



Corporate member of the Fire Protection Association of Australia

Thursday, 3 August 2023.

- **Purpose;** To provide advice to the Principal Certifying Authority.
- **Address;** 73 Marine Parade Avalon Beach.
- **Lot and DP number;** lot 114, DP8394
- **Referenced documents;** Previous Bushfire Risk Assessment dated Tuesday, 5 October 2021. 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 approved new 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.

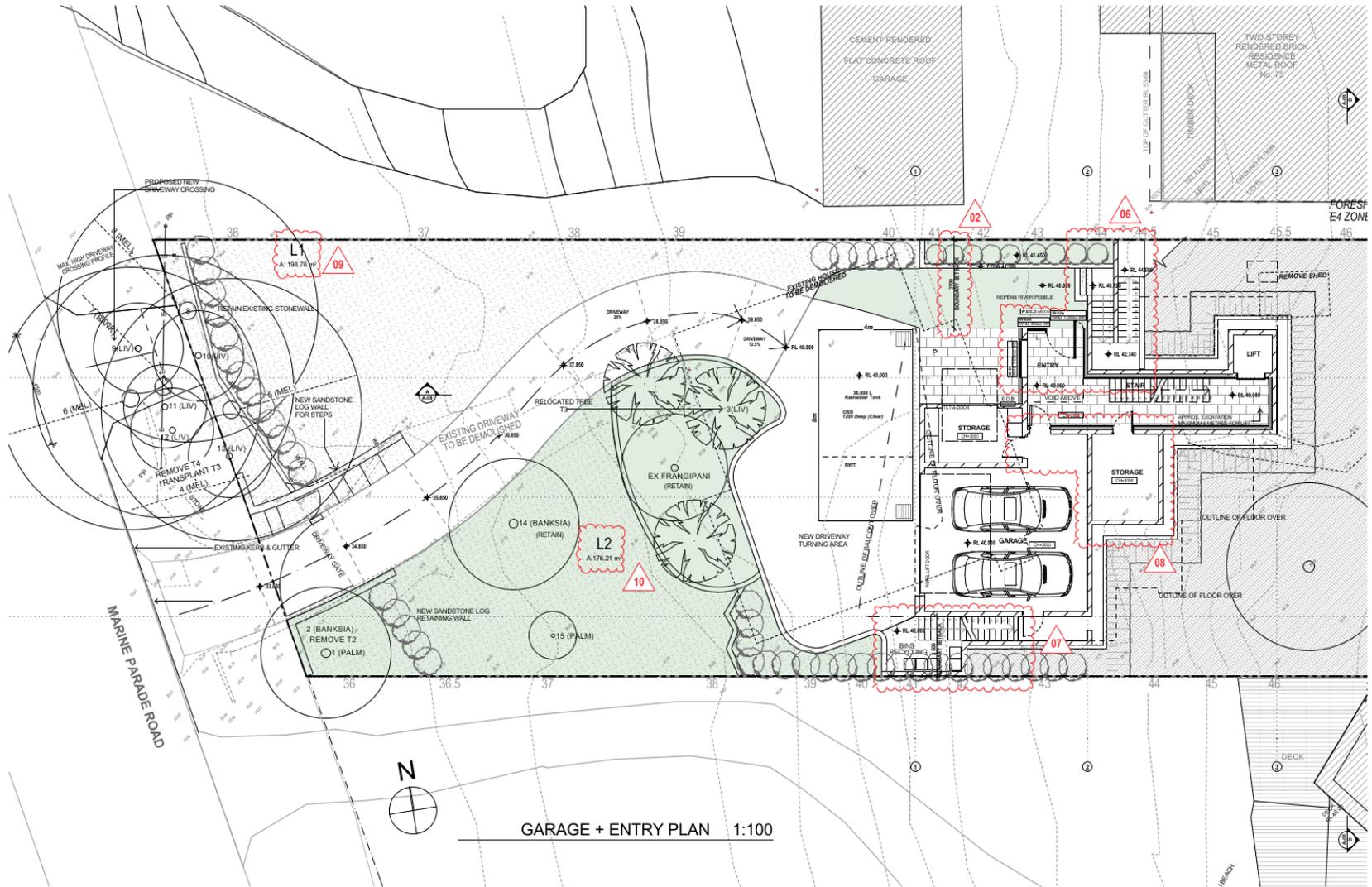
Yours Sincerely

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.





