




Reference number 2995

Member of the Fire Protection Association of Australia

Lot 2, DP 215582, 23 Reynolds Crescent, Beacon Hill, NSW 2100.

Friday, 25 September 2020

Prepared and certified by:	Matthew Willis BPAD – Level 3 Certified Practitioner Certification No: BPD-PA 09337		25/09/2020
Can this proposal comply with AS3959-2018 (inc section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019)?	Yes		
What is the recommended AS 3959-2018 level of compliance?	BAL-12.5		
Is referral to the RFS required?	No		
Can this development comply with the requirements of PBP?	Yes		
Plans by "Studio ML" (Appendix 1) dated.	23/7/20		

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Bushfire Risk Assessment

Friday, 25 September 2020

Contact

Frank Calci

23 Reynolds Crescent

Beacon Hill NSW 2100

0451454351

Subject Property

Lot 2, DP 215582

23 Reynolds Crescent

Beacon Hill NSW 2100

BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 79BA 1(b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203

Property Address	Lot 2, DP 215582, number 23 Reynolds Crescent Beacon Hill
Description of the Proposal	Alterations and additions to an existing dwelling
Plan Reference	23/7/20
BAL Rating	BAL-12.5
Does the Proposal Rely on Alternate Solutions?	No

I, Matthew Willis of Bushfire Planning Services Pty Ltd have carried out a bushfire risk assessment on the above-mentioned proposal and property. A detailed Bushfire Assessment Report is attached which includes the submission requirements set out in Appendix 4 of Planning for Bushfire Protection 2006 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 No 203:

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 Risk Assessment Report the proposed development conforms to the relevant specifications and requirements*

*The relevant specifications and requirements being specifications and requirements of the document entitled Planning for Bush Fire Protection prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and any other document as prescribed by Section 4.14 of the Environmental Planning and Assessment Act 1979 No 203.

I am aware that the Bushfire 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 2006.

REPORT REFERENCE	<i>Friday, 25 September 2020</i>
REPORT DATE	<i>Friday, 25 September 2020</i>
CERTIFICATION NO/ACCREDITED SCHEME	<i>FPA A BPAD A BPD-PA 09337</i>

Attachments:

- Bushfire Risk Assessment Report
- Recommendations

SIGNATURE: ---  ----- **DATE:** -----Friday, 25 September 2020

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1 Executive Summary.

Bushfire Planning Services has been requested by Mr Frank Calci to supply a bushfire compliance report on lot 2, DP 215582, 23 Reynolds Crescent, Beacon Hill.

The works proposed for the subject lot are for the alterations and additions to an existing dwelling, see attached plans for details.

The subject lot is on the western side of Reynolds Crescent and at its closest point to the hazard the proposed new work has a separation distance to the east of approximately 80m.

The vegetation that is considered to be the hazard to this proposal is situated on land that slopes down slope away from the property at an angle of approximately 4.52° deg.

For the purposes of this assessment this vegetation is considered to be Forest.

The remaining vegetation within the study area is contained within the boundaries of established allotments and is managed land and of low threat to this proposal.

The calculations and assumptions outlined in this report show that the development will be required to comply with the construction requirements of AS 3959-2018 BAL-12.5 and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

The following table is a summary of the pertinent findings of this assessment.

Aspect	North	East	South	West
Vegetation type	Managed land	Managed land/forest	Managed land	Managed land
Slope	N/A	0-5 degrees downslope	N/A	N/A
Setback within lot 2	N/A	N/A	N/A	N/A
Setback outside lot 2	N/A	80m	N/A	N/A
Total setback	N/A	>80m	N/A	N/A
Bal level	N/A	12.5	N/A	N/A

Note: The above table is a summary of the significant variables used to determine the highest BAL for this proposal. THIS TABLE IS NOT INTENDED FOR CONSTRUCTION! Only the highest BAL level is shown, aspects marked as N/A will still have a BAL. Refer to section 11 for construction requirements for these other aspects.

2 General.

This proposal relates to the alterations and additions to an existing dwelling on the subject lot and its ability to comply with the rules and regulations for building in a bushfire prone area.

The methodology used on this report is based on Planning for Bushfire Protection 2019 (PBP) as published by the New South Wales Rural Fire Service.

Any wording that appears in *blue italics* is quotes from Planning for Bushfire Protection 2019. Some of the measurements used in this report have been taken from aerial photographs and as such are approximate only.

3 Block Description.

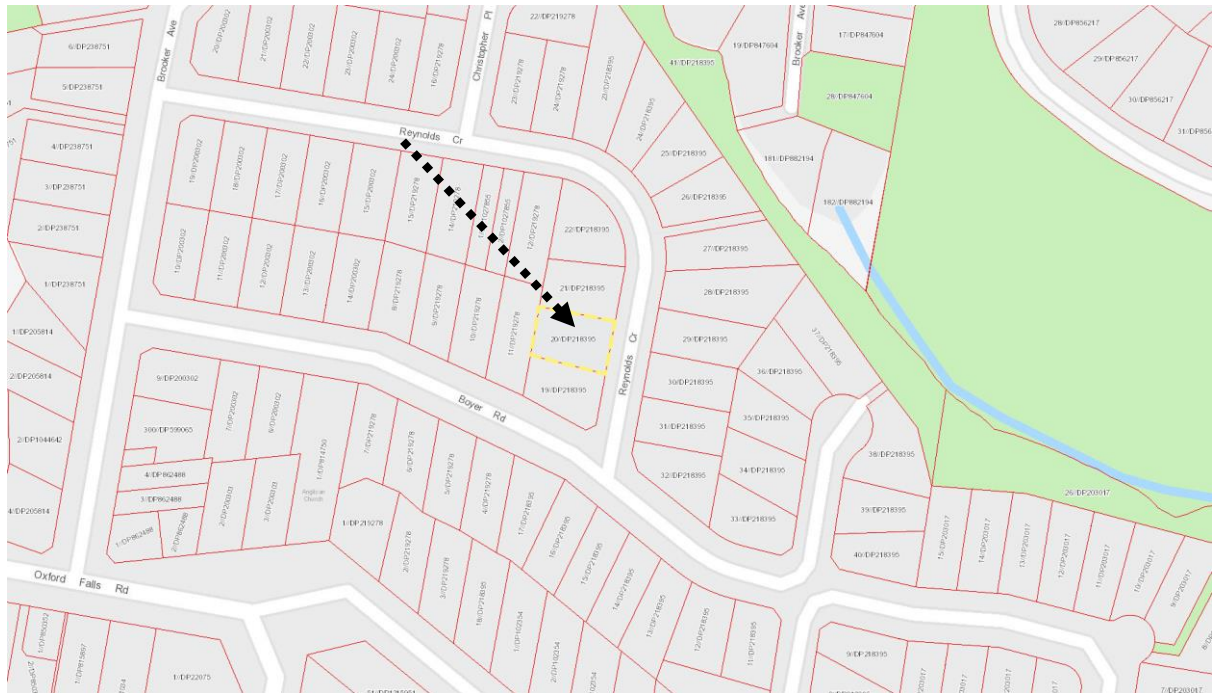
The subject block is situated on the western side of Reynolds Crescent in an established area of Beacon Hill.

The lot currently contains a multi-level class 1 dwelling.

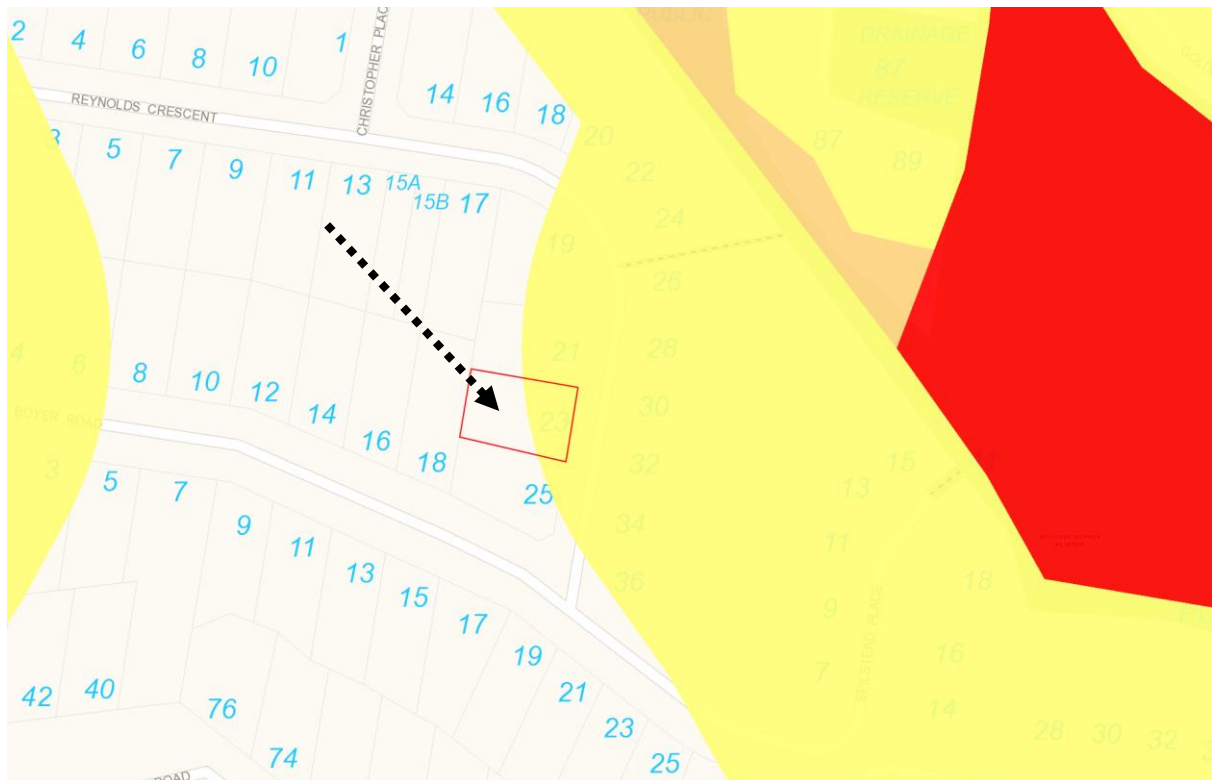
The lands surrounding the proposed site on the subject lot to a distance of at least 80m contain existing development or land that is otherwise not considered to be a significant bushfire hazard.

