



Reference number 3445

Member of the Fire Protection Association of Australia

## Lot 37, DP 226052, 22 Alkira Circuit, Narraweena, NSW 2099.

Wednesday, 30 June 2021

Prepared and certified by:	Matthew Willis <i>BPAD – Level 3          Certified Practitioner</i> Certification No: BPD-PA 09337		30/06/2021
Can this proposal comply with AS3959-2018 (inc section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019)?	Yes		
What is the recommended AS 3959-2018 level of compliance?	BAL-29 and BAL-19		
Is referral to the RFS required?	<i>At the discretion of Council. Subjective opinion has been used in the vegetation/hazard extent estimation.</i>		
Can this development comply with the requirements of PBP?	Yes		
Plans by "Action Plans" (Appendix 1) dated.	1/6/2021		

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# Bushfire Risk Assessment

*Wednesday, 30 June 2021*

### **Contact**

*Ryan Alper*

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*Manly NSW 2095*

*0426 957 518*

### **Subject Property**

*Lot 37, DP 226052*

*22 Alkira Circuit*

*Narraweena NSW 2099*

## BUSHFIRE RISK ASSESSMENT CERTIFICATE

**THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 79BA 1(b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203**

Property Address	Lot 37, DP 226052, number 22 Alkira Circuit Narraweena
Description of the Proposal	Alterations and additions to an existing dwelling
Plan Reference	1/6/2021
BAL Rating	BAL-29 and BAL-19
Does the Proposal Rely on Alternate Solutions?	<b>No</b>

I, **Matthew Willis of Bushfire Planning Services Pty Ltd** 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 Planning for Bushfire Protection 2019 together with recommendations as to how the relevant Specifications and requirements are to be achieved.

I hereby advise, in accordance with Section 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\*

\*The relevant specifications and requirements being specifications and requirements of the document entitled Planning for Bush Fire Protection prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and any other document as prescribed by Section 4.14 of the Environmental Planning and Assessment Act 1979 No 203.

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 2019.

<b>REPORT REFERENCE</b>	<i>Wednesday, 30 June 2021</i>
<b>REPORT DATE</b>	<i>Wednesday, 30 June 2021</i>
<b>CERTIFICATION NO/ACCREDITED SCHEME</b>	<i>FPA A BPAD A BPD-PA 09337</i>

**Attachments:**

- Bushfire Risk Assessment Report
- Recommendations

**SIGNATURE:** ---  ----- **DATE:** ----- *Wednesday, 30 June 2021*

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# 1 Executive Summary.

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Bushfire Planning Services has been requested to supply a bushfire compliance report on lot 37, DP 226052, 22 Alkira Circuit, Narraweena.

The works proposed for the subject lot are for the alterations and additions to an existing dwelling, see attached plans for details.

The vegetation to the rear of the subject lot is not mapped as a bushfire hazard, the 100m buffer of the hazard further to the north-west only touches the north-western corner of the lot and does not extend to the building site. Notwithstanding this the unmapped vegetation extends towards the hazard and has the potential to carry a fire from the mapped hazard towards the subject lot.

The vegetation to the rear is considered to be a riparian remnant and Rainforest setback requirements have been applied to this assessment.

The subject lot is on the northern side of Alkira Circuit and at its closest point to the hazard the proposed new work has a separation distance to the north-west of approximately 11.5m.

The vegetation that is considered to be the hazard to this proposal is situated on land that slopes up slope away from the property at an angle of approximately 7.64°.

For the purposes of this assessment this vegetation is considered to be remnant (rainforest equivalent).

The remaining vegetation within the study area is contained within the boundaries of established allotments and is managed land and of low threat to this proposal.

The calculations and assumptions outlined in this report show that the development will be required to comply with the construction requirements of AS 3959-2018 BAL-29 on its exposed northern, western and eastern aspects, and BAL-19 on the southern aspects and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

The following table is a summary of the pertinent findings of this assessment.

Aspect	North	East	South	West
<b>Vegetation type</b>	Managed land/remnant	Managed land	Managed land	Managed land
<b>Slope</b>	All Upslope and Flat Land	N/A	N/A	N/A
<b>Setback within lot 37</b>	11.5m	N/A	N/A	N/A
<b>Setback outside lot 37</b>	0m	N/A	N/A	N/A
<b>Total setback</b>	11.5m	N/A	N/A	N/A

Aspect	North	East	South	West
Bal level	BAL-29	N/A	N/A	N/A

*Note: The above table is a summary of the significant variables used to determine the highest BAL for this proposal. THIS TABLE IS NOT INTENDED FOR CONSTRUCTION! Only the highest BAL level is shown, aspects marked as N/A will still have a BAL. Refer to section 11 for construction requirements for these other aspects.*

## 2 General.

This proposal relates to the alterations and additions to an existing dwelling on the subject lot and its ability to comply with the rules and regulations for building in a bushfire prone area.

The methodology used on this report is based on Planning for Bushfire Protection 2019 (PBP) as published by the New South Wales Rural Fire Service.

Any wording that appears in *blue italics* is quotes from Planning for Bushfire Protection 2019. Some of the measurements used in this report have been taken from aerial photographs and as such are approximate only.

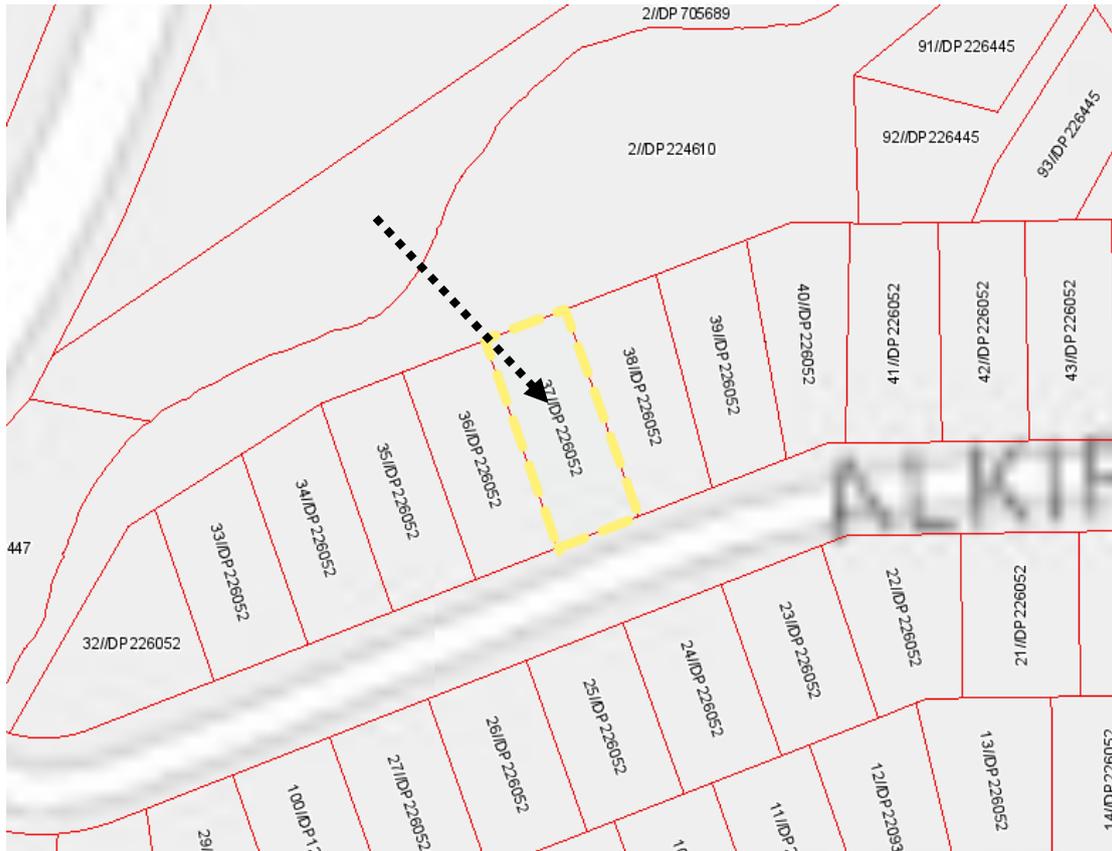
## 3 Block Description.

The subject block is situated on the northern side of Alkira Circuit in an established area of Narraweena.

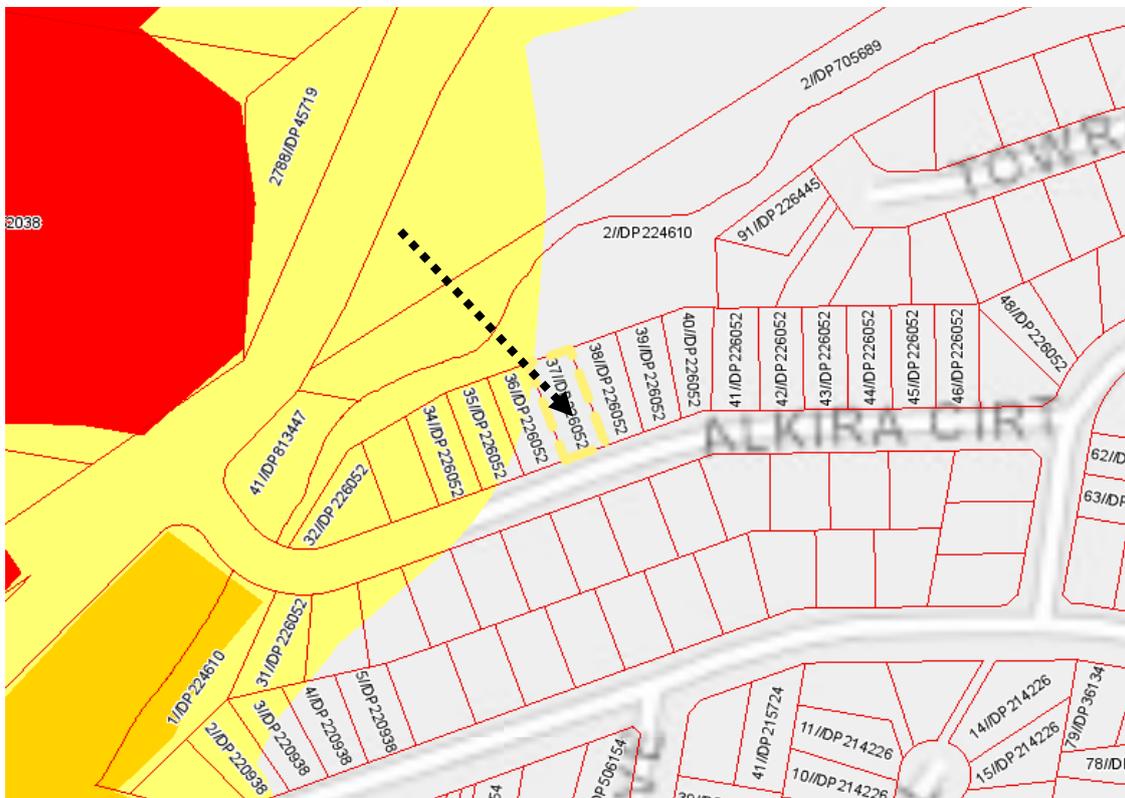
The lot currently contains a multi-level class 1 dwelling.

