

16 August 2022

Mirvac Homes (NSW)

Dear Ms. Naoum,

Re: Bushfire Certification Station Street Pedestrian Bridge

Blackash Bushfire Consulting has been engaged by the Calibre Group on behalf of Mirvac to review a pedestrian bridge (the project) adjacent to the existing bridge (see Figure 1) at Station Street, Menangle (the site). In undertaking the certification, I have had consideration of the plans B1849-DI-04 issued on 8 August 2022.

This assessment has been prepared by Lew Short, Principal Blackash Bushfire Consulting (FPAA BPAD Level 3 Certified Practitioner No. BPAD 16373) who is recognised by the NSW Rural Fire Service (RFS) as qualified in bushfire risk assessment and have been accredited by the Fire Protection Association of Australia as a suitably qualified consultant to undertake alternative solution proposals.

The proposed bridge and associated works are not on designated Bushfire Prone Land (see Figure 2). As such, the legislative provisions for the project are not triggered. However, as part of the REF, Mirvac have requested consideration of bushfire risk and certification of the bridge to ensure integrity and access is maintained.

Planning for Bushfire Protection

A bridge and pedestrian bridge are considered 'Other' development in *Planning for Bushfire Protection 2019* (PBP). PBP notes (p. 76) that:

The NCC does not provide for any bushfire specific performance requirements for these particular classes of buildings. As such AS 3959 and the NASH Standard are not considered as a set of Deemed to Satisfy provisions

The NCC defines a Class 10 building as a non- habitable building or structure such as a bridge.

PBP states (p. 76) that:

There are no bushfire protection requirements for Class 10a buildings located more than 6m from a dwelling in bushfire prone areas.

'Other' development must comply with the aim and objectives of PBP. The following is an assessment against the aim and objectives of PBP:

Table 1: Compliance with Aim & Objectives of PBP

Aim	Meets Criteria	Comment
The aim of PBP is to use the NSW development assessment system to provide for the protection of human life (including fire fighters) and to minimise impacts on property from the threat of bushfire, while having due regard to development potential, onsite amenity and the protection of the environment.	Yes	The proposed pedestrian bridge is not within bushfire prone land and is made predominately from steel.
Objectives	Meets Criteria	Comment
Afford occupants of any building adequate protection from exposure to a bushfire.	NA	The bridge is not a building and will not be used as a place of refuge in the event of a bushfire.
Provide for a defensible space to be located around buildings.	NA	Defensible space is provided on the approaches to the pedestrian bridge and access is provided on the existing adjacent road bridge.
Provide appropriate separation between a hazard and buildings, which, in combination with other measures, prevent the likely fire spread to buildings.	Yes	The pedestrian bridge is separated from the remnant vegetation areas.
Ensure that safe operational access and egress for emergency service personnel and occupants is available.	Yes	Safe operational access and egress for emergency service personnel and occupants is available.
Provide for ongoing management and maintenance of bushfire protection measures.	NA	The pedestrian bridge is separated from the remnant vegetation areas and is not within bushfire prone land.
Ensure that utility services are adequate to meet the needs of firefighters.	NA	

The suite of bushfire protection measures provided for the proposed development satisfies the aim and objectives of PBP. The plans have been reviewed and the bridge is concrete and steel construction which complies with Planning for Bushfire Protection. It is Certified that the bridge meets Planning for Bushfire Protection 2019.

If you require any further information, please contact me on 0419 203 853.

Yours sincerely,



Lew Short | Principal

B.A., Grad. Dip. (Design for Bushfires), Grad. Cert. of Management (Macq), Grad. Cert. (Applied Management)

Figure 1 Pedestrian Bridge (source Calibre)

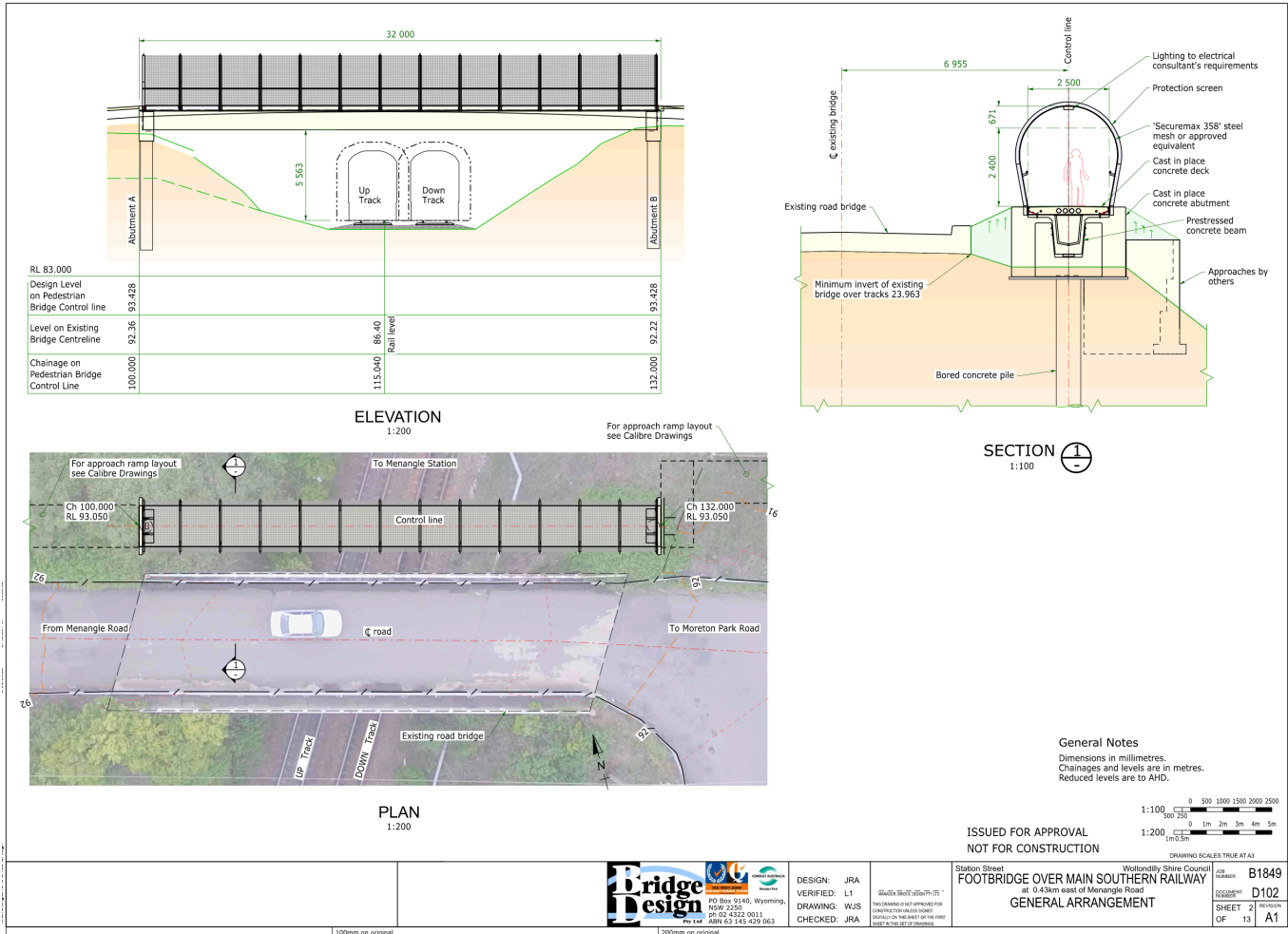


Figure 2 Bushfire Prone Land (source NSW Planning Portal)

