



Corporate member of the Fire Protection Association of Australia

Wednesday, 31 August 2022

- **Purpose;** To provide advice to the Principal Certifying Authority.
- **Address;** 70, Lane Cove Road Ingleside.
- **Lot and DP number;** lot 16, Dp 30325.
- **Referenced documents;** Previous Bushfire Risk Assessment dated Friday, 6 December 2019. 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.



1 EXTERNAL VIEW 1



2 EXTERNAL VIEW 2



3 EXTERNAL VIEW 3



4 EXTERNAL VIEW 4



5 EXTERNAL VIEW 5



6 EXTERNAL VIEW 6



7 EXTERNAL VIEW 7

SECTION NAME	DRAWING No.	DESCRIPTION
S4.55 MODIFICATION A1		
A01		COVER PAGE, SCHEDULES AND PERP.
A02		SURVEY
A03		SITE PLAN/WASTE MANAGEMENT PLAN S.
A04		EXISTING (DA APPROVED-CA03202041) P.
A05		CELLAR AND GROUND FLOOR PLAN
A06		LEVEL 1 AND ROOF PLAN
A07		ELEVATIONS AND SECTIONS
A08		SHADOW STUDY
A09		LANDSCAPE CALCULATIONS, FINISHES S.

GENERAL CONSTRUCTION NOTES

ROOFS:
ROOF STRUCTURE: TIMBER FRAMED
ALL ROOFS TO BE SARKED AS SPECIFIED.
ALL ROOFS CONNECTED TO STORMWATER SYSTEM.
NEW GUTTERS AND DOWNPIPES IN LOCATIONS AS SPECIFIED.

HYDRAULIC:
REFER TO HYDRAULIC DRAWINGS FOR DETAILS.
REFER TO DA CONDITIONS.

STRUCTURAL:
REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

INSULATION:
REFER TO SPECIFICATION FOR FLOOR, WALL, ROOF
ACOUSTIC AND THERMAL INSULATION.

BASIX:
REFER TO BASIX FOR SUSTAINABILITY REQUIREMENTS.

BUSHFIRE:
CONSTRUCTION TO COMPLY WITH BAL 29. REFER TO
BUSHFIRE REPORT

WINDOW, DOOR & SKYLIGHT SCHEDULE	
CODE ID	DESCRIPTION
D01	(D01, D02, etc) NEW aluminium door. Powdercoated. Refer to BASIX requirements. Detail to comply with BAL 29 rating. Confirm with bushfire report.
DE	EXISTING door to remain.
DN	NEW internal timber door, painted as specified.
W01	(W01, W02, etc) NEW aluminium window. Powdercoated. Refer to BASIX requirements. Detail to comply with BAL 29 rating. Confirm with bushfire report.
WE	EXISTING window to remain. Make good as required.

