



Corporate member of the Fire Protection Association of Australia

Monday, 1 February 2021

- **Purpose;** To provide advice to the Principal Certifying Authority.
- **Address;** 18-20, Sturdee Lane Lovett Bay.
- **Lot and DP number;** lot 1, Dp 1132852.
- **Referenced documents;** RFS letter to Council dated 28 June 2020. Modified plans (attached) dated 6/1/2021.
- **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 existing dwelling.

A change to the approved 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 and/or the advice to council from the RFS.

This company has undertaken a review of the RFS letter to Council 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 and subsequent advice from the RFS, therefore alterations to the conditions of consent are not considered warranted.

In its advice to Council one of the recommendations from the RFS was that a Static Water Supply with pump and hoses is needed for the proposal. In the Bushfire Risk Assessment undertaken by this company it was recommended that there was a choice of either a Static Water Supply in the form of an on-site tank OR that Lovett Bay could be used as an alternative for a tank.

The RFS did not include Lovett Bay as an option in its recommendations to council. I have contacted the RFS and been informed that they have no objection to using Lovett Bay and that it not being included in the advice was an oversight. The proponents would like to utilise the unlimited water supply that Lovett Bay can provide, it is requested that the conditions of consent are altered to include;

Recommendation;

1. A 10,000 L water supply is to be made available for firefighting purposes and be constructed in accordance with the following features.

- Above ground tanks are manufactured of concrete or metal and raised tanks are to have their stands protected. Plastic tanks shall not be used.
- A 65mm metal Storz outlet with a gate or ball valve shall be provided.
- A hardened ground surface for truck access is to be supplied up to and within 4 metres of the water source.
- The water source shall be made available or located within the inner protection area (IPA) and away from the structure.
- The gate or ball valve, pipes and tank penetration are adequate for full 50mm inner diameter water flow through the Storz fitting and are metal.
- A minimum 5hp or 3kW petrol or diesel-powered pump shall be made available to the water supply. The pump should be attached to a suitable firefighting hose.
- An 'SWS' marker shall be obtained from the local NSW Rural Fire Service and positioned for ease of identification by brigade personnel and other users of the SWS. In this regard:
 - a) Markers must be fixed in a suitable location so as to be highly visible; and
 - b) Markers should be positioned adjacent to the most appropriate access for the static water supply.

If the Lovett Bay is to be used as a static water supply recommendation 1 may be ignored however the following applies.

- A petrol or diesel-powered pump capable of delivering adequate water for firefighting purposes taking into consideration the head height and delivery distance from the proposed pump placement shall be made available to the water supply.
- The pump should be attached to a suitable suction hose to allow for drafting from Lovett Bay at all tide heights.
- Delivery hoses and/or suitable metal piping that is long enough to reach all areas of the proposed building are to be supplied.
- The hoses are to be fitted with fittings and nozzles to allow for RFS use.

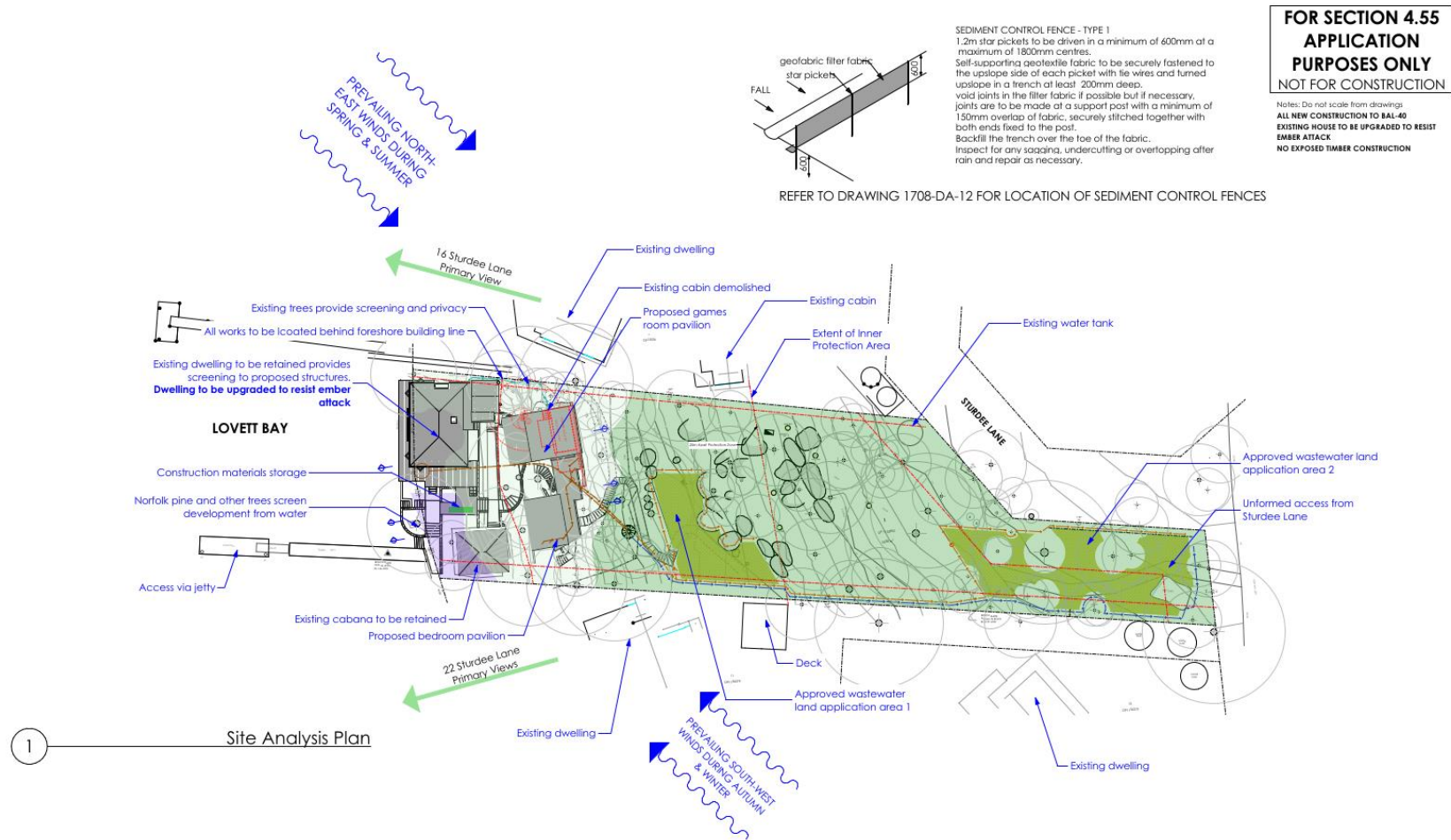
Should any further clarification be necessary please do not hesitate to contact me.

