



Member of the Fire Protection Association of Australia

Monday, 14 April 2025

Purpose:

To provide advice to the Principal Certifying Authority regarding compliance with bushfire risk requirements.

Property Address:

80 Narrabeen Park Parade Warriewood.

Lot and DP Number:

Lot 19, DP23008.

Referenced Documents:

- Previous Bushfire Risk Assessment dated Tuesday, 26 September 2023
- Revised plans (attached)

Proposed Works:

alterations and additions to an existing dwelling including a new pool and deck.

The General Manager

Northern Beaches Council.

Dear Sir/Madam,

Re: Bushfire Assessment Review – 80 Narrabeen Park Parade Warriewood.

This letter is to provide an update on the bushfire risk assessment for the proposed alterations and additions to an existing dwelling including a new pool and deck to the existing dwelling at the address mentioned above. Revised plans have been submitted, prompting a review of the original Bushfire Risk Assessment completed on 26/09/2023.

The revised plans have been assessed against the recommendations and findings of the original report. No new variables introduced by the proposed changes are found to alter the compliance outcomes or recommendations of the previous assessment.

Based on this review, the revised proposal remains consistent with the previous bushfire protection requirements and does not compromise the outcomes of the original assessment.

If further clarification or additional information is required, please feel free to make contact.

Yours faithfully,



Matthew Willis

**Graduate Diploma in Planning for Bushfire Prone Areas
FPAA BPAD Level 3 (BPD-PA 09337)**

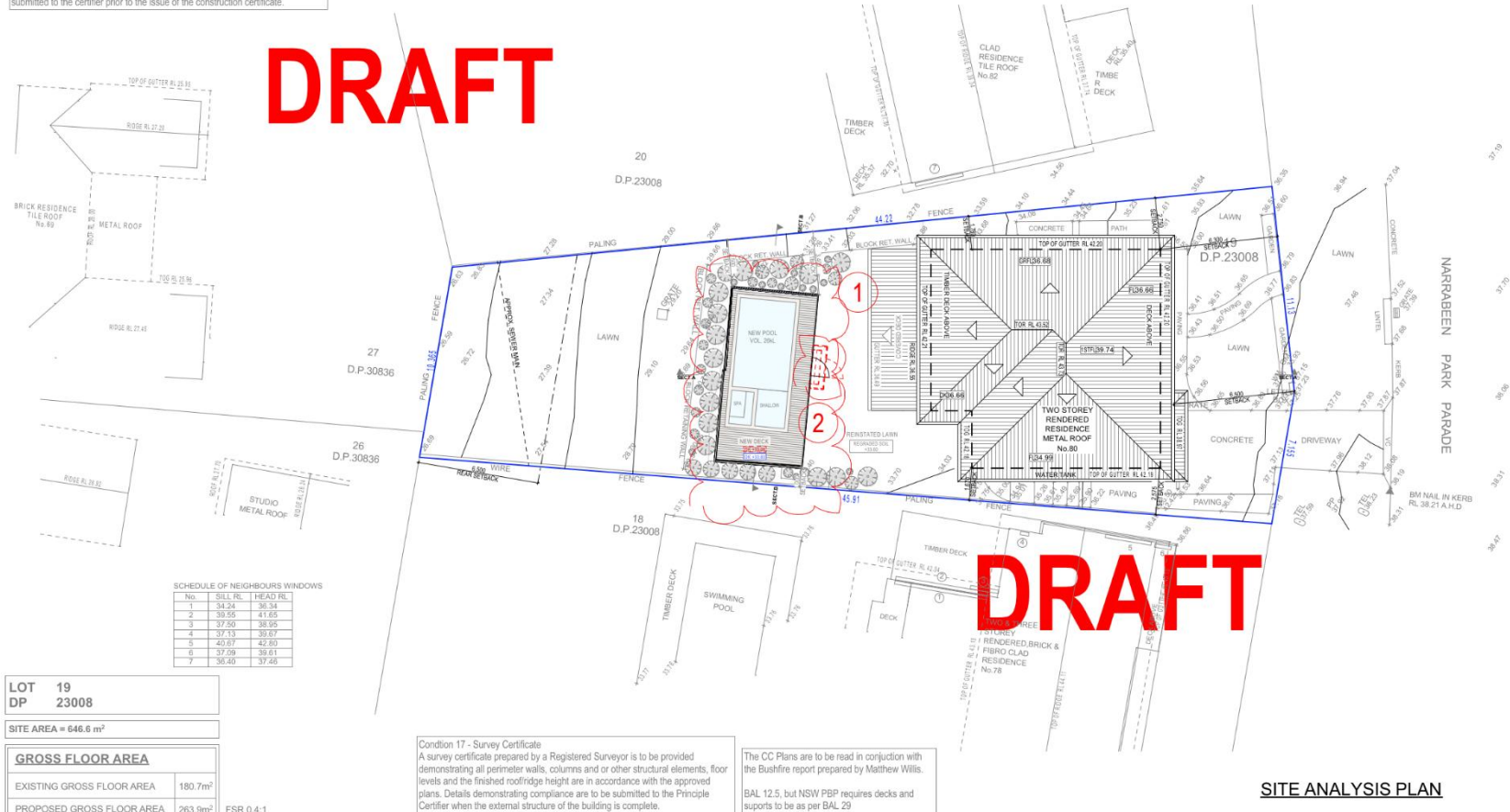
Condition 11 - External finishes to Roof
Basix require medium solar absorptance 0.475 - 0.70

