



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.

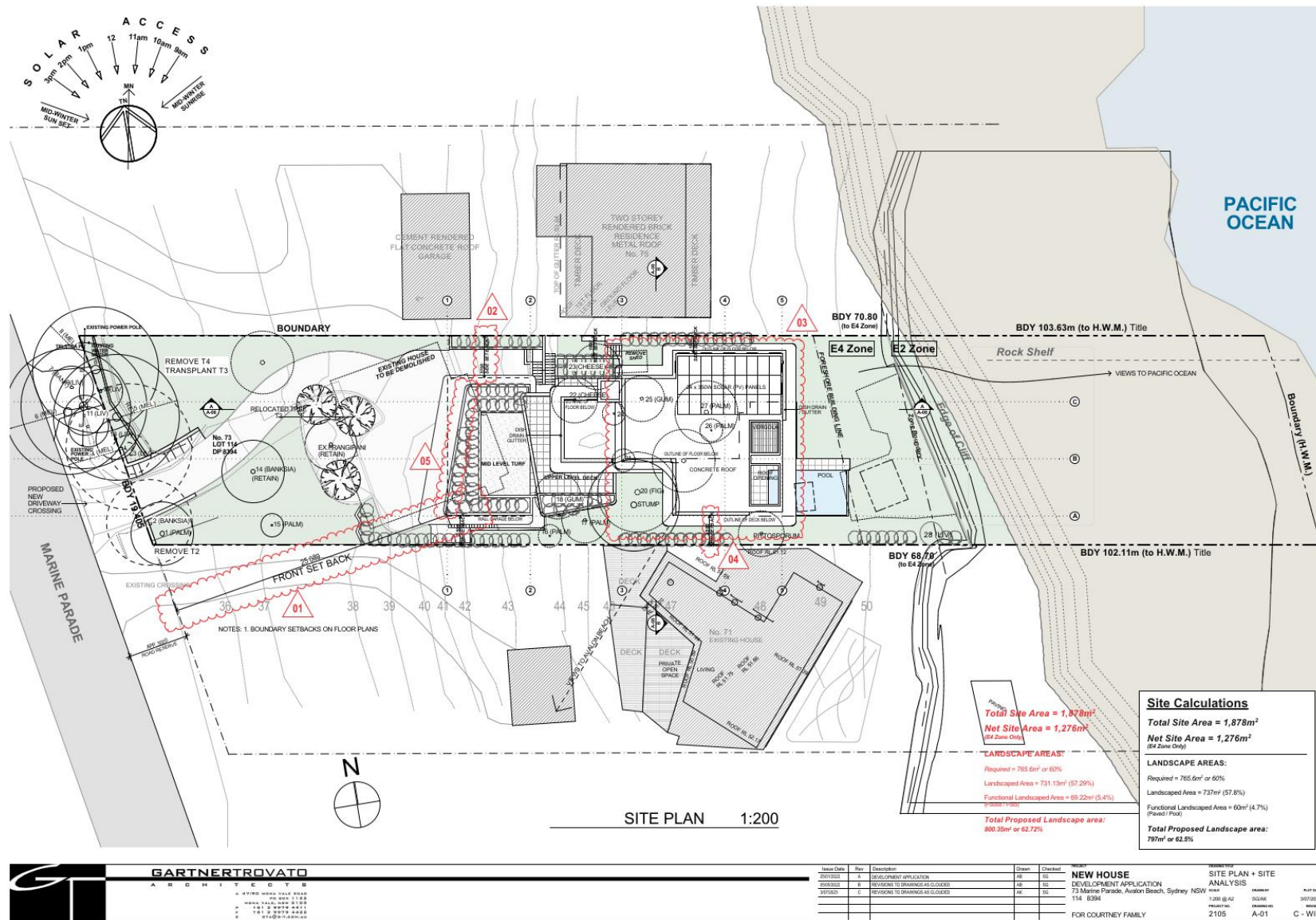
Should any further clarification be necessary please do not hesitate to contact me.

