) Drawings and Site Plan

This image is included as a guide and reference. A full set of architectural plans are available with the development application.