The lands surrounding the proposed site on the subject lot to a distance of at least 11.5m contain existing development or land that is otherwise not considered to be a significant bushfire hazard.

- Lot; 37
- DP; 226052.
- LGA; Northern Beaches.
- Area; 557.3m<sup>2</sup>.
- Address; 22 Alkira Circuit, Narraweena.



Map 1 shows the cadastral layout around the subject lot.



Map 2 is an extract from the councils' bushfire prone land map. The map shows lot 37 to be within the buffer zone of category 1 bushfire vegetation.

## 4 Vegetation.

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The study area for the vegetation is 140m surrounding the subject block.

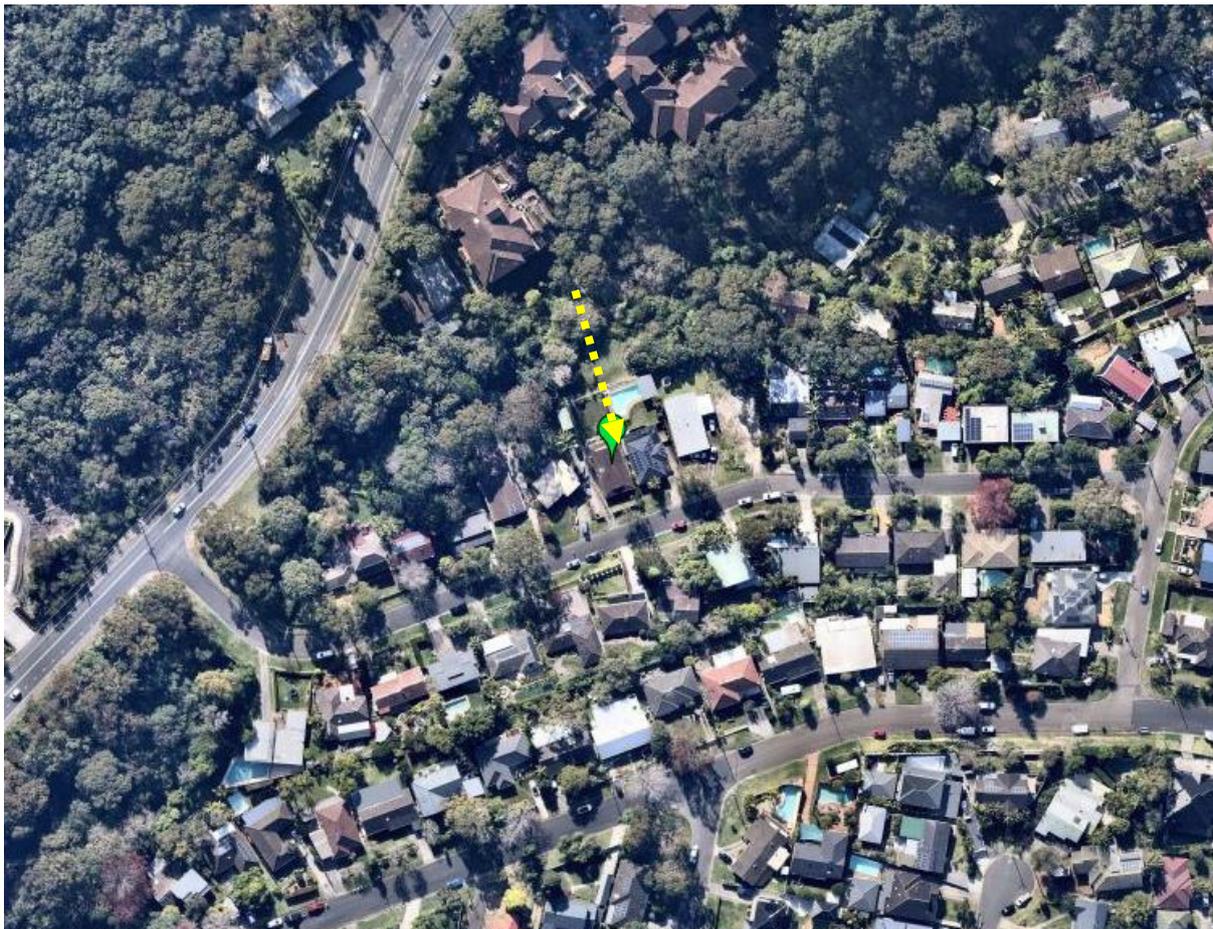
The vegetation within the study area for this development is considered to be largely managed land.

The major potential hazard to this development is the vegetation within an area of undeveloped land to the north-west, this area is at a distance of greater than 100m from the development area.

There is an area of vegetation directly adjacent to the rear boundary of the subject lot that isn't considered a significant hazard and is not mapped as a hazard.

Due to the unmapped vegetation being between the mapped hazard and the subject lot it is considered prudent that some consideration is given to the nearby vegetation.

For the purpose of this assessment and compliance with Planning for Bushfire Protection this area of undeveloped land is considered to be remnant (rainforest equivalent) and is the hazard to this proposal.



*Photo 1 - An overview of the vegetation within the general area.*



*Photo 2 is a closer view of the vegetation in the area.*

Table 1 outlines the vegetation orientation and distance from the development area.

Aspect	North	East	South	West
<b>Vegetation type</b>	Managed land/remnant	Managed land	Managed land	Managed land
<b>Setback within lot 37</b>	11.5m	N/A	N/A	N/A
<b>Off-site setback</b>	0m	N/A	N/A	N/A
<b>Total setback</b>	11.5m	N/A	N/A	N/A

*Table 1 - Any aspect marked with "N/A" in the table above indicates that it is considered there is none or only a secondary hazard in that direction.*

*This area has been left intentionally blank.*

## 5 Known constraints on subject block.

I have not been informed or know of any places of cultural or environmental significance within the boundaries of the subject block.

Given the nature of the surrounding land it is considered highly unlikely that anything of significance will be affected by this development.

## 6 Slope.

The slope of the land beneath the hazard that is most likely to influence bushfire behaviour has been calculated by topographical map analysis to a distance of 100m from the subject lot.

An extract of the topographical map for the area is shown below and the relevant slope analysis is shown in Table 2.



Table 2 shows the slope beneath the hazard.

Aspect	North (west)	East	South	West
Slope	All Upslope and Flat Land	N/A	N/A	N/A

*Table 2 - Any aspect marked with "N/A" in the table above indicates that it is considered there is no hazard in that direction.*

## 7 Utilities.

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### 7.1 Water.

The subject block will be serviced by a reticulated water supply.

The following map is an extract from Sydney waters hydrant map. Hydrants are indicated by a blue dot on a blue line. As can be seen there is at least one hydrant point indicated within close proximity of the property.



### 7.2 Electricity

Main's electricity is available to the block.

### 7.3 Gas

It is unknown if either bottled or mains gas is to be altered or installed in this proposal.

## 8 Access/Egress.

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Access to the development site will be via a short private driveway from Alkira Circuit.

All roads in the vicinity are considered to be capable of carrying emergency services vehicles and pedestrian access onto the lot is also considered to be adequate.

## Analysis of development and recommendation.

### 9 Compliance with Planning for Bushfire Protection setbacks.

Based on the development design, vegetation classification, effective slope estimates and setback distance already outlined in this report the subject development will be required to comply with the deemed to satisfy construction requirements of AS 3959-2018 BAL-29 and the RFS requirements on all fire prone aspects.

The following table is an extract from table A1.12.5 of Planning for Bushfire Protection 2019. This table is used to calculate the BAL for a proposal in an area with an FDI of 100.

The variables that have already been outlined in this assessment are highlighted in red with the highest BAL highlighted in yellow.

	Keith Vegetation Formation	BUSHFIRE ATTACK LEVEL (BAL)				
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
<b>ALL UPSLOPE AND FLAT LAND</b>	Arid-Shrublands (acacia and chenopod)	< 5	5 -< 6	6 -< 9	9 -< 14	14 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 18	18 -< 24	24 -< 33	33 -< 45	45 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 7	7 -< 10	10 -< 14	14 -< 21	21 -< 100
	Freshwater Wetlands	< 4	4 -< 5	5 -< 7	7 -< 11	11 -< 100
	Grassland	< 8	8 -< 10	10 -< 15	15 -< 22	22 -< 50
	Grassy and Semi-Arid Woodland (including Mallee)	< 9	9 -< 12	12 -< 18	18 -< 26	26 -< 100
	Rainforest	< 8	8 -< 11	11 -< 16	16 -< 23	23 -< 100
	Short Heath	< 7	7 -< 9	9 -< 14	14 -< 20	20 -< 100
	Tall Heath	< 12	12 -< 16	16 -< 23	23 -< 32	32 -< 100

For the purpose of this assessment the north-western aspect has been chosen as the most potentially hazardous aspect due to the effective slope, potential run of fire and the prevailing fire weather of the area.

### 10 Siting.

The current site provides adequate separation between the proposed building and surrounding vegetation for a compliant structure to be built.

#### Recommendation;

Nil.

## 11 Construction and design.

All new work is to be undertaken in accordance with the relevant requirements of the NCC and AS3959 2018. The following recommendations are a minimum level of construction. Constructing the proposal to a higher level than that recommended is allowable under AS3959.

