

AEP Ref: 1377.11

Date: 4 August 2023

To ADS Architects

Attention: Gabriela Linces'

Via Email: gabriela.l@adsarchitects.com

Dear Gabriela,

RE: Bushfire Threat Assessment for S4.56 Modification report for Residential Development at 8 Forest Road Warriewood NSW 2102, Lot 1 DP 5055.

At the request of ADS Architects (the Client), Anderson Environment and Planning herewith provide an assessment of the *Section 4.56* modification in accordance with *Environmental Planning and Assessment Act 1979*, (EP&A act) to the internal and external Fire Access Road for the residential development at *8 Forest Road Warriewood NSW*. Court This letter should be read in conjunction with the *ADS Architects, 2023 S4.56(4), Revision 04 Plan*, and *Drew Dickson Architects, 2017 Site Plan, Project Number 15049, Revision 05 for Residential at 8 Forest Road Warriewood NSW*

After AEP's detailed review against the PBP, 2006 and 2019 it was determined that the external fire access road be upgraded to a 4m wide (fully sealed) to allow for better access and an increase in protection against adjoining the hazard vegetation. To achieve this the internal road has been reduced to 4m, however, the internal road would only be the provision of access, not for firefighting purposes.

It has been determined that these proposed changes will provide improved access and fire fighting abilities for the Subject Site.

Attachment A shows the Drew Dickson Architects (2017) approved plan and **Attachment B** showcases the ADS Architects (2023), proposed fire access road modification.

No further changes are proposed to buildings or required APZ, therefore no further assessment is required.

We thank you for the opportunity to be involved in this project. Should you require any further clarification on this matter, please contact Craig Anderson (AEP Managing Director – 0418 681 581) or myself on 0431 249 360.

Regards



Natalie Black

Senior Environmental Manager

BAAS No. 19076

Attachment A



BUILDING A
18 APARTMENTS (01-18) 3 STOREY - MAX. HEIGHT 10.5 M 4 x 1 BEDROOM 5 x 2 BEDROOM 8 x 3 BEDROOM 1 x 4 BEDROOM
BUILDING B
18 APARTMENTS (19-36) 3 STOREY - MAX. HEIGHT 10.5 M 1 x 1 BEDROOM 2 x 2 BEDROOM 15 x 3 BEDROOM
BUILDING C
12 APARTMENTS (37-48) 3 STOREY - MAX. HEIGHT 10.5 M 12 x 3 BEDROOM
BUILDING D
18 APARTMENTS (49-66) 3 STOREY - MAX. HEIGHT 10.5 M 3 x 1 BEDROOM 1 x 2 BEDROOM 14 x 3 BEDROOM
TOWNHOUSES 1-14
14 TOWNHOUSES (1-14) 3 STOREY - MAX. HEIGHT 10.5 M 14 x 3 BEDROOM
66 UNITS 14 TOWNHOUSES 1 DWELLING HOUSE 79% SOLAR ACCESS COMPLIANCE (63 UNITS) 78% NATURAL VENTILATION COMPLIANCE (62 UNITS)
81 TOTAL DWELLING UNITS

LEGEND:	
	EXISTING BOUNDARY
	EXISTING NARRABEEN CREEK
	EXISTING BUILDING
	EXISTING VEGETATION TREES
	EXISTING SIGNIFICANT TREES
	EXISTING RESIDENCE
	PROPOSED DRIVEWAY ACCESS
	PROPOSED FOOTPATH
	PROPOSED FIRE ACCESS
	PROPOSED PRIVATE ACCESS WAY
	PROPOSED TOWNHOUSES
	PROPOSED APARTMENTS
	PROPOSED BALCONIES & TERRACES
	25m RIPARIAN SETBACK
	BUSHFIRE APZ
	PROPOSED LETTER BOXES
	PROPOSED LEVEL

- TOTAL SITE AREA - 5.678 Ha - RU2 SITE AREA - 2.823 Ha - R3 SITE AREA - 2.855 Ha - LANDSCAPE AREA - 15,639.7 m² - TOTAL FOOT PRINT AREA - 9,393.6 m² - STE COVERAGE - 32.90 % - PRIVATE OPEN SPACE AREA - 3,466.7 m²

