



Corporate member of the Fire Protection Association of Australia

Wednesday, 8 June 2022

- **Purpose;** To provide advice to the Principal Certifying Authority.
- **Address;** 7, Bower Street Manly.
- **Lot and DP number;** lot 40, Dp 8075.
- **Referenced documents;** Previous Bushfire Risk Assessment dated Friday, 24 July 2020. 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.

DEVELOPMENT APPLICATION DRAWING LIST

SHEET NUMBER	SHEET NAME
DA 000	COVER PAGE & DRAWING REGISTER
DA 002	PROPOSED SITE PLAN
DA 003	PROPOSED GARAGE FLOOR PLAN
DA 004	PROPOSED GROUND FLOOR PLAN
DA 005	PROPOSED FIRST FLOOR PLAN
DA 006	PROPOSED ROOF PLAN
DA 007	ELEVATION - NORTH-WEST
DA 008	ELEVATION - NORTH-EAST
DA 009	ELEVATION - SOUTH-EAST
DA 010	ELEVATION - SOUTH-WEST
DA 011	SECTION A - MAIN HOUSE
DA 012	SECTION B - POOL, HOME OFFICE & GARAGE
DA 013	SECTION C - GARAGE AND LIVING
DA 020	EXTERNAL FINISHES & MATERIALS



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PROJECT
19-030 HOLOCENE HOUSE

PROJECT ADDRESS
7 BOWER STREET
MANLY, 2095

CLIENT
JURGEN SPANGL & KARIN
MUNDSPERGER

PROJECT CONTACT
CARMEN CHAN (PROJECT ARCHITECT)
E: carmen@cplusc.com.au
P: +61 2 9690 2211

DOCUMENTS BY OTHER CONSULTANTS

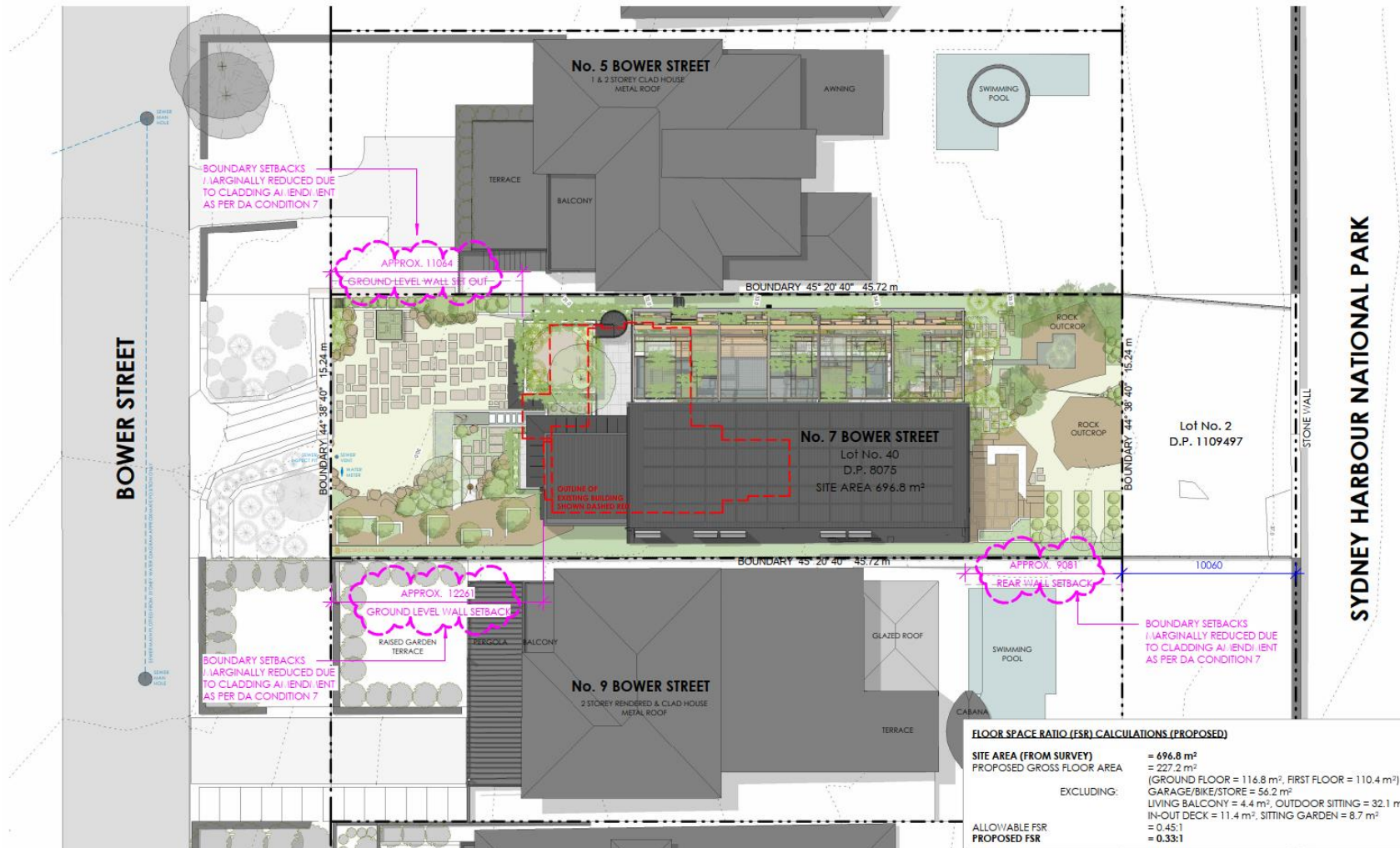
SURVEY PLAN BY C.J.I.S. SURVEYORS
BASIX CERTIFICATE BY CERTIFIED ENERGY
STATEMENT OF ENVIRONMENTAL EFFECTS BY WILLANA URBAN
LANDSCAPE PLAN BY DUNCAN GIBBS
STORMWATER MANAGEMENT PLANS BY STELLEN CONSULTING
GEOTECHNICAL REPORT BY WITT CONSULTING
BUSHFIRE REPORT BY BUSHFIRE PLANNING SERVICES
ECOLOGICAL IMPACT STATEMENT BY ACS ENVIRONMENTAL

