



Corporate member of the Fire Protection Association of Australia

Wednesday, 21 December 2022.

- **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;** Previous Bushfire Risk Assessment dated Friday, 27 August 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 existing 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.

Notes: Do not scale from drawings

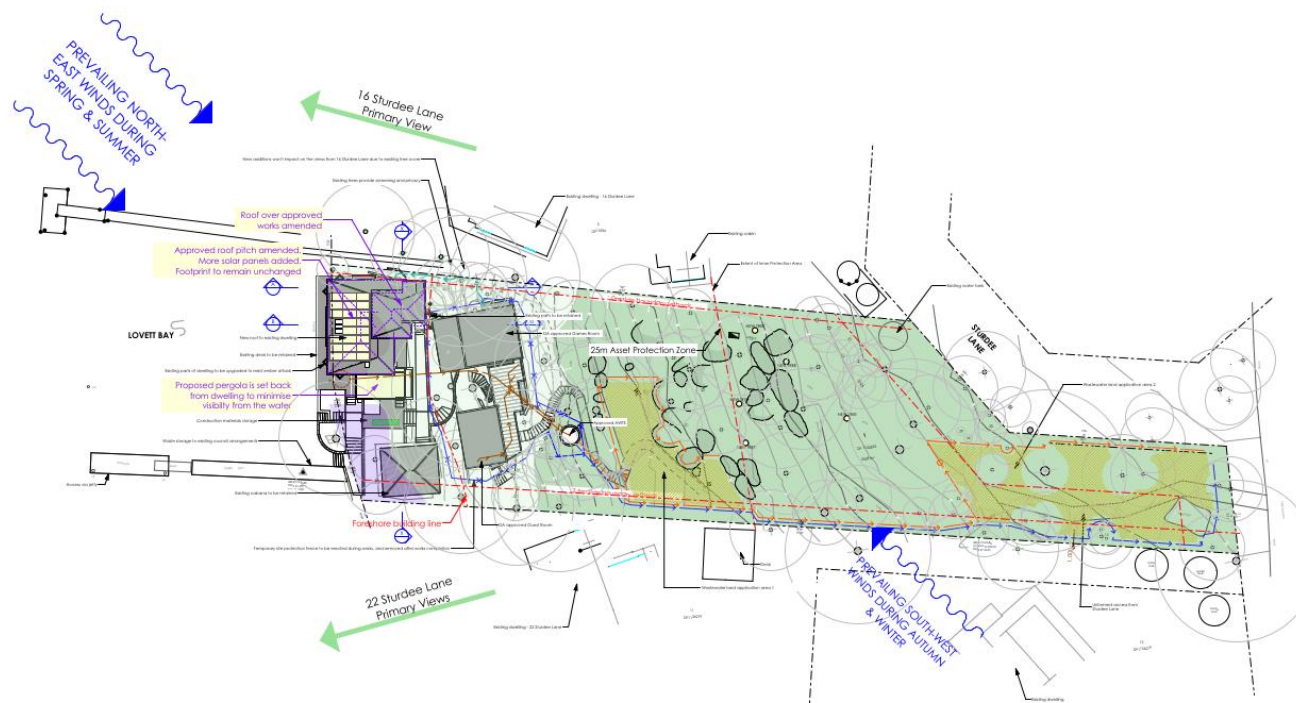
1. ALL CONSTRUCTION TO NCC REQUIREMENTS
2. ALL NEW CONSTRUCTION ON THE WESTERN, SOUTHERN & EASTERN ASPECTS TO AS3959-2018 BAL-19.
3. ALL NEW CONSTRUCTION ON THE NORTHERN ASPECT TO AS3959-2018 BAL-12.5.
4. EXISTING HOUSE TO BE UPGRADED TO RESIST EMBER ATTACK



1 Lovett Bay



2 Location Plan



Nominated Architect: Reg. No. 6769  
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James de Soyres  
+ Associates  
a r c h i t e c t s