**Recommendation; all new work to the northern, western and eastern aspects.**

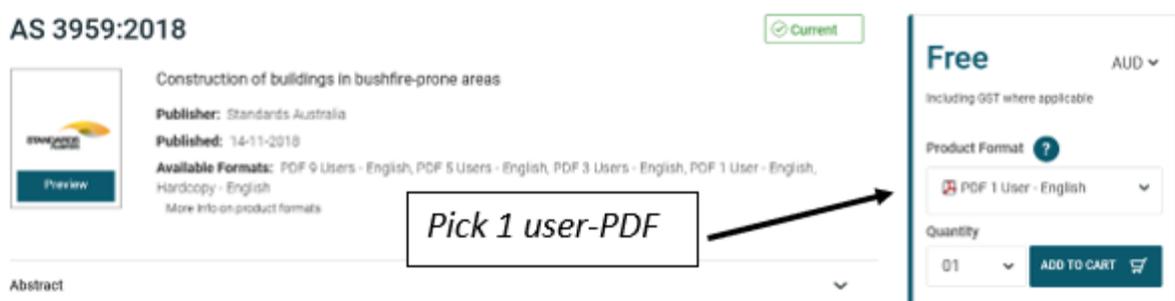
1. New construction on the northern, western and eastern aspects shall comply with the requirements of section 3 of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and,
2. New construction on the northern, western and eastern aspects shall also comply with the requirements of BAL-29 Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" or NASH Standard "National Standard Steel Framed Construction in Bushfire Areas" and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

**Recommendation; all new work to the southern aspect.**

3. New construction on the southern aspects shall comply with the requirements of section 3 of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and,
4. New construction on the southern aspects shall also comply with the requirements of and BAL-19 Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" or NASH Standard "National Standard Steel Framed Construction in Bushfire Areas" and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.
5. New roofing valleys and guttering should be fitted with a non-combustible leaf protection to stop the accumulation of debris.

*AS-3959 2018 is now available as PDF for free from;*

[https://infostore.saiglobal.com/en-au/standards/as-3959-2018-122340\\_saig\\_as\\_as\\_2685241/](https://infostore.saiglobal.com/en-au/standards/as-3959-2018-122340_saig_as_as_2685241/)



**AS 3959:2018** Current

Construction of buildings in bushfire-prone areas

**Publisher:** Standards Australia  
**Published:** 14-11-2018  
**Available Formats:** PDF 9 Users - English, PDF 5 Users - English, PDF 3 Users - English, PDF 1 User - English, Hardcopy - English  
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## 12 Utilities.

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### 12.1 Water.

The proposed development will have access to a reticulated water supply. There is at least one hydrant indicated within the required distance from the dwelling.

**Recommendation;**

Nil.

### 12.2 Electricity and Gas.

**Recommendation;**

6. Any new electricity or gas connections are to comply with the requirements of table 7.4a of Planning for Bushfire Protection.

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## 13 Asset Protection Zone (APZ).

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The Asset Protection Zone is *“An area surrounding a development managed to reduce the bushfire hazard to an acceptable level. The width of an APZ will vary with slope, vegetation and construction level”*.

**Recommendation;**

7. At the commencement of building works and in perpetuity the entire property shall be managed as an Asset Protection Zone in accordance with the requirements of Planning for Bushfire Protection, the RFS document Standards for Asset Protection Zones and in a manner that does not create a bushfire hazard to the property.

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## 14 Landscaping.

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**Recommendation;**

8. Any new fencing is to be constructed in accordance with section 7.6 of Planning for Bushfire Protection 2019.
9. Any new landscaping to the site is to comply with the principles of Appendix 4 and section 3.7 of Planning for Bush Fire Protection 2019. In this regard the following landscaping principles are, where applicable, to be incorporated into the development<sup>1</sup>:
  - Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;

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<sup>1</sup>Refer to referenced documents for a complete description.

- Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
- Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;
- Maximum tree cover should be less than 30%, and maximum shrub cover less than 20%;
- Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);
- When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture way from the building; and
- Use of low flammability vegetation species.

## **15 Constraints on the subject block.**

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None known.

**Recommendation;**

Nil

## **16 Access/Egress.**

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All roads in the area are considered to be capable of handling emergency service vehicles. Access from the roadway onto the property is also considered to be adequate for firefighting purposes.

**Recommendation**

Nil

## **17 Compliance or non compliance with the specifications and requirements for bushfire protection measures.**

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<p><b>APZ</b></p> <p>A defensible space is provided onsite.</p> <p>An APZ is provided and maintained for the life of the development.</p>	<p>Achievable with the implementation of the recommendations in section 13</p>
<p><b>SITING AND DESIGN:</b></p> <p>Buildings are sited and designed to minimise the risk of bush fire attack.</p>	<p>Achievable with the implementation of the recommendations in section 10</p>
<p><b>CONSTRUCTION STANDARDS:</b></p> <p>It is demonstrated that the proposed building can withstand bush fire attack in the form of wind, smoke, embers, radiant heat and flame contact.</p>	<p>Achievable with the implementation of the recommendations in section 11</p>
<p><b>ACCESS</b></p> <p>Safe, operational access is provided (and maintained) for emergency services personnel in suppressing a bush fire while residents are seeking to relocate, in advance of a bush fire, (satisfying the intent and performance criteria for access roads in sections 4.1.3 and 4.2.7).</p>	<p>Achievable with the implementation of the recommendations in section 16</p>
<p><b>WATER AND UTILITY SERVICES:</b></p> <ul style="list-style-type: none"> <li>• adequate water and electricity services are provided for firefighting operations</li> <li>• Gas and electricity services are located so as not to contribute to the risk of fire to a building.</li> </ul>	<p>Achievable with the implementation of the recommendations in section 12</p>
<p><b>LANDSCAPING:</b></p> <ul style="list-style-type: none"> <li>• it is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause Ignitions.</li> </ul>	<p>Achievable with the implementation of the recommendations in section 14</p>

## 18 Conclusions.

Based on the above report and with the implementation of the recommendation contained within this report the consent authority should determine that this development can comply with the requirements of AS 3959-2018 and 'Planning for Bushfire Protection' guidelines.

The recommendations contained within this report are to be implemented in their entirety. Changing one aspect may have an adverse effect on the rest of the recommendations.

Bushfires are affected by many external influences such as climactic conditions, vegetation type, moisture content of the fuel, slope of the land and human intervention to name a few and are difficult to predict.

This report does not intend to provide a guarantee that the subject property will survive if a bushfire should impact the surrounding area. The purpose of this report is to show the

developments level of compliance or in some cases non-compliance with the New South Wales legislation regarding building in bushfire prone areas.

Where non-compliance is found measures will be suggested that should make the building less susceptible to the various attack mechanisms of a bushfire and comply with the performance requirements of the Building Code of Australia.

The opinions expressed in this report are based on the writers' experience and interpretation of the relevant guidelines and standards. Notwithstanding the above, these guidelines and standards are open to interpretation. All care has been taken to ensure that the opinions expressed in this report are consistent with past successful outcomes.

Some of the information used in the compilation of this assessment has been provided by the proponent or the proponent's representatives. While we believe this information to be true and have accepted the information in good faith however this company or its representatives will not accept any responsibility if the provided information is determined to be incorrect.

This document is to assist the consenting authorities with their assessment of this proposal. The recommendations contained in this assessment reflect the normal conditions that are typically applied by the consent authority for a proposal such as this however the conditions of consent for the proposal will be supplied by the certifying authority on approval of the development and may not necessarily be the same as the recommendations of this assessment.

The recommendations in this assessment are for planning guidance only, construction details and compliance with all building requirements are the responsibility of the Architect/Designer, Builder and Certifier.

To avoid confusion, unless specifically referenced by the consenting authority, it is strongly recommended that once this proposal has been approved that this document is no longer referenced and that only the official conditions of consent as reflected in documentation by the certifying body are used for construction guidance.

If any further clarification is required for this report, please do not hesitate to contact me using the details above.

Yours Sincerely



**Matthew Willis**

*Grad Dip Planning for Bushfire Prone Areas*

*Bushfire Planning Services Pty Limited*

## 19 References.

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- *Australian Building Codes Board (2019). National Construction Code Volume One - Building Code of Australia. ABCB*
- *Australian Building Codes Board (2019). National Construction Code Volume two - Building Code of Australia. ABCB.*
- *Keith, D.A. (2004). Ocean Shores to Desert Dunes: The Native Vegetation of New South Wales and the ACT. NSW Department of Environment and Conservation.*
- *National Association of Steel Framed Housing (2014). "Steel Framed Construction in Bush Fire Areas. NASH*
- *Ramsay, C and Rudolph, L (2003) "Landscape and Building Design for Bush fire Areas". CSIRO Publishing, Collingwood.*
- *Resources and Energy NSW (2016). ISSC 3 Guide for the Managing Vegetation in the Vicinity of Electrical Assets. NSW Government*
- *Rural Fire Service NSW (2005) "Standards for Asset Protection Zones"*
- *Standards Australia (2018). "AS 3959, Construction of buildings in bush fire prone areas".*
- *Standards Australia (2018). "AS/NZS 1530.8.1 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Radiant heat and small flaming sources".*
- *Standards Australia (2018). "AS/NZS 1530.8.2 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Large flaming sources".*
- *Standards Australia (2014). "AS/NZS 1596 The storage and handling of LP Gas".*

## 20 Appendix 1 - Plans .



# ACTION PLANS

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## 22 ALKIRA CIRCUIT, NARRAWEENA NSW 2099

