



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



Jimmy Arslan
C/- 2310/4 Daydream Street,
WARRIEWOOD NSW 2102

25th October 2021
Our Ref. 220227

**Re: APPROVED ALTERATIONS AND ADDITIONS TO AN EXISTING RESTAURANT
LOT 1 DP 1005148, 1 NARRABEEN PARK PARADE, NORTH NARRABEEN
PROVISION OF UPDATED BUSHFIRE ASSESSMENT REPORT**

Dear Jimmy,

We understand that you are compiling the submission documents for the proposed section 4.55 modifications to the approved alterations and additions to an existing restaurant under development consent at 1 Narrabeen Park Parade, North Narrabeen (DA2019/1478 date 6 November 2020).

It is understood that the proposed modifications relate to the inclusion of an as-built deck on Crown Land.

Building Code & Bushfire Hazard Solutions P/L (BCBHS) prepared a Bushfire Assessment Statement (ref: 200278, dated 30th September 2019) 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 Assessment Statement remains valid and in applying the methodology outlined in PBP 19 the following updated recommendations are to be included for the works captured under this section 4.55 application:

Asset Protection Zones

1. That all grounds within the subject property not built upon be maintained in accordance with an Asset Protection Zone as detailed within Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service document Standards for Asset Protection Zones.

Note: There is no tree removal or vegetation modification necessary to achieve the aforementioned APZ.

Construction

2. That the pergola and existing deck shall comply with section 6 (BAL 19) Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and 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 P/L



Andrew Muirhead

Bushfire Consultant
Diploma of Engineering

Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions P/L



Stuart McMonnies

Manager Bushfire Section
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
Fire Protection Association of Australia BPAD – L3 Accredited Practitioner
Certification number – BPAD 9400