Yours Sincerely



Matthew Willis

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



Validated Vegetation
Source: Ecoplaning 2019



Plantings



Spotted Gum - Grey Ironbark
open forest (PCT 1214) - Planted



Spotted Gum - Grey Ironbark
open forest (PCT 1214) - Intact

Nominated Architect: Reg. No. 6769
m PO Box 657, Newport Beach, NSW 2106
t (02) 9779 1823
e contact@jdesa.com.au
w www.jdesa.com.au

James de Soyres
+ Associates
architects

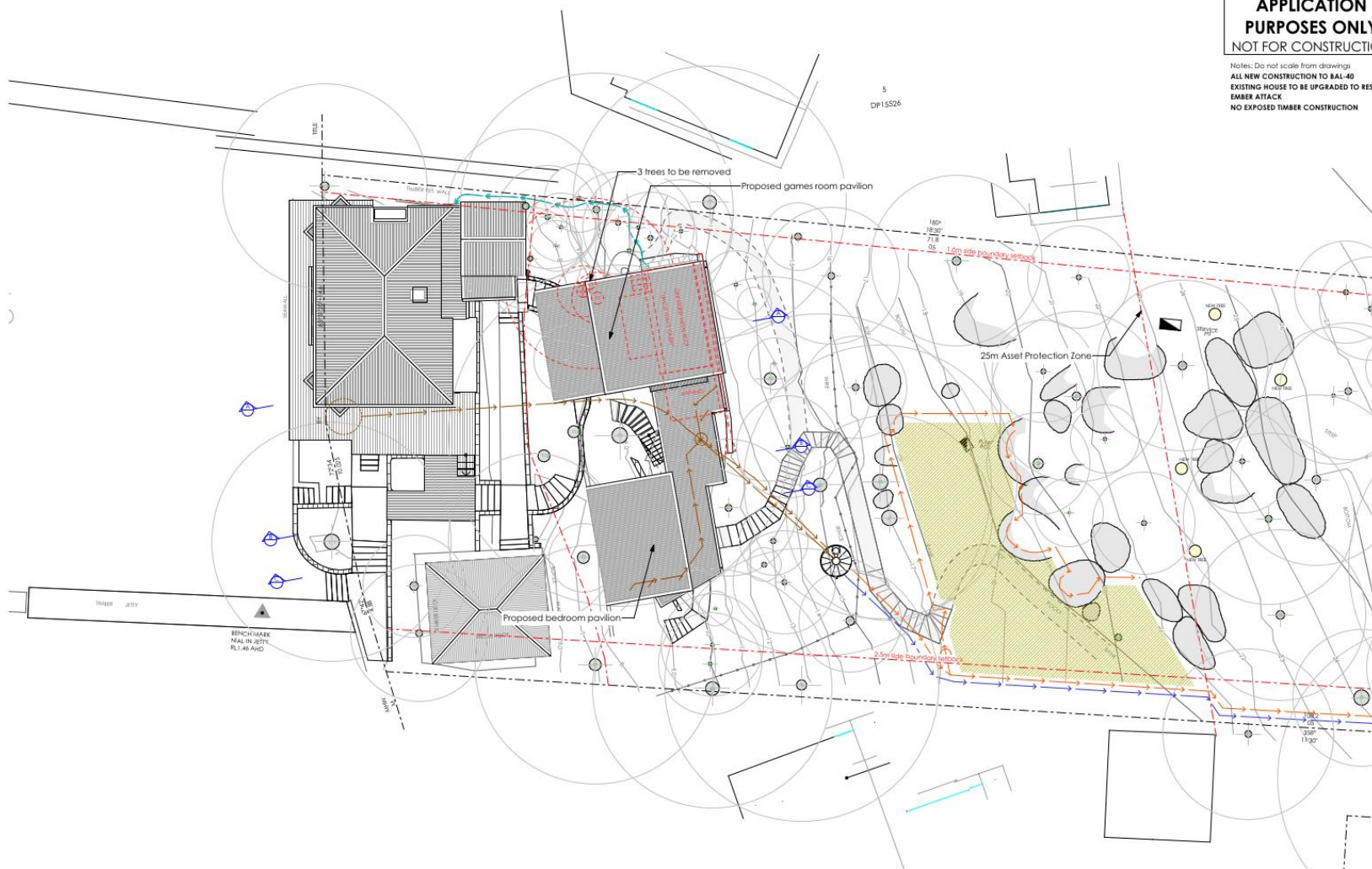
Additions & Alterations
at 18-20 Sturdee Lane, Lovett Bay NSW 2105
for F Loader



SECTION 4.55 MODIFICATION
Site and Site Analysis Plan

Scale
1:500
Date of drawing
6/01/2021
Project No.
1708
Drawing No.
DA-01 C

Notes: Do not scale from drawings
ALL NEW CONSTRUCTION TO BAL-40
EXISTING HOUSE TO BE UPGRADED TO RESIST
EMBER ATTACK
NO EXPOSED TIMBER CONSTRUCTION



