

Bushfire Planning Services Pty Limited



Matthew Willis
(Grad Dip Design for Bushfire Prone Areas.)

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Tuesday, 18 June 2024

Bushfire Attack Level (BAL) Assessment

In relation to proposed development at:

38C Consul Road Brookvale.

Bushfire Planning Services Pty Limited has undertaken a Bushfire Attack Level [[BAL] risk assessment in accordance with the requirements of Table A1.12.5 of Planning for Bushfire Protection 2019 - FDI 100, 1090K for the above-mentioned property.

THIS REPORT IS NOT SUITABLE FOR DA SUBMISSION.

Based on the site assessment contained in Table 1 of this document, this is to inform that the subject site on lot 4, DP1052523, number 38C, Consul Road Brookvale has been assessed as not being BAL FZ or BAL 40 and is likely to have an anticipated radiant heat level of less than 12.5kw/m² and the subsequent BAL level is AS3959, 2018 BAL-12.5.

Table 1: Reference Planning for Bushfire Protection 2019 table A1.12.5.

<i>Direction</i>	<i>Distance of APZ</i>	<i>Vegetation Classification</i>	<i>Assessment of Effective Slope</i>	<i>Bushfire Attack Level (BAL)</i>
<i>North</i>	N/A	Managed land	N/A	
<i>East</i>	N/A	Managed land	N/A	
<i>South</i>	N/A	Managed land	N/A	
<i>West</i>	49m	Managed land/forest	All Upslope and Flat Land	BAL-12.5

Determination of category of bushfire attack for the site and subsequent required building standards. This table is not to be used as construction advice. The BAL level is only shown for the aspect considered to be at the highest risk from bushfire attack.



Map 2. The above map shows the topographical layout around the subject lot. The subject lot is indicated by the black arrow.

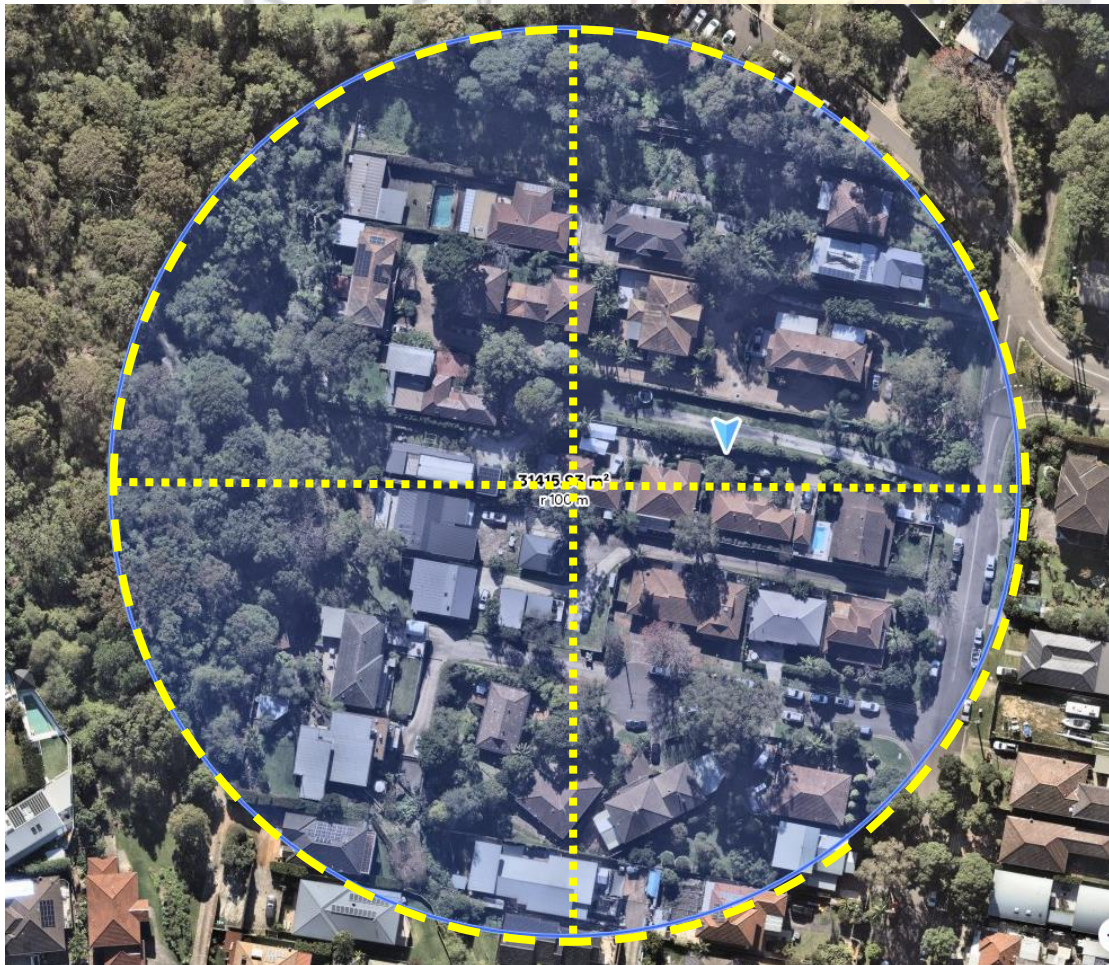


Photo 1. The yellow dashed circle on the aerial photograph above indicates the 100m study area for this proposal.

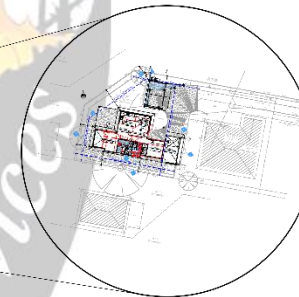
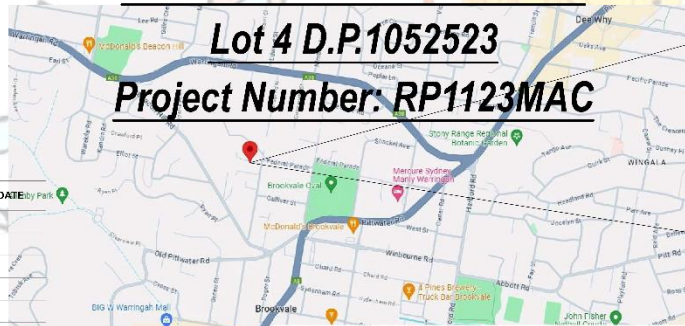
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 Fax: (02) 9905-8865 Mobile: 0414-945-024
 Email: gregg@rapidplans.com.au



COMPLYING DEVELOPMENT
Alterations & Additions To Existing Residence
For Damien & Linda Macaulay
38C Consul Road Brookvale

Lot 4 D.P.1052523
Project Number: RP1123MAC



Note:
 All drawings are to be in accordance with the NCC 2022 v2 including, but not limited to:
 1. NCC Part 4 Structure
 2. NCC Part 5 Earth & Foundations
 3. NCC Part 6 Fire Safety
 4. NCC Part 8 Health and amenity
 5. NCC Part 10.3.1 Structural and Access
 6. NCC Part 10.3.2 Energy Efficiency
 7. NCC Part 11.3.1.1 Provisions are Additional Contractor Requirements
 8. NCC Part 11.3.1.2 Provisions are Additional Contractor Requirements
 9. Specification 2 House, Energy Rating Software
 10. Specification 4 Calculation of Heating Load, Cooling Load and Thermal Energy Load etc.