- Lot; 2
- DP; 215582.
- LGA; Northern Beaches.
- Area; 561.8m².
- Address; 23 Reynolds Crescent, Beacon Hill.

This section has been left blank.



Map 1 shows the cadastral layout around the subject lot.



Map 2 is an extract from the councils' bushfire prone land map. The map shows lot 2 to be partially within the buffer zone of category 1 bushfire vegetation.

4 Vegetation.

The study area for the vegetation is 140m surrounding the subject block.

The vegetation within the study area for this development is considered to be largely managed land.

The major potential hazard to this development is the vegetation within an area of undeveloped land to the east.

For the purpose of this assessment and compliance with Planning for Bushfire Protection this area of undeveloped land is considered to be Forest and is the hazard to this proposal.

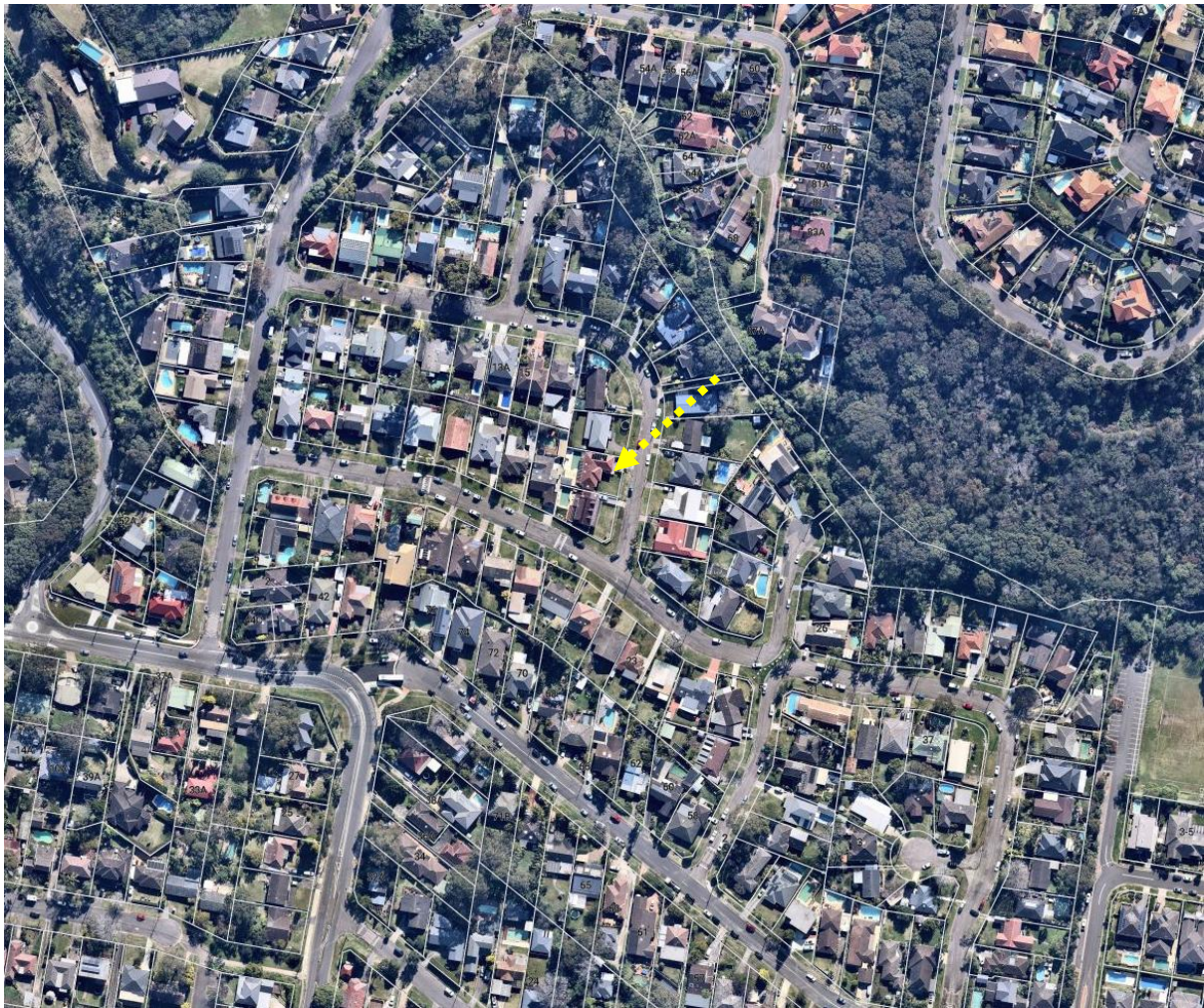


Photo 1 - An overview of the vegetation within the general area.

This area has been left intentionally blank.



Photo 2 is a closer view of the vegetation in the area.

Table 1 outlines the vegetation orientation and distance from the development area.

Aspect	North	East	South	West
Vegetation type	Managed land	Managed land/forest	Managed land	Managed land
Setback within lot 2	N/A	N/A	N/A	N/A
Off-site setback	N/A	80m	N/A	N/A
Total setback	N/A	>80m	N/A	N/A

Table 1 - Any aspect marked with "N/A" in the table above indicates that it is considered there is none or only a secondary hazard in that direction.

This area has been left intentionally blank.

5 Known constraints on subject block.

I have not been informed or know of any places of cultural or environmental significance within the boundaries of the subject block. Given the nature of the surrounding land it is considered highly unlikely that anything of significance will be affected by this development.

6 Slope.

The slope of the land beneath the hazard that is most likely to influence bushfire behaviour has been calculated by topographical map analysis to a distance of 100m from the subject lot.

An extract of the topographical map for the area is shown below and the relevant slope analysis is shown in Table 2.



Table 2 shows the slope beneath the hazard.

Aspect	North	East	South	West
Slope	N/A	0-5 degrees downslope	N/A	N/A

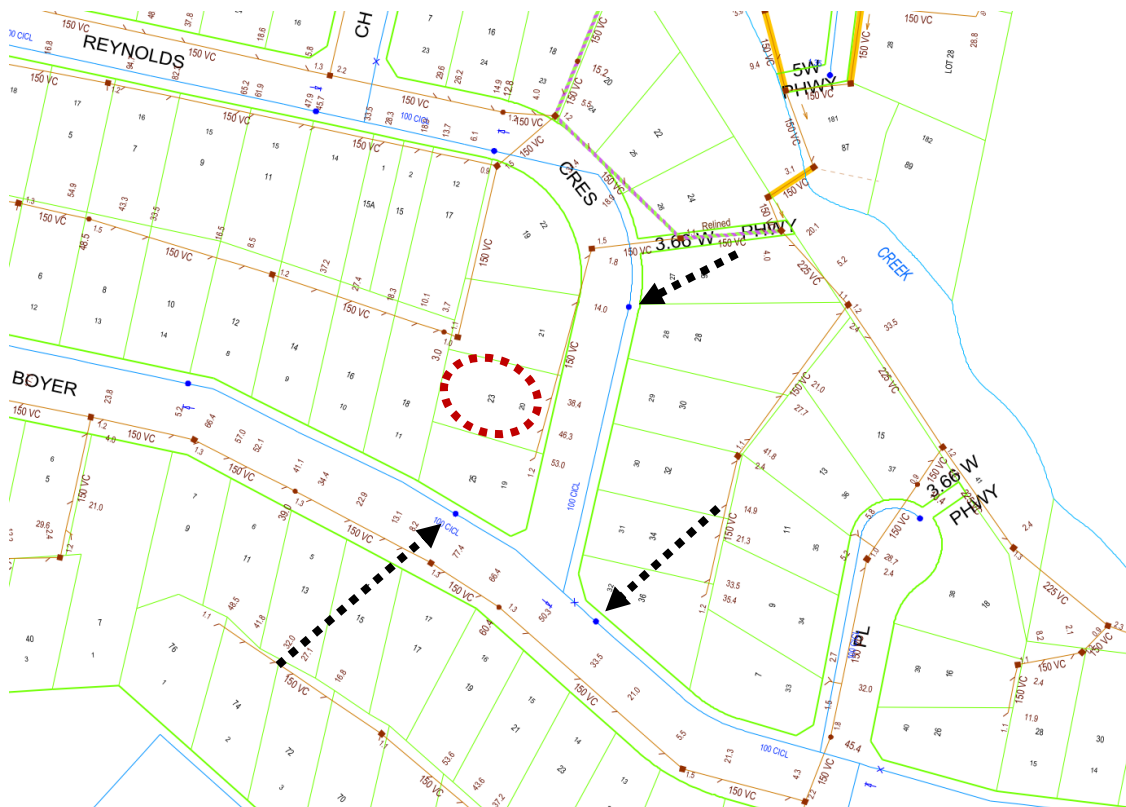
Table 2 - Any aspect marked with "N/A" in the table above indicates that it is considered there is no hazard in that direction.