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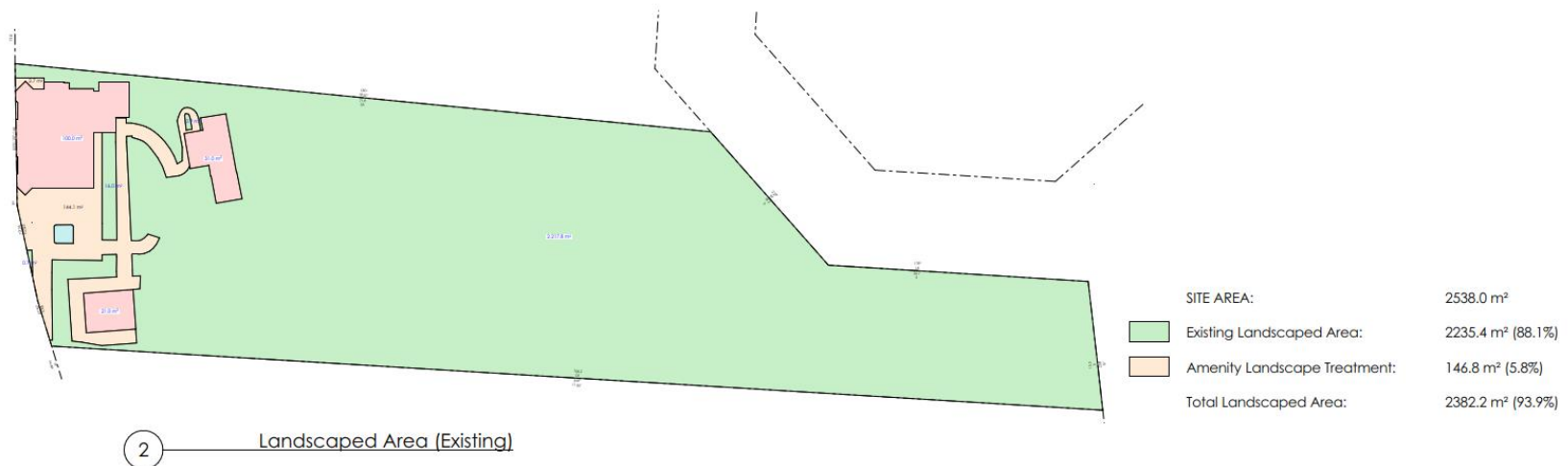
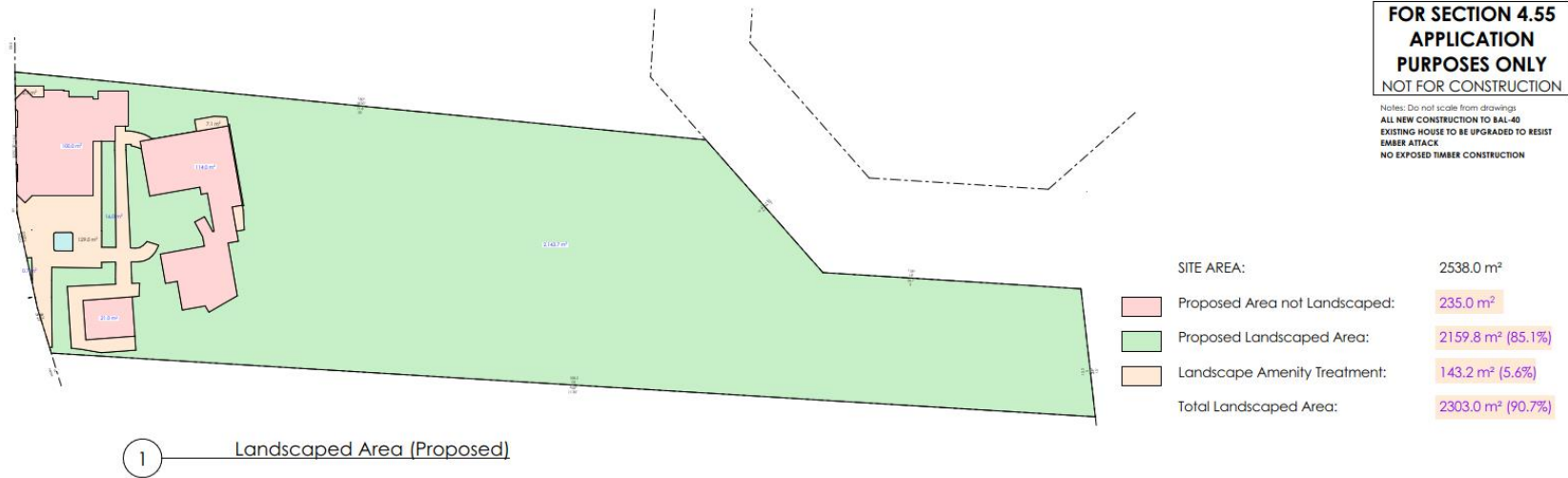
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SECTION 4.55 MODIFICATION

Site Plan - North

Scale:	Date of printing:	
1:200	6/01/2021	
Project No:	Drawing No:	Rev:
1708	DA-02	C



Nominated Architect: Reg. No. 6769
m PO Box 657, Newport Beach, NSW 2106
t (02) 9979 1823
e contact@jdesa.com.au
w www.jdesa.com.au

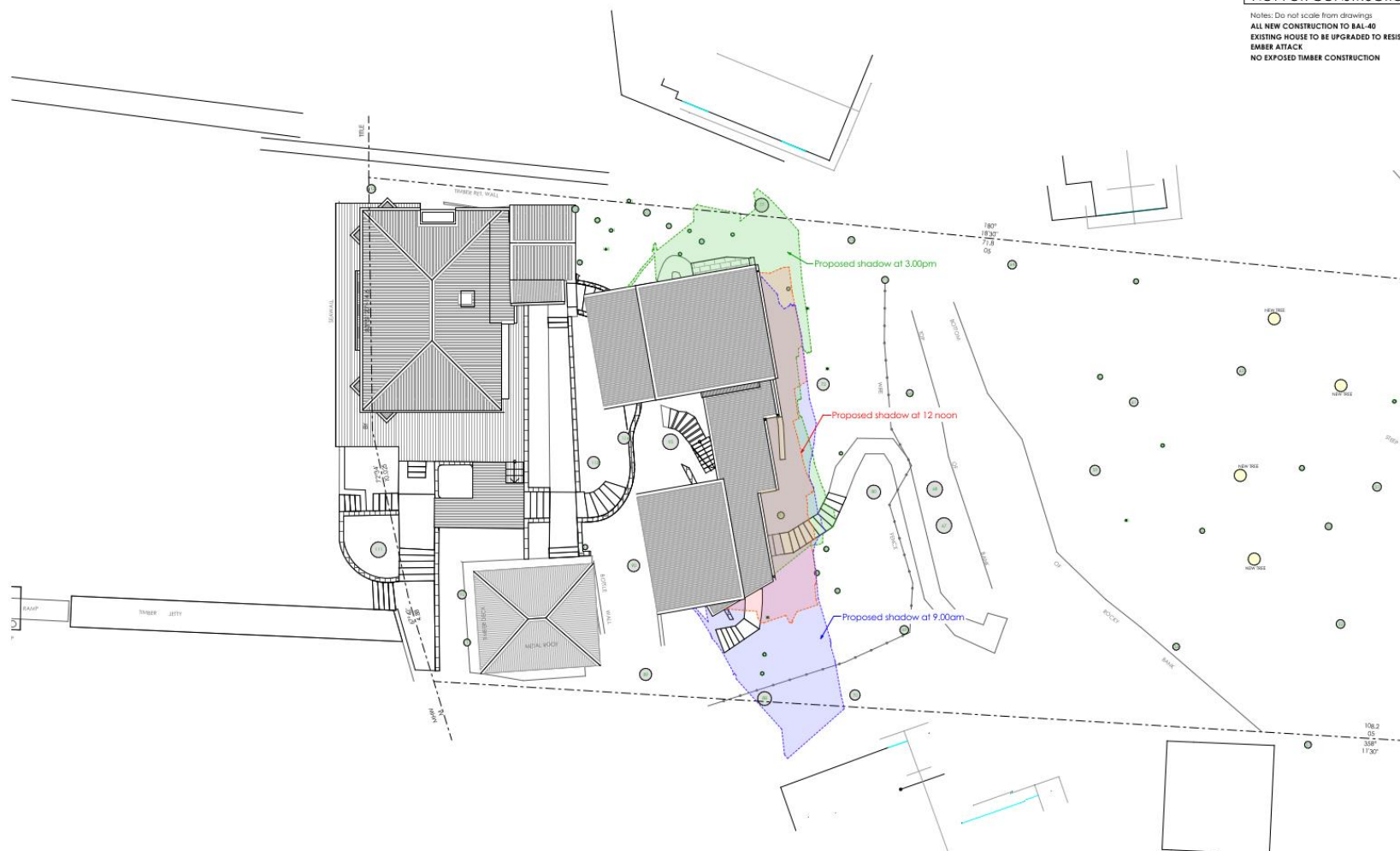
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SECTION 4.55 MODIFICATION
Landscaped Areas