The external finish to the roof shall have a solar absorptance (SA) greater than 0.43 in accordance with the requirements of the BASIX Certificate to minimise solar reflections to neighboring properties. Any roof with a reflective finish is not permitted.

Green roofs and areas where solar panels (PV) are installed are excluded from conforming to the SA range. Details demonstrating compliance are to be submitted to the certifier prior to the issue of the construction certificate.

S4.55 MODIFICATION CHANGES

1. POOL COPING & STRUCTURE RAISED
2. POOL ENTRY STAIRS REMOVED
3. PROPOSED WINDOW



SITE ANALYSIS PLAN

TRUE NORTH:



NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
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REV:	DATE:	DESCRIPTION:
B	01.05.24	ADDITIONAL INFO ISSUE
C	07.06.24	CC DRAWINGS
D	22.08.24	CC DRAWINGS UPDATED
E	27.08.24	DETAILS ADDED
F	28.11.24	CLIENT CHANGES
G	02.12.24	CONSTRUCTION CERTIFICATE
H	24.03.25	S4.55 MODIFICATION

PROPOSED ALTERATIONS AND ADDITIONS
80 NARRABEEN PARK PARADE, WARRIEWOOD 2102
CLIENT:
JON + FIONA BROCK
DRAWING TITLE:
SITE PLAN

DATE:	DRAWN BY:	SCALE:
MAR/25	PP	1:200 @ A3
JOB No:	CHECKED BY:	DRAWING No:
1144/23	JJ	S1

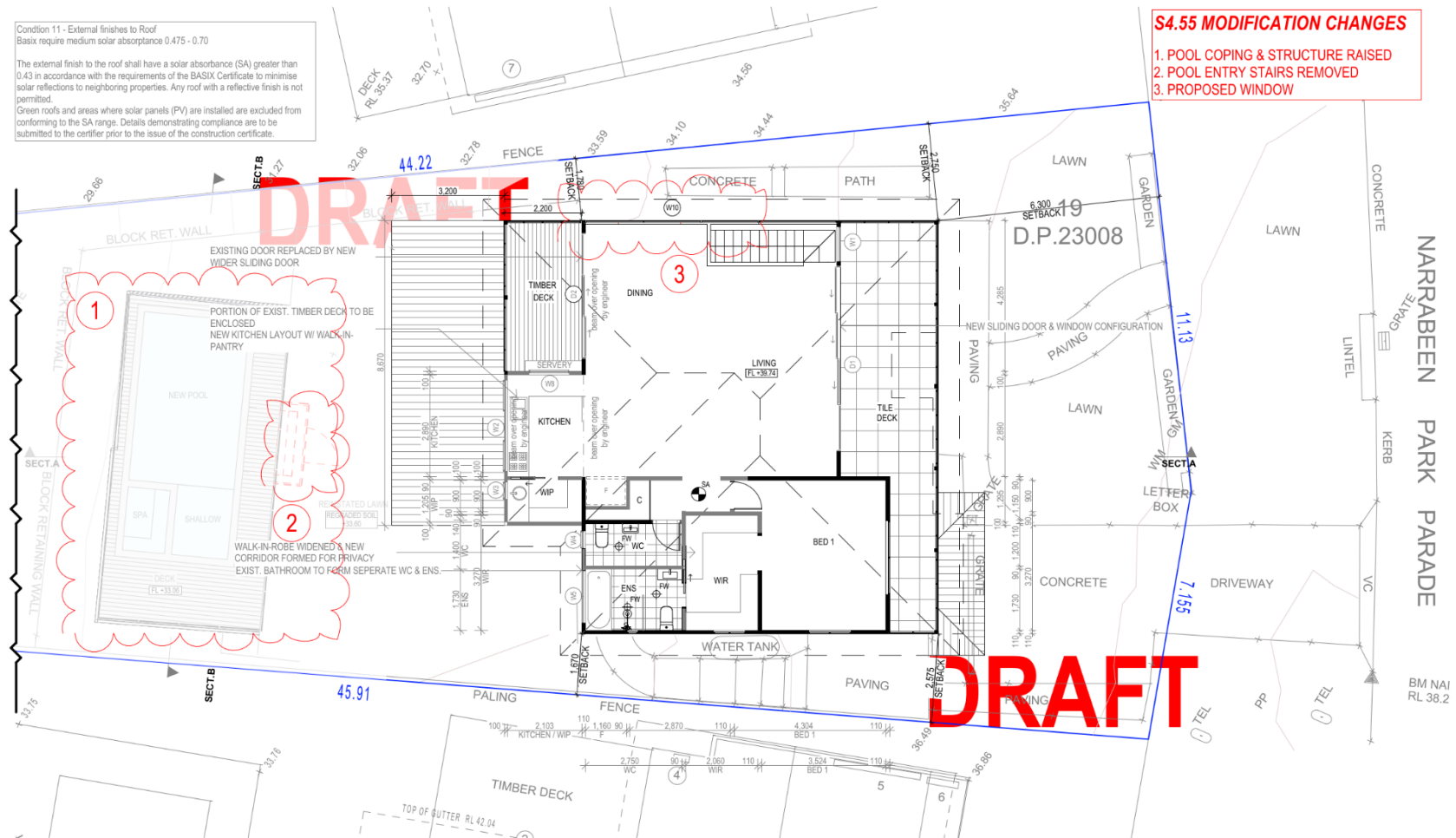
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S4.55 MODIFICATION CHANGES