7 Utilities.

7.1 Water.

The subject block will be serviced by a reticulated water supply.

The following map is an extract from Sydney waters hydrant map. Hydrants are indicated by a blue dot on a blue line. As can be seen there is at least one hydrant point indicated within close proximity of the property.



7.2 Electricity

Mains electricity is available to the block.

7.3 Gas

It is unknown if either bottled or mains gas is to be altered or installed in this proposal.

8 Access/Egress.

Access to the development site will be via a short private driveway from Reynolds Crescent.

All roads in the vicinity are considered to be capable of carrying emergency services vehicles and pedestrian access onto the lot is also considered to be adequate.

Analysis of development and recommendation.

9 Compliance with Planning for Bushfire Protection setbacks.

Based on the development design, vegetation classification, effective slope estimates and setback distance already outlined in this report the subject development will be required to comply with the deemed to satisfy construction requirements of AS 3959-2018 BAL-12.5 and the RFS requirements on all fire prone aspects.

The following table is an extract from table A1.12.5 of Planning for Bushfire Protection 2019. This table is used to calculate the BAL for a proposal in an area with an FDI of 100.

The variables that have already been outlined in this assessment are highlighted in red with the highest BAL highlighted in yellow.

> 0 > 5 DEGREES – DOWNSLOPE	Keith Vegetation Formation	BUSH FIRE ATTACK LEVEL (BAL)				
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
	Rainforest	< 11	11 -< 14	14 -< 21	21 -< 29	29 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 22	22 -< 29	29 -< 40	40 -< 54	54 -< 100
	Grassy and Semi-Arid Woodland (including Mallee)	< 12	12 -< 16	16 -< 23	23 -< 32	32 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 9	9 -< 12	12 -< 18	18 -< 26	26 -< 100
	Tall Heath	< 13	13 -< 18	18 -< 26	26 -< 36	36 -< 100
	Short Heath	< 8	8 -< 10	10 -< 15	15 -< 22	22 -< 100
	Arid-Shrublands (acacia and chenopod)	< 5	5 -< 7	7 -< 11	11 -< 16	16 -< 100
	Freshwater Wetlands	< 4	4 -< 6	6 -< 8	8 -< 12	12 -< 100
	Grassland	< 9	9 -< 12	12 -< 17	17 -< 25	25 -< 50

For the purpose of this assessment the eastern aspect has been chosen as the most potentially hazardous aspect due to the effective slope, potential run of fire and the prevailing fire weather of the area.

10 Siting.

The current site provides adequate separation between the proposed building and surrounding vegetation for a compliant structure to be built.

Recommendation;

Nil

11 Construction and design.

All new work is to be undertaken in accordance with the relevant requirements of the NCC and AS3959 2009. The following recommendations are a minimum level of construction. Constructing the proposal to a higher level than that recommended is allowable under AS3959.

Recommendation; all new work.

1. New construction shall comply with the requirements of section 3 of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and,
2. New construction shall also comply with the requirements of BAL-12.5 Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.
3. New roofing valleys and guttering should be fitted with a non-combustible leaf protection to stop the accumulation of debris.

AS-3959 2018 is now available as PDF for free from;

https://infostore.saiglobal.com/en-au/standards/as-3959-2018-122340_saig_as_as_2685241/

12 Utilities.

12.1 Water.

The proposed development will have access to a reticulated water supply. There is at least one hydrant indicated within the required distance from the dwelling.

Recommendation;

Nil

12.2 Electricity and Gas.

Recommendation;

4. Any new electricity or gas connections are to comply with the requirements of table 7.4a of Planning for Bushfire Protection.

13 Asset Protection Zone (APZ).

The Asset Protection Zone is *"An area surrounding a development managed to reduce the bushfire hazard to an acceptable level. The width of an APZ will vary with slope, vegetation and construction level"*.

Recommendation;

5. At the commencement of building works and in perpetuity the entire property shall be managed as an Asset Protection Zone in accordance with the requirements of Planning for Bushfire Protection, the RFS document Standards for Asset Protection Zones and in a manner that does not create a bushfire hazard to the property.

14 Landscaping.

Recommendation;

6. Any new fencing is to be constructed in accordance with section 7.6 of Planning for Bushfire Protection 2019.
7. Any new landscaping to the site is to comply with the principles of Appendix 4 and section 3.7 of Planning for Bush Fire Protection 2019. In this regard the following landscaping principles are, where applicable, to be incorporated into the development¹:
 - Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
 - Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
 - Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;
 - Maximum tree cover should be less than 30%, and maximum shrub cover less than 20%;
 - Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);
 - When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
 - Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
 - Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
 - Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
 - Avoid climbing species to walls and pergolas;
 - Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
 - Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture way from the building; and
 - Use of low flammability vegetation species.

¹Refer to referenced documents for a complete description.

15 Constraints on the subject block.

None known.

Recommendation;

Nil

16 Access/Egress.

All roads in the area are considered to be capable of handling emergency service vehicles. Access from the roadway onto the property is also considered to be adequate for firefighting purposes.

Recommendation

Nil

17 Compliance or non compliance with the specifications and requirements for bushfire protection measures.

APZ A defensible space is provided onsite. An APZ is provided and maintained for the life of the development.	Achievable with the implementation of the recommendations in section 13
SITING AND DESIGN: Buildings are sited and designed to minimise the risk of bush fire attack.	Achievable with the implementation of the recommendations in section 10
CONSTRUCTION STANDARDS: It is demonstrated that the proposed building can withstand bush fire attack in the form of wind, smoke, embers, radiant heat and flame contact.	Achievable with the implementation of the recommendations in section 11
ACCESS Safe, operational access is provided (and maintained) for emergency services personnel in suppressing a bush fire while residents are seeking to relocate, in advance of a bush fire, (satisfying the intent and performance criteria for access roads in sections 4.1.3 and 4.2.7).	Achievable with the implementation of the recommendations in section 16
WATER AND UTILITY SERVICES: • adequate water and electricity services are provided for firefighting operations	Achievable with the implementation of the recommendations in section 12

<ul style="list-style-type: none"> • Gas and electricity services are located so as not to contribute to the risk of fire to a building. 	
LANDSCAPING: <ul style="list-style-type: none"> • it is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause Ignitions. 	Achievable with the implementation of the recommendations in section 14

18 Conclusions.

Based on the above report and with the implementation of the recommendation contained within this report the consent authority should determine that this development can comply with the requirements of AS 3959-2018 and 'Planning for Bushfire Protection' guidelines.

The recommendations contained within this report are to be implemented in their entirety. Changing one aspect may have an adverse effect on the rest of the recommendations.

Bushfires are affected by many external influences such as climactic conditions, vegetation type, moisture content of the fuel, slope of the land and human intervention to name a few and are difficult to predict.

This report does not intend to provide a guarantee that the subject property will survive if a bushfire should impact the surrounding area. The purpose of this report is to show the developments level of compliance or in some cases non-compliance with the New South Wales legislation regarding building in bushfire prone areas.

Where non-compliance is found measures will be suggested that should make the building less susceptible to the various attack mechanisms of a bushfire and comply with the performance requirements of the Building Code of Australia.

The opinions expressed in this report are based on the writers' experience and interpretation of the relevant guidelines and standards. Notwithstanding the above, these guidelines and standards are open to interpretation. All care has been taken to ensure that the opinions expressed in this report are consistent with past successful outcomes.

Some of the information used in the compilation of this assessment has been provided by the proponent or the proponent's representatives. While we believe this information to be true and have accepted the information in good faith however this company or its representatives will not accept any responsibility if the provided information is determined to be incorrect.

This document is to assist the consenting authorities with their assessment of this proposal. The recommendations contained in this assessment reflect the normal conditions that are typically applied by the consent authority for a proposal such as this however the conditions of consent for the proposal will be supplied by the certifying authority on approval of the development and may not necessarily be the same as the recommendations of this assessment.

The recommendations in this assessment are for planning guidance only, construction details and compliance with all building requirements are the responsibility of the Architect/Designer, Builder and Certifier.