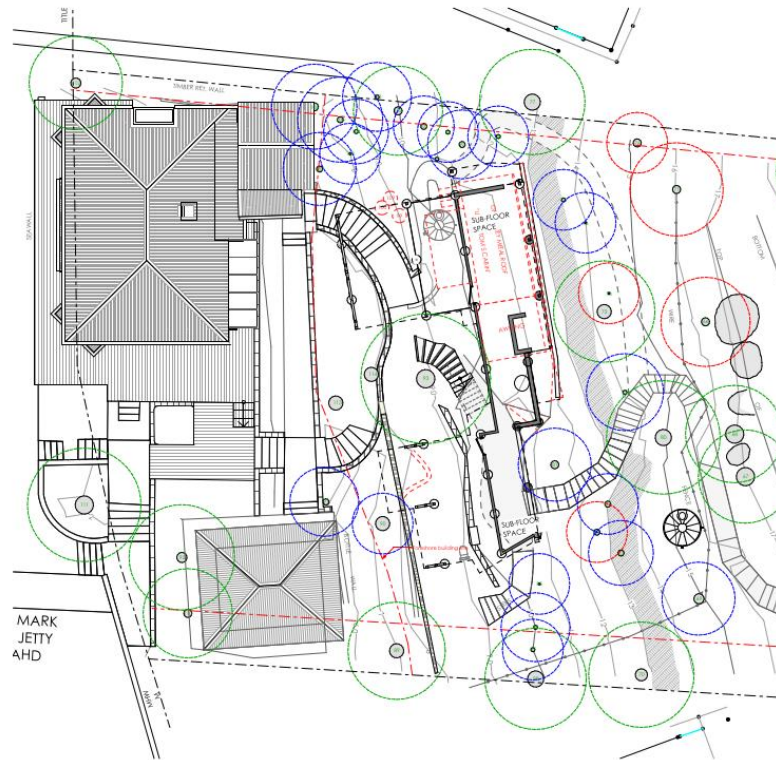
Scale: 1:400 Date of printing: 6/01/2021
Project No: 1708 Drawing No: DA-03 C Rev:



Scale:	Date of printing:
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Project No:	Drawing No:
1708	DA-04 C

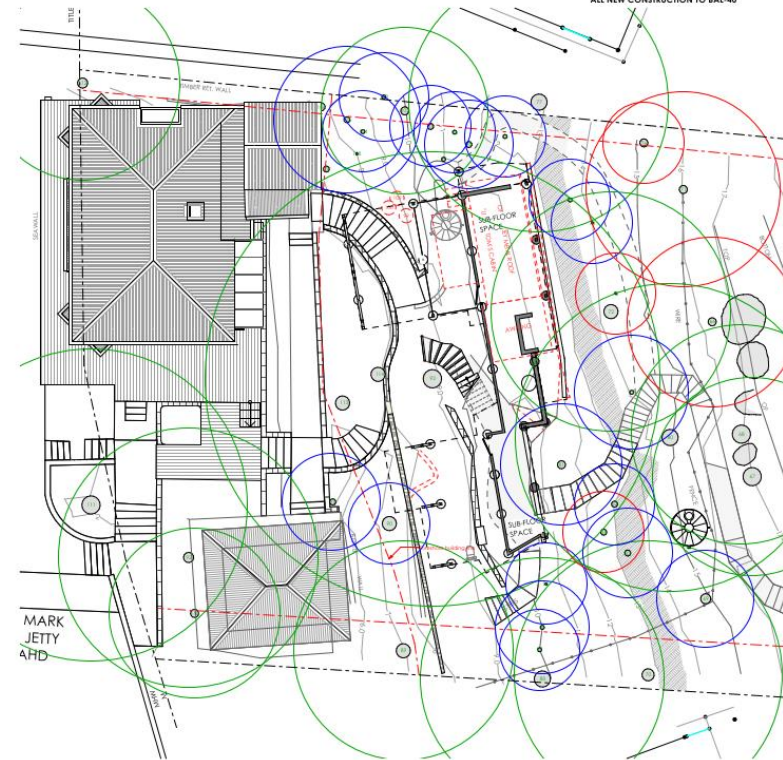
**FOR SECTION 4.55
APPLICATION
PURPOSES ONLY
NOT FOR CONSTRUCTION**

Notes: Do not scale from drawings
ALL NEW CONSTRUCTION TO BAL-40



1 Structural Root Zone Plan
1:200

- SRZ of Trees with High Retention Value
- SRZ of Trees with Medium Retention Value
- SRZ of Trees with Low Retention Value



2 Tree Protection Zone Plan
1:200

Nominated Architect: Reg. No. 6769
m PO Box 657, Newport Beach, NSW 2106
t (02) 9979 1823
e contact@jdesa.com.au
w www.jdesa.com.au

James de Soyres
+ Associates
architects

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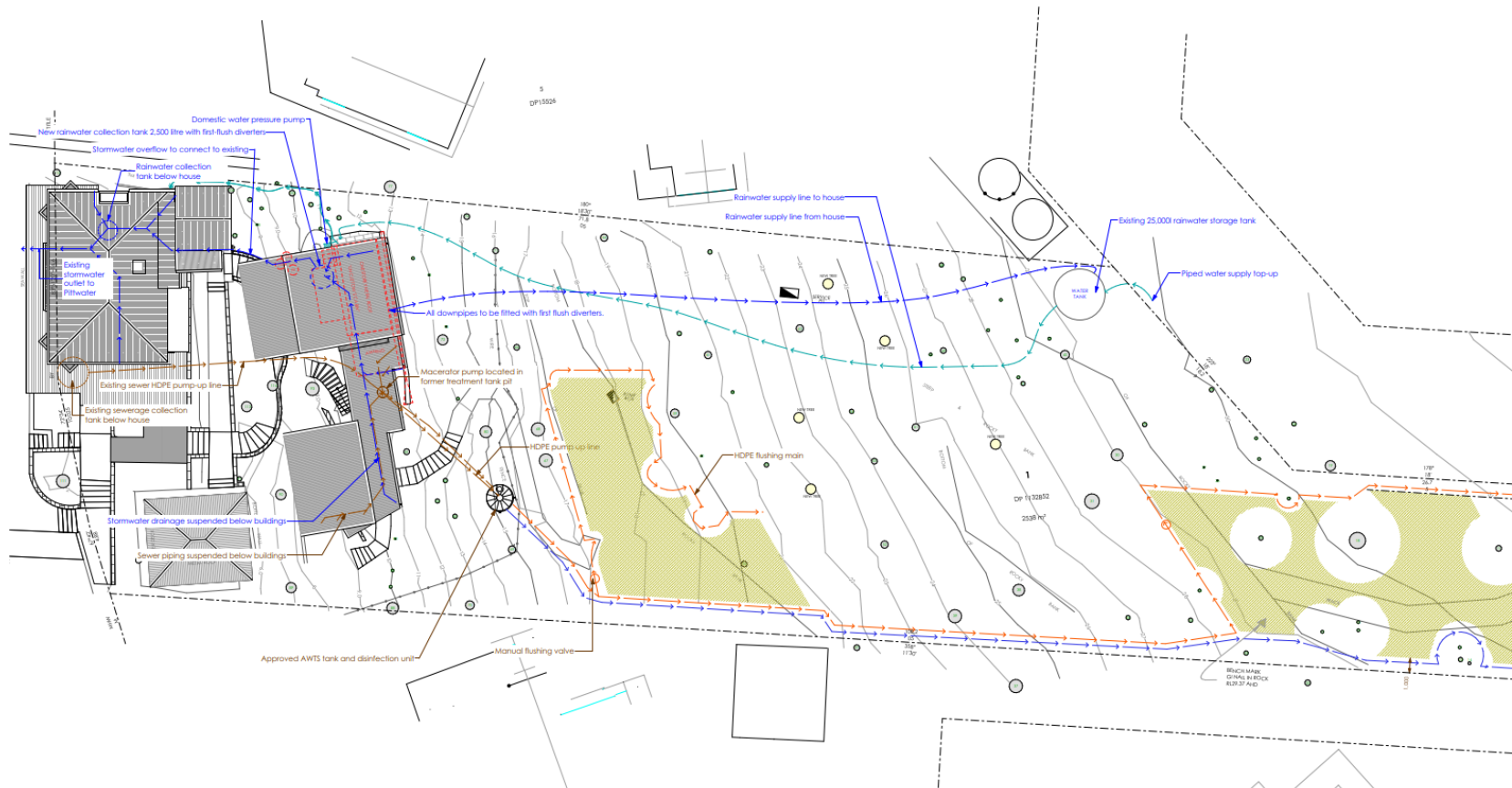