DRAWING No.	DESCRIPTION	REV	ISSUED DATE
CDC1000	Cover Sheet	3	- 5-4-2024
CDC1001	SITE SURVEY 1	3	- 5-4-2024
CDC1002	SITE SURVEY 2	3	- 5-4-2024
CDC1003	SITE PLAN	3	- 5-4-2024
CDC1004	Existing Ground Floor Plan	3	- 5-4-2024
CDC1005	Existing Roof Plan	3	- 5-4-2024
CDC1006	Demolition Ground Floor Plan	3	- 5-4-2024
CDC1007	Demolition Roof Plan	3	- 5-4-2024
CDC1008	Landscape Open Space Plan Existing	3	- 5-4-2024
CDC1009	Landscape Open Space Plan Proposed	3	- 5-4-2024
CDC1010	Sediment & Erosion Plan	3	- 5-4-2024
CDC1011	Waste Management Plan	3	- 5-4-2024
CDC1012	Stormwater Plan	3	- 5-4-2024
CDC2001	GROUND FLOOR	3	- 5-4-2024
CDC2002	FIRST FLOOR	3	- 5-4-2024
CDC2003	ROOF	3	- 5-4-2024
CDC3000	SECTION 1	3	- 5-4-2024
CDC4000	ELEVATIONS 1	3	- 5-4-2024
CDC4001	ELEVATIONS 2	3	- 5-4-2024
CDC5000	PERSPECTIVE	3	- 5-4-2024
CDC6000	WINDOW SCHEDULE	3	- 5-4-2024
CDC6001	DOOR SCHEDULE	3	- 5-4-2024

BASIX Certificate
 Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1751541

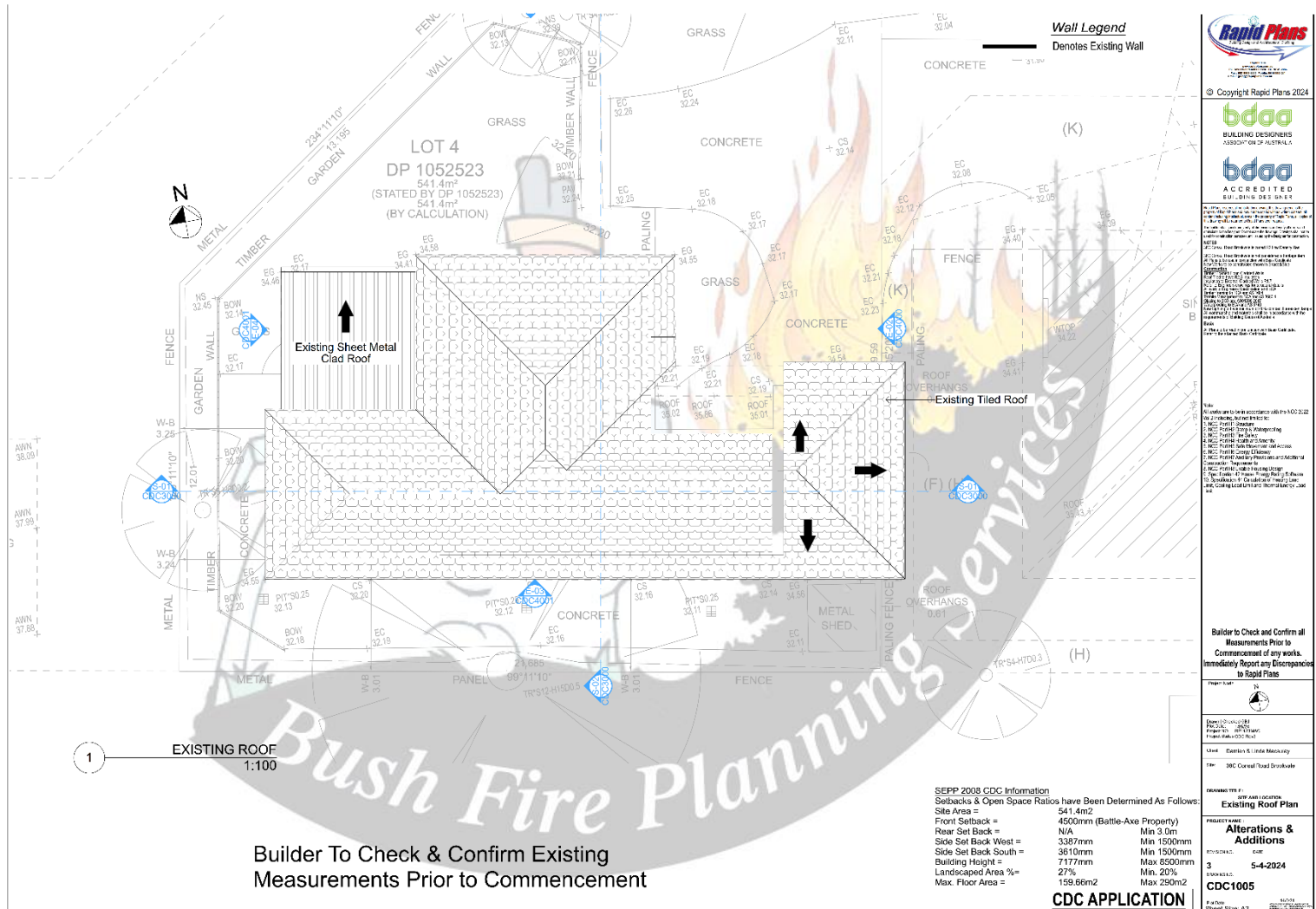
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
 Date of issue: Friday, 14 June 2024
 To be valid, this certificate must be lodged within 3 months of the date of issue.