To avoid confusion, unless specifically referenced by the consenting authority, it is strongly recommended that once this proposal has been approved that this document is no longer referenced and that only the official conditions of consent as reflected in documentation by the certifying body are used for construction guidance.

If any further clarification is required for this report, please do not hesitate to contact me using the details above.

Yours Sincerely



Matthew Willis

Grad Dip Planning for Bushfire Prone Areas

Bushfire Planning Services Pty Limited

19 References.

- *Australian Building Codes Board (2019). National Construction Code Volume One - Building Code of Australia. ABCB*
- *Australian Building Codes Board (2019). National Construction Code Volume two - Building Code of Australia. ABCB.*
- *Keith, D.A. (2004). Ocean Shores to Desert Dunes: The Native Vegetation of New South Wales and the ACT. NSW Department of Environment and Conservation.*
- *National Association of Steel Framed Housing (2014). "Steel Framed Construction in Bush Fire Areas. NASH*
- *Ramsay, C and Rudolph, L (2003) "Landscape and Building Design for Bush fire Areas". CSIRO Publishing, Collingwood.*
- *Resources and Energy NSW (2016). ISSC 3 Guide for the Managing Vegetation in the Vicinity of Electrical Assets. NSW Government*
- *Rural Fire Service NSW (2005) "Standards for Asset Protection Zones"*
- *Standards Australia (2018). "AS 3959, Construction of buildings in bush fire prone areas".*
- *Standards Australia (2018). "AS/NZS 1530.8.1 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Radiant heat and small flaming sources".*
- *Standards Australia (2018). "AS/NZS 1530.8.2 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Large flaming sources".*
- *Standards Australia (2014). "AS/NZS 1596 The storage and handling of LP Gas".*

20 Appendix 1 - Plans .

DEVELOPMENT APPLICATION

23 Reynolds Crescent BEACON HILL

Proposed alterations and additions to a two (2) storey dwelling approved under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

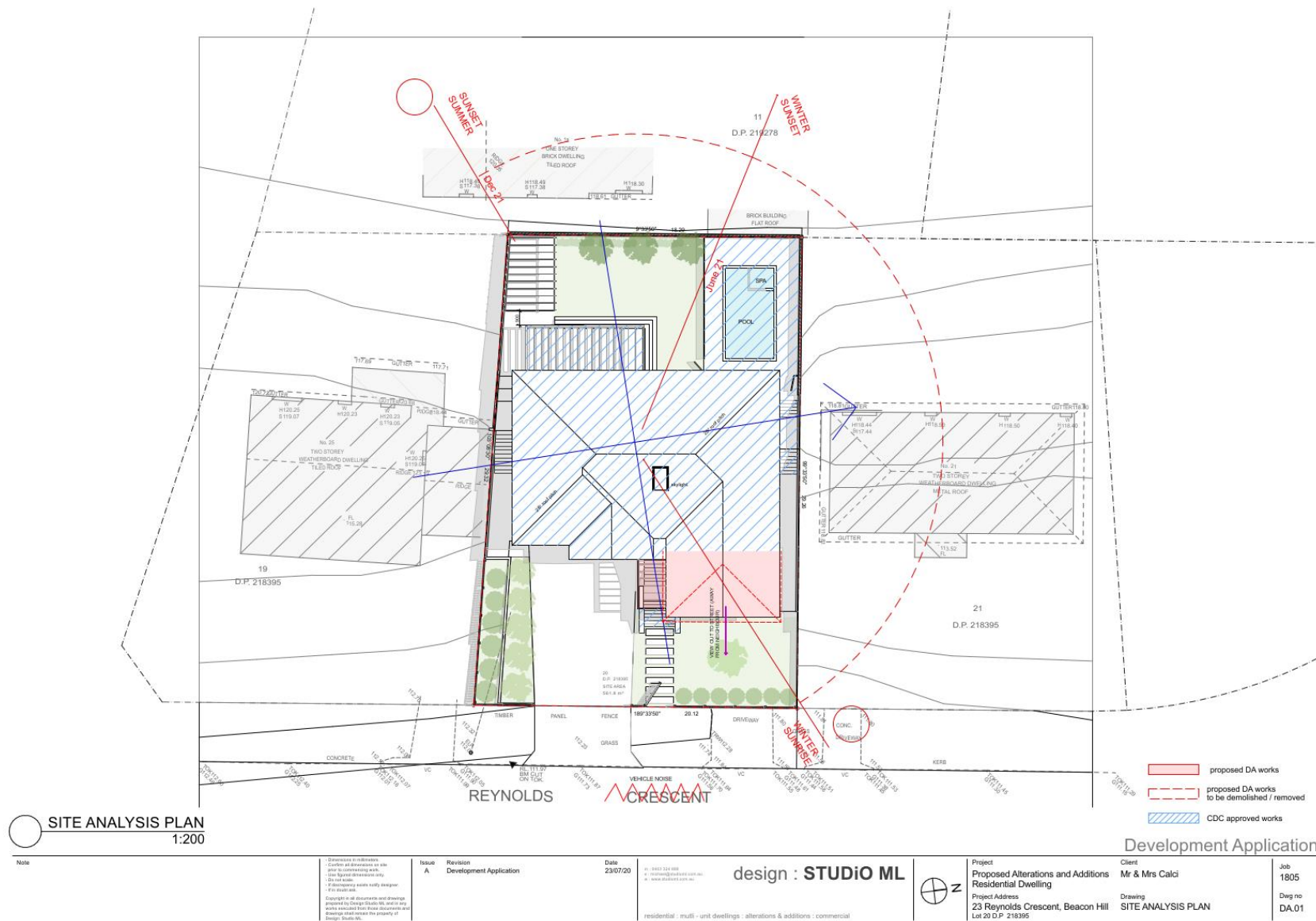
The proposed alterations and addition include new windows and doors, increase wall height, entry awning and partial new roof to the eastern facade.

Dwg No:	Drawing Name
DA.00	COVER PAGE
DA.01	SITE ANALYSIS PLAN
DA.02	SITE PLAN
DA.03	GROUND FLOOR
DA.04	GROUND FLOOR 1
DA.05	LOWER GROUND
DA.06	LOWER GROUND 1
DA.07	ROOF PLAN
DA.08	ELEVATION - EAST
DA.09	ELEVATION - NORTH
DA.10	ELEVATION - SOUTH
DA.11	ELEVATION - WEST
DA.12	SECTION AA
DA.13	PERSPECTIVES
DA.14	PERSPECTIVES
DA.15	PERSPECTIVES
DA.16	PERSPECTIVES
DA.17	PERSPECTIVES
DA.18	SHADOW DIAGRAMS
DA.19	SHADOW DIAGRAMS
DA.20	SHADOW DIAGRAMS
DA.21	COLOURS & FINISHES SCHEDULE
DA.22	SEDIMENT AND EROSION PLAN
DA.23	SEDIMENT AND EROSION PLAN
DA.24	NOTIFICATION PLAN