FOR SECTION 4.55

DRAWING TITLE
COVER PAGE & DRAWING REGISTER

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PROJECT
19-030 HOLOCENE HOUSE
PROJECT ADDRESS
7 BOWER STREET
DARLINGTON, 2095

CLIENT
JURGEN SPANGL & KARIN
HUNDSPERGER

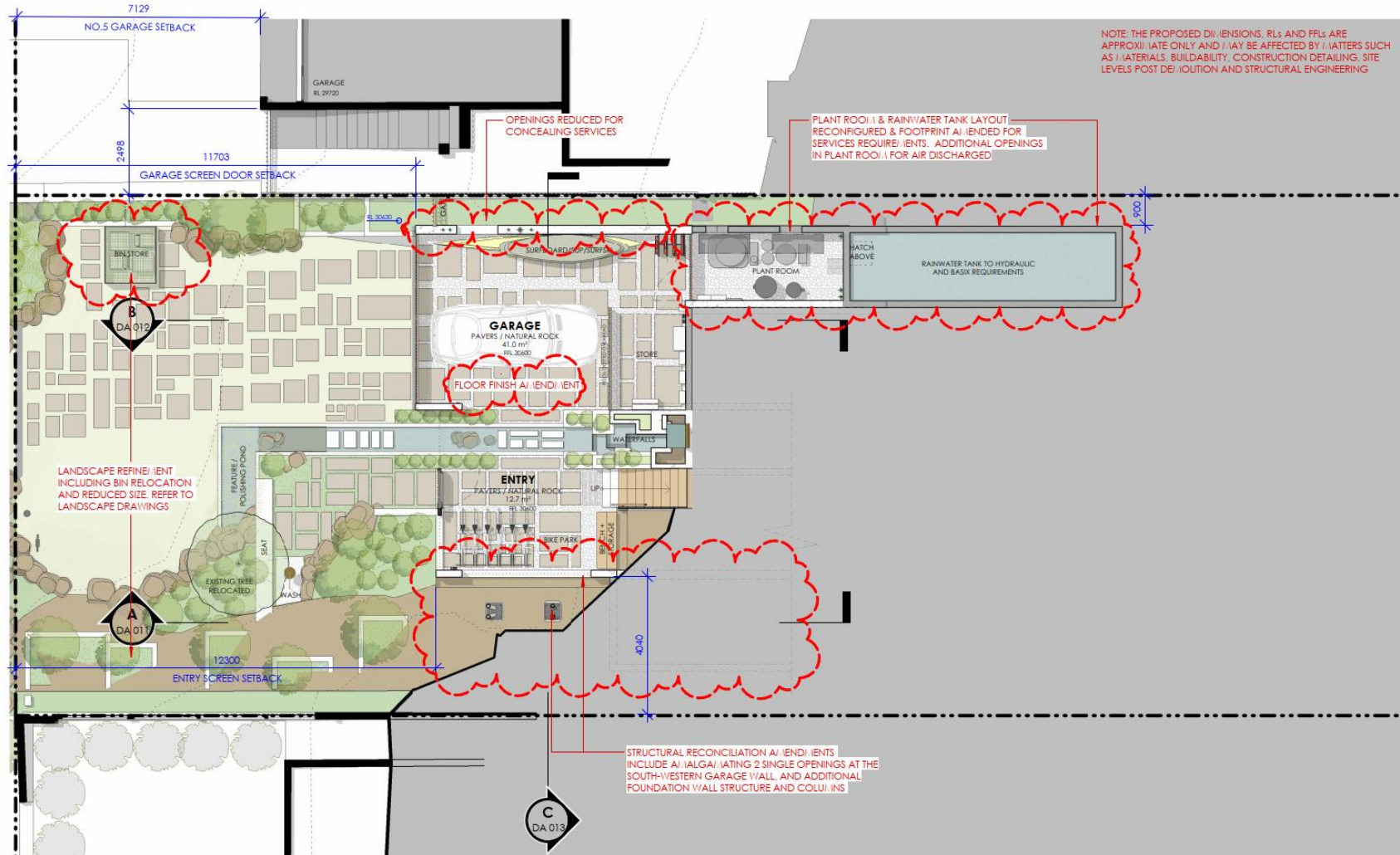
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PROPOSED SITE PLAN
REVISION DATE
04/04/2022