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



SECTION 4.55 MODIFICATION APPLICATION

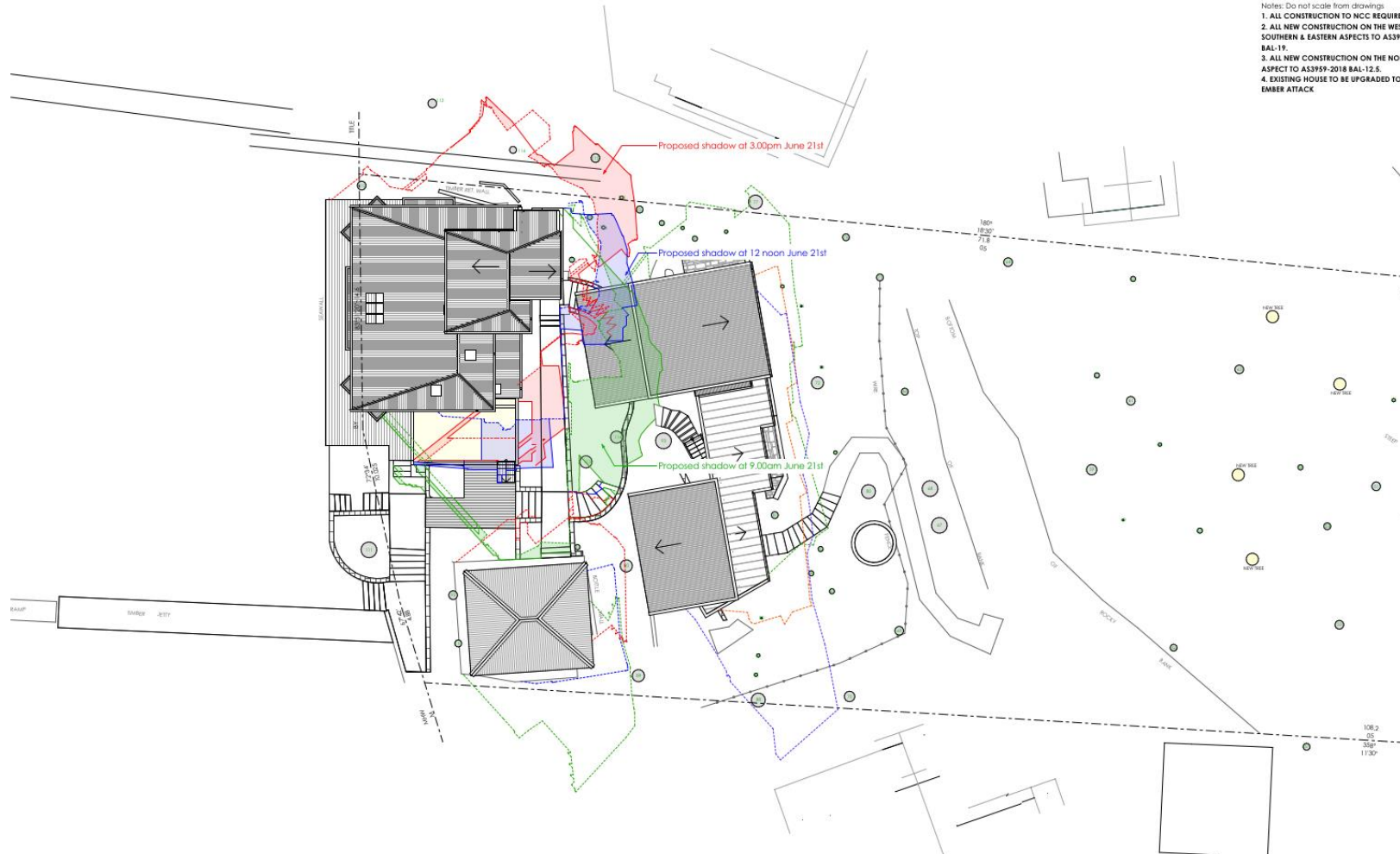
Location, Site and Site Analysis Plan

Scale: 1:500 Date of printing: 01/12/2022

Project No: 1708b Drawing No: DA-01 Rev: A

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

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SECTION 4.55 MODIFICATION APPLICATION  
Shadow Diagrams

Scale: 1:200 Date of printing: 01/12/2022  
Drawing No: 1708bDA-04 A

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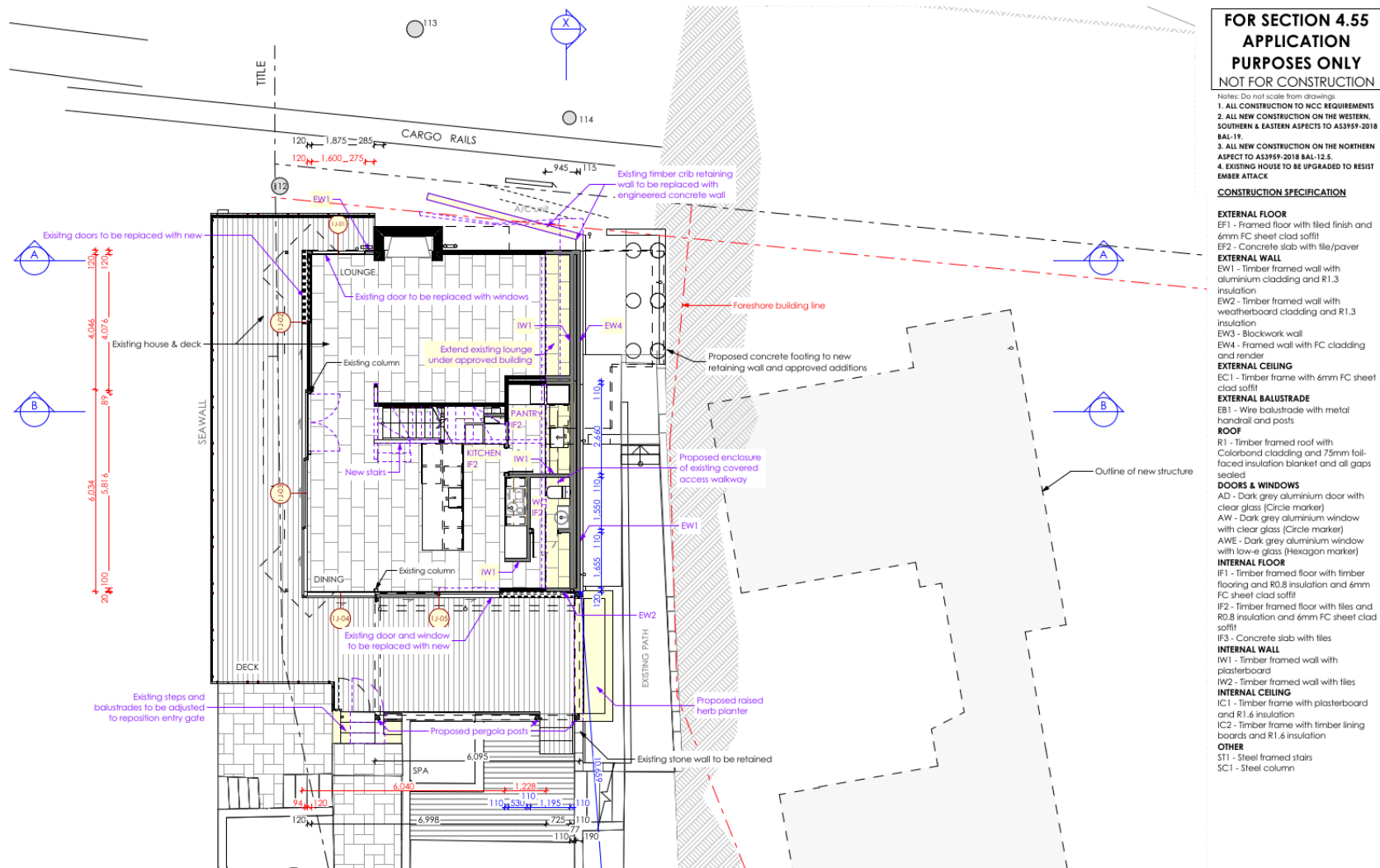
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SECTION 4.55 MODIFICATION APPLICATION  
Water Management Plan

