



Building Code & Bushfire Hazard Solutions

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Lendlease
Level 14, Tower Three, International Towers Sydney,
Exchange Place, 300 Barangaroo Avenue
Barangaroo NSW 2000

14 November 2022
Our Ref. 220295B

Attn: Sue Atwill

**Re: PROPOSED SEWERAGE PUMPING STATION
GLENAEON RETIREMENT VILLAGE, LOT 100 DP 1114910 / GLENAEON AVENUE,
BELROSE NSW
BUSHFIRE ASSESSMENT STATEMENT**

Dear Sue,

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

The development proposal relates to the construction of a new sewerage pumping station within an existing allotment known as Glenaeon Avenue, Belrose (Lot 100 DP 1114910). The subject site is currently occupied by the Glenaeon Retirement Village.

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).

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 Category 1 Vegetation and its associated buffer zone therefore the subject site is considered 'bushfire prone'.

Seniors Living is a listed Special Fire Protection Purpose (SFPP) under section 100b (6) of the *Rural Fires Act 1997*. Typically if a proposal involves a listed SFPP development on bushfire prone land it is classified as integrated development under section 4.46 of the *Environmental Planning and Assessment Act 1979*.

Section 46 of the *Rural Fires Regulations 2022* lists development that is excluded from the operation of s100B of the *Rural Fires Act 1997* and includes:

(m) construction of a class 10a building that is at least 6 metres from a dwelling,

As the proposal relates to the construction of a sewerage pumping station (class 10a structure / non-habitable building) that is located > 6 metres from any building (dwelling or otherwise) it is excluded from the operation of section 100b (6) of the *Rural Fires Act 1997*.

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).

PBP addresses minor development in SFPP facilities in section 6.5 which include:

- *Class 10a structures located further than 6m from a habitable building*

The development types included in section 6.5, inclusive of that listed above, do not have any influence on potential bush fire impacts and the bush fire protection of the building. For this reason, the NSW RFS does not consider that a BFSA is necessary for the development types listed above.

When considering the application of construction measures to the proposed sewerage pumping station section 8.3.2 *Class 10 structures* of PBP does not apply any bushfire protection measures for Class 10a buildings located more than 6 metres from a dwelling on bushfire prone land.

Therefore, as the sewerage pumping station is >6 metres from any building there is no construction requirements in accordance with PBP.

In consideration of the nature of the proposal and site specific bushfire risk assessment it is our opinion that a reasonable level of bushfire protection is provided.

We are therefore in support of the development.

Should you have any questions please do not hesitate to contact the undersigned.

Prepared by
Building Code & Bushfire Hazard Solutions



Andrew Muirhead

Bushfire Consultant
Graduate Certificate in Bushfire Protection
Diploma of Engineering
FPA Australia BPAD Level 2 Accredited Practitioner
BPAD Accreditation No. BPAD46966



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



Stuart McMonnies

Manager Bushfire Section
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
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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.

