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**Sent:** 5/03/2018 9:00:25 PM  
**Subject:** Online Submission

05/03/2018

MR Adrian Stones  
56 Binalong AVE  
Allambie Heights NSW 2100

**RE: DA2018/0149 - 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100**

I wish to make several points relating to the bush fire assessment for the DA submission for 60 Binalong Avenue.

1) The document is very brief and contains little detail compared to owner occupier submissions, especially considering the scale of the development. A risk assessment is intended to document all relevant factors that could be relevant followed by an assessment of the risks of those factors. This document more closely resembles a collection of statements that support or are in line with the conclusion.

2) The heat intensity of the eastern aspect of the property is underestimated. This vegetation has been classed as 'appears to be of low threat' and is therefore ignored. This vegetation is on a level with the crown of the forest to the south due to the steepness of slope and in the line of fire attack due to the slope direction. Failing to calculate the heat intensity of this material directly next to the site defeats the purpose of performing Bushfire Risk Assessment.

3) On a more general note the measure of risk used by commercial organisation is the combination of the probability of an event happening and the consequences of that event. Both factors being present represents a greater risk than either factor on its own. It seems strange that having implemented legislation that restricted the location of large boarding houses (as class 3 buildings) on bush fire prone land the relevant authorities are choosing to ignore that legislation. It would not seem to be due to the fact that fire doesn't pose a threat to concentrations of people anymore. The expense and difficulty for developers in acquiring large blocks of flat land with a low bushfire rating in the local area would appear to be more likely explanation.

Regards,

Adrian Stones