



Building Code & Bushfire Hazard Solutions

(Pty. Limited) ABN 19 057 337 774
PO Box 124, Berowra NSW 2081
Telephone: (02) 9457 6530
www.bushfirehazardsolutions.com.au



Tregale & Associates Pty Ltd
P.O Box 603,
ST IVES, NSW 2075

8th July 2022
Our Ref. 210380C

Attn: Matthew Tregale

**RE: APPROVED DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING
HOUSE INCLUDING SWIMMING POOL
1127 BARRENJOEY ROAD, PALM BEACH
PROVISION OF UPDATED BUSHFIRE ASSESSMENT REPORT**

Dear Matthew,

We understand that you are compiling the submission documents for a section 4.55 application seeking modifications to the approved new dwelling at 1127 Barrenjoey Road, Palm Beach under development consent by Northern Beaches Council (DA2020/1732 Date 22 March 2021).

It is understood that the proposed modifications relate to the following:

- *Deletion of the car stacker (note that the larger basement extent was deleted as part of an earlier approved s4.55).*
- *Deletion of the externally mounted white powder coated aluminium adjustable louvre shutter to North Facing Window W3-5 (dining area) and replace with BASIX compliant external roller blind (Colour Charcoal Grey) to match adjacent blind W3-6 –*
- *Deletion of the externally mounted white powder coated aluminium adjustable louvre shutter to North Facing Window W5-5 (Bed 1) and replace with BASIX compliant external roller blind (Colour Charcoal Grey)*
- *Deletion of the externally mounted white powder coated aluminium adjustable louvre shutter to East Facing Window W4-7 (Bed 5) and replace with BASIX compliant external roller blind (Colour Charcoal Grey)*
- *Deletion of the Bi-Fold door to D3-1 and replace with sliding doors – no change to opening size – Comment*
- *Reduction in the width of glass breezeway louvre windows W4-3 & W4-5 to link bridge and correspondingly increase width of central fixed window W4-4*
- *Change configuration of Bed 5 South facing windows W4-8 & W4-9 from 900w x 900w to become 500w x 1600h-*
- *Change configuration of powder coated aluminium fixed horizontal privacy screens to the same bed 5 windows (W4-8 & W4-9) to suit.*
- *Deletion of the white powder coated aluminium louvre privacy screen to south external staircase and replace with a weathered hardwood horizontal batten privacy screen*
- *Deletion of painted timber fascias and replace with Patina Grey Aluminium*
- *Deletion of Standing Seam Weathered Zinc roof & replace with Standing Seam Patina Grey Aluminium Roof -Comment.*
- *Change garage door from Panel Lift Door to Sliding Door (vertical weathered timber battens remain)*

- *Change weathered HW vertical shiplap boarding on main front (street) elevation to be weathered hardwood horizontal weatherboarding*
- *Minor adjustment (16-30mm only) to selected internal finished floor levels to achieve consistency in stair tread heights*
- *Amendment to DA Condition 22 (External Finishes and Colours) to remove the requirement that a mid-tone, equivalent or darker to Colorbond Windspray is to be used on all external weatherboards, masonry, cladding, shutters and screens. Condition to be amended to permit all of these elements to be a Dulux Natural White.*
- *Change colour of rendered masonry walls at base of building from Dulux Coastal Drift (Dulux CB Windspray) to Dulux Natural White*
- *An increase in the height of front boundary street fence to be 1.8 metres*

Building Code & Bushfire Hazard Solutions P/L (BCBHS) prepared a Bushfire Assessment Report (ref: 210380, dated 12th October 2020) addressing the relevant specifications and requirements of Planning for Bush Fire Protection 2019 for the original development application.

We have reviewed the proposed modifications and are of the opinion that these modifications do not alter the findings and recommendations of the Bushfire Assessment Report (Dated 12 October 2020). We are therefore in support of the proposed section 4.55 modifications.

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

Prepared by
Building Code & Bushfire Hazard Solutions P/L



Andrew Muirhead

Bushfire Consultant
Graduate Certificate in Bushfire Protection
Diploma of Engineering
FPA Australia BPAD Level 2 Accredited Practitioner
BPAD Accreditation No. BPAD46966

