



Bushfire Hazard Solutions

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Chris Freeburn
PO Box 26,
CHURCH POINT NSW 2105

25th November 2022
Our Ref. 200224C

Attn: Chris Freeburn

**RE: APPROVED ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE
LOT 1 DP 224643, 13 WIRRINGULLA AVENUE, ELVINA BAY NSW
PROVISION OF UPDATED BUSHFIRE ASSESSMENT REPORT**

Dear Chris,

We understand that you are compiling the submission documents for the proposed section 4.55 modifications to the approved alterations and additions at 13 Wurringulla Avenue, Elvina Bay (DA2020/0150 Date 09/04/2020).

It is understood that the proposed modifications relate to the:

- Extension of the Living Room
- Reconfiguration of the Dining Room
- Addition of a deck attached to the dining room with new sliding doors
- Addition of new stairs to the eastern elevation

The Plans by Ironbark Architecture + Design; S4.55 Application Dated: 21 November 2022 have been reviewed in regard to the above modifications.

Building Code & Bushfire Hazard Solutions P/L (BCBHS) prepared a Bushfire Assessment Report (ref: 200224, dated 25th September 2019) addressing the relevant specifications and requirements of *Planning for Bush Fire Protection 2006* for the original development application.

It is acknowledged that the original report was referred to the NSW Rural Fire Service and their recommendations (DA20200227000748-Original-11, Date: Friday 3 April 2020) have been included within Councils development consent.

We have reviewed the proposed modifications in regard to compliance with Planning for Bush Fire Protection - 2019 and as the proposed modifications do not extend the building footprint toward the hazard, it does not alter the determination of our report or the Rural Fire Service recommendations.

We are of the opinion that the recommendations within the previous Bushfire Assessment Report and the development consent (DA2020/0150 Date 09/04/2020) remain valid.

We are therefore in support of the proposed section 4.55 modifications with no additional Bushfire Protection Measures.

Should you have any questions please do not hesitate in contacting our office.

Prepared by
Building Code & Bushfire Hazard Solutions P/L



Ian Tyerman

Senior Bushfire Consultant
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