

**General Manager  
Northern Beaches Council  
P O Box 882  
Mona Vale NSW 1660**



Our Reference: 79BA – 1118 – 2  
Your Reference: DA 2017/1343

5 July 2018

Dear Sir / Madam,

**Subject: Bushfire Safety Provisions Compliance Certificate**  
Section 4.55 Amendment  
Lot 2 DP 395158 (9 The Serpentine Bilgola Beach NSW 2107)

### **Background**

The abovementioned residential development was approved by Northern Beaches Council (Development Consent DA 2017/1343). Bushfire provisions were covered within the relevant development consent conditions.

These conditions have been incorporated into the design and construction of the subject development. These conditions subsequently provide a series of 'bushfire protection measures' that, when reasonably implemented, provide the development with, what has been assessed as, a suitable level of protection from a bushfire event.

The development is now subject to an additional Section 4.55 Amendment. As such, Council has requested a review of the said bushfire protection measures to ensure they remain current, in relation to the proposed changes to the approved building works.

**Note: It is not the intention of this document to determine the appropriate bushfire risk assessment and subsequent recommendations / provisions relevant to the development; this determination has previously been conducted and subsequently approved in the relevant Development Application/Approval process (as stated above).**

### **Proposed changes to the approved design**

The changes to the approved works are detailed within the following plans / drawings:

- Trace Architects, Avalon (Job No. GDB-098, s4.55 / Revision B, Dated July 2018).

A review of these drawings shows that the amendments relate to minor alterations to the approved plans.

The development will remain within the existing/approved envelope, with no extension towards the bushfire vegetation beyond that approved within the original DA consent, and as reflected within original bushfire assessment.

### **Determination**

**As the proposed works do not extend towards the bushfire vegetation, beyond the existing/approved building works envelope, the parameters of the original bushfire assessment remain unchanged, and as such the recommendations and requirements of the original bushfire assessment (and subsequent DA Conditions of Consent) remain relevant and current.**

**Any new approval conditions (S4.55 Amendment) should therefore reflect these original recommendations/conditions.**

**This document has been issued by a person who is recognised by the NSW Rural Fire Service as a 'suitably qualified consultant' in bush fire risk assessment (pursuant to NSW Rural Fire Service requirements - Fast Fact 5/10 Version 3 Dated 7 March 2011 & Development Control Practice Note 1/10 Version 2 Dated 4 February 2011)**

Sincerely,



### **Scott Jarvis**

Graduate Diploma Design for Bushfire Prone Areas  
Diploma of Building Surveying  
Diploma of Public Safety (Fire Fighting Management) (Dip PSFM)  
Cert. IV Residential Building Studies  
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### **Sydney Bushfire Consultants**

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