CONN HOUSE

S4.55 MODIFICATION ISSUE A

LOUISE & MICK CONN
70 LANE COVE ROAD INGLESIDE NSW 2101



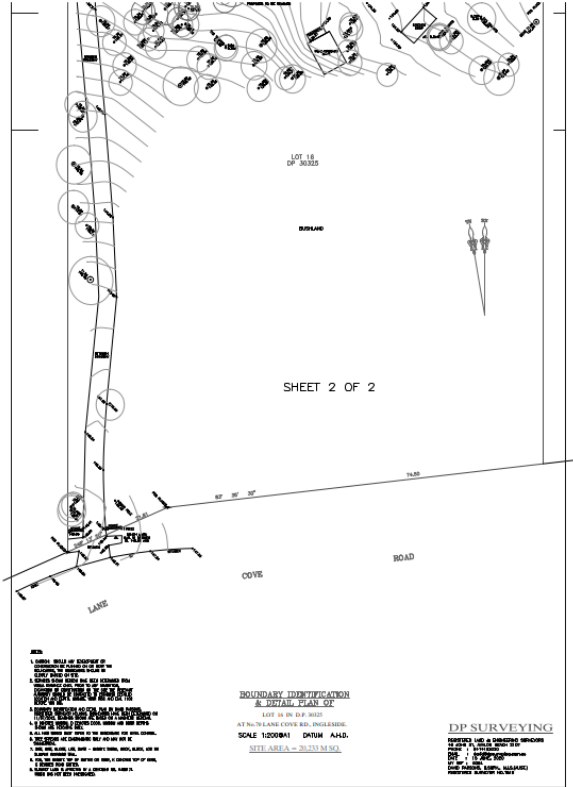
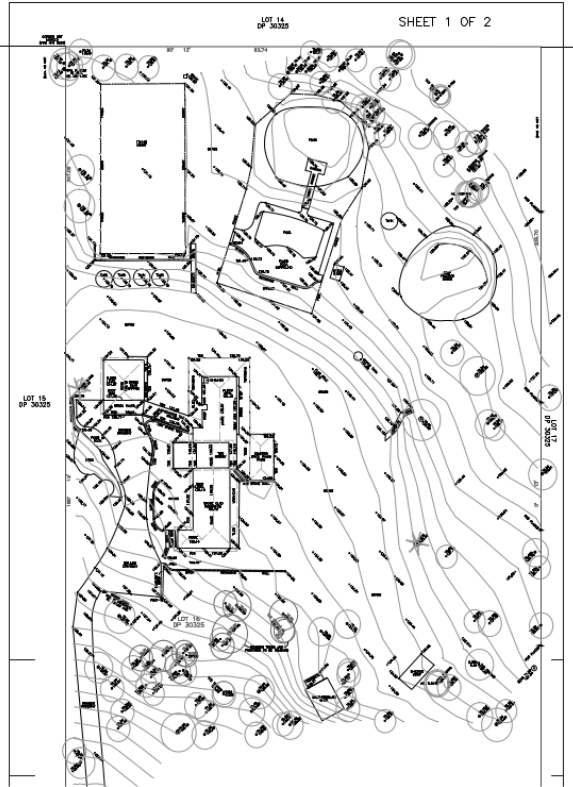
**DRAGONFLY
ARCHITECTS**
PTY LTD

