



Corporate member of the Fire Protection Association of Australia

Thursday, 3 August 2023.

- **Purpose;** To provide advice to the Principal Certifying Authority.
- **Address;** 18-20 Sturdee Lane Lovett Bay.
- **Lot and DP number;** lot 1, DP1132852
- **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 approved 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

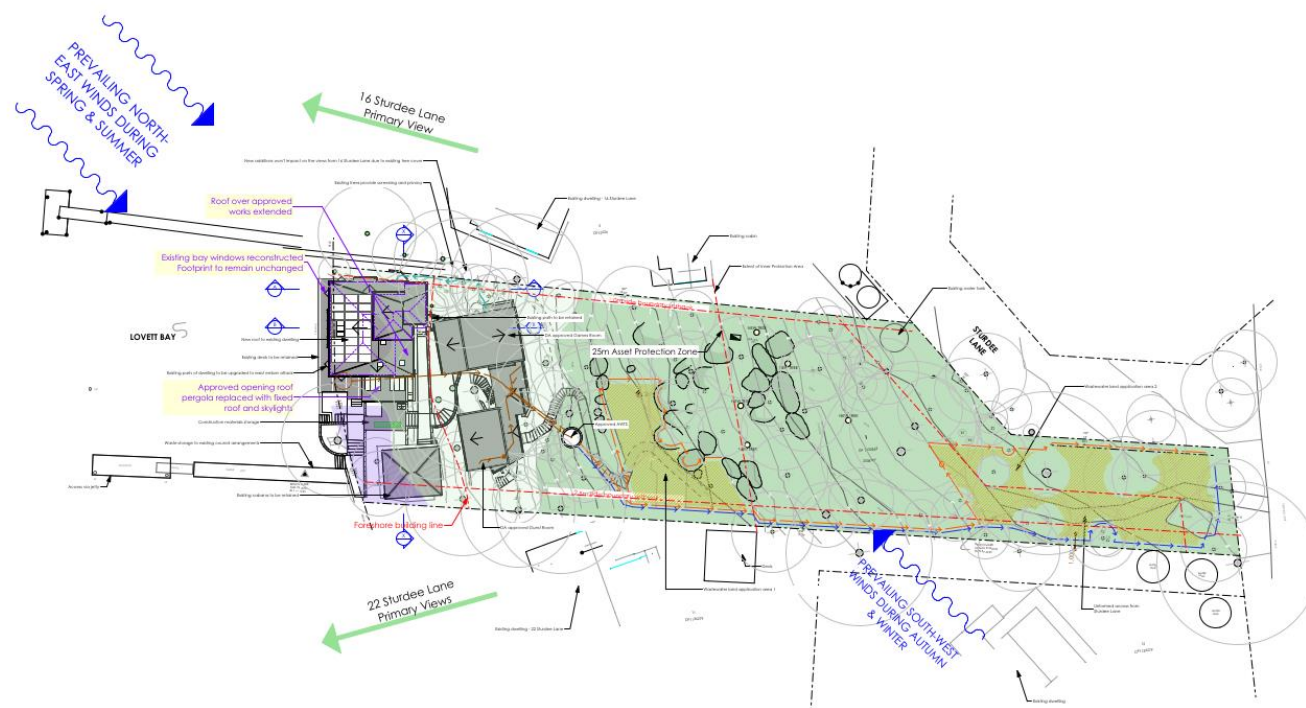
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1 Lovett Bay