REVISION
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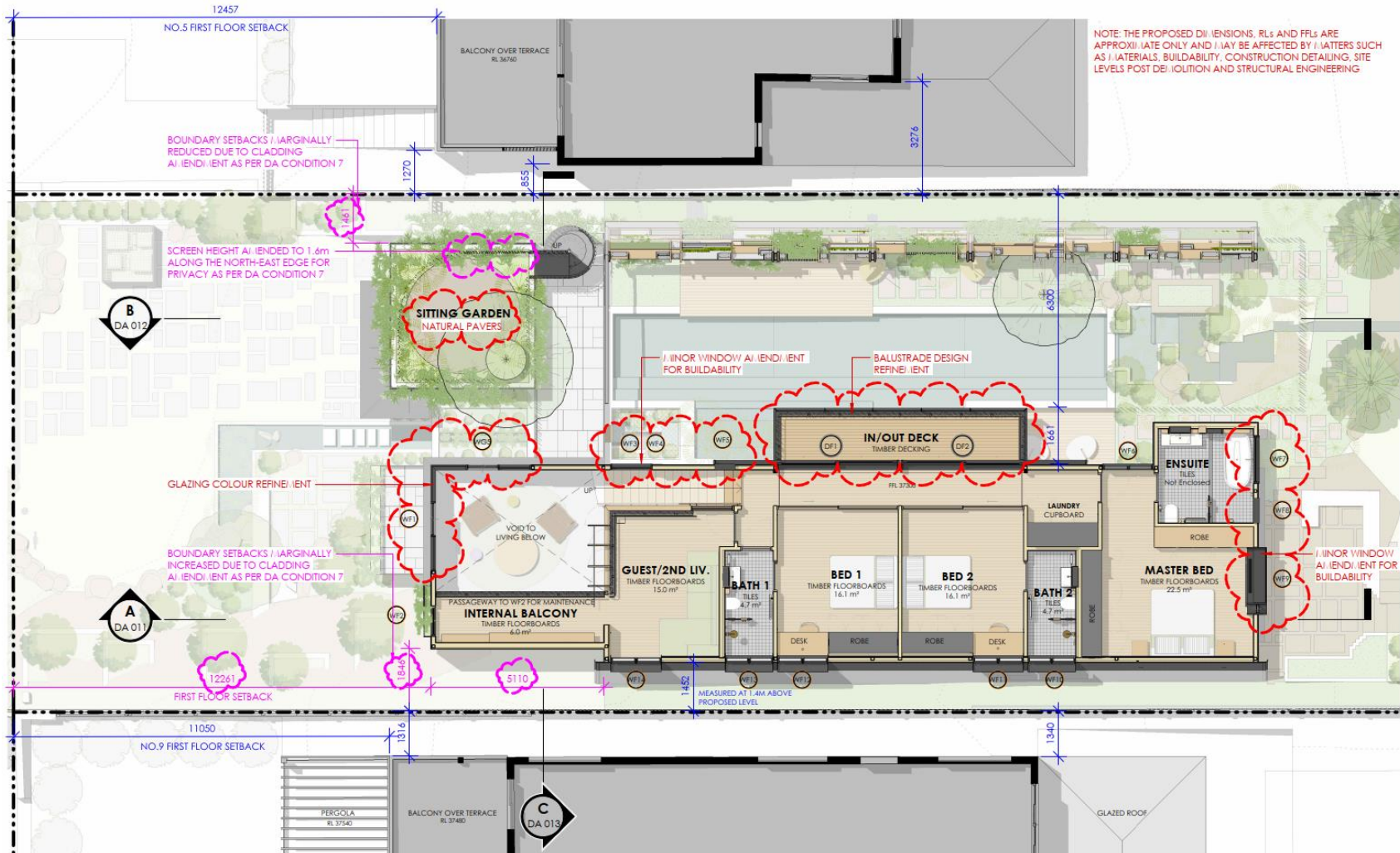
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				19-030 HOLOCONE HOUSE	1:100 @ A3	PROPOSED GROUND FLOOR PLAN		
				PROJECT ADDRESS 7 BOWER STREET DARLINGTON, 2095	CLIENT