

Bushfire Planning Services Pty Limited



Matthew Willis
(Grad Dip Design for Bushfire Prone Areas.)
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Friday, 5 June 2020

Address; 18-20 Sturdee Lane Lovett Bay.

Lot and DP 1; Lot , DP 1132852.

To whom it may concern.

This letter is in response to the Rural Fire Service request for further information dated Thursday, 14 May 2020.

Discussions have been undertaken with Mr Alistair Patton of the New South Wales Rural Fire Service with regard to matters raised in the Rural Fire Service request.

Additional measures were discussed to address the RFS concerns and are as follows;

- The vegetation management plan has been adjusted to remove any additional planting from within the identified Asset Protection Zone. The additional planting required by Council is now all beyond 25m of the existing and new parts of the dwelling.
- The new works will be built to BAL- 40 instead of BAL-29.
- The existing building will be upgraded for Ember protection to provide a better bushfire outcome.
- Any overhanging tree canopy is to be pruned as much as is allowable under councils rules without the need for specific consent.

It was indicated by Mr Patton that, with the inclusion of the additional measures as per above, that he would recommend to his management that this modified proposal was approved. It is requested that the RFS issue its recommendations to council incorporating these changes.

Should any further information be required please do not hesitate to contact the writer.

Yours sincerely

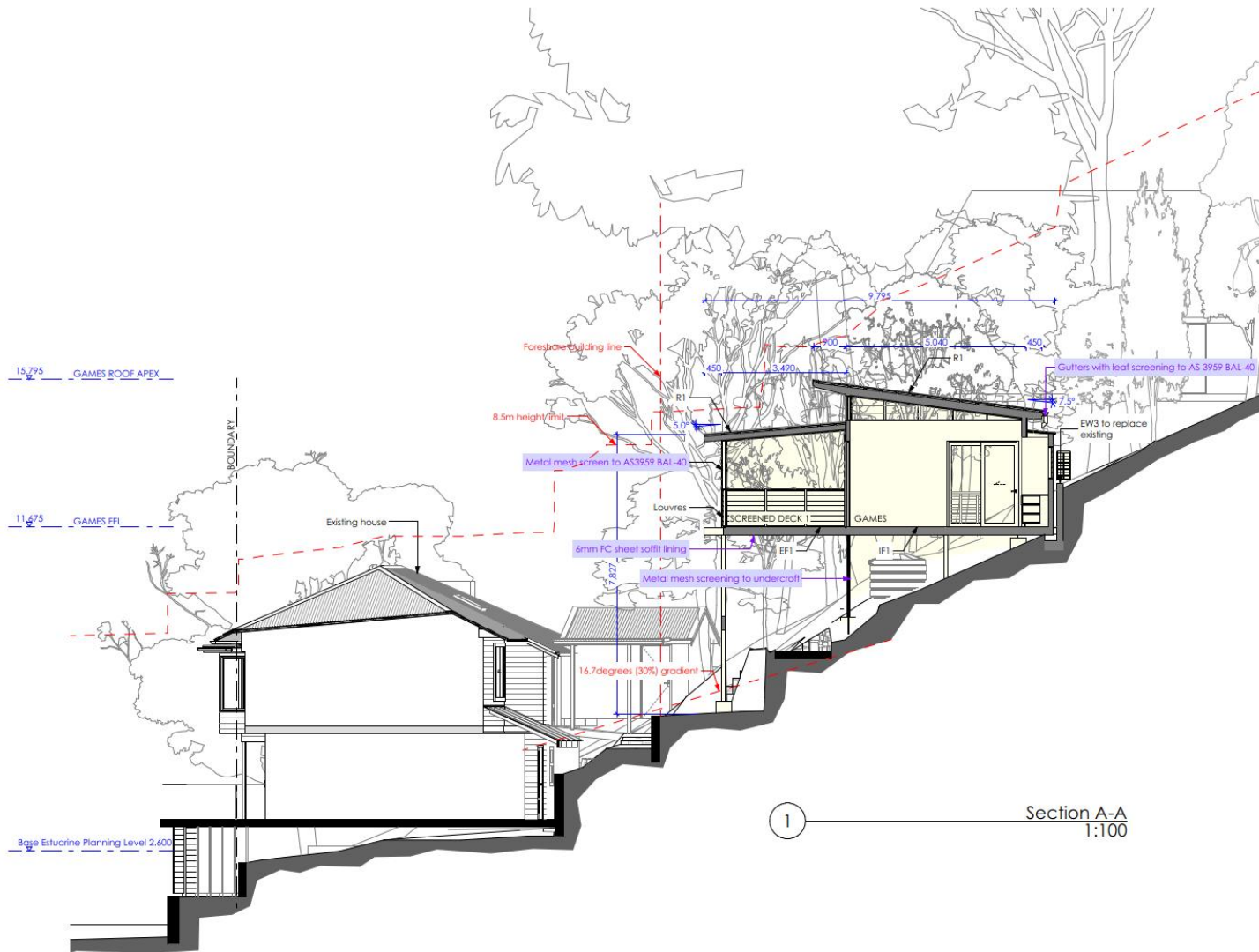


Matthew Willis
Grad Dip Planning for Bushfire Prone Areas
Bushfire Planning Services Pty Limited