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2. POOL ENTRY STAIRS REMOVED
3. PROPOSED WINDOW



PROPOSED FIRST FLOOR PLAN

NOTES

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

GFA - FIRST FLOOR

EXISTING FIRST FLOOR AREA	83.8m ²
PROPOSED FIRST FLOOR AREA	93m ²

KEY:

SA	HARD WIRED SMOKE ALARM
PW	FLOOR WASTE

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS
80 NARRABEEN PARK PARADE, WARRIEWOOD 2102
CLIENT:
JON + FIONA BROCK
DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

DATE:	DRAWN BY:	SCALE:
MAR/25	PP	1:100 @ A3
JOB No:	CHECKED BY:	DRAWING No:
1144/23	JJ	S2

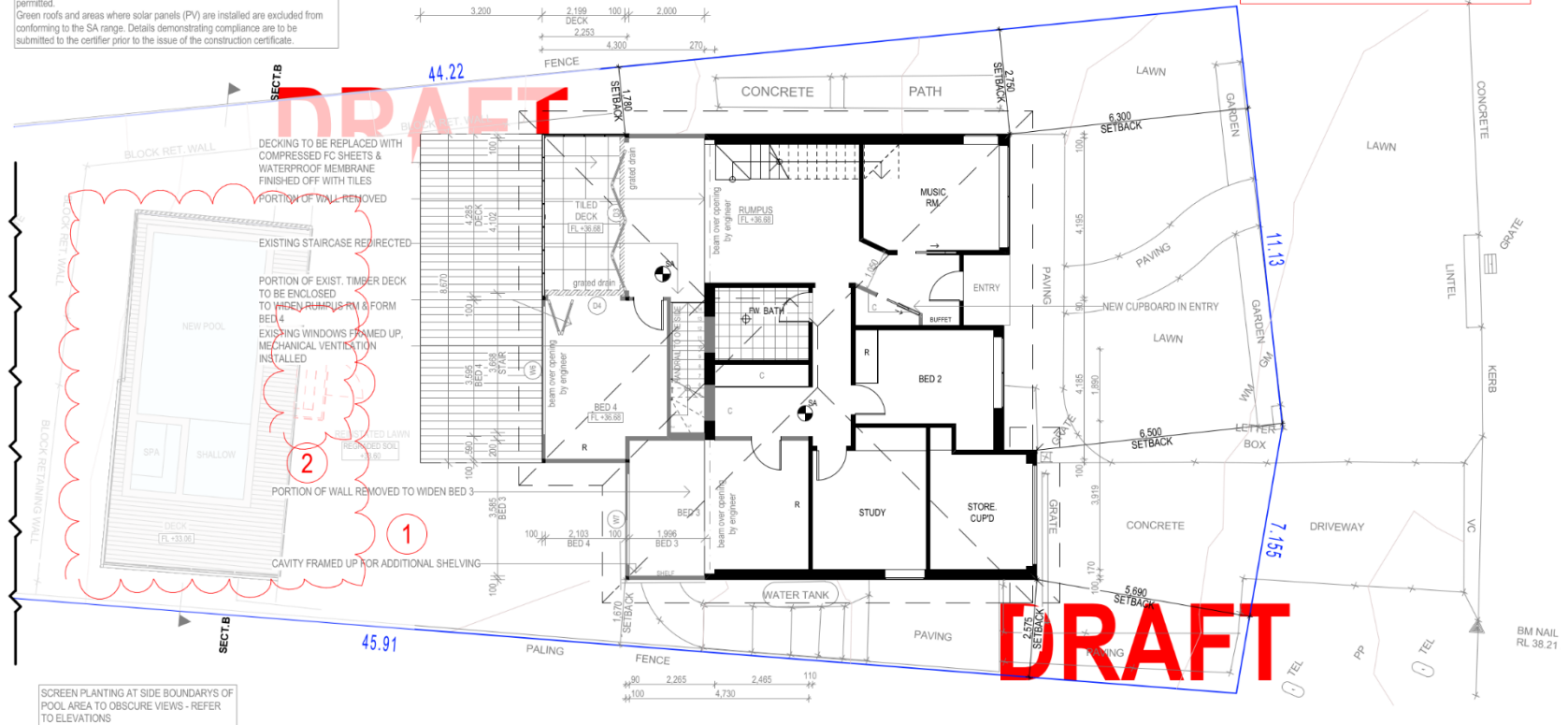
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S4.55 MODIFICATION CHANGES