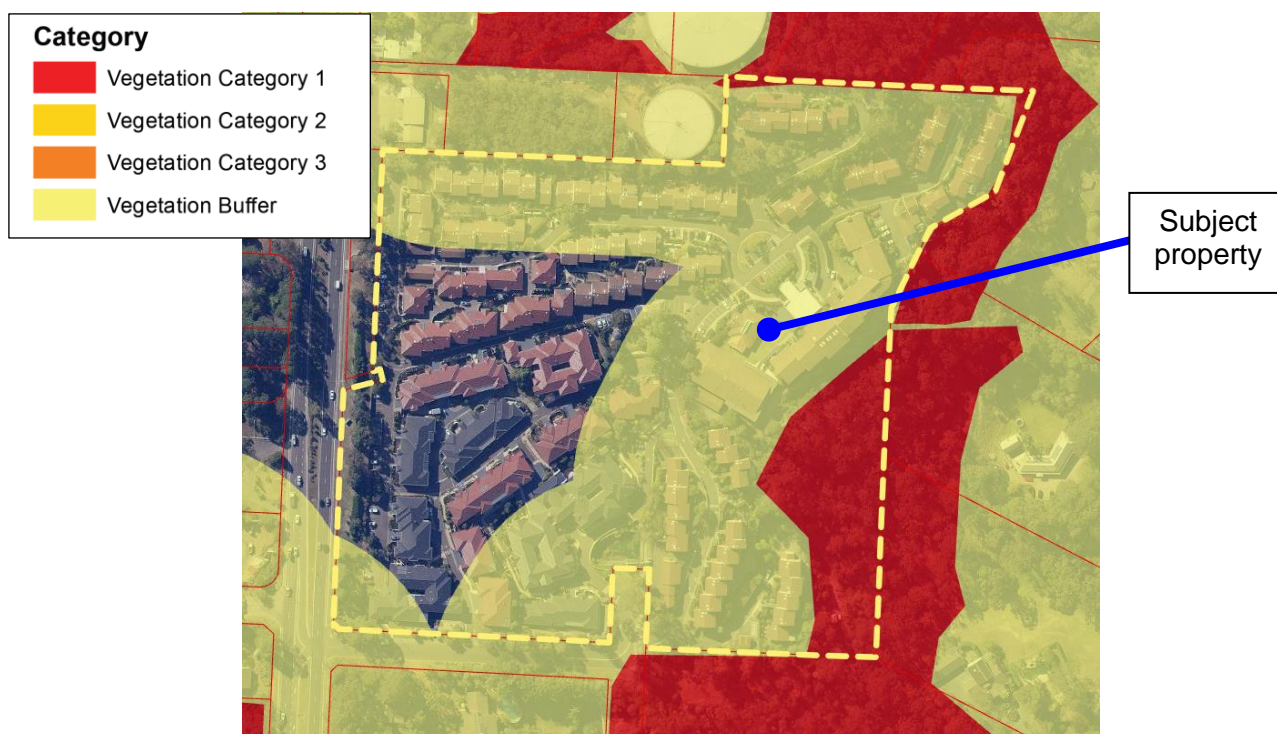


Figure 01: Extract from Northern Beaches Council's Bushfire Prone Land Map

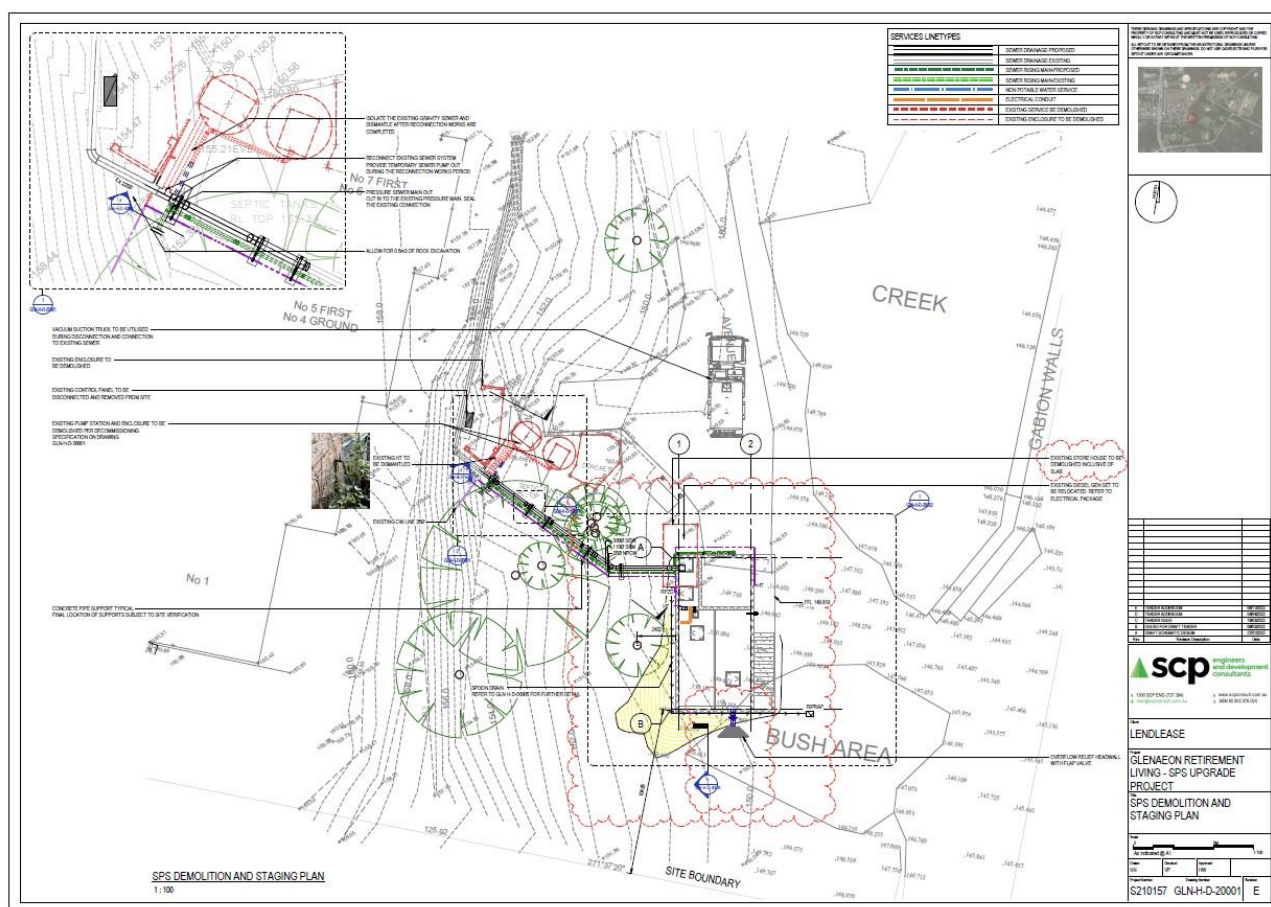


Figure 02: SPS Demolition and Staging Plan showing the Sewerage pumping station location



Figure 03: Overall Site Plan showing the Sewerage pumping station location