

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



Our Reference: 79BA – 2105 – 5
Your Reference: DA2021/1222 & MOD2022/0276

25 January 2023

Dear Sir / Madam,

Subject: Bushfire Safety Provisions Compliance Certificate
Further Modification to Development Application DA2021/1222
Lot 6 Section 56 DP 758044 (12 Bareena Drive, Balgowlah Heights NSW 2093)

Background

The abovementioned residential development was subject to a development application which was approved by the Northern Beaches Council (Development Consent DA2021/1222, Dated 22 December 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 – 2105, Dated 28 June 2021).

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

The site is now subject to a further modified development application, which includes minor modifications to the approved design, 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 very minor in nature (in relation to bushfire compliance) and include the following:

- Delete cavity brick wall on ground floor and substitute timber framed wall with FC cladding - Kitchen/Family/Dining

- Delete Window WW02
- Delete skylights from al fresco.
- Submit new BASIX Certificate which removes floor heating from ground floor slab, removes cavity brick walls and substitute timber framed walls, deletes Window WW02.

A review of these minor works shows that the new application to modify the development consent relates only to locations 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)
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