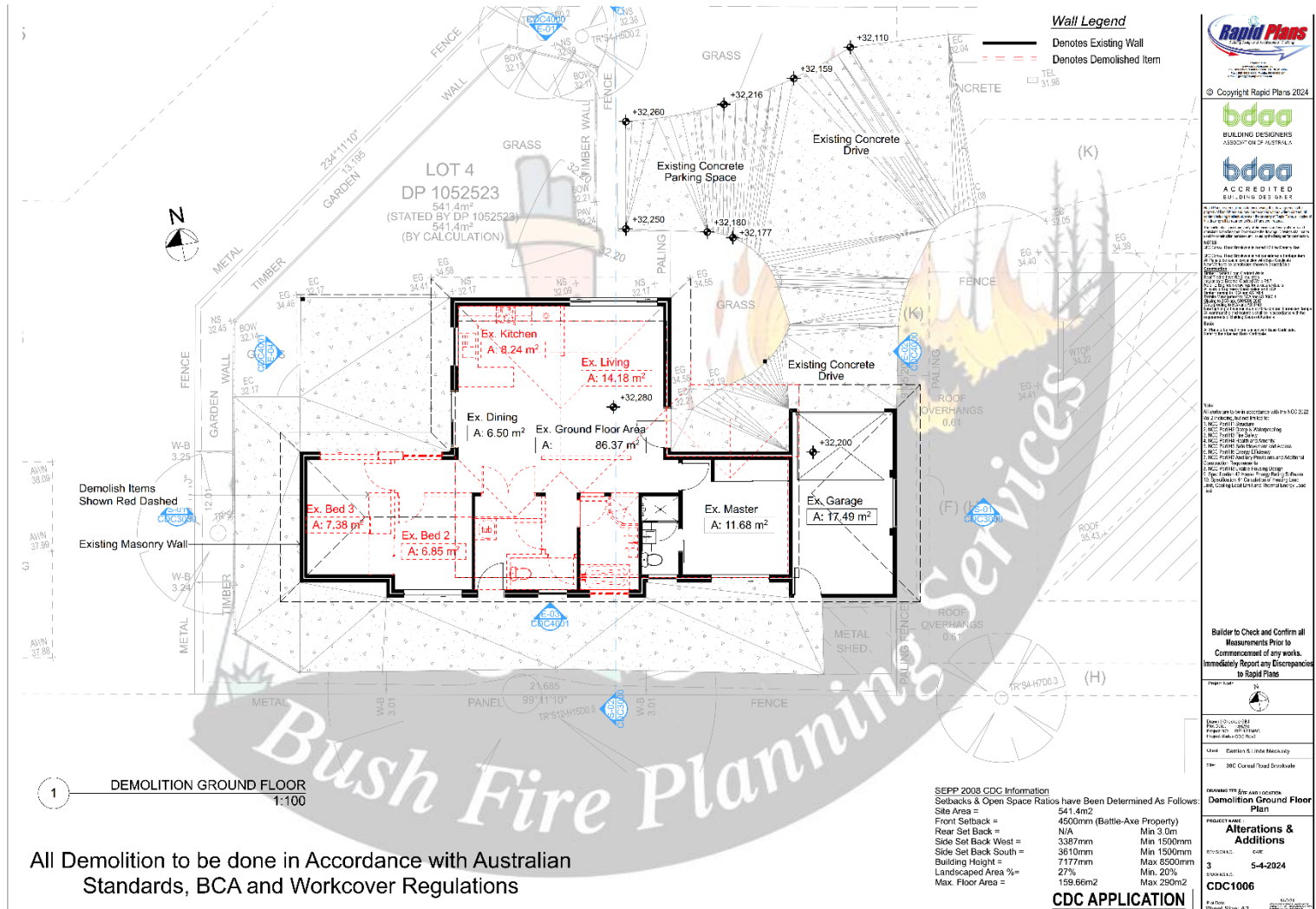


Project address	
Project name	DAMO Brookvale
Street address	38C CONSUL ROAD - BROOKVALE 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP 1052523
Lot number	4
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for any renovation work is \$50,000 or more, and does not include a pool (and/or spa)
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name	Mr Mike Michael Macaulay
ABN (if applicable)	

