



Member of the Fire Protection Association of Australia

Monday, 19 February 2024.

- **Purpose;** To provide advice to the Principal Certifying Authority.
- **Address;** 18-20 The Serpentine Bilgola Beach.
- **Lot and DP number;** lot 5, DP13497
- **Referenced documents;** Previous Bushfire Risk Assessment dated Monday, 27 February 2023. Revised plans (attached).
- **Proposed works;** Alterations and additions to an existing dwelling.

The General Manager, Northern Beaches Council.

Dear Sir/Madam.

The proposed new works are for modifications to an existing dwelling.

A change to the plans has been necessary and this letter is to provide information on what if any changes the revised plans have made to the original bushfire report that was undertaken for the lot as referenced above.

This company has undertaken a review of the original report and compared any new variables contained within the revised plans against the outcomes of the previous assessment.

It is my considered opinion as a person recognised by the New South Wales Rural Fire Service as a qualified consultant in Bushfire Risk Assessment that this revised proposal does not adversely affect the results of the original bushfire assessment.

Should any further clarification be necessary please do not hesitate to contact me.

Yours Sincerely

A handwritten signature in blue ink, appearing to read "Matthew Willis".

Matthew Willis

Grad Dip Planning for Bushfire Prone Areas (FPAA BPAD Level 3 BPD-PA 09337)
Bushfire Planning Services Pty Limited.

DEVELOPMENT APPLICATION Studio + Car Platform

18 - 20 THE SERPENTINE, BILGOLA BEACH

DRAWING LIST

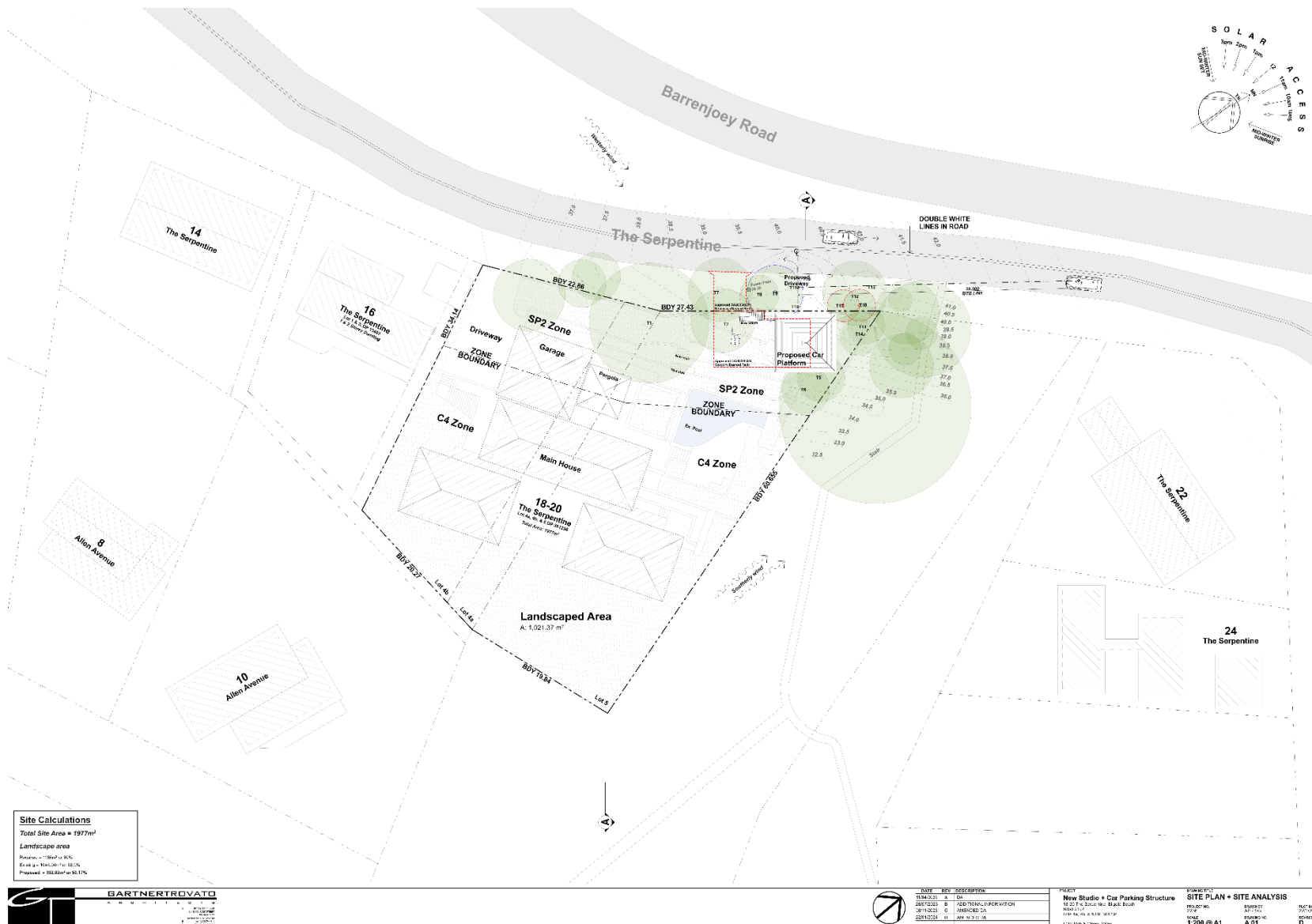
DWG No:	DESCRIPTION
A.00	COVER SHEET
A.01	SITE PLAN + SITE ANALYSIS
A.02	FLOOR PLANS + SECTION
A.03	NW + SW ELEVATION
A.04	NE + SE ELEVATION
A.05	SITE CALCULATIONS
A.06	SHADING DIAGRAMS