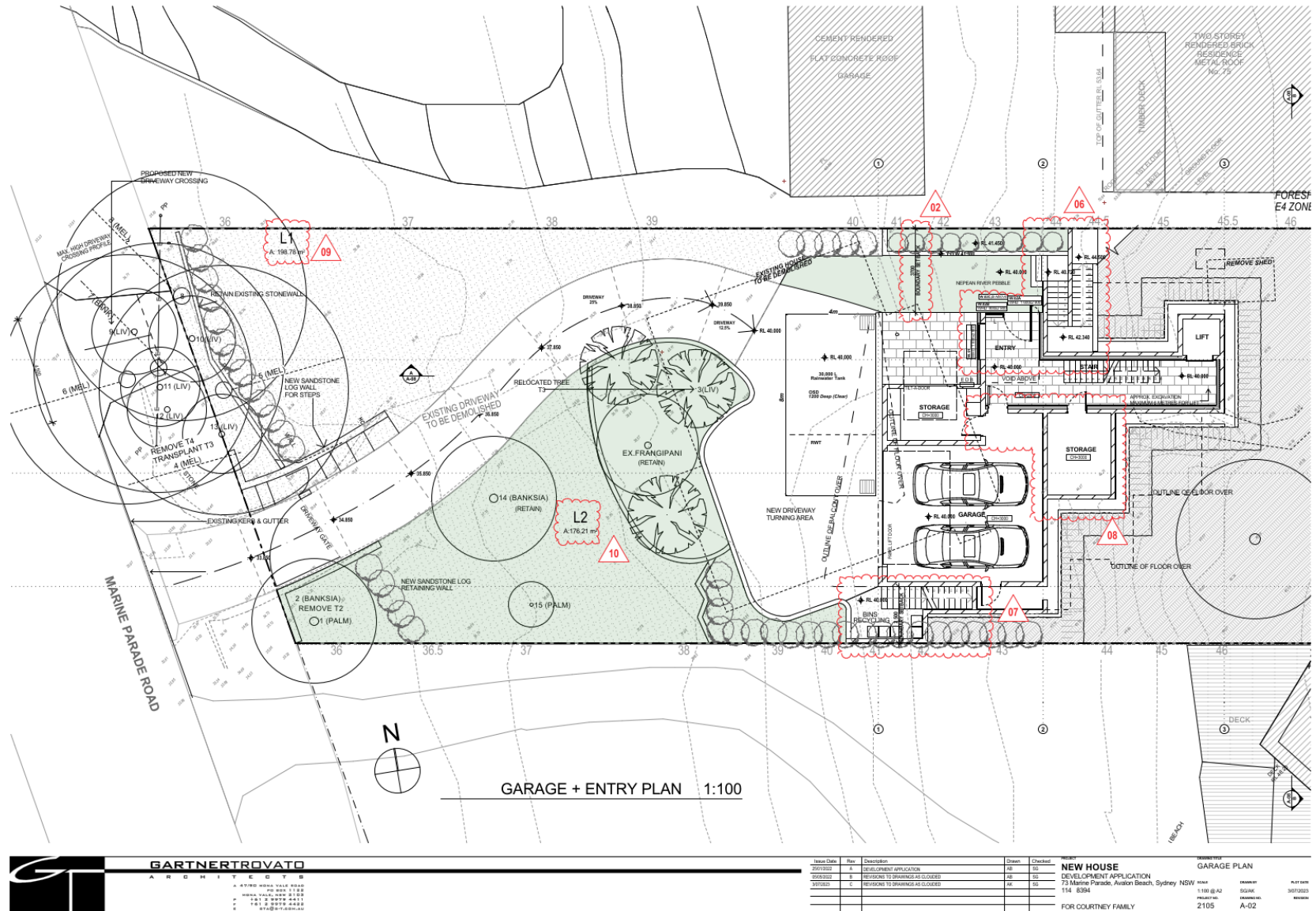
Yours Sincerely

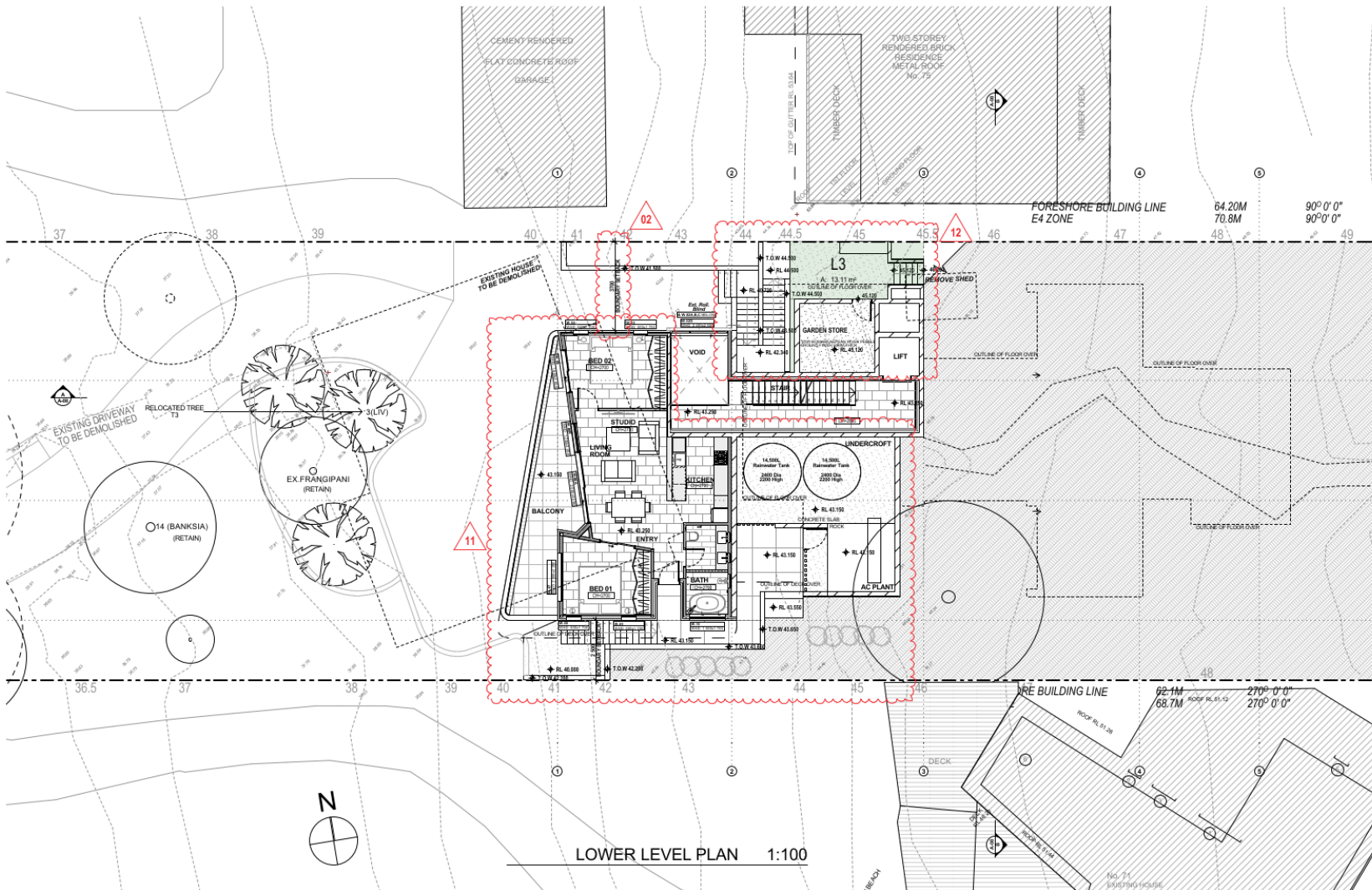
A handwritten signature in blue ink, appearing to read 'Matthew Willis'.