JURGEN SPANGL & KARIN HUNDSPERGER	DRAWN BY RH/CAR	REVISION DATE	REVISION
					REVIEWED BY CC	04/04/2022	2	DA 004
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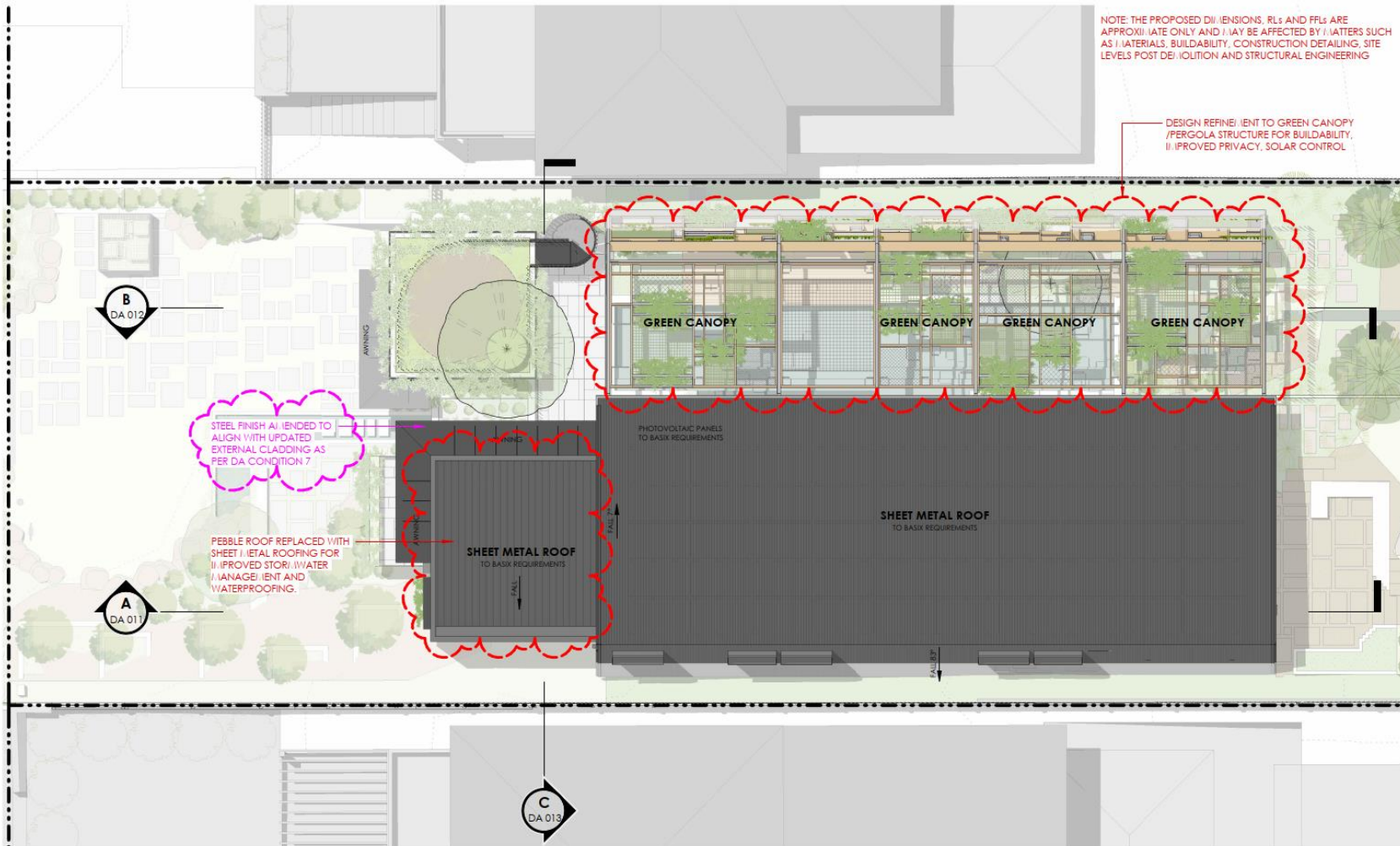
PROJECT
19-030 HOLOCENE HOUSE
PROJECT ADDRESS
7 BOWER STREET
J. IANLY, 2095