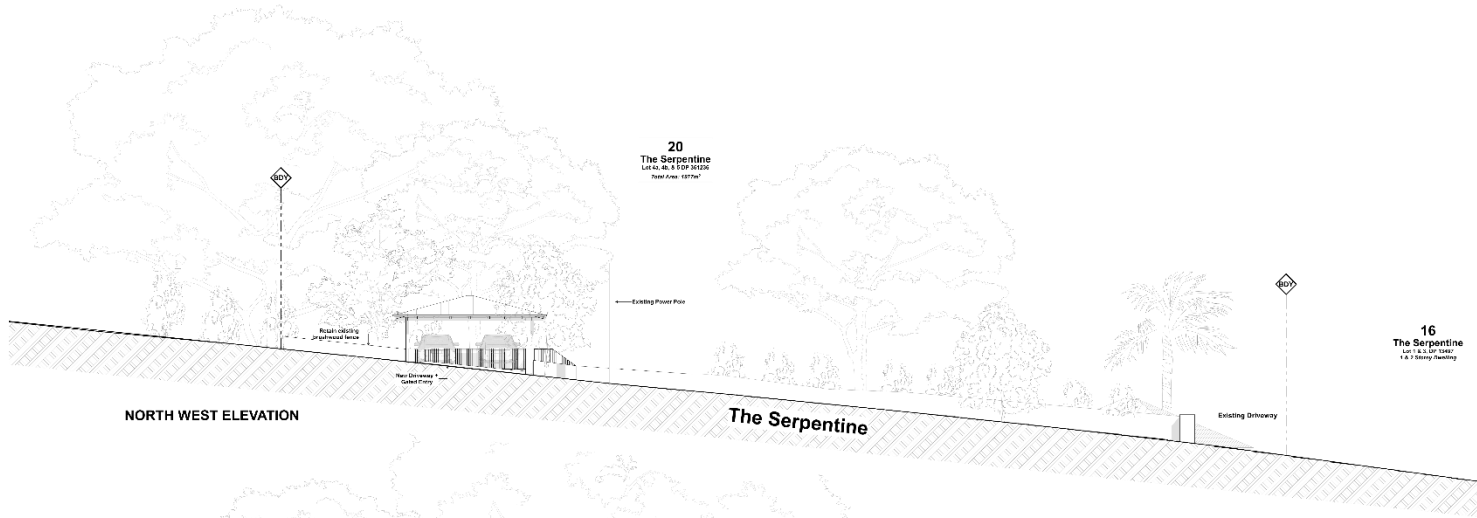


DATE	REV	DESCRIPTION
20/03/20	A	DA
20/03/20	B	FINALISED DA
20/03/20	M	AM 19.3.11 DA

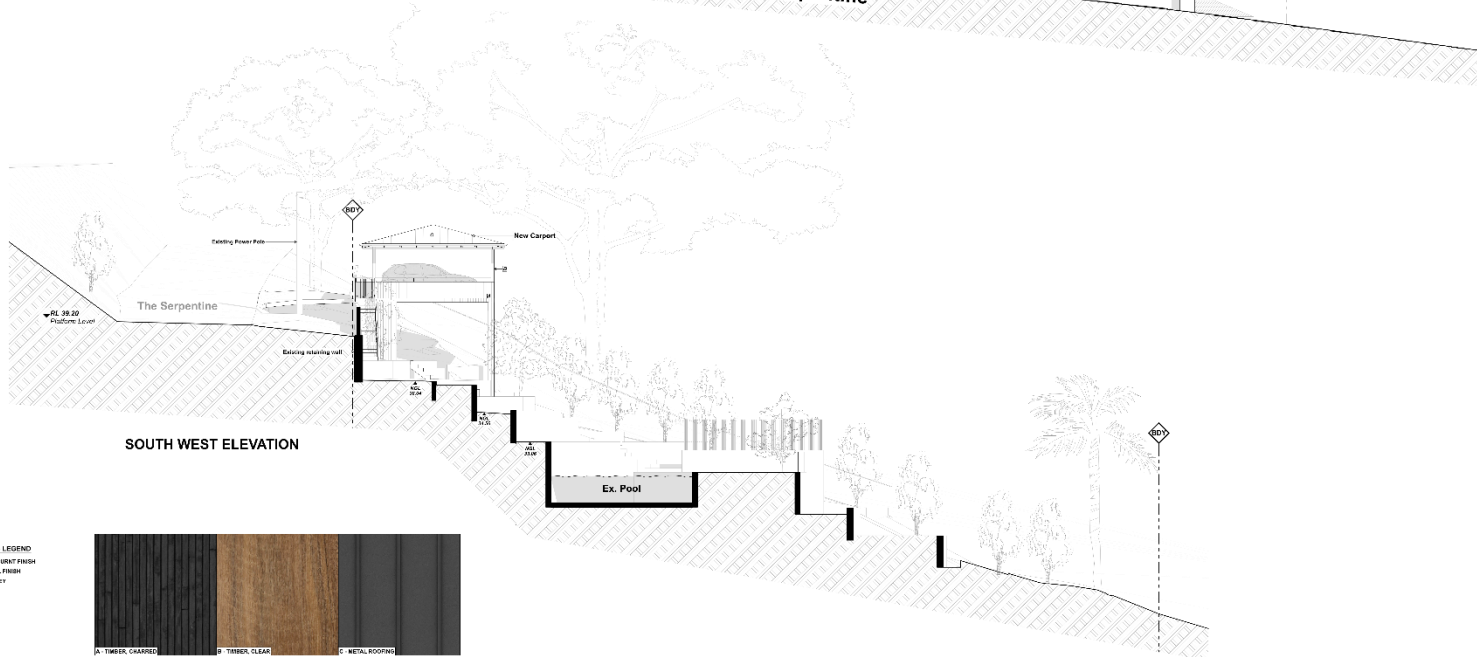
PROJECT	PROJECT NO.	PROJECT NAME	SCALE	DATE
New Studio + Car Parking Structure	2002116	18-20 The Serpentine, Bilgola Beach	1:100	19.3.11

PROJECT NO.	PROJECT NAME	SCALE	DATE
2002116	18-20 The Serpentine, Bilgola Beach	1:100	19.3.11





