

# Australian Bushfire Safety & Planning



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Bushfire Protection Consultants

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Mr Gary Barber  
19 The Outlook  
Bilgola Plateau 2107

Australian Bushfire Safety & Planning  
68 Learmonth Street  
Willow Tree 2339

ABSP Ref: BF-00274  
19 The Outlook  
Bilgola Plateau

Re: Amended roof design – Development Application 19 The Outlook Bilgola Plateau.

Dear Gary,

I confirm receipt of your email dated 28/04/2019 asking for the review of a proposed amendment to the roof design specifically at the rear of the dwelling. I have reviewed the information provided regarding the proposed roof line amendment and provide the following.

This correspondence is an addendum to the original ABSP bushfire report assessment (BF-0000274) dated 8 July 2018 which identifies the radiant heat impacted calculated for the rear, easterly elevation, of the development. The calculations undertaken for the rear elevation of the dwelling are still appropriate as the proposed roof line extends to the north providing additional cover to the open deck area and is no closer to the bushfire threat.

In reviewing the proposed amendments, the following drawings were studied:

Project	Client	Date	Drawing ID & Number
19 The Outlook Bilgola Plateau	Gary Barber	01/04/2019	Section A-A - A300 - Rev F
19 The Outlook Bilgola Plateau	Gary Barber	01/04/2019	Perspectives – A502 - Rev F

The original report identifies and supports the application of BAL19 to the rear elevation. The Rural Fire Service reviewed the development application and determined that although the report was accurate in calculations, they preferred an improved outcome and provided concurrence for BAL29 to be more in line with development already approved within the local area.

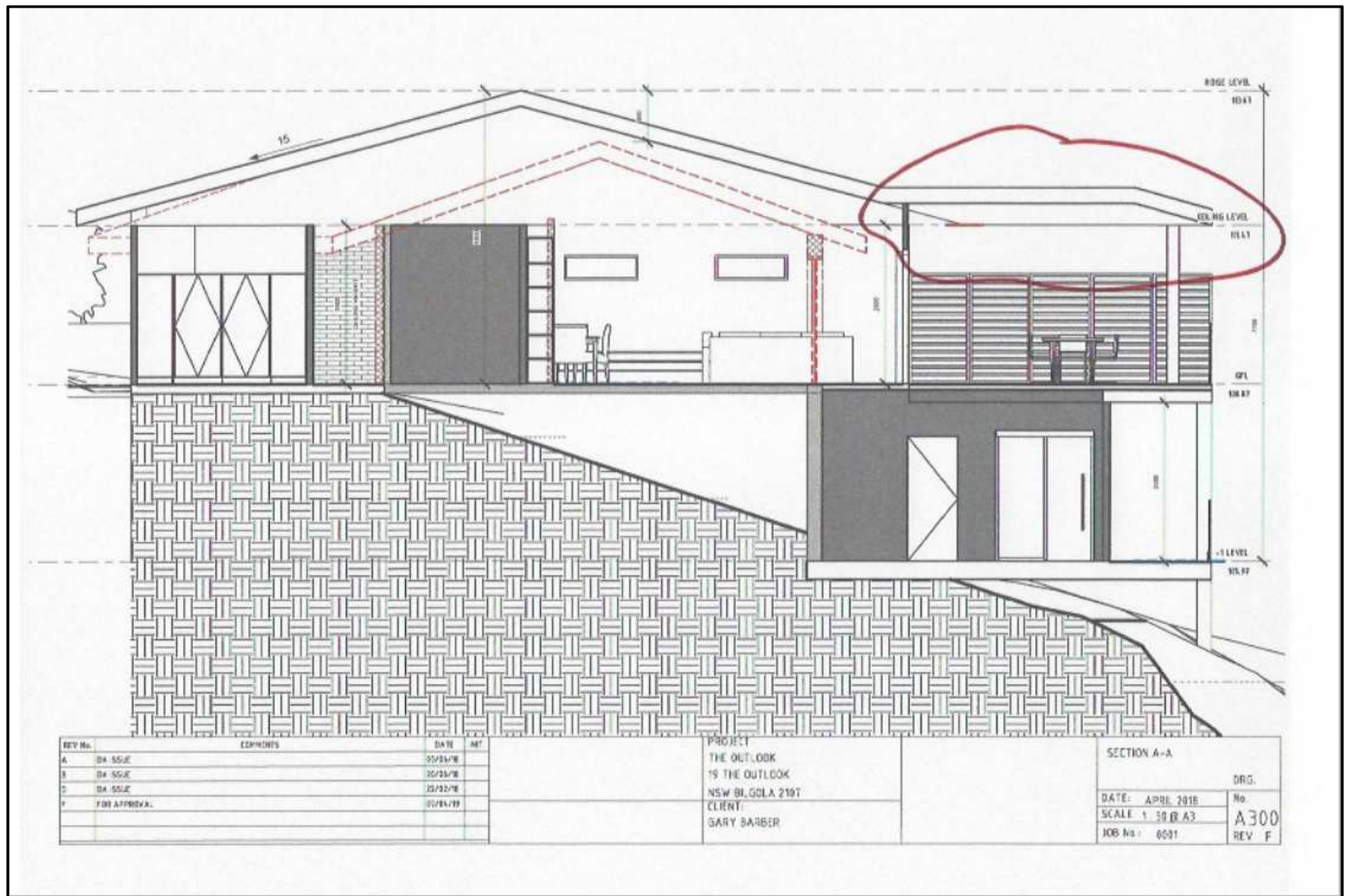
As such, as the proposal does not move the development closer to the bushfire threat, the provisions to include the minor amendments to the rear elevation of the building at 19 The Outlook Bilgola Plateau do not need to be re-evaluated other than to identify the proposed increase in roof area.