**GARTNERTROVATO**  
 ARCHITECTS  
 11/111 MARINE PARADE ROAD  
 SYDNEY NSW 2015  
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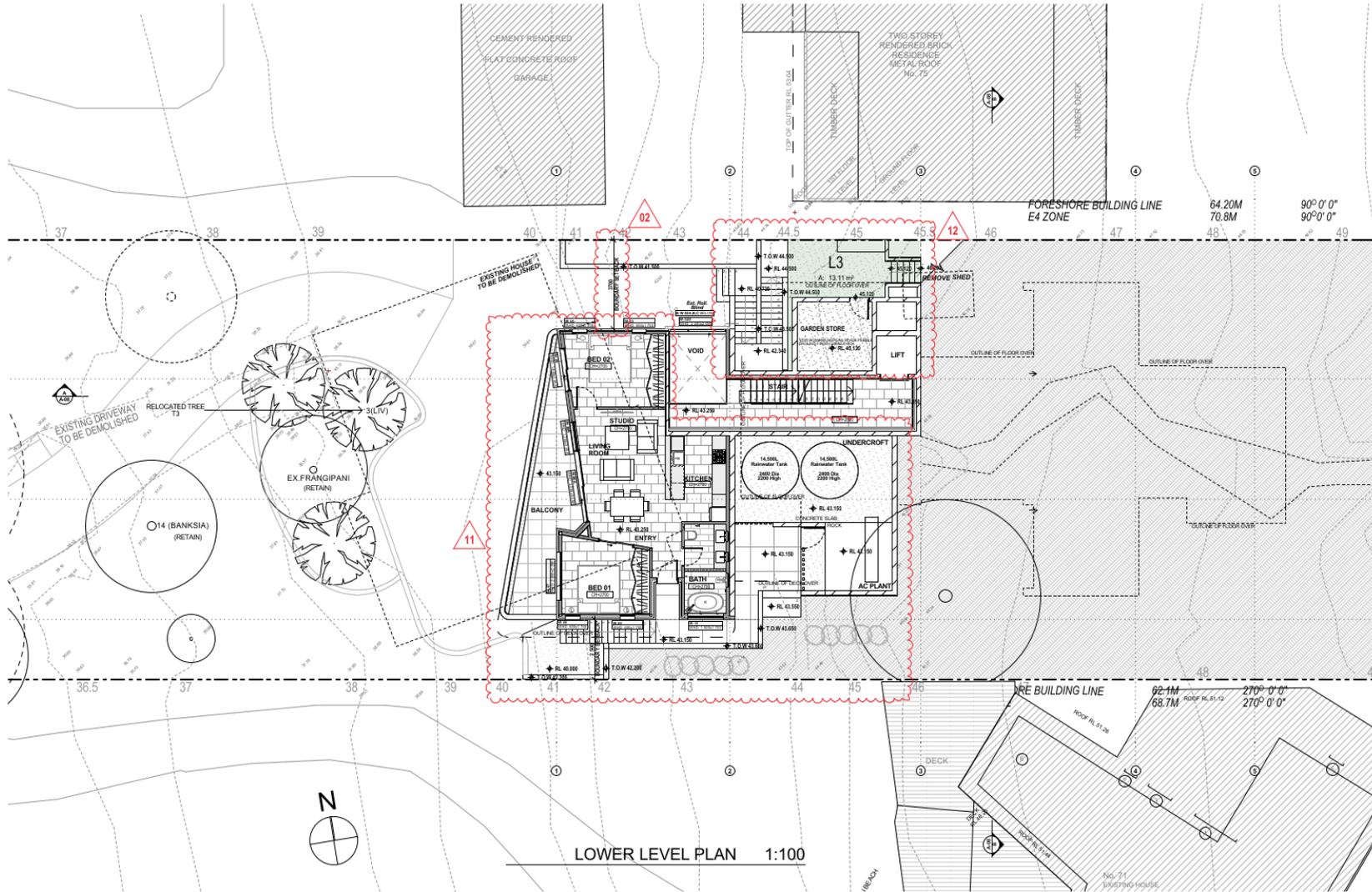
GARAGE + ENTRY PLAN 1:100

Issue Date	Rev	Description	Drawn	Checked
20/03/22	0	DEVELOPMENT APPLICATION	AK	SEL
20/03/22	1	REVISION TO DRAWINGS AS CLOSER	AK	SEL
20/03/22	2	REVISION TO DRAWINGS AS CLOSER	AK	SEL

PROJECT: **NEW HOUSE**  
 DEVELOPMENT APPLICATION  
 73 Marine Parade, Avalon Beach, Sydney NSW 1044  
 114 8394