Scale: 1:250 Date of printing: 01/12/2022  
Project No: 1708bDA-05 A Drawing No: Rev:





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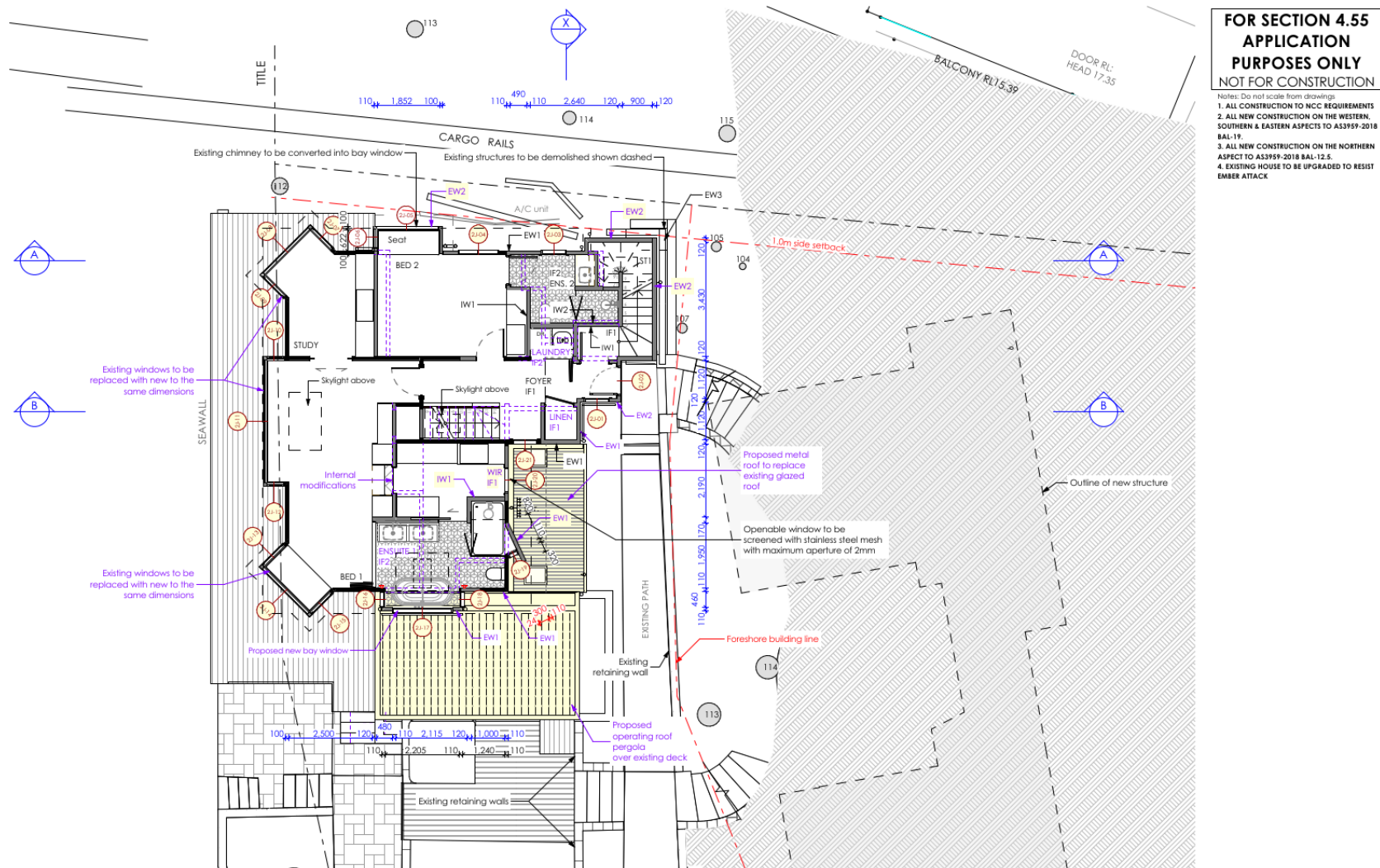
