



Corporate member of the Fire Protection Association of Australia

Friday, 31 August 2018

- **Purpose;** Advise to support a section 4.55 application to council.
- **Address;** 74 Narrabeen Park Parade Warriewood.
- **Lot and DP number;** Lot 16, Dp 23008.
- **Referenced documents;** Revised plans by Gartner Trovato Architects (attached), previous Bushfire Risk Assessment dates 27/11/2014 by Bushfire Planning Services, DA approval number N0465/14.
- **Proposed works;** Internal modifications on the lower level reduction in the size of the pool and the construction of a home office in the rear, western end of the property.

The General Manager, Northern Beaches Council.

Dear Sir/Madam.

This document is to outline any variations that are considered as necessary to the previously issued conditions of consent for this development due to the additional proposed works.

The proposed new works are for some internal modifications on the lower level of the dwelling, modifications to the size of the pool and the construction of a home office in the western, non-hazard side of the lot.

I have reviewed the previous bushfire risk assessment and evaluated the new plans against this assessment.

All new works are further from the hazard than the previous works, the closest part of the new work is at a distance of approximately 36m from Tall Heath on land sloping upslope away from this property.

Given these revised variables and the information within the previous assessment, the appropriate Bushfire Attack Level (BAL) for this proposal is BAL-12.5.

It is suggested that the conditions for this proposal should include items 9, 10, 11, 12, 13, 14 and 15 of the previous consent, items 7 and 8 are not necessary for this section of the revised development.

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.

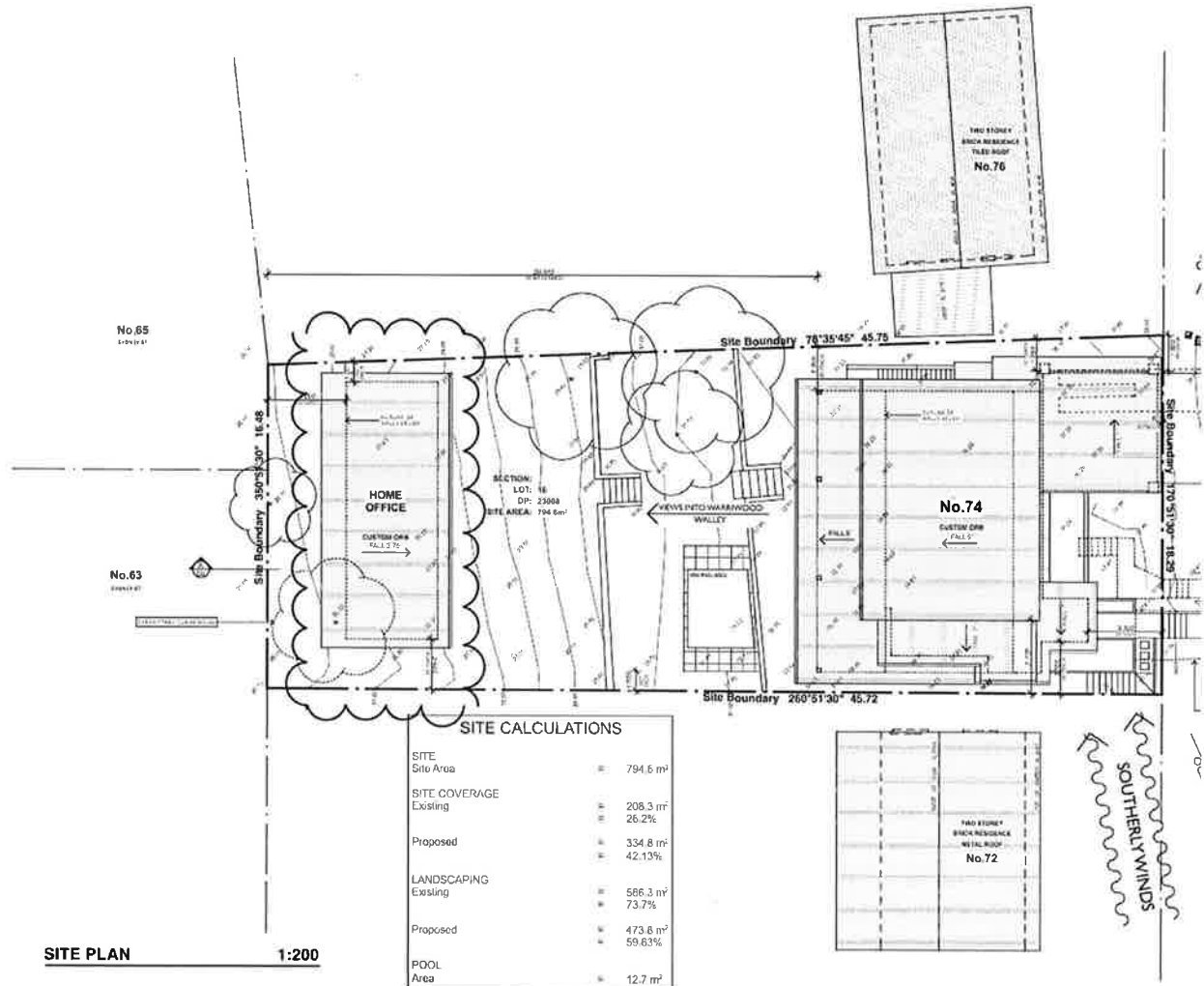
Should any further clarification be necessary please do not hesitate to contact me.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Matthew Willis', with a stylized flourish at the end.