2 Location Plan



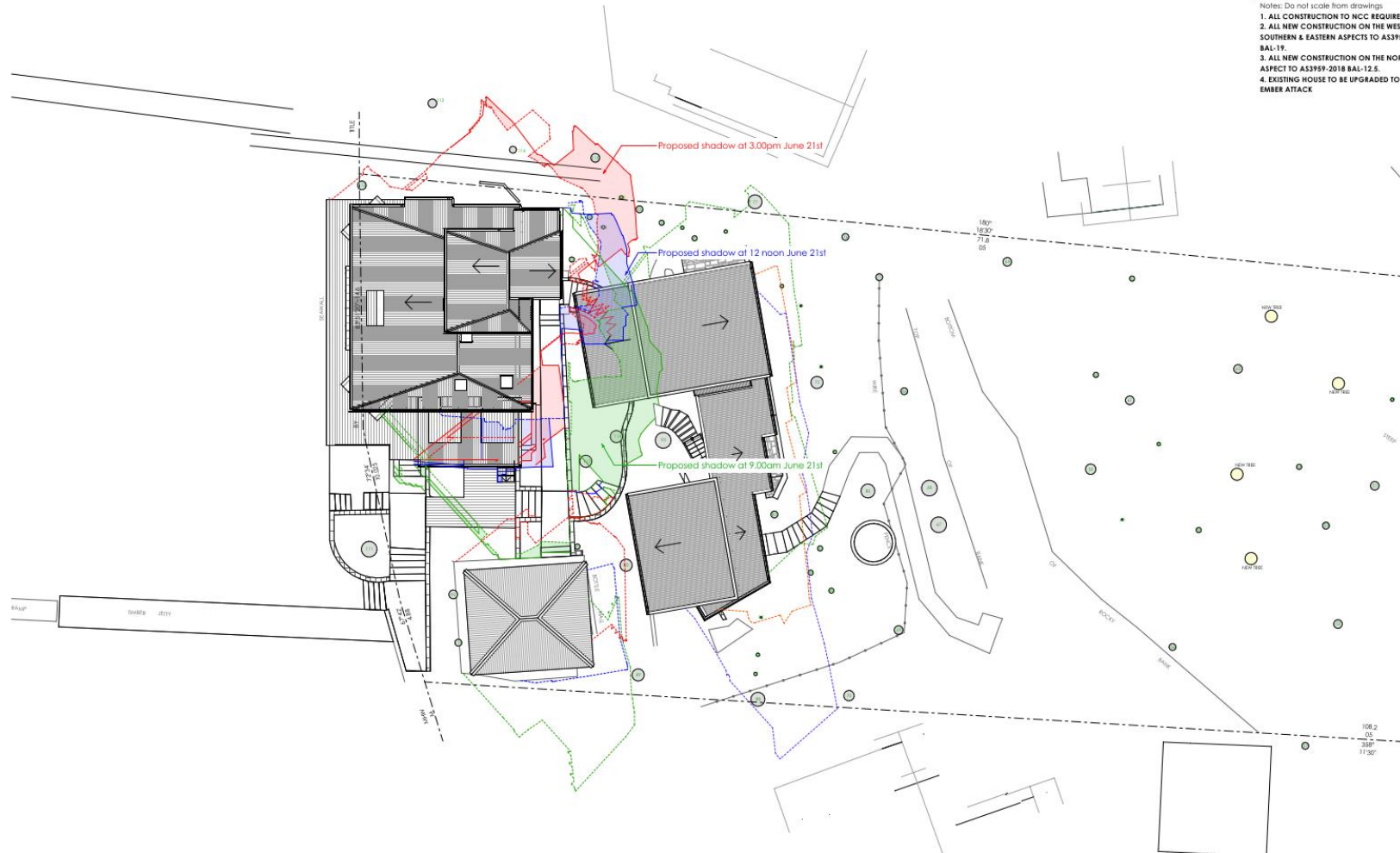
SECTION 4.55 MODIFICATION APPLICATION

Location, Site and Site Analysis Plan

Scale: 1:500 Date of printing: 28/07/2023
Project No: 1708b Drawing No: DA-01 Rev: B

**FOR SECTION 4.55
APPLICATION
PURPOSES ONLY
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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

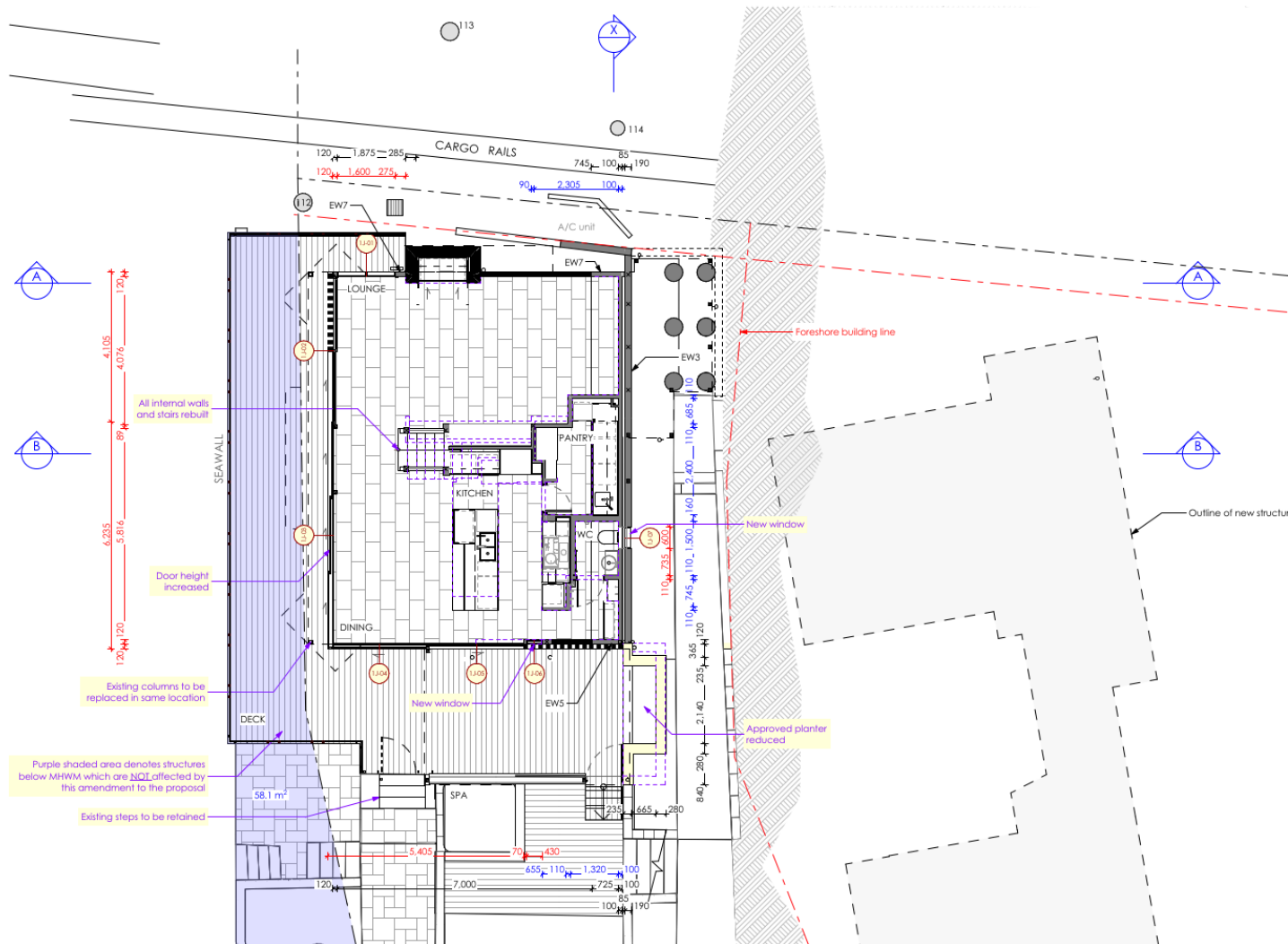
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architects

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



SECTION 4.55 MODIFICATION APPLICATION
Shadow Diagrams

Scale: 1:200 Date of drawings: 28/07/2023
Project No: 1708bDA-04 Rev: B



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CONSTRUCTION SPECIFICATION

EXTERNAL FLOOR

- EF1 - Framed floor with tiled finish on waterproofed 18mm CFC sheet clad soffit
- EF2 - Concrete slab with tile/paver
- EF3 - Existing spaced hardwood timber deck