**FOR DEVELOPMENT
APPLICATION
PURPOSES ONLY
NOT FOR CONSTRUCTION**

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
CONSTRUCTION SPECIFICATION

- EXTERNAL FLOOR**
 EF1 - Framed floor with tiled finish and 6mm FC sheet clad soffit
- 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
- 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**
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 IF2 - Timber framed floor with tiles and R0.8 insulation and 6mm FC sheet clad soffit
- 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



1 Section A-A
1:100

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

DEVELOPMENT APPLICATION
 Section A-A

Scale: 1:100 Date of printing: 25/11/2019
 Project No: 1708 Drawing No: DA-30 B



**FOR DEVELOPMENT
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 EMBER ATTACK**
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- INTERNAL WALL**
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 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

1 Section B-B
1:100

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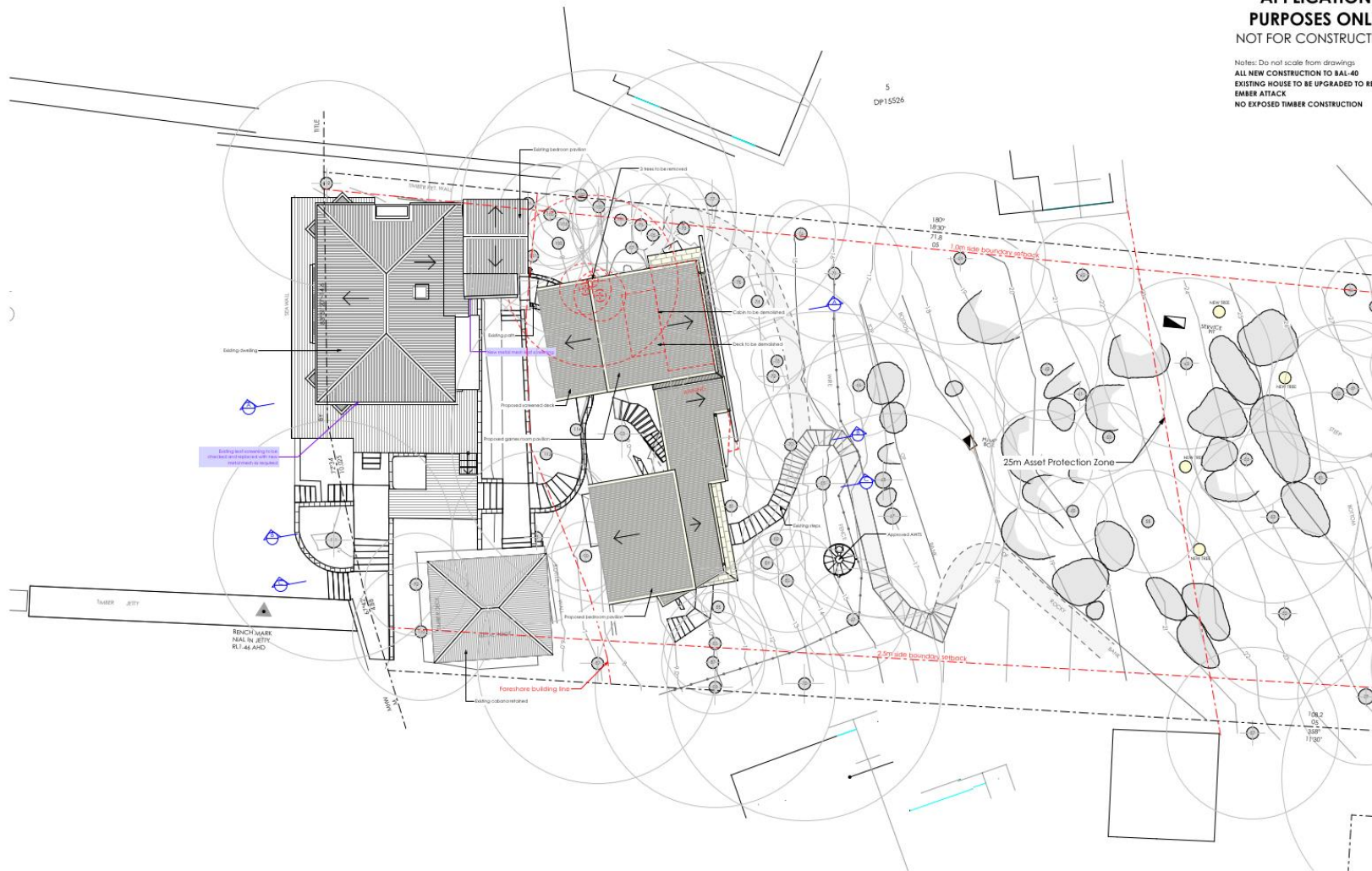
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DEVELOPMENT APPLICATION
Section B-B