### DEVELOPMENT APPLICATION

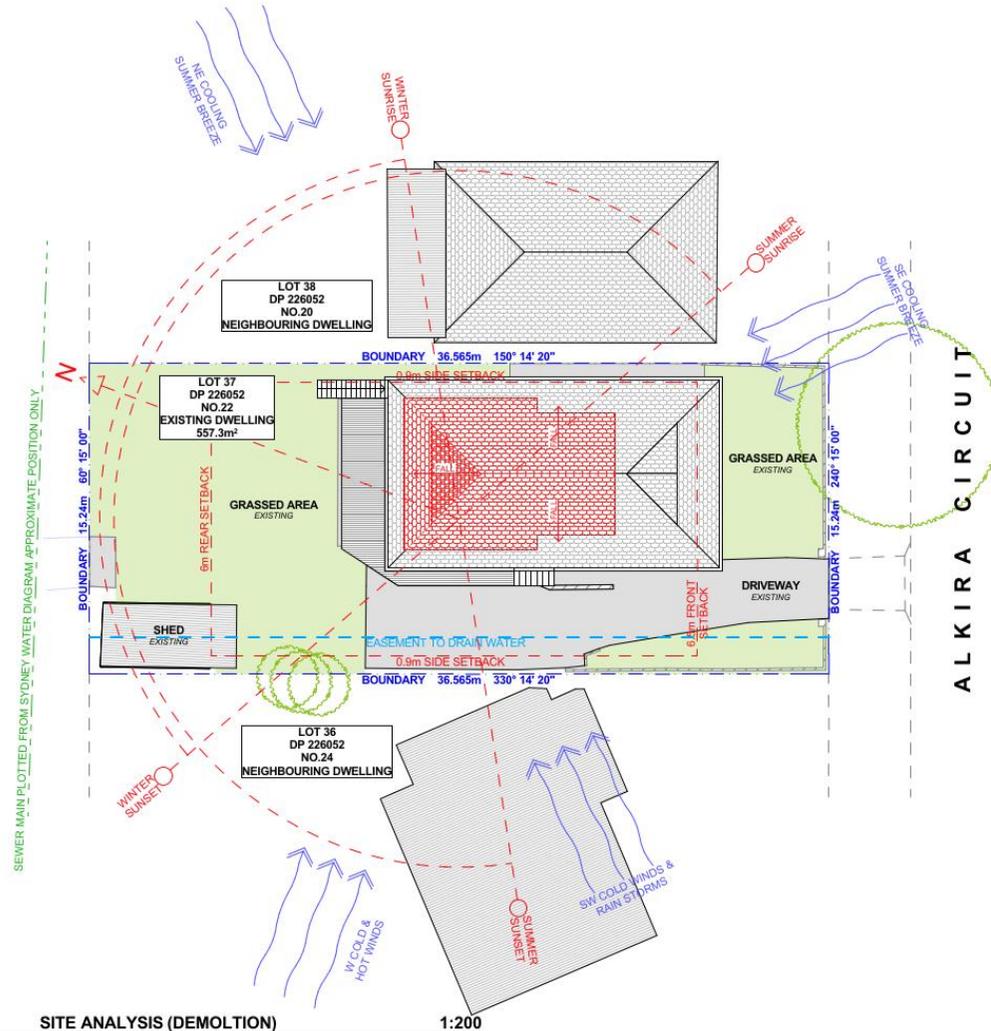
SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	1/06/2021
DA01	NOTATION	1/06/2021
DA02	SAFETY NOTES	1/06/2021
DA03	SITE ANALYSIS	1/06/2021
DA04	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	1/06/2021
DA05	EXISTING LOWER GROUND FLOOR PLAN	1/06/2021
DA06	EXISTING GROUND FLOOR PLAN	1/06/2021
DA07	PROPOSED LOWER GROUND FLOOR PLAN	1/06/2021
DA08	PROPOSED GROUND FLOOR PLAN	1/06/2021
DA09	PROPOSED FIRST FLOOR PLAN	1/06/2021
DA10	NORTH ELEVATION	1/06/2021
DA11	EAST ELEVATION	1/06/2021
DA12	SOUTH ELEVATION	1/06/2021
DA13	WEST ELEVATION	1/06/2021
DA14	CROSS SECTION	1/06/2021
DA15	LONG SECTION	1/06/2021
DA16	AREA CALCULATIONS / SAMPLE BOARD	1/06/2021
DA17	WINTER SOLSTICE 0900	1/06/2021
DA18	WINTER SOLSTICE 1200	1/06/2021
DA19	WINTER SOLSTICE 1500	1/06/2021
DA20	BASIX COMMITMENTS	1/06/2021



#### NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS 2870-2011
- MASONRY - PART 3.3 OF NCC INCLUDING AS 3700:2018
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS 1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPARATION OF EXTERNAL WALLS - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAY AND RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS AND HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926:1 2012
- DEMOLITION WORKS - AS2601-2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740-2010
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500-2018
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100-1992 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562.1-2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285-2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047-2014 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-2002 & AS 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700:2018 & AS 3600:2018
- ALL CONSTRUCTION TO COMPLY WITH AS 3959:2018

ITEM DETAILS				
DEVELOPMENT APPLICATION				
ADDRESS	22 ALKIRA CIRCUIT, NARRAWEENA 2099			
LOT ID	DP 20482			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRIANGAH)			
SITE AREA	957.3m <sup>2</sup>			
FRONTAGE	13.24m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m <sup>2</sup> / %	m / m <sup>2</sup> / %	m / m <sup>2</sup> / %	
LEP				
LAND ZONING	R2 - LOW DENSITY RESIDENTIAL	R2	UNCHANGED	YES
MINIMUM LOT SIZE	600m <sup>2</sup>	507.3m <sup>2</sup>	UNCHANGED	N/A
MAXIMUM BUILDING HEIGHT	8.9m	6.69m	9.1m	NO
HAZARDS				
DEVELOPMENT ON SLOPING LAND	LANDSLIP RISK AREA B	N/A	N/A	N/A
HIGH/MED/LOW FLOOD RISK	LOW FLOOD RISK	N/A	N/A	N/A
PREDICTED WILDLIFE CORRIDORS	IDENTIFIED	N/A	N/A	N/A
WATERWAYS AND RIPARIAN LAND	IDENTIFIED	N/A	N/A	N/A
LAND ADJOINING PUBLIC OPEN SPACE	IDENTIFIED	N/A	N/A	N/A
STORMWATER ASSET	IDENTIFIED	N/A	N/A	N/A
BSIX				
WALL HEIGHT	7.2m	0.038m	8.406m	NO
NUMBER OF STOREYS	2	2	3	NO
SIDE BOUNDARY ENVELOPE	4m			YES
SIDE BOUNDARY SETBACKS	0.9m	0.738m	0. UNCHANGED	YES
FRONT BOUNDARY SETBACK	6.9m	4.155m	W UNCHANGED	YES
REAR BOUNDARY SETBACK	6.9m	12.45m	11.25m	YES
LANDSCAPE OPEN SPACE	46% (222.92m <sup>2</sup> )	241.97m <sup>2</sup>	241.97m <sup>2</sup>	YES
PRIVATE OPEN SPACE	60m <sup>2</sup>		UNCHANGED	YES



1 SITE ANALYSIS (DEMOLITION) 1:200

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001

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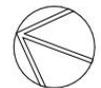
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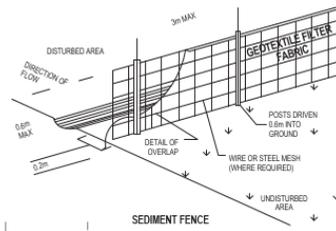
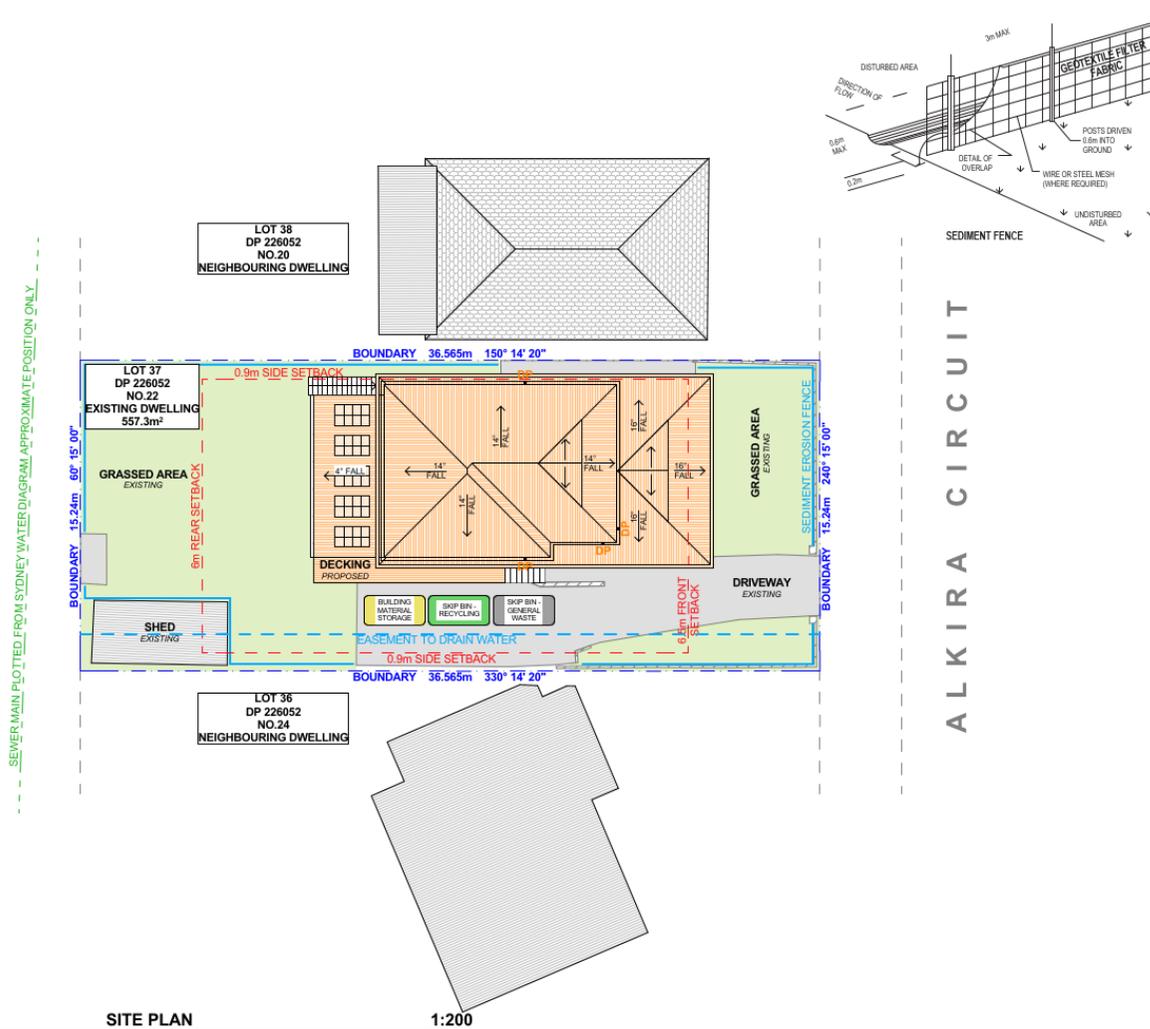
 EXISTING  
 PROPOSED  
 DEMOLISHED

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SHELDON & MONICA  
HATZANTONIS  
  
**PROJECT ADDRESS**  
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NARRAWEENA NSW  
2099

**DRAWING NO.**  
DA03  
  
**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
SITE ANALYSIS  
  
**SCALE**  
1:200 @A3





**NOTES REGARDING BOUNDARY**  
THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

**DUST CONTROL :**  
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

**SEDIMENT NOTE :**  
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.  
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.  
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.  
4. DRAINAGE TO BE CONNECTED TO STORMWATERS AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.  
5. ROADS AND FOOTPATHS TO BE SWEEP DAILY.