Matthew Willis

Grad Dip Planning for Bushfire Prone Areas (**FPAA BPAD Level 3 BPD-PA 09337**)
Bushfire Planning Services Pty Limited.



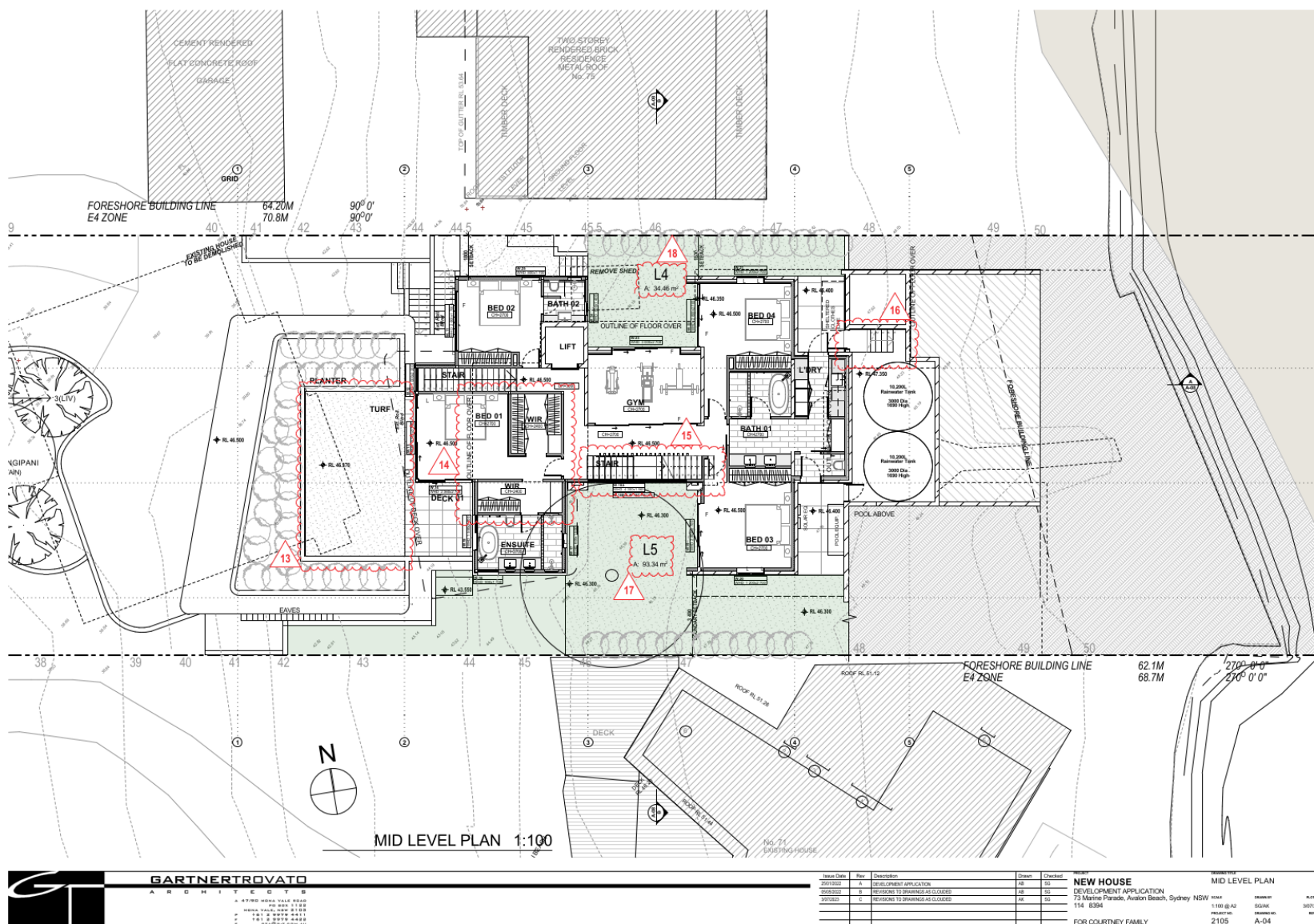


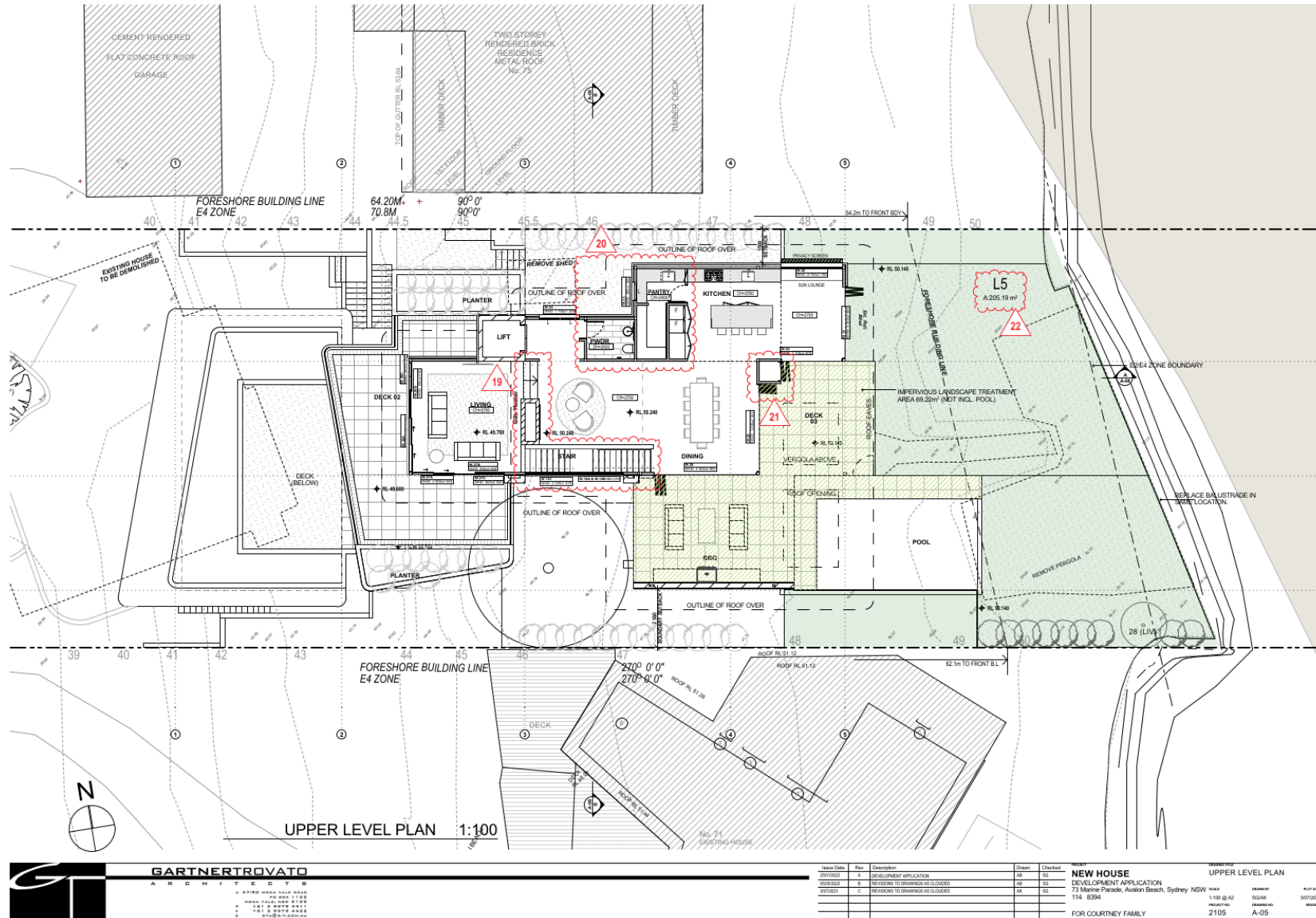


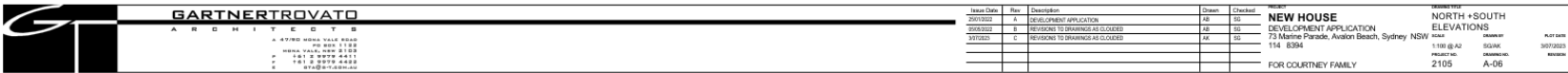
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ARCHITECTS

