



BUSHFIRE SUPPORT LETTER

Date: 27th July 2025

Reference No: AD2025-392

Site Address: 45-49 Warriewood Road, Warriewood NSW

Description: LOT 2 DP 349085

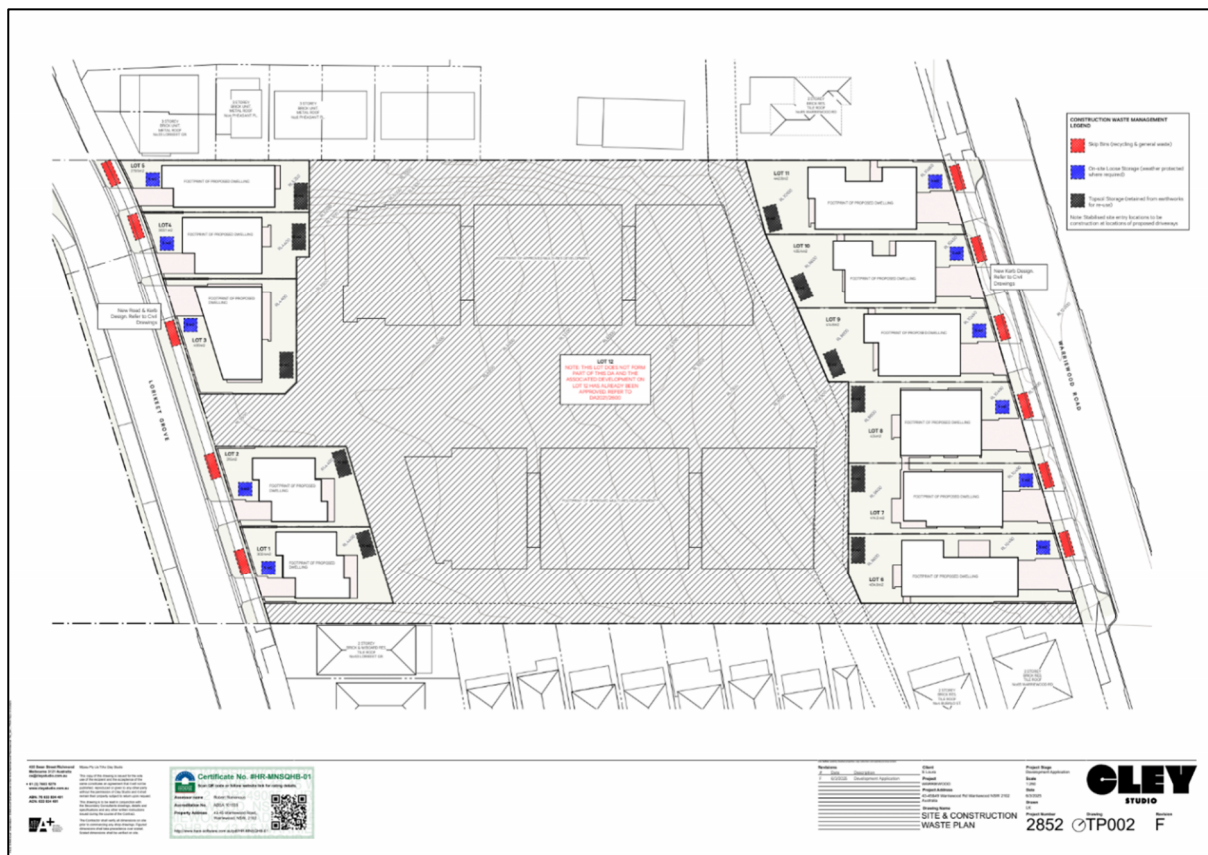
Council: Northern Beaches Council

Development Consent No: DA2021/2600

Approval Date: 29/04/2025

Project: Subdivision of land into twelve (12) lots, supporting civil engineering works, biodiversity management of riparian/wetland areas and the construction of two (2) residential flat buildings

Bushfire Attack Level (BAL): BAL-12.5/BAL-19



Note: Examples of the drawings approved for the development.

In my professional opinion, the Bushfire Assessment completed by Advanced Bushfire Performance Solutions is more than satisfactory to meet the requirements for a bushfire assessment for the houses to be built on the above development site.