ABN 78 158 837 962

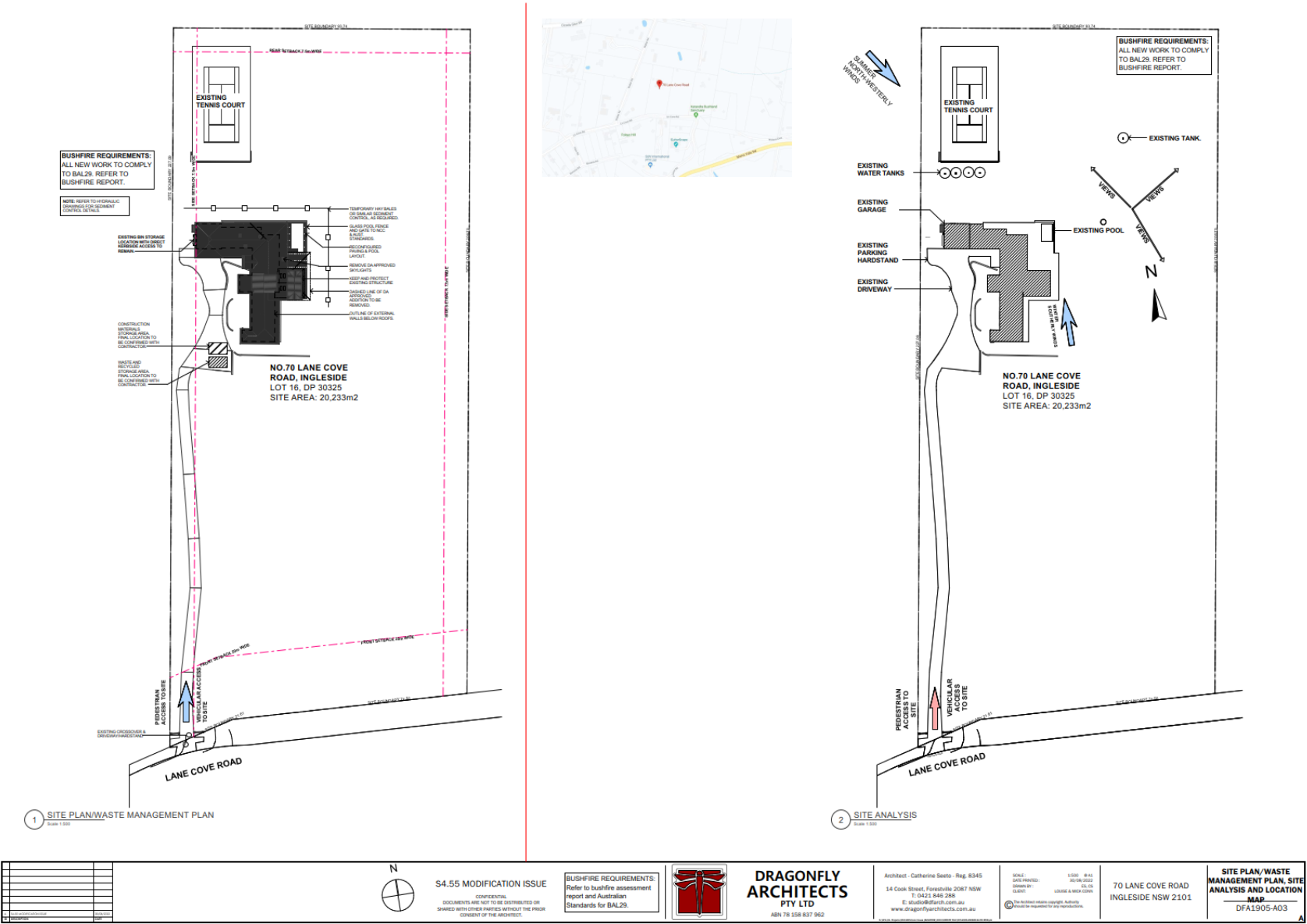
S4.55 MODIFICATION ISSUE

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CONSENT OF THE ARCHITECT.

BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
report and Australian
Standards for BAL29.



		S4.55 MODIFICATION ISSUE			DRAGONFLY ARCHITECTS PTY LTD ABN 76 534 837 962	Architect - Catherine Seeto - Reg. 8345 14 Cook Street, Forestville 2087 NSW T: 0421 846 288 E: studio@dragonfly.com.au www.dragonflyarchitects.com.au	DATE PREPARED: 14/05/2022 DRAWN BY: LUCAS & NICKI COOPER The architect retains copyright. Authority should be requested for any reproductions.	70 LANE COVE ROAD INGLESIDE NSW 2101	SURVEY DFA1905-A02
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5 DA ELEVATION E1 (NORTH)
Scale 1:200