Bushfire Planning Services Pty Limited

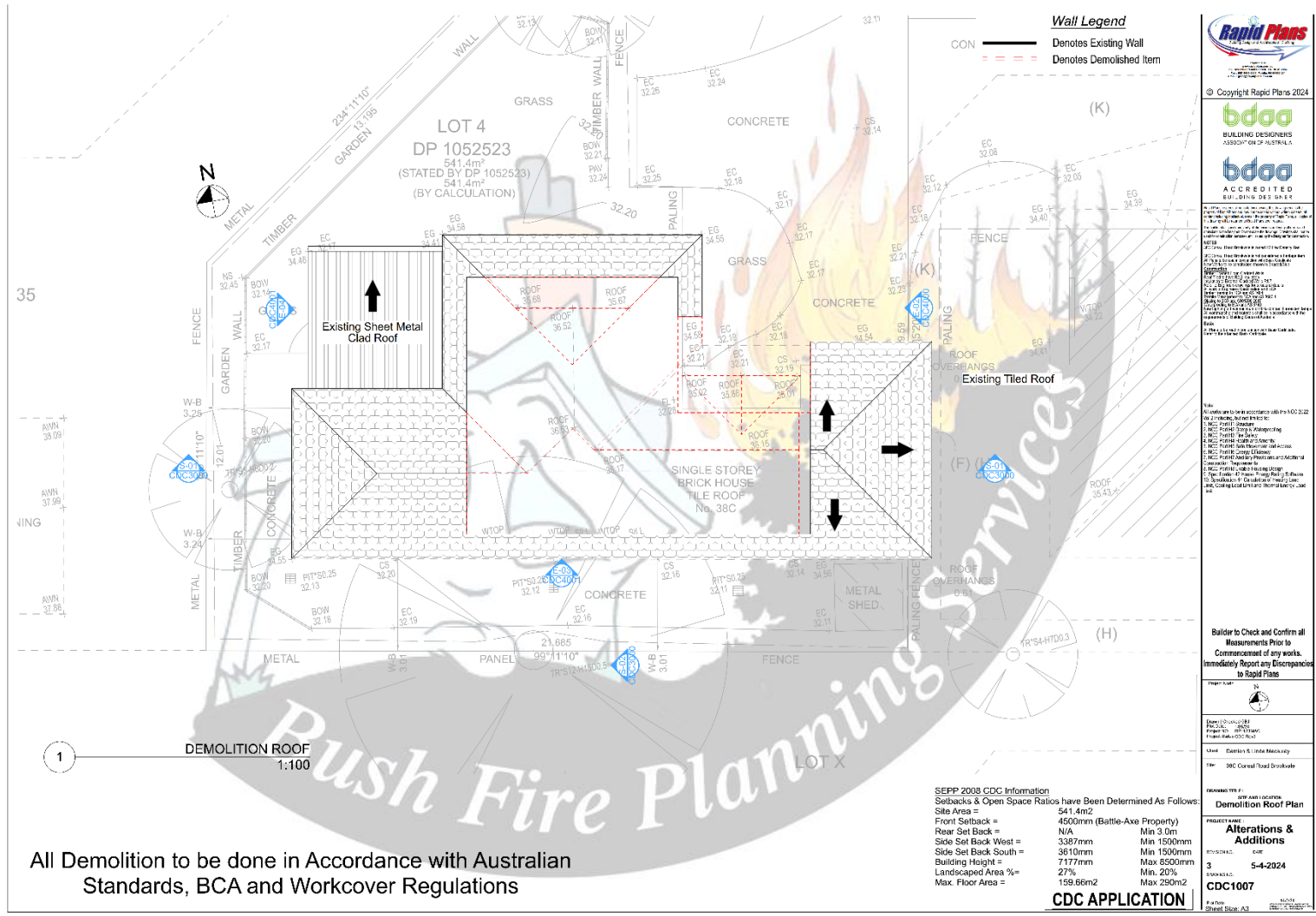


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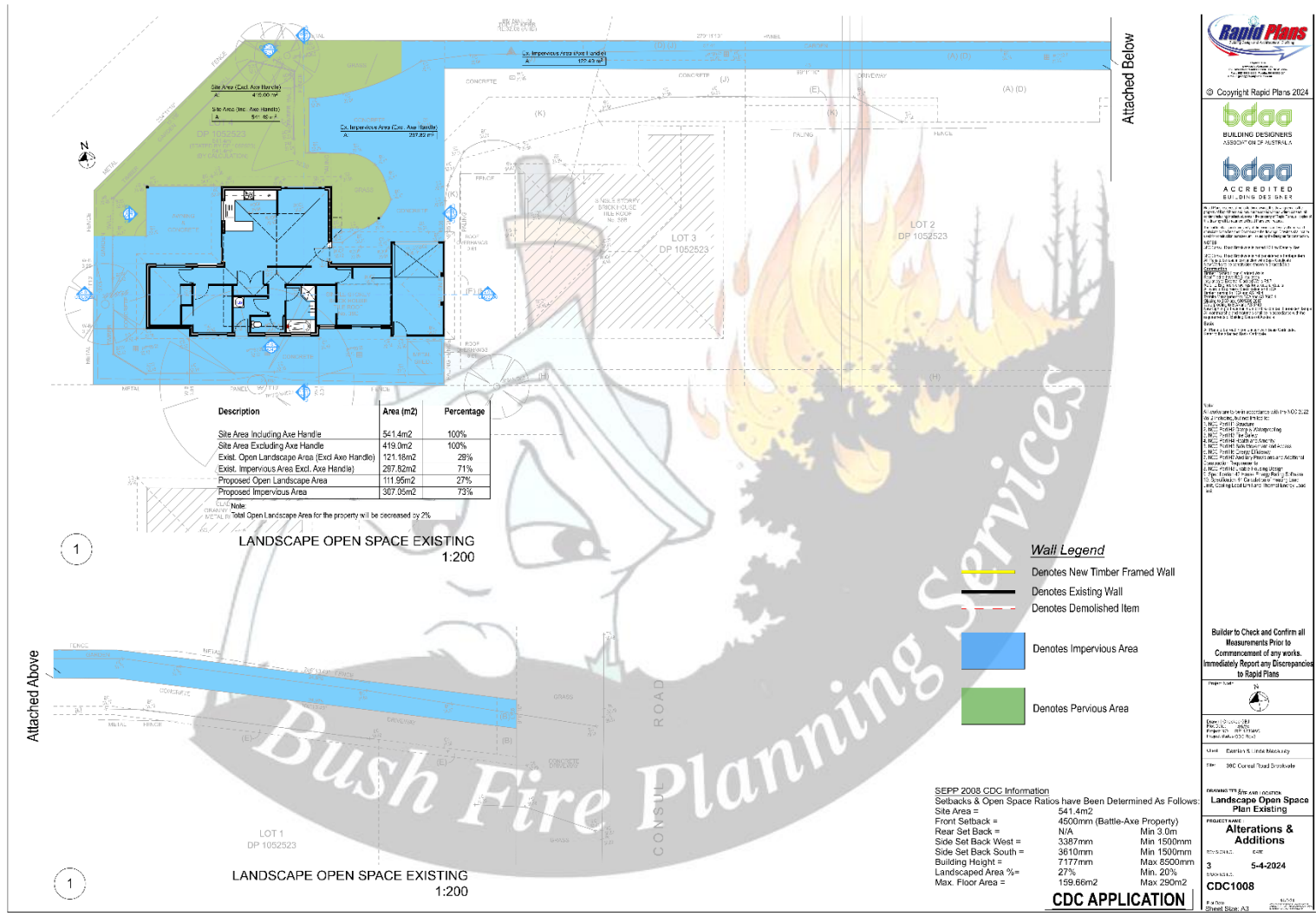
All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

Bushfire Planning Services Pty Limited



All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

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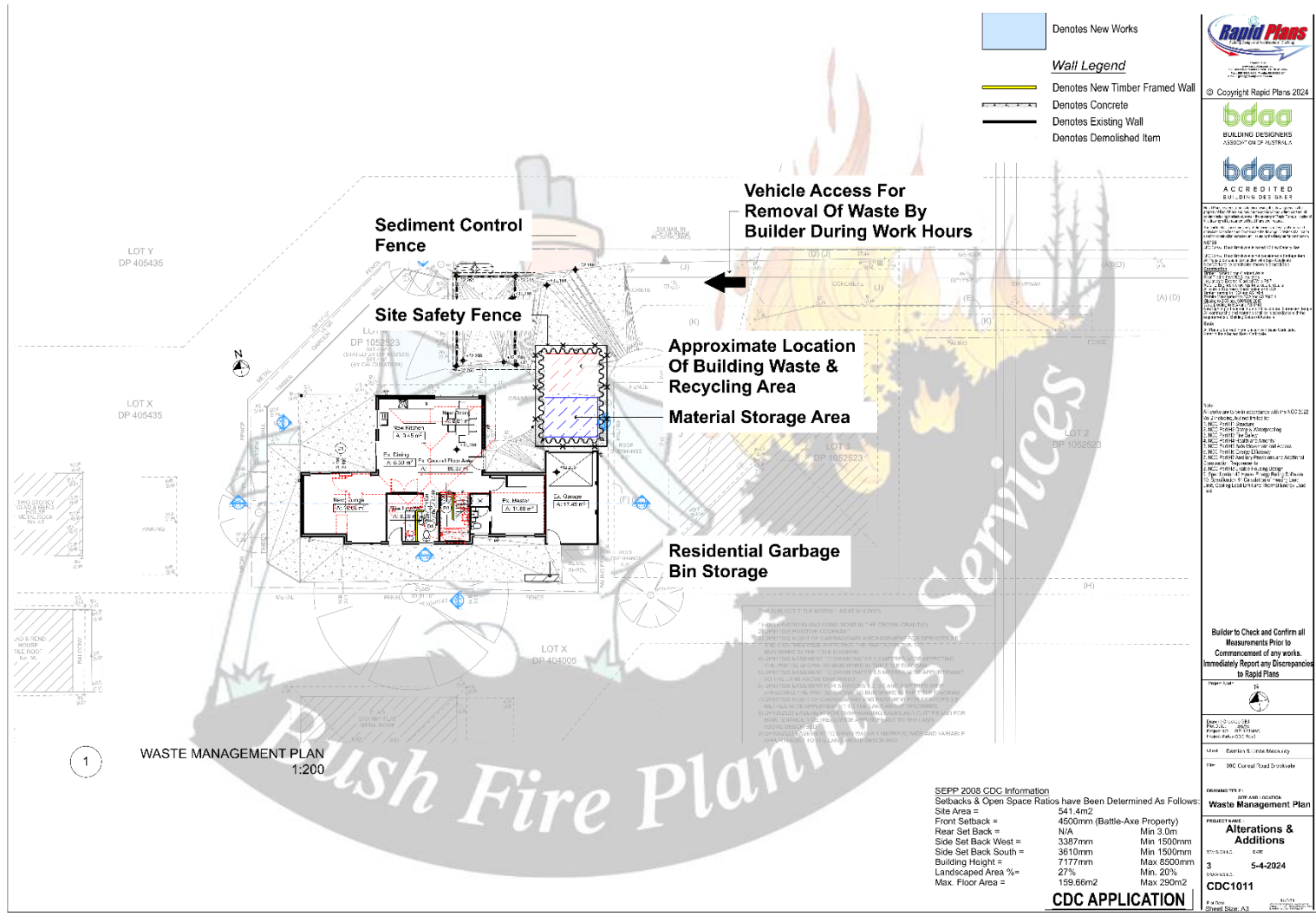
Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