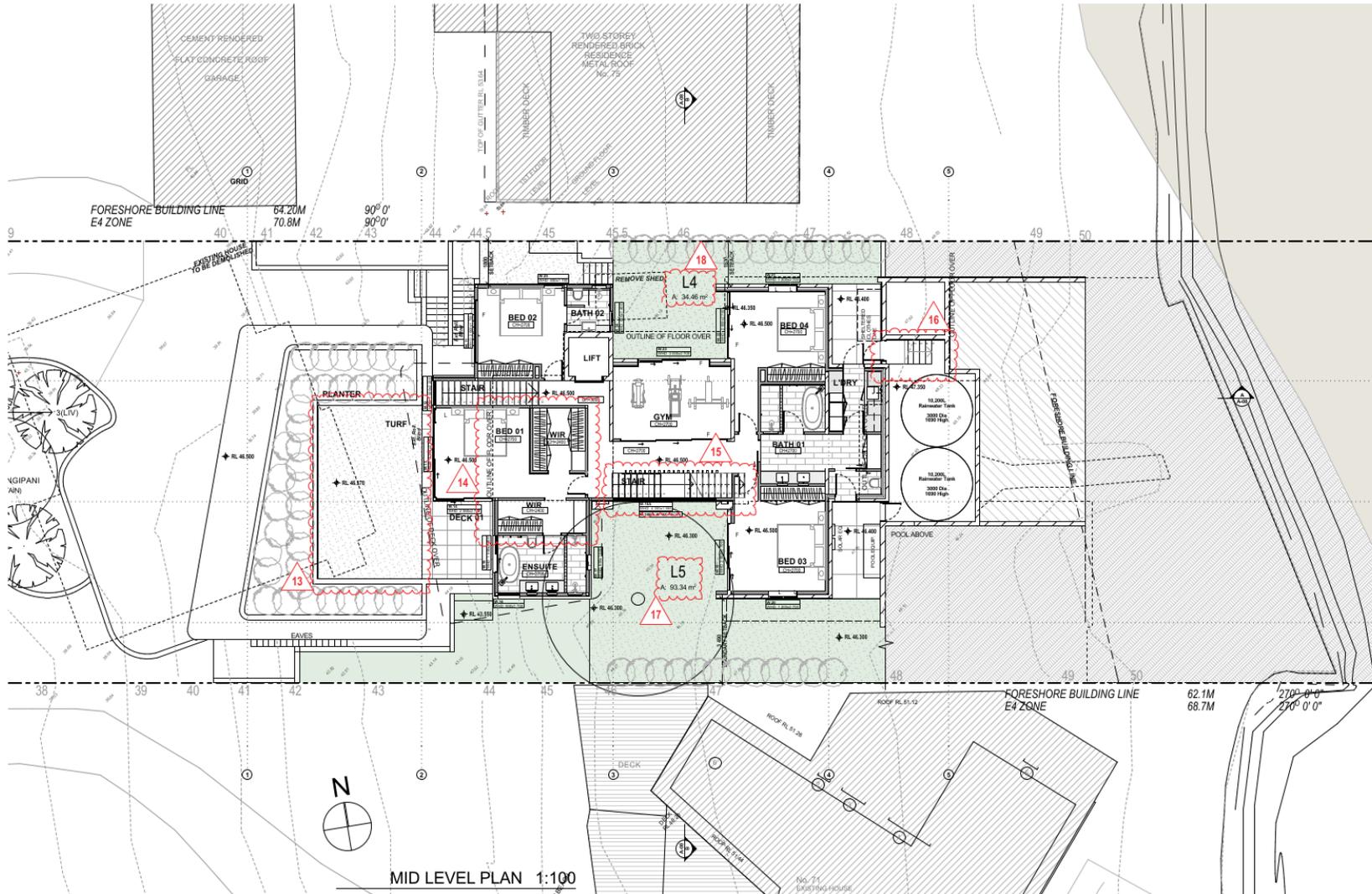
DRAWING TITLE: **GARAGE PLAN**  
 SCALE: 1:100 @ A2  
 SHEET NO: 2105  
 DATE: 11/03/22  
 DRAWN BY: SEL  
 CHECKED BY: AK

FOR COURTNEY FAMILY



**GARTNEROTRATO**  
 ARCHITECTS  
 4/1100 HERRING ROAD  
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Issue No.	Rev	Description	Drawn	Checked	PROJECT	PROJECT
001/2015	0	DEVELOPMENT APPLICATION	AB	SL	<b>NEW HOUSE</b>	LOWER LEVEL PLAN
002/2015	0	REVISION TO DRAWINGS AS CLOSER	AB	SL	DEVELOPMENT APPLICATION	
003/2015	0	REVISION TO DRAWINGS AS CLOSER	AB	SL	73 Marine Parade, Avalon Beach, Sydney NSW 1444	
					114 8394	
					FOR COURTNEY FAMILY	