SECTION 4.55 MODIFICATION
Tree Protection Plan

Scale: 1:200	Date of printing: 6/01/2021
Project No: 1708	Drawing No: DA-05 C

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APPLICATION
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EMBER ATTACK
NO EXPOSED TIMBER CONSTRUCTION



Nominated Architect: Reg. No. 6769
m PO Box 657, Newport Beach, NSW 2106
t (02) 9979 1823
e contact@jdesa.com.au
w www.jdesa.com.au

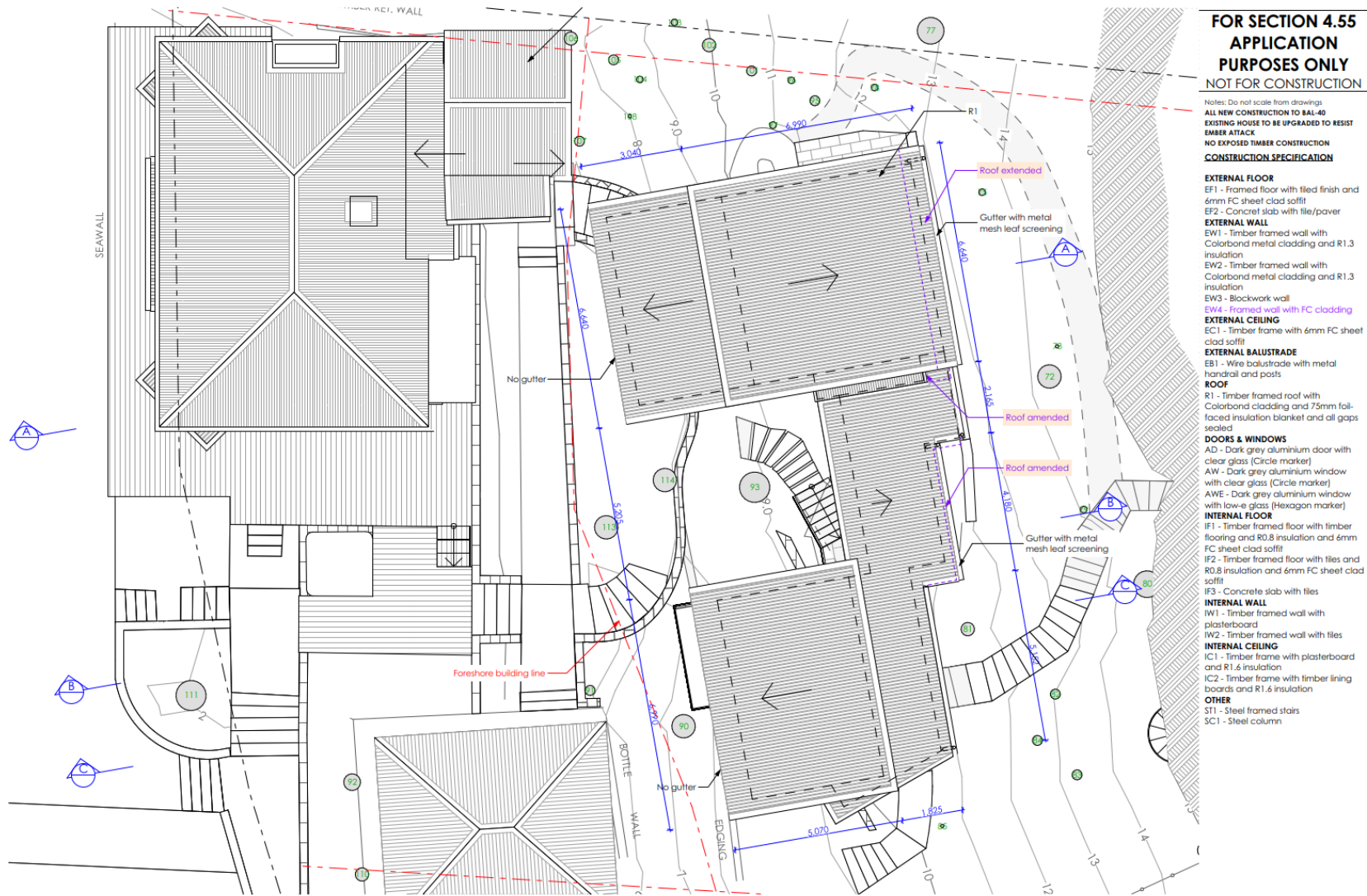
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SECTION 4.55 MODIFICATION
Water Management Plan

Scale: 1:250 Date of printing: 6/01/2021
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Nominated Architect: Reg. No. 6769
m PO Box 657, Newport Beach, NSW 2106
t (02) 9979 1823
e contact@jdesa.com.au
w www.jdesa.com.au