7 DA ELEVATION E3 (SOUTH)

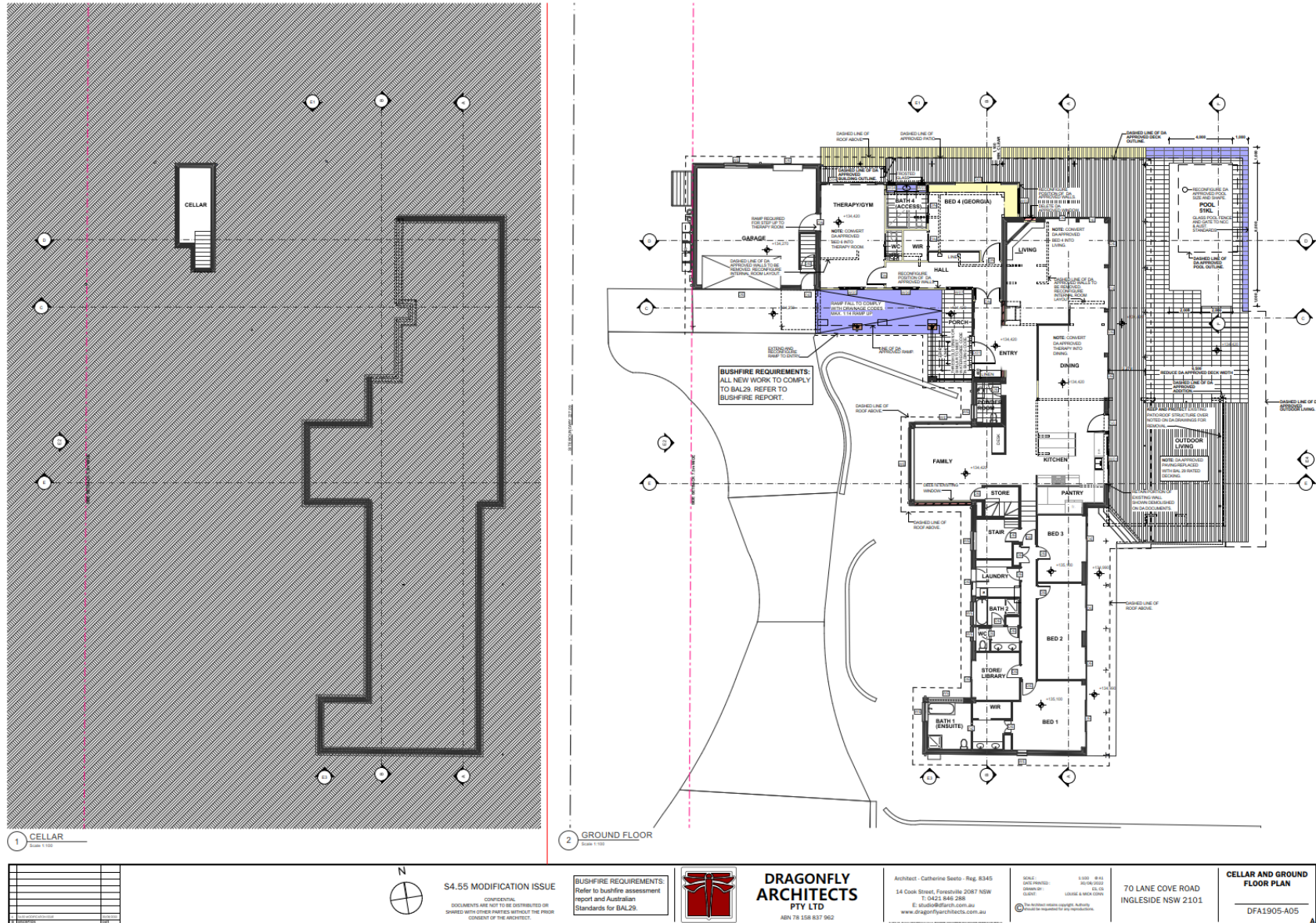


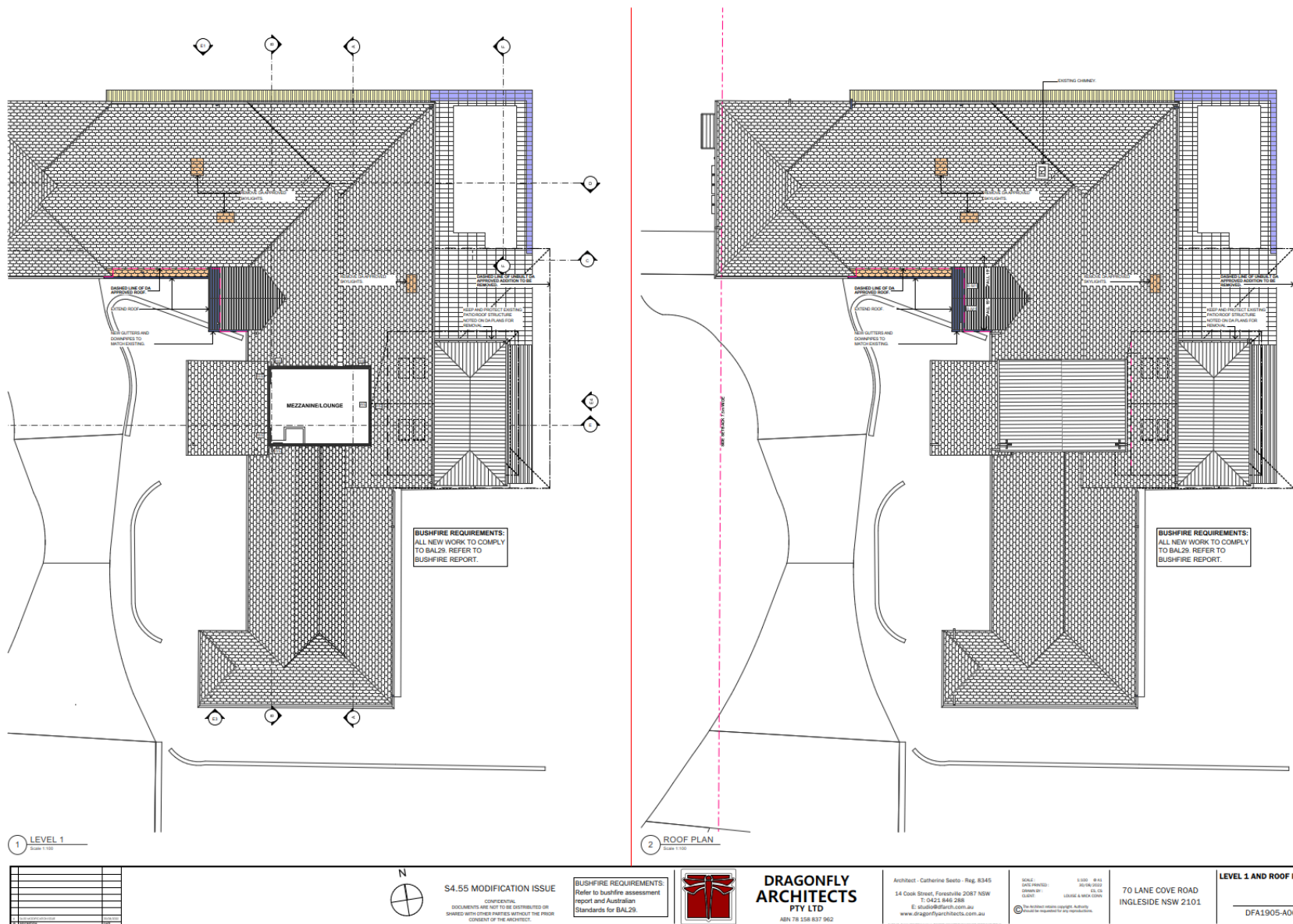
6 DA ELEVATION E2 (WEST)
Scale 1:200

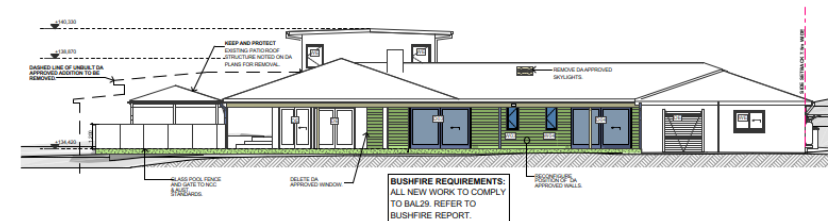


8 DA ELEVATION E4 (EAST)

	<p>\$4.55 MODIFICATION ISSUE</p> <p>CONSEQUENTIAL DOCUMENTS ARE NOT TO BE DETERMINED OR SHOWN UNLESS SPECIFICALLY NOTED WITH THE PRIOR CONSENT OF THE ARCHITECT.</p>	<p>BUSHFIRE REQUIREMENTS: Refer to bushfire assessment report and Australian Standards for BAL29.