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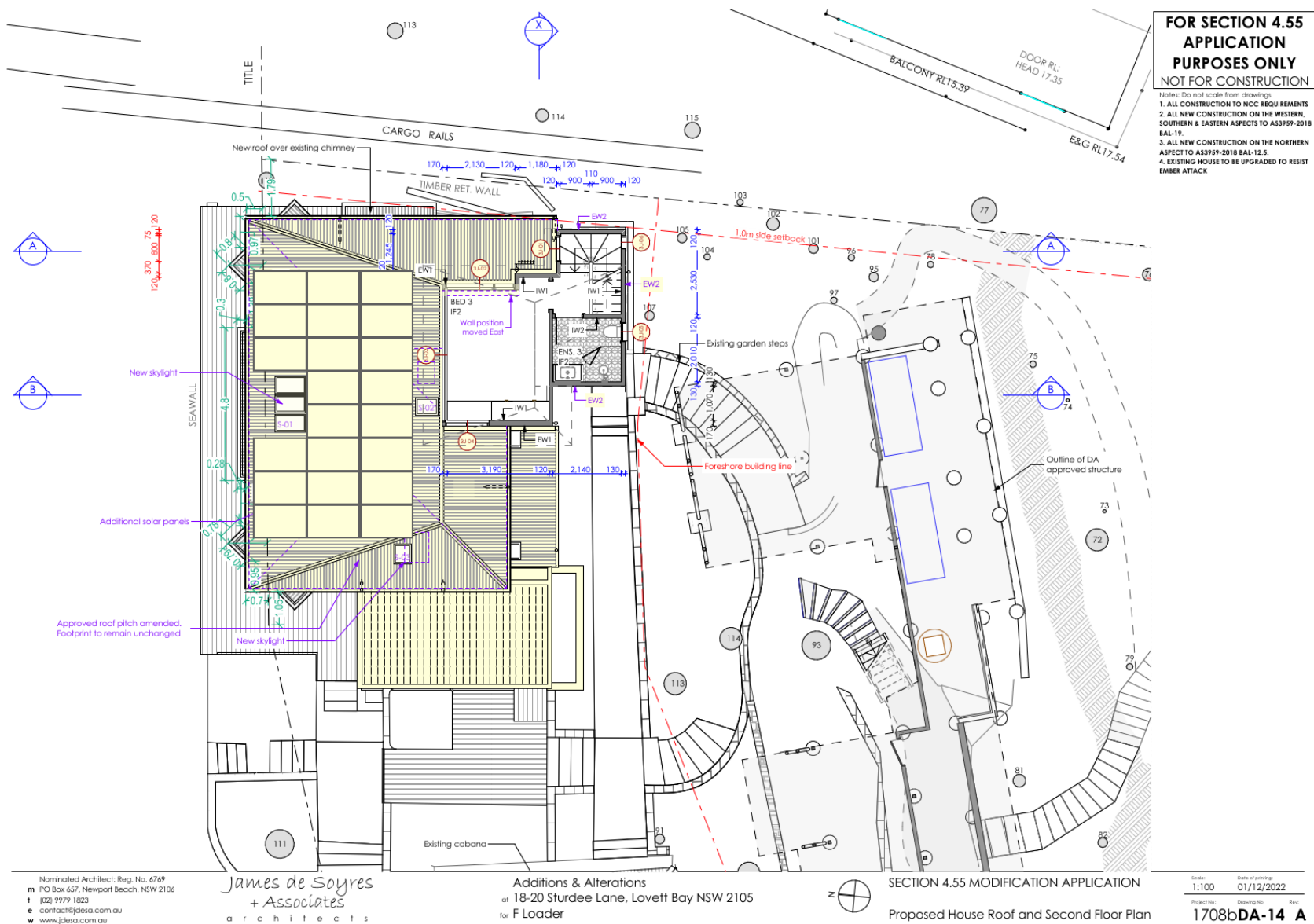
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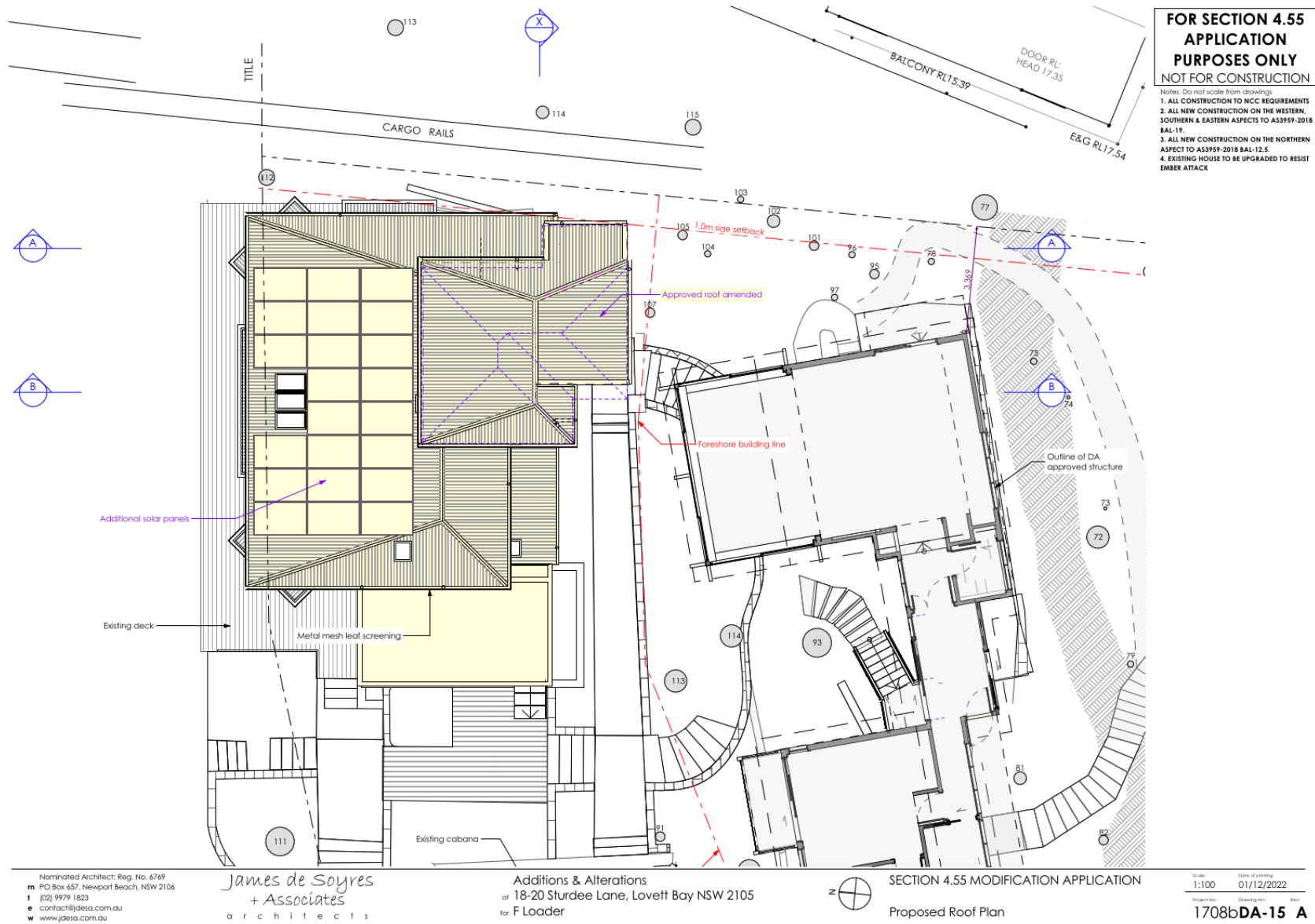


