



Member of the Fire Protection Association of Australia

Friday, 20 December 2024

Purpose:

To provide advice to the Principal Certifying Authority regarding compliance with bushfire risk requirements.

Property Address:

46 Narrabeen Park Parade Warriewood.

Lot and DP Number:

Lot 2, DP23008.

Referenced Documents:

- Previous Bushfire Risk Assessment dated Tuesday, 18 October 2022
- Revised plans (attached)

Proposed Works:

Alterations and additions to an existing dwelling.

The General Manager

Northern Beaches Council.

Dear Sir/Madam,

Re: Bushfire Assessment Review – 46 Narrabeen Park Parade Warriewood.

This letter is to provide an update on the bushfire risk assessment for the proposed alterations and additions to the existing dwelling at the address mentioned above. Revised plans have been submitted, prompting a review of the original Bushfire Risk Assessment completed on 18/10/2022.

The revised plans have been assessed against the recommendations and findings of the original report. No new variables introduced by the proposed changes are found to alter the compliance outcomes or recommendations of the previous assessment.

Based on this review, the revised proposal remains consistent with the previous bushfire protection requirements and does not compromise the outcomes of the original assessment.

If further clarification or additional information is required, please feel free to make contact.

Yours faithfully,

Matthew Willis

Graduate Diploma in Planning for Bushfire Prone Areas

FPAA BPAD Level 3 (BPD-PA 09337)