Scale: 1:100 Date of printing: 25/11/2019
Project No: 1708 Drawing No: DA-31 B

**FOR DEVELOPMENT
APPLICATION
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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



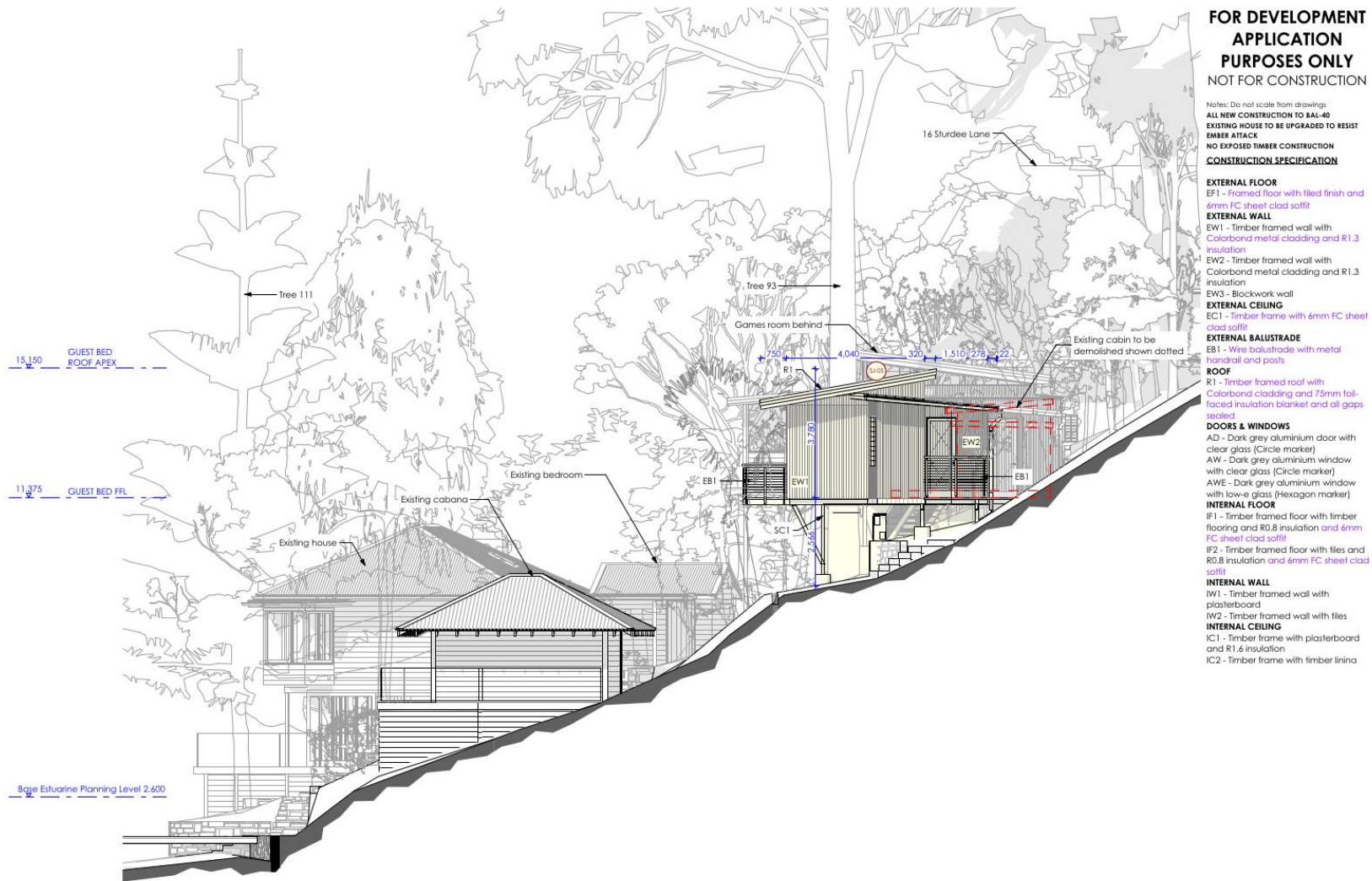
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Additions & Alterations
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DEVELOPMENT APPLICATION
 Site Plan - North