EXTERNAL WALL

- EW3 - Blackwork wall with stone cladding/render and paint
- EW5 - Timber framed wall with 14mm FC board cladding and **R2.5 insulation**. All construction to **BAL-19**
- EW6 - Timber framed wall with standing seam aluminium cladding and **R2.5 insulation**. Sarking to **BAL-19**
- EW7 - Timber framed wall with rendered 7.5mm FC sheet cladding and **R2.5 insulation**. All construction to **BAL-19**

EXTERNAL CEILING

- EC2 - Timber frame with 6mm FC sheet clad soffit. All construction to **BAL-19**

EXTERNAL BALUSTRADE

- EB1 - Wire balustrade with metal handrail and posts
- EB2 - Glass balustrade to match existing

ROOF

- R2 - Timber framed roof with Colorbond cladding and 75mm foil-faced insulation blanket and all gaps sealed. All construction to **BAL-19**
- R3 - Aluminium standing seam roofing

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)
- SK1 - Timber skylight with low-e glass

INTERNAL FLOOR

- IF1 - Timber framed floor with timber flooring, **R2.5 insulation**, 19mm particleboard, and 6mm FC sheet clad soffit
- IF2 - Timber framed floor with tiles waterproofed 18mm CFC sheet, **R2.5 insulation** and 6mm FC sheet clad soffit
- IF3 - Timber framed floor with tiles, 18mm CFC sheet, **R2.5 insulation**, constructed minimum 400mm above finished ground level

INTERNAL WALL

- IW1 - Timber framed wall with plasterboard and **R2.5 soundscreen**
- IW2 - Timber framed wall with waterproofed FC sheet and tiles and **R2.5 soundscreen**

INTERNAL CEILING

- IC1 - Timber frame with plasterboard and **R3.1 insulation**
- IC2 - Timber frame with timber lining boards and **R3.1 insulation**

OTHER

- SC1 - Steel column

Nominated Architect: Reg. No. 4769
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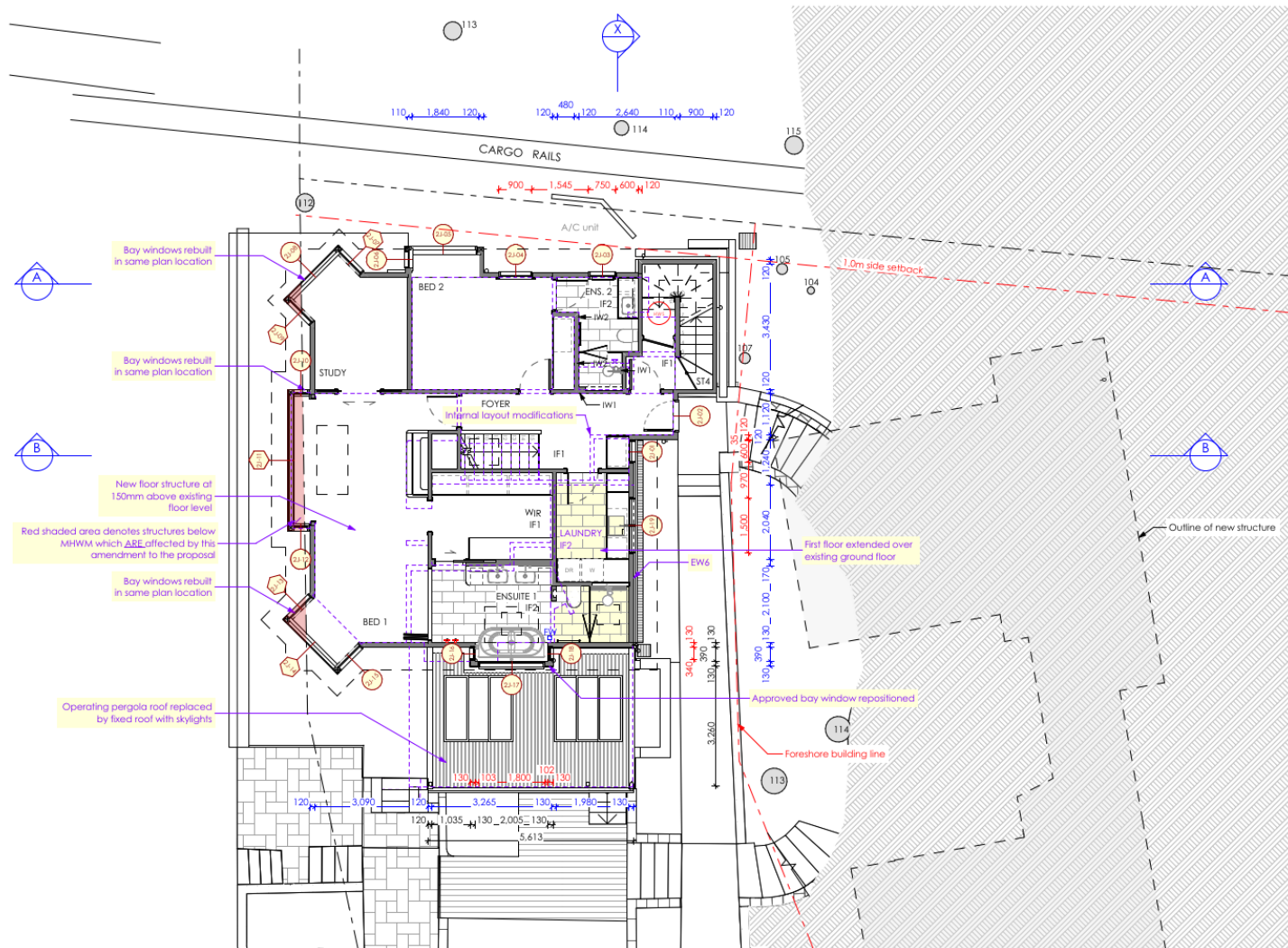
James de Soyres
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Additions & Alterations
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SECTION 4.55 MODIFICATION APPLICATION
Proposed House Ground Floor Plan