NORTH WEST ELEVATION



SOUTH WEST ELEVATION

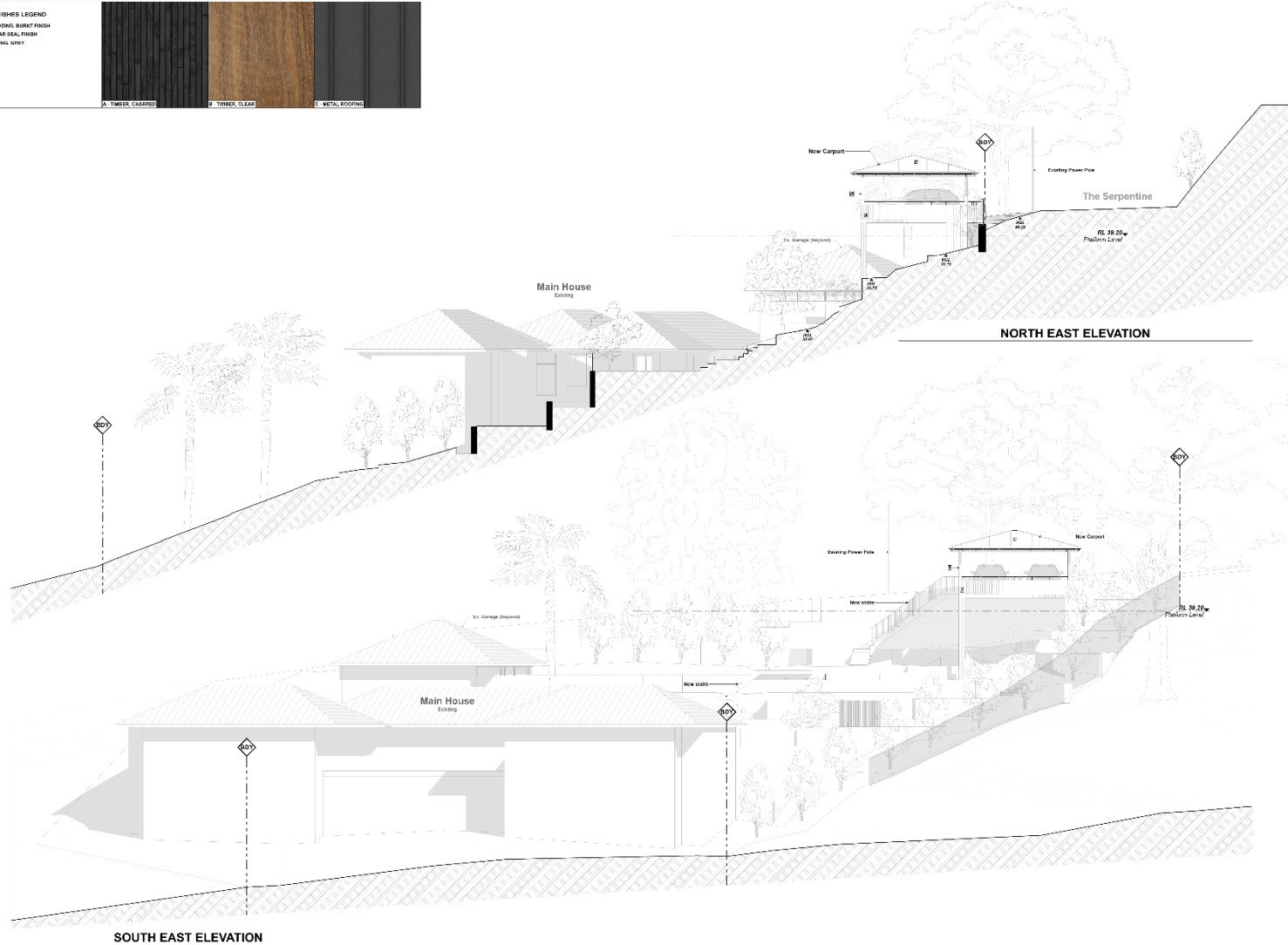
EXTERIOR FINISHES LEGEND
 X TIMBER CLADDING BURNT FINISH
 B TIMBER CLEAR SEAL FINISH
 C METAL ROOFING GREY