Scale:	Date of printing:
1:200	25/11/2019
Project No:	Drawing No:
1708	DA-02 B



**FOR DEVELOPMENT
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EXISTING HOUSE TO BE UPGRADED TO RESIST
EMBER ATTACK
NO EXPOSED TIMBER CONSTRUCTION
CONSTRUCTION SPECIFICATION

- EXTERNAL FLOOR**
 EF1 - Framed floor with tiled finish and 6mm FC sheet clad soffit
- 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
- 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 fall-faced insulation blanket and all gaps sealed
- DOORS & WINDOWS**
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 IW2 - Timber framed wall with tiles
- INTERNAL CEILING**
 IC1 - Timber frame with plasterboard and R1.6 insulation
 IC2 - Timber frame with timber linina

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

DEVELOPMENT APPLICATION
 West Elevation

Scale: 1:100 Date of printing: 25/11/2019
 Project No: 1708 Drawing No: DA-22 B Rev:



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

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 fall-
 faced insulation blanket and all gaps
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DOORS & WINDOWS
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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

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

INTERNAL CEILING
 IC1 - Timber frame with plasterboard
 and 4 @ 1 x ins @ 600mm

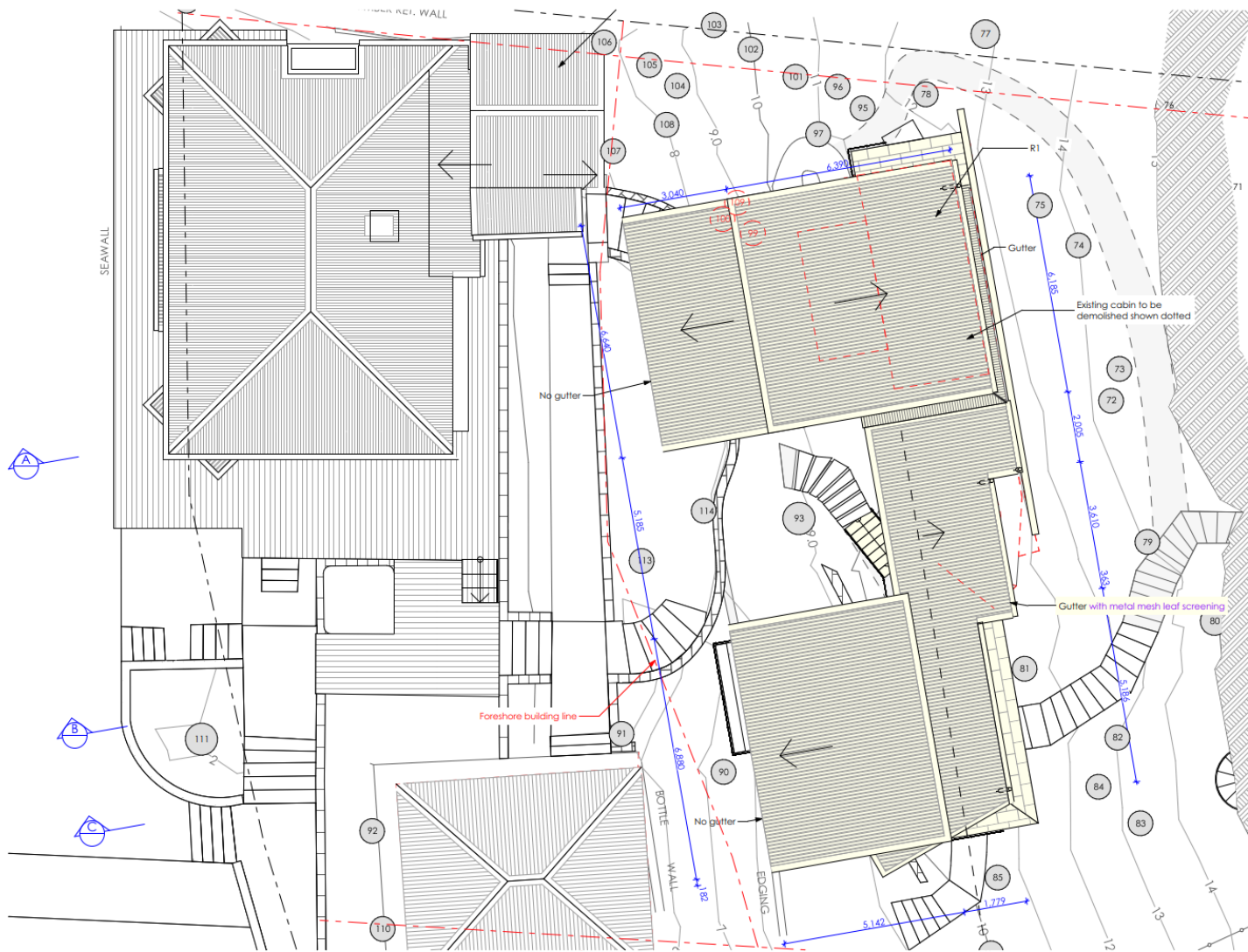
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DEVELOPMENT APPLICATION
 East Elevation