CLIENT
JURGEN SPANGL & KARIN
J. IUNDSPERGER

SCALE
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DRAWING TITLE		REVISION	DRAWING NUMBER
PROPOSED FIRST FLOOR PLAN			
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PROJECT 19-030 HOLOCENE HOUSE
PROJECT ADDRESS 7 BOWER STREET DARLINGTON, 2005
CLIENT JURGEN SPANGL & KARIN WUNDERSPERGER

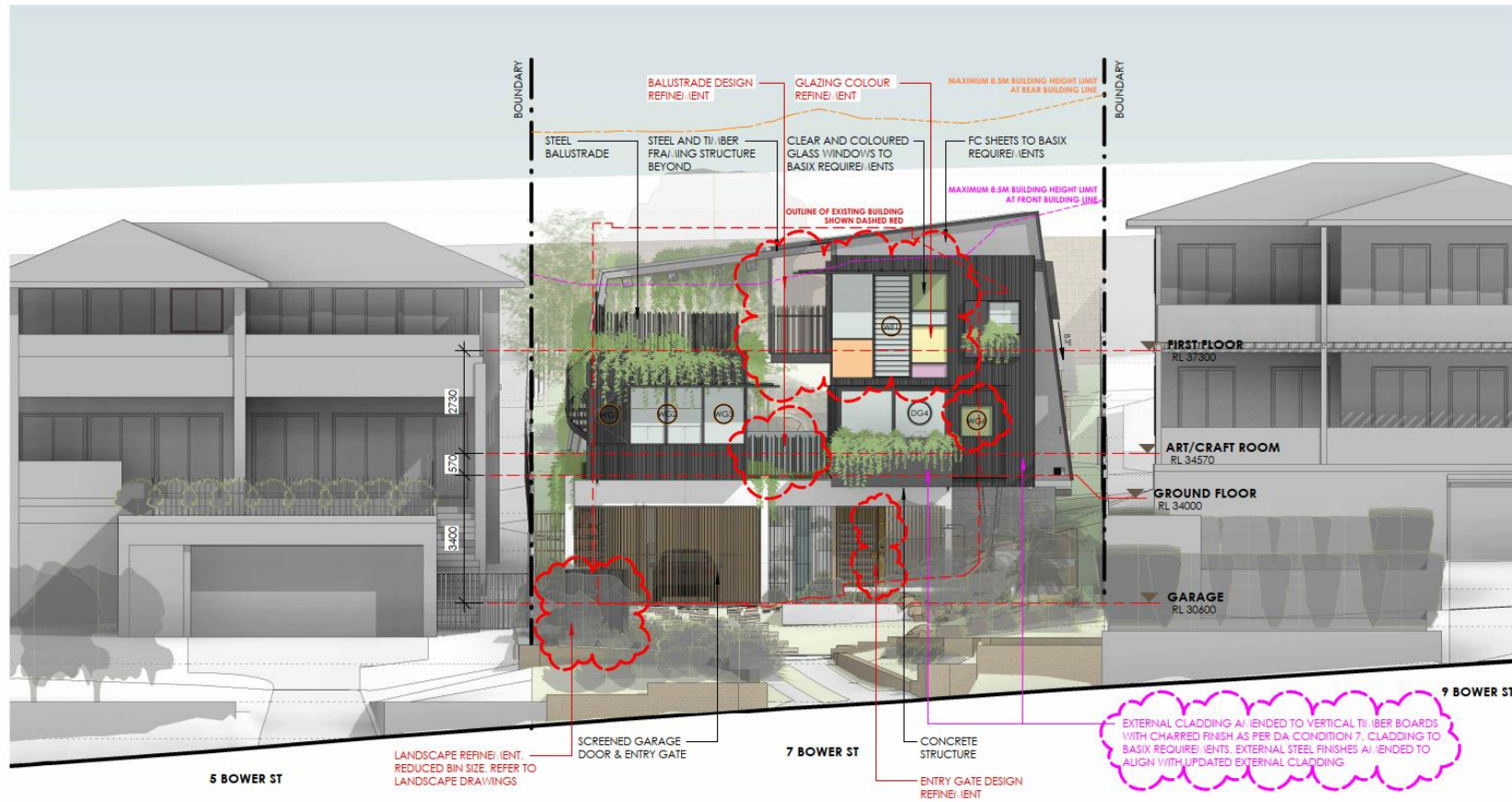
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DRAWING TITLE PROPOSED ROOF PLAN
REVISION DATE 04/04/2022

