

This report has been prepared and submitted by M. Toghill, FPA Australia certified practitioner. Accreditation No: BPAD31642




www.bushconaustralia.com.au - Email-[info@bushconaustralia.com.au](mailto:info@bushconaustralia.com.au)

PO Box 363 Balgowlah NSW 2093

## Bush Fire Assessment Report

In relation to the development at:

259 Aumuna Road, Terrey Hills, NSW

This assessment has been prepared and certified by: Matthew Toghill BPAD certified practitioner FPAA Accreditation No: BPAD31642 Report No: 259Aum-01 Date: 06/02/2023	
Plans supplied by:	Blue Sky Building Designs Project No: 2020050 Dated: 03.10.2022 (Issue 2)

## **Table of Contents**

<b>1. Introduction</b> .....	<b>3</b>
<b>2. Development Proposal</b> .....	<b>4</b>
<b>3. Bushfire Risk Assessment</b> .....	<b>5</b>
<b>4. Summary</b> .....	<b>6</b>
<b>5. References</b> .....	<b>7</b>
<b>Appendix 1: Northern Beaches Council Bushfire Certificate</b> .....	<b>8</b>

## 1. Introduction

The purpose of this report is to provide a bushfire risk assessment to support a Section 4.55 modification to an existing approved Development Application on No. 259 Aumuna Road, Terrey Hills, NSW, and to certify that the plans and specifications provided are in accordance with the requirements of *Planning for Bushfire Protection 2019* and AS 3959-2018.

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.



Figure 1: Aerial photo

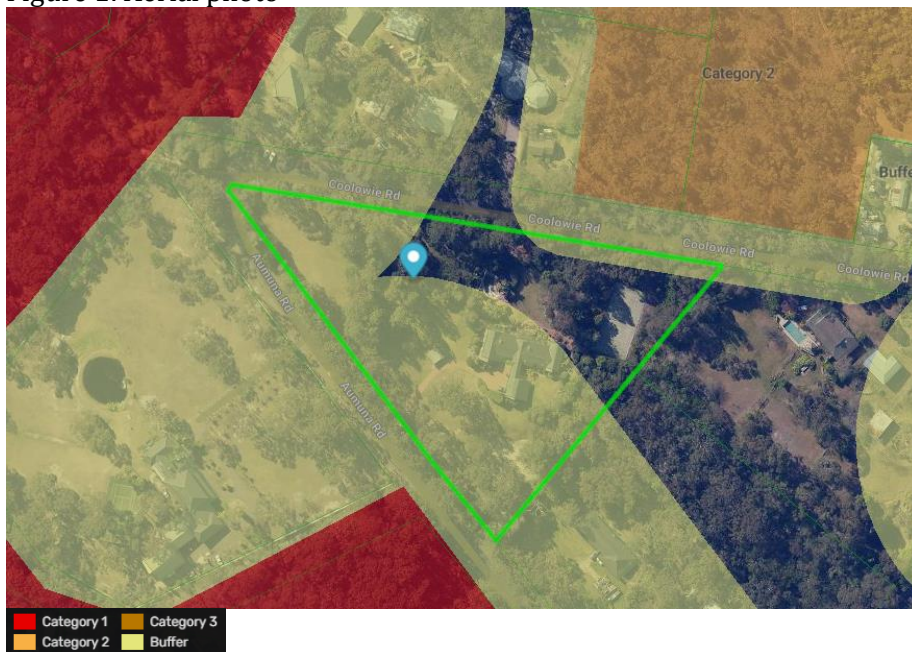


Figure 2: Bushfire prone land map

## 2. Development Proposal

The development proposal is for the modification of the existing consent (DA2022/0888, Dated: 27 July 2022). The modification is for the relocation of the approved shed on the site.