Scale: 1:100 Date of printing: 25/11/2019
 Project No: 1708 Drawing No: DA-23 B Rev:



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Notes: Do not scale from drawings
ALL NEW CONSTRUCTION TO BAL-40
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- OTHER**
 ST1 - Steel framed stairs
 SC1 - Steel column

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Additions & Alterations
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DEVELOPMENT APPLICATION
 Roof Plan

Scale: 1:100 Date of printing: 25/11/2019
 Project No: 1708 Drawing No: DA-14 B Rev:

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ROOF
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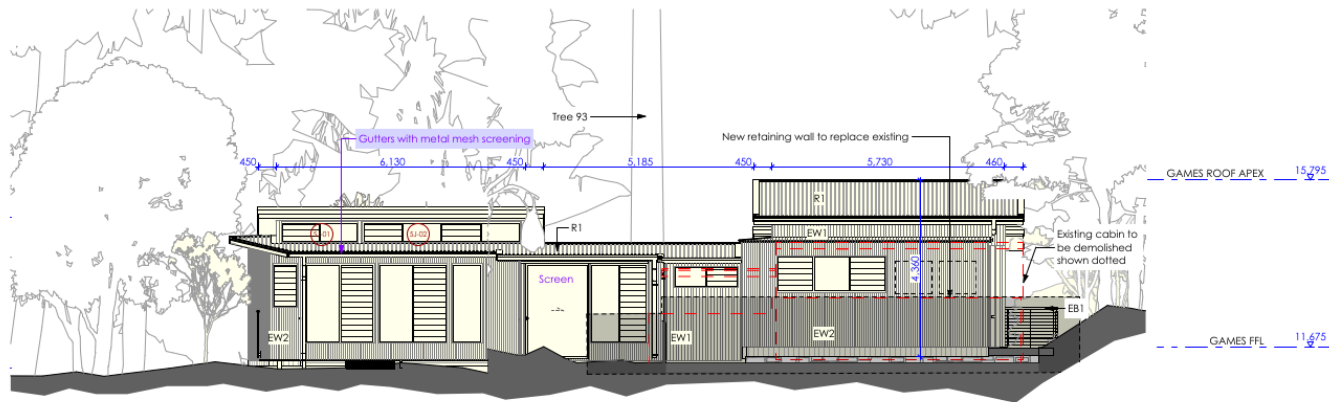
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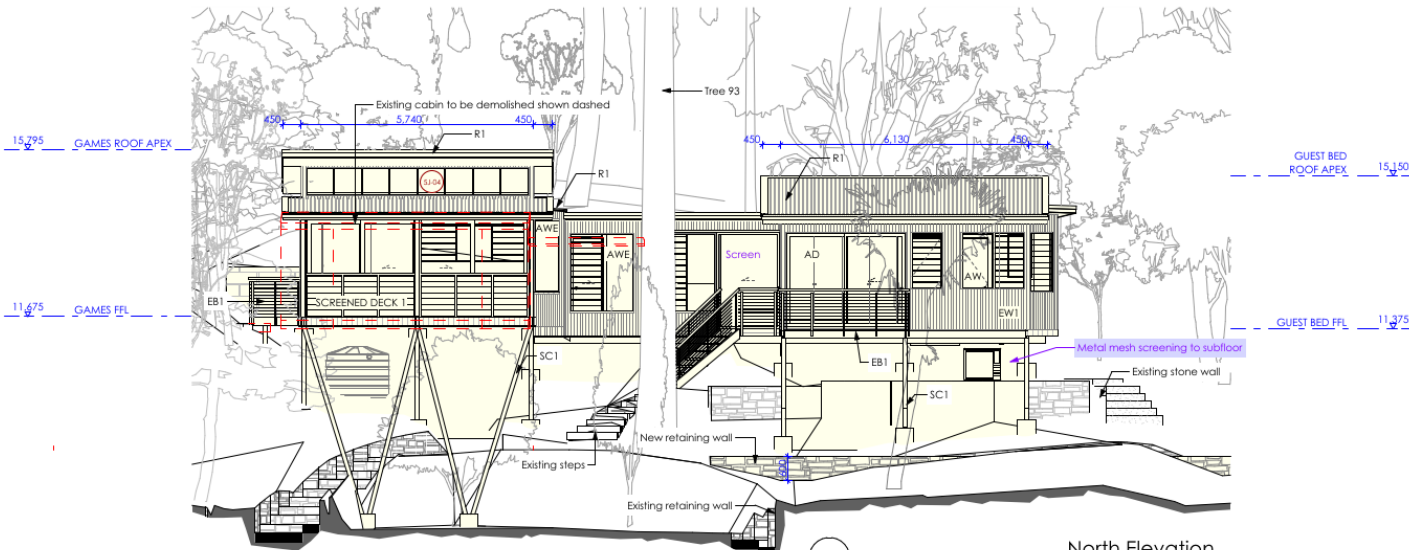
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INTERNAL CEILING
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OTHER
 ST1 - Steel framed stairs
 SC1 - Steel column