Scale: 1:100 Date of printing: 28/07/2023
Project No: 1708bDA-10 B



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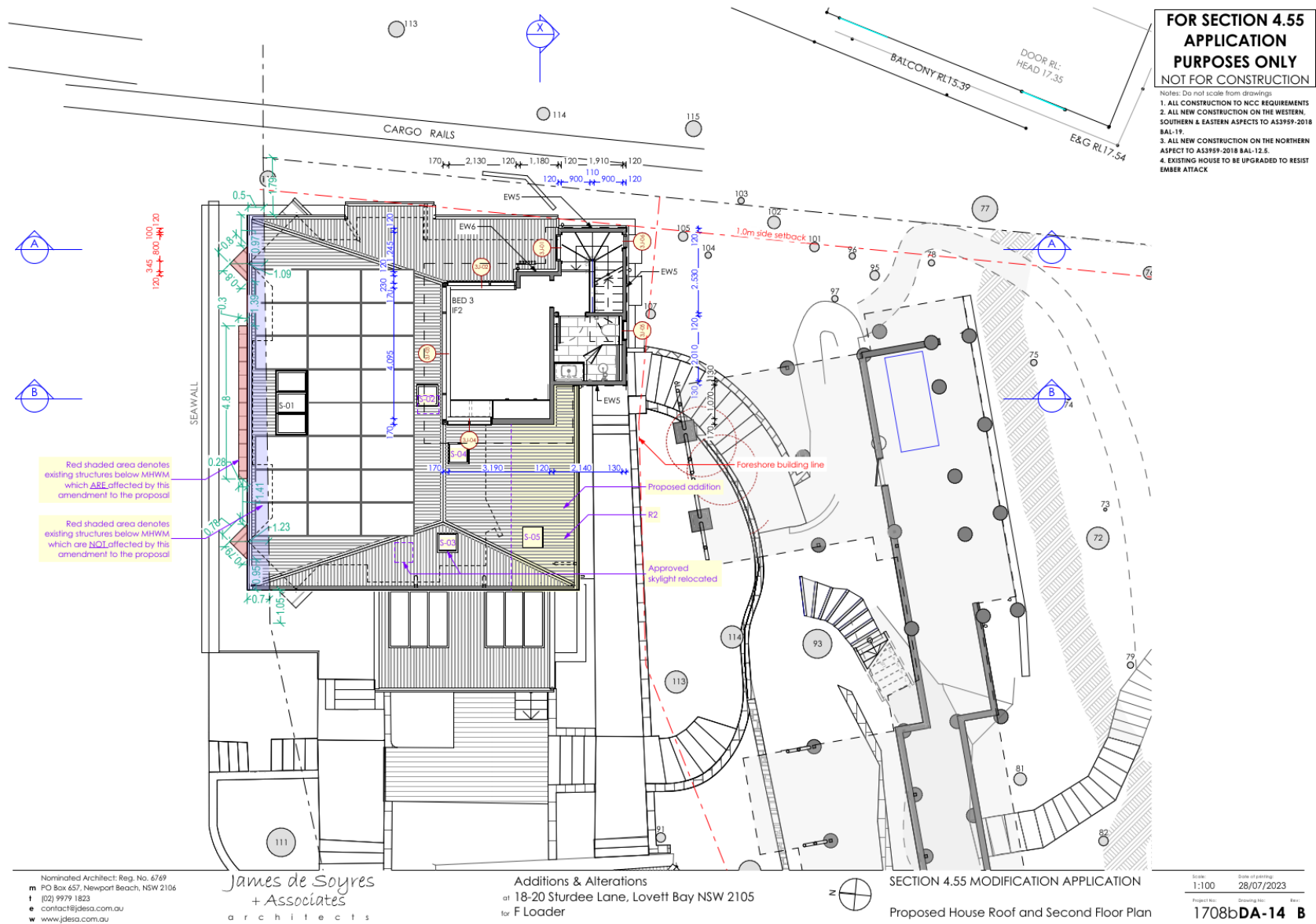