**GARTNEROVATO**  
ARCHITECTS

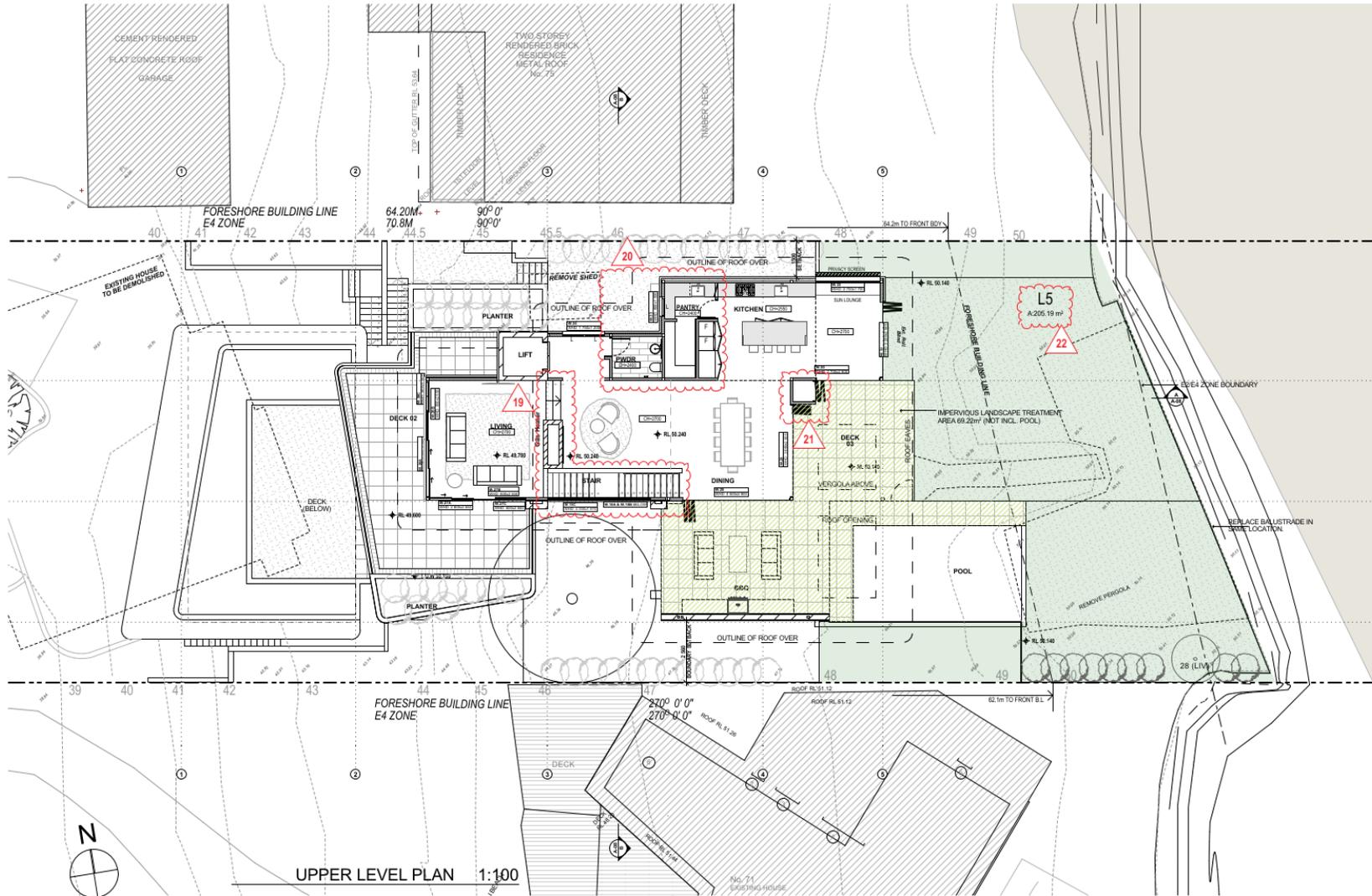
417/100 HERRIDGE ROAD  
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TEL: 02 9550 8182  
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Issue No.	Date	Rev	Description	Drawn	Checked
001	20/03/22	1	DEVELOPMENT APPLICATION	AB	SEL
002	20/03/22	2	REVISION TO DRAWINGS AS CLOSER	AB	SEL
003	21/03/22	1	REVISION TO DRAWINGS AS CLOSER	AB	SEL

PROJECT: **NEW HOUSE**  
DEVELOPMENT APPLICATION  
73 Marine Parade, Avalon Beach, Sydney NSW 1444  
114 8394