SECTION 4.55 MODIFICATION APPLICATION  
Proposed House Ground Floor Plan

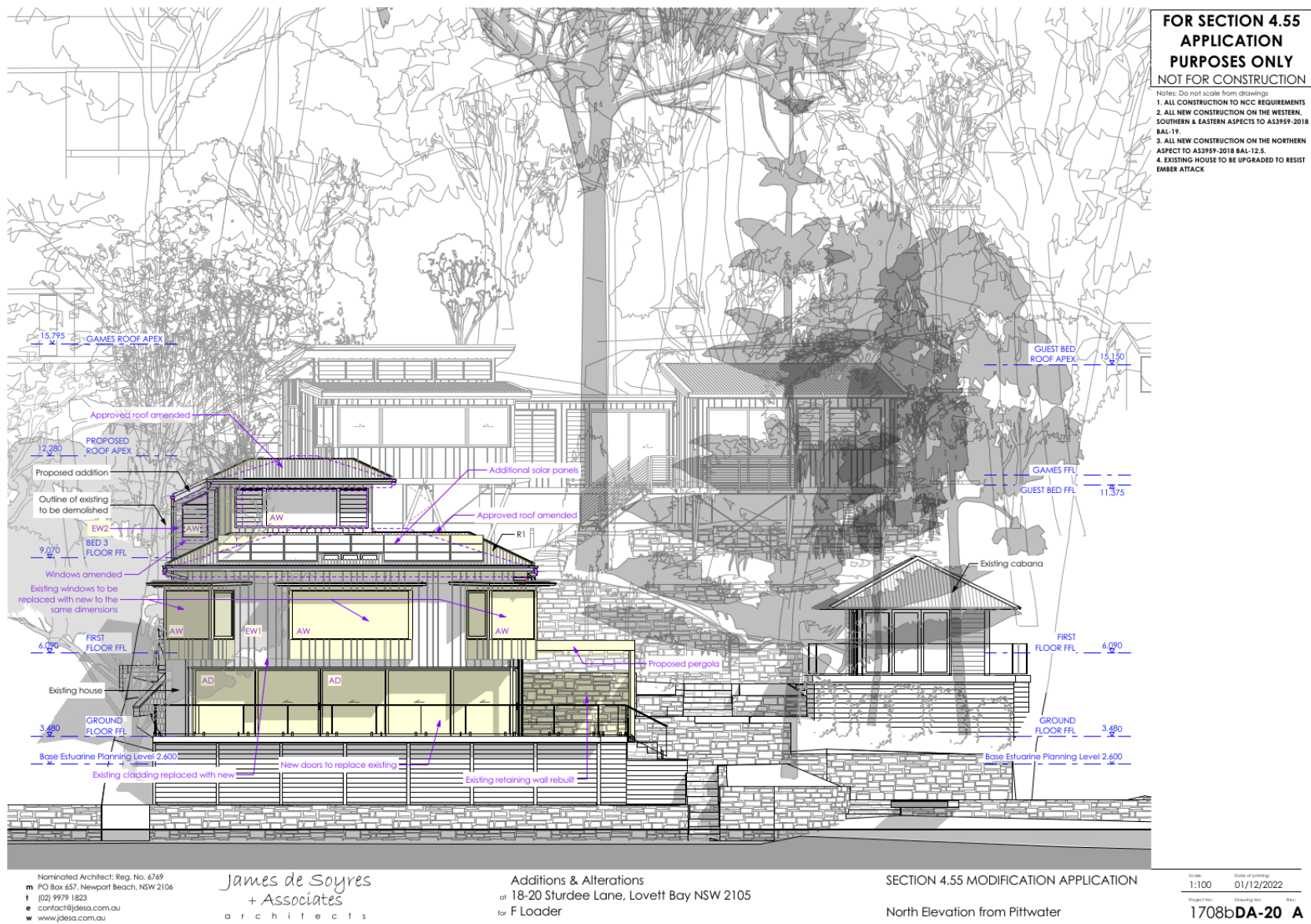
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Drawing No: 1708bDA-10 A





