



Building Code & Bushfire Hazard Solutions

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Eaton Molina Architects
Email: jake@eatonmolina.com

22nd August 2024
Our Ref. 230316B

Attention: Jake Eaton

**RE: APPROVED DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING SWIMMING POOLS
LOT 28 DP 8075, 32 BOWER STREET, MANLY NSW 2095
PROVISION OF UPDATED BUSHFIRE ASSESSMENT REPORT**

Dear Jake,

We understand that you are compiling the submission documents for a section 4.55 application seeking modifications to the approved alterations and additions at 32 Bower Street, Manly under development consent DA2019/0916, dated 26 February 2020, and Mod2023/0211, dated 31 October 2023.

The proposed modifications are shown in the plans by Eaton Molina Architects, Project No. 0059, Amendment A, S4.55 Application, dated 22.07.2024.

Building Code & Bushfire Hazard Solutions P/L (BCBHS) prepared a Bushfire Assessment Report (ref: 160013, dated 12th 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 shown in the plans by Eaton Molina Architects, Project No. 0059, Amendment A, S4.55 Application, dated 22.07.2024 and the proposed modifications are within the existing pattern of development. The recommendations of the Bushfire Assessment Report should be updated to the following to meet the current *Planning for Bush Fire Protection 2019* references:

Asset Protection Zones

1. That all grounds within the subject property not built upon are to be maintained as an Asset Protection Zone (Inner Protection Area) as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' and Appendix 4 of *Planning for Bush Fire Protection 2019*.

Landscaping

2. That any new landscaping is to comply with Section 3.7 'Landscaping' under *Planning for Bush Fire Protection 2019*.

Emergency management

3. That the occupants of the subject dwelling complete a Bush Fire Survival Plan.

With the above updated recommendations, 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



Duncan Armour
Bushfire Consultant

Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions



Andrew Muirhead

Bushfire Consultant
Graduate Certificate in Bushfire Protection WSU
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