



Building Code & Bushfire Hazard Solutions

(Pty. Limited) ABN 19 057 337 774
PO Box 124, Berowra NSW 2081
Telephone: (02) 9457 6530
www.bushfirehazardsolutions.com.au



Richard Wyman and Kerrie Shimeld
Email: k2shimeld@gmail.com
Email: rich@wiseo.com.au

23rd January 2024
Our Ref. 240580

**Re: APPROVED ALTERATIONS & ADDITIONS – SECTION 4.55
63 MARINE PARADE, AVALON BEACH
PROVISION OF UPDATED BUSHFIRE ASSESSMENT REPORT**

Dear Richard & Kerrie,

We understand that you are compiling the submission documents for the proposed section 4.55 modifications to the approved alterations and additions at 63 Marine Parade, Avalon Beach.

We have reviewed the plans prepared by Shimdesign, DWG 0319, dated 10.09.2023 and understand that the proposed modifications relate to the following:

- The existing main roof ridge shall be lowered approx. 500mm altering the geometry of the roof with a lower front pitch and an eave height consistent with the approved rear roof.
- The living room and covered deck shall be extended forward 2m over the approved garage.
- The void below this deck shall be infilled to join the *garage and create a more enclosed entrance and relocated Bed 3.
- The garage roof shall be of a gable form, rather than a hip, to match the original house.
- There shall be minor alterations to the front entry door and glazing adjacent the entry (Door in lieu window to rumpus/Window to bed 3)
- Two windows to the South elevation shall be shifted slightly and the proposed kitchen window deleted.
- Internally upstairs the ensuite shall be relocated with no external change.
- West window to Bed 1 shall be reduced.

Since the original application work has commenced on the neighbouring allotment, 61 Marine Parade, DA2022/1622, removing the vegetation hazard and increasing the available Asset Protection Zone (APZ) to >41 metres for the proposed alterations and additions. The increased APZ has resulted in a reduced Bushfire Attack Level (BAL).

The amended conditions of consent related to bushfire construction measures should be updated as per the recommendations below:

Construction

2. The proposed new works shall comply with sections 3 and 5 (BAL 12.5) of Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or the relevant BAL-12.5 requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas 2021*. All new construction shall comply with the additional construction measures detailed in section 7.5 of Planning for Bush Fire Protection - 2019.

We are therefore in support of the proposed section 4.55 modifications with the inclusion of the above recommendation.

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

Prepared by
Building Code & Bushfire Hazard Solutions



Duncan Armour
Bushfire Consultant

Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions



Andrew Muirhead
Bushfire Consultant
Graduate Certificate in Bushfire Protection
Diploma of Engineering.
FPA Australia BPAD Level 2 Accredited Practitioner
BPAD Accreditation No. BPAD46966

