

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



Our Reference: 100B – 269 – 3
Your Reference: 60 Binburra Avenue Avalon Beach

11 February 2019

Dear Sir / Madam,

Subject: Bushfire Safety Provisions Compliance Certificate
Development Application
Lot 20 DP 22275 (60 Binburra Avenue Avalon Beach 2107)

Background

The abovementioned residential allotment was recently subject to a development application which was approved by the Northern Beaches Council (Development Consent DA 2019/0102). Bushfire provisions were covered within the relevant development consent conditions.

These were based on a full bushfire assessment as provided by Sydney Bushfire Consultants (Reference No. 100B – 269 Version 1 Dated 19/4/2018 and Reference No. 100B – 269 Version 2 Dated 20/9/2018) and associated/supported Bushfire Compliance Certificates.

The bushfire assessment documents originally included the construction of a secondary dwelling, within the development footprint. These were subsequently modified to remove the secondary dwelling component and some other works.

The site is now subject to a new development application, which includes the construction of a new secondary dwelling and other 'Alterations & Additions' to the approved development.

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 additions/changes to the approved design

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

- Fineline, Cromer (Project No. 15.015, Drawing Nos. DA01 – DA06, Issue C, Dated 10/01/19).
- Fineline, Cromer (Project No. 15.015, Drawing Nos. DA07 – DA08, Issue D, Dated 08/01/19).

A review of these drawings shows that the new development application relates only to works previously addressed/covered in referenced Bushfire Assessments (Version 1).

The development will remain within the areas noted within Version 1 of this report, 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 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
BPAD-Level 3 Certified Practitioner BPD-PA-18593

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BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 4.14 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203

PROPERTY ADDRESS:	60 Binburra Avenue Avalon Beach NSW 2107 Lot 20 DP 22275
DESCRIPTION OF PROPOSAL:	Construction of 'Alterations & Additions' to the existing residence, and a new attached secondary dwelling, within an existing single residential allotment.
PLAN REFERENCE: (relied upon in report preparation)	The extent and location of the proposed development is based on drawings by Fineline, Cromer (Project No. 15.015, Drawing Nos. DA01 – DA07, Issue B, Dated 04/04/18).
BAL RATING:	BAL 12.5 <small>(If the BAL rating is FZ the application is to be referred to NSW RFS for assessment.)</small>
DOES THE PROPOSAL RELY ON ALTERNATE SOLUTIONS:	YES NO <small>(Circle the relevant response)</small> <small>(If YES the application is to be referred to NSW RFS for assessment.)</small>

I Scott Jarvis of Sydney Bushfire Consultants
(Print Name) (Trading or Company Name)

have carried out a bushfire risk assessment on the above mentioned proposal and property. A detailed Bushfire Assessment Report is attached which includes the submission requirements set out in *Appendix 4 of Planning for Bushfire Protection 2006* together with recommendations as to how the relevant specifications and requirements are to be achieved.

REPORT REFERENCE:	100B – 269
REPORT DATE:	19 April 2018
CERTIFICATION No/ACCREDITED SCHEME:	FPAA / BPAD – Level 3 Certified Practitioner BPD-PA-18593

I hereby certify, in accordance with *4.14 of the Environmental Planning and Assessment Act 1979 No 203*:

1. That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment; and
2. That subject to the recommendations contained in the attached Bushfire Risk Assessment Report the proposed development conforms to the relevant specifications and requirements

I am aware that the Bushfire Assessment Report, prepared for the above mentioned site is to be submitted in support of a development application for this site and will be relied upon by Northern Beaches Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with *Planning for Bushfire Protection 2006*.



SIGNATURE:

DATE: 19 APRIL 2018

Note: this certificate must be completed and signed by a person recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment in accordance with 4.14 of the EP&A Act 1979 No 203.
