

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



Our Reference: CR – 103 – 2
Your Reference: DA 2013 / 0677 (Warringah Council)

11 December 2017

Dear Sir / Madam,

Subject: Bushfire Safety Provisions Compliance Certificate
Section 96 Amendment
Lot 1 DP 586163 (4 Notting Lane, Cottage Point NSW 2084)

Background

The abovementioned residential development was approved by Warringah Council (Development Consent DA 2013 / 0677). 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 96 Amendment. As such, a review of the said bushfire protection measures has been conducted 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 amended plans / drawings:

- Karla Wilford Architect, Terry Hills (Project No. 1101, Drawing No. A06, Dated 28/05/13).

A review of these drawings shows that the amendments relate to minor alterations to the approved plans. The works are limited to the replacement of a set of sliding doors/window, with a set of bi fold doors only, within the eastern elevation. No other works are proposed.

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.

It is also noted that the original bushfire assessment and approval considered the development to be a maximum exposure level of BAL 29, which remains unchanged. However, as the amended / proposed works are to be undertaken within the Eastern Elevation of the residence, the shielding provisions of Section 3.5 of AS3959-2009 can be applied to the new elements, reducing the exposure to BAL 19 in this specific case/elevation only.

3.5 REDUCTION IN CONSTRUCTION REQUIREMENTS DUE TO SHIELDING

The construction requirements for the next lower BAL than that determined for the site may be applied to an elevation of the building where the elevation is not exposed to the source of bushfire attack. An elevation is deemed to be not exposed to the source of bushfire attack if all of the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the building (see Figure 3.1).

The construction requirements for a shielded elevation shall be not less than that required for BAL—12.5, except where the exposed elevations have been determined as BAL—LOW.

Extract AS3959-2009 (Section 3.5)

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 (S96 Amendment) should therefore reflect these original recommendations/conditions.

In addition, by applying the provisions of AS3959-2009 (Section 3.5), this specific glazed element, located only on the Eastern elevation, may be reduced to BAL 19.

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
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