Matthew Willis

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



Date	Issue	Description
27.06.16	A	SECTION 96

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

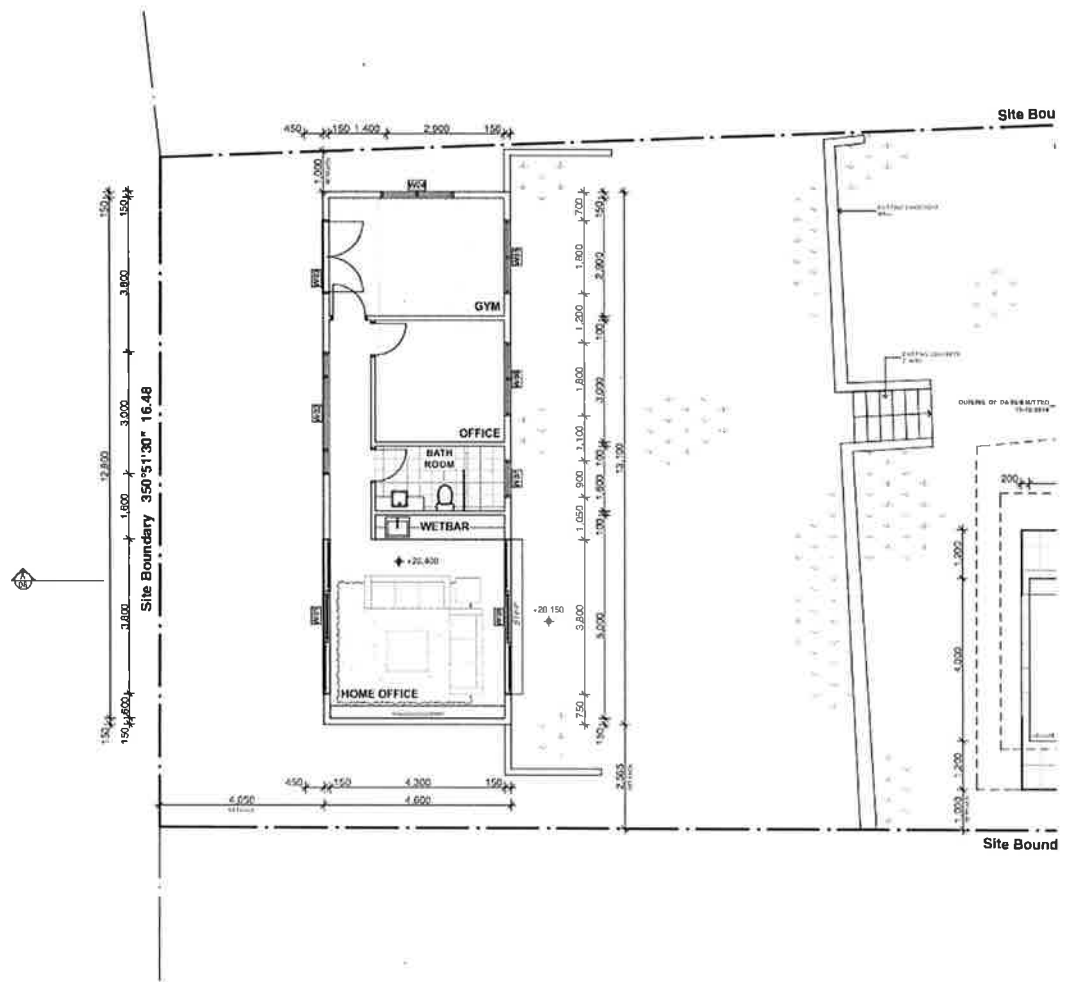
GARTNER TROVATO
ARCHITECTS

A: GTRD ALPHA VAL ROAD
PO BOX 1722
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P: 02 9654 3228
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Project: House 74 / Lot 16
Narrabeen Park Parade, Warriewood

Client: Harley

Drawing: **SECTION 96**
SITE PLAN / LANDSCAPE PL.