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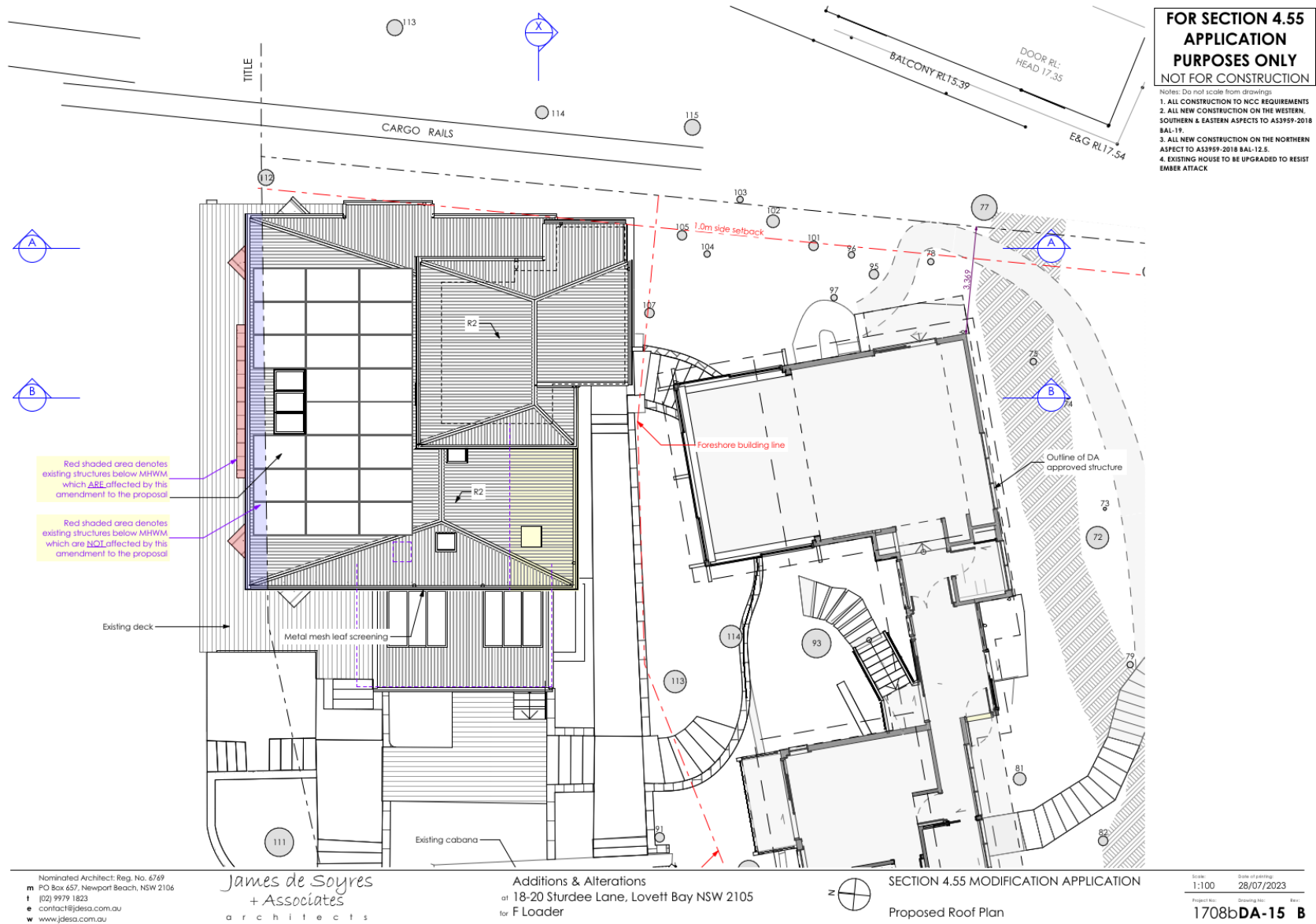
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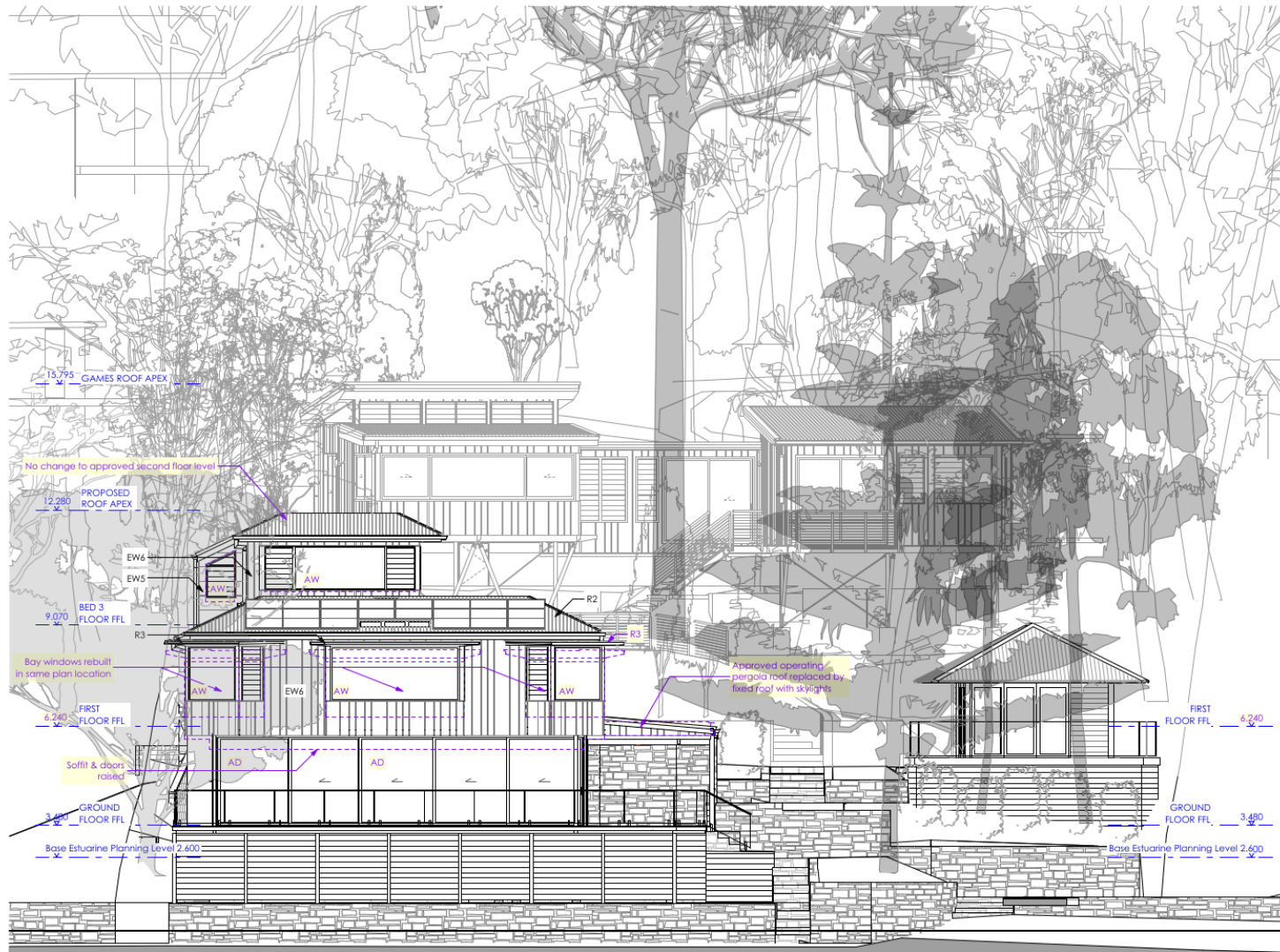