James de Soyres
+ Associates
architects

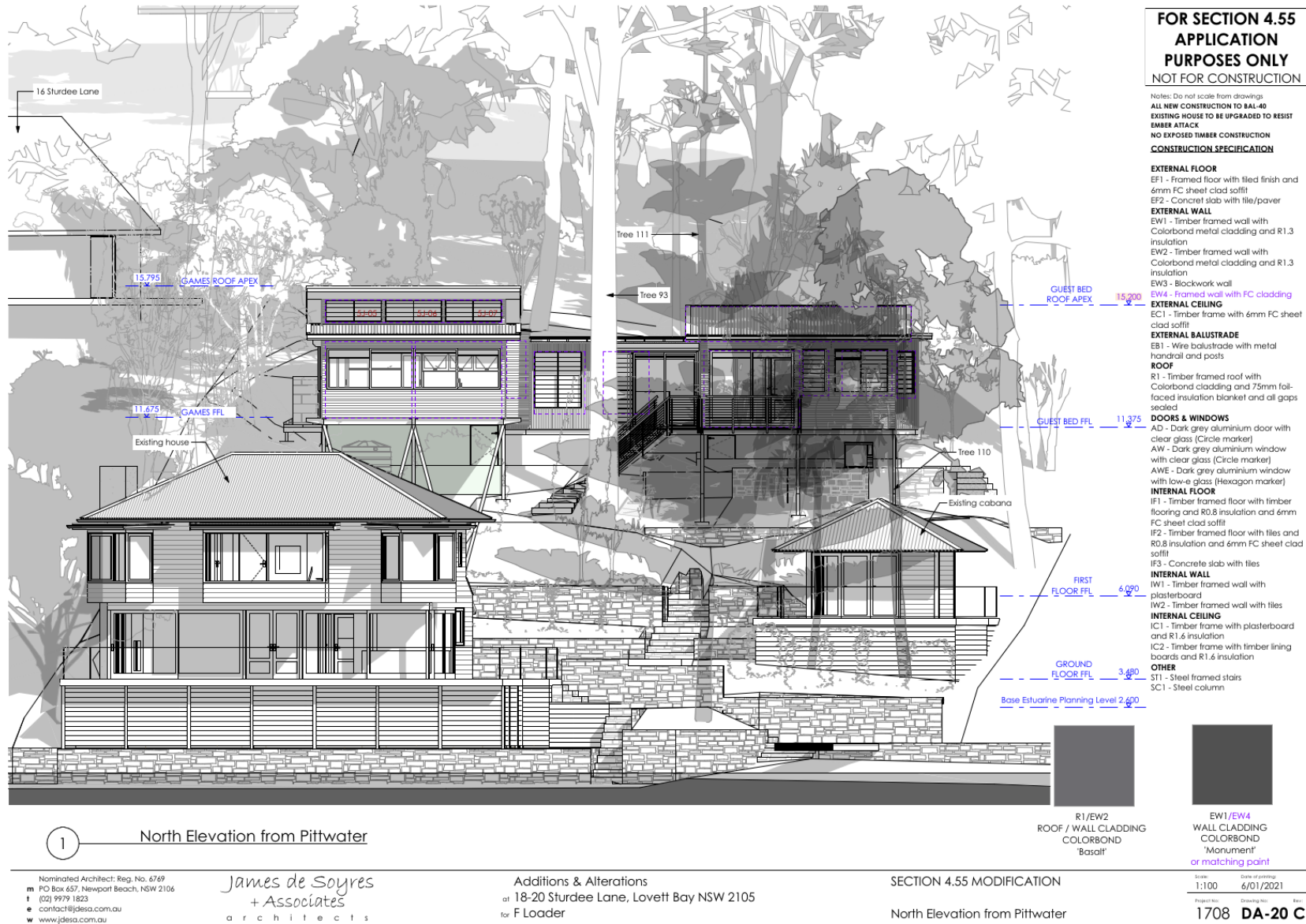
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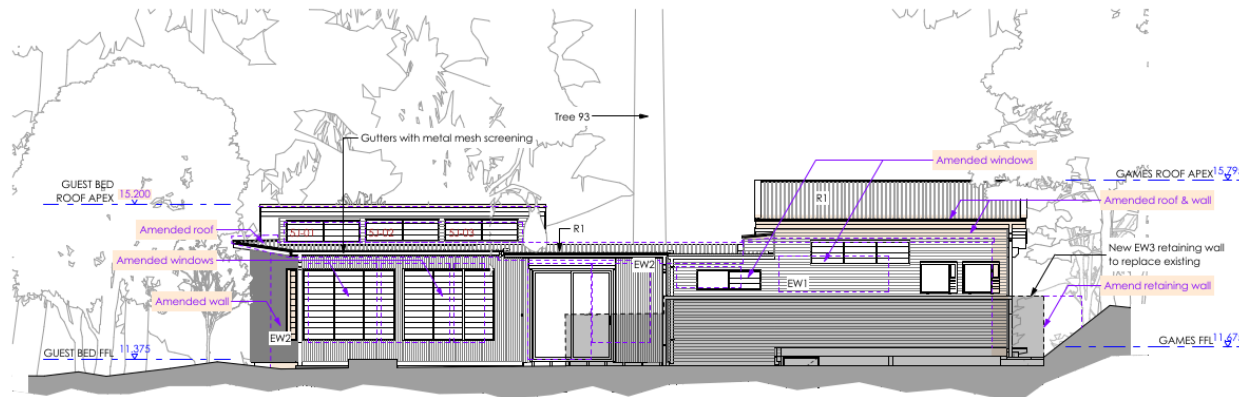


SECTION 4.55 MODIFICATION

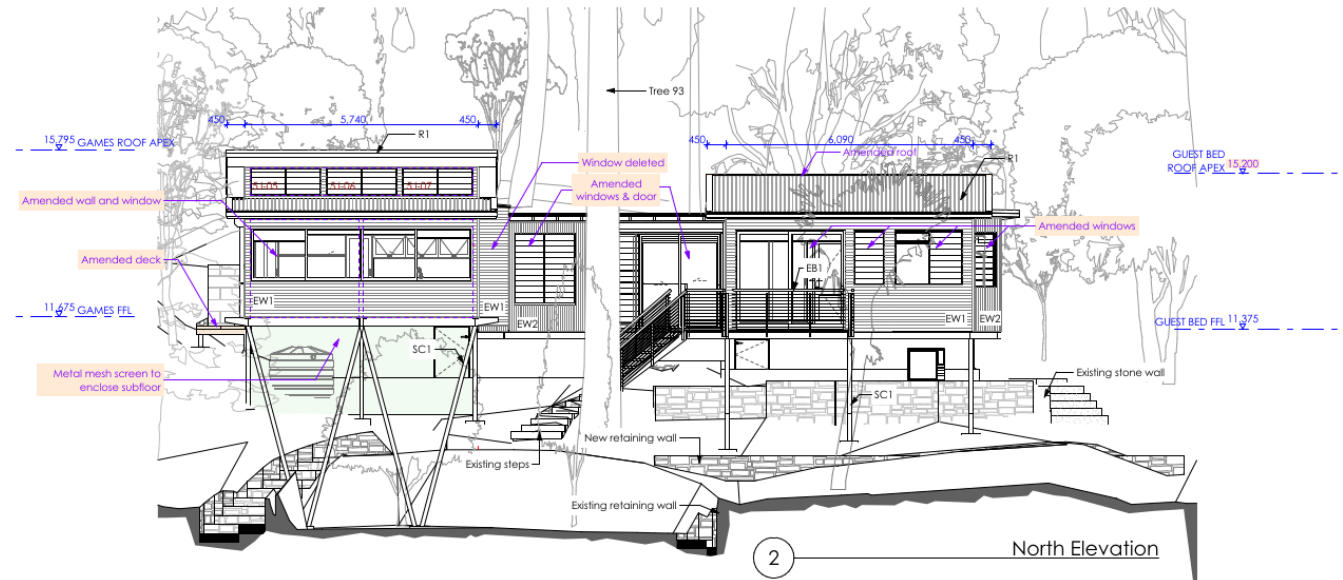
Roof Plan

Scale: 1:100 Date of printing: 6/01/2021
Project No: 1708 Drawing No: DA-14 C





1 South Elevation



2 North Elevation

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EMBER ATTACK
NO EXPOSED TIMBER CONSTRUCTION
CONSTRUCTION SPECIFICATION