1. POOL COPING & STRUCTURE RAISED
2. POOL ENTRY STAIRS REMOVED
3. PROPOSED WINDOW



PROPOSED GROUND FLOOR PLAN

NOTES

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

GFA - GROUND FLOOR

EXISTING GROUND FLOOR AREA	83.6m ²
PROPOSED GROUND FLOOR AREA	118.6m ²

KEY:

SA	HARD WIRED SMOKE ALARM
FW	FLOOR WASTE

TRUE NORTH:



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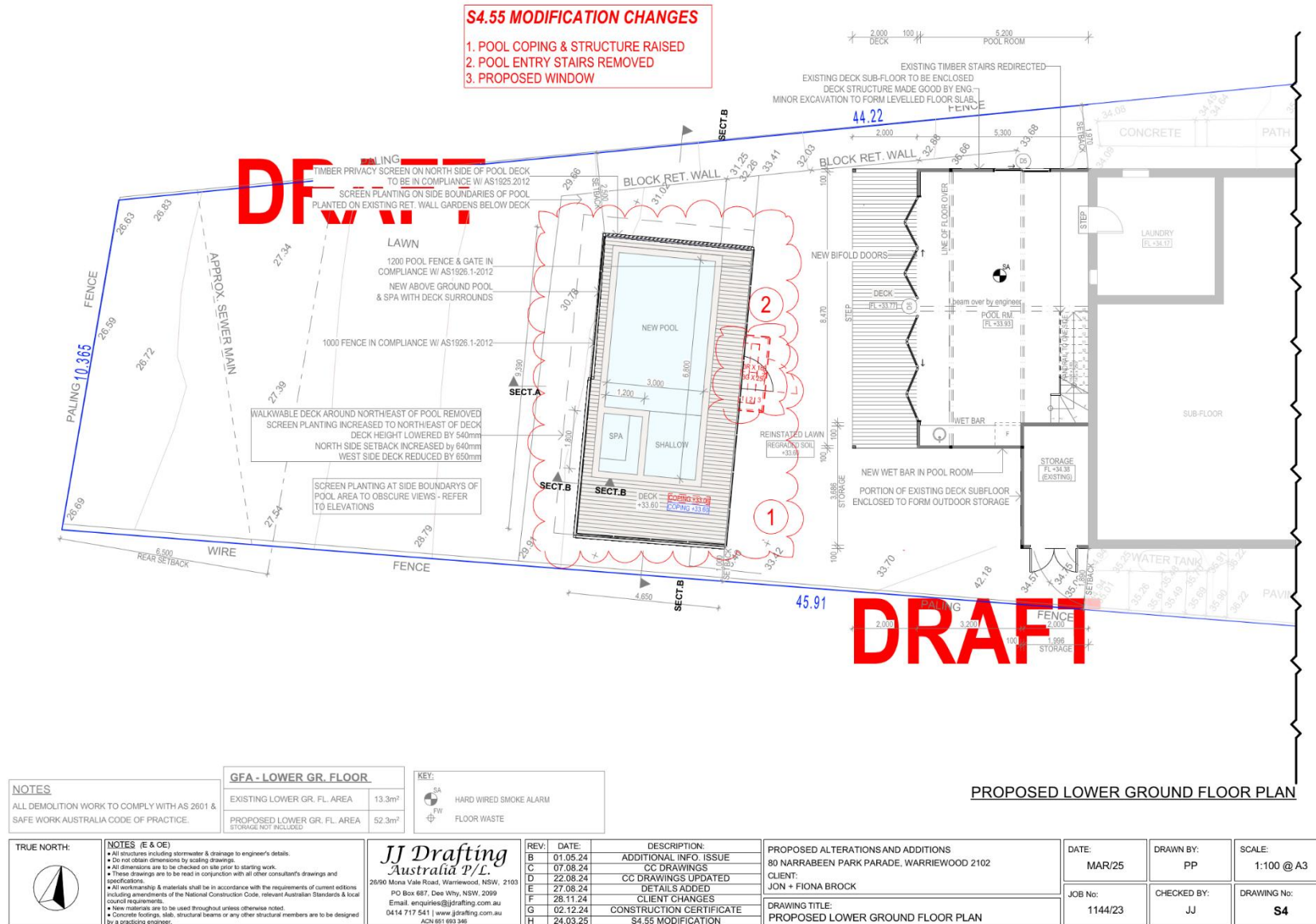
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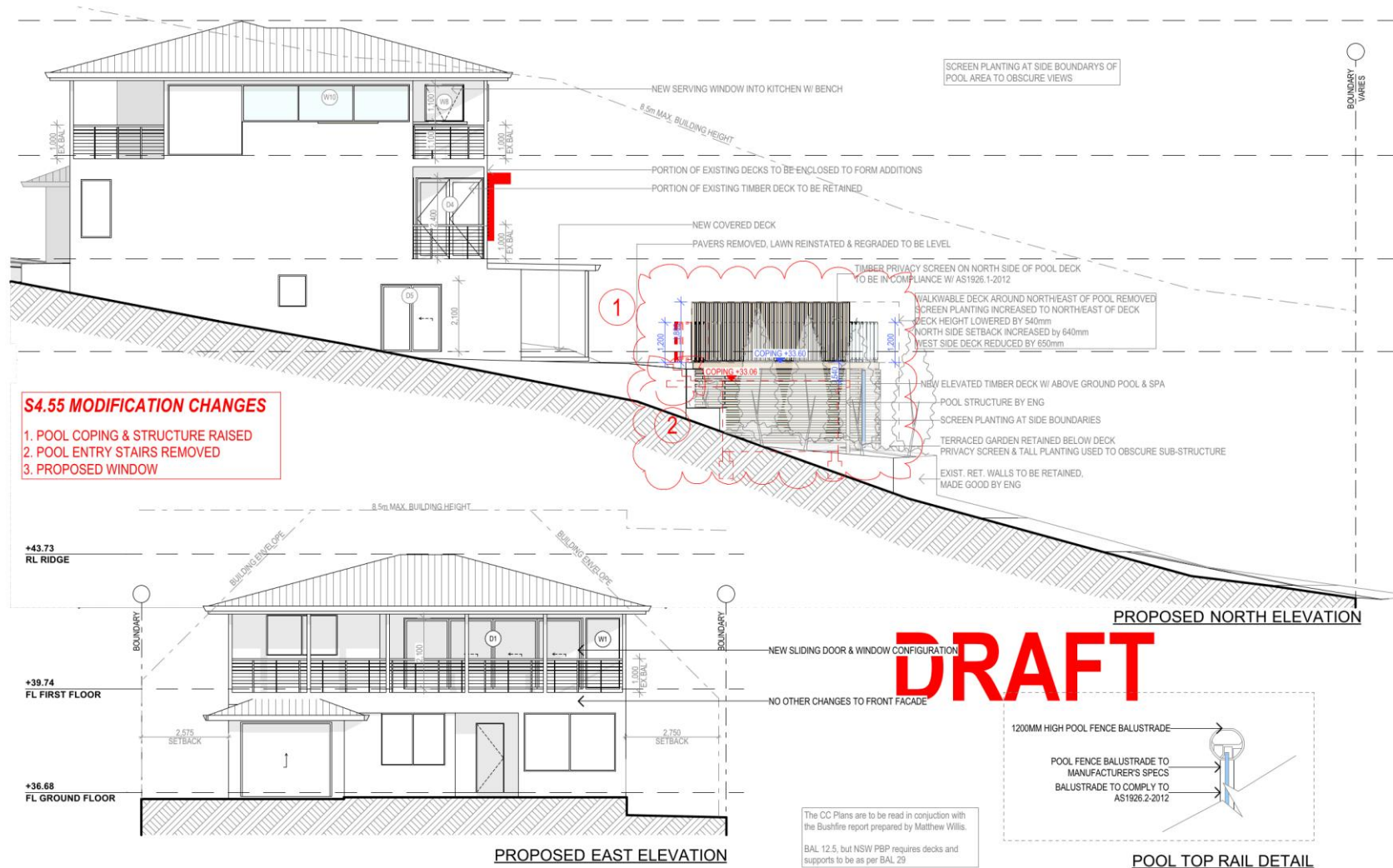
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DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