SECTION 4.55 MODIFICATION APPLICATION
Proposed House First Floor Plan

Scale: 1:100 Date of printing: 28/07/2023
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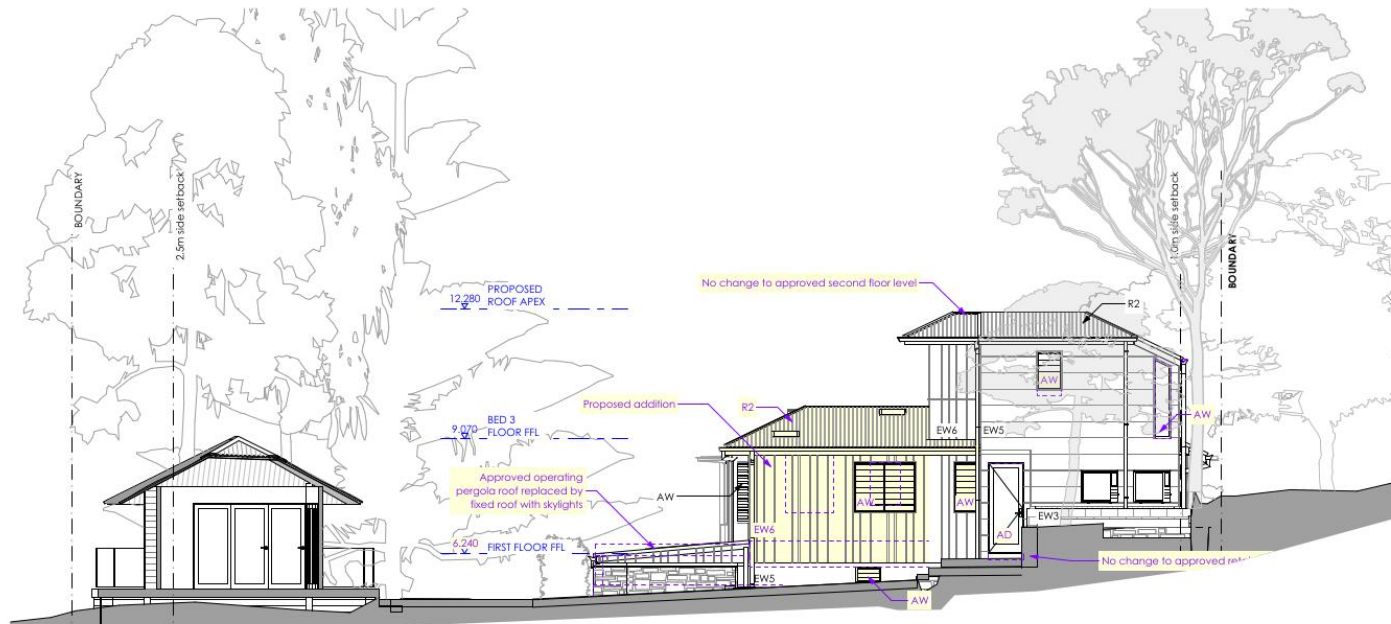
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SECTION 4.55 MODIFICATION APPLICATION
North Elevation from Pittwater

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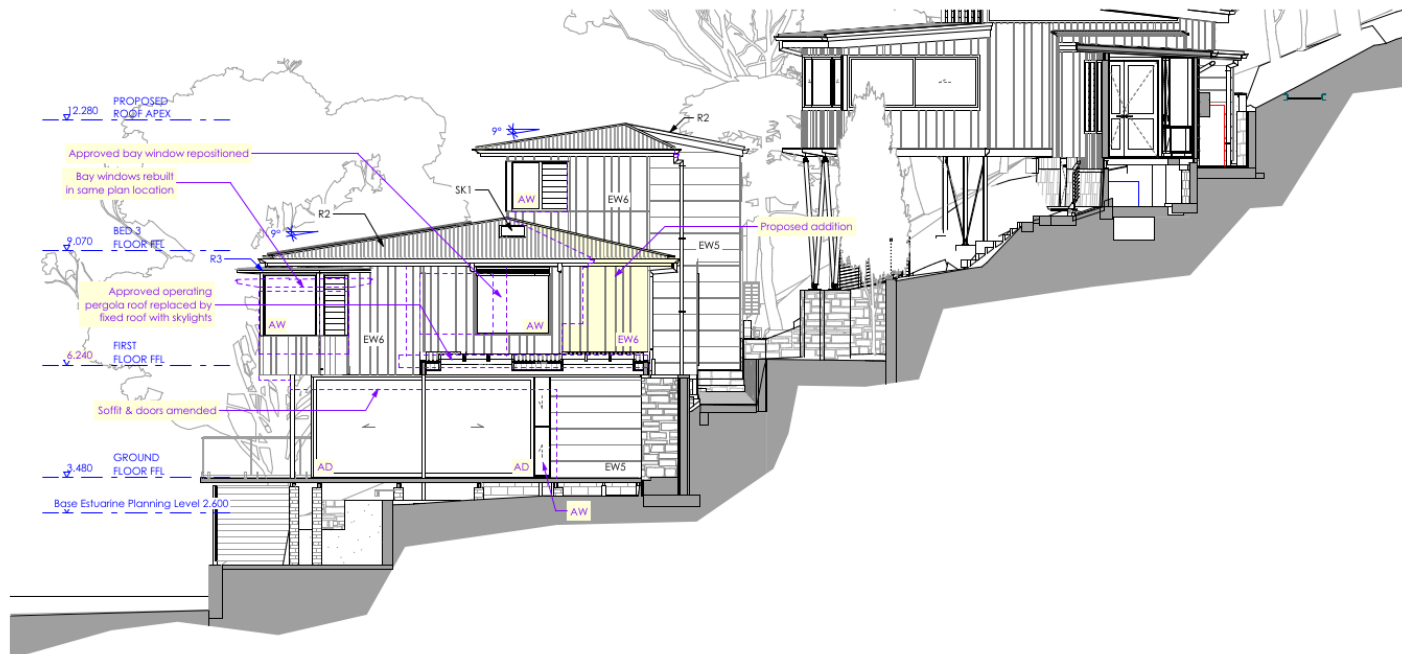
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SECTION 4.55 MODIFICATION APPLICATION
South Elevation

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SECTION 4.55 MODIFICATION APPLICATION
West Elevation

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SECTION 4.55 MODIFICATION APPLICATION
East Elevation

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PROPOSED



EXISTING

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EW2
WALL CLADDING
'Charcoal'



EW4
RENDER
'Jaguar'



R1
ROOF CLADDING
COLORBOND
'Basalt'



EW1
WALL CLADDING
ALUMINIUM
'Volcano Stone'