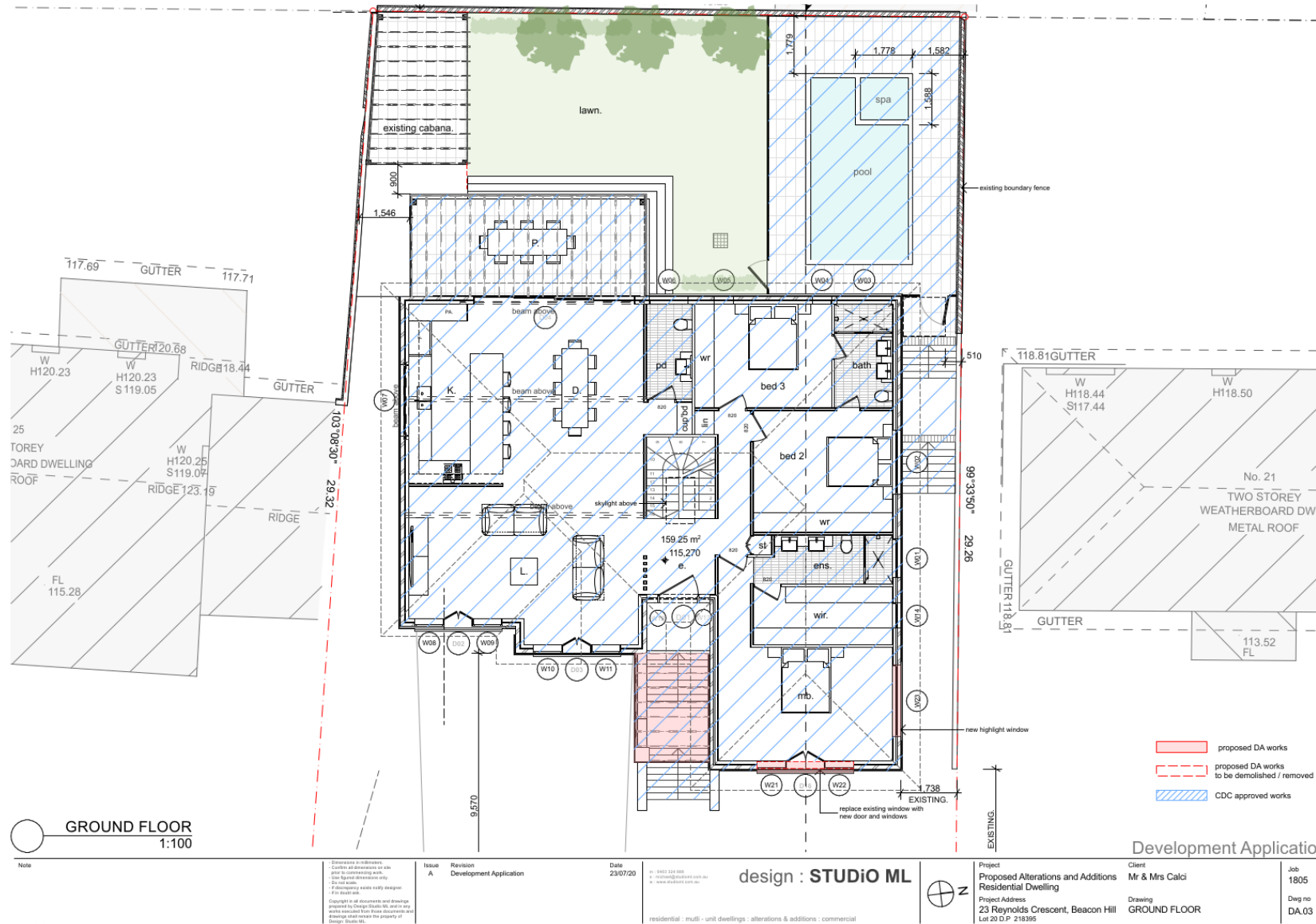


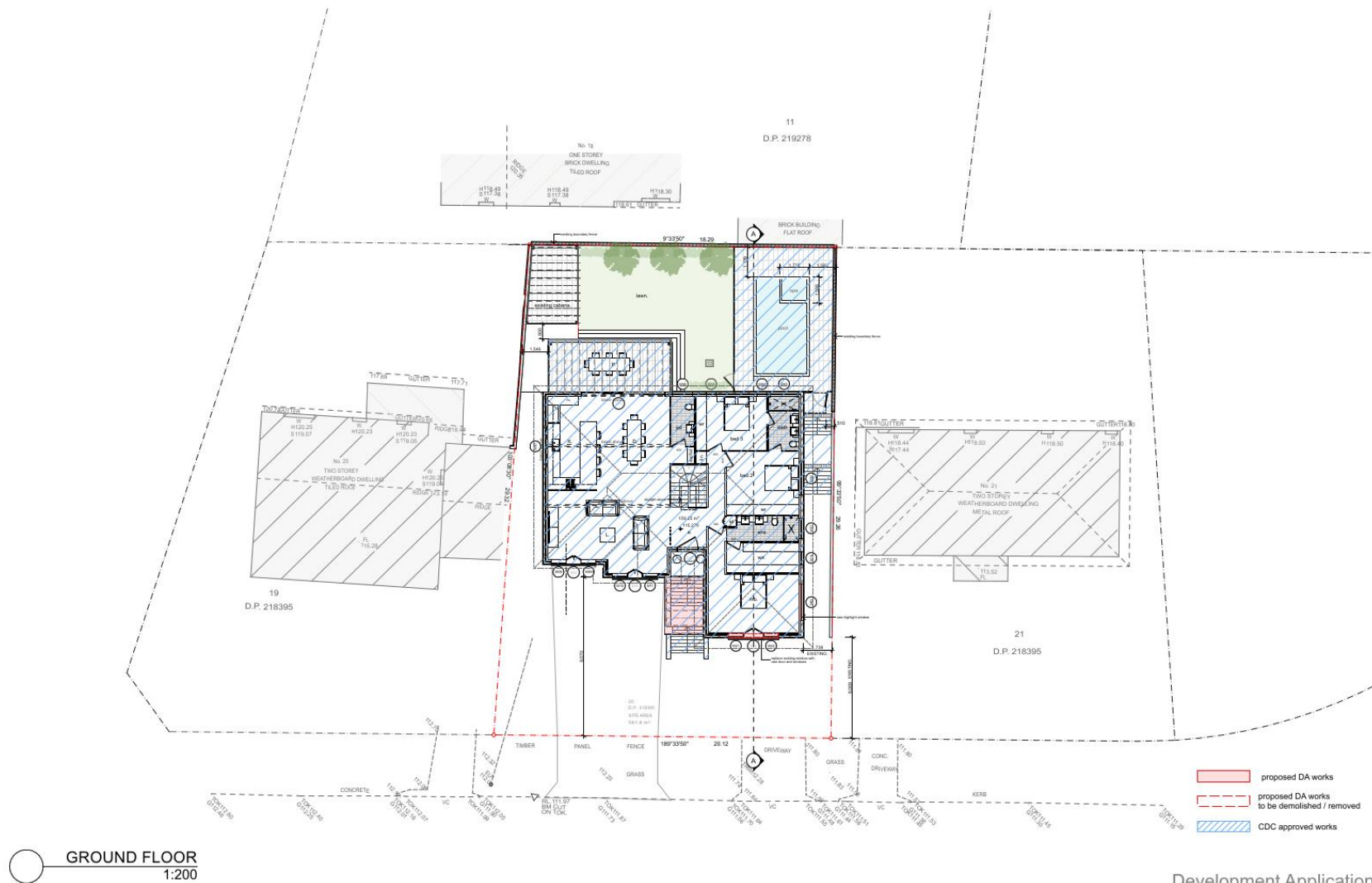
design : **STUDIOL ML**

residential : multi - unit dwellings : alterations & additions : commercial









GROUND FLOOR
1:200

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Revision: Development Application

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design : **STUDIO ML**

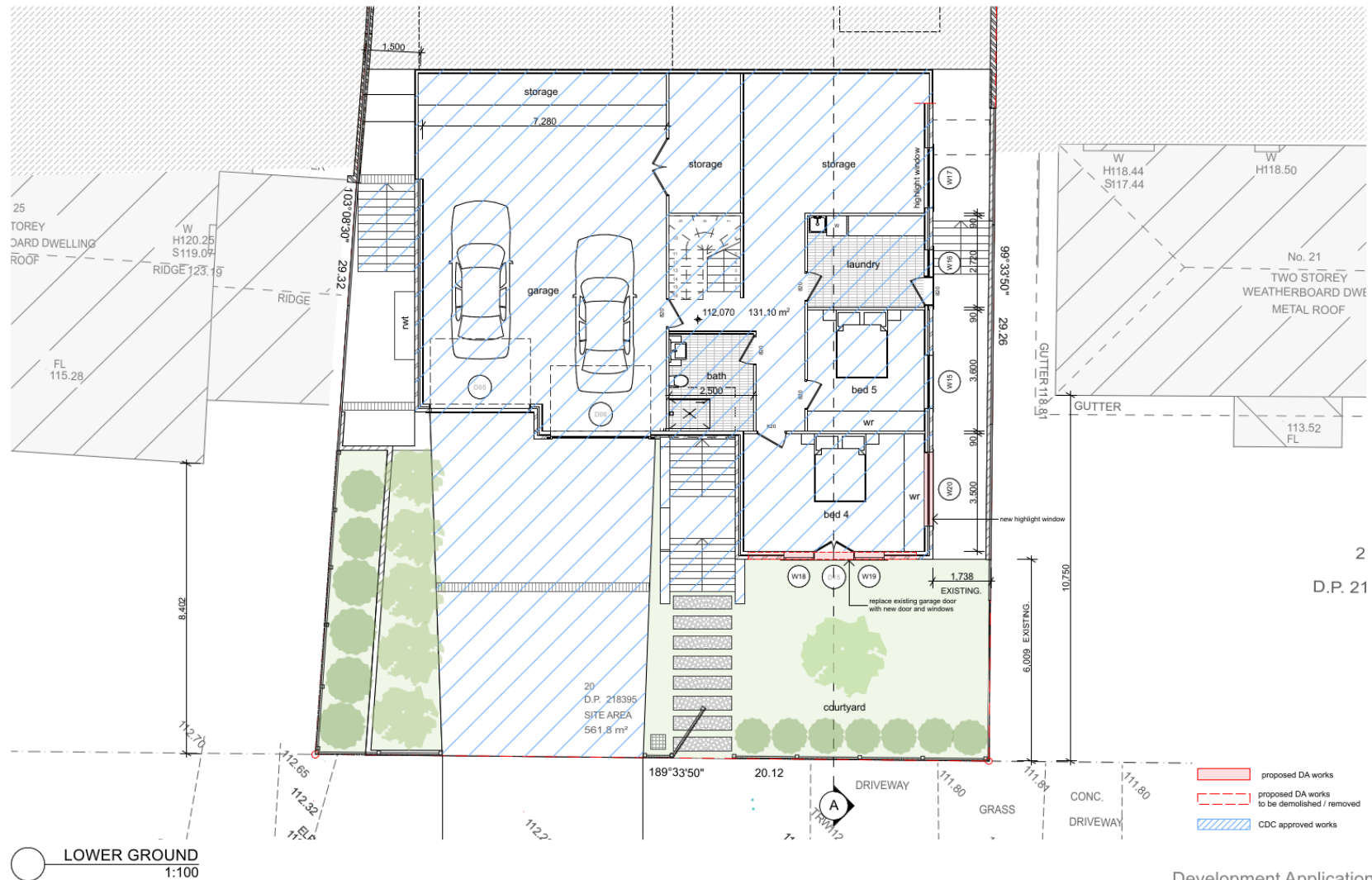


Project:
Proposed Alterations and Additions
Residential Dwelling
Project Address:
23 Reynolds Crescent, Beacon Hill
Lot 20 D.P. 218395

