

**General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655**



Our Reference: 79BA – 1886 – 3
Your Reference: DA2021/0999

4 January 2023

Dear Sir / Madam,

Subject: Bushfire Safety Provisions Compliance Certificate
Modification to Development Application DA2021/0999
Lot 19 DP 221112 (28 Karina Crescent, Belrose NSW 2085)

Background

The abovementioned residential development was subject to a development application which was approved by the Northern Beaches Council (Development Application No. DA2021/0999, Dated 19 August 2021). 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. 79BA – 1886 – 2, Dated 12 May 2021).

The bushfire assessment documents originally included the construction of 'Alterations & Additions' to an existing residence.

The site is now subject to a modified development application, which includes minor modifications to the approved design, including the removal of the 'secondary dwelling', however these modified works will still be contained within the same approved building envelope.

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 proposed modifications to the approved works are detailed within the following plans / drawings:

- Morph Architects Pty Ltd, North Narrabeen (Project No. 16163.1, Drawing Nos. DA2.02 – DA2.13, Dated DEC 2023).

A review of these documents shows that the new application to modify the development consent relates only to locations/areas/footprints and works previously or suitably addressed/covered in referenced Bushfire Assessment document.

The development will remain within the areas noted within 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

Sydney Bushfire Consultants

ABN: 54 148 793 368
BPAD-level 3 Certified Business BPD-BAD-18593
Fire Protection Association Australia Member No.18593

PO Box 144
Randwick NSW 2031

Phone/Fax (02) 9369 5579
Mobile 0414 808 295
Email: scott@sydneybushfireconsultants.com.au
Website: www.sydneybushfireconsultants.com.au