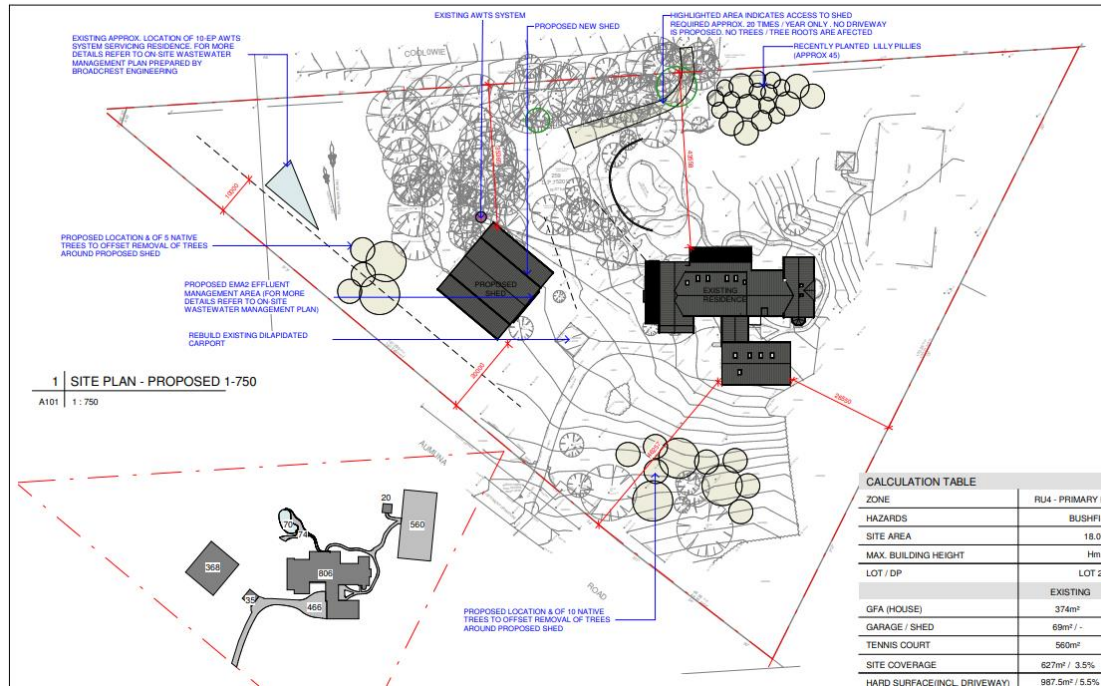


Figure 3: Site plan showing the location of the new shed.



### 3. Bushfire Risk Assessment

For the purpose of this assessment, the shed is considered a Class 10a building. With reference to Section 8.3.2 of *Planning for Bush Fire Protection 2019*:

*“There are no bush fire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas. Where a Class 10a building is located within 6m of a dwelling it must be constructed in accordance with the NCC”.*

In this instance, the proposed new shed is greater than 6m from all surrounding residential dwelling, as such, there are no bushfire specific protection requirements.



Figure 4: Aerial photo showing the location of the new shed and distance to surrounding residential dwellings.

## 4. Summary

This report consists of a bushfire risk assessment to support a s.4.55 application for the relocation of a previously approved shed at No. 259 Aumuna Road, Terrey Hills, NSW.

This report has considered all elements of bushfire attack and based on the plans and specification provided the development can satisfy the Objectives and Performance requirements of *Planning for bushfire Protection 2019* and *AS 3959 2018* if constructed in accordance with the recommendations made within this report.

---

*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 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.*



Matthew Toghil- Bushfire Consultant  
Grad Cert Bushfire Protection, UWS 2012  
Certificate IV Building & Construction  
Certificate III in Public Safety  
(Firefighting and Emergency Operations)



## 5. References

### **Australian Building Codes Board**

Building Code of Australia

Volume 1 & 2

Canprint

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

Fire Safety Engineering Guidelines

Edition 2001

ABC 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 for Bushfire Protection 2019**

A guide for Councils, Planners, Fire Authorities and Developers

*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 2006.*

*[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 [2018]**

Australian Standards 3959

Australian Building Code Board

## Appendix 1: Northern Beaches Council Bushfire Certificate

### BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 4.14 1(b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203

PROPERTY ADDRESS:	259 Aumana Rd Terry Hills.
DESCRIPTION OF PROPOSAL:	S. 4.55 relocation of an approved shed
PLAN REFERENCE: (relied upon in report preparation)	Bluesky Building Designs Project No: 2020050 Dated: 03.10.2022 (Issue 2)
BAL RATING:	NA <small>(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment.)</small>
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	YES <input type="radio"/> NO <input checked="" type="radio"/> <small>(Circle the relevant response)</small> <small>(If YES the application is to be referred to NSW RFS for assessment.)</small>

I Matthew Toghil of Bushfire Australia Pty Ltd.  
(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 2 of Planning for Bushfire Protection 2019* together with recommendations as to how the relevant specifications and requirements are to be achieved.

REPORT REFERENCE:	259Aum-01
REPORT DATE:	06.02.2023
CERTIFICATION NO/ACCREDITED SCHEME:	BPAD31642

I hereby certify, in accordance with Section 4.14 of the *Environmental Planning and Assessment Act 1979 No 203*:

- That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment; and
- That subject to the recommendations contained in the attached Bushfire Risk Assessment Report the proposed development conforms to the relevant specifications and requirements

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 Northern Beaches 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 2019*.

SIGNATURE:  DATE: 06.02.2023

Note: this certificate must be completed and signed by a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bush fire risk assessment in accordance with Section 4.14 of the *EP&A Act 1979 No 203*.

This form has been prepared by Northern Beaches Council for attachment to the Bushfire Assessment Report.



This report has been prepared and submitted by M. Toghil, FPA Australia certified practitioner. Accreditation No: BPAD31642