ISSUED BY: 1101 @ A2  
SCALE: 1:100 @ A2  
DATE: 21/03/22  
DRAWN BY: 2105  
CHECKED BY: A-04

FOR COURTNEY FAMILY



UPPER LEVEL PLAN 1:100

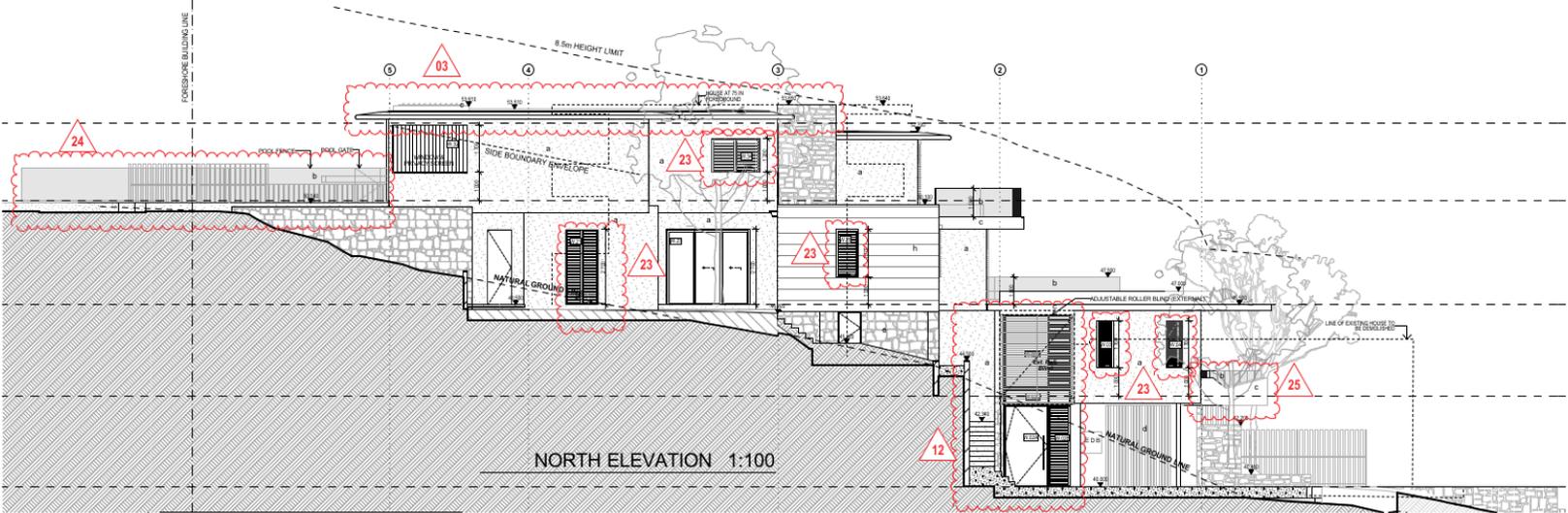
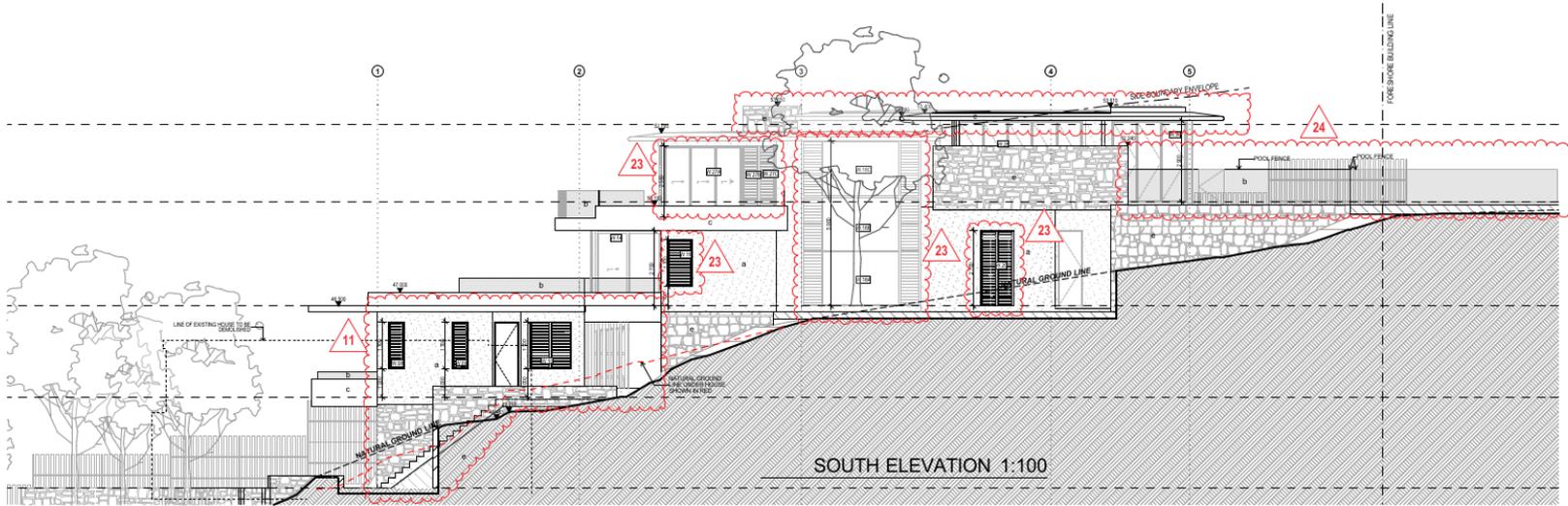
**GARTNERTROVATO**  
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Issue Date	Rev	Description	Drawn	Checked
20/03/20	1	DEVELOPMENT APPLICATION	AB	SEL
20/03/20	2	REVISION TO DRAWINGS AS CLOSER	AB	SEL
20/03/20	3	REVISION TO DRAWINGS AS CLOSER	AB	SEL