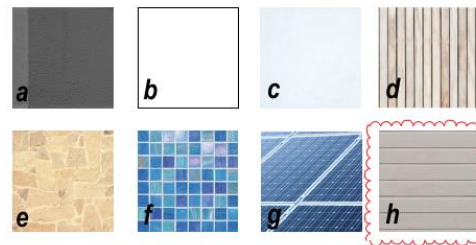
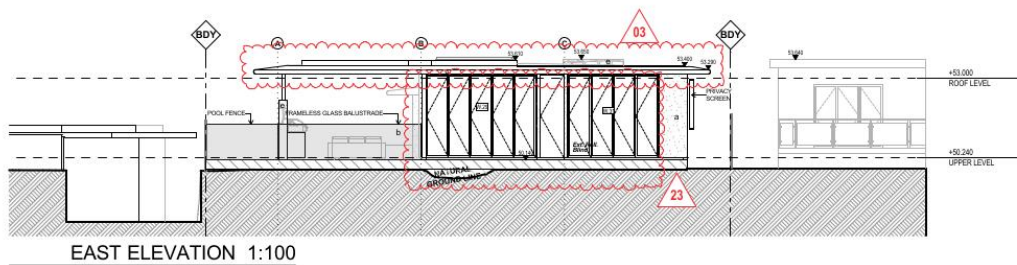
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Issue Date	Rev	Description	Drawn	Checked	PROJECT	PROJECT TYPE	PROJECT TITLE
2015/02/02	A	DEVELOPMENT APPLICATION	DB	SS	NEW HOUSE		LOWER LEVEL PLAN
2015/02/02	B	REVISIONS TO DRAWINGS AS CLOUDED	AB	SS	DEVELOPMENT APPLICATION		
2015/02/02	C	REVISIONS TO DRAWINGS AS CLOUDED	AK	SS	73 Marine Parade, Avalon Beach, Sydney NSW 154 B394	HOUSE	DRAWN BY: P-101 @J-2
						SS/AM	30/07/2015
						PREDICTED: DRAINAGE:	REV
					FOR COURTYN FAMILY	2105	A-03