Development Application

Client:
Mr & Mrs Calci
Drawing:
GROUND FLOOR 1

Job:
1805
Dwg no:
DA.04



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Issue A
Revision Development Application

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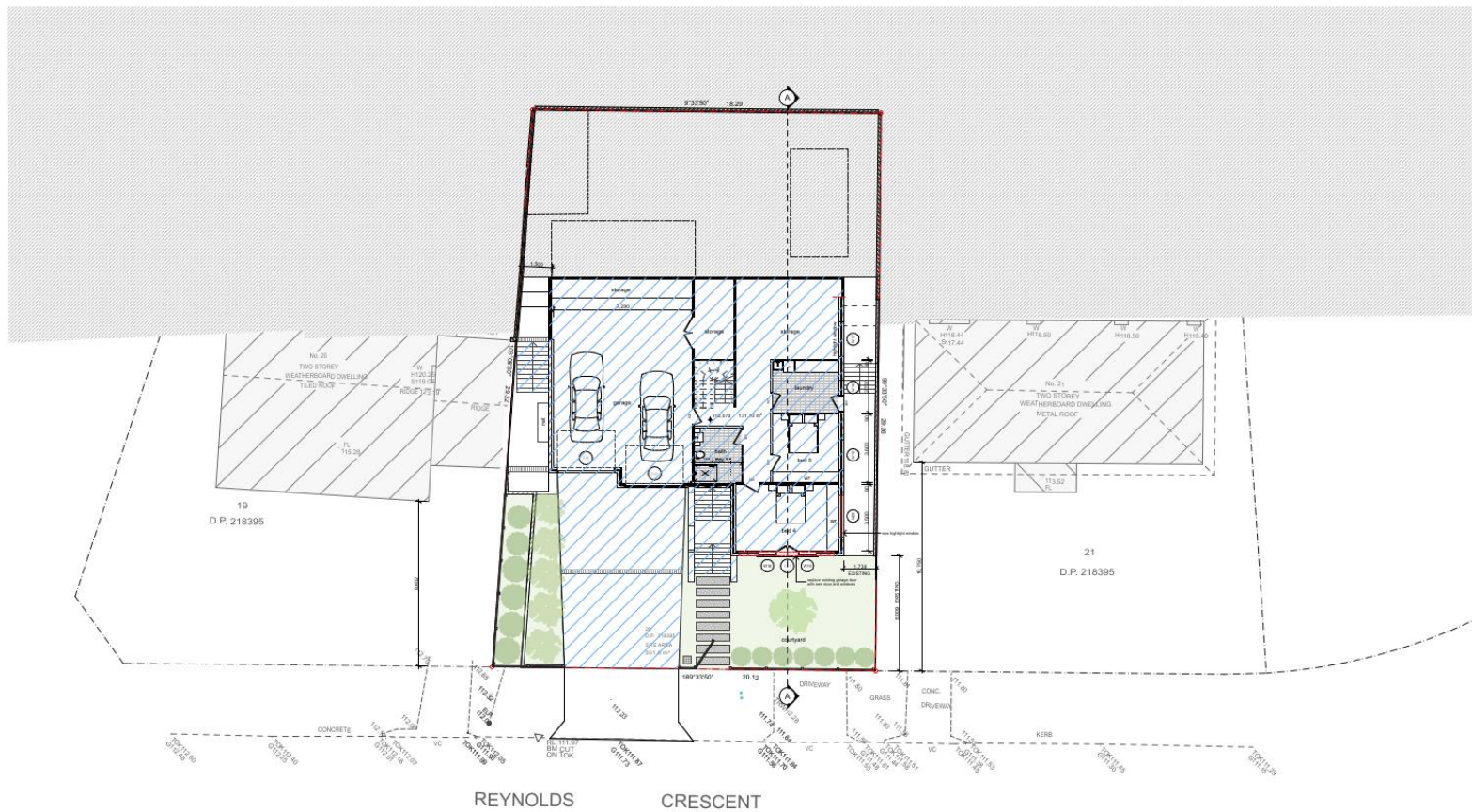


Project
Proposed Alterations and Additions
Residential Dwelling
Project Address
23 Reynolds Crescent, Beacon Hill
Lot 20 D.P. 218395

Client
Mr & Mrs Calci
Drawing
LOWER GROUND

Job
1805
Dwg no
DA.05

Development Application



LOWER GROUND
1:200

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Proposed Alterations and Additions
Residential Dwelling
Project Address:
23 Reynolds Crescent, Beacon Hill
Lot 20 D.P. 218395

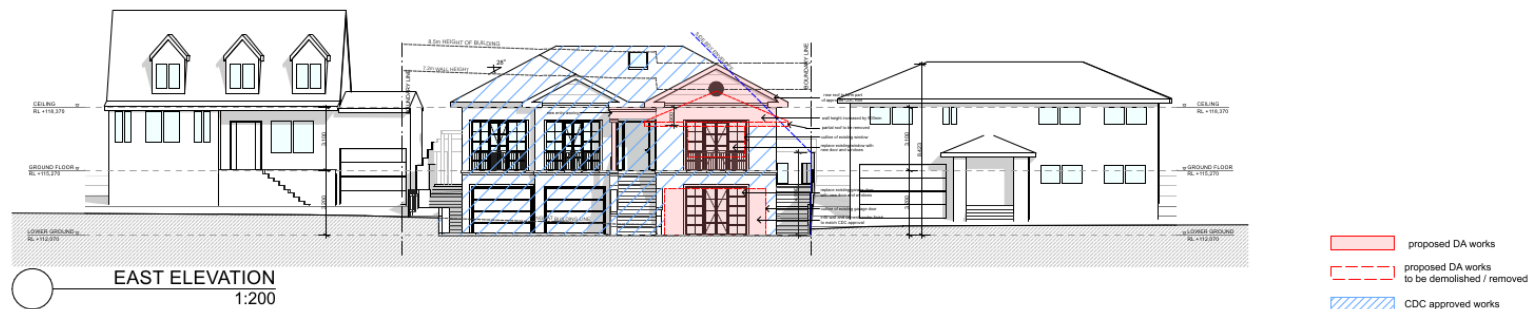
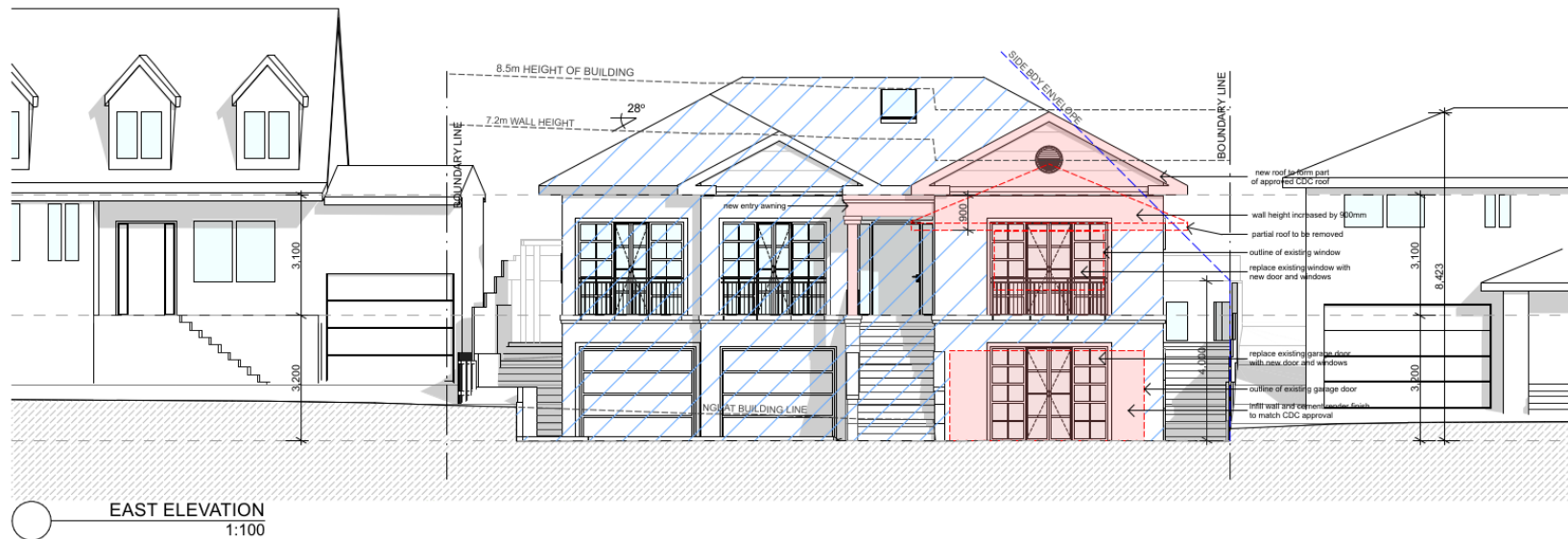
Development Application

