

Building Construction in Bush Fire Prone Areas

Bushfire Hazard Assessment Report

REF No. 22.06.237

Address Lot 19 DP 28394
 19 Moresby Place
 Allambie Heights NSW 2100

For L & R Merry

The site was inspected on 20th June 2022

Report Preparation

Craig Burley

Grad Dip Design for Bushfire Prone Areas
FPAA Certified BPAD – Level 3 Practitioner



Bushfire Risk Assessment Certificate

As required by legislation under section 4.14 of the *Environmental Planning and Assessment Act 1979*

Property Address:	Lot 19 DP 28394 19 Moresby Place Allambie Heights NSW 2100
Description of Proposal	New Class 1a dwelling
Plan Reference: [Relied upon in report preparation]	This assessment is based on plans prepared by: Classic Building & Design Dated: October 2022 Rev No. 01 Job No: CC171
Bushfire Hazard Assessment Report Ref. No.	22.06.237
Report Date:	04.12.2022
BAL Rating:	BAL 29
Does the proposal comply with the requirements of <i>Planning for Bush Fire Protection 2019</i> ?	YES with incorporation of the recommendations included contained in the attached Bushfire Hazard Assessment Report
Does the proposal require referral to the NSW Rural Fire Service?	NO
Does the proposal rely on Alternate Solutions?	NO

I Craig Burley of Control Line Consulting have carried out a bushfire risk assessment on the above-mentioned proposal and property.

A detailed Bushfire Hazard Assessment Report has been prepared in accordance to the submission requirements as set out in *Planning for Bush Fire Protection 2019* together with recommendations as to how the relevant specifications and requirements are to be achieved.

I hereby certify, in accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979*:

1. That I am a person recognised by the *NSW Rural Fire Service* as a qualified consultant in bushfire risk assessment; and
2. That subject to the recommendations contained in the attached Bushfire Hazard Assessment Report the proposed development conforms to the relevant specifications and requirements.

I am aware that the Bushfire Hazard Assessment Report, prepared for the above mentioned site is to be submitted in support of a development application for this site and will be relied upon by Northern Beaches Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with *Planning for Bushfire Protection 2019*.

Yours faithfully



Craig Burley
Grad Dip Design in Bushfire Prone Areas
FPA Australia BPAD – Level 3 Certified Practitioner



Executive Summary

We have been engaged by L & R Merry , the owners of the subject land to prepare a bush fire hazard assessment report to be a supplement for inclusion in a development application to Northern Beaches Council, for the proposed construction of a new Class 1a dwelling upon their land.

The site has been identified as being bushfire prone land and therefore the legislative requirements for the proposed development are applicable.

The proposed development is an infill development as defined within *Planning for Bush Fire Protection* 2019 and this report has been prepared in accordance with the requirements of *Section 4.14 of the Environmental Planning and Assessment Act 1979*.

The objectives and performance requirements for the proposed development as required by the National Construction Code of Australia Volume 2 and the document *Planning for Bush Fire Protection* 2019 will be achieved by the incorporation of the recommendations contained within this report.

Bushfire Attack Summary
Lot 19 DP 28394
19 Moresby Place
Allambie Heights NSW 2100

East	
Vegetation Formation	Forest (Area A)
Vegetation Slope	Downslope > 10 to 15 degrees
Building Separation Distance metres	55.5
Separation Slope	Downslope > 0 to 5 degrees
Fire Danger Index	100
AS 3959 Construction Standard	BAL 29

The proposal and the recommendations contained within this report can provide for conformity to *Planning for Bush Fire Protection* 2019 and therefore will assist in providing a reasonable level of bushfire protection and improve but not guarantee the chances of building survival, or provision for the occupants with a safe refuge during the passage of a bushfire front and or the provision of a defensible space for fire fighters.

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Document Control

Revision No.	Author	Status	Date
01	Craig Burley	Final	04.12.2022

1.0 Introduction

We have been engaged by L & R Merry, the owners of the subject land to prepare a bush fire hazard assessment report to be a supplement for inclusion in a development application to Northern Beaches Council for the proposed construction of a new Class 1a dwelling upon the subject land.

The site has been identified as being bushfire prone land and therefore the legislative requirements for the proposed development are applicable.

The proposed development is an infill development as defined within *Planning for Bush Fire Protection* 2019 and this report has been prepared in accordance with the requirements of *Section 4.14 of the Environmental Planning and Assessment Act 1979*.

1.1 Purpose of Report

- To determine the vegetation type, the expected fire behaviour and the threat to the proposal; and
- To assess the proposal with reference to *Planning for Bush Fire Protection* 2019; and
- To assess the proposed construction with reference to the National Construction Code of Australia Volume 2; and
- To determine the level of construction with reference to AS 3959-2018 *Construction of buildings in bushfire prone areas*; and
- To identify any other such measures as to improve the chances of building survival during a bushfire event; and
- To assist the consent authority Northern Beaches Council in the determination of the development application subject to this proposal.

1.2 Scope of Report

The scope of this report is limited to the Bushfire Hazard Assessment for the proposed development and only contains recommendations for the subject property. Where reference is made to adjacent or adjoining lands, this report does not purport to assess those lands; rather it may discuss bushfire progression on and through those lands with the possible bushfire impact to the subject property and the proposed development.

1.3 Regulatory Controls

The preparation of this report has given consideration to the various legislative and regulatory requirements including the *Environmental Planning and Assessment Act 1979*, the National Construction Code of Australia, *Planning for Bush Fire Protection* 2019 and AS 3959-2018 *Construction of buildings in bushfire prone areas*.

1.4 Methodology

A site inspection for the purpose of assessing bushfire related matters affecting this site was conducted on the 20th June 2022 and a review of the proposed construction plans as supplied by the owner and prepared by Classic Building & Design has taken place.

An assessment of slope was conducted out to a distance of 100 metres and assessment of vegetation to a distance of 140 metres from the proposed development.

The findings were related and assessed with reference to *Planning for Bush Fire Protection* 2019 and AS 3959-2018 *Construction of buildings in bushfire prone areas* for the formulation of the Bushfire Hazard Assessment.

1.5 The Proposal

The proposal as indicated by consultation with the proponents and perusal of plans supplied, shows for the construction of a new two storey Class 1a dwelling.

At present there is an existing older style residential dwelling which shall be demolished and removed as part of the scope of works.

The building footprint for the dwelling has been positioned upon the plans supplied and this is basically in the same position as the existing dwelling that shall be demolished. Detail on such plans shows the new dwelling shall be located approximately 9.096 metres from the northern (road frontage) boundary, 0.91 metres from the eastern boundary, 11.69 metres from the southern boundary and 0.95 metres from the western boundary.

The following is a summary of the construction details as shown for the proposal upon the plans supplied by the proponent and as prepared by Classic Building & Design.

Roof	Colorbond sheets
Flooring System	Combination of on ground concrete slab & framed flooring on piers
Supporting columns, posts, etc	Timber
External wall cladding	Plank cladding
External doors	Hinged main entry door, panel lift garage door and aluminium framed glass sliding stacker door northern elevation, PA entry door western elevation and aluminium framed glass sliding stacker door to the southern elevation.
Windows	Aluminium framed
Screens	Not specified
Vents and weep holes	None shown
Roof mounted evaporative cooler or skylights, etc	Skylight to eastern roof section

Fascia	Colorbond
Gutters	Colorbond
Verandas and decks	Deck & terrace to northern elevation and deck with open pergola to southern elevation.