South Elevation



North Elevation

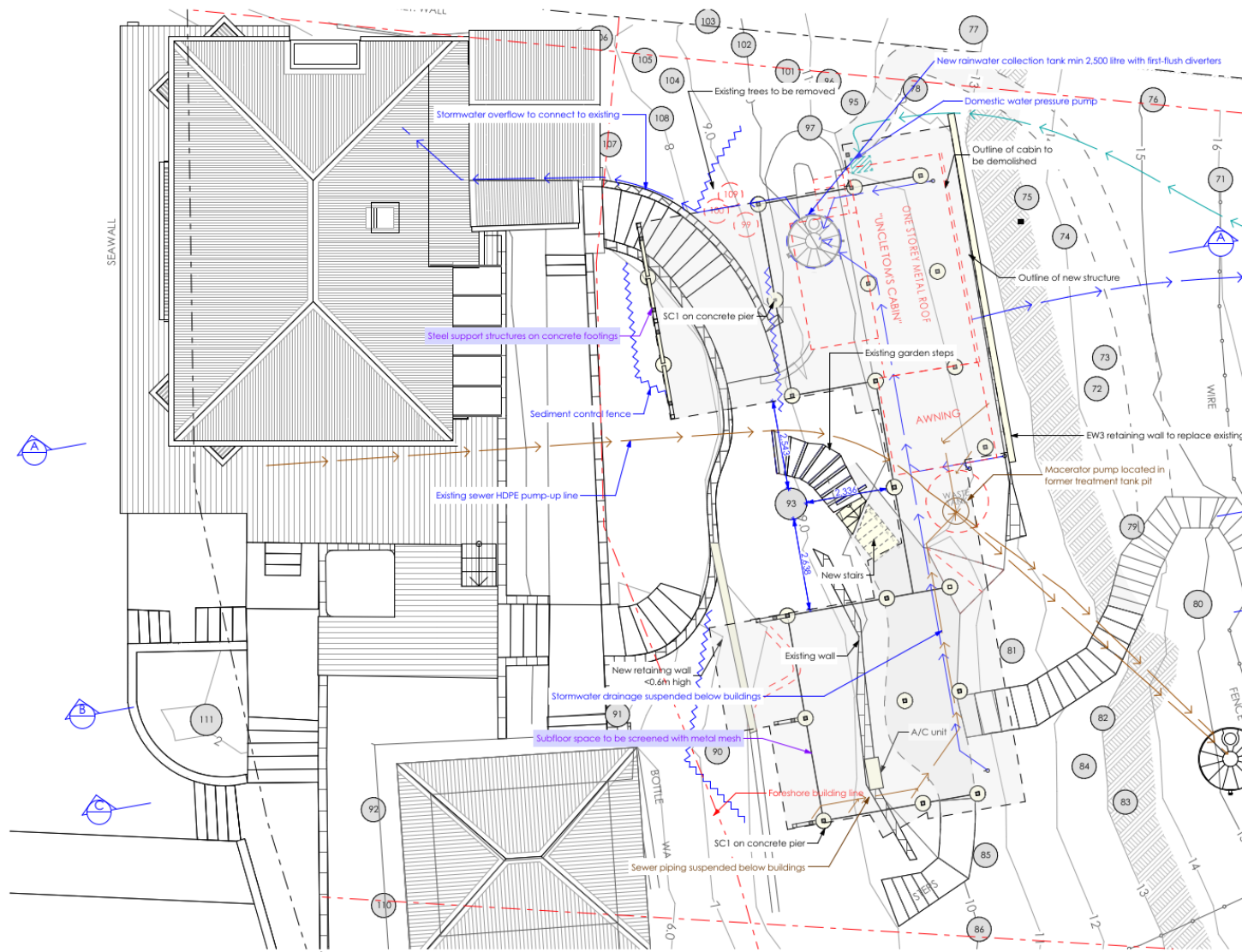
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Additions & Alterations
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DEVELOPMENT APPLICATION
 North and South Elevations