Bushfire Planning Services Pty Limited

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

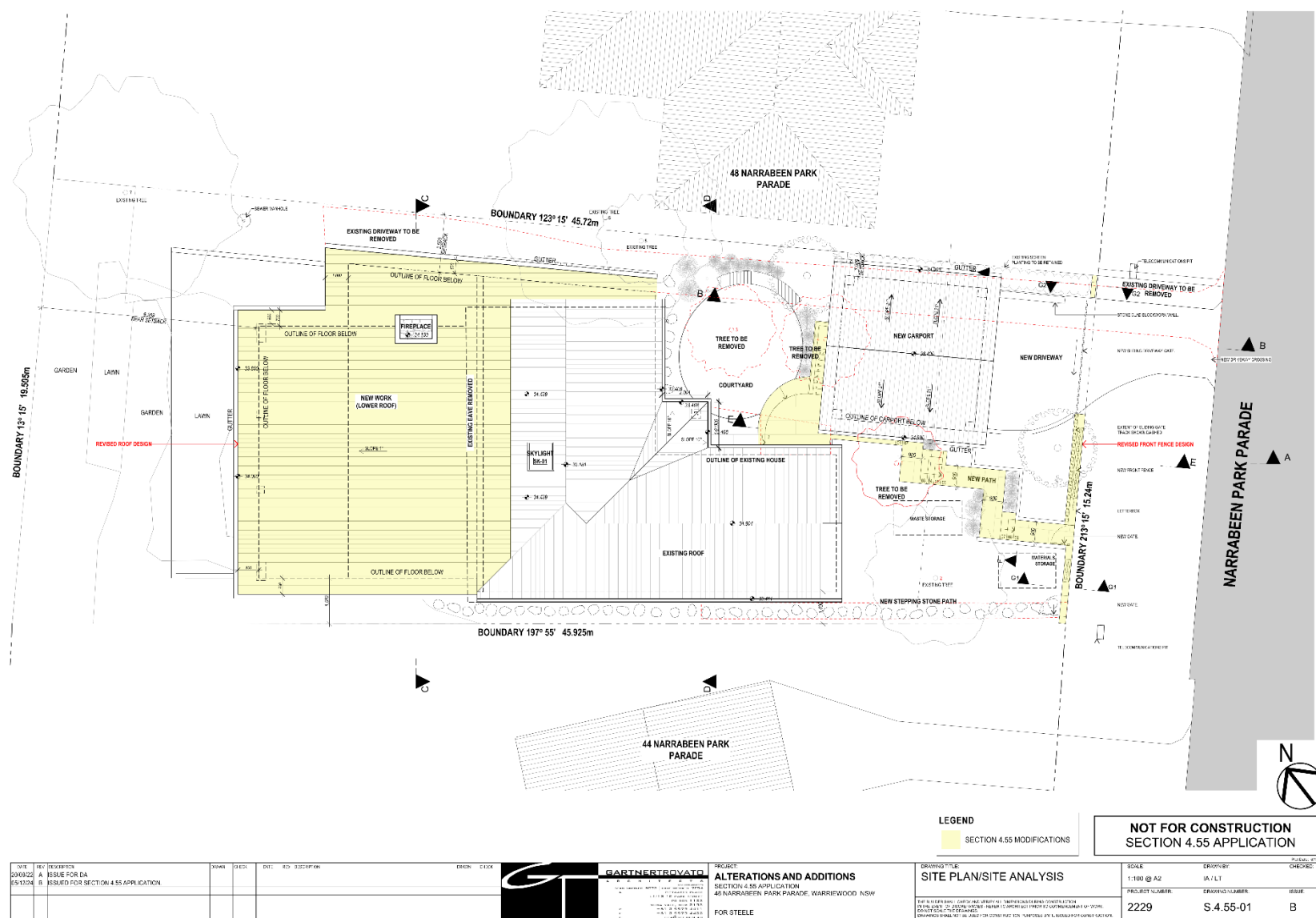
Yours Sincerely