Further details of construction are shown upon plans included within appendix 1 of this report.

However, it must be noted that the plans supplied may not fully satisfy the recommendations included within this report and subject to actual consent conditions issued by the consent authority some modifications or changes may need to occur to achieve the required compliance.

2.0 Site and Adjacent Developments

The following seeks to describe the site, the adjoining lands and land uses effective upon the development proposal.

2.1 Site Description

The site is identified as Lot 19 DP 28394
 19 Moresby Place
 Allambie Heights
 LGA Northern Beaches Council

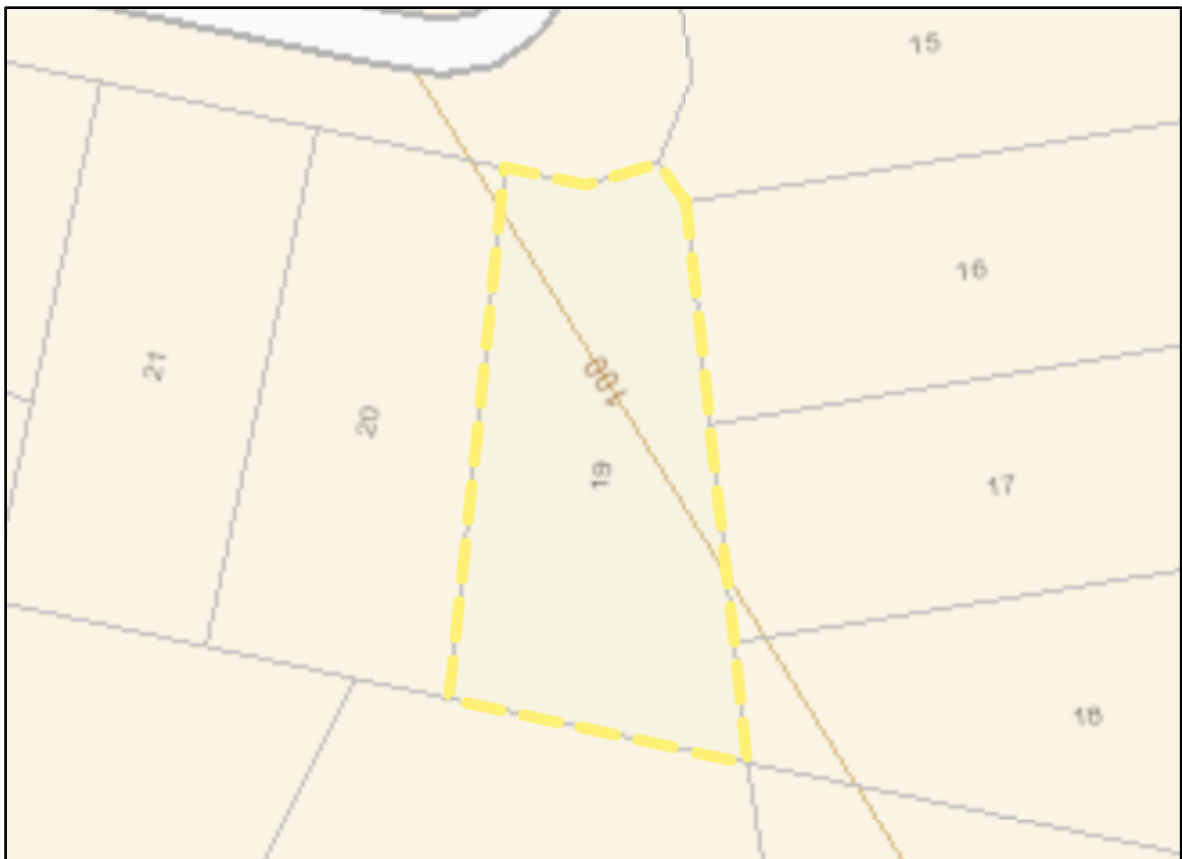


Figure 1: Address validation ex NSW Planning Portal

The subject allotment was created prior to the current subdivisional requirements contained within *Planning for Bush Fire Protection 2019*.

The site is a residential allotment of approximately 625.8m² located on the southern side of Moresby Place. The area in which the proposal is located is generally urban residential development that has been established for many years.

The subject allotment is located within an area that should be considered as having an indirect interface to bushfire hazardous vegetation.

The subject allotment is positioned upon the north easterly aspect slopes of a southeast to northwest ridgeline. The allotment is to the northwest of a naturally occurring unnamed topographical drainage feature that descends through Allenby Park into Brookvale Creek to the northeast.

The parcel of land is slightly irregular in shape and the northern boundary forms the road frontage boundary and provides vehicle access to the site.

At present the site has structural improvements being the existing residence which is to be demolished and removed as part of the scope of works.

In terms of vegetation the subject allotment contains no areas of bushfire hazardous vegetation.

The site is shown upon the Northern Beaches Bushfire Prone Land Map (Figure 2) to be wholly within a category 1 vegetation buffer zone (shown yellow). The site inspection and interpretation of aerial photography for the site confirms that the subject allotment is accurately depicted upon this image.