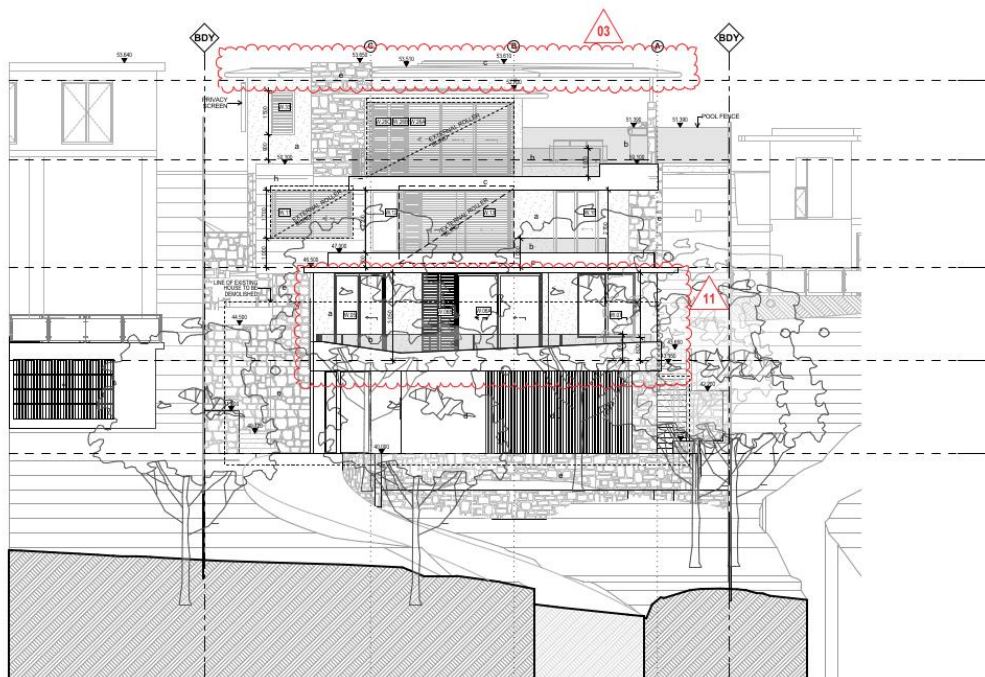






EXTERIOR FINISHES LEGEND

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



WEST ELEVATION 1:100



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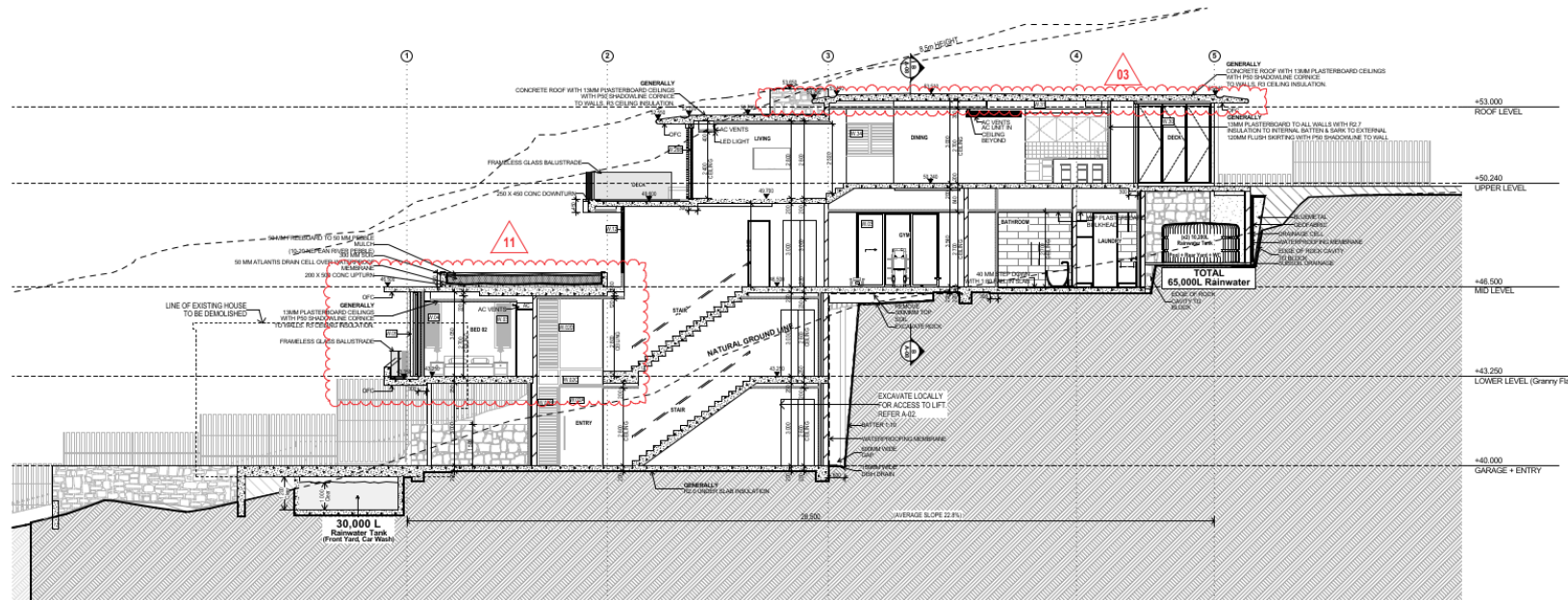
A B B H I T E R T R

