



Building Code & Bushfire Hazard Solutions

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David Allan
5A Ethie Road,
BEACON HILL NSW 2100

8th April 2022
Our Ref 181150B

**Re: CONSTRUCTION OF A SWIMMING POOL AND DECK – SECTION 4.55
5A ETHIE ROAD, BEACON HILL NSW
PROVISION OF UPDATED BUSHFIRE ASSESSMENT**

Dear David,

We understand that you are compiling the submission documents for the proposed section 4.55 modifications to the approved sole occupancy dwelling at 5A Ethie Road, Beacon Hill (DA2018/1267).

We have reviewed the plans by Jacqui Ray (Revision F, Dated 11.03.22) and understand that the proposed modifications relate to the retention of an existing deck, removal of proposed steps, removal of privacy screen and cubby house and inclusion of screen planting.

Building Code & Bushfire Hazard Solutions P/L (BCBHS) prepared a Bushfire Hazard Assessment Report (ref: 181150, dated 16th July 2018) addressing the relevant specifications and requirements of Planning for Bush Fire Protection 2006 for the original development application.

It is acknowledged that since the time the original development application was lodged *Planning for Bush Fire Protection 2019* has come into effect and is applicable to all applications lodged on or after 1st March 2020.

We have reviewed the proposed modifications and are of the opinion that the assessment outlined in the previous Bushfire Hazard Assessment Report remains accurate. In applying the assessment criteria outlined in PBP 19 the resultant Bushfire Attack Level remains unchanged and the following updated recommendations are:

Asset Protection Zones

1. That all grounds within the subject property continue to be maintained as an Asset Protection Zone (Inner Protection Area) as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' and Appendix 4 of *Planning for Bush Fire Protection 2019*.

Construction

2. That the proposed works shall comply with Australian Standard AS3959 - 2018 "Construction of buildings in bush fire-prone areas" sections 3 & 6 (BAL 19) & section 7.5 of *Planning for Bush Fire Protection 2019*.

We are therefore in support of the proposed section 4.55 modifications with no additional Bushfire Protection Measures other than those updated herein.

Should you have any questions please do not hesitate in contacting our office.

Prepared by
Building Code & Bushfire Hazard Solutions



Andrew Muirhead

Bushfire Consultant
Graduate Certificate in Bushfire Protection
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