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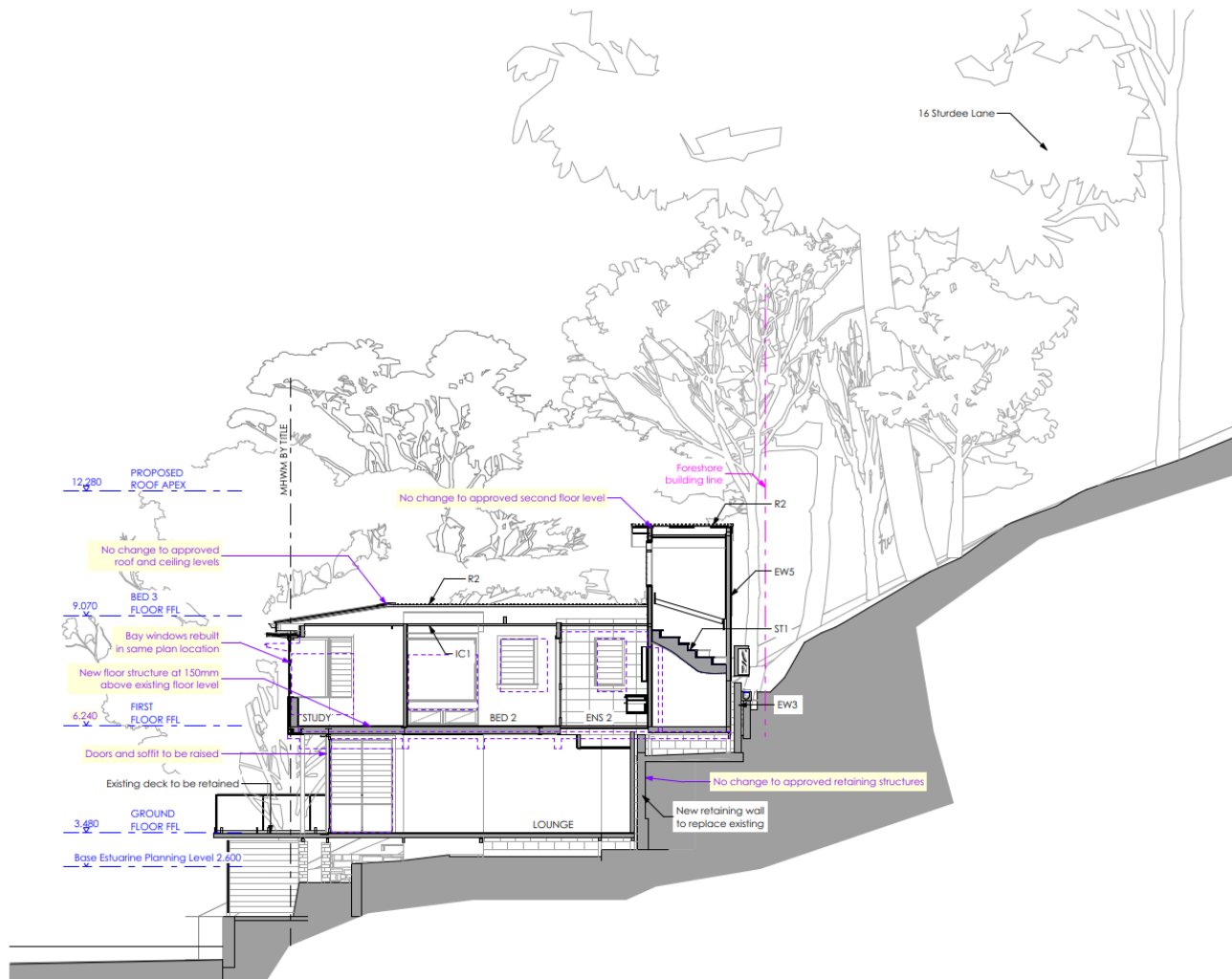
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SECTION 4.55 MODIFICATION APPLICATION

Photomontage and Exterior Finishes Schedule

Scale: Date of printing:
28/07/2023

Project No: Drawing No: Rev:
1708bDA-24 B



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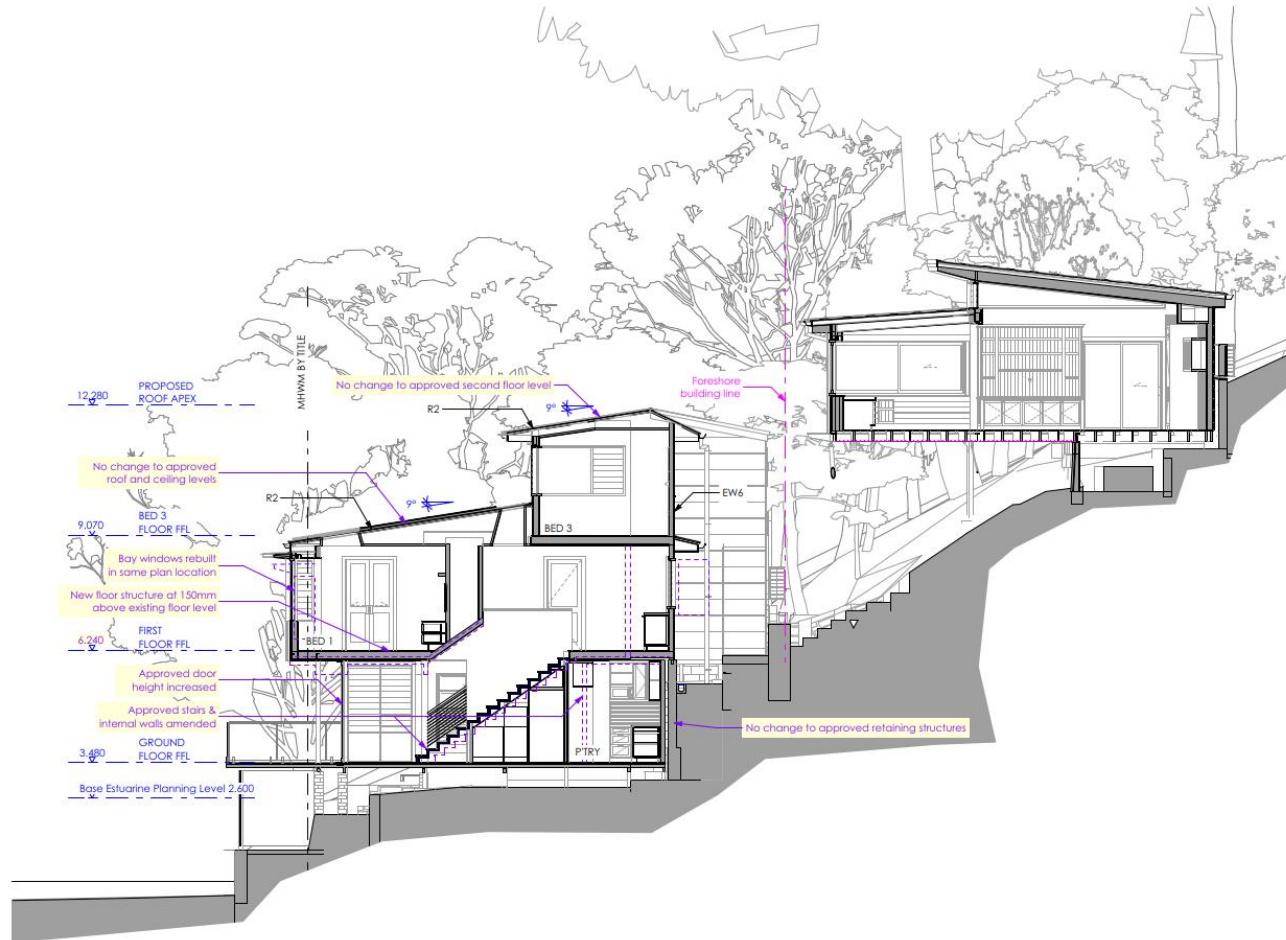
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SECTION 4.55 MODIFICATION APPLICATION
Section A-A