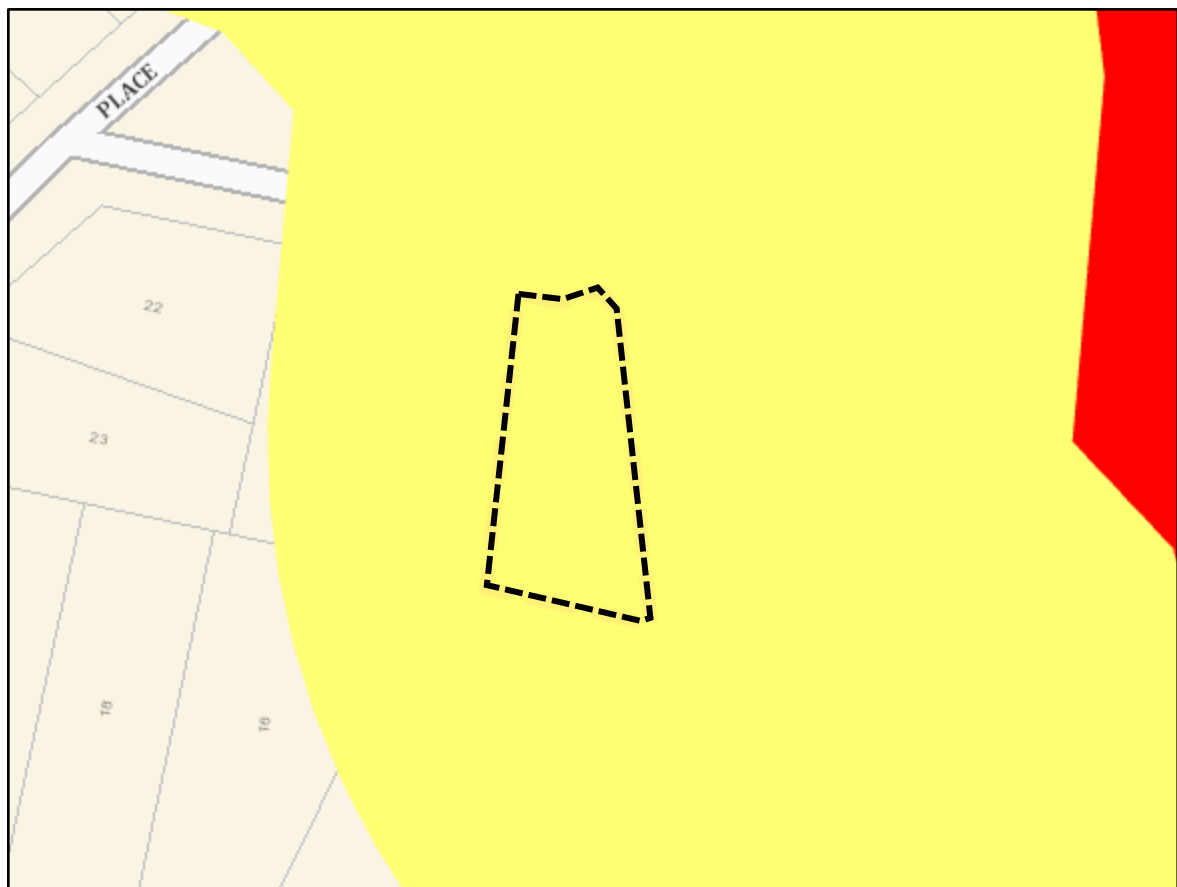


Figure 2; Section Northern Beaches LGA Bushfire Prone Land Map ex NSW Planning Portal

Provision of mains reticulated water supply, electricity and phone is available to the proposal by existing infrastructure.

2.2 Description of Adjoining Lands

To the north of the subject allotment is the cul-de-sac end of the carriageway of Moresby Place within which lies a public park with managed vegetation. Beyond this are existing residential parcels containing no areas of bushfire hazardous vegetation.

To the west and south of the subject allotment are multiple residential parcels containing residences and associated landscaped areas and contain no areas of bushfire hazardous vegetation.

To the east of the subject allotment are further residential parcels containing existing residences and associated landscaped areas. Beyond these allotments lies a large section of forest vegetation within Allenby Park. This vegetation formation creates the only area of bushfire hazardous vegetation effective upon the proposed development.



Figure 3: Aerial photo depicting localised terrain and adjoining allotments ex Nearmap

3.0 Environmental Considerations

The scope of this report has not been to provide an environmental survey although this report will be a supplement to a Statement of Environmental Effects as part of the development application process.

The proposed scope of works does not necessitate the removal of any vegetation as required to satisfy the recommendations for asset protection zones. It is also our opinion that the bushfire protection measures as recommended within this report will have little or no adverse environmental effects.

The proposal is located on a site that has been developed for many years and this proposal does not change the current land use or increase the level of occupancy.

4.0 Bushfire Hazard Assessment


The bushfire hazard assessment was conducted for the proposed development, using the procedures as outlined in *Planning for Bush Fire Protection* 2019 to determine the bushfire attack level (BAL) likely upon the development.

The assessment was conducted on the assumption of the building footprint being positioned as described in section 1.5 The Proposal of this report and the site plan.

4.1 Classification of Vegetation and Separation Distance from Proposed Development

The vegetation was assessed for a distance of 140 metres from the proposed development building footprint in each of the following directions. To the north, east, south and west being the general direction adjacent and away from the proposed building elevations within such building footprint.



Figure 4: Vegetation study area  140 metre radius approx. Image ex Nearmap

 Proposed dwelling location  Forest

To the east of the subject allotment (Area A) is an area of effective bushfire hazardous vegetation and this area should be classified as being a vegetation formation of Forest with a minimum separation distance of 55.5 metres.

4.2 Slope Assessment

The slope was assessed for a distance of 100 meters within the bushfire hazardous vegetation and reference to slope classifications has been undertaken considering the procedure specified within *Planning for Bush Fire Protection* 2019.



Figure 5; Slope assessment study area contour data ex Geoscience Australia

The **effective slope** of the land, out to a distance of 100 metres from the proposed scope of works (that is, the slope of the land most likely to influence bushfire behaviour for the purposes of calculating the Category of Bushfire Attack and Asset Protection Zones, has been assessed (using a clinometer) and desktop analysis as being;

- Area A – Forest - > 10 to 15 degrees downslope (assumed) (elevation 18.97 met / dist. 86.10 met = 12.42 degrees)

4.3 Category of Bushfire Attack

The bushfire attack level (BAL) for the proposed development was determined by using the information gathered with respect to the classification of the vegetation, the effective slope and provision of asset protection zones specified in this report with reference given to *Planning for Bush Fire Protection* 2019.

It is the determination of the site inspection, the assessment procedure with incorporation of the recommendations in this report that the proposed development could experience a BAL 29 category of bushfire attack. The proposed development is most likely to be subject to the greatest bushfire attack from any area to the east from the proposed development location.

Bushfire Attack Summary

East	
Vegetation Formation	Forest (Area A)
Vegetation Slope	Downslope > 10 to 15 degrees
Building Separation Distance metres	55.5
Separation Slope	Downslope > 0 to 5 degrees
Fire Danger Index	100
AS 3959 Construction Standard	BAL 29

5.0 Assessment of the extent to which the development conforms or deviates from *Planning for Bush Fire Protection 2019*

The proposed development being the construction of a new Class 1a dwelling will conform to the requirements of *Planning for Bush Fire Protection 2019* when considered in conjunction with both the proposal supplied for this assessment and the recommendations arising from this bushfire hazard assessment report.

5.1 Asset Protection Zones

The provision of asset protection zones for the proposed building footprint cannot be fully provided for onsite to satisfy the requirements of *Planning for Bush Fire Protection 2019* but is improved by the utilization of the adjoining developments.

The maintenance of the majority of area upon the subject allotment currently would satisfy the requirements of an inner protection area of an asset protection zone as contained in *Planning for Bush Fire Protection 2019*.

This report will recommend that the entire site where not built upon is maintained to the requirements of an inner protection area of an asset protection zone and managed to these provisions for the lifetime of the development.

The following is a summary of the requirements for an asset protection zone inner protection area as described within the documents *Planning for Bush Fire Protection 2019* and *NSW RFS Standards for Asset Protection Zones*.

Inner Protection Area (IPA)

The IPA is the area closest to the building and creates a fuel management area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defensible space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 10cm in height and be discontinuous.

In practical terms the IPA is typically the curtilage around the building consisting of a mown lawn and well-maintained gardens.

When establishing and maintaining in IPA the following requirements apply;

Trees

- tree canopy cover should be listed 15% at maturity;
- trees at maturity should not overhang the building;
- lower limbs should be removed to a height of two metres above the ground;
- preference should be given to smooth bark and Evergreen trees

Shrubs

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards the buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and

- clumps of shrubs should be separated from exposed windows and doors by distance of at least twice the height of the vegetation.

Grass

- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves vegetation debris should be removed

The creation and continued maintenance of the full asset protection zone is one of the primary factors in bushfire protection measures for developments in bushfire prone areas.

5.2 Position and Design of Proposed Development

The design and siting of the proposed dwelling must take into consideration the actual bushfire risk and this report contains recommendations to assist in mitigating the mechanisms of bushfire attack.

5.3 Construction Level

The National Construction Code contains both the performance requirements and the 'deemed to satisfy' provisions relating to construction of class 1, 2 & 3 buildings that are proposed for *construction in bushfire prone areas*. To satisfy the performance provision P2.3.4 of the National Construction Code of Australia Vol. 2, a Class 1a building that is constructed in a designated bushfire prone area must be designed and constructed to reduce the risk of ignition from a bushfire while the fire front passes.