PROJECT: **NEW HOUSE**  
 DEVELOPMENT APPLICATION  
 73 Marine Parade, Avalon Beach, Sydney NSW 1404  
 114 8394

ISSUED FOR: COURTNEY FAMILY  
 2105 A-05

DATE: 11/01/20  
 DRAWN BY: SEL  
 CHECKED BY: SEL



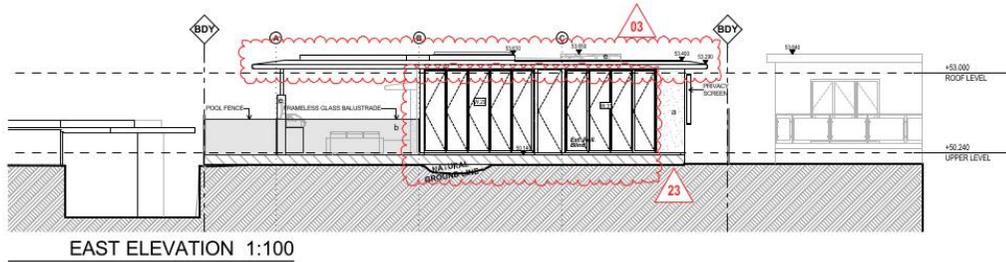
**GARTNEROVATO**  
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Issue Date	Rev	Description	Drawn	Checked
20/03/22	0	DEVELOPMENT APPLICATION	AB	SL
20/03/22	1	PRELIMINARY TO DRAWINGS AS CLOSER	AB	SL
20/03/22	2	REVISIONS TO DRAWINGS AS CLOSER	AB	SL

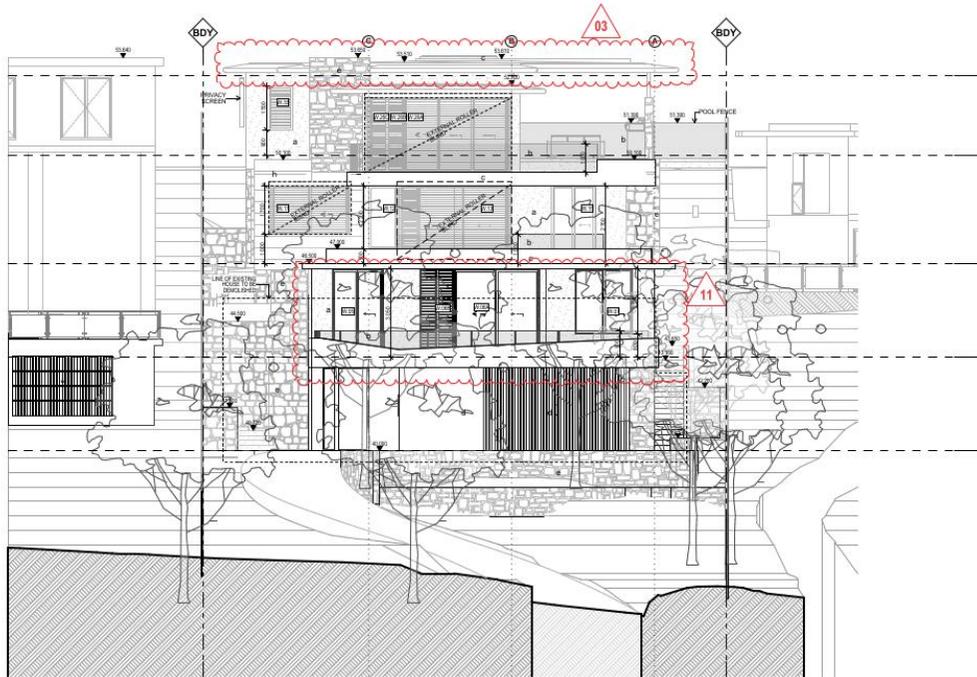
**NEW HOUSE**  
 DEVELOPMENT APPLICATION  
 73 Marine Parade, Avalon Beach, Sydney NSW  
 114 8394