Date	Issue	Description
07.04.16	A	SECTION 96

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

GARTNERTROVATO
ARCHITECTS

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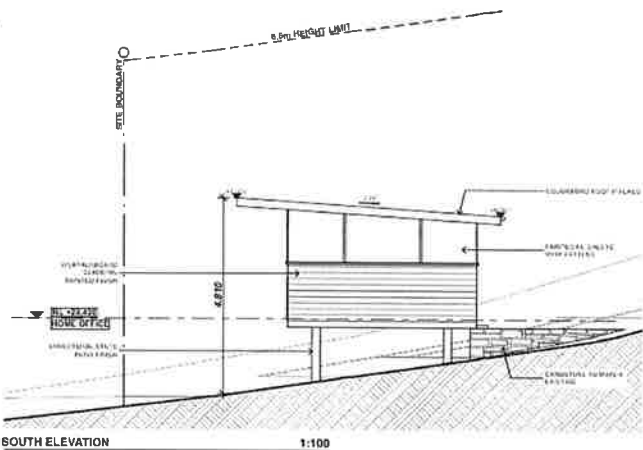
Project: House 74 / Lot 16
Narrabeen Park Parade, Warriewood

Client: Harley

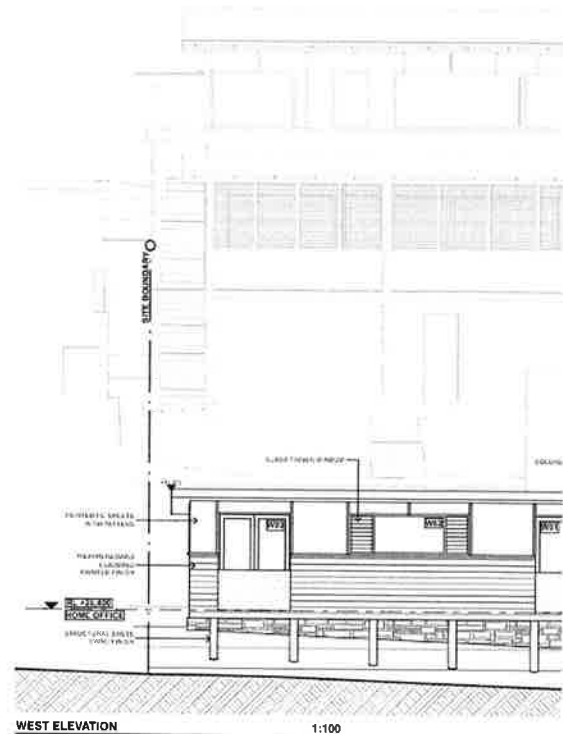
Drawing: **SECTION 96**
HOME OFFICE - FLOOR PLAN

Drawn:	Issue:	Description:	 GARTNERTROVATO ARCHITECTS	Project:	House 74 / Lot 16 Narrabeen Park Parade, Warriewood
01/08/16	A	SECTION 96		Client:	Harley
		<p>The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.</p>	A ATIO AND JAVAC ROAD PO BOX 1102 MENAVALLE NSW 2108 P TEL 02 9618 4451 F FAX 02 9618 4452 E STUART@GARTNERTROVATO.COM.AU	Drawing:	SECTION 96 HOME OFFICE - ELEVATIONS

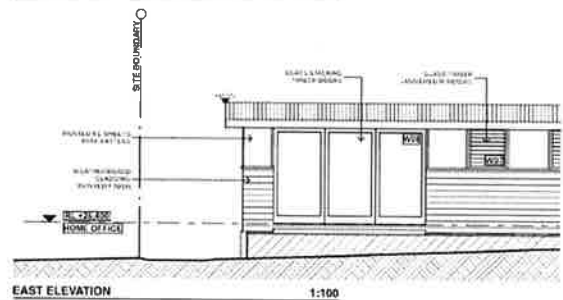
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State	Model	Description		GARTNER ARCHITECTS	Project:	House 74 / Lot 16 Narrabeen Park Parade, Warriewood
01.01.16	A	SECTION 96			Client:	Harley
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings that not be used for construction purposes until issued by the Architect for construction.			A 6700 MONSIEUR M20 M20 1100 MONSIEUR M20 P 1612 MONSIEUR F 1612 MONSIEUR E 1612 MONSIEUR		Drawing:	SECTION 96 HOME OFFICE - ELEVATIONS