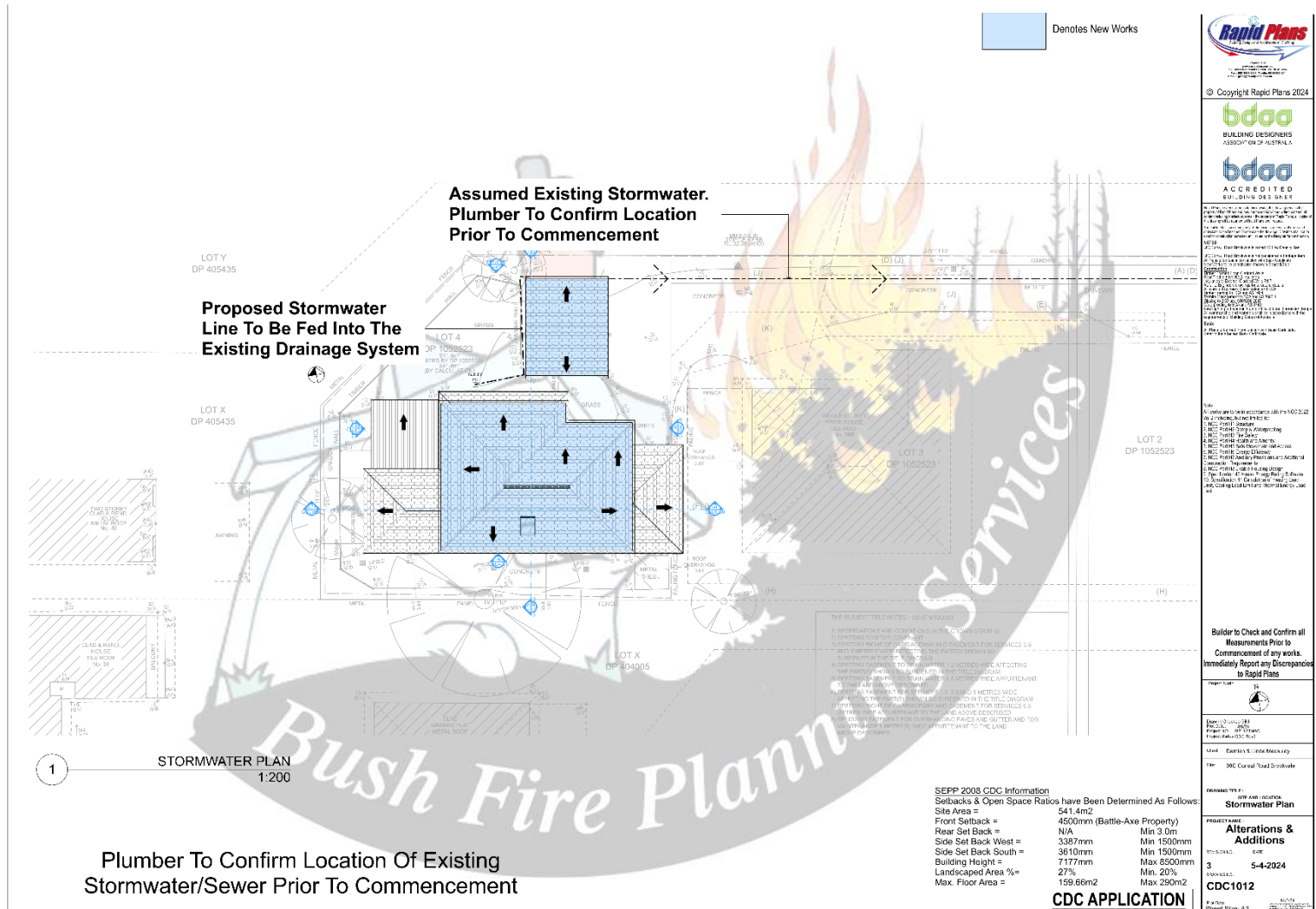
SEPP 2008 CDC Information
 Setbacks & Open Space Ratios have been Determined As Follows:
 Site Area = 541.4m²
 Front Setback = 4500mm (Battle-Axe Property)
 Rear Set Back = N/A
 Side Set Back West = 3387mm
 Side Set Back South = 3610mm
 Building Height = 7177mm
 Landscape Area % = 27%
 Max. Floor Area = 159.66m²