REVISION 2
DRAWING NUMBER DA 006

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PROJECT
19-030 HOLOCENE HOUSE
PROJECT ADDRESS
7 BOWER STREET
DARLINGTON, 2095

CLIENT
JURGEN SPANGL & KARIN
J. SPANGLER

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ELEVATION - NORTH-WEST

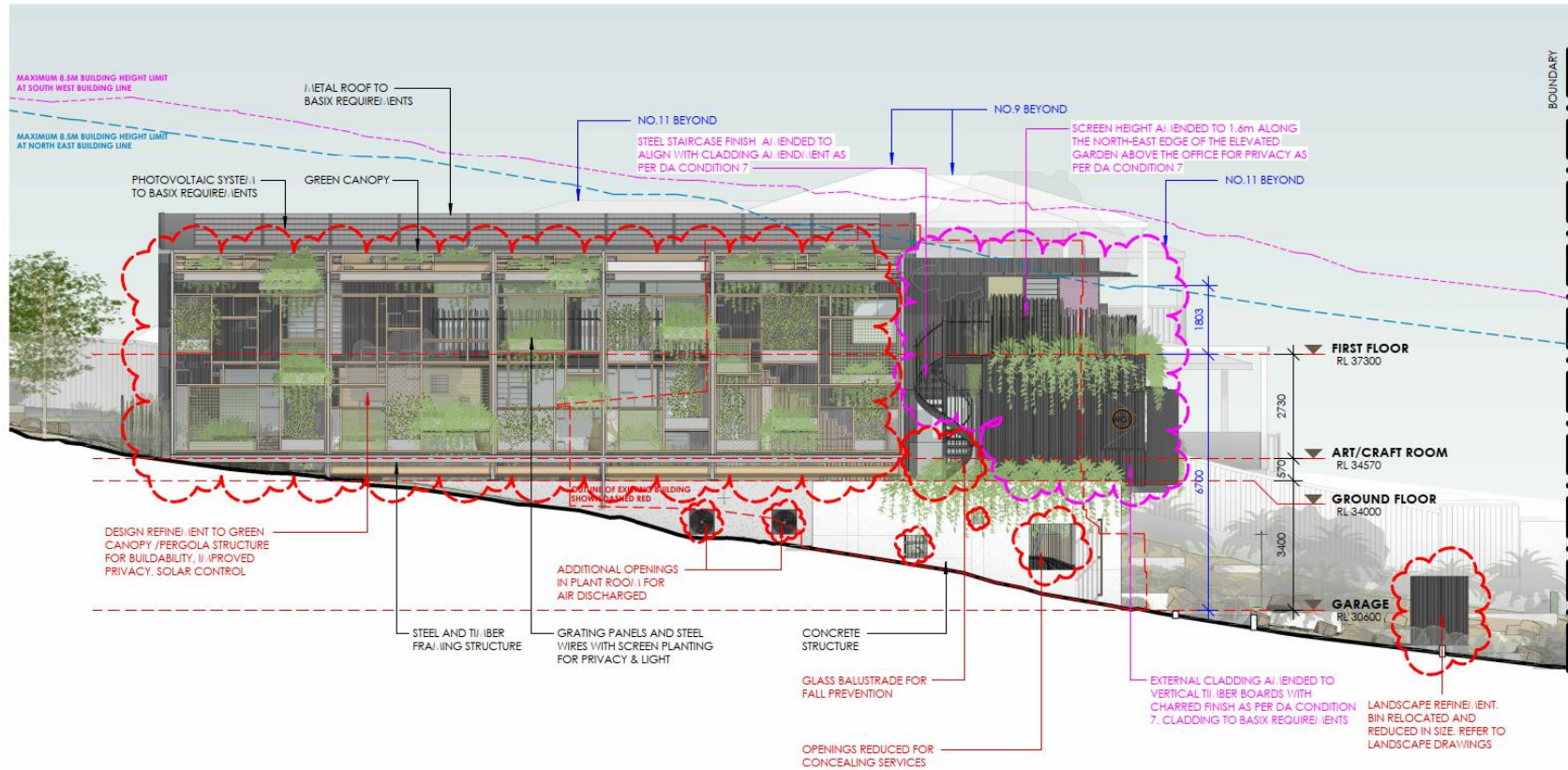
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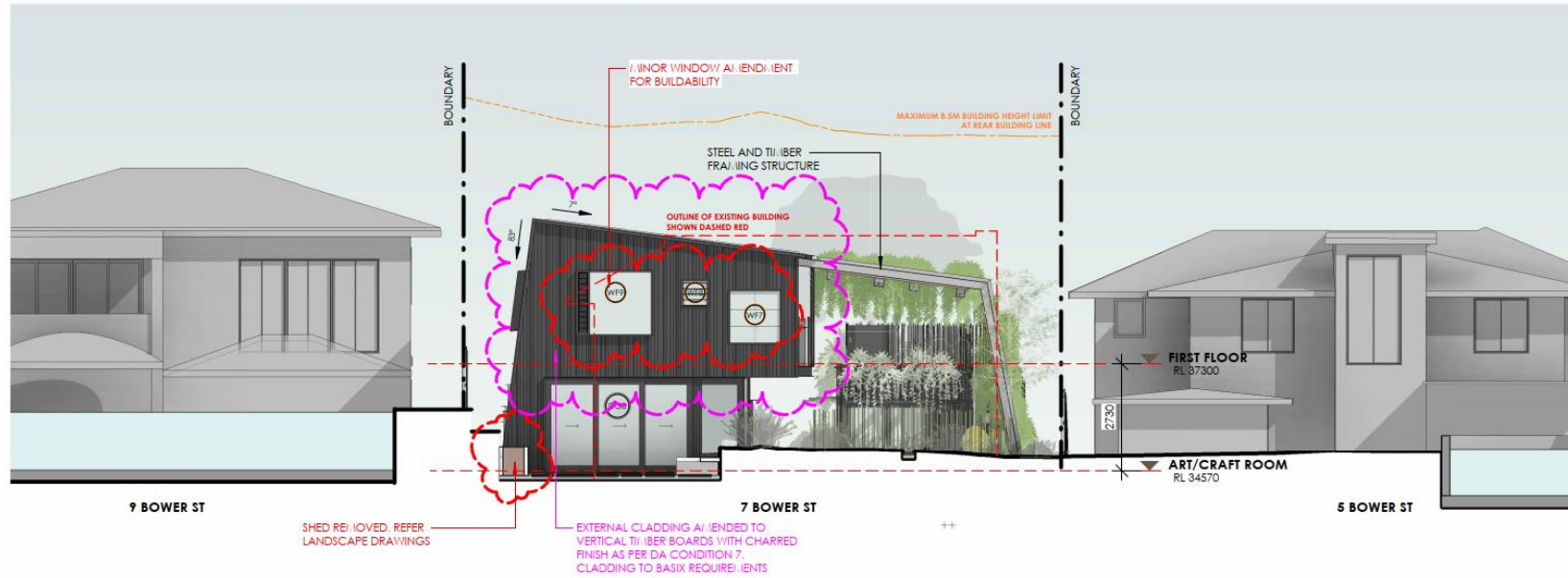