DATE:
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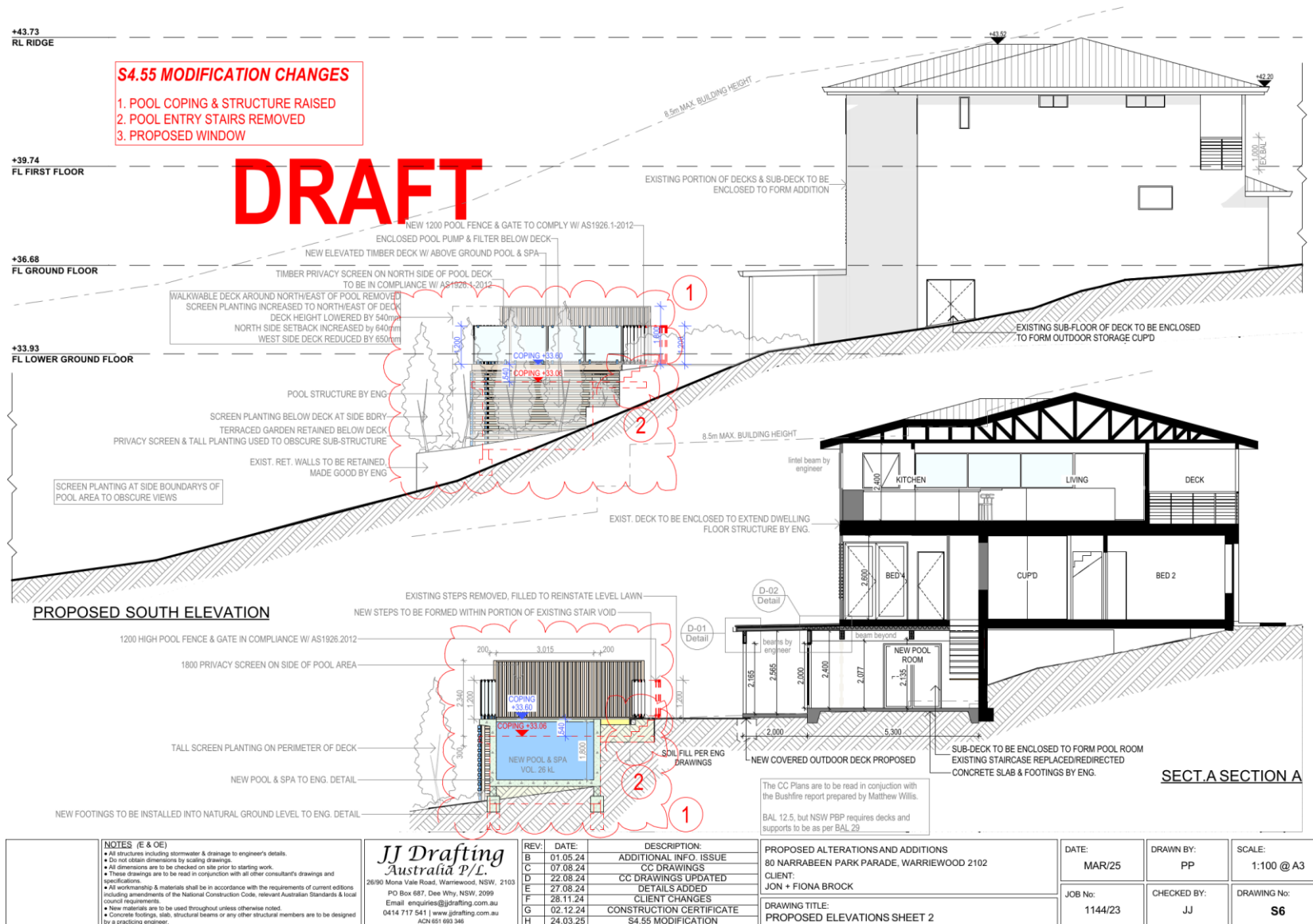
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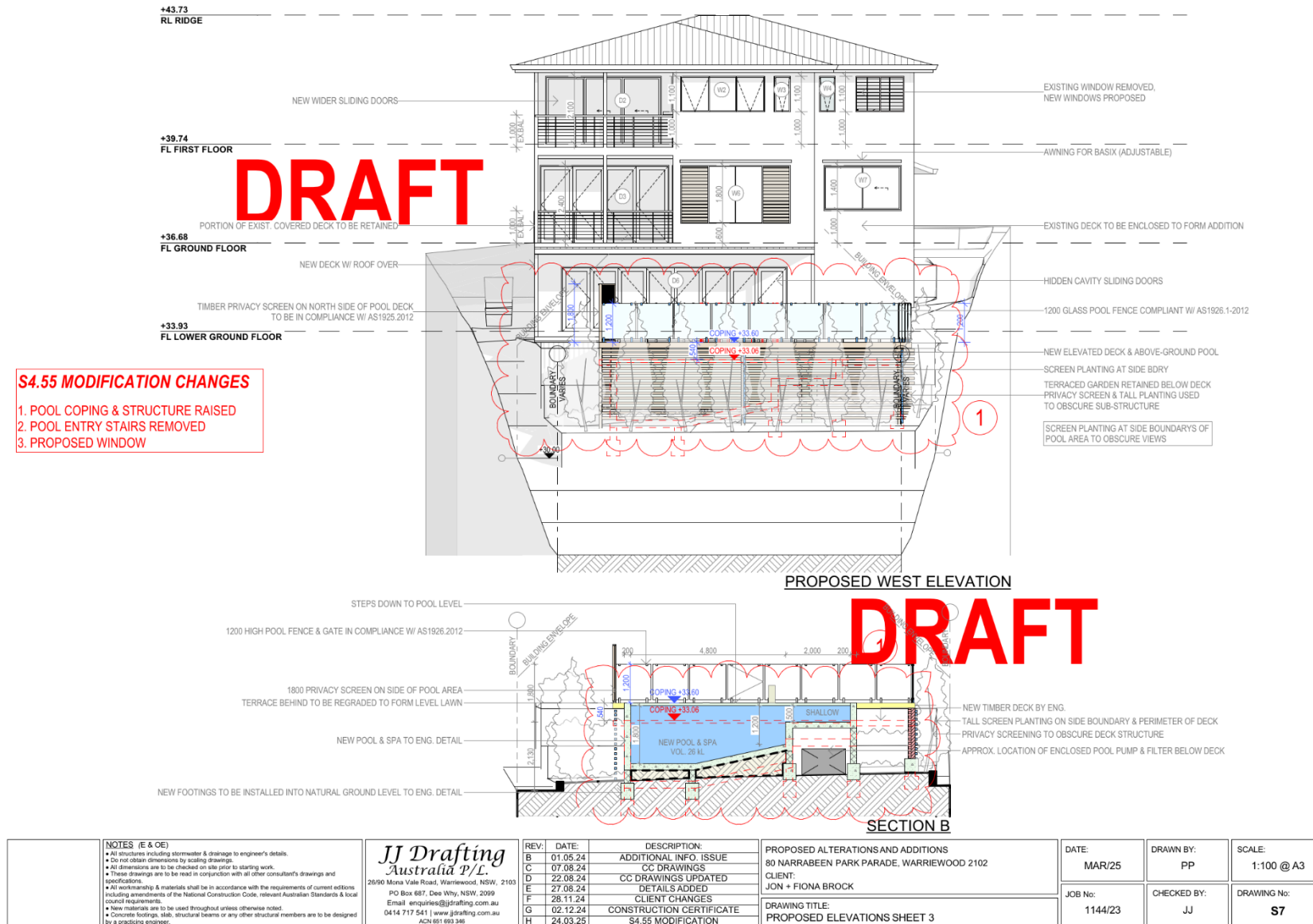
SCALE:
1:100 @ A3
DRAWING No:
S3