**STOCKPILES :**  
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.  
ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.  
IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

**GUTTER PROTECTION :**  
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

**NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING**

1 **SITE PLAN** 1:200

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**LEGEND**

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**PROJECT ADDRESS**  
22 ALKIRA CIRCUIT,  
NARRAWEENA NSW  
2099

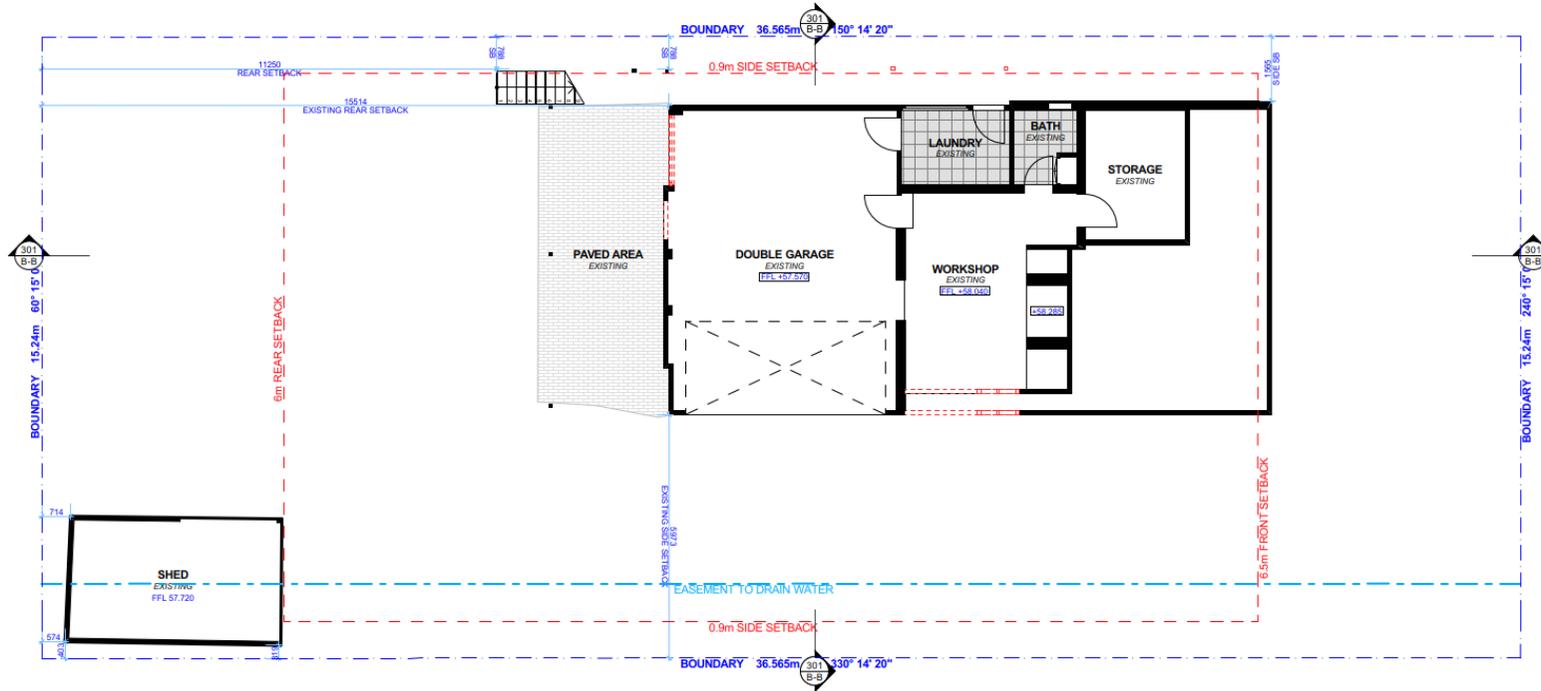
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**DA04**

**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN

**SCALE**  
1:1, 1:200 @A3





1 EXISTING LOWER GROUND FLOOR PLAN 1:100

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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**LEGEND**  
 ■ EXISTING  
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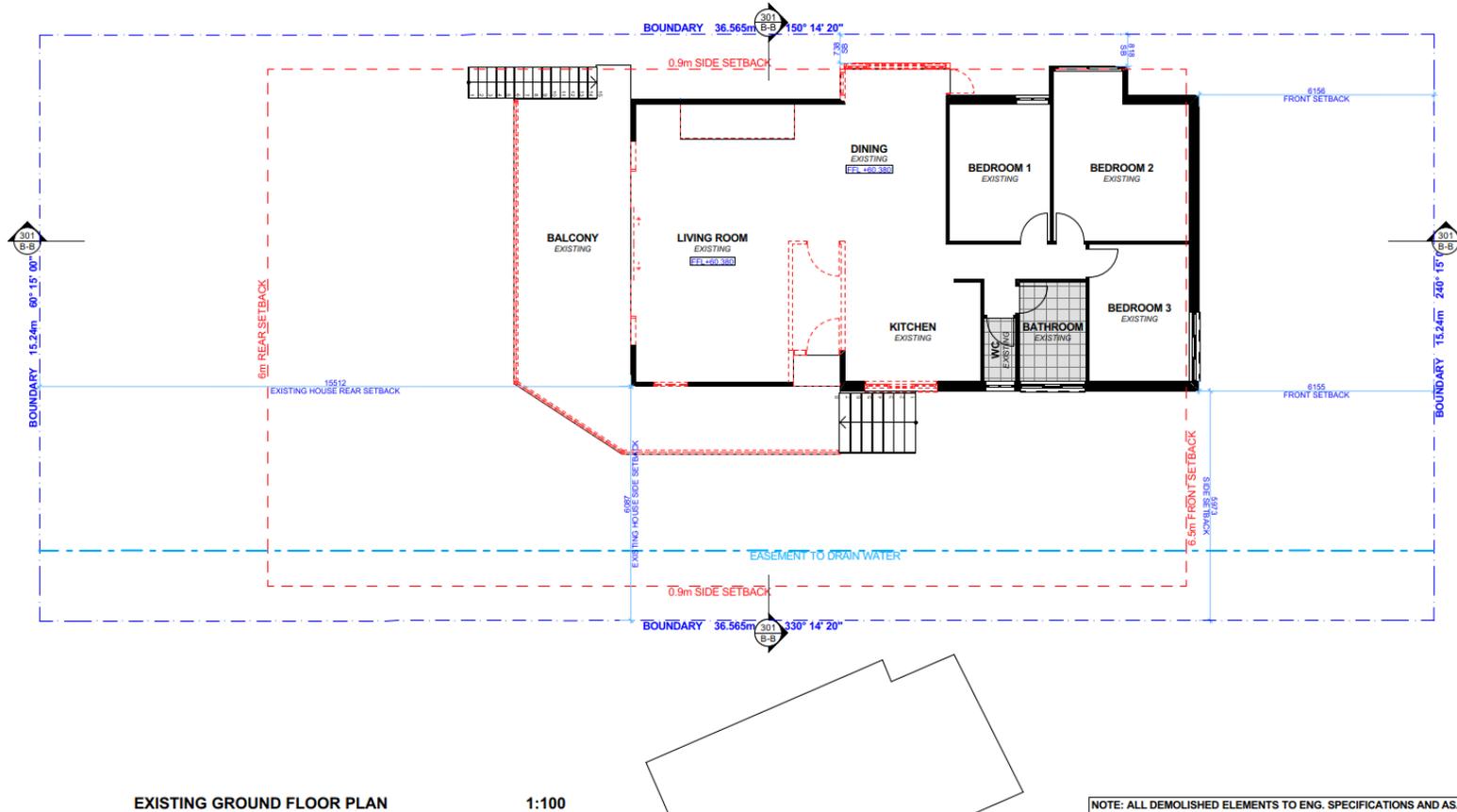
**DRAWING NO.**  
DA05

**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
EXISTING LOWER GROUND FLOOR  
PLAN

**SCALE**  
1:100 @A3





**1** **EXISTING GROUND FLOOR PLAN** **1:100**

**NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001**



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**LEGEND**

	EXISTING
	PROPOSED
	DEMOLISHED

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**DRAWING NO.**  
**DA06**

**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
EXISTING GROUND FLOOR PLAN

**SCALE**  
1:100 @A3





1 PROPOSED LOWER GROUND FLOOR PLAN 1:100

NOTE: ALL PROPOSED WORKS TO BE COMPLIANT WITH THE NBC FLOOD PLANNING POLICY.