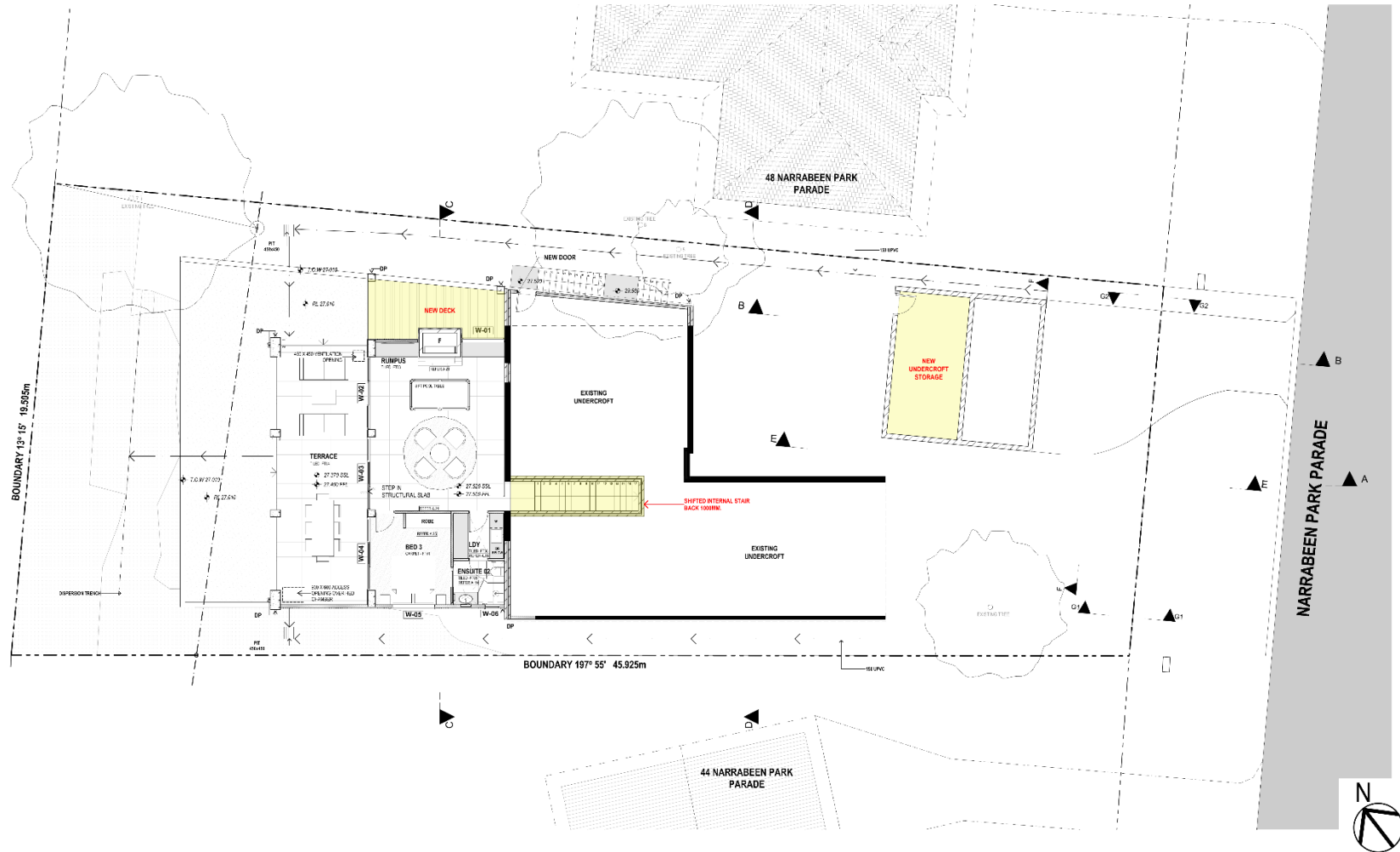


Matthew Willis

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

Bushfire Planning Services Pty Limited.