A 47/80 HONG KONG VALLEY ROAD

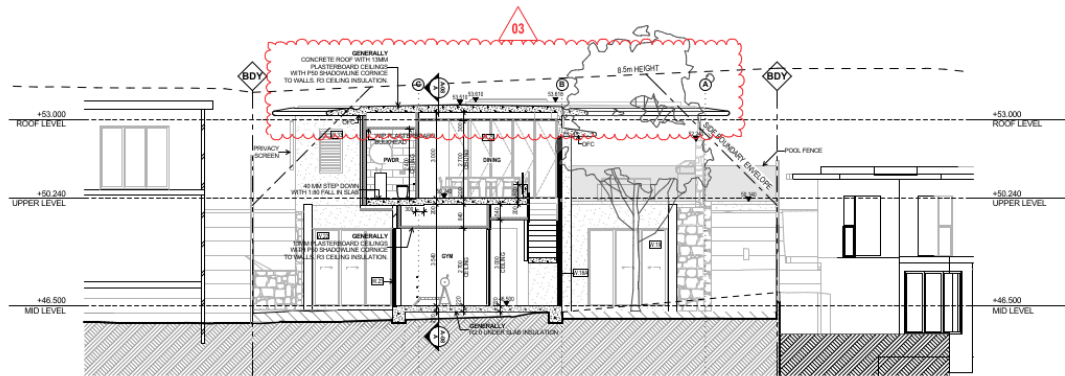
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Issue Date	Rev	Description	Drawn	Checked	PROJECT	PROJECT TITLE	DATE	BY	DATE	BY
2016/03/02	A	DEVELOPMENT APPLICATION	AB	SG	NEW HOUSE	WEST ELEVATION				
2016/03/02	B	REVISIONS TO DRAWINGS AS CLOUDED	AB	SG	DEVELOPMENT APPLICATION					
2016/03/02	C	REVISIONS TO DRAWINGS AS CLOUDED	AB	SG	73 Marine Parade, Avalon Beach, Sydney NSW 1514 6394					
					FOR COURTNEY FAMILY					



SECTION A 1:100



SECTION B 1:100

Basix Notes

- Metal roof with 75mm foil lined blanket (roof a medium colour)
- R2.0 insulation batts to all ceilings adjacent to metal & concrete roof
- 250mm concrete slabs all levels
- R2.0 insulation under concrete slabs adjacent to outdoor air and subfloor
- R2.0 insulation under slabs adjacent to ground (except garage)
- R2.0 insulation to garage ceiling
- Garages/other external walls concrete block/stone clad
- All other external walls 75mm hiebel cladding/framed & to include R2.5 insulation
- R2.5 insulation to all internal walls
- All louvre windows aluminium framed ISO UHL 4 SHGC=0.55 (H=10%)
- All other windows & glass doors double glazed 12x8 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)



Issue Date	Rev	Description	Drawn	Checked	Project	Section	Scale	Drawn By	Project Name
20/01/2023	1	DEVELOPMENT APPLICATION	AB	SL	NEW HOUSE	SECTIONS A + B	1:100 @ A2	SL	30/01/2023
20/01/2023	2	REVISION TO DRAWING AS CLOSER	AB	SL	DEVELOPMENT APPLICATION				
20/01/2023	3	REVISION TO DRAWING AS CLOSER	AB	SL	71 Marine Parade, Avalon Beach, Sydney NSW 114 8394				
					FOR COURTNEY FAMILY				