



Building Code & Bushfire Hazard Solutions

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Legend Design Studio
20 Carefree Road,
NORTH NARRABEEN NSW 2101

7th April 2022
Our Ref 191115C

**Re: SOLE OCCUPANCY DWELLING – SECTION 4.55
1 TABALUM ROAD, BALGOWLAH HEIGHTS NSW
PROVISION OF UPDATED BUSHFIRE ASSESSMENT**

Dear Michael,

We understand that you are compiling the submission documents for the proposed section 4.55 modifications to the approved sole occupancy dwelling at 1 Tabalum Road, Balgowlah Heights (DA2020/0077).

We have reviewed the plans (Project no MOO 0219, Revision A, Dated 02.03.22) and understand that the proposed modifications relate to changes to the garage and new pool.

Building Code & Bushfire Hazard Solutions P/L (BCBHS) prepared a Bushfire Hazard Assessment Report (ref: 191115, dated 21st August 2019) addressing the relevant specifications and requirements of Planning for Bush Fire Protection 2006 for the original development application.

It is acknowledged that since the time the original development application was lodged *Planning for Bush Fire Protection 2019* has come into effect and is applicable to all applications lodged on or after 1st March 2020.

We have reviewed the proposed modifications and are of the opinion that the assessment outlined in the previous Bushfire Hazard Assessment Report remains accurate. In applying the assessment criteria outlined in PBP 19 the resultant Bushfire Attack Level remains unchanged and the following updated recommendations are:

Asset Protection Zones

1. That all grounds within the subject property continue to be maintained as an Asset Protection Zone (Inner Protection Area) as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' and Appendix 4 of *Planning for Bush Fire Protection 2019*.

Construction

2. That all new roofing and construction facing south, east and west shall comply with Australian Standard AS3959 - 2018 "Construction of buildings in bush fire-prone areas" sections 3 & 7 (BAL 29) & section 7.5 of *Planning for Bush Fire Protection 2019*.
3. That all new construction facing north shall comply with Australian Standard AS3959 - 2018 "Construction of buildings in bush fire-prone areas" sections 3 & 6 (BAL 19) & section 7.5 of *Planning for Bush Fire Protection 2019*.

4. The Pool area and its surrounds are to be constructed entirely from non-combustible materials.

Landscaping

5. That any new landscaping is to comply with Section 3.7 'Landscaping' under *Planning for Bush Fire Protection* 2019.

Gas (where applicable)

6. That any new gas services are to comply with Table 7.4a of *Planning for Bush Fire Protection* 2019 as follows:
 - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
 - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
 - connections to and from gas cylinders are metal;
 - polymer-sheathed flexible gas supply lines are not used; and
 - above-ground gas service pipes are metal, including and up to any outlets.

We are therefore in support of the proposed section 4.55 modifications with no additional Bushfire Protection Measures other than those updated herein.

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

Prepared by
Building Code & Bushfire Hazard Solutions



Andrew Muirhead

Bushfire Consultant
Graduate Certificate in Bushfire Protection
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Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions P/L



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