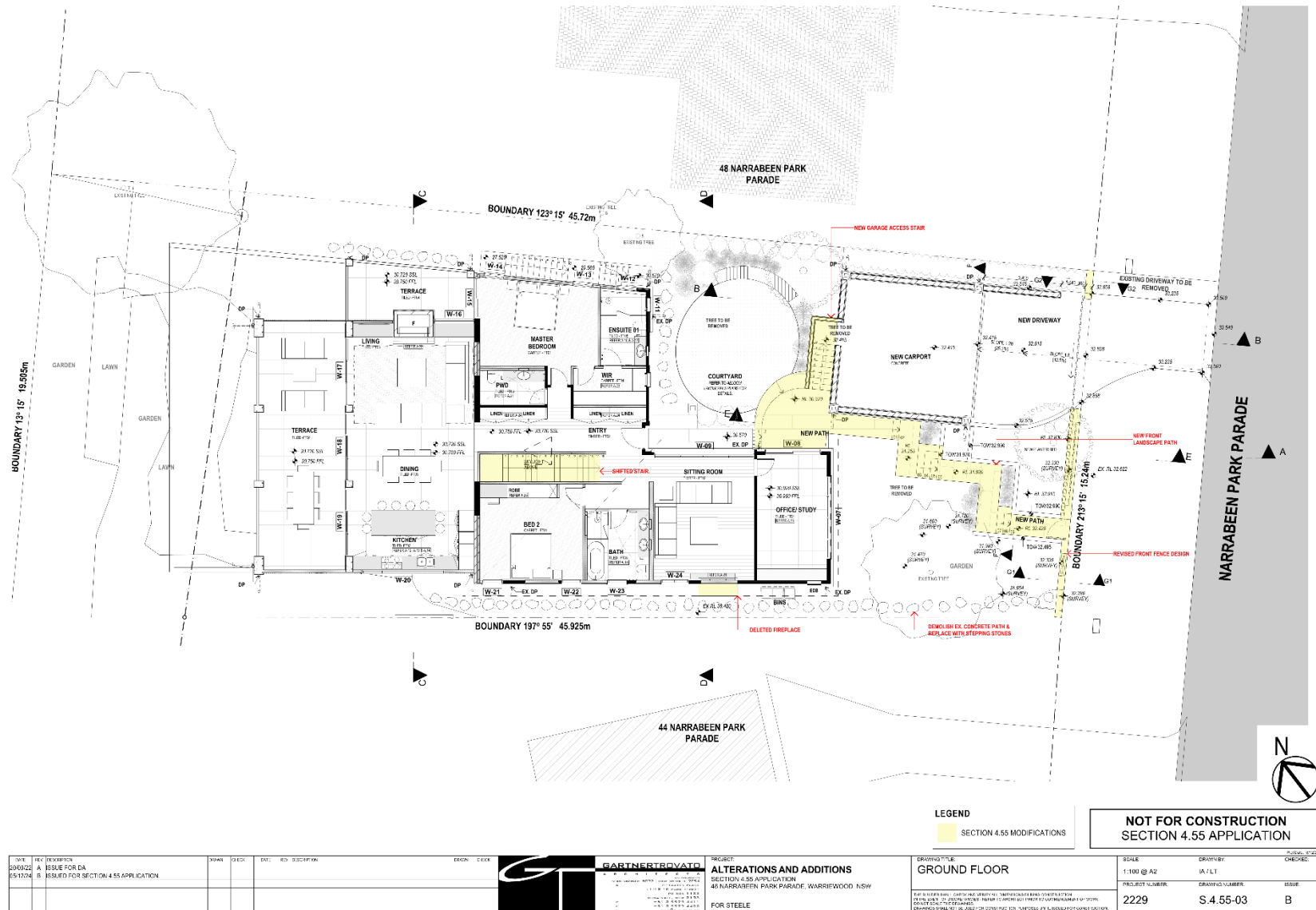


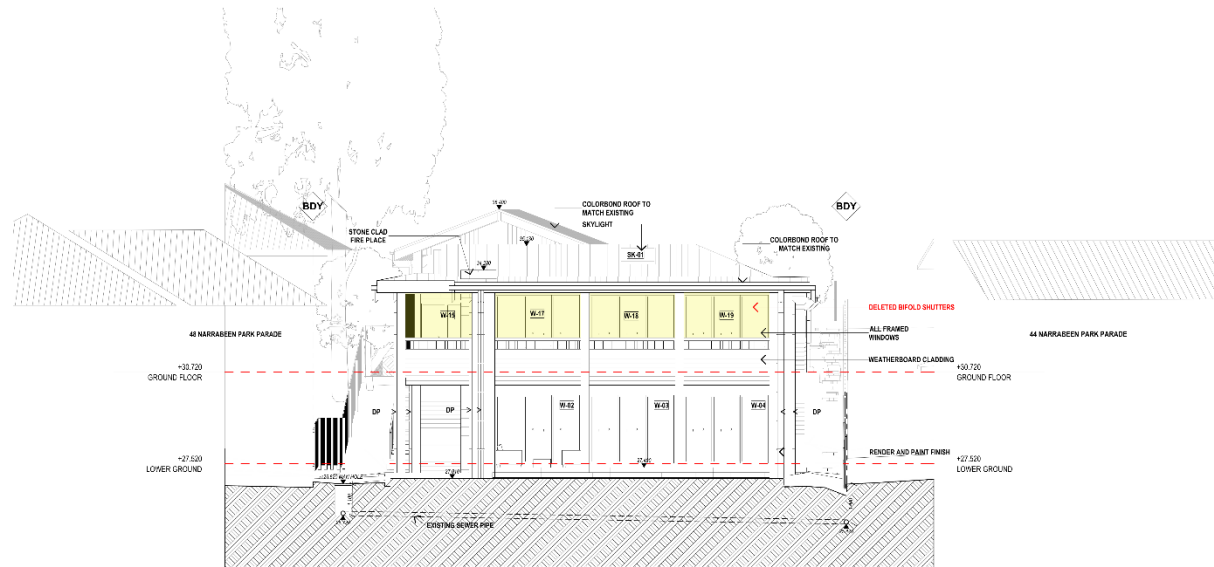


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SECTION 4.55 MODIFICATIONS

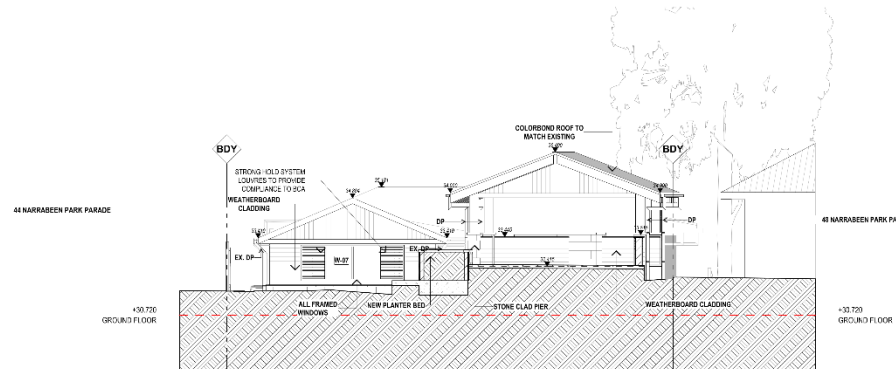
NOT FOR CONSTRUCTION
SECTION 4.55 APPLICATION

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20/03/22	A	ISSUE FOR DA							ALTERATIONS AND ADDITIONS	LOWER GROUND FLOOR	1:100 @ A2	JA / LT	
05/10/24	B	ISSUED FOR SECTION 4.55 APPLICATION							SECTION 4.55 APPLICATION				
									48 NARRABEEN PARK PARADE, WARRENWOOD NSW				
									FOR STEELE				