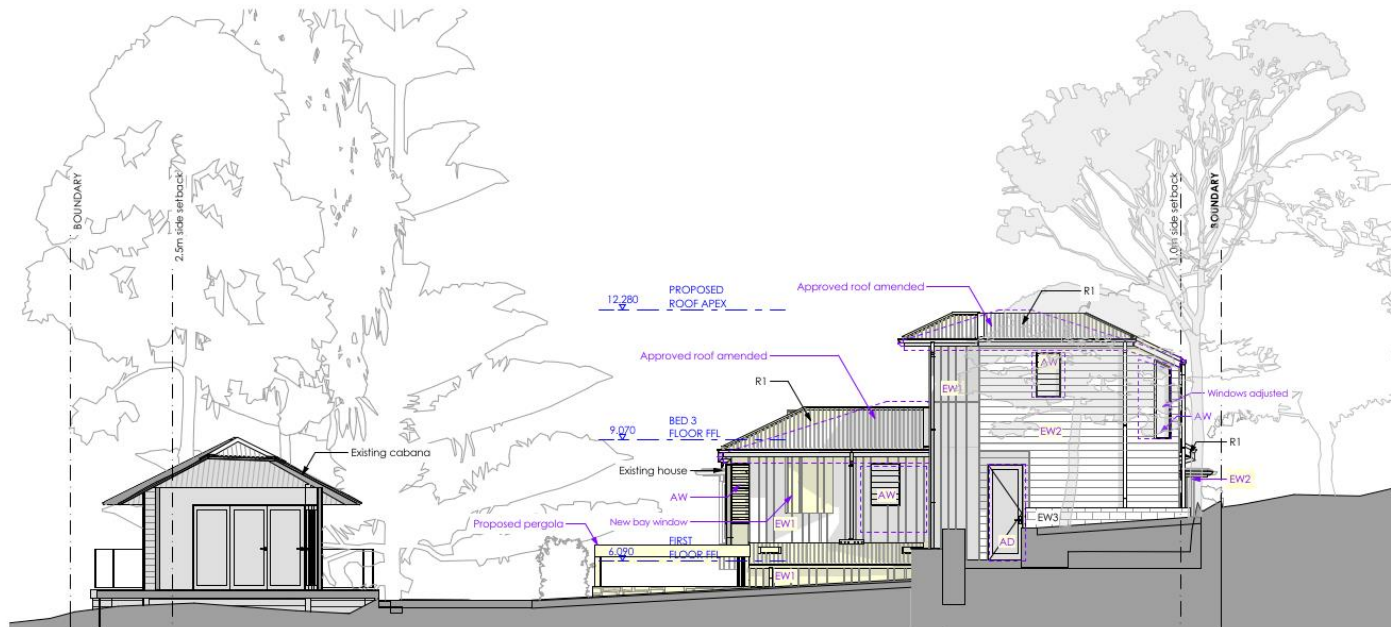






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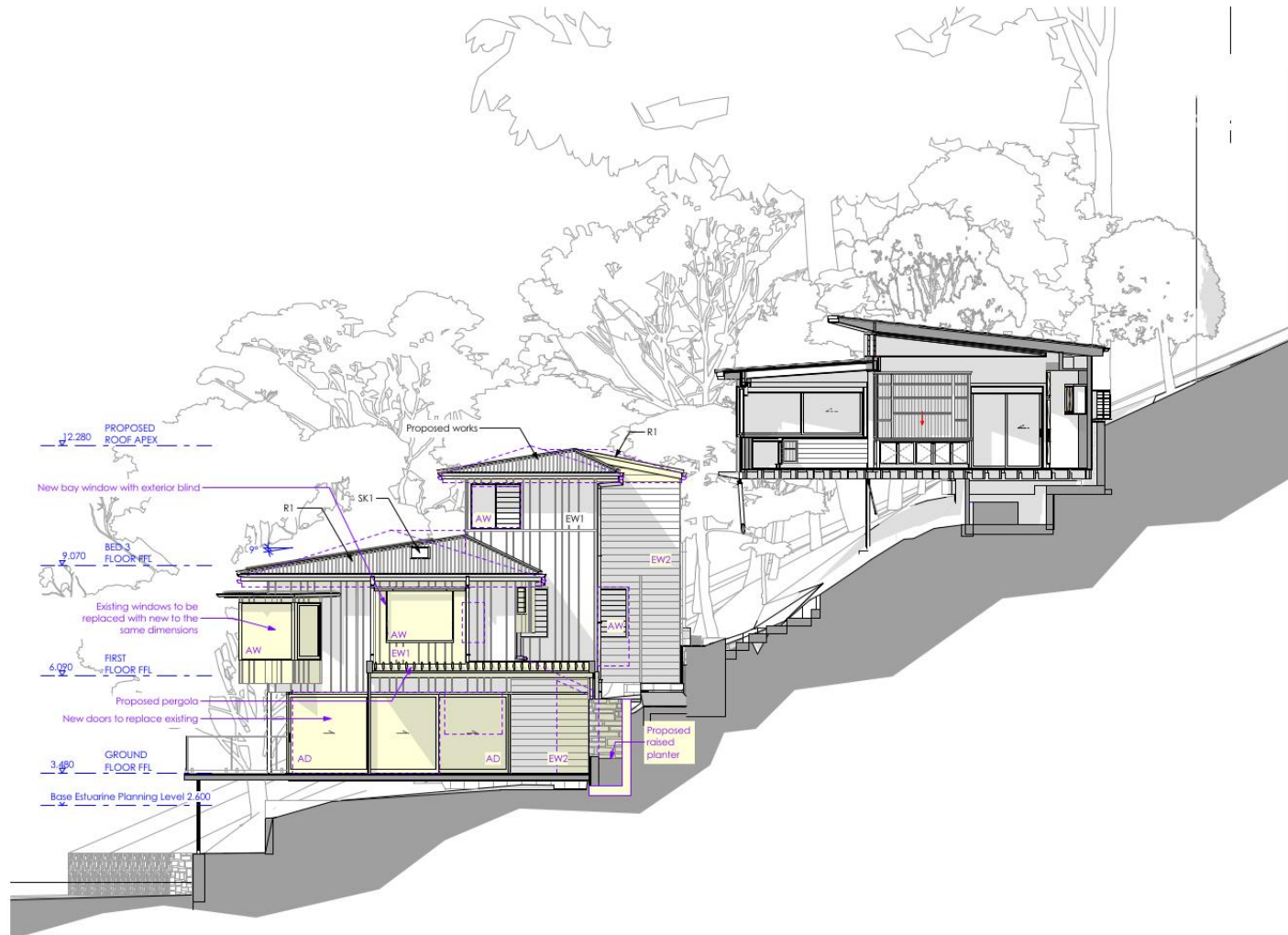
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SECTION 4.55 MODIFICATION APPLICATION  
South Elevation

Scale: 1:100 Date of printing: 01/12/2022  
Project No: 1708bDA-21 Rev: A



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SECTION 4.55 MODIFICATION APPLICATION  
West Elevation

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SECTION 4.55 MODIFICATION APPLICATION  
East Elevation

Scale: 1:100 Date of printing: 01/12/2022  
Project No: 1708bDA-23 Rev: A





PROPOSED



EXISTING

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EW2  
WALL CLADDING  
'Charcoal'



R1  
ROOF CLADDING  
COLORBOND  
'Basalt'



EW4  
RENDER  
'Jaguar'



EW1  
WALL CLADDING  
ALUMINIUM  
'Volcano Stone'

