

# BUSHFIRE ADVICE - 1A The Serpentine Bilgola Beach 2107



To: Rob Harper

Prepared by: Matthew Noone | BPAD Accreditation Number: BPAD-PD 25584 | BL-519422

Site Address: 1A The Serpentine Bilgola Beach 2107 | Lot / DP: (Lot 3/-/DP511677)

## **Description: Alterations and Additions (Proposed 4.55 Modification).**

Dear Sir / Madam,

This letter has been prepared in response to the Northern Beaches Council's letter dated 12<sup>th</sup>/July/2022 (attached for clarity). We have reviewed the alterations relating to the proposed 4.55 modification (attached) and confirm that the recommendations made in our previous bushfire assessment for the development (BR-305921 Revision A1) remain valid. The alterations are minor in nature and the recommendations previously made can be applied to the 4.55 modification.

Should you wish to discuss please call or email.

Regards,

A handwritten signature in black ink, appearing to read 'Matthew Noone', with a stylized, flowing script.

Matthew Noone  
Grad.Dip. Design for Bushfire Prone Areas.  
BSc (Geology)  
**0406077222**

### **Appendices:**

Appendix A - Council Letter.

Appendix B -Architectural Drawings (4.55 modification).



# APPENDIX A - COUNCIL LETTER



northern  
beaches  
council

12 July 2022

Rdo Architect  
PO Box 69  
NEWTOWN NSW 2042

Dear Sir/Madam,

**Application No. Mod2022/0363 - PAN-233929**  
**Address: 1A The Serpentine BILGOLA BEACH**

### Request for Additional Information

Council has conducted a review of your application in accordance with Council's *Development Application and Modification Lodgement Requirements (21/22)* and additional information is required in order to assess the proposed development.

Accordingly, you are requested to address the matter(s) listed below by submitting the additional information via the NSW Planning Portal:

1. **Bushfire Report**

A Bush Fire Hazard Assessment Report as the land is situated in Bush Fire Prone Land on the Warringah Bush Fire Prone Land Map 2016/ Manly Bush Fire Prone Land Map 2010/ Pittwater Bush Fire Prone Land Map 2013.

The report is to be prepared by a suitably qualified bush fire consultant.

As the original Development Application was supported by this report, a revised version, or letter provided by the original author/consultant stating the recommendations of the original report remain valid, is required.

Council has adopted this review and checking procedure in the interests of streamlining the processing of applications, ensuring all applications are *Assessment Ready* and so applications can be processed within a reasonable timeframe.

Should you need to better understand the reason(s) why this information is being requested, you are referred to the *Development Application and Modification Lodgement Requirements (21/22)*, which can be found on Council's forms page. Please visit Council's "*Lodge your Application*" page for more information or to access Planning Portal user guides.

**You are provided 7 days to submit the additional information via the Planning Portal to avoid an official return of your application.**

Should you wish to speak to an officer to obtain clarification on the above matter(s) prior to submitting the information, please do not hesitate to contact Council's Planning Officer on 1300 434 434 during our business hours of 8.30am to 5.00pm, Monday to Friday.

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t 1300 434 434  
e council@northernbeaches.nsw.gov.au  
northernbeaches.nsw.gov.au  
PO Box 1336 Dee Why  
ABN 57 284 295 198

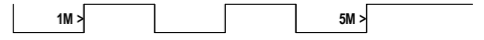
Dee Why Office:  
725 Pittwater Road  
Dee Why NSW 2099  
DX 9118 Dee Why  
f 02 9971 4522

Mona Vale Office:  
1 Park Street  
Mona Vale NSW 2103  
DX 9018 Mona Vale  
f 02 9970 1200

Manly Office:  
1 Belgrave Street  
Manly NSW 2095  
f 02 9976 1400

**Bushfire Planning & Design**  
bpad.matthew.noone@gmail.com  
0406077222

# APPENDIX B - ARCHITECTURAL DRAWINGS



S4.55 AMENDMENT, REV C

GENERAL NOTES, BASIX, FLOODING & BUSHFIRE - REFER DRAWING CD02 AND RELEVANT REPORTS & CERTIFICATES.

BUSHFIRE RESISTANCE - COMPLY WITH AS3959.2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

MATERIAL FINISHES & ABBREVIATIONS  
CL - CLADDING, TIMBER BATTEND & PAINTED LINING.  
CP - CARPET.  
MR - METAL ROOF, FLASHING & CAPPING, COLORBOND.  
TD - TIMBER DECK, BUSHFIRE RESISTANT MATERIAL TO MEET AS3959.  
TB - TIMBER FLOOR BOARDS.  
SD - SMOKE DETECTOR.