1 NORTH WEST
Scale 1:100



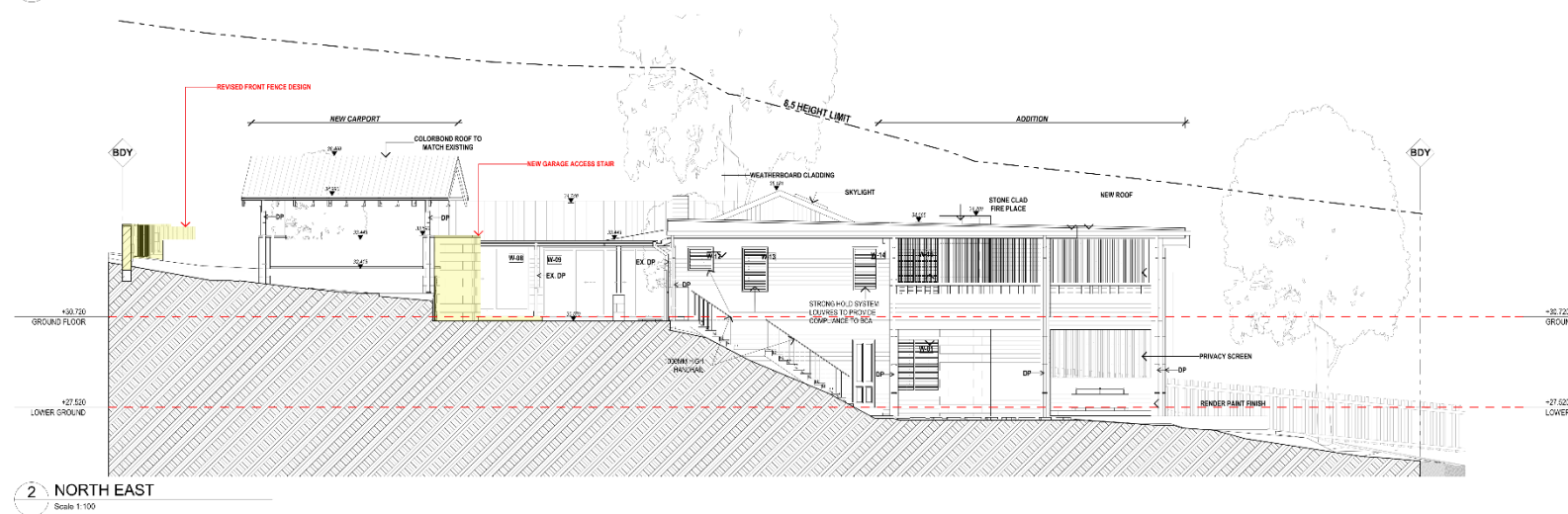
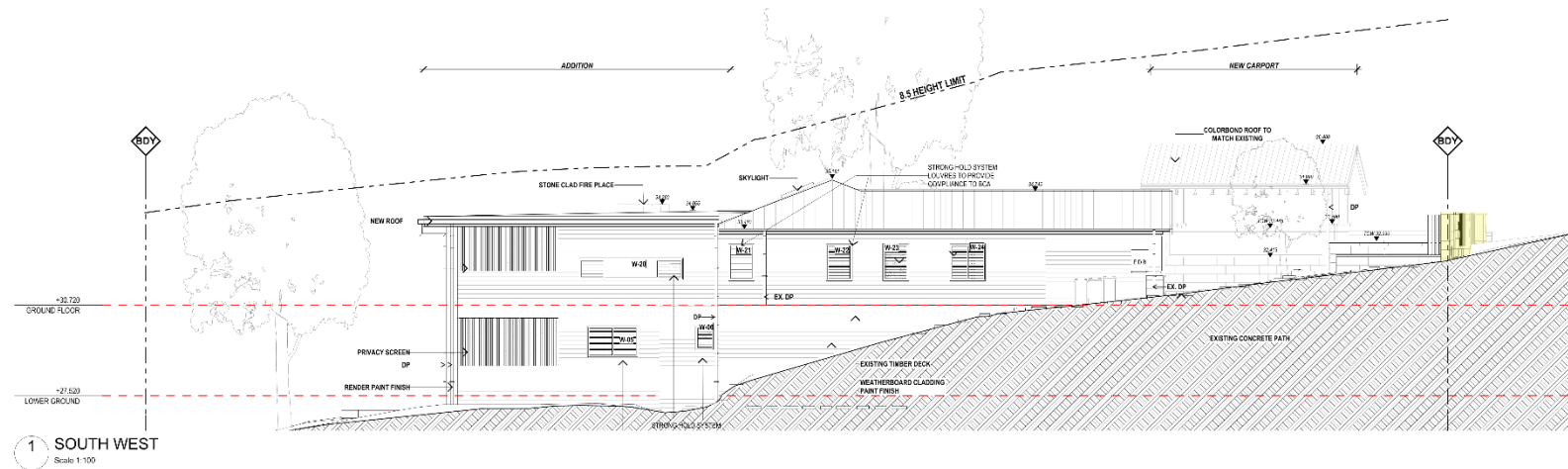
2 SOUTH EAST
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SECTION 4.55 MODIFICATIONS