</p>		<p>DRAGONFLY ARCHITECTS PTY LTD</p> <p>ABN 78 158 837 962</p>	<p>Architect: Catherine Sesto - Reg. 8345</p> <p>14 Cook Street, Forestville 2087 NSW T: (02) 8462 288 E: c.sesto@dragonfly.com.au www.dragonflyarchitects.com.au</p>	<p>SCALE: 1:5000 DATE PREPARED: 14 JUL 2020 DRAWN BY: LUCAS & NICK COOPER CLIENT: LUCAS & NICK COOPER</p>	<p>70 LANE COVE ROAD INGLESIDE NSW 2101</p>	<p>EXISTING (DA APPROVED DA2020/0241) PLANS AND ELEVATIONS</p> <p>DFA1905-A04</p>
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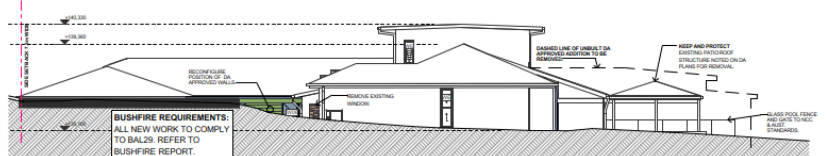




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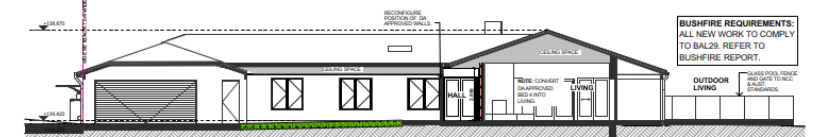
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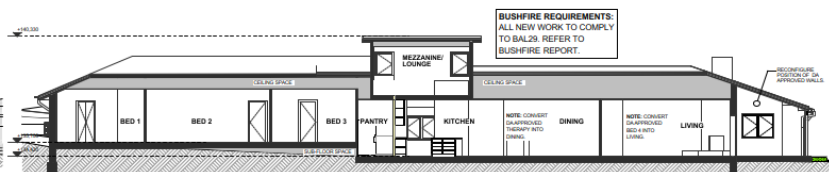
2 ELEVATION E3 (SOUTH)



4 ELEVATION E4 (WEST)



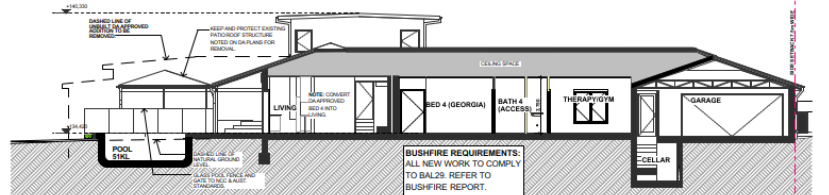
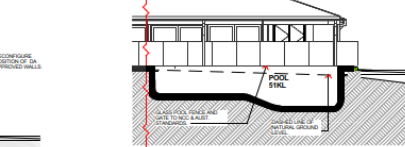
7 **SECTION C**

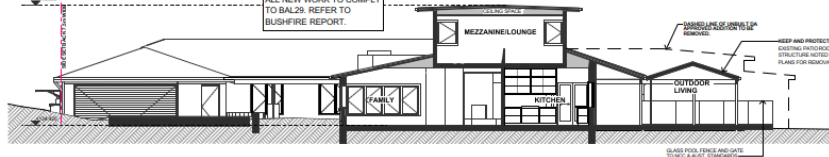


5 SECTION A



6 SECTION B

8 SECTION D
Revised 4/2020



9 SECTION E

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70 LANE COVE ROAD
INGLESIDE NSW 2101

ELEVATIONS AND SECTIONS

DFA1905-A07