Australian Standard 3959-2018 *Construction of buildings in bushfire prone areas* is referenced by the NCC as the deemed to satisfy construction standard for residential dwellings in designated bushfire prone areas with the exception that in NSW the requirements shall be varied to comply with section 7.5.2 Additional construction requirements of *Planning for Bushfire Protection 2019*.

Given that the proposed development could experience a Bushfire Attack Level (BAL) 29 from vegetative fuels to the east, this proposed dwellings roof and eaves section, and the eastern, northern and southern elevations should therefore be designed and constructed to the requirements of AS 3959-2018 and must be constructed to comply with section 3 Construction General and section 7 BAL 29 of such standard apart from as varied to comply with section 7.5.2 Additional Construction Requirements of *Planning for Bushfire Protection 2019*.

Due to the effects of shielding and with reference to AS 3959-2018 section 3.5 *Reduction in Construction Requirements Due to Shielding*, this report recommends that it is appropriate to construct the western elevation of the proposed dwelling to satisfy section 3 Construction General and section 6 BAL 19 of such standard apart from as varied to comply with section 7.5.2 Additional Construction Requirements of *Planning for Bushfire Protection 2019*.

5.4 Access / Egress

5.4.1 To the Proposed Development

The access to the subject site is from Moresby Place which is a sealed two lane road in a well maintained condition and under most conditions should provide adequate access and egress for both residents and emergency service vehicles.

Moresby Place links to other through roads at its southern end which would afford the residents the ability to evacuate the area to a location not being directly implicated by the mechanisms of bushfire attack, although under most bushfire conditions this would generally not be required.

5.4.2 Within the Site

The site plan for the proposal does show that vehicle access may not be possible to all elevations of the dwelling, although a fire tanker will be able to park in close proximity to the northern building elevation upon the Moresby Place carriageway and foot access will be available to each of the other building elevations.

It should be considered by the residents that during a major bushfire event the following may occur;

- The suppression or defensive operations by fire authorities may not be possible in the general area of the development due to safety considerations for fire fighters; and
- That there may not be adequate fire authority resources to protect this development or others in the general area.

Whilst all fire authorities will endeavour to assist all occupants and protect all buildings during major bushfire events this is not always possible and cannot be guaranteed.

5.5.3 Gas

At the time of report preparation, it was not known if it is proposed to connect gas supply to the subject dwelling. However, any future connection to either mains or portable gas supply should be undertaken and maintained to the provisions of AS 1596-2002 *Storage and handling of LP Gas*. All piping associated with the installation must be metal.

5.6 Landscaping

A formal landscaping plan was not supplied for perusal at the time of formulating this report however recommendations are made with respect to the maintenance of the area on the site.

It is highly probable that in the future landscaping and garden establishment may occur on the site. However, no future planting of trees or shrubs, or combustible landscaping features should be undertaken or constructed in a manner which creates a path for bushfire progression towards the dwelling or allows for a potential compromise to the integrity of the asset protection zone.

5.7 Emergency Procedures

Preparation of procedures and actions by individuals and occupants of lands within bushfire prone areas has clearly been shown to increase chances of personal safety and building survival should a bushfire event occur.

The NSW Rural Fire Service and the NSW Fire and Rescue have formulated a Bush Fire Survival Plan and this is readily available from either the NSW RFS website or the local district office.

This document should be completed by the residents in conjunction with all occupants of the household so as to better prepare all persons for a bushfire event.

After completion it should be regularly reviewed (at least once a year) and stored in a location as to be easily accessible for reference during a bushfire emergency.

6.0 Bushfire Hazard Assessment Recommendations

1. That the entire site where not built upon shall have the vegetation reduced where or if necessary to satisfy the requirements of *Planning for Bush Fire Protection* 2019 and the NSW Rural Fire Service document “Standards for Asset Protection Zones” for an inner protection area of an asset protection zone and this area shall be maintained at this vegetation level for the lifetime of the development.
2. That no future landscaping features, planting of shrubs, trees or other vegetation shall occur in such a manner as to compromise the integrity of the asset protection zone.
3. That the proposed dwelling roof and eaves section, and the eastern, northern and southern elevations constructions shall comply with section 3 Construction General and section 7 BAL 29 of Australian Standard AS3959-2018 *Construction of buildings in bush fire prone areas together with section 7.5 Additional Construction Requirements of Planning for Bush Fire Protection* 2019.
4. That the proposed dwelling western elevations constructions shall comply with section 3 Construction General and section 6 BAL 19 of Australian Standard AS3959-2018 *Construction of buildings in bush fire prone areas together with section 7.5 Additional Construction Requirements of Planning for Bush Fire Protection* 2019.
5. That if the supply of gas to the subject dwelling is undertaken it shall be installed and maintained in accordance with AS 1596-2002 and the requirements of relevant authorities.
6. The residents should complete a *Bush Fire Survival Plan* as formulated by the NSW Rural Fire Service and the NSW Fire & Rescue.

These recommendations are the opinions of the author of this report and are compiled to assist the consent authority and the NSW Rural Fire Service in the assessment of this proposed development and that the final conditions as imposed by the consent authority must be adhered to at all stages and where required for the lifetime of the development.

7.0 Conclusion

The objectives and performance requirements for the proposed development as required by the National Construction Code Volume 2 and the document *Planning for Bush Fire Protection* 2019 will be achieved by the incorporation of the 6 recommendations contained within this report.

The recommendations contained within this report will assist in providing a reasonable level of bushfire protection and improve but not guarantee the chances of building survival, or provision for the occupants with a safe refuge during the passage of a bushfire front and or the provision of a defensible space for fire fighters.



Craig Burley

Grad.Dip. Building in Bushfire Prone Areas (UWS)
FPA Australia Certified BPAD – Level 3 Practitioner



Caveat

Quote from *Planning for Bush Fire Protection* 2006, '*notwithstanding the precautions adopted, it should always be remembered that bushfire burn under a wide range of conditions and an element of risk, no matter how small always remains.*'

Quote from Standards Australia, '*Although the standard is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any one building will withstand bushfire attack on every occasion.*'

References

Planning for Bush Fire Protection 2019 Planning NSW in conjunction with NSW Rural Fire Service

Building Code of Australia Volume 2 2013 Australian Building Codes Board

AS 3959 –2018 Construction of buildings in bushfire prone areas Standards Australia & Australian Building Codes Board

Landscape and building Design for Bushfire Areas Ramsay C. & Rudolph L. CSIRO 2003

Quantifying bushfire penetration into urban areas in Australia Keping Chan & McAneny J. Geophysical Research Letters, Volume 31, L12212, doi:10.1029/2004GL020244,2004

Bushfires in Australia Luke R.H. & McArthur CSIRO 1978

Performance of Building Elements in Bushfire Prone Areas Poon S.L. & England J.P. Warrington Fire Research Australia

Address Validation Search Department of Lands www.maps.nsw.gov.au

Standards for Asset Protection Zones NSW Rural Fire Service 2005

Ocean Shores to Dessert Dunes Keith D. Department of Environment and Conservation Sydney 2004