NOT FOR CONSTRUCTION
SECTION 4.55 APPLICATION

DATE PREPARED 20/04/22 15/12/22		BY A R		FOR ISSUE FOR CA ISSUED FOR SECTION 4.55 APPLICATION		DRAWN 22/04/22	CHECKED 22/04/22	SCALE 1:100 @ A2	DRAWN BY J A / T	PROJECT 45 NARRAHEEN PARK PARADE, WARREWOO NSW	DRAWING TITLE ELEVATION SHEET 01	PROJECT NUMBER 2229	DRAWING NUMBER S.4-55-04	ISSUE B
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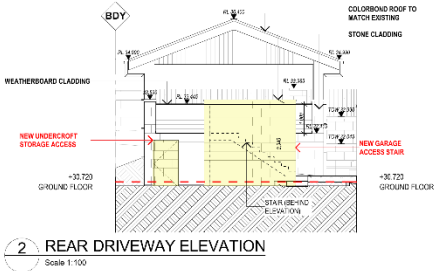
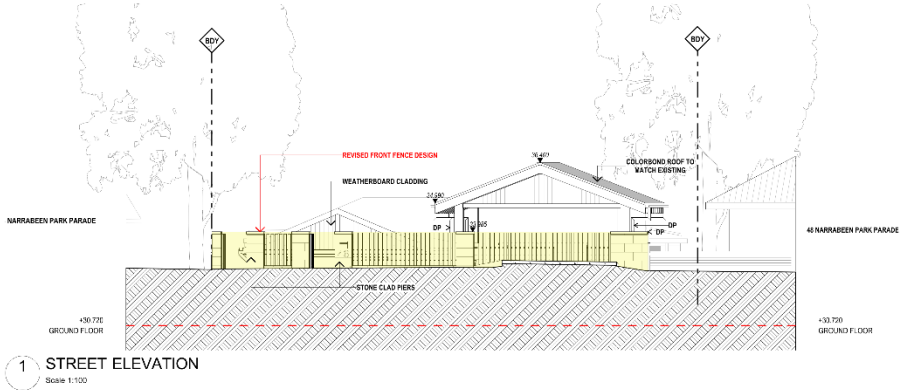
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SECTION 4.55 MODIFICATIONS

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SECTION 4.55 APPLICATION

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20/03/22	A	ISSUE FOR DA							
05/10/24	B	ISSUED FOR SECTION 4.55 APPLICATION							

PROJECT	ALTERATIONS AND ADDITIONS SECTION 4.55 APPLICATION 48 NARRABERRA PARK PARADE, WARREWOOD NSW
FOR STEELE	

DRAWING TITLE	ELEVATION SHEET 02
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DRAWING NUMBER	S.4.55-05
ISSUE	B

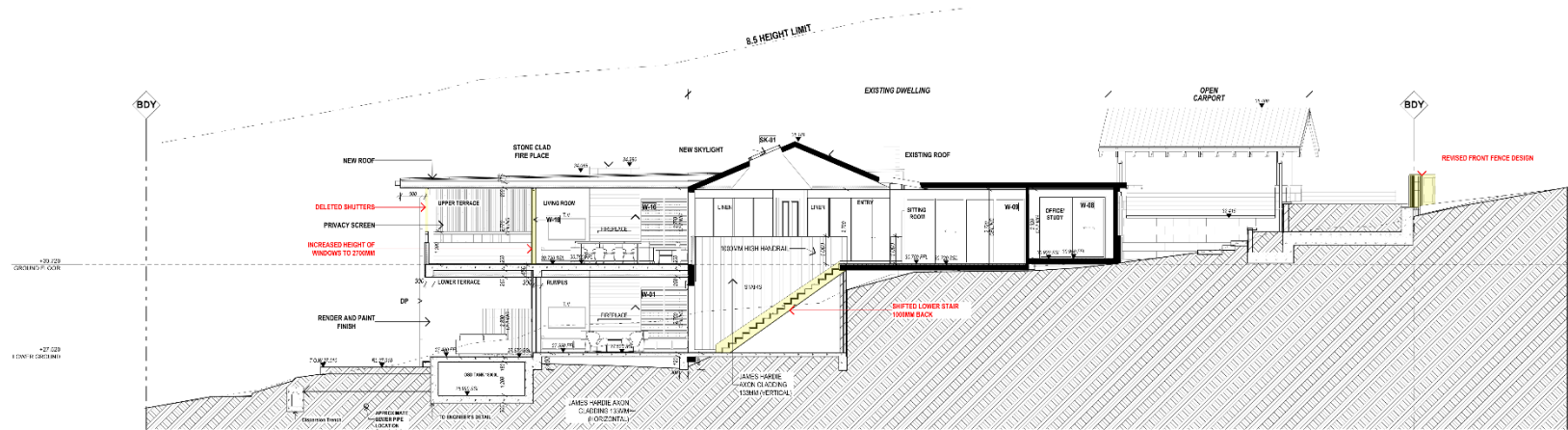


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SECTION 4.55 MODIFICATIONS

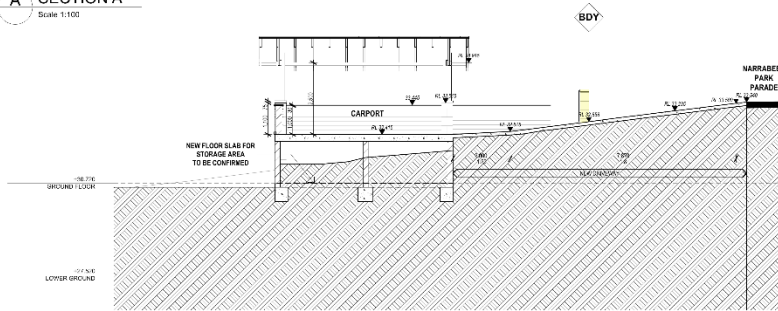
NOT FOR CONSTRUCTION
SECTION 4.55 APPLICATION

DATE	REV	DESCRIPTION	BY	CHKD	DATE	REV	DESCRIPTION	BY	CHKD
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05/10/24	B	ISSUED FOR SECTION 4.55 APPLICATION							