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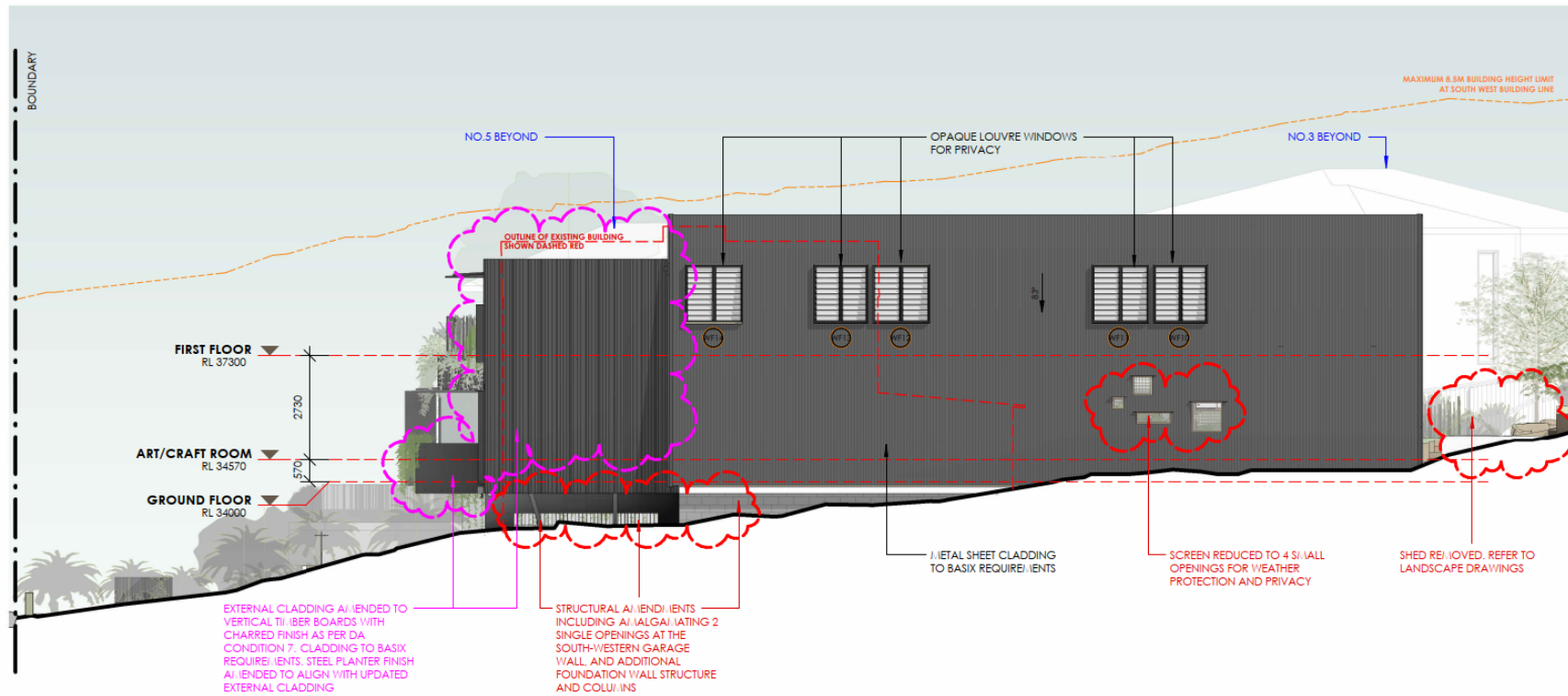


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			PROJECT ADDRESS 7 BOWER STREET DARLINGTON, 2095	CLIENT JURGEN SPANGL & KARIN HUNDSPERGER		DRAWN BY RN/CAR REVIEWED BY CC	REVISION DATE 04/04/2022	REVISION 2
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PROJECT 19-030 HOLOCENE HOUSE	SCALE 1:100 @ A3	DRAWING TITLE ELEVATION - SOUTH-WEST
PROJECT ADDRESS 7 BOWER STREET DARLINGTON, 2005	CLIENT JURGEN SPANGL & KARIN HUNDSPERGER	DRAWN BY RN/CAR
	REVIEWED BY CC	REVISION DATE 04/04/2022
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		DRAWING NUMBER DA 010

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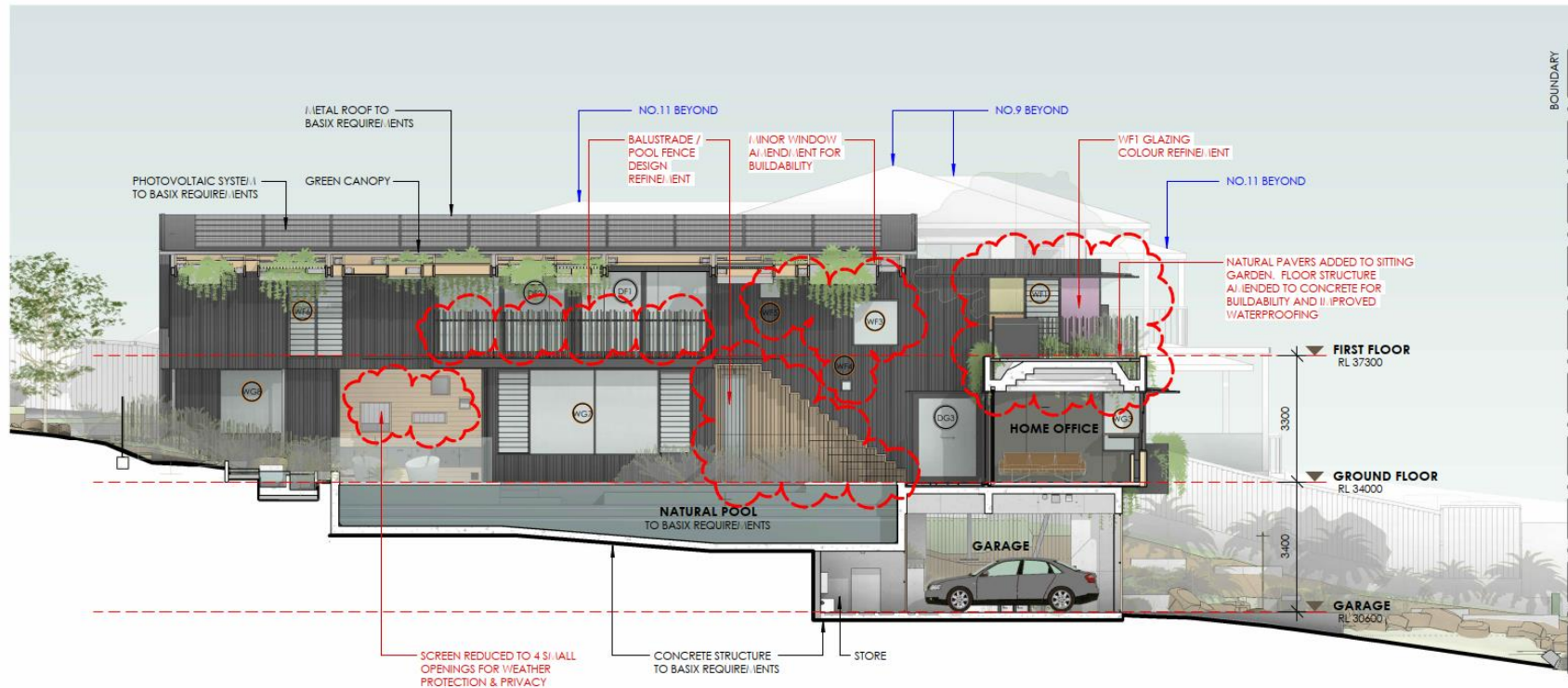