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05 27/02/17 ISSUED FOR AMENDED DEVELOPMENT APPLICATION

04 17/02/17 ISSUED FOR AMENDED DEVELOPMENT APPLICATION

03 16/02/17 ISSUED FOR AMENDED DEVELOPMENT APPLICATION

02 02/11/16 ISSUED FOR AMENDED DEVELOPMENT APPLICATION

01 21/10/16 ISSUED FOR AMENDED DEVELOPMENT APPLICATION

Issue

Date

Description

Issued by

Architects

DREW DICKSON ARCHITECTS

SYDNEY ABU DHABI NEW DELHI CHENGDU

Head Office: Level 10, 100 Macquarie Street, Sydney NSW 2000 Australia

Tel: +61 2 9270 3600 E: info@dd-a.com.au W: www.dd-a.com.au

Client

WARRIEWOOD VALE PTY LTD

3A MACQUARIE STREET, MORRISSET PARK, NSW 2284

Job Title

MEDIUM DENSITY DEVELOPMENT

8 FOREST ROAD, WARRIEWOOD, NSW 2012

Drawing Scale

1:500 @ A1

Date

16/02/2017

Drawn by

VE

Drawing Status

AMENDED DEVELOPMENT APPLICATION

Project / Job No.

15049

Drawing No.

A-001

Revision

05

Site Plan and Development Summary

Attachment B

- GENERAL NOTES:
1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS. PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.
 2. ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY.
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 4. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.
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 6. THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SAA CODES AND ALL RELEVANT CONDITIONS BY-LAW.
 7. THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.
 8. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.
 9. THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS ISSUED.

Rev	Date	Amendment	By
01	1/12/2021	ISSUE FOR S4.56(2) FOR COORDINATION	GL
02	22/12/2021	ISSUE FOR S4.56 - FOR COORDINATION	GL
03	21/01/2022	ISSUE FOR S4.56	GL
04	8/02/2022	ISSUE FOR S4.56 - FOR COORDINATION	GL
05	11/02/2022	ISSUE FOR S4.56	GL
06	14/12/2022	ISSUE FOR S4.56 - COORDINATION	GL
07	25/05/2023	ISSUE FOR COORDINATION S4.56 (4)	GL
08	14/06/2023	ISSUE FOR COORDINATION S4.56 (4)	GL
09	4/07/2023	ISSUE FOR COORDINATION S4.56(4)	GL
10	19/07/2023	ISSUE FOR S4.56(4) COORDINATION	GL
11	25/07/2023	ISSUE FOR S4.56(4) COORDINATION	GL
12	28/07/2023	ISSUE FOR S4.56(4)	GL

Project:
RESIDENTIAL DEVELOPMENT

Address:

8 Forest Road Warriewood NSW 2102 Australia

Client:
KUATRO

0 2 5 10 20m

Status:
ISSUE FOR S4.56(4)

Drawing Title: Floor Plans
Ground Floor Plan - East

Project No: Drawing No: Revision:
Pn_0800 A100.1 12

Date: Checked: Drawn: Scale@A1:
28/07/2023 PD GL 1:200

ADS
ARCHITECTS

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1/7 Murray Rose Avenue, Sydney Olympic Park NSW 2127
P: 02 9763 1888
info@adsarchitects.com | www.adsarchitects.com
ABN: 90 616 216 196
NSW Nominated Architect Pavlo Doroch 9170



Ground Floor
Scale @ A1 = 1:200

FOR CONTINUATION SEE SHEET A100.2

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11	25/07/2023	ISSUE FOR S4.56(4) COORDINATION	GL
12	28/07/2023	ISSUE FOR S4.56(4)	GL

Project:
RESIDENTIAL DEVELOPMENT

Address:
8 Forest Road Warriewood NSW 2102 Australia

Client:
KUATRO

0 2 5 10 20m

Status:
ISSUE FOR S4.56(4)

Drawing Title:
Floor Plans
Ground Floor Plan - West

Project No: Drawing No: Revision:
Pn_0800 A100.2 12

Date: Checked: Drawn: Scale@A1:
28/07/2023 PD GL 1:200



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NOT PART OF THIS
MODIFICATION

NOT PART OF THIS
MODIFICATION

NOT PART OF THIS
MODIFICATION

NOT PART OF THIS
MODIFICATION

SHARED ACCESS
PATH
4m WIDE

FIRE TRAIL ROAD
4m WIDE

EXISTING DWELLING
(TO BE RETAINING)

TURNING HEAD