Attentions & Additions

3
 5-4-2024
 CDC1008

CDC APPLICATION





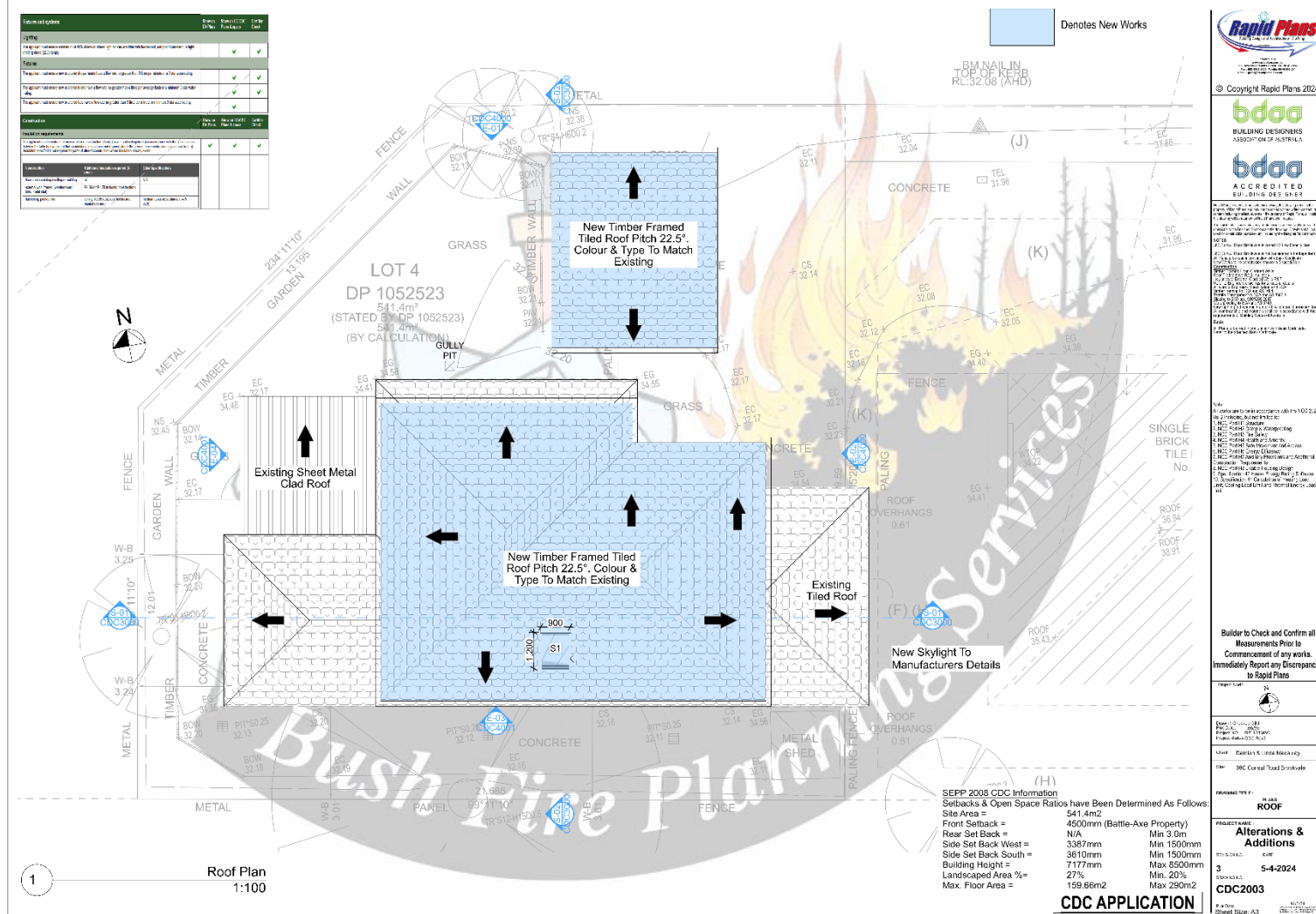
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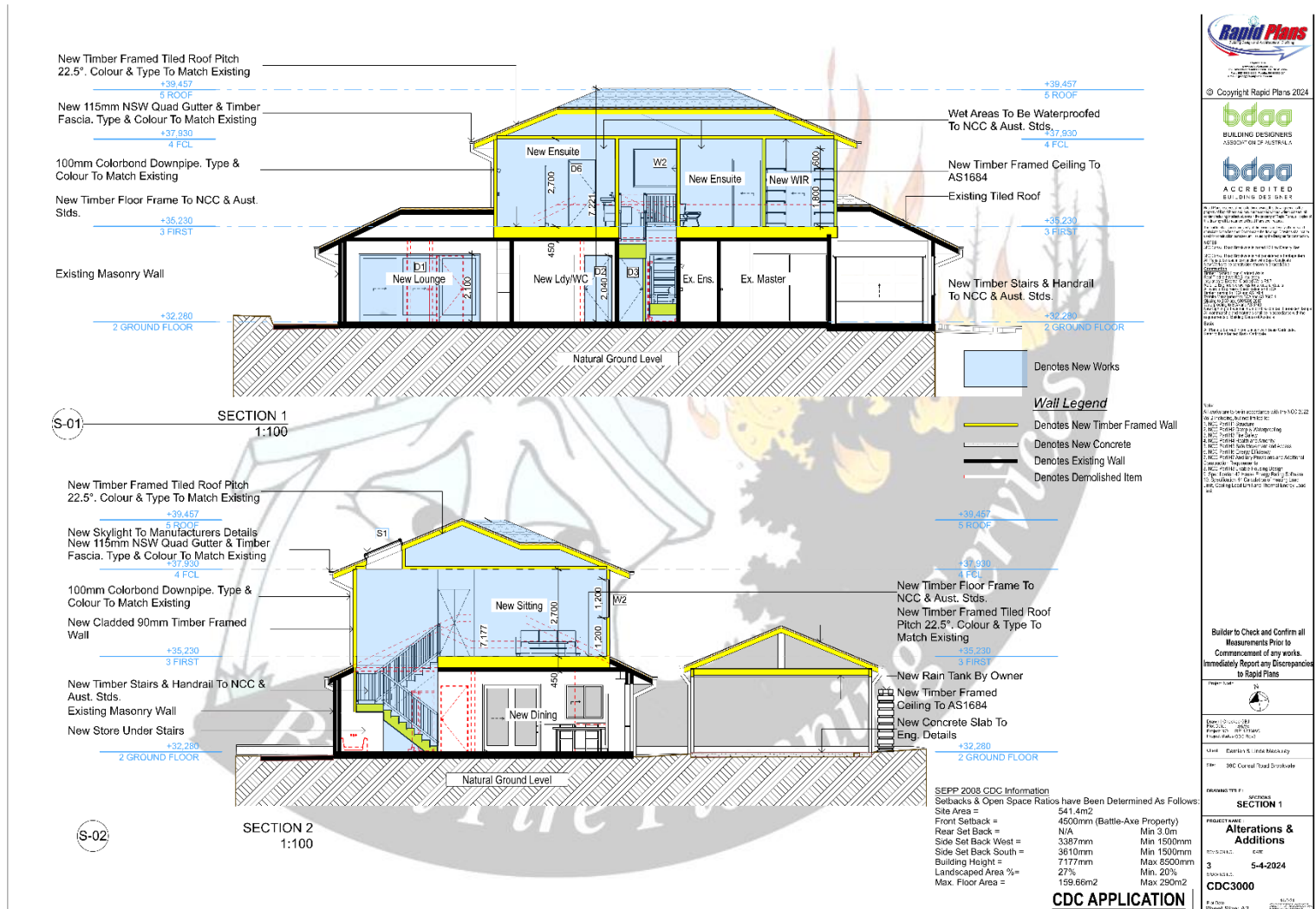
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Attentions & Additions
 3
 5-4-2024
 CDC1012



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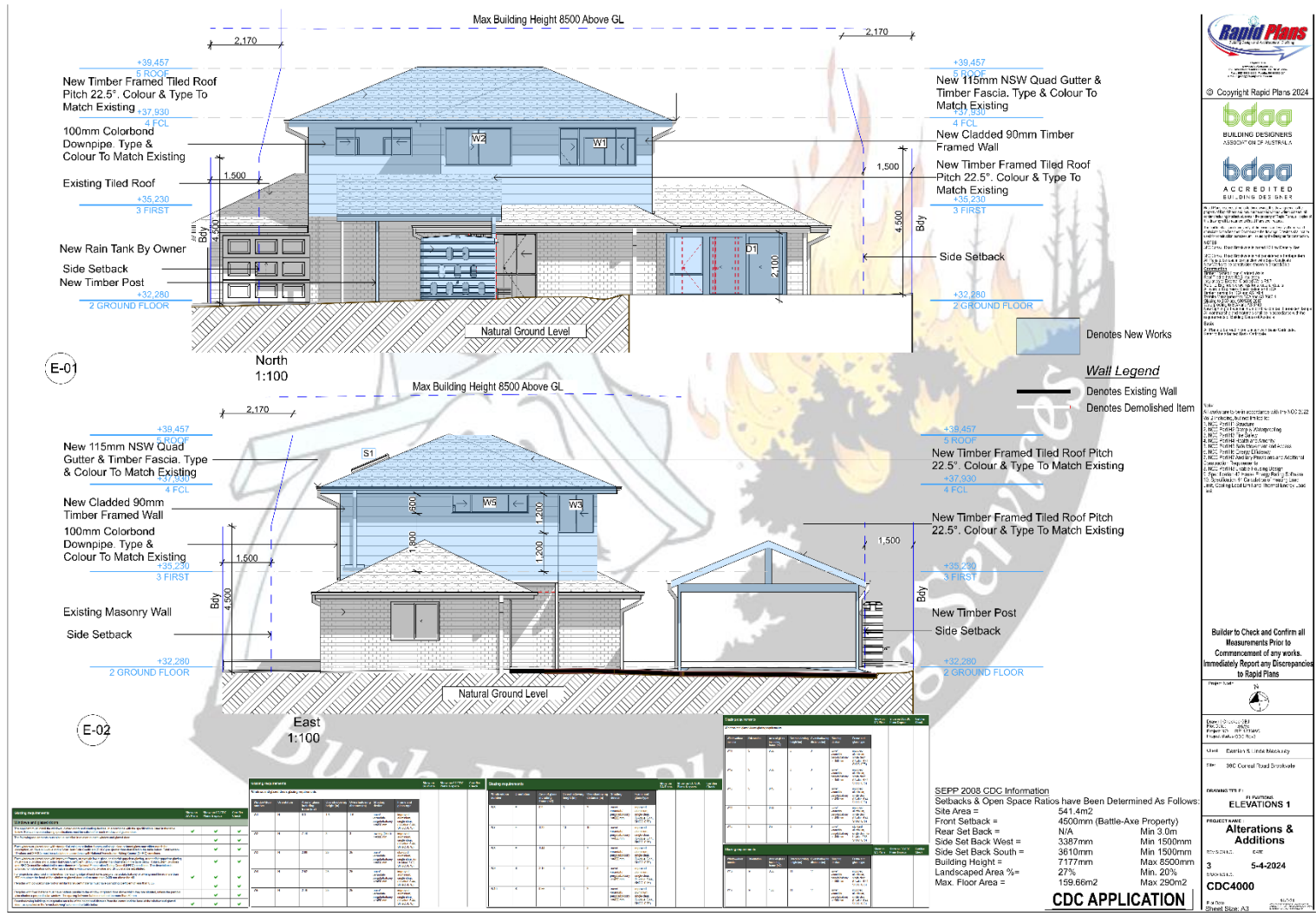
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SECTION 1