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**LEGEND**

	EXISTING
	PROPOSED
	DEMOLISHED

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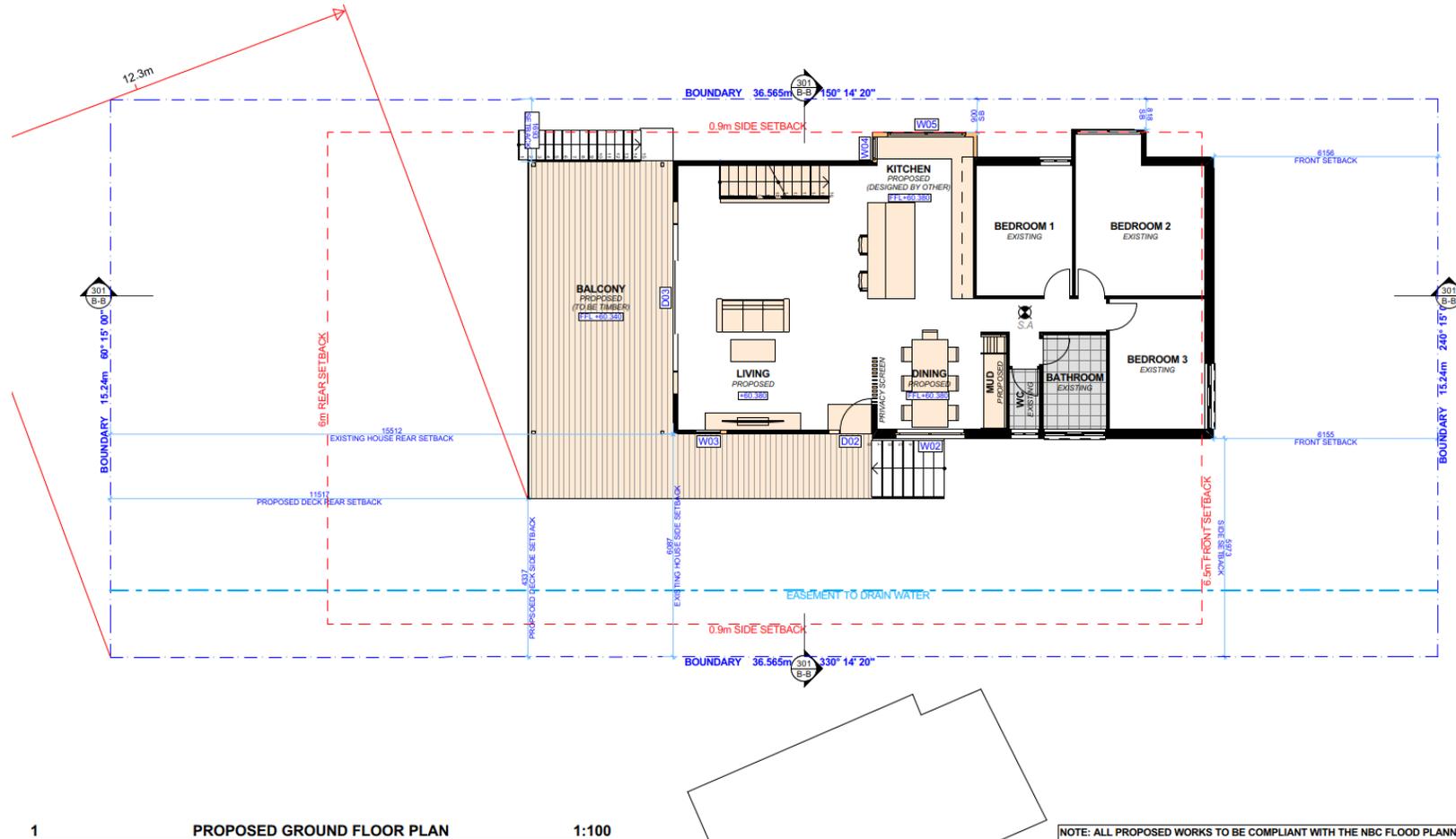
**DRAWING NO.**  
DA07

**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
PROPOSED LOWER GROUND  
FLOOR PLAN

**SCALE**  
1:100 @A3





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**LEGEND**

	EXISTING
	PROPOSED
	DEMOLISHED

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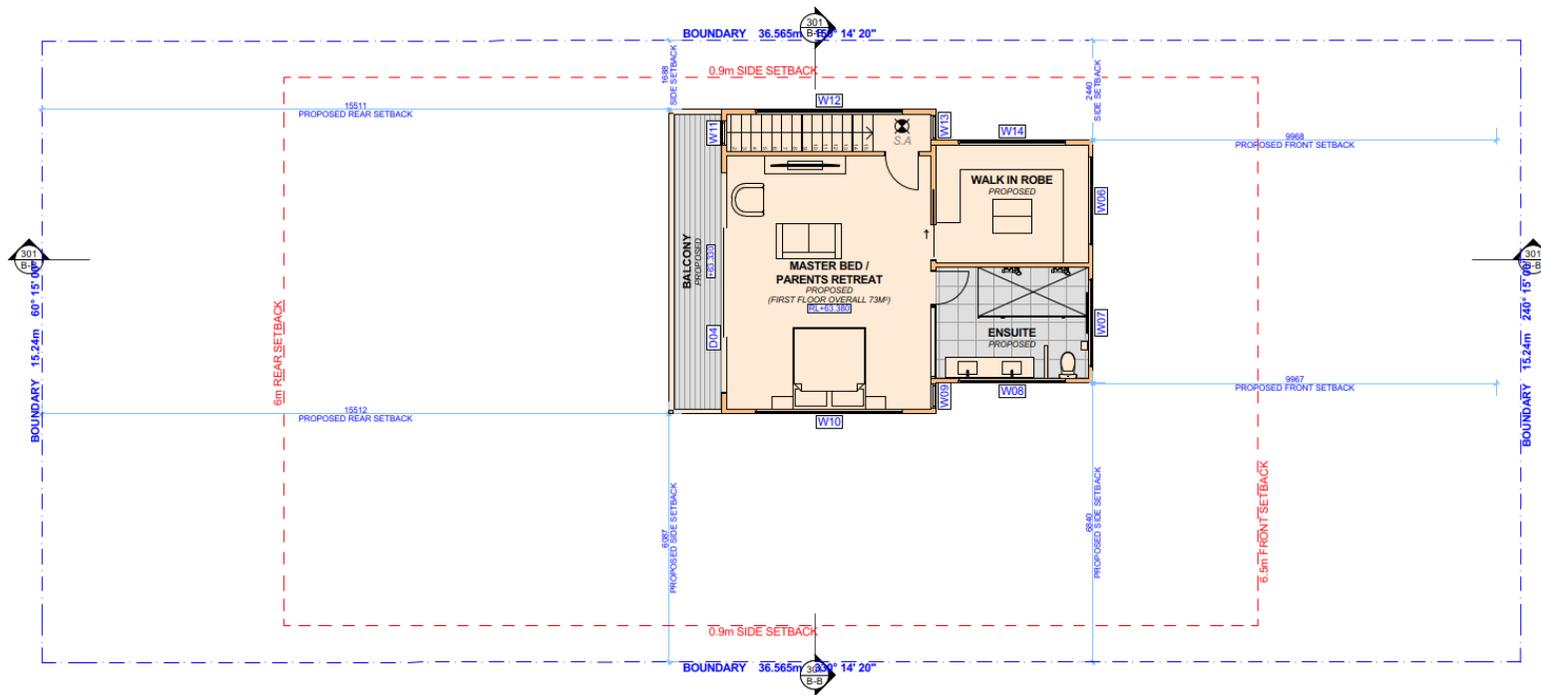
**DRAWING NO.**  
**DA08**

**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
PROPOSED GROUND FLOOR PLAN

**SCALE**  
1:100 @A3





1 PROPOSED FIRST FLOOR PLAN 1:100

NOTE: ALL PROPOSED WORKS TO BE COMPLIANT WITH THE NBC FLOOD PLANNING POLICY.



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**LEGEND**  
 [Solid Grey] EXISTING  
 [Dashed Grey] PROPOSED  
 [Red Dashed] DEMOLISHED

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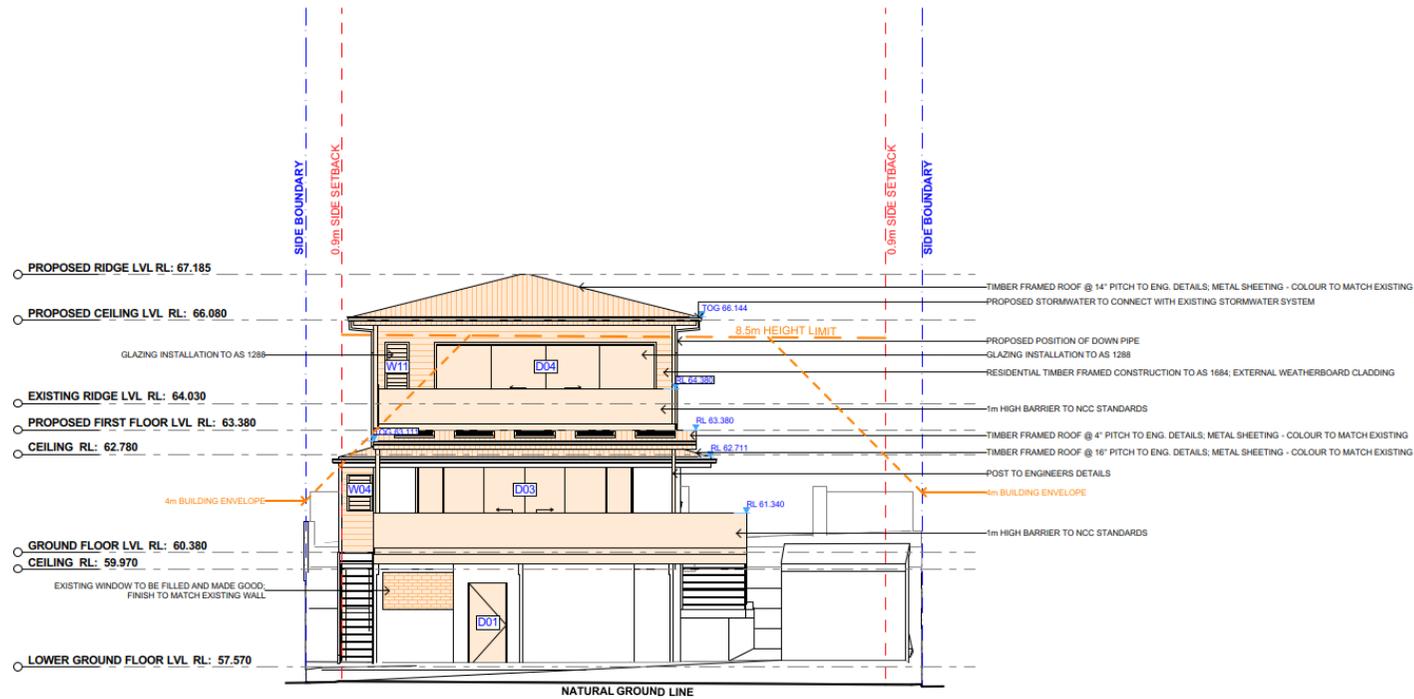
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DA09

