
Sent: 16/02/2018 12:15:40 PM
Subject: Online Submission

16/02/2018

MR Luke Chalmers
54 Binalong AVE
Allambie heights NSW 2100

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

This submission is to notify Northern Beaches Council that the Bushfire Risk Assessment which is part of DA2018/0149 at 60 Binalong Ave, Allambie Heights is incorrect.

This Boarding House is a Class 3 building and under the Rural Fire Act 1997 requires a 60m Asset Protection Zone (APZ) from bushfire prone land.

The Bushfire Risk Assessment submitted with the DA is incorrect, as its report is based on a Class 1 or Class 2 building and only applies a 20m APZ.

The downslope of the bushfire prone land is also incorrect. The DA only shows a slope of 10 -15 degrees. If you do an onsite inspection and refer to other current Development Applications, which back onto the same bushland, there Bushfire Risk Assessments show a slope over 15 degrees.

Would council order a new independent Bushfire Risk Assessment and have the report published and applied to the development application for 60 Binalong Ave, Allambie Heights.