Attentions & Additions

3
5-4-2024
CDC3000

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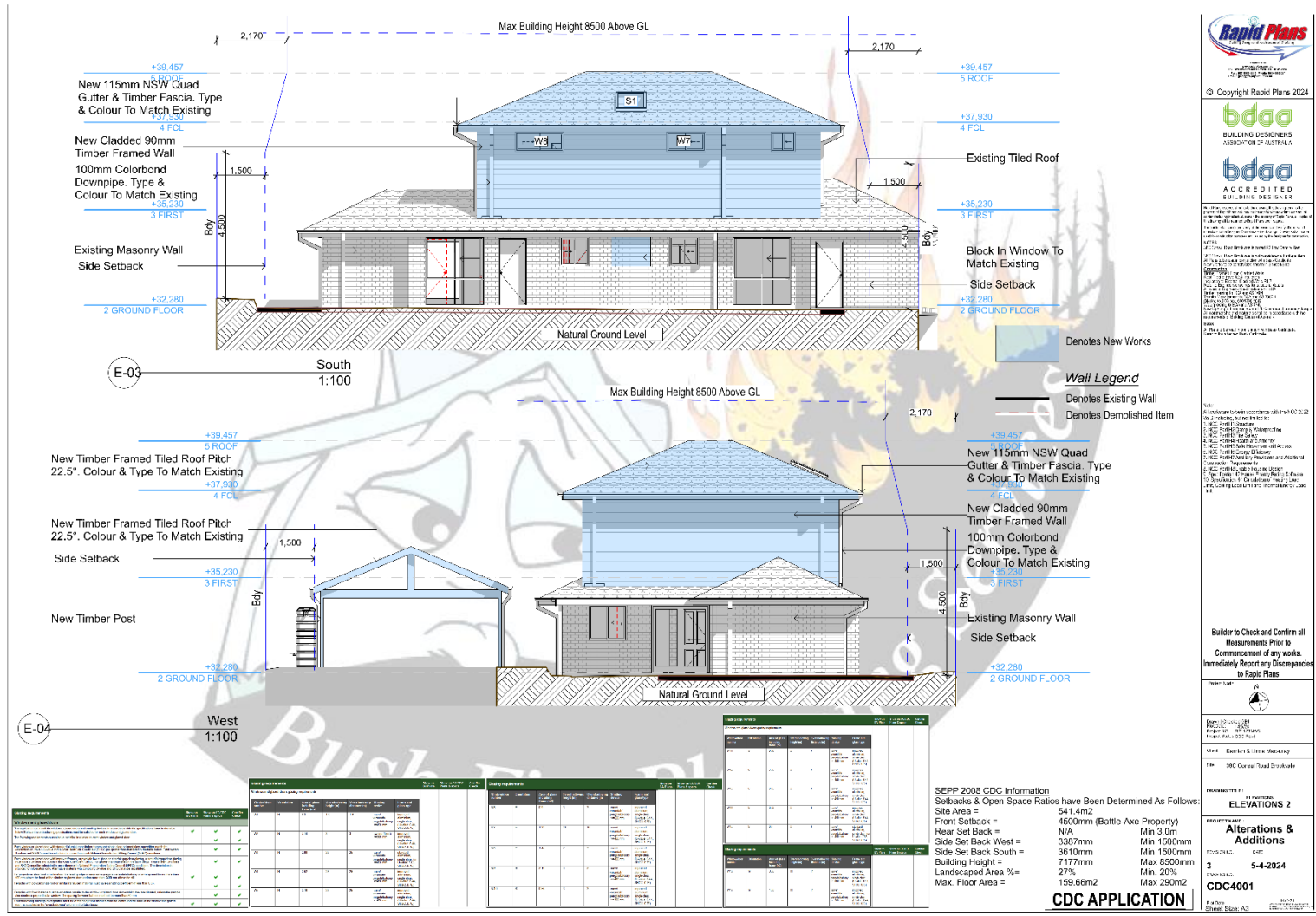
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ELEVATIONS 1

Alterations & Additions

3
5-4-2024
CDC4000

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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Scale: 1:100

Drawn: [Name]

Project: [Name]

Client: [Name]

Site: [Address]

Revised: [Date]

ELEVATIONS 2

Alterations & Additions

3
5-4-2024
CDC4001

Bushfire Planning Services Pty Limited

WINDOW LIST								
ID	W1	W2	W3	W4	W5	W6	W7	W8
Library Part Name	Aluminium Sliding	Aluminium Sliding #1898	Aluminium Sliding #1898	Aluminium Sliding	Aluminium Sliding	Window 22	Window 22	Window 22
Height	1,200	1,200	1,200	900	600	800	600	600
Width	2,400	2,100	1,099	2,400	2,400	750	1,200	1,500
Window Area	2.88	2.52	1.32	2.16	1.44	0.45	0.72	0.90
Still Height	1,200	1,200	1,200	1,500	1,800	1,800	1,800	1,800
Head Height	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400



WINDOW LIST
1:1

Glazing requirements	Show on 2D Plans	Show on CDCDC Plans & Specs	Compliance Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and sliding screens, in accordance with the specifications listed in the table below. The window and glazing specifications must be subject to each window and glazed door.			✓
The following requirements must also be satisfied in relation to each window and glazed door:			✓
Each window or glazed door with staggered alignment of timber frames and timber sills or board glass must either match the dimensions of the window or door, or be made of timber (timber) or glass (board glass) in accordance with the specifications. The system (timber or glass) must be calculated in accordance with National Fire Protection Rating, Class of RFR/RC conditions.			✓
Each window or glazed door with staggered frames, or staggered sills, or staggered glazing or timber glazing must have a timber sill and frame that meet the RFR/RC requirements that the timber sills meet. The system (timber or glass) must be calculated in accordance with National Fire Protection Rating, Class of RFR/RC conditions. No description is provided for alternative only. Alternative systems with compliance to class and RFR/RC may be substituted.			✓
For purposes of compliance, the labelling code of each cover, panel, screen, glazing or opening must be no more than 100mm above the head of the window or glazed door and no more than 100mm below the sill.			✓
Windows with polyurethane seal or similar non-combustible material must have a labelling code of less than 0.3M.			✓
Windows with fixed surfaces must have either panels in the window or glazed door which they are situated, unless the panels are made of non-combustible material. The spacing between surfaces must not exceed 10mm.			✓
Overlapping of buildings or vegetation must be of the height and distance from the centre of the base of the window and glazed door, as specified in the 'overlapping' column in the table below.			✓

Glazing requirements	Show on 2D Plans	Show on CDCDC Plans & Specs	Compliance Check
Windows and glazed doors glazing requirements			
Window number	Orientation	Area of glass including frame (m ²)	Overlapping distance (m)
W1	N	0.3	1.5
W2	N	7.14	3
W3	N	3.88	38
W4	N	2.22	25
W5	N	2.16	25

