



## PRE-DA ADVICE SUMMARY

**Applicant:** Wayne Tucker  
Australian Bushfire Consulting Services

**Subject:** Barra Brui Sportsground – 2A Burraneer Avenue St Ives  
RFS Ref. PRE-DA20200303000022

### Details of the proposal

SFPP

Residential subdivision

Other

Proposed works include the provision of field infrastructure including dugout, viewing gallery, resurfacing of playing field, alterations and additions to existing clubhouse or demolition of existing and construction of a new clubhouse. The development proposes no increase in number of occupants than that currently provided.

### Bush fire protection issues discussed

Hazard Assessment

Confirmation that the proposal is not a special fire protection purpose (SFPP) development

Confirmation of short fire run assessment and fire modelling

Confirmation that class 10 structures located greater than 6 metres from the clubhouse attract no specific construction requirements

Asset Protection Zones

Access

Construction Standards

Services

Emergency and Evacuation Planning

### Documentation / plans referenced

Preliminary bush fire report prepared by Australian Bushfire Consulting Services dated 16 January 2020

## Advice Provided

- The proposed clubhouse is not designated a SFPP development under Section 8.3.11 of *Planning for Bush Fire Protection (PBP) 2019* as it has a floor space area of less than 500m<sup>2</sup>. However, the proposed building will be considered as class 5-8 structure requiring a suite of bush fire protection measures commensurate with the bush fire risk.
- The use of short fire run methodology is supported in this instance to provide asset protection zones (APZs) to limit the radiant heat exposure to 29kW/m<sup>2</sup>. The parameters used in short fire run modelling will be reviewed when the development application is lodged through the Council.
- Class 10 structures located more than 6 metres from a habitable structure do not require construction requirements. However, such structures are recommended to be constructed from non-combustible materials given the nature of bush fire hazard and the occupants expected to use the facility and ancillary structures.
- A bush fire emergency management and evacuation plan needs to be prepared in support of the proposal consistent with NSW RFS guidelines, including closure of the facility on days of extreme and catastrophic fire danger ratings and the possible refuge area on or off site in the event of a bush fire emergency.

## Disclaimer

RFS advice is based on information provided and policy and legislative requirements applicable at the time. The advice should be copied into, or referenced in, any subsequent development application.

All efforts are made to identify issues of relevance and likely concern with the preliminary proposal. However, the comments and views in this document are based only on the plans and information submitted for preliminary assessment and discussion at the pre-DA meeting. You are advised that: -

- The views expressed may vary once detailed plans and information are submitted and formally assessed in the development application process, or as a result of issues contained in submissions by interested parties;
- Given the complexity of issues often involved and the limited time for full assessment, no guarantee is given that every issue of relevance will be identified;
- Amending one aspect of the proposal could result in changes which would create a different set of impacts from the original plans and therefore require further assessment and advice; and,
- The Pre-DA advice given does not bind Council officers, the elected Council members, or other parties to the DA process.

Submitted by

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Approved by

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Date: 30 March 2020