Scale: 1:100 Date of printing: 25/11/2019
 Project No: 1708 Drawing No: DA-21 B Rev:



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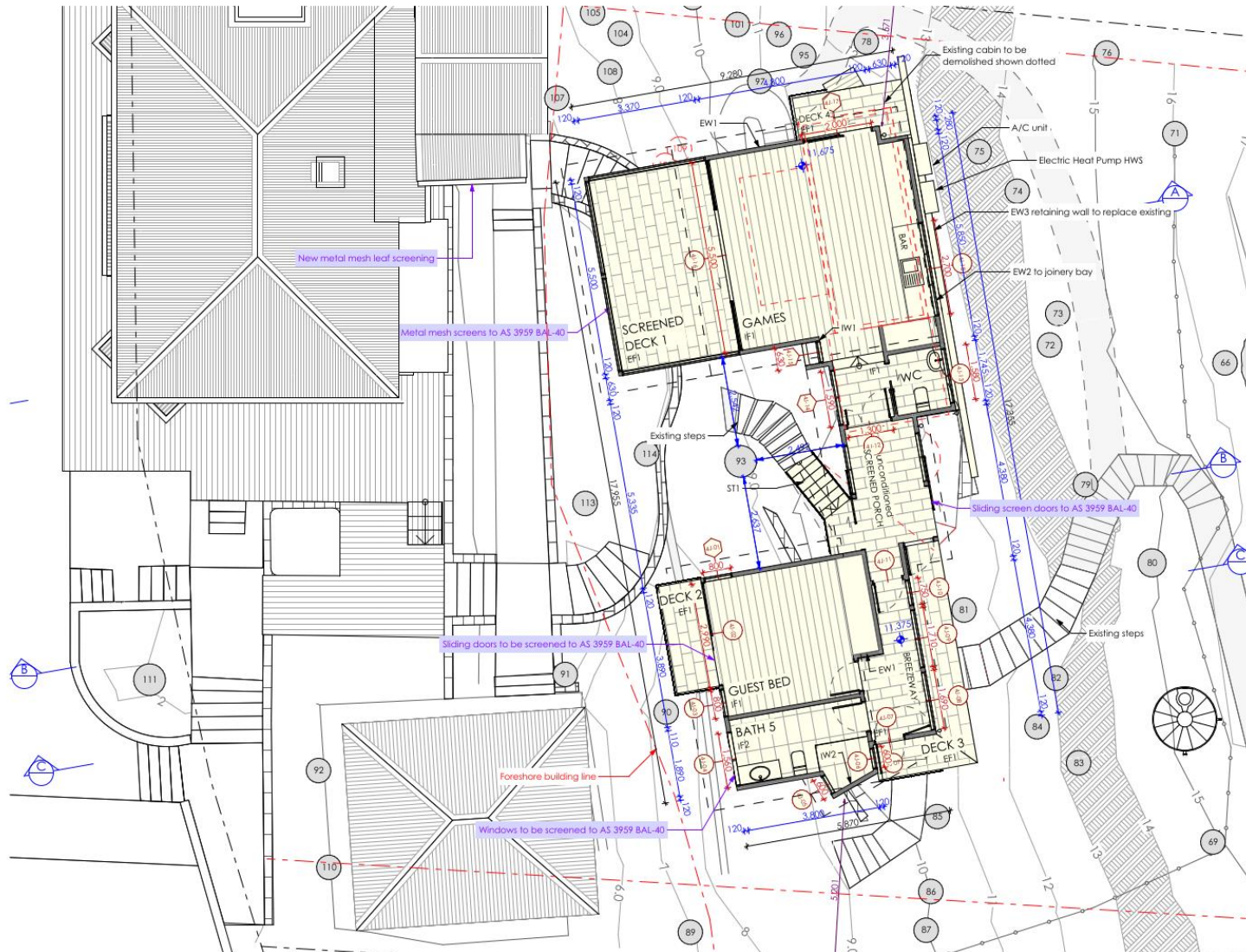
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DEVELOPMENT APPLICATION
Pavilions Undercroft Plan