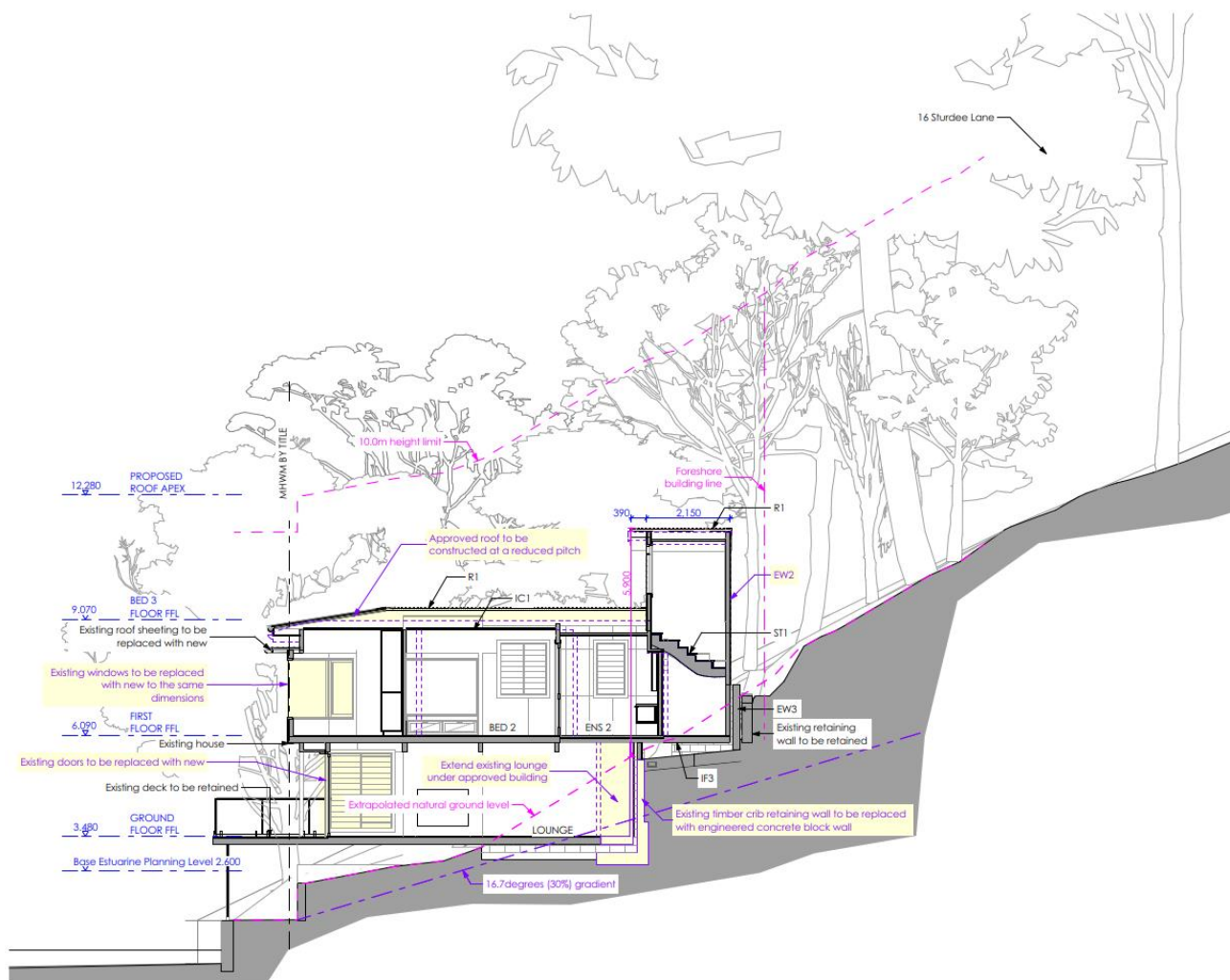
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SECTION 4.55 MODIFICATION APPLICATION  
Photomontage and Exterior Finishes Schedule

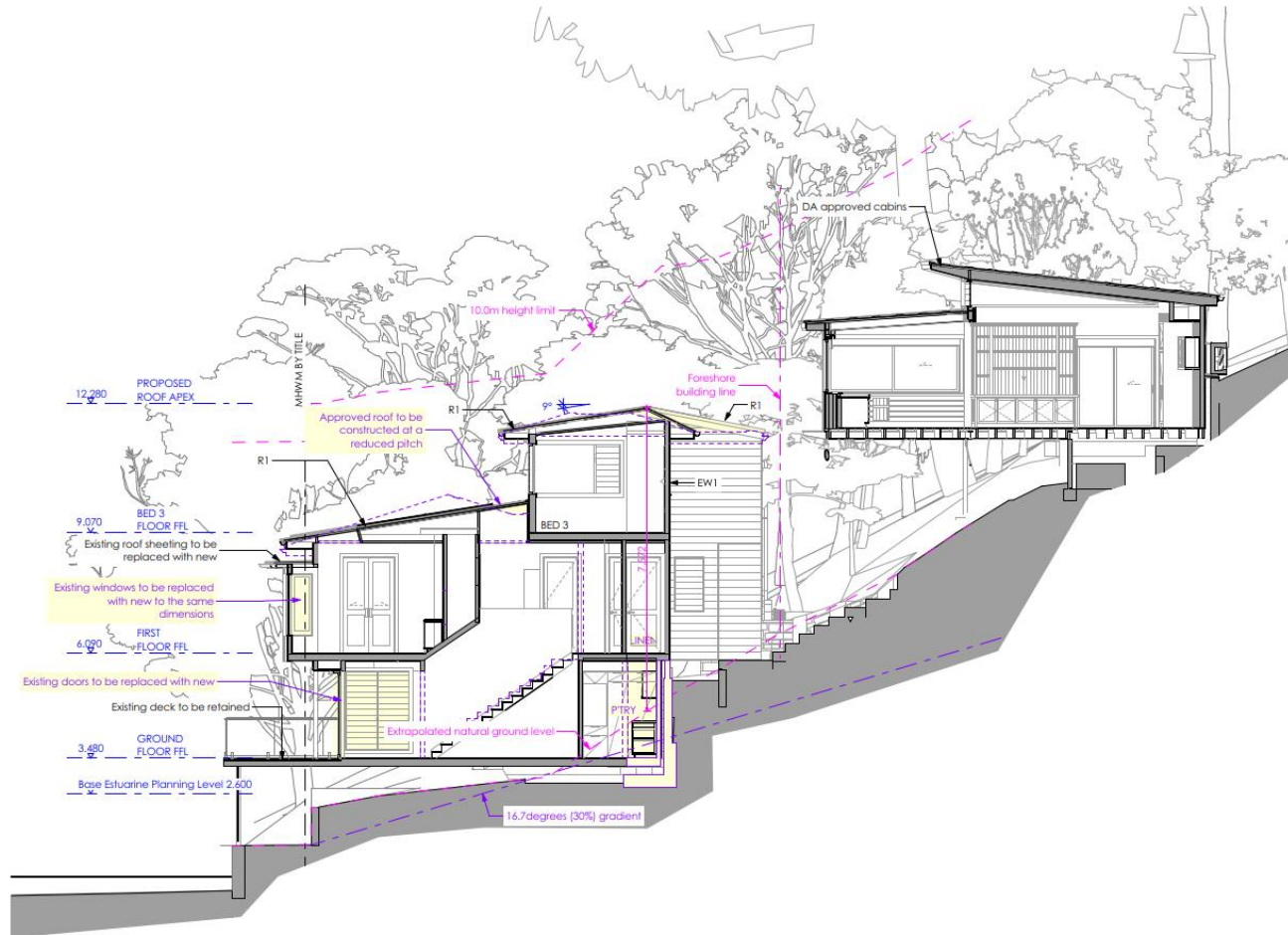
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Project No: Drawing No: 1708bDA-24 A