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		C	07.08.24	CC DRAWINGS		JOB No: 1144/23	CHECKED BY: JJ	DRAWING No: S5
		D	22.08.24	CC DRAWINGS UPDATED				
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NOTES**DESIGNATED SITE MANAGER/BUILDER**

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REMOVED BY CUTTING, SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FROM EROSION ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREES, SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY EROSION STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL. IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

SEDIMENT FENCES

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

DUST CONTROL

ALL TRUCKS/VESICLES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION WHERE DUST IS CREATED AS A RESULT OF WORKS AND/OR SOIL EXPOSURE. THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

SEDIMENT TRAPS

WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

DIVERSION CHANNELS

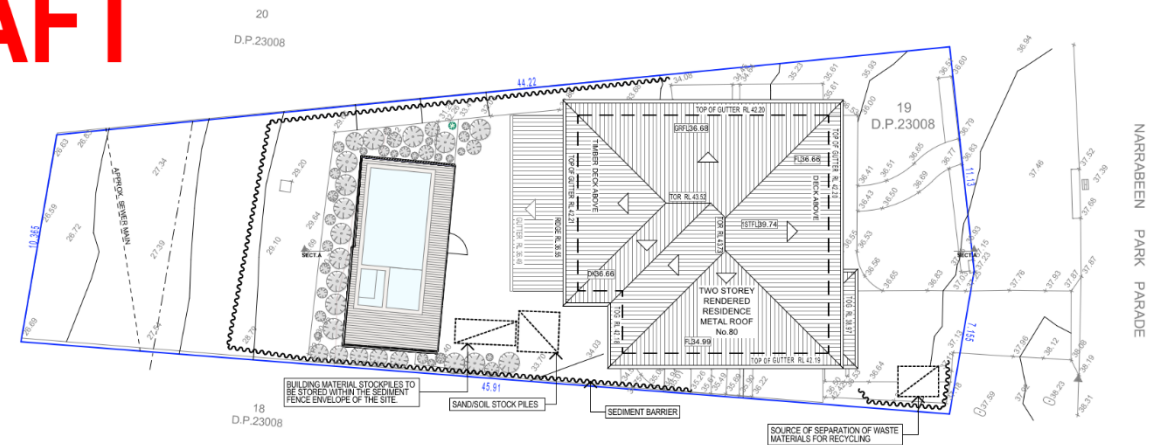
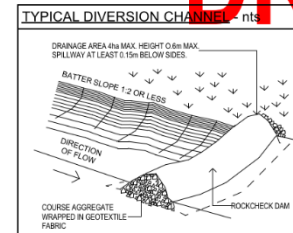
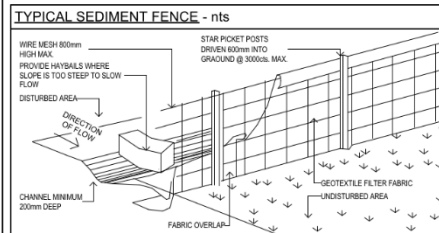
A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

VEHICLE MOVEMENTS

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.

