



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



SMJ Investments
Email: stephen.girdis@gmail.com

8th September 2022
Our Ref. 220028B

Attn: Stephen Girdis

**Re: PROPOSED SECTION 4.55 MODIFICATION
LOT 46 DP 13620 / 967 BARRENJOEY ROAD, PALM BEACH NSW
PROVISION OF UPDATED BUSHFIRE ASSESSMENT REPORT**

Dear Stephen,

We understand that you are compiling the submission documents for the proposed section 4.55 modifications to the approved dwelling and associated works under a development consent at 967 Barrenjoey Road, Palm Beach (DA N272/16, modified by MOD2018/0387, DAMOD2020/0563 and MOD2020/0412).

It is understood that the proposed modifications relate to minor changes listed below (Site Plan prepared by Blue Sky Building Designs, Dated 12.08.2022):

Proposed S4.55 Modifications in this Application

1. *Minor amendments to eastern retaining walls and stairs approved at DAMOD 2020/0563*
2. *New small retaining wall on eastern boundary*
3. *Revised pool deck shape*
4. *Revised design of south west corner of pool*
5. *Revised feature wall at southern side of pool*
6. *New privacy planter north of pool deck*
7. *New deck & stairs down from under pool to waterfront*
8. *Minor changes to under pool amenities/equipment layout.*
9. *Minor changes to stair access from the pool level down to the pool amenities level and corresponding adjustment to corner of building*

Building Code & Bushfire Hazard Solutions P/L (BCBHS) prepared a Bushfire Assessment Report (Reference No. 160070 Dated 10th August 2015) 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 we are of the opinion that the recommendations within the previous Bushfire Assessment Report and the Development Consent remain valid.

We are therefore in support of the proposed section 4.55 modifications with no additional Bushfire Protection Measures.

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

Prepared by
Building Code & Bushfire Hazard Solutions

A handwritten signature in black ink, appearing to be 'DA' followed by a long horizontal stroke.

Duncan Armour
Bushfire Consultant