**NORTH + SOUTH ELEVATIONS**  
 1:100 @ A2  
 2105 A-06

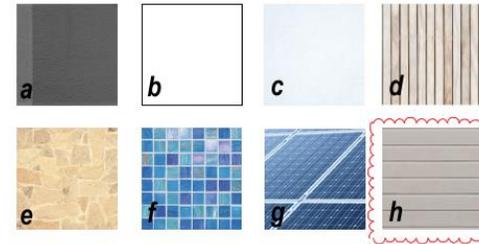
FOR COURTNEY FAMILY



EAST ELEVATION 1:100



WEST ELEVATION 1:100



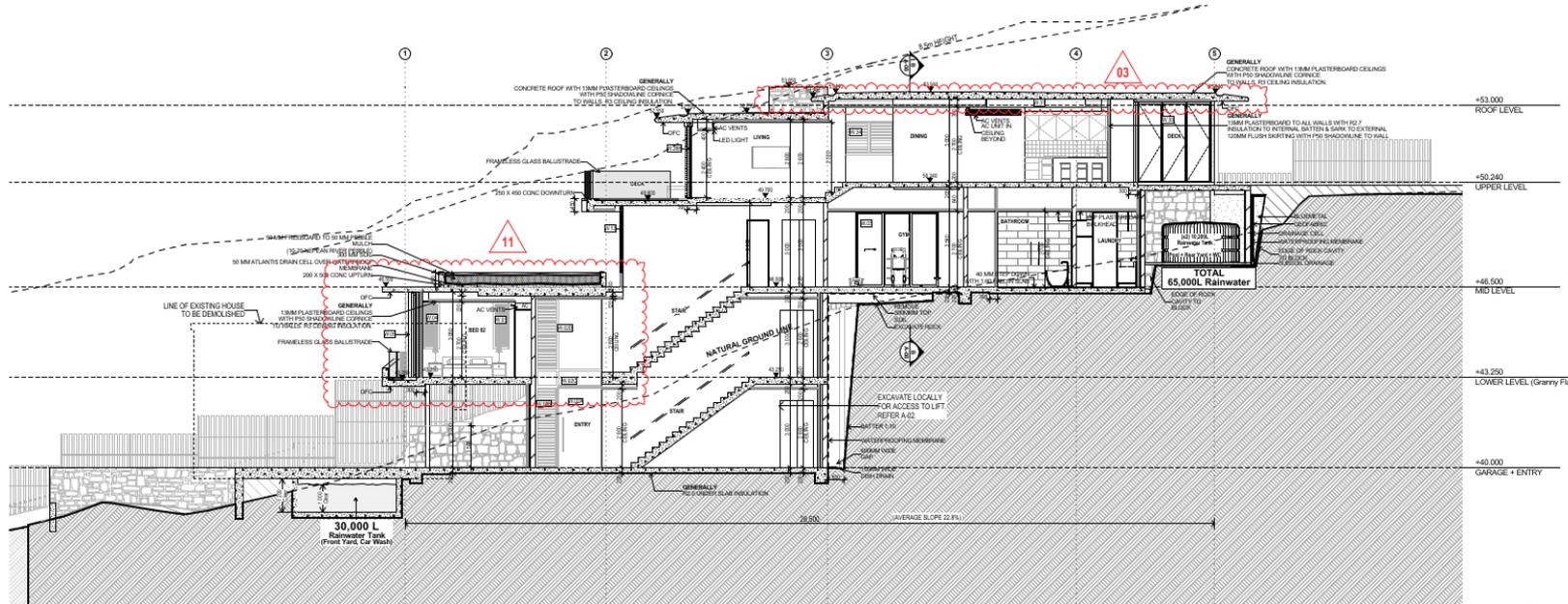
- EXTERIOR FINISHES LEGEND**
- a TEXTURED RENDER WITH PAINT FINISH - EQUAL TO RESENE DOUBLE GRAVEL
  - b GLASS BALUSTRADE
  - c FORM CONCRETE BALUSTRADE - RESENE 'GLISTENING WHITE' PAINT FINISH
  - d HORIZONTAL TIMBER 'THIN' CLADDING TO BALCONY SOFFIT - NATURAL CLEAR FINISH
  - e 'BODEGA' NATURAL STONE WALL CLADDING
  - f GLAZED MOSAIC TILES TO POOL
  - g SOLAR PANELS TO ROOF
  - h WEATHERBOARD