DATE	REV	DESCRIPTION
21/04/2023	A	ISSUE
26/07/2023	B	AMENDED DA
22/01/2024	D	AMENDED DA

PROJECT	CLIENT
New Studio + Car Parking Structure	18/27/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100
11/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	1/100 @ A1

PROJECT	CLIENT	SCALE
New Studio + Car Parking Structure	18/27/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	1:100 @ A1



DATE	REV.	DESCRIPTION	PROJECT	DRAWN BY	CHECKED BY	SCALE
22/03/23	A	ISS	New Studio + Car Parking Structure 102-227/230-231 New Blank Road HOBART TAS 7309 111-14-06-6-519-3617P 111-1111-A-100p-0100	SWANWICK	SWANWICK	1:100 @ A1
25/03/23	B	AMENDED DA		ATKINS	ATKINS	A.04
22/03/24	D	AMENDED DA		ATKINS	ATKINS	
				ATKINS	ATKINS	



EXISTING LANDSCAPE AREA
A: 1045.94m²

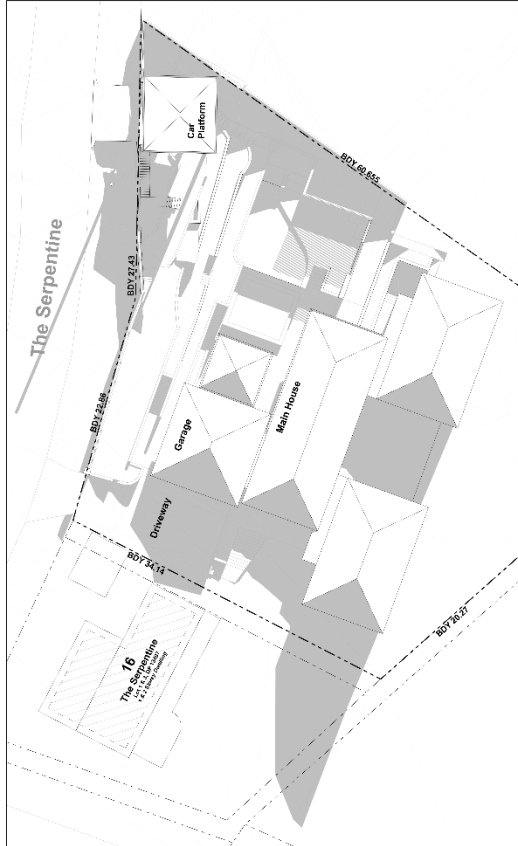
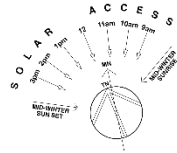


PROPOSED LANDSCAPE AREA
A: 1026.22m²

Total Site Area = 1977m²
Landscape areas:
 Required 1186m² or 60%
 Existing 1045.94m² or 53.0%
Total Proposed Landscape area = 1026.22m² or 51.9%



DATE	REV	DESCRIPTION	PROJECT	DRAWN BY	CHECKED BY	SCALE
20/03/2023	A	ISS	New Studio + Car Parking Structure 100-227-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000	1:200 @ A1	A:05	D



9am - 21 JUNE



12pm - 21 JUNE



3pm - 21 JUNE
No additional shadow
(due to topography)



DATE	REV.	DESCRIPTION
10/04/2011	A	ISSUE
20/05/2011	B	AMENDED DA
22/01/2014	D	AMENDED DA

PROJECT
New Studio + Car Parking Structure 16-17 The Serpentine No. 16-17, Serpentine Road
100/102 STATION STREET MELBOURNE VIC 3000 TEL: 03 9614 6518 FAX: 03 9614 6519 WWW.BARNERTROVATO.COM.AU

DRAWING NO.	SCALE	DATE	BY	CHECKED BY
SHADOW DIAGRAMS	1:200 @ A1	22/05/2011	ATV/TK	TK/TK
			PKM/TC	TC/TK
			PKM/TC	PKM/TC