EXTERNAL FLOOR

EF1 - Framed floor with tiled finish and 6mm FC sheet clad soffit
EF2 - Concrete slab with tile/paver

EXTERNAL WALL

EW1 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW3 - Blockwork wall

EW4 - Framed wall with FC cladding

EXTERNAL CEILING

EC1 - Timber frame with 6mm FC sheet clad soffit

EXTERNAL BALUSTRADE

EB1 - Wire balustrade with metal handrail and posts

ROOF

R1 - Timber framed roof with Colorbond cladding and 75mm foil-faced insulation blanket and all gaps sealed

DOORS & WINDOWS

AD - Dark grey aluminium door with clear glass (Circle marker)

AW - Dark grey aluminium window with clear glass (Circle marker)

AWE - Dark grey aluminium window with low-e glass (Hexagon marker)

INTERNAL FLOOR

IF1 - Timber framed floor with timber flooring and R0.8 insulation and 6mm FC sheet clad soffit

IF2 - Timber framed floor with tiles and R0.8 insulation and 6mm FC sheet clad soffit

IF3 - Concrete slab with tiles

INTERNAL WALL

IW1 - Timber framed wall with plasterboard

IW2 - Timber framed wall with tiles

INTERNAL CEILING

IC1 - Timber frame with plasterboard and R1.6 insulation

IC2 - Timber frame with timber lining boards and R1.6 insulation

OTHER

ST1 - Steel framed stairs
SC1 - Steel column

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m PO Box 657, Newport Beach, NSW 2106
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SECTION 4.55 MODIFICATION

North and South Elevations

Scale: 1:100 Date of printing: 6/01/2021
Project No: 1708 Drawing No: DA-21 C

Additions & Alterations
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West Elevation

Scale: 1:100 Date of printing: 6/01/2021
Project No: 1708 Drawing No: DA-22 C Rev:



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EMBER ATTACK
NO EXPOSED TIMBER CONSTRUCTION
CONSTRUCTION SPECIFICATION

EXTERNAL FLOOR
EF1 - Framed floor with tiled finish and 6mm FC sheet clad soffit
EF2 - Concrete slab with tile/paver

EXTERNAL WALL
EW1 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW3 - Blockwork wall
EW4 - Framed wall with FC cladding

EXTERNAL CEILING
EC1 - Timber frame with 6mm FC sheet clad soffit

EXTERNAL BALUSTRADE
EB1 - Wire balustrade with metal handrail and posts

ROOF
R1 - Timber framed roof with Colorbond cladding and 75mm foil-faced insulation blanket and all gaps sealed

DOORS & WINDOWS
AD - Dark grey aluminium door with clear glass (Circle marker)
AW - Dark grey aluminium window with clear glass (Circle marker)
AW - Dark grey aluminium window with low-e glass (Hexagon marker)

INTERNAL FLOOR
IF1 - Timber framed floor with timber flooring and R0.8 insulation and 6mm FC sheet clad soffit
IF2 - Timber framed floor with tiles and R0.8 insulation and 6mm FC sheet clad soffit
IF3 - Concrete slab with tiles

INTERNAL WALL
IW1 - Timber framed wall with plasterboard
IW2 - Timber framed wall with tiles

INTERNAL CEILING
IC1 - Timber frame with plasterboard and R1.6 insulation
IC2 - Timber frame with timber lining boards and R1.6 insulation

OTHER
ST1 - Steel framed stairs
SC1 - Steel column

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SECTION 4.55 MODIFICATION
East Elevation

Scale: 1:100 Date of printing: 6/01/2021
Project No: 1708 Drawing No: DA-23 C

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EXISTING HOUSE TO BE UPGRADED TO RESIST
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R1/EW2
ROOF / WALL CLADDING
COLORBOND
'Basalt'