Scale:	Date of printing:
1:100	25/11/2019
Project No.:	Drawing No.:
1708	DA-12 B



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DEVELOPMENT APPLICATION
 Guest Bedroom and Games Room Floor Plan

Scale: 1:100 Date of printing: 25/11/2019
 Project No: 1708 Drawing No: DA-13 B



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Existing screening to openable portion of windows to be upgraded to metal mesh

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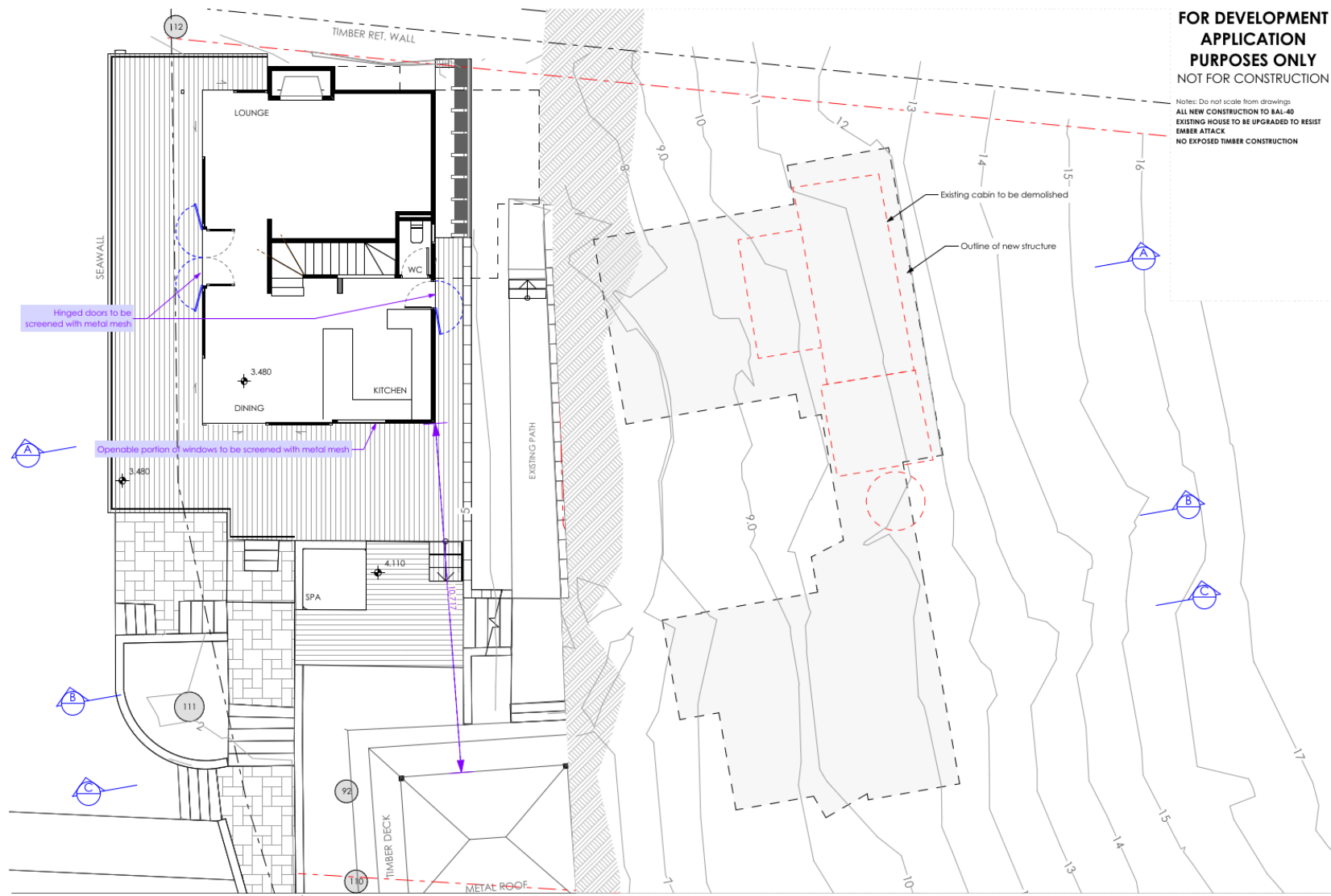
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DEVELOPMENT APPLICATION
 Existing House First Floor Plan

Scale: 1:100 Date of printing: 25/11/2019
 Project No: 1708 Drawing No: DA-11 B



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DEVELOPMENT APPLICATION
 Existing House Ground Floor Plan

Scale: 1:100 Date of printing: 25/11/2019
 Project No: 1708 Drawing No: DA-10 B