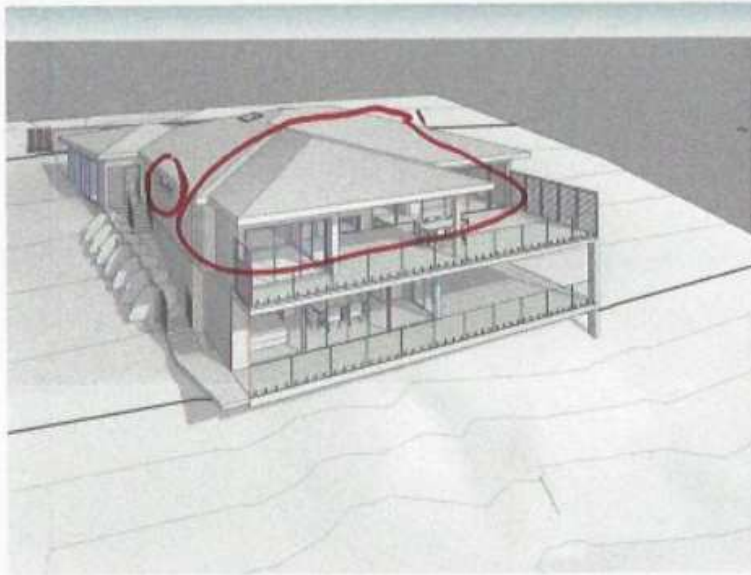
The above amendment is accommodated by the previous RFS referral and should not need to be referred again as the previous concurrence of BAL29 is well above that of the calculated radiant heat expected to impact the rear of the dwelling in the event of a bush fire burning within Littoral Rain Forest to the east of the property.

A handwritten signature in black ink, appearing to read 'John L. Delany', with a stylized flourish at the end.

John L. Delany JP  
Managing Director (Retired)  
Australian Bushfire Safety and Planning

Graduate Diploma - Design in Bushfire Prone Areas (UWS 2006)  
Assoc. Prof. Cert. Expert Evidence for the Land & Environment Court  
Member Fire Protection Association of Australia  
Graduate Member – Institution of Fire Engineers





REV No.	COMMENTS	DATE	INT.	PROJECT	PERSPECTIVES
A	DA ISSUE	31/03/18		THE OUTLOOK	DATE: APRIL 2018
C	DA ISSUE	11/05/18		15 THE OUTLOOK	SCALE: @ A3
F	FOR APPROVAL	31/06/19		NSW BILSOLA 210T	JOB No. 0001
				CLIENT:	REV F
				GARY BARBER	