Scale: 1:100 Date of printing: 28/07/2023
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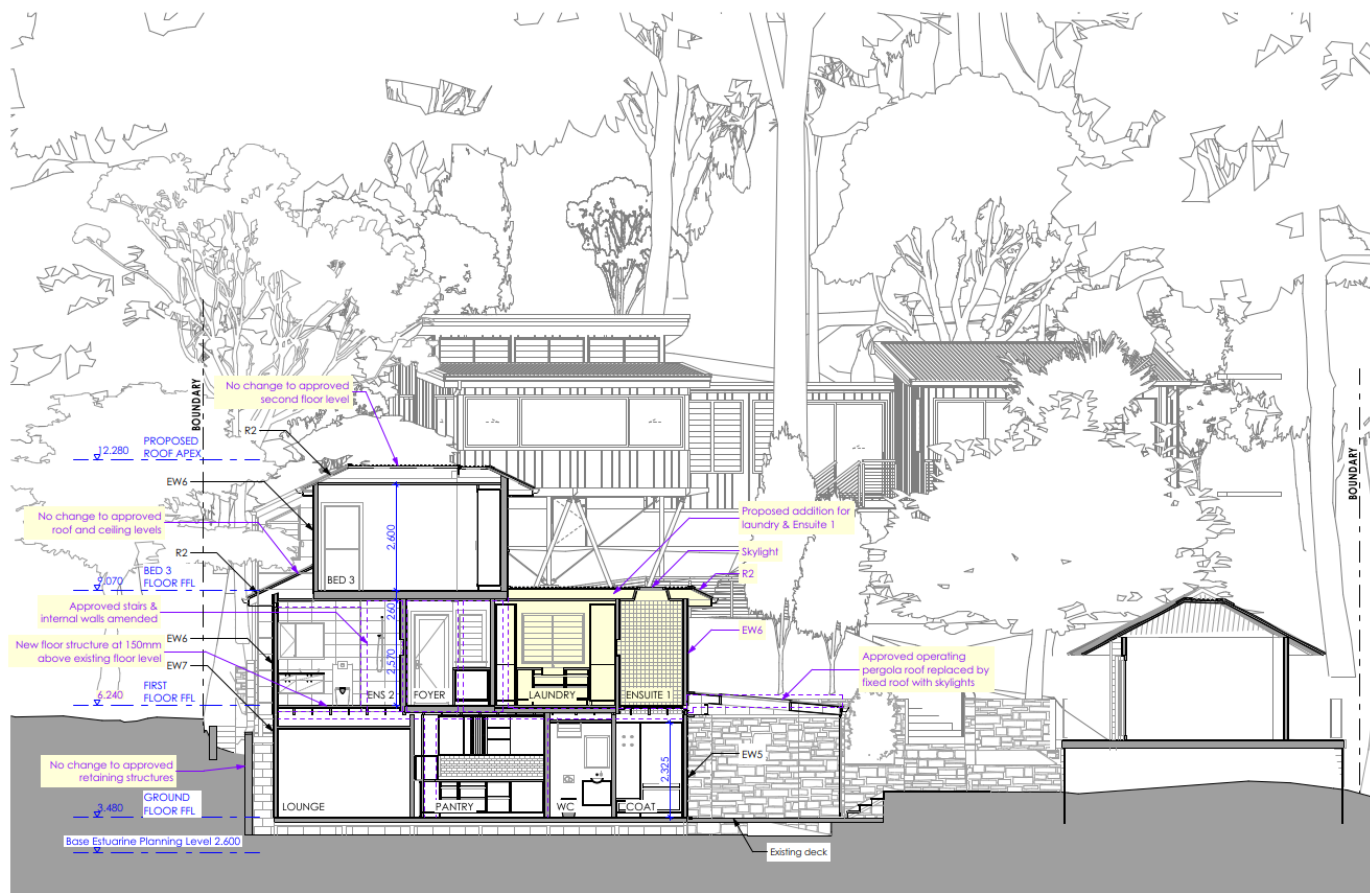
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SECTION 4.55 MODIFICATION APPLICATION
Section B-B

Scale: 1:100 Date of printing: 28/07/2023
Project No: 1708bDA-31 Rev: B



Scale: 1:100 Date of printing: 28/07/2023

Project No: 1708b Drawing No: DA-32 Rev: B