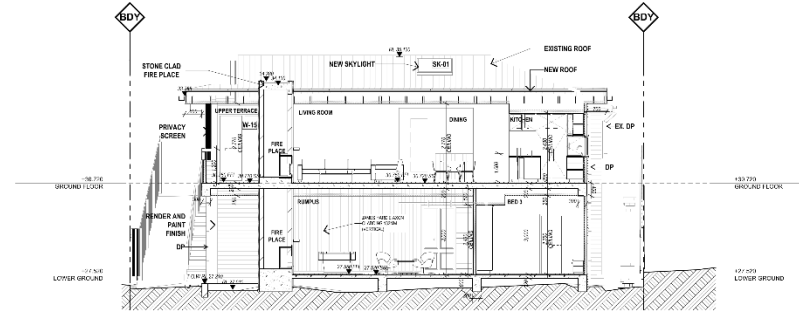
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PROJECT: ALTERATIONS AND ADDITIONS SECTION 4.55 APPLICATION 48 NARRABEEN PARK PARADE, WARRENWOOD NSW FOR STEELE	DRAWING TITLE: ELEVATION SHEET 03 SCALE: 1:100 @ A2 PROJECT NUMBER: 2229 DRAWING NUMBER: S.4.55-06 ISSUE: B



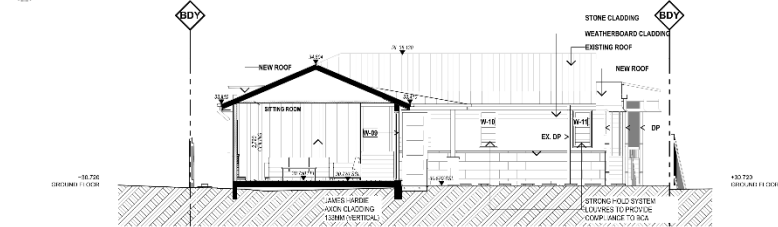
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Scale 1:100



B SECTION B
Scale 1:100



C SECTION C
Scale 1:100



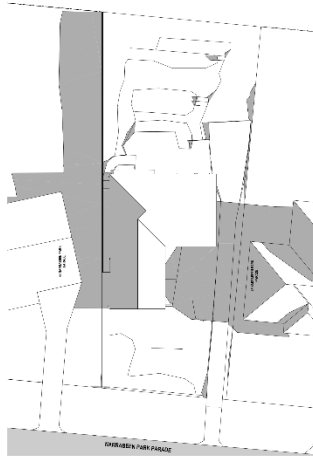
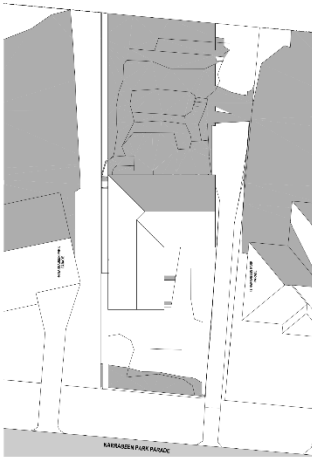
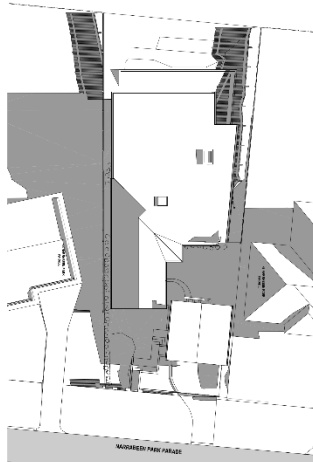
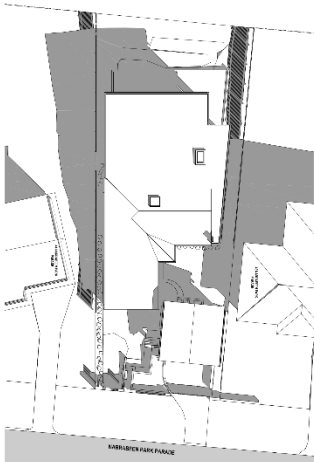
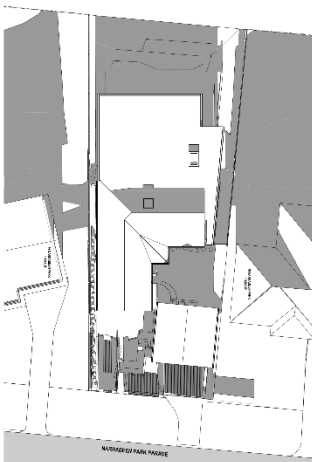
D SECTION D
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SECTION 4.55 MODIFICATIONS