Appendix 1- Proposed dwelling plans ex Classic Building & Design

PROPOSED NEW DWELLING

AT

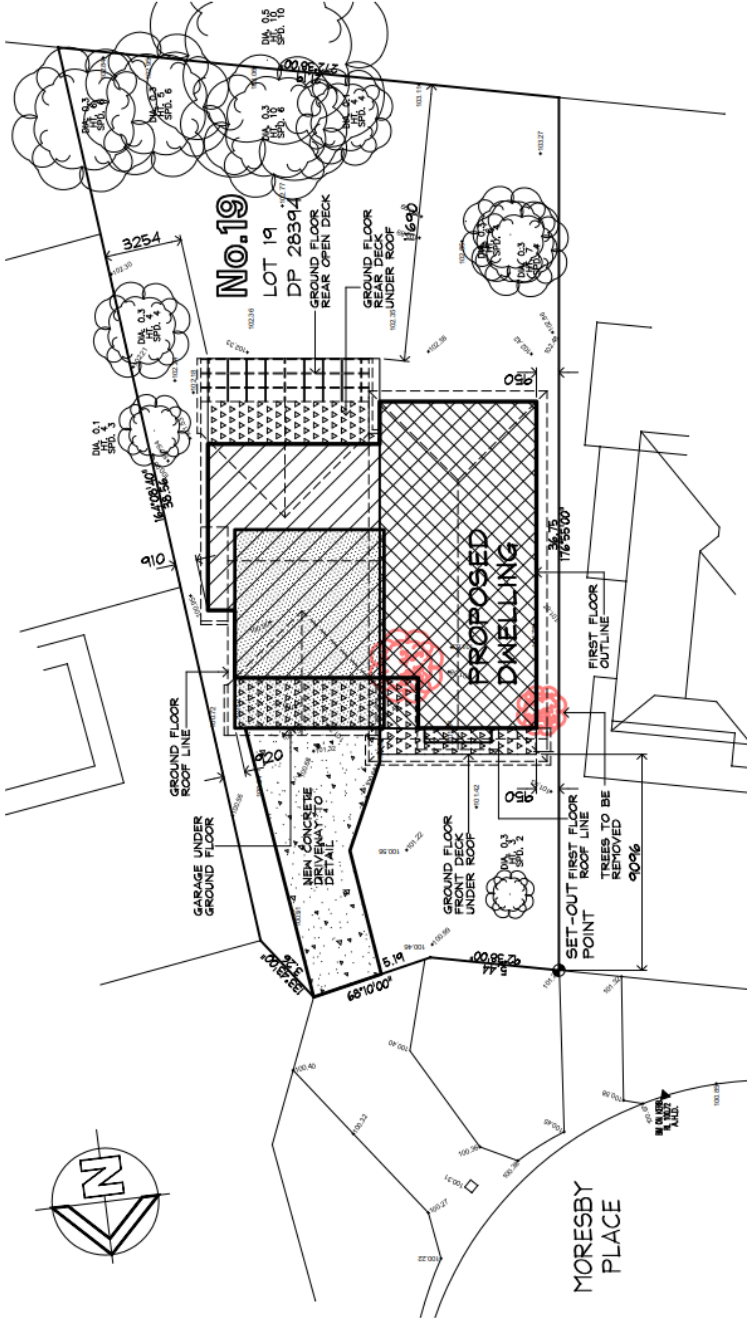
**19 MORESBY PLACE
ALLAMBIE HEIGHTS**

FOR

Mr. R. & Mrs. L. MERRY

OCTOBER 2022





SITE PLAN

Scale 1:200

GENERAL NOTES AND BCA / NCC COMPLIANCE

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- FILLING TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870
- AND ENGINEERS DETAILS
- CONCRETE FINISHES TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A. AND AS1684
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
- BALUSTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.9.3 OF THE B.C.A.
- ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.9.4 OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.9.5 OF THE B.C.A. AND AS2715/62
- FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN IMPERVIOUS FINISH
- PART 3.9.6 OF THE B.C.A. FINISH AND AS3786 TO COMPLY WITH THE REQUIREMENTS OF
- CLOTHES WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.9.7 OF THE B.C.A.

SITE CRITERIA

No.19 MORSEY PLACE ALLAMBIE HEIGHTS N.S.W. 2100
LOT 19 D.P. 28394

SITE AREA	= 625.8	sq. m.
EXISTING HARDSTAND	= 52.0	sq. m.
EXISTING SOFT OPEN SPACE	= 52.0	sq. m.
PROPOSED DRIVEWAY AREA	= 40.9	sq. m.
PROPOSED GARAGE FLOOR AREA UNDER GROUND FLOOR	= 52.5	sq. m.
PROPOSED GROUND FLOOR AREA	= 155.2	sq. m.
PROPOSED GROUND FLOOR FRONT DECK AREA	= 23.6	sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA	= 23.6	sq. m.
PROPOSED TOTAL FIRST FLOOR AREA	= 42.5	sq. m.
DWELLING ROOF AREA	= 210.9	sq. m.

2 CAR PARKING SPACES PROVIDED IN GARAGE

POST SOFT OPEN SPACE AREA	= 380.1	sq. m.	60.7%
POST HARDSTAND OPEN SPACE AREA	= 52.0	sq. m.	
POST TOTAL OPEN SPACE	= 432.1	sq. m.	
HARDSTAND POST DEVELOPMENT	= 191.7	sq. m.	
TOTAL HARDSTAND POST DEVELOPMENT	= 246.7	sq. m.	39.3%

REQUIRED OSD AREA = SITE AREA x 40% = 250.3 sq.m.
POST OSD AREA (ROOF + IMPERVIOUS PERVIOUS) = 246.7 sq. m. 39.3%

IF IN
DOUBT
ASK

NOTES:-

1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE MATTERS REPORTING SHALL BE SELECTED PLANK CLADDING
2. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIS REPORT BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIS REPORT.
3. AN APPROVED RATED INSULATION BLANKET PLACED UNDER ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIS REPORT.
4. ALL WINDOWS & DOORS TO HAVE WEATHER STRIPPING.
5. ALL WINDOWS & DOORS TO BE NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
6. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
7. ALL GLAZING TO CODE AS1288
8. ALL FLOOR TREATMENT TO CODE AS3660-1:2000
9. CONCRETE FINISHES TO COMPLY WITH PART 3.3.2 & AS3706
10. ALL TIMBER FRAMING TO CODE AS1684
11. ALL TIMBER FRAMING TO CODE AS1684
12. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE B.C.A.