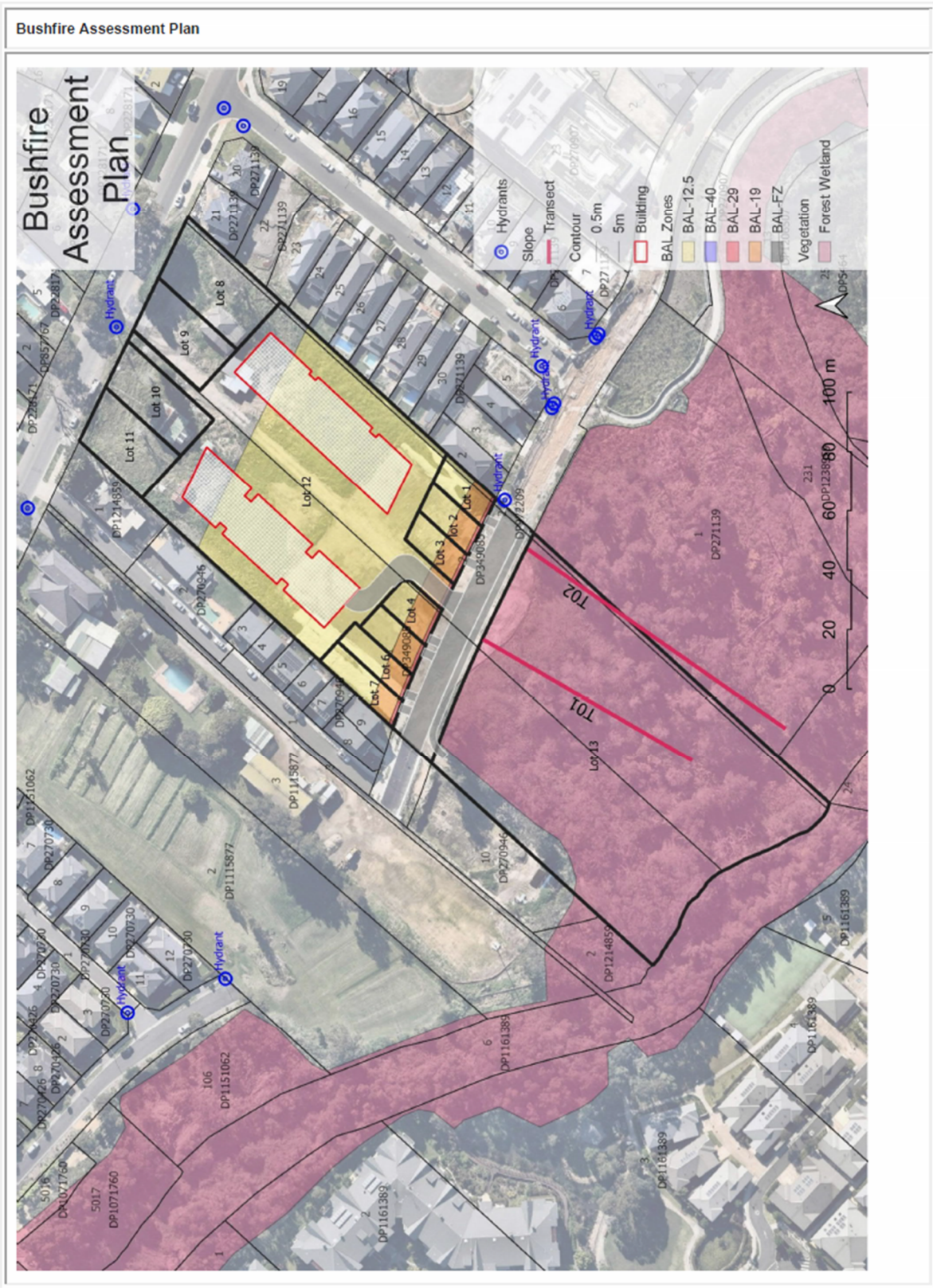
Referenced Documents

- Bushfire Assessment Report, Advanced Bushfire Performance Solutions, dated 15th Dec 2023

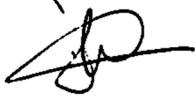
This bushfire report was completed for an integrated development and as such provides BAL diagrams for the whole development at the subdivision stage, including plans, construction requirements, APZs, and landscaping. Completing individual reports for each lot is unnecessary in this instance and will be a duplication of work already completed.

As such, Lots 1-7 are to be built to BAL-19 construction requirements as per AS3959:2018 or the NASH. Lots 8-11 have no bushfire construction requirements. See the diagram below from Advanced Bushfire Performance Solutions.

3 Assessment Details



Sincerely



Damien Cartwright

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Bushfire Consultant

Grad Dip Bushfire Protection

Cert IV Fire Fighting Operations

Bach Bus (HRM and IR)



References



DA Conditions.pdf



11. UPDATED
BUSHFIRE REPORT -