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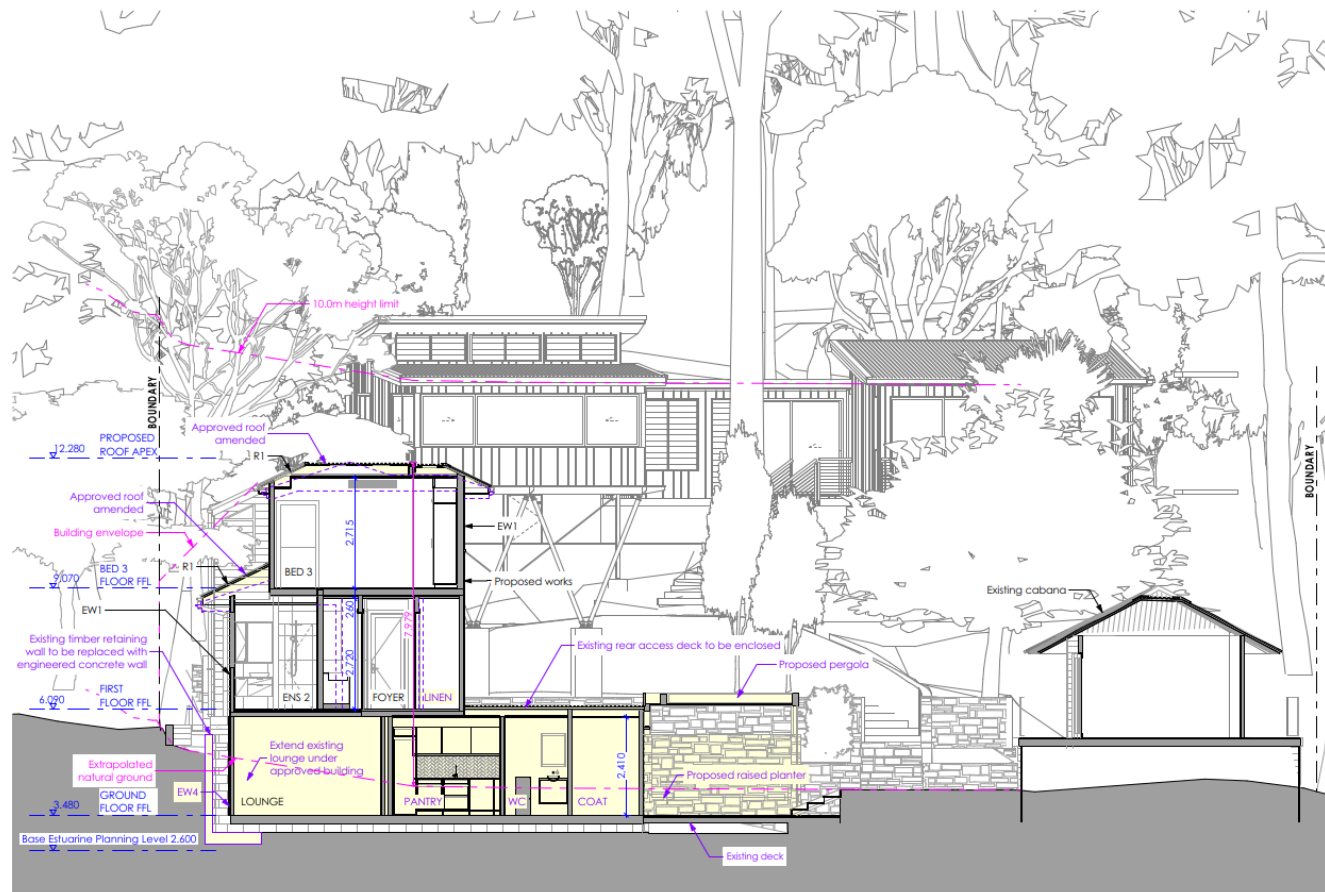
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SECTION 4.55 MODIFICATION APPLICATION  
Section B-B

Scale: 1:100 Date of printing: 01/12/2022  
Project No: 1708bDA-31 Rev: A

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SECTION 4.55 MODIFICATION APPLICATION  
Section X-X

Scale: 1:100 Date of printing: 01/12/2022  
Project No: 1708bDA-32 A  
Drawing No: Rev: