

23/02/2023

81 Hilltop Road
Avalon, NSW

RE: Section 4.55 modification

The purpose of this report is to assess the Section 4.55 application for the modifications to the approved Development Application for the alterations and additions to the existing dwelling.

Reference:

- Bushfire Risk Assessment: Bushcon Australia Pty Ltd (Report NO: 81Hil-01, Dated: 16.04.2019)
- Northern Beaches Council Notice of Determination (DA2019/0600, Dated: 14.10.2019)
- Consent plans: Blue Sky Building Designs (Dated: 21.05.2019)
- Modified plans submitted by: Blue Sky Building Designs (Dated: 09.02.2023)

After reviewing the proposed modifications, I have determined they will have no impact on the existing bushfire assessment that has been prepared for the development and the recommendation made within this report are still applicable.

Note: Both AS3959 and Planning for Bush fire Protection have been revised with more current editions since. Table A1.12.5 of Planning for Bush fire Protection 2019 replaces Table 2.4.2 of AS3959 2009 to determine the Bushfire Attack Level (BAL) and subsequent construction requirements. Using the inputs within Table 1 of the approved report prepared by Bushcon Australia Pty Ltd for the existing approval, the conditions recommended in relation to bushfire mitigation measures are appropriate for the proposed modifications.

This report has been prepared and submitted by



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