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**EROSION & SEDIMENT CONTROL PLAN**

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H	24.03.25	\$4.55 MODIFICATION

PROPOSED ALTERATIONS AND ADDITIONS
80 NARRABEEN PARK PARADE, WARRIEWOOD 2102
CLIENT:
JON + FIONA BROCK
DRAWING TITLE:
EROSION & SEDIMENT CONTROL / WASTE
MANAGEMENT PLAN

DATE: MAR/25	DRAWN BY: PP	SCALE: 1:200 @ A3
JOB No: 1144/23	CHECKED BY: JJ	DRAWING No: S8

DRAFT



NO CHANGES

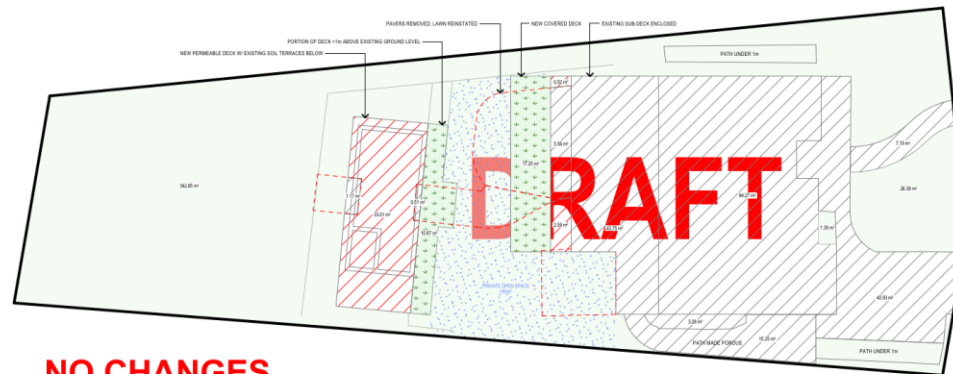
EXISTING LANDSCAPED AREA PLAN

CALCULATIONS			
SITE AREA			646.5m ²
LANDSCAPE CONTROL		60%	387.9m ²
RECREATIONAL AREA		6%	38.79m ²
EXISTING LANDSCAPED AREA		60.7%	392.79m ²
TOTAL NEW LANDSCAPED AREA		61.6%	398.54m ²
EXISTING HARD SURFACE AREA			253.78m ²
HARD SURFACE AREA TO BE RETAINED			211.91m ²
NEW HARD SURFACE AREA			36.12m ²
TOTAL HARD SURFACE AREA		38.4%	248.03m ²

COMPLIES

PRIVATE OPEN SPACE CONTROL		TOTAL POS 80m ²	W/ PRINCIPAL OPEN SPACE 16m ²
PRIVATE OPEN SPACE AVAILABLE		>80m ²	>16m ²

COMPLIES



NO CHANGES

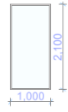




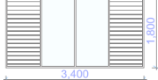


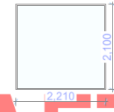
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					JOB No: 1144/23	CHECKED BY: JJ	DRAWING No: S9

DOOR SCHEDULE

LABEL ID	D1	D2	D3	D4	D5	D6
ORIENTATION	EAST	WEST	WEST	NORTH	NORTH	WEST
ELEVATION						
AREA FOR BASIX	11.13	7.56	9.60	4.80	3.60	14.00
LOCATION	LIVING ROOM	DINING	EXTENSION ONTO BALCONY	BEDROOM	POOL ROOM	POOL ROOM
TYPE	SLIDING DOOR	SLIDING DOOR	BIFOLDING DOOR	BIFOLDING DOOR	SLIDING DOOR	BIFOLDING DOOR

WINDOW SCHEDULE

LABEL ID	W1	W2	W3	W4	W5	W6	W7	W8	W09	W10
ORIENTATION	EAST	WEST	WEST	WEST	WEST	WEST	WEST	NORTH	NORTH	NORTH
ELEVATION										
AREA FOR BASIX	2.10	2.86	0.55	0.55	1.65	6.12	3.36	2.27	4.64	5.42
LOCATION	STAIRWELL	KITCHEN	WIP	WC	ENS	BEDROOM	BEDROOM	KITCHEN	LIVING	DINING
TYPE	FIXED	TOP HUNG + FIXED	TOP HUNG	TOP HUNG	LOUVRED WINDOWS	LOUVRED + FIXED	SLIDING	TOP HUNG	FIXED	FIXED
NOTES								GAS ASSISTED		

NOTES

FRAME OPENING DIMENSIONS FOR WINDOWS & DOORS TO BE CONFIRMED ON SITE PRIOR TO ORDERING.

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1144/23	JJ	S10