Client:
Mr & Mrs Calci
Drawing:
LOWER GROUND 1

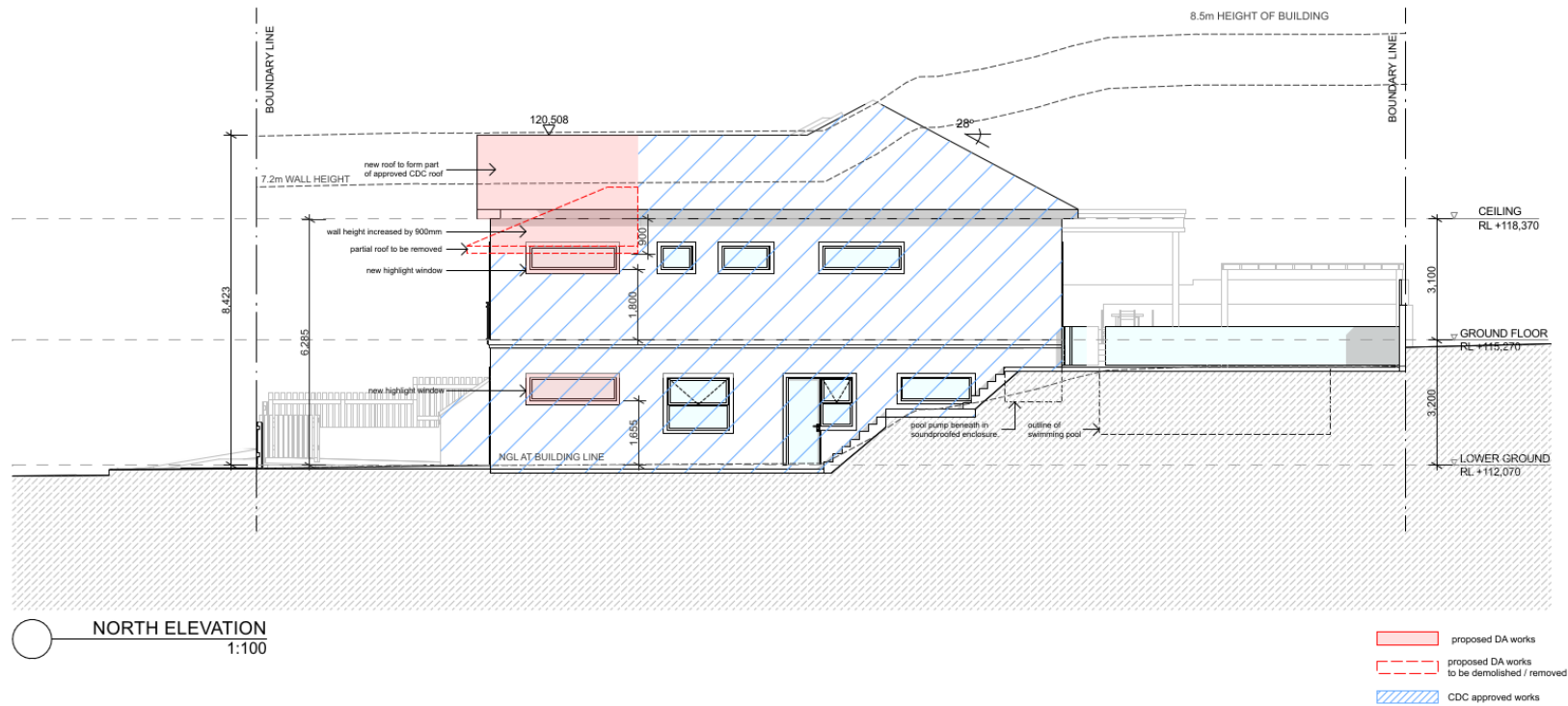
Job:
1805
Dwg no:
DA.06



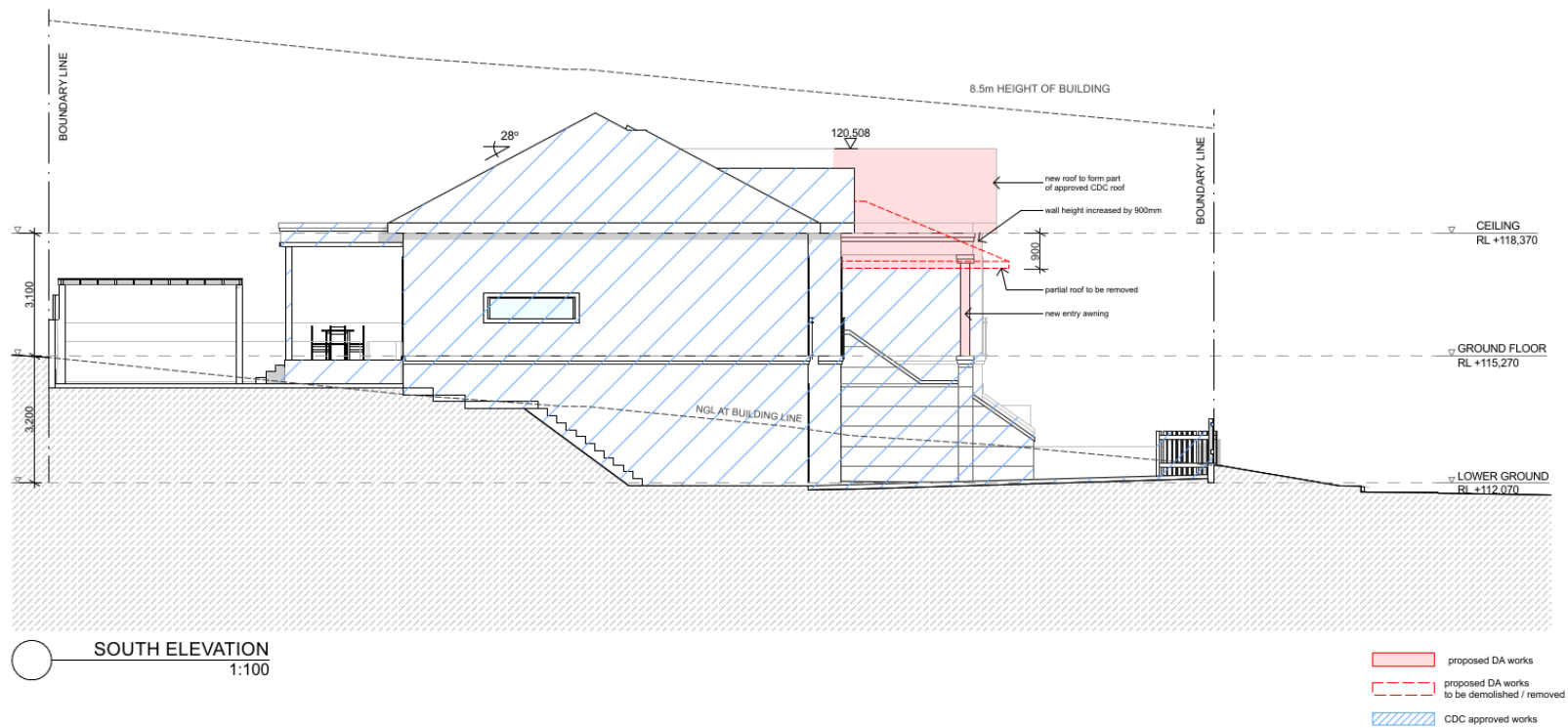
<p>Note</p> <ul style="list-style-type: none"> - Dimensions in millimetres. - Curved or dimensions as indicated on corresponding mark. - See layout dimensions only. - Do not scale. - All dimensions include safety margins. - For details see. <p>Copyright is all documents and drawings prepared by Design Studio ML, and in any work created from these documents and drawings shall remain the property of Design Studio ML.</p>	<p>Issue A</p> <p>Revision Development Application</p>	<p>Date</p> <p>23/07/20</p>	<p>T: 0853 324 060 F: 0853 324 061 www.designstudio.ml.au</p>	<p>design : STUDIO ML</p>		<p>Project</p> <p>Proposed Alterations and Additions Residential Dwelling</p> <p>Project Address</p> <p>23 Reynolds Crescent, Beacon Hill Lot 20 D.P. 218395</p>	<p>Client</p> <p>Mr & Mrs Calci</p> <p>Drawing</p> <p>ROOF PLAN</p>	<p>Job</p> <p>1805</p> <p>Dwg no</p> <p>DA.07</p>
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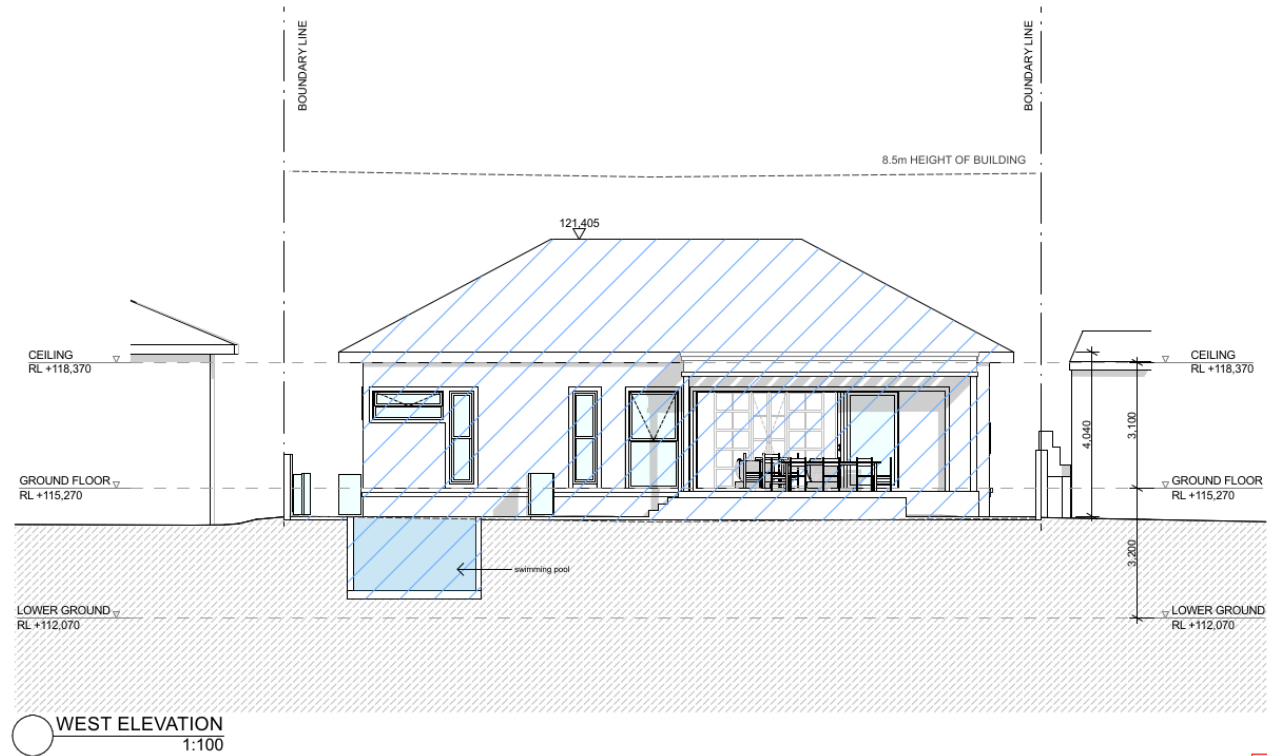
<p>Note</p>	<p>Dimensions in millimetres Unless otherwise stated, all dimensions are given to centimetre accuracy. Line layout dimensions only. Do not scale. All dimensions are to be confirmed by the designer. 7/11/2019</p>	<p>Issue A Revision Development Application</p>	<p>Date 23/07/20</p>	<p>design : STUDIO ML</p>	<p>Project Proposed Alterations and Additions Residential Dwelling Project Address 23 Reynolds Crescent, Beacon Hill Lot 20 D.P. 216395</p>	<p>Client Mr & Mrs Calci Drawing ELEVATION - EAST</p>	<p>Job 1805 Dwg no DA.08</p>
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Development Application									
Note	Dimensions in millimetres Unless otherwise stated, all give to centimetres and are to be rounded up to the nearest millimetre. Do not scale. Dimensions are as shown on the drawing. Copyright in all documents and drawings remains the property of Design Studio ML.		Issue A	Revision De-molition Application	Date 23/07/20	<div>design : STUDIO ML</div> <div>residential : multi - unit dwellings : alterations & additions : commercial</div>	Project Proposed Alterations and Additions Residential Dwelling Project Address 23 Reynolds Crescent, Beacon Hill Lot 20 D.P. 216395	Client Mr & Mrs Calci Drawing ELEVATION - NORTH	Job 1805 Dwg no DA.09



