

10 October 2018

Austcorp No 601 Pty Ltd
PO Box 2226
Burwood NSW 2134
Attn: Charlie Elias

Dear Charlie,

RE: Bushfire assessment –Lot 100 Lawrence Hargrave Dr, Coalcliff

Austcorp No 601 Pty Ltd commissioned *Peterson Bushfire* to prepare a Bushfire Assessment Report of proposed environmental protection works (DA-2018/1175) at the above address. This letter acts as the bushfire assessment required to achieve compliance with the relevant specifications and requirements of 'Planning for Bushfire Protection 2006'.

Site location

The site is Lot 100 DP 715376, which is split into two portions; approximately 4.3 hectares situated on the escarpment west of the railway line, and approximately 2 hectares located on the eastern side of Lawrence Hargrave Drive perched on the sea-cliffs overlooking the ocean. The eastern portion (identified on Figure 1) is the location of the proposal and the subject of this bushfire assessment.



Figure 1: Location of Lot 100 and portion subject to development proposal

Development proposal

The proposal involves environmental protection works involving landscaping, rubbish removal and the removal of three Coral Trees and debris, erection of a site amenities shed, and the installation of perimeter security fencing and site entry gates.

Assessment requirements

The subject land is identified as being bushfire prone land on the Wollongong City Council Bushfire Prone Land Map. Class 10a structures (i.e. the proposed amenity shed) on bushfire prone land are to be assessed in accordance with the NSW Rural Fire Service (RFS) document 'Planning for Bushfire Protection 2006' (referred to as 'PBP'). Section 4.3.6 (f) of PBP lists the requirements for Class 10a structures on bushfire prone land. The other aspects of the development proposal (rubbish removal, landscaping, tree removal and fencing) are exempt from assessment against PBP.

As stated within Section 4.3.6 (f), the Building Code of Australia (BCA) does not provide for any specific performance requirements for the protection of Class 10a structures from bushfires, and as such Asset Protection Zone (APZ) distances specified by PBP and Bushfire Attack Levels (BAL) specified by Australian Standard 'AS 3959-2009 Construction of buildings in bushfire-prone areas'

do not apply as a set of deemed-to-satisfy provisions. An exception is when the Class 10a structure is located within 10 m of a dwelling.

Bushfire risk

Preliminary investigations show that the bushfire risk to the site and proposal is low, mainly due to the maritime influence at the site and physical separation from the forests of the escarpment by Lawrence Hargrave Drive and the railway corridor. The problematic fire areas are confined to the plateau areas above the escarpment. Evacuation alternatives exist to adjacent Stanwell Park to the north or Coalcliff to the south. The existing emergency infrastructure should be able to cope as it will be a small-scale development in a low risk area.

Hazard assessment

The subject land and surrounding bushfire hazard was inspected on 16th September 2018. The hazard assessment was undertaken in accordance with PBP site assessment methodology. The vegetation consists of Coastal Headland Banksia Scrub, which is classified as Tall Heath (Scrub) by PBP. The community takes on a low forest form at the southern end of the site, as well as a Littoral Windshear Thicket (a form of rainforest) in places. All vegetation has been classified Tall Heath for the purpose of applying PBP provisions. The Tall Heath community extends through the site and also forms a narrow corridor on the western side of Lawrence Hargrave Drive. The corridor can be classified Low Hazard due to the narrow width and separation from the forest of the escarpment. The effective slope consists of the steep upslopes to the west, cross-slopes at either end of the site and the cliff to the east.

The proposed amenities shed will be within close proximity to the Tall Heath however it will be located more than 10 m from a dwelling. Due to the separation exceeding the 10 m threshold prescribed by PBP, a specific APZ or BAL does not apply to the shed.

In the unlikely event that fire authorities need to respond to site, the existing access provided to the site off Lawrence Hargrave Drive will be adequate for the installation of an amenities shed.

Conclusion

In conclusion, the proposal complies with the aim and objectives of 'Planning for Bushfire Protection 2006' for Class 10a structures on bushfire prone land not located proximate to a dwelling. Specific bushfire protection provisions are not required for the development proposal.

Please contact me on the number below if you have any questions.

Yours sincerely,



David Peterson



david peterson

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