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Builders Lic. 159741C ASN 65 687 862 151

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PROPOSED NEW DWELLING 19 MORSEY PLACE ALLAMBIE HEIGHTS

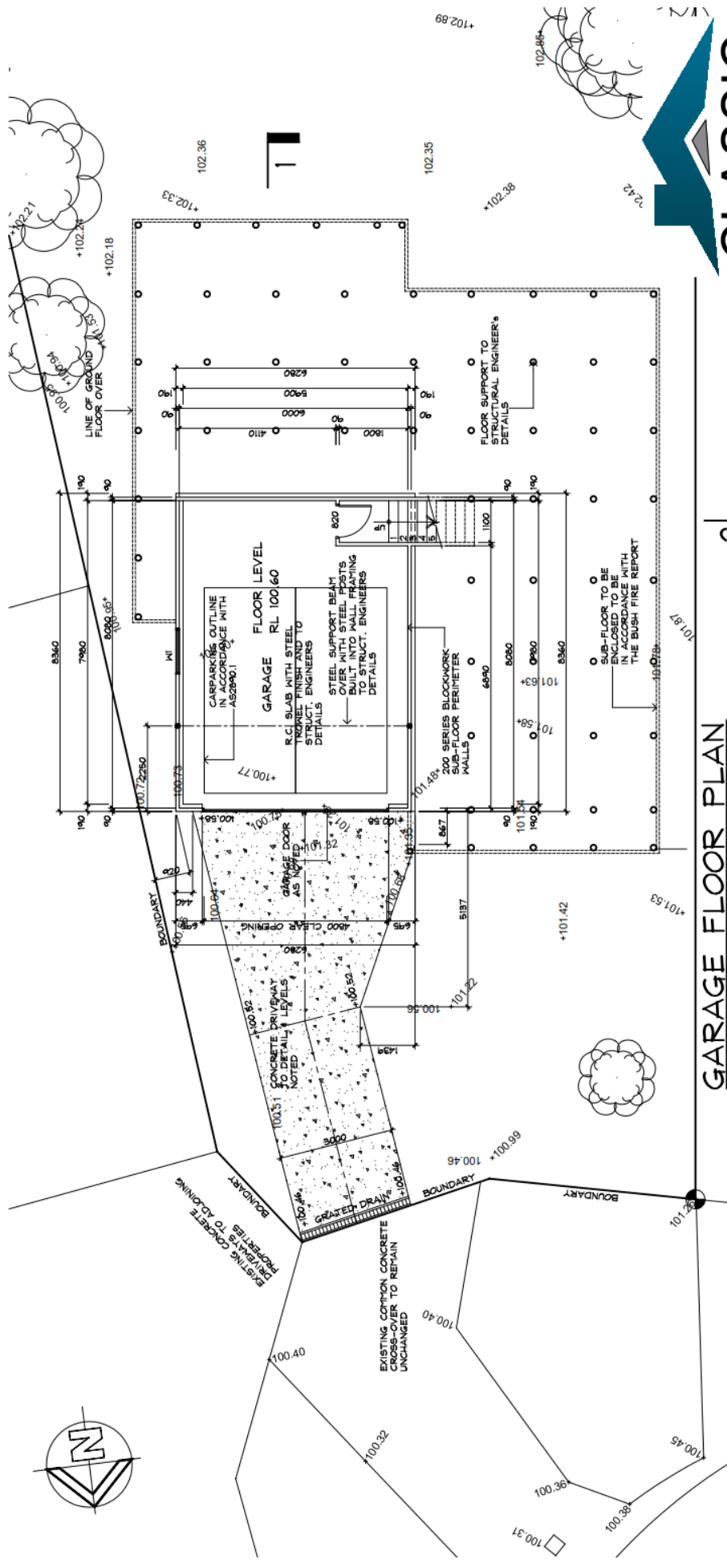
FOR
MR. R. & Mrs. L. MERRY

DATE OCT. 2022 SCALE 1:200

JOB No. DWG. No.

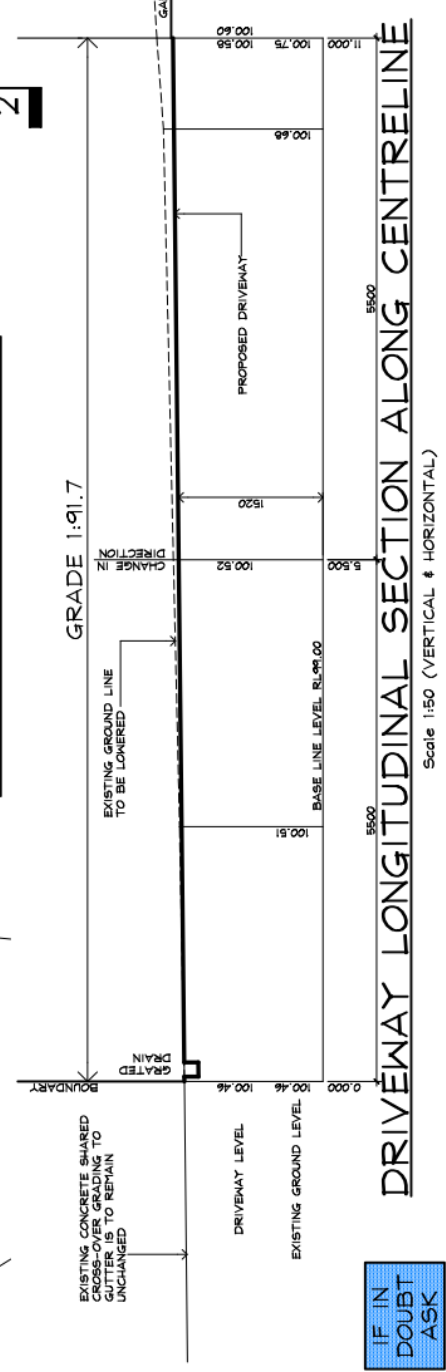
CC171 01

REV 01



GARAGE FLOOR PLAN

GRADE 1:91.7



IF IN DOUBT ASK

DRIVEWAY LONGITUDINAL SECTION ALONG CENTRELINE

Scale 1:50 (VERTICAL & HORIZONTAL)



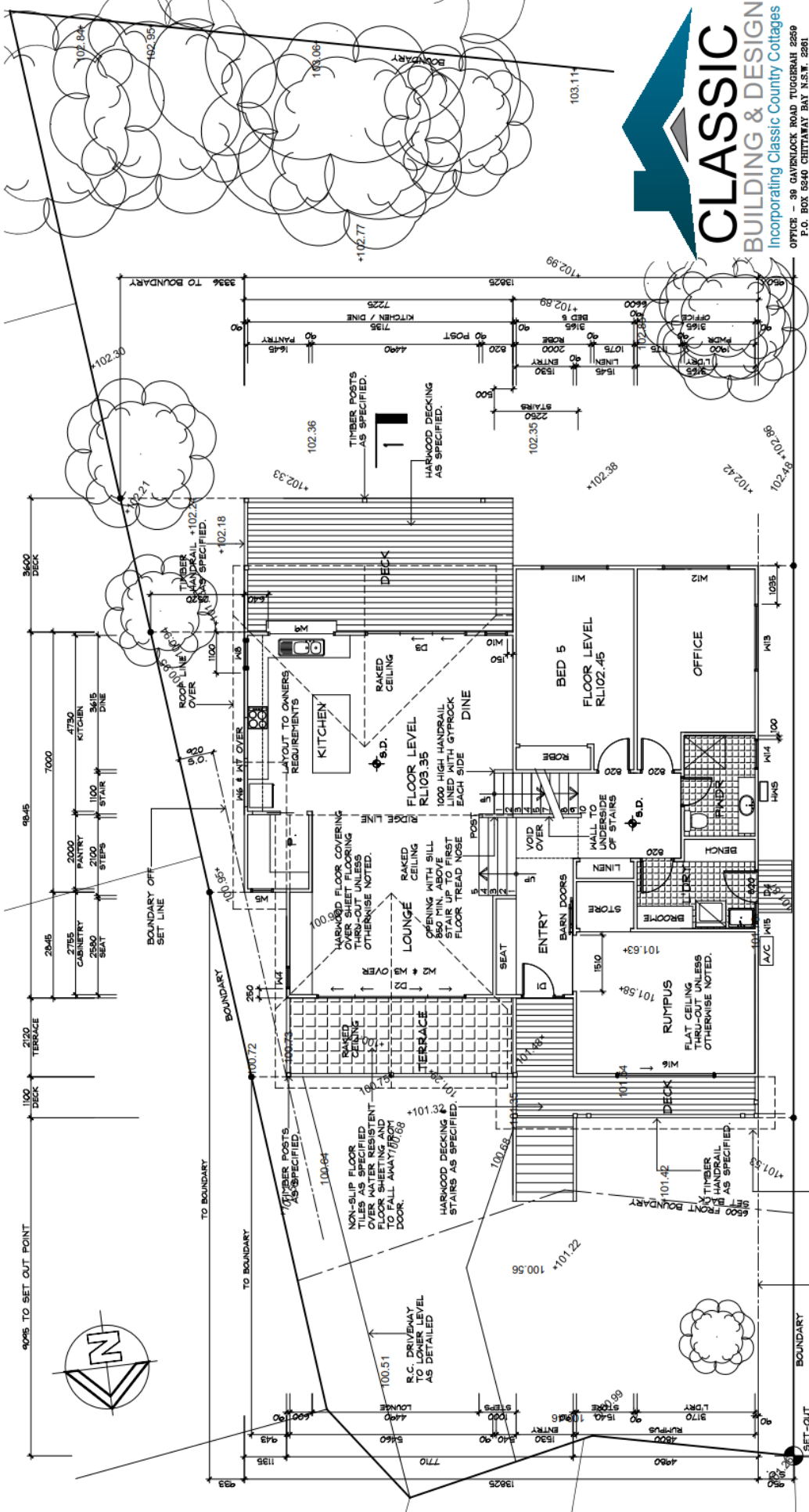
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Builders Lic. 158741C ABN 66 687 862 151
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PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS

