



Building Code & Bushfire Hazard Solutions

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Central Coast Council
PO Box 20
WYONG NSW 2259

Attn: Rachel Hughes

17 December 2022
Our Ref. 221405
Council Ref: PP_2022_1136
RFS Ref: SPI20220928000124

**Re: Strategic Planning Instrument
231 Pacific Highway and 20 Ashborrkes Road, Mount White
Additional Information**

Dear Rachel,

The NSW Rural Fire Service (NSW RFS) has issued comments in relation to this active Planning Proposal (Council Ref: PP_2022_1136) on 20 October 2022. In reviewing this response the NSW RFS has raised the following:

- *The hazard to the west of the subject site 231 Pacific Highway does not meet the requirements of the section A1.11.1 of the Planning for Bush Fire Protection (PBP) 2019, and as such cannot be downgraded to remnant hazard as considered in the bush fire report provided with the referral. As such larger Asset Protection Zones (APZ) in accordance with A1.12.1 of PBP 2019 are required to meet the 10kW/sqm or less radiant heat threshold for the future development(s) to comply with the requirements of table 6.8a of PBP 2019. This is considered to result in a smaller building footprint than is presently shown in the planning proposal documentation for future tourist accommodation.*
- *The bushfire report submitted with the referral does not take into consideration the hazard to the south of the subject lot (231 Pacific Highway) to identify the minimum APZ required in accordance with table A1.12.2 of PBP 2019.*
- *Where a public assembly building(s) (other than buildings identified as SFPP developments) over 500sqm is proposed, compliance with section 8.3.11 of PBP 2019 would be required to be demonstrated for the subject site.*

Building Code & Bushfire Hazard Solutions (BCBHS) has been engaged to provide a response to the comment raised by the NSW RFS. A representative of BCBHS has undertaken an inspection of the subject site and surrounding area.

In accordance with due process we submit this information to Council in response to the above and request it be referred to the NSW RFS for their consideration.

Item 01 & 02 Response:

BCBHS was engaged provide a detailed Bushfire Assessment Report (ref 221405, dated 19th October 2022) to accompany the detailed Development Application (DA). This DA includes a higher level of detail in relation to the proposed works onsite.

The Bushfire Assessment Report provide a more thorough assessment of the identified bushfire hazards including that to the south and west as raised in the NSW RFS response.

The Bushfire Assessment Report provides photographic evidence and Figure 04 depicts the assessed bushfire hazards.

Specific to item 1 the Bushfire Assessment Report includes the following written justification.

The vegetation opposing a hazard to the west along Calverts Creek was found to be a narrow band (generally 40-60 metres wide), contained known hard to burn species and exotics and is broken / disrupted by a formed road, trails and electrical transmission lines.

In accordance with A1.11.1 'Simplified Approach' of Planning for Bush Fire Protection 2019 and consistent with the approved Hawkesbury Lodge application we have applied a rainforest (remnant) classification to the hazard to the west.

In acknowledging that the remnant hazard to the west expands for a short distance as a validation process Short Fire Run modelling consistent with A1.11.2 of PBP was undertaken and found that the reported remnant hazard presented the highest threat.

The Bushfire Assessment Report and subsequent development has applied Asset Protection Zones from the bushfire hazard to the south (refer to Figure 06 of the Bushfire Assessment Report), addressing item 02.

The complete Bushfire Assessment Report and Short Fire Run modelling (validation) is attached.

Item 03 Response:

As outlined in section 3.2 'Classification (Clause A6.0)' of the BCA and Access Assessment Report prepared by BCA Logic (ref 115524-BCA-r1, dated 21 September 2022) the subject building attracts a Class 6 classification. The proposal therefore does not relate to a Class 9b 'assembly building'.

We trust that the information herein is sufficient to address the comments from the NSW Rural Fire Service.

I am available to meet either Council or the NSW Rural Fire Service should the need arise.

Should you have any enquiries regarding this project please contact me at our office.

Prepared by
Building Code & Bushfire Hazard Solutions



Stuart McMonnies

Manager Bushfire Section

G. D. Design in Bushfire Prone Areas.

Certificate IV Fire Technology

FPA Australia BPAD Level 3 Accredited Practitioner

BPAD Accreditation No. BPAD9400