NOT FOR CONSTRUCTION
SECTION 4.55 APPLICATION

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NOT FOR CONSTRUCTION
SECTION 4.55 APPLICATION

DATE	REV	DESCRIPTION	BY	CHECK	DATE	REV	DESCRIPTION	BY	CHECK
20/03/22	A	ISSUE FOR DA							
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GARTNERBROVATO	PROJECT: ALTERATIONS AND ADDITIONS SECTION 4.55 APPLICATION 48 NARRAHEEN PARK PARADE, WARREWOOD NSW FOR STEELE	DRAWING TITLE: SHADOW DIAGRAMS	SCALE: 1:380 @ A2	DRAWN BY: JA / LT	CHECKED BY: JA / LT
			PROJECT NUMBER: 2229	DRAWING NUMBER: S.4.55-08	ISSUE: B



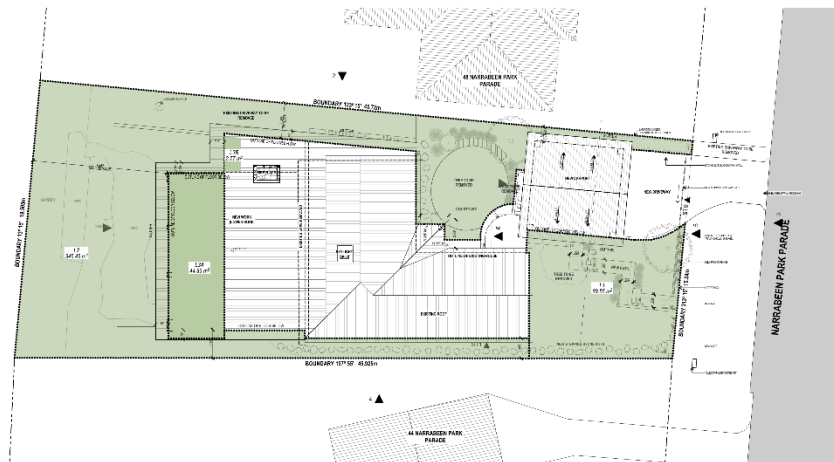
EXISTING

1:200

Landscape Calculations

Existing Landscape Areas:

Site area:	794.4m ²
Landscape areas:	
L1 (Front) -	172.71 m ²
L2 (Rear) -	15.63 m ²
L3 (Back) -	206.74 m ²
Total Existing Landscape Area = 457.88m ² or 58%	



PROPOSED

1:200

Landscape Calculations

Proposed Landscape Areas:

Site area:	794.4m ²
Landscape areas:	
L1 (Front) -	89.55m ²
L2 (Rear) -	345.45m ²
L3A + L3B (Back) - (6% Variation)	47.66 m ²
Total Proposed Landscape area = 482.66m ² or 61%	



NOT FOR CONSTRUCTION
SECTION 4.55 APPLICATION

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20/03/22	A	ISSUE FOR DA										
05/10/24	B	ISSUED FOR SECTION 4.55 APPLICATION										



BUSHFIRE PLANNING SERVICES
ALTERATIONS AND ADDITIONS
SECTION 4.55 APPLICATION
48 NARRABEEN PARK PARADE, WARREWOOD NSW
FOR STEELE

DRAWING TITLE
LANDSCAPE PLAN

FOR INFORMATION: THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. IT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ANY CHANGES TO THE DESIGN SHOULD BE APPROVED BY THE DESIGNER.

SCALE	DRAWN BY	CHECKED BY
1:200 @ A2	JA / LT	
PROJECT NUMBER	DRAWING NUMBER	ISSUE
2229	S.4.55-09	B



1 3D VIEW 1
Scale 1:1.66



2 3D VIEW 2
Scale 1:1.66

NOT FOR CONSTRUCTION		
SECTION 4.55 APPLICATION		
SCALE	DRAWN BY	CHECKED
1:1.66 @ A2	JA / LT	
PROJECT NUMBER	DRAWING NUMBER	ISSUE
2229	S.4.55-10	B

DATE	REV	DESCRIPTION	DESIGNER	CHECKED	DATE	DESCRIPTION	PROJECT	DRAWING TITLE	PROJECT NUMBER	DRAWING NUMBER	ISSUE
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05/09/22	B	REVISION FOR SECTION 4.55 APPLICATION					SECTION 4.55 APPLICATION				
							48 NARRAREE PARK PARADE, WARRENWOOD NSW				
							FOR STEELE				