FOR
Mr. R. & Mrs. L. MERRY

DATE OCT. 2022 SCALE 1:100

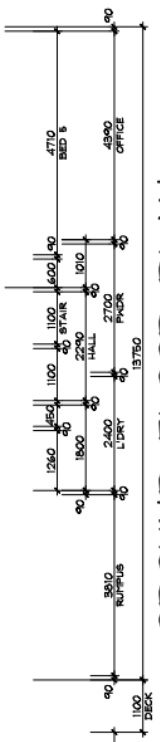
JOB No. CC171 DWG. No. 02 REV 01



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Building No. 1587410
Building No. 1587411
Building No. 1587412
Building No. 1587413
Building No. 1587414
Building No. 1587415
Building No. 1587416
Building No. 1587417
Building No. 1587418
Building No. 1587419
Building No. 1587420
Building No. 1587421
Building No. 1587422
Building No. 1587423
Building No. 1587424
Building No. 1587425
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Building No. 1587495
Building No. 1587496
Building No. 1587497
Building No. 1587498
Building No. 1587499
Building No. 1587500

PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS
FOR
Mr. R. & Mrs. L. MERRY
DATE OCT. 2022 SCALE 1:100
JOB No. CC171 DWG. No. 03 REV 01

2
LAUNDRY & POWDER
SELECTED FLOOR TILES OVER SELECTED
MATERIALS FLOOR SHEETING
GRADED TO FLOOR WASTE.
CEILING & WALL
LINING AS SPECIFIED.



GROUND FLOOR PLAN

IF IN DOUBT
ASK



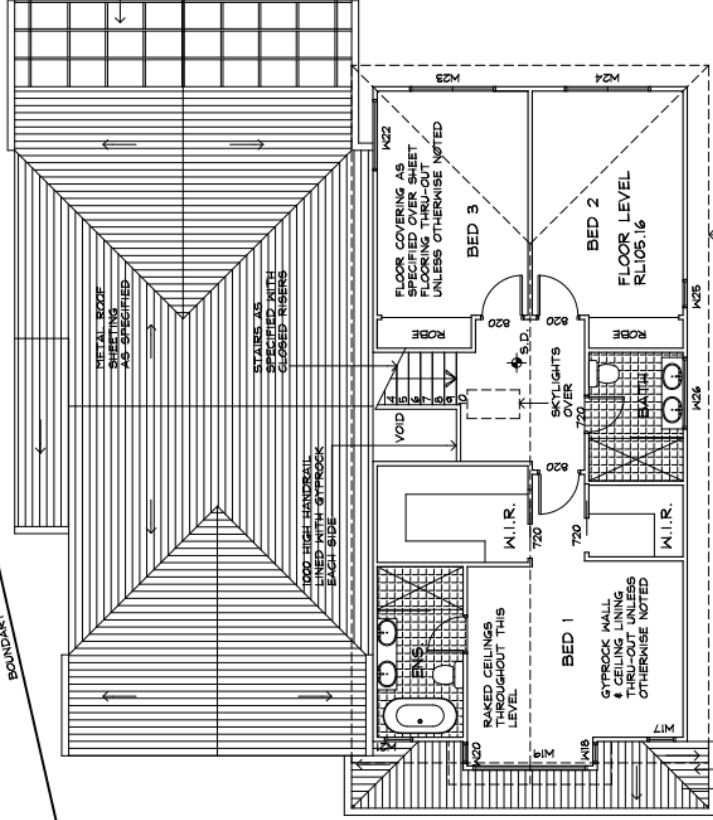
BOUNDARY

BOUNDARY

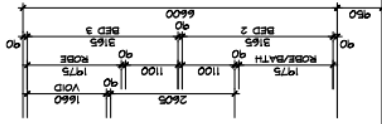
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BOUNDARY

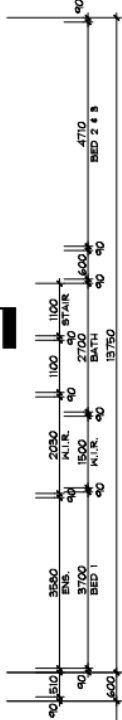


OPEN PERGOLA
AS SPECIFIED



METAL ROOF
SHEETING
AS SPECIFIED

EAVE LINE
OVER



68% TO SET OUT POINT

SET OUT
POINT



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PROJECT
PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS

