

Planning for Bushfire Protection



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Reference: 893-S4.55
23/08/2020

Subject:

Section 4.55 application for a variation to the approved development of alterations and additions at No 29 Finian Avenue, Killarney Heights.

Reference:

- Bushfire Risk Assessment: Reference 893, dated 3/03/2017
- DA Number: DA2017/1444, Consent Date 22/03/2018
- Revised Plans Submitted by: Sally Gartner Design and Draft
- Job No: 11-1115, Drawing No's: A1-A7, Revised date 26/06/20

Bushfire Risk Assessment: Reference 893, dated 3/03/2017 was submitted by Planning for Bushfire Protection for the development of alterations and additions to an existing Class 1A dwelling and includes a new garage, swimming pool, fencing and landscaping at No 29 Finian Avenue, Killarney Heights.

Approval for the proposed development included Bushfire Mitigation advice endorsing the risk assessment referenced above.

A S4.55 application is proposed for amendments to the approved development referenced above.

The proposed amendments include:

- The approved pool is now to be a fibre glass shell with no spa.
- There is a small hardwood or artificial platform to the east of the pool. BAL 29 compliant.
- 2 rear windows have been removed.
- A door has been added to the Cabana.
- An aluminium railing has been replaced by James Hardie boards

Planning for Bushfire Protection 2006 has been revised to Planning for Bushfire Protection 2019 and the Australian Standard AS3959, 2009 has been revised to AS3959, 2018. Additionally, Table A1.12.5 of PBP 2019, determination of BAL, FFDI of 100 for residential development is now the accepted table for determination of BAL levels.

I have received a copy of revised plans for the proposed development and have determined that the conditions recommended in relation to bushfire mitigation measures, referenced above, are appropriate for the proposed variations to the development.



Ron Coffey – Bushfire Safety Engineer Grad I Fire E [Institute of Fire Engineers - 1973] Grad Cert Fire Safety Engineer [UWS - 2003] Grad Dip Building in Bushfire Prone Areas [UWS – 2005] Ass Prof Cert in Expert Evidence in the Land & Environment Court [UTS – 2005] Member - Institute of Fire Engineers Member - Fire Protection Association Australia	 BPAD Bushfire Planning & Design Accredited Practitioner Level 3 <i>Planning for Bushfire Protection Fire Protection Association of Australia BPAD-A Certified Practitioner/Certified Business Certification No BPD-PA09328 0408 220443</i>
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