EW1/EW4
WALL CLADDING
COLORBOND
'Monument'
or matching paint

Nominated Architect: Reg. No. 6769
m PO Box 657, Newport Beach, NSW 2106
t (02) 9979 1823
e contact@jdesa.com.au
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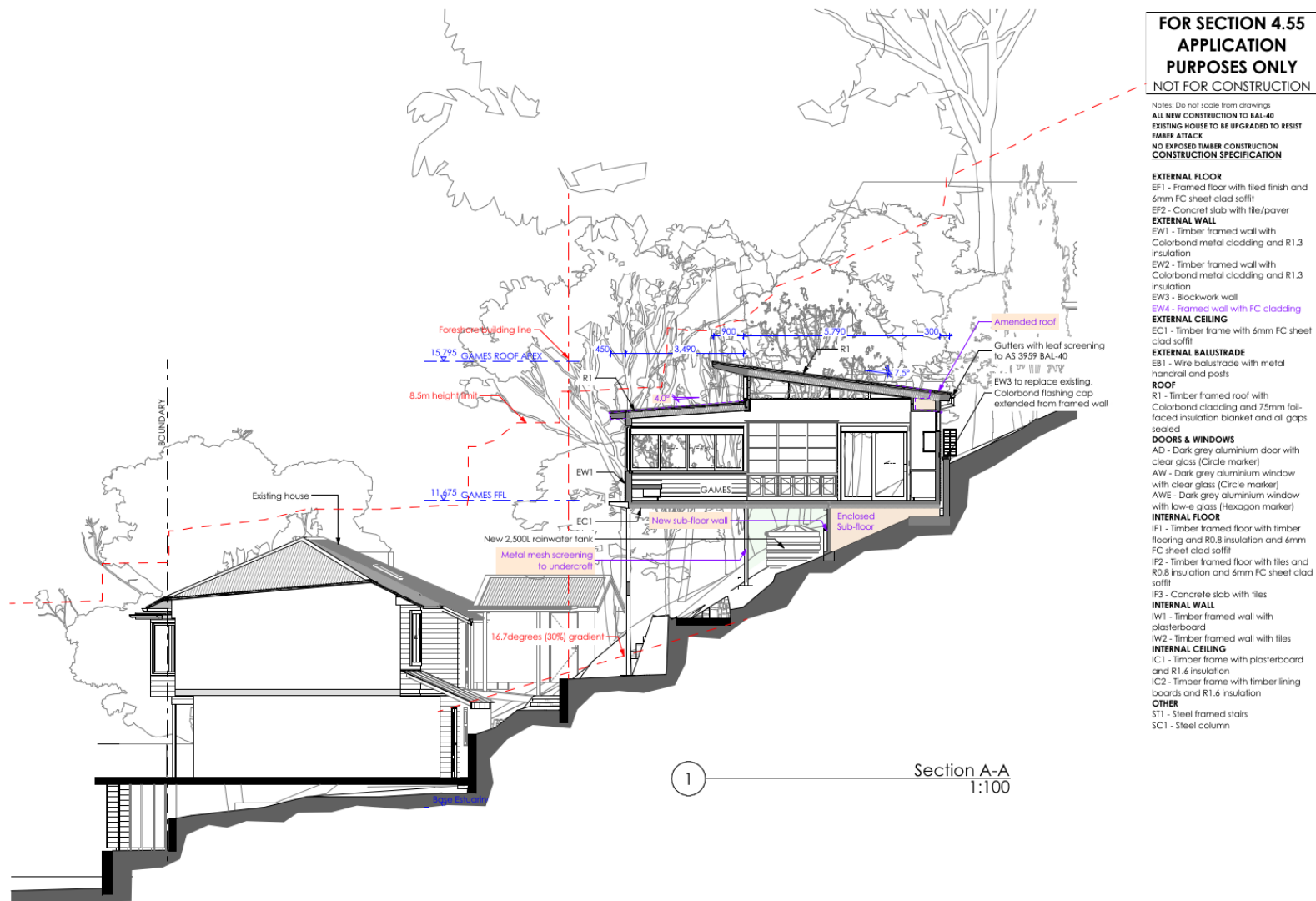
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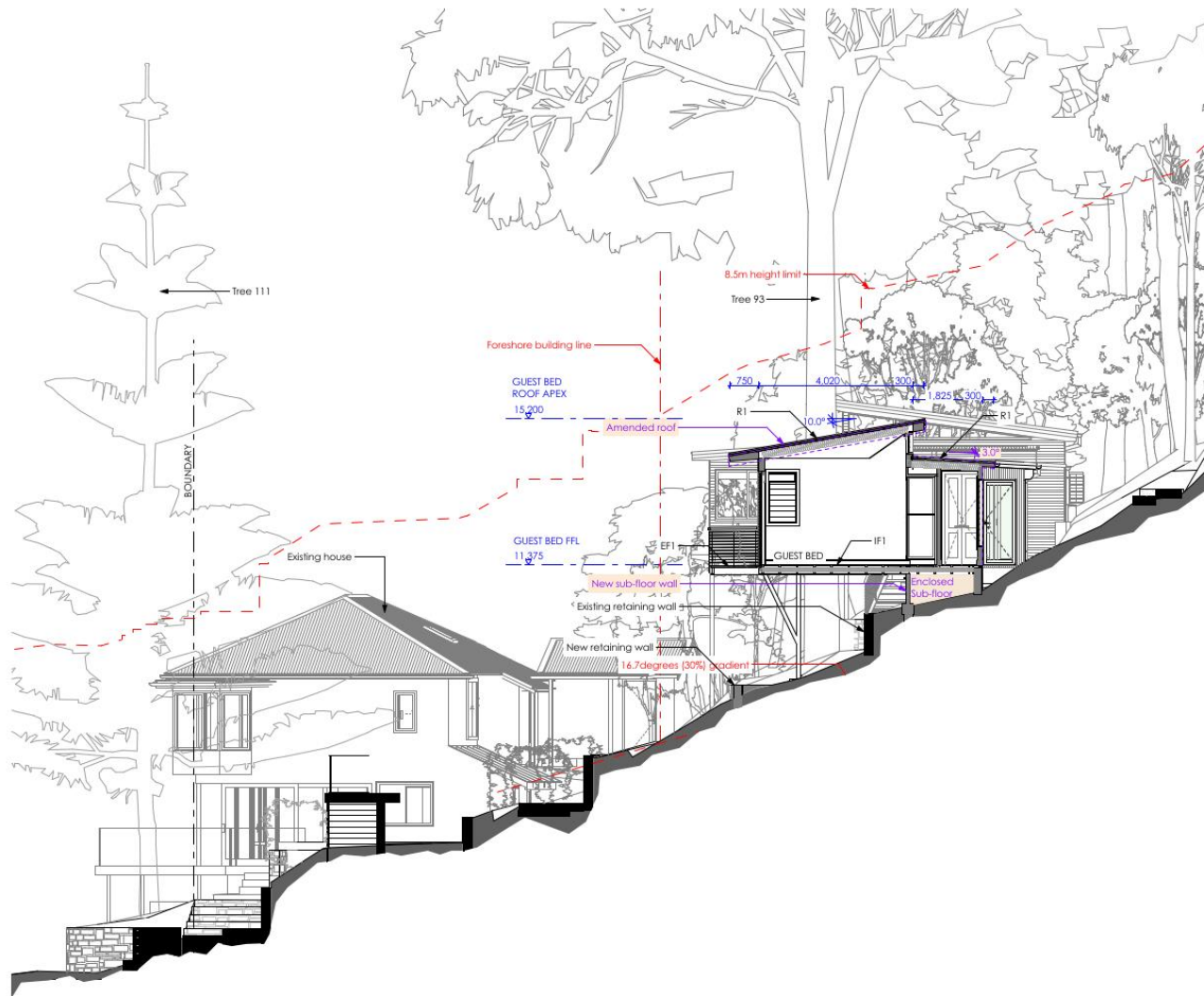
SECTION 4.55 MODIFICATION

Photomontage and Exterior Finishes Schedule

Scale: Date of printing: 6/01/2021
Project No: 1708 Drawing No: DA-24 C Rev:







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EMBER ATTACK

NO EXPOSED TIMBER CONSTRUCTION
CONSTRUCTION SPECIFICATION

EXTERNAL FLOOR

EF1 - Framed floor with tiled finish and
6mm FC sheet clad soffit
EF2 - Concrete slab with tile/paver

EXTERNAL WALL

EW1 - Timber framed wall with
Colorbond metal cladding and R1.3
insulation
EW2 - Timber framed wall with
Colorbond metal cladding and R1.3
insulation
EW3 - Blockwork wall

EW4 - Framed wall with FC cladding

EXTERNAL CEILING

EC1 - Timber frame with 6mm FC sheet
clad soffit

EXTERNAL BALUSTRADE

EB1 - Wire balustrade with metal
handrail and posts

ROOF

R1 - Timber framed roof with
Colorbond cladding and 75mm foil-
faced insulation blanket and all gaps
sealed

DOORS & WINDOWS

AD - Dark grey aluminium door with
clear glass (Circle marker)

AW - Dark grey aluminium window
with clear glass (Circle marker)

AWE - Dark grey aluminium window
with low-e glass (Hexagon marker)

INTERNAL FLOOR

IF1 - Timber framed floor with timber
flooring and R0.8 insulation and 6mm
FC sheet clad soffit
IF2 - Timber framed floor with tiles and
R0.8 insulation and 6mm FC sheet clad
soffit
IF3 - Concrete slab with tiles

INTERNAL WALL

IW1 - Timber framed wall with
plasterboard

IW2 - Timber framed wall with tiles

INTERNAL CEILING

IC1 - Timber frame with plasterboard
and R1.6 insulation

IC2 - Timber frame with timber lining
boards and R1.6 insulation

OTHER

ST1 - Steel framed stairs

SC1 - Steel column

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m PO Box 657, Newport Beach, NSW 2106
t (02) 9979 1823
e contact@jdesa.com.au
w www.jdesa.com.au

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+ Associates
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SECTION 4.55 MODIFICATION

Section C-C

Scale: 1:100 Date of printing: 6/01/2021
Project No: 1708 Drawing No: DA-32 C