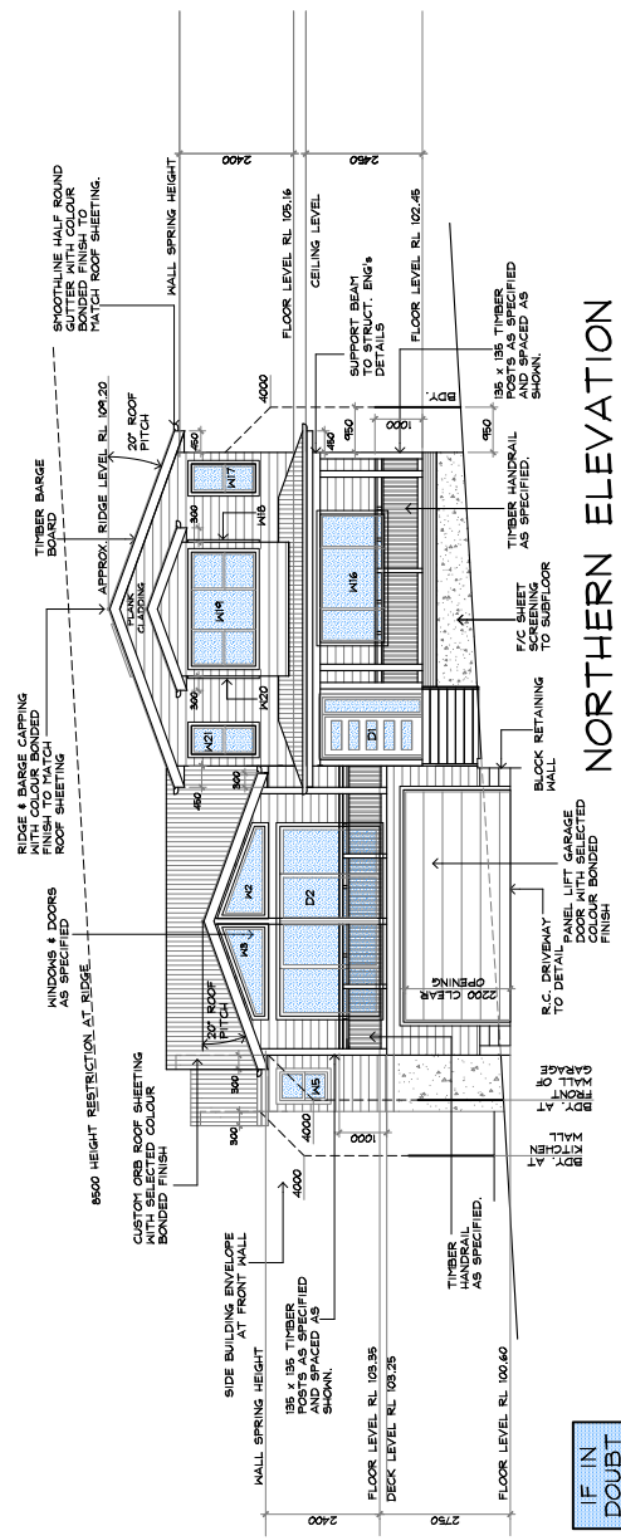
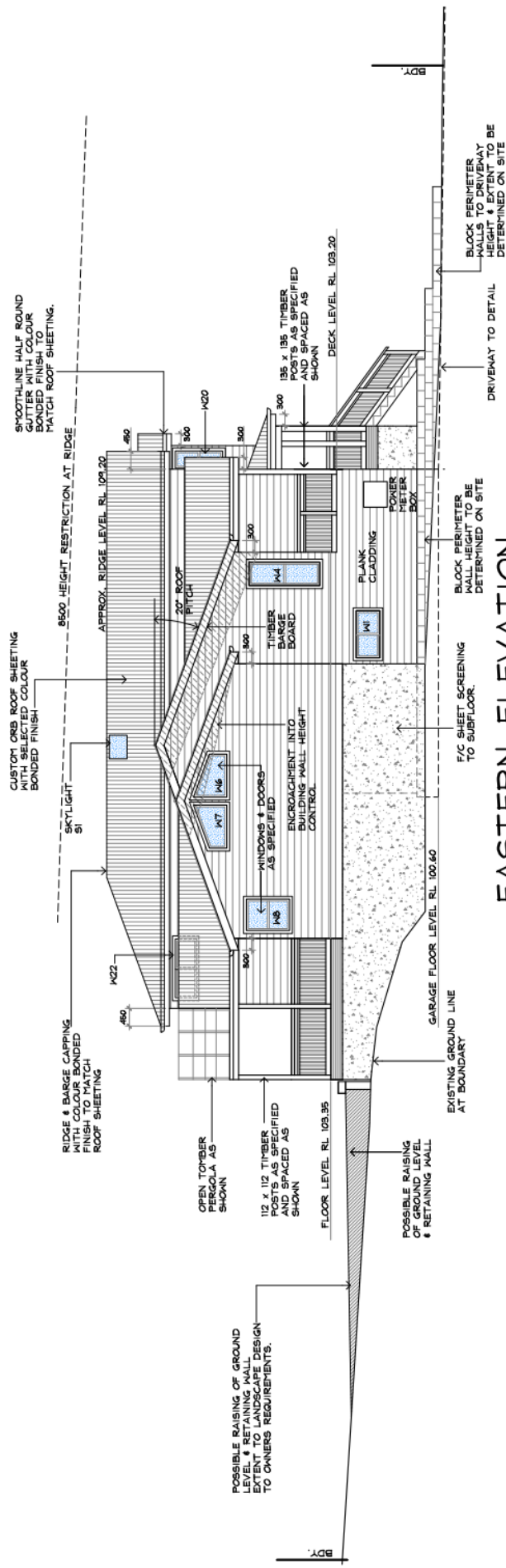
FOR
Mr. R. & Mrs. L. MERRY

DATE OCT. 2022 SCALE 1:100

JOB No. **CC171** DWG. No. **04** REV **01**

FIRST FLOOR PLAN

IF IN
DOUBT
ASK



IF IN
DOUBT
ASK



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PROJECT
PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS
FOR
Mr. R. & Mrs. L. MERRY

DATE OCT. 2022 SCALE 1:100
JOB No. CC171 DWG. No. 05 REV 01

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FOR
Mr. B. & Mrs. I. MERRY

DATE OCT. 2022 SCALE 1:100

JOB No.

CC171 07

01

IF IN
DOUBT
ASK

Architectural section drawing of a building, oriented vertically with 'BDY.' at the bottom. The drawing shows internal spaces including a Deck, Dine, Lounge, Terrace, and Garage. Key structural and material annotations include:

- Roofing:** CUSTOM ORB ROOF SHEETING WITH COLOUR BONDING TO MATCH ROOF SHEETING; RIDGE & BARGE CAPPING WITH COLOUR BONDING TO MATCH ROOF SHEETING; 195 x 195 TIMBER PILING AS SPECIFIED AND SPACED AS SHOWN; SHOOTO LINE HALF ROUND GUTTER WITH COLOUR BONDING TO MATCH ROOF SHEETING.
- Structural Details:** ROOF FRAMING TO STRUCT. ENGINEERS DETAILS; R.C. SLAB TO STRUCT. ENGINEERS DETAILS; FLOOR FRAMING TO STRUCT. ENGINEERS DETAILS; BLACK PERIMETER BLOCK (HEIGHT & EXTENT TO BE DETERMINED ON SITE); DRIVEWAY TO DETAIL.
- Interior & Exterior Features:** OPEN TIMBER PERGOLA AS SHOWN; 112 x 112 TIMBER PILING AS SPECIFIED AND SPACED AS SHOWN; GYPSOCK WALL & CEILING LINING THRU-OUT UNLESS OTHERWISE NOTED; HANDRAIL BEYOND OPENING; TERRACE; GARAGE; DECK; DINE; LOUNGE; TERRACE; OPENING.
- Levels & Dimensions:**
 - EXISTING GROUND LINE AT SECTION
 - EXISTING GROUND LINE (TO BE LIFTED UNDER EXISTING)
 - PIERS TO STRUCTURAL ENGINEERS DETAIL
 - F/C SHEET SCREENING TO SUBFLOOR.
 - GARAGE FLOOR LEVEL RL 100.60
 - FLOOR LEVEL RL 103.35
 - CEILING LEVEL
 - FLOOR LEVEL RL 105.16
 - TERRACE LEVEL RL 103.20
 - FLOOR LEVEL RL 102.45
 - APPROX. RIDGE LEVEL RL 104.20
 - 8500 HEIGHT RESTRICTION AT RIDGE
 - MALL SPRING HEIGHT
 - 2400
 - 2750
 - 2710
 - 750

SECTION 2

SECTION 1

[illegible]