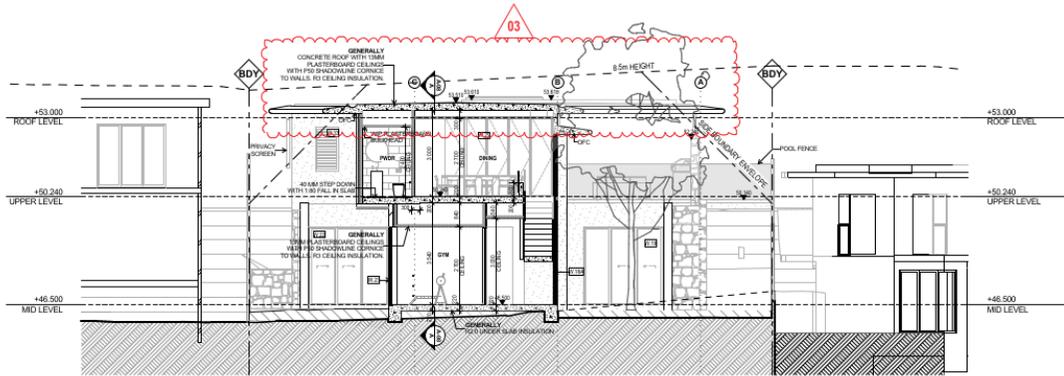
**GARTNEROTRIVATO**  
ARCHITECTS

11/111 MARINE PARADE  
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Issue Date	Rev	Description	Drawn	Checked	PROJECT	DRAWING
20/11/2023	1	DEVELOPMENT APPLICATION	AB	SL	<b>NEW HOUSE</b>	WEST ELEVATION
20/11/2023	2	PRELIMINARY TO DRAWINGS AS CLOUSED	AB	SL	DEVELOPMENT APPLICATION	
20/11/2023	3	REVISIONS TO DRAWINGS AS CLOUSED	AB	SL	73 Marine Parade, Avalon Beach, Sydney NSW 2484	
					114 8394	
					FOR COURTNEY FAMILY	



SECTION A 1:100



SECTION B 1:100

- Basix Notes**
- Metal roof with 70mm foil lined blanket (roof a medium colour)
  - R3.0 insulation batts to all ceilings adjacent to masonry & concrete roof
  - 250mm concrete slabs all levels
  - R3.0 insulation under concrete slabs adjacent to outdoor air and subfloor
  - R2.0 insulation under slabs adjacent to ground (except garage)
  - R3.0 insulation to garage ceiling
  - Garage/subfloor external walls concrete block/tone clad
  - All other external walls 70mm hiebel cladding/framed & to include R2.5 insulation
  - R2.5 insulation to all internal walls
  - All loose window aluminium framed/IGU & SHGC<0.55 (H-10%)
  - All other windows & glass doors double glazed 1pc & SHGC<0.54 (H-10%)
  - External blinds to W03, W13, W27, W22 & W38
  - All windows/doors are weather sealed
  - All exhaust fans sealed
  - All recessed downlights sealed and to allow for uninterrupted ceiling insulation
  - Ceiling fans to all bedrooms (minimum 1200mm diameter)

**GARTNEROTRIVATO**  
ARCHITECTS

111 WILSON ROAD SYDNEY NSW 1588  
 111 WILSON ROAD SYDNEY NSW 1588  
 111 WILSON ROAD SYDNEY NSW 1588  
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Issue Date	Rev	Description	Drawn	Checked	PROJECT	SECTION
20/03/20	1	DEVELOPMENT APPLICATION	AB	SL	<b>NEW HOUSE</b>	SECTIONS A + B
20/03/20	2	REVISION TO DRAWINGS AS CLOSER	AB	SL	DEVELOPMENT APPLICATION	
20/03/20	3	REVISION TO DRAWINGS AS CLOSER	AB	SL	73 Marine Parade, Avalon Beach, Sydney NSW 1404	1101 @ A2
					114 8394	1101 @ A2
					FOR COURTNEY FAMILY	2105 A-08