**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
PROPOSED FIRST FLOOR PLAN

**SCALE**  
1:100 @A3





1

**NORTH ELEVATION**

**1:100**

**NOTE: ALL PROPOSED WORKS TO BE COMPLIANT WITH THE NBC FLOOD PLANNING POLICY.**



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**LEGEND**

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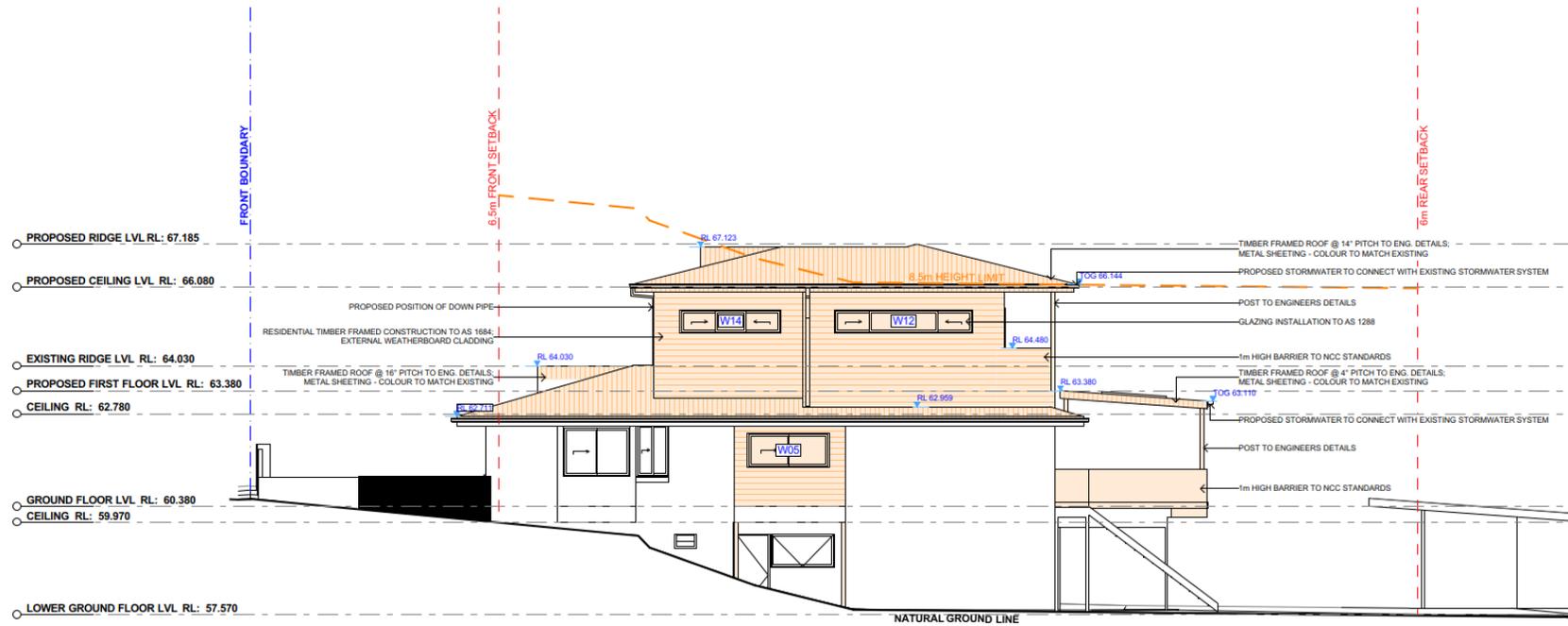
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**DA10**

**DATE**  
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**DRAWING NAME**  
NORTH ELEVATION

**SCALE**  
1:100 @A3



1

**EAST ELEVATION**

1:100

NOTE: ALL PROPOSED WORKS TO BE COMPLIANT WITH THE NBC FLOOD PLANNING POLICY.



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**LEGEND**

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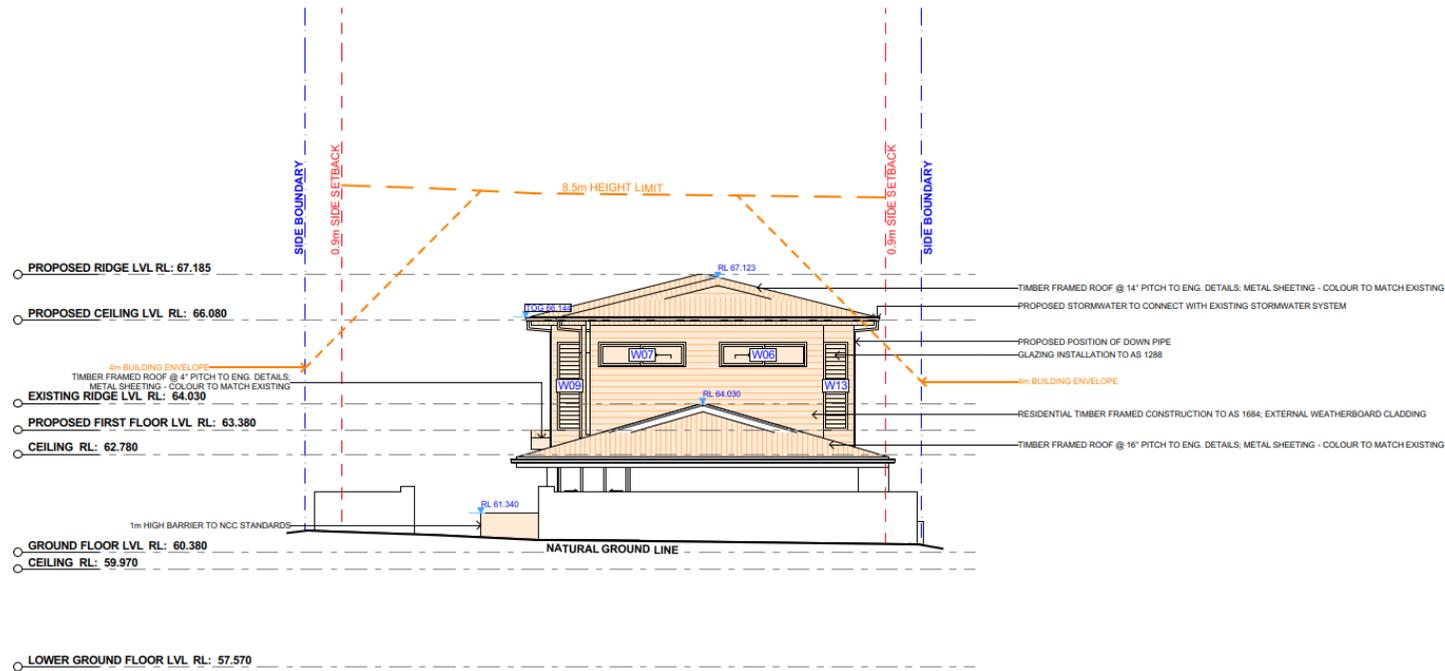
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2099

**DRAWING NO.**  
**DA11**

**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
EAST ELEVATION

**SCALE**  
1:100 @A3



**1 SOUTH ELEVATION - PRIMARY ROAD 1:100**

**NOTE: ALL PROPOSED WORKS TO BE COMPLIANT WITH THE NBC FLOOD PLANNING POLICY.**



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**LEGEND**

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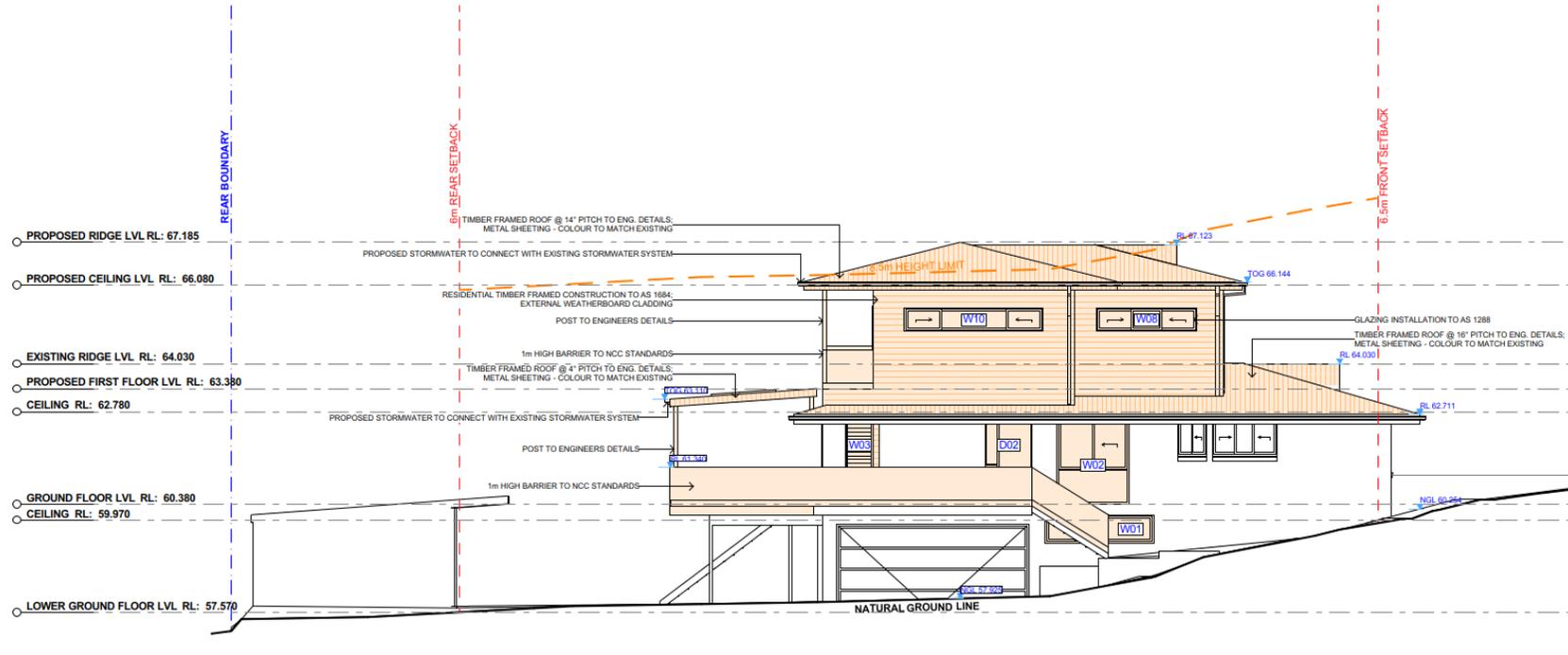
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2099

**DRAWING NO.**  
**DA12**

**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
SOUTH ELEVATION

**SCALE**  
1:100 @A3



1

**WEST ELEVATION**

1:100

NOTE: ALL PROPOSED WORKS TO BE COMPLIANT WITH THE NBC FLOOD PLANNING POLICY.