Glazing requirements	Show on 2D Plans	Show on CDCDC Plans & Specs	Compliance Check
Window number	Orientation	Area of glass including frame (m ²)	Overlapping distance (m)
W6	E	0.5	3
W7	L	1.28	10
W8	L	1.44	7
W9	S	2.16	3
W10	S	0.56	3

Glazing requirements	Show on 2D Plans	Show on CDCDC Plans & Specs	Compliance Check
Window number	Orientation	Area of glass including frame (m ²)	Overlapping distance (m)
W11	S	0.6	3
W12	S	3.58	3
W13	E	0.6	3
W14	E	0.7	3
W15	S	0.9	3

Glazing requirements	Show on 2D Plans	Show on CDCDC Plans & Specs	Compliance Check
Window number	Orientation	Area of glass including frame (m ²)	Overlapping distance (m)
W16	W	2.28	11
W17	S	1.6	11

Builder to Check & Confirm all Window Sizes, Configuration & Allow for Clearances Prior to Ordering

CDC APPLICATION

NOTES

1. CDC Part 10 - Structure
2. CDC Part 10 - Energy & Waterproofing
3. CDC Part 10 - Fire Safety
4. CDC Part 10 - Health and Amenity
5. CDC Part 10 - Sustainability and Access
6. CDC Part 10 - Energy Efficiency
7. CDC Part 10 - Accessibility, Inclusion and Additional Construction Requirements
8. CDC Part 10 - Inclusive Housing Design
9. Operation of House Energy Rating Scheme
10. Specification 14 - Calculation of Heating Load - 1st Ceiling and Limit and Thermal Energy Load Limit

CONSTRUCTION

1. Single Glazed Floor, Ceiling Walls

2. Roof 180 to 200mm R1 Insulation

3. Insulation to external exterior walls R1.7

4. Refer to Engineers drawings for window details

5. All work to Engineers Specification and BCA

6. Timber framing to AS/NZS 1664

7. Termite Management to AS 4600.6000.1

8. Glazing to AS/NZS 2204:2017

9. Waterproofing to AS/NZS 4637:2017

10. New Lighting to have minimum of 90% compact fluorescent lighting

SEPP 2008 CDC Information

Setbacks & Open Space Ratios have Been Determined As Follows:

Site Area =	544.4m ²
Front Setback =	4500mm (Battle-Axe Property)
Rear Set Back =	N/A
Side Set Back West =	3387mm
Side Set Back South =	3610mm
Building Height =	7177mm
Landscaped Area % =	27%
Max. Floor Area =	159.6m ²
Max 290m ²	

Building Design and Architectural Drafting

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

Project North

Checked For Date: 04/06/2024

Project No: BPI1235MAG

Project Status: CDC Rev 3

Client: Damien & Linda Macaulay

Site: 383 Central Road Brookvale

Sheet Size: A3

DRAWING TITLE: Schedule WINDOW SCHEDULE

PROJECT NAME: Alterations & Additions

REVISION NO: 3

DATE: 5-4-2024

DRAWING NO: CDC6000

Bushfire Planning Services Pty Limited

DOOR LIST											
ID	D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11
Library Part Name	Sliding Door 22	Door 22	Door 22	Door 22	Door 22	Door 22	Double Door 22	Sliding Robe Door #1917	Door 22	Pocket Door 22	Pocket Door 22
Last Dimensions	3,678x2,090	820x2,040	720x2,040	820x2,040	820x2,040	820x2,040	967x2,072	1,989x2,100	820x2,040	820x2,040	820x2,040
Height	2,100	2,040	2,040	2,040	2,040	2,040	2,100	2,100	2,040	2,040	2,040
Width	3,758	820	720	820	820	820	1,017	1,989	820	820	720
Door Area	7.89	1.75	1.54	1.75	1.75	1.75	2.13	4.18	1.75	1.92	1.71
Sill Height	0	0	0	0	0	0	0	0	0	0	0
Head Height	2,100	2,040	2,040	2,040	2,040	2,040	2,100	2,100	2,040	2,040	2,040
2D Plan Preview	[Architectural drawings showing door layouts and dimensions for each ID]										
Elevation	[Architectural elevations of the doors]										



DOOR LIST
1:1

Glazing requirements										
Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements
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W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11
Orientation	Orientation	Orientation	Orientation	Orientation	Orientation	Orientation	Orientation	Orientation	Orientation	Orientation
Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)
Overhang depth (m)	Overhang depth (m)	Overhang depth (m)	Overhang depth (m)	Overhang depth (m)	Overhang depth (m)	Overhang depth (m)	Overhang depth (m)	Overhang depth (m)	Overhang depth (m)	Overhang depth (m)
Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)
Shading device	Shading device	Shading device	Shading device	Shading device	Shading device	Shading device	Shading device	Shading device	Shading device	Shading device
Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type

Builder to Check & Confirm all Door Sizes, Configuration & Allow for Clearances Prior to Ordering

Glazing requirements	Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door
Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door
Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door
Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door
Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door	Window or glazed door

Glazing requirements										
Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements	Window or glazed door glazing requirements
W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22
Orientation	Orientation	Orientation	Orientation	Orientation	Orientation	Orientation	Orientation	Orientation	Orientation	Orientation
Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)	Area of glass including overhang (m ²)
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Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)	Overhang width (m)
Shading device	Shading device	Shading device	Shading device	Shading device	Shading device	Shading device	Shading device	Shading device	Shading device	Shading device
Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type	Frame and glass type

SEPP 2008 CDC Information
 Setbacks & Open Space Ratios have Been Determined As Follows:
 Site Area = 544.4m²
 Front Setback = 4500mm (Battle-Axe Property)
 Rear Set Back = N/A Min 3.0m
 Side Set Back West = 3387mm Min 1500mm
 Side Set Back South = 3610mm Min 1500mm
 Building Height = 7177mm Max 8500mm
 Landscaped Area = 27% Min. 20%
 Max. Floor Area = 159.66m² Max 290m²

NOTE:
 All work is to be in accordance with the NCC 2022 Vol 2 including, but not limited to:
 1. NCC Part 1.9 Structure
 2. NCC Part 4.2 Earth & Waterprooing
 3. NCC Part 4.3 Safety
 4. NCC Part 4.4 Fencing and Security
 5. NCC Part 4.5 Fire and Smoke
 6. NCC Part 4.6 Access
 7. NCC Part 4.7 Energy Efficiency
 8. NCC Part 4.8 Access
 9. NCC Part 4.9 Energy Efficiency
 10. NCC Part 4.10 Energy Efficiency
 11. NCC Part 4.11 Energy Efficiency
 12. NCC Part 4.12 Energy Efficiency
 13. NCC Part 4.13 Energy Efficiency
 14. NCC Part 4.14 Energy Efficiency
 15. NCC Part 4.15 Energy Efficiency
 16. NCC Part 4.16 Energy Efficiency
 17. NCC Part 4.17 Energy Efficiency
 18. NCC Part 4.18 Energy Efficiency
 19. NCC Part 4.19 Energy Efficiency
 20. NCC Part 4.20 Energy Efficiency



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Project North
 Checked
 Project No.
 Project Status
 Client
 Damien & Linda Macaulay
 383 Central Road Brookvale
 Sheet Size: A3

DRAWING TITLE:
 Schedule
DOOR SCHEDULE
 PROJECT NAME:
Alterations & Additions

REVISION NO.
3
 DATE:
5-4-2024
 DRAWING NO.
CDC6001