SUMMARY OF PROPOSED WORK

- 01 DEMOLISH BRICK CHIMNEY - REPLACE WITH CLADDING TO MATCH ADJACENT AND JOINERY INTERNAL.
- 02 EAVE OVERHANG ABOVE ENTRY DOOR - EXTEND EXISTING ROOF MATERIALS TO MATCH ADJACENT.
- 03 LIVING ROOM WINDOW - REPLACE FULL LENGTH, NEW GLASS LINE POSITIONED OUTSIDE EXISTING STRUCTURE ALIGNMENT.
- 04 REPLACE EXISTING WINDOWS - RE-USE EXISTING OPENINGS OR ENLARGE EXISTING OPENINGS.
- 05 NEW OPENING - CREATE NEW OPENING IN WALL WITH WINDOW OR DOOR, TO SATISFY BASIX.
- 06 BLOCK-UP EXISTING OPENING - MATCH ADJACENT CLADDING, INSULATION TO MEET BASIX.
- 07 NEW EXTERNAL WALL - ENCLOSE TRIANGULAR SPACES ON SOUTH SIDE OF HOUSE, CLADDING TO MATCH (ADD 1SQM GFA).
- 08 NEW DECK - WITH STEPS, TO ALLOW ACCESS TO GARDEN ON SOUTH SIDE OF HOUSE.
- 09 EXTEND ROOF TO BATHROOM ON UPPER LEVEL - COMPLIANT CEILING HEIGHTS, NEW WINDOW, MATERIALS TO MATCH ADJACENT.
- 10 SUPPORT POSTS - ADJUST POST LOCATIONS; ALL WORK TO STRUCTURAL ENGINEER DETAILS.
- 11 MAIN LEVEL FITOUT - NEW INTERNAL WALLS, DOORS & JOINERY, NEW FLOORING, RENOVATE BATHROOMS.
- 12 FIREPLACE - NEW GAS FUELLED FIREPLACE AND HEARTH, WITH FLUE TO ROOF.
- 13 UPPER LEVEL FITOUT - CLOSE-UP INTERNAL WINDOWS, NEW WALLS & JOINERY, CARPET TO FLOOR & STAIR, RENOVATE BATHROOM.
- 14 ADJUST ROOF - REPITCH, MATCH TO EXISTING RIDGE LINE, ADD CLERESTORY WINDOWS FULL WIDTH OF HOUSE.
- 15 GARAGE WINDOWS - CREATE NEW OPENING IN WALL WITH WINDOW, TOP HINGED FLAPS WITH STAYS.
- 16 STUDY MEZZANINE - EXTEND FLOOR ON UPPER LEVEL TO CREATE MEZZANINE FOR STUDY (ADD 9 SQM GFA).
- 17 REPLACE CLADDING - TIMBER BATTENS AND PAINTED LINING, ALL TO MEET BUSHFIRE PERFORMANCE REQUIREMENTS.
- 18 EAVE OVERHANG ON EAST EDGE OF MAIN ROOF - FOR WEATHER PROTECTION, MATERIALS TO MATCH ADJACENT.
- 19 DEMOLISH BALCONY - REPLACE BALCONY DOOR WITH WINDOW, HIGHER SILL FOR PRIVACY, CLADDING TO MATCH ADJACENT.
- 20 REMOVE TREES - TWO CABBAGE TREE PALMS (A & B), ALSO REMOVE OTHER TREES WHICH ARE EXEMPT SPECIES.

BUSHFIRE CONSTRUCTION - THE PROPOSED DEVELOPMENT IS ASSESSED AS BAL-29 AS SPECIFIED IN AS 3459. DUE TO VARIABLE SEPARATION DISTANCE TO VEGETATION, ALTERATIONS ARE TO BE CONSTRUCTED TO BAL-29, BAL-19 & BAL-12.5. REFER REPORT.

REMOVE SOIL NEAR WINDOWS TO MIN 400MM BELOW FLOOR, FOR BUSHFIRE, IMPROVED DRAINAGE, AND SURFACE WATER DRAINAGE TO COMPLY WITH BCA 3.1.3.3

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REMOVE CEILING LINING IN BEDROOM, EXPOSE RAFTERS SO THAT MIN 2/3RDS OF CEILING AREA IS MIN 2400 FCH, MAKE GOOD & PAINT

UNDERFLOOR AREAS OF BALCONY TO ALLOW CLEAR PASSAGE OF FLOODWATERS - (DA CONDITION 6)  
NEW AREA OF FLOOR SHALL BE MINIMUM 930MM ABOVE GROUND-LEVEL. MATERIALS SHALL BE FLOOD COMPATIBLE. (DA CONDITION 6)

CANTILEVER FLOOR EXTENSION, NO CHANGE TO FOOTINGS, NO EFFECT ON TREES

**rdo.**  
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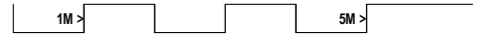
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 Please advise urgently of any inconsistencies.