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D	01/06/2021	DA SET - SUBMISSION ISSUE	DLR	

**LEGEND**

**CLIENT**  
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HATZANTONIS

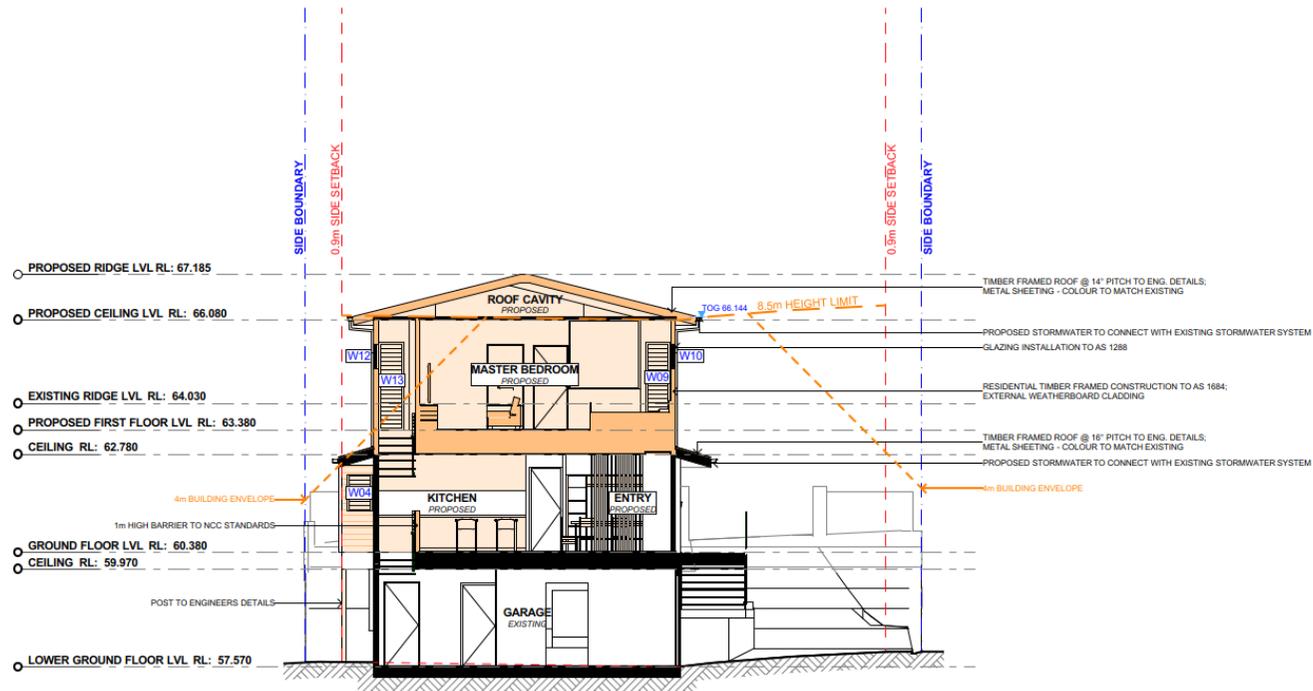
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2099

**DRAWING NO.**  
**DA13**

**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
WEST ELEVATION

**SCALE**  
1:100 @A3



1 PROPOSED CROSS SECTION 1:100

NOTE: ALL PROPOSED WORKS TO BE COMPLIANT WITH THE NBC FLOOD PLANNING POLICY.



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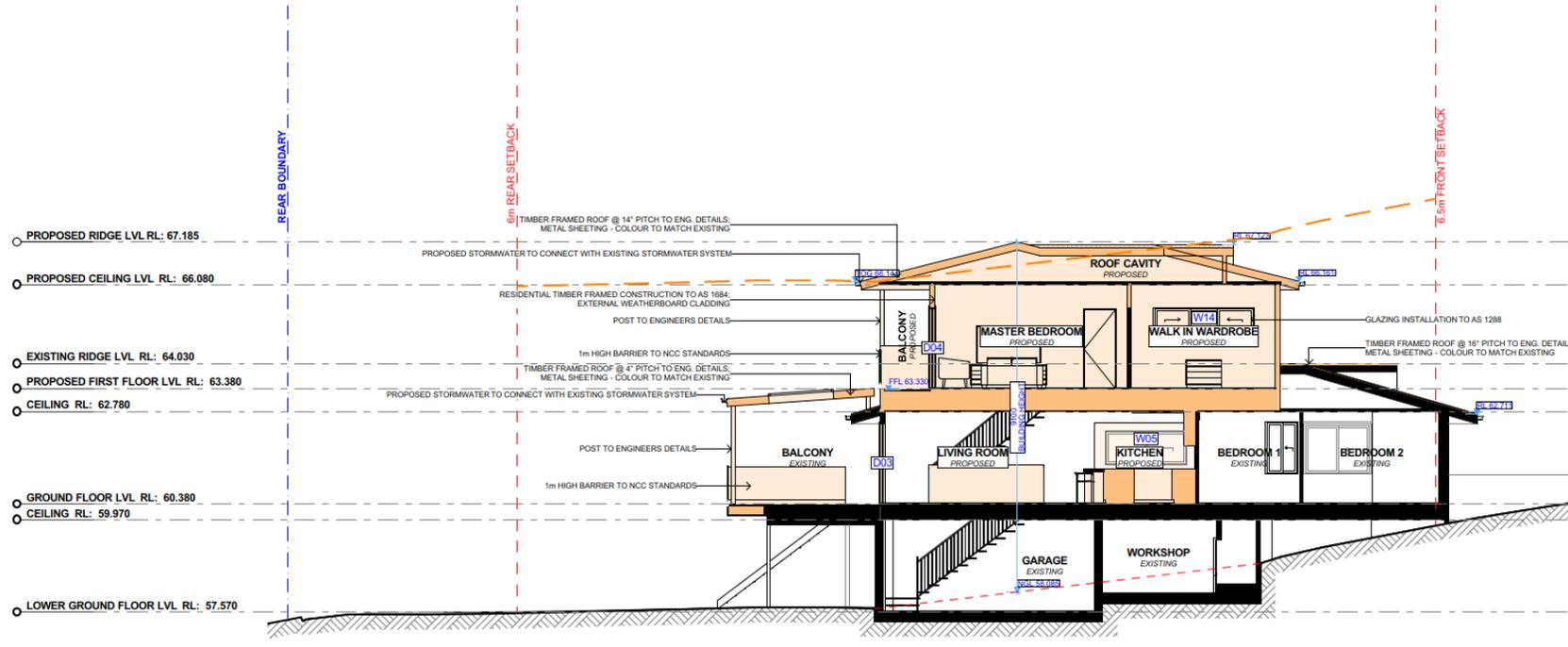
**PROJECT ADDRESS**  
22 ALKIRA CIRCUIT,  
NARRAWEENA NSW  
2099

**DRAWING NO.**  
DA14

**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
CROSS SECTION

**SCALE**  
1:100 @A3



1 **PROPOSED LONG SECTION** 1:100

NOTE: ALL PROPOSED WORKS TO BE COMPLIANT WITH THE NBC FLOOD PLANNING POLICY.



REV.	DATE	COMMENTS	DRWN	NOTES
A	10/02/2021	INITIAL DESIGN PLAN	LRP	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.
B	31/03/2021	DESIGN AMENDMENT	LRP	
C	03/05/2021	DA SET - PRELIMINARY ISSUE	DLR	
D	01/06/2021	DA SET - SUBMISSION ISSUE	DLR	

**LEGEND**

**CLIENT**  
SHELDON & MONICA  
HATZANTONIS

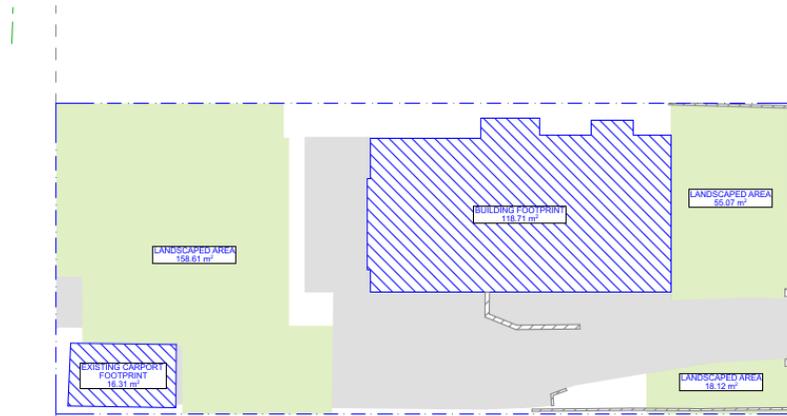
**PROJECT ADDRESS**  
22 ALKIRA CIRCUIT,  
NARRAWEENA NSW  
2099

**DRAWING NO.**  
DA15

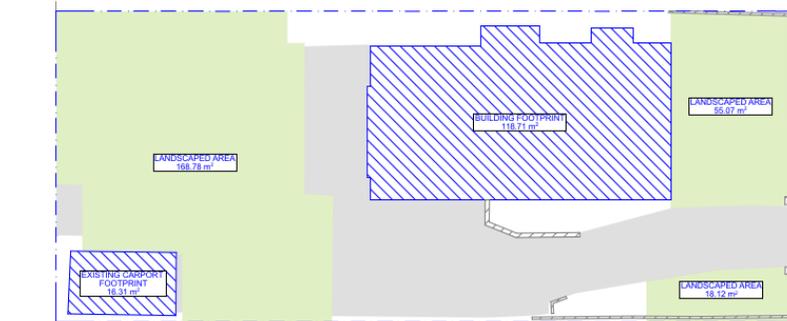
**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
LONG SECTION

**SCALE**  
1:100 @A3



**2 PROPOSED AREA CALCULATIONS 1:200**



**1 EXISTING AREA CALCULATIONS 1:200**

CONTROL TABLE		
SITE AREA 557.3m <sup>2</sup>	REQUIRED	PROPOSED
LANDSCAPED AREA	40% (222.92m <sup>2</sup> )	41.5% 231.80m <sup>2</sup>



ALUMINIUM FRAMED WINDOWS  
BY STEGBAR



EXTERNAL WEATHERBOARD CLADDING -  
COLOUR TO BE CONFIRMED BY CLIENT



METAL ROOFING -  
COLOUR TO BE CONFIRMED BY CLIENT

**3 MATERIAL SAMPLE BOARD**



**ACTION PLANS**

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w: www.actionplans.com.au

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A	10/02/2021	INITIAL DESIGN PLAN	LRP	<p><b>LEGEND</b></p> <p>This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.</p> <p>Do not scale measure from drawings. Figured dimensions are to be used only.</p> <p>The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.</p> <p>All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.</p>
B	31/03/2021	DESIGN AMENDMENT	LRP	
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D	01/06/2021	DA SET - SUBMISSION ISSUE	DLR	

**CLIENT**  
SHELDON & MONICA  
HATZANTONIS

**PROJECT ADDRESS**  
22 ALKIRA CIRCUIT,  
NARRAWEENA NSW  
2099

**DRAWING NO.**  
**DA16**

**DATE**  
Tuesday, 1 June 2021

**DRAWING NAME**  
AREA CALCULATIONS /  
SAMPLE BOARD

**SCALE**  
1:200 @A3