Development Application																
Note	<div>Dimensions in millimetres. Check all dimensions on site prior to commencing work. Use liquid level to verify. Do not scale. Observe existing site design. For further info. Copyright in all documents and drawings reserved to Design Studio ML and all other works related to these documents and drawings shall remain the property of Design Studio ML.</div>	Issue A	Revision Development Application	Date 23/07/20	<div>© 1803 124 008 1803 124 008 www.designstudio.com.au</div>	design : STUDIO ML	Project Proposed Alterations and Additions Residential Dwelling	Client Mr & Mrs Calci	Job 1805							
							Project Address 23 Reynolds Crescent, Beacon Hill Lot 20 D.P. 216395							Drawing ELEVATION - SOUTH		
							residential : multi - unit dwellings : alterations & additions : commercial								Dwg no DA.10	



- proposed DA works
- proposed DA works to be demolished / removed
- CDC approved works

Development Application									
Note	<ul style="list-style-type: none"> Dimensions in millimetres Check all dimensions for size prior to commencing work Use liquidated damages only Do not scale Obtain written consent from the relevant authority Do not scale Copyright in all documents and drawings reserved to Design Studio ML and all other works created from these documents and drawings shall remain the property of Design Studio ML 	Issue A	Revision De	Date 23/07/20	<p>design : STUDIO ML</p> <p>residential : multi - unit dwellings : alterations & additions : commercial</p>	<p>Project Proposed Alterations and Additions Residential Dwelling</p> <p>Project Address 23 Reynolds Crescent, Beacon Hill Lot 20 D.P. 216395</p>	<p>Client Mr & Mrs Calci</p> <p>Drawing ELEVATION - WEST</p>	<p>Job 1805</p> <p>Dwg no DA.11</p>	



proposed DA works

Development Application									
Note	<ul style="list-style-type: none"> Dimensions in millimetres Consult all stakeholders on any plan to coordinate with other relevant documents Do not scale Responsible party: design For design use 	Issue: A	Revision: Development Application	Date: 23/07/20	<p>design : STUDIO ML</p> <p>residential - multi - unit dwellings - alterations & additions - commercial</p>	<p>Project: Proposed Alterations and Additions Residential Dwelling</p> <p>Project Address: 23 Reynolds Crescent, Beacon Hill Lot 20 D.P. 216395</p>	<p>Client: Mr & Mrs Calci</p> <p>Drawing: PERSPECTIVES</p>	<p>Job: 1805</p> <p>Dwg no: DA.13</p>	





Development Application									
Note	<div><div><div>Compliance in accordance with the relevant standards and codes of practice.</div><div>Do not scale.</div><div>Copyright in all documents and drawings reserved by Design Studio ML, and all other documents and drawings shall remain the property of Design Studio ML.</div></div></div>	Issue A	Revision Development Application	Date 23/07/20	<div><div><div>Tel: 1800 324 008</div><div>Email: info@studio-ml.com.au</div><div>Web: www.studio-ml.com.au</div></div></div>	design : STUDIO ML	Project	Client	Job
							Proposed Alterations and Additions Residential Dwelling	Mr & Mrs Calci	1805
							Project Address 23 Reynolds Crescent, Beacon Hill Lot 20 D.P. 218395	Drawing PERSPECTIVES	Dwg no DA.15
residential - multi - unit dwellings - alterations & additions - commercial									



Development Application								
Note	<ul style="list-style-type: none">Consent is not intended to be given to contravening with the relevant development.Do not scale.Following any site visit, design.Do not scale.	Issue A	Revision Development Application	Date 23/07/20	<div>design : STUDIO ML</div> <div><div><div>Tel: 1800 324 008</div><div>Email: info@studio-ml.com.au</div><div>Web: www.studio-ml.com.au</div></div></div>	Project Proposed Alterations and Additions Residential Dwelling	Client Mr & Mrs Calci	Job 1805
						Project Address 23 Reynolds Crescent, Beacon Hill Lot 20 D.P. 218395	Drawing PERSPECTIVES	Dwg no DA.17
						Copyright in all documents and drawings reserved by Design Studio ML, and in any works extracted from these documents and drawings that remain the property of Design Studio ML.		
						residential : multi - unit dwellings : alterations & additions : commercial		



Development Application									
Note	<div><div>Dimensions in millimetres</div><div>Confirm all dimensions on site plan to corresponding scale</div><div>Use square dimensions only</div><div>Do not scale</div><div>Dimensions across only drawings</div><div>F16: draft A6</div></div>		Issue A	Revision Development Application	Date 23/07/20	<div><div>ph: 0451 124 080</div><div>www.studioml.com.au</div><div>www.studioml.com.au</div></div> <div>design : STUDIO ML</div>	Project	Client	Job
							Proposed Alterations and Additions Residential Dwelling	Mr & Mrs Calci	1805
							Project Address 23 Reynolds Crescent, Beacon Hill Lot 20 D.P. 218395	Drawing PERSPECTIVES	Dwg no DA.16
							residential : multi - unit dwellings : alterations & additions : commercial		