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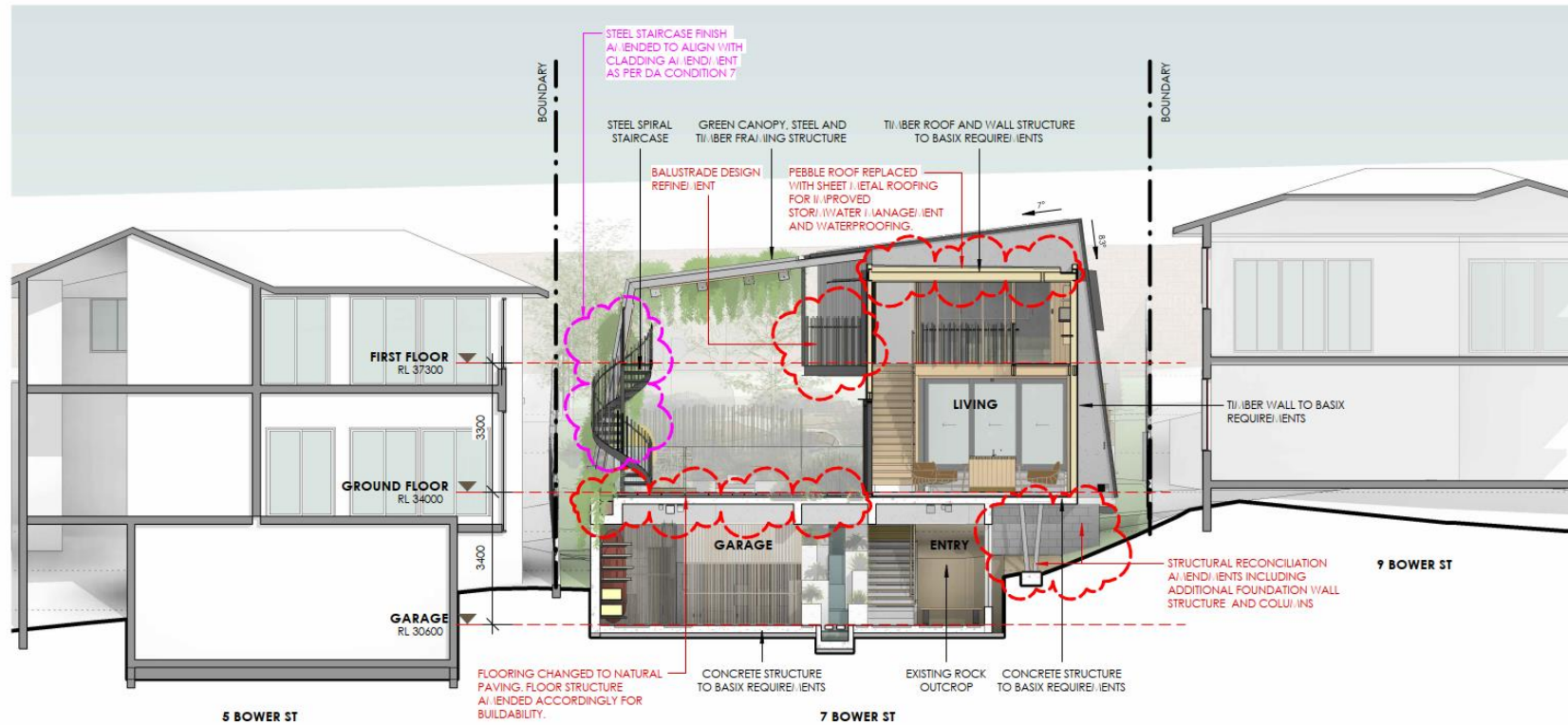


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1 STEEL AND TIMBER FRAME
STRUCTURE



2 GRATING PANELS AND
STEEL WIRES WITH
SCREEN PLANTING



3 LIGHTWEIGHT CLADDING



4 CONCRETE STRUCTURE



5 METAL ROOFING



6 TIMBER FRAMED DOORS
& WINDOWS



7 TIMBER BATTENS AND STEEL CABLE WIRES



8 INTEGRATED STONE PAVERS



9 CREEPING AND
CASCADING PLANTS



10 STEEL BALUSTRADE



11 EXISTING ROCK OUTCROP



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PROJECT
19-030 HOLOCENE HOUSE

PROJECT ADDRESS
7 BOWER STREET
JANLA, 2095

CLIENT
JURGEN SPANGL & KARIN
J. JUNDSPERGER

SCALE
NTS

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DRAWING TITLE
EXTERNAL FINISHES & MATERIALS

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