Project **BILGOLA**  
 Address **1A THE SERPENTINE, BILGOLA BEACH**  
 Dwg Title **PLAN - MAIN LEVEL**

job **025 BIL**  
 issue **24 06 22**  
 scale **1:100 @ A3**

**DA20**  
 rev **C S4.55**





BUSHFIRE CONSTRUCTION - THE PROPOSED DEVELOPMENT IS ASSESSED AS BAL-29 AS SPECIFIED IN AS 3959. DUE TO VARIABLE SEPARATION DISTANCE TO VEGETATION, ALTERATIONS ARE TO BE CONSTRUCTED TO BAL-29, BAL-19 & BAL-12.5. REFER REPORT.

BAL 40 BAL 29 BAL 19 BAL 12.5

**S4.55 AMENDMENT, REV C**

**GENERAL NOTES, BASIX, FLOODING & BUSHFIRE** - REFER DRAWING CD02 AND RELEVANT REPORTS & CERTIFICATES.

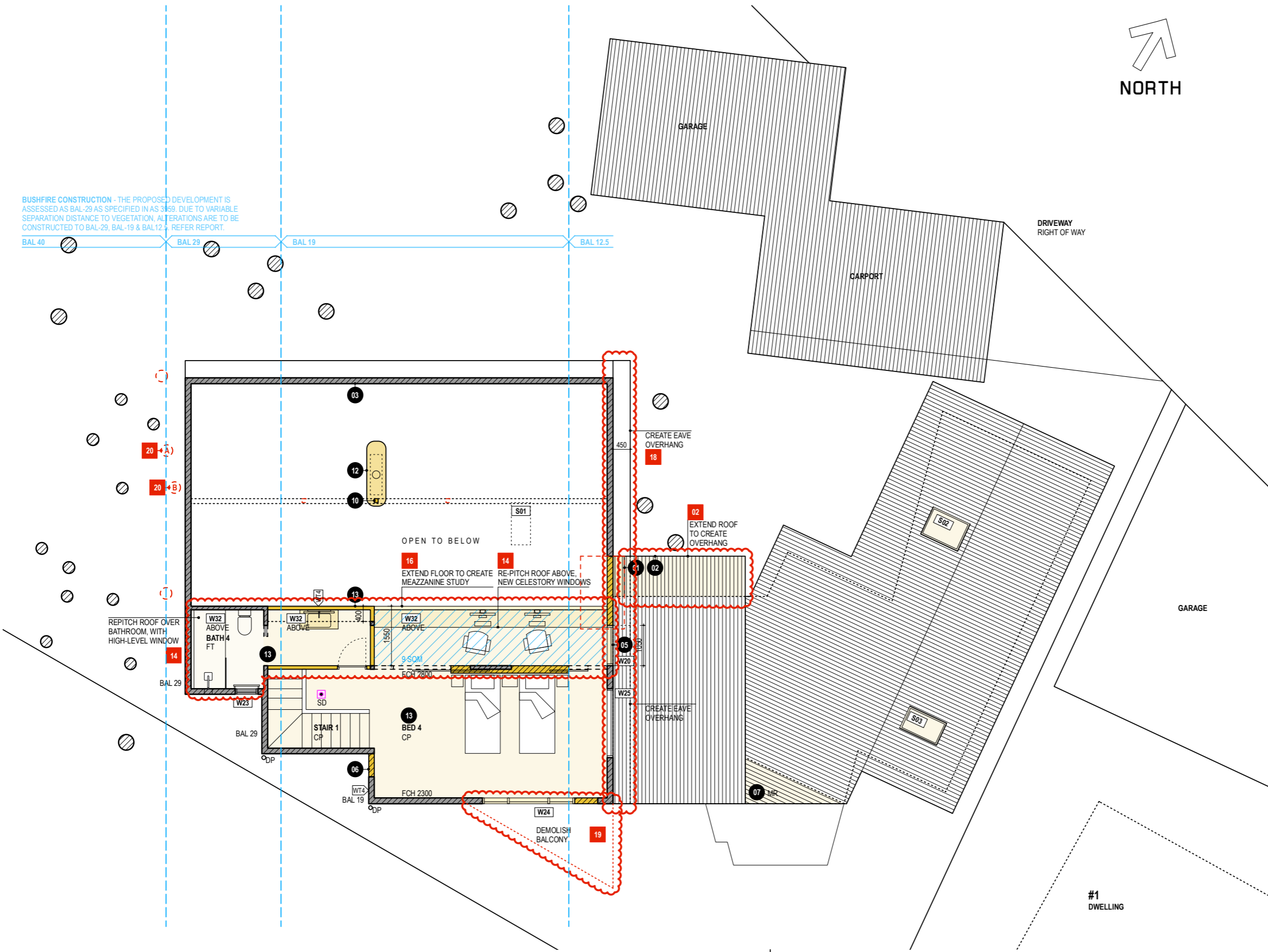
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**DA21**  
 rev C S4.55