




Reference number 3745

Member of the Fire Protection Association of Australia

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## **Lot 1, DP 246637, 56 Little Willandra Road, Cromer, NSW 2099.**

Thursday, 9 December 2021

Prepared and certified by:	Matthew Willis <b>BPAD – Level 3 Certified Practitioner</b> Certification No: BPD-PA 09337		09/12/2021
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)?	<b>Yes</b>		
What is the recommended AS 3959-2018 level of compliance?	<b>BAL-12.5</b>		
Is referral to the RFS required?	<b>No</b>		
Can this development comply with the requirements of PBP?	<b>Yes</b>		
Plans by "JJ Drafting" (Appendix 1) dated.	<b>June/21</b>		

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# **Bushfire Risk Assessment**

***Thursday, 9 December 2021***

### **Contact**

*Jitka Jankovec*

*JJ Drafting*

*Po Box 687*

*Dee Why NSW 2099*

*0414 717 541*

### **Subject Property**

*Lot 1, DP 246637*

*56 Little Willandra Road*

*Cromer NSW 2099*

## BUSHFIRE RISK ASSESSMENT CERTIFICATE

**THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 4.14 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT.**

Property Address	Lot 1, DP 246637, number 56 Little Willandra Road Cromer
Description of the Proposal	Alterations and additions to an existing dwelling
Plan Reference	June/21
BAL Rating	BAL-12.5
Does the Proposal Rely on Alternate Solutions?	<b>No</b>

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 Planning for Bushfire Protection 2019 together with recommendations as to how the relevant Specifications and requirements are to be achieved.

I hereby advise, 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 2019.

<b>REPORT REFERENCE</b>	Thursday, 9 December 2021
<b>REPORT DATE</b>	Thursday, 9 December 2021
<b>CERTIFICATION NO/ACCREDITED SCHEME</b>	FPA A BPAD A BPD-PA 09337

### Attachments:

- Bushfire Risk Assessment Report
- Recommendations

**SIGNATURE:** ---  ----- **DATE:** -----Thursday, 9 December 2021

## Contents.

1	Executive Summary.	5
2	General.	6
3	Block Description.	6
4	Vegetation.	8
5	Known constraints on subject block.	10
6	Slope.	10
7	Utilities.	11
7.1	Water.	11
7.2	Electricity	11
7.3	Gas	11
8	Access/Egress.	11
9	Compliance with Planning for Bushfire Protection setbacks.	12
10	Siting.	12
11	Construction and design.	13
12	Utilities.	13
12.1	Water.	13
12.2	Electricity and Gas.	13
13	Asset Protection Zone (APZ).	13
14	Landscaping.	14
15	Constraints on the subject block.	15
16	Access/Egress.	15
17	Compliance or non compliance with the specifications and requirements for bushfire protection measures.	15
18	Conclusions.	16
19	References.	18
20	Appendix 1 - Plans .	19

# 1 Executive Summary.

Bushfire Planning Services has been requested by Jitka Jankovec from JJ Drafting to supply a bushfire compliance report on lot 1, DP 246637, 56 Little Willandra Road, Cromer.

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 eastern side of Little Willandra Road and at its closest point to the hazard the proposed new work has a separation distance to the north-west of approximately 47m.

The vegetation that is considered to be the hazard to this proposal is situated on land that slopes up slope away from the property at an angle of approximately 15.98°.

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 (west)	East	South	West
<b>Vegetation type</b>	Managed land/forest	Managed land	Managed land	Managed land
<b>Slope</b>	All Upslope and Flat Land	N/A	N/A	N/A
<b>Setback within lot 1</b>	N/A	N/A	N/A	N/A
<b>Setback outside lot 1</b>	47m	N/A	N/A	N/A
<b>Total setback</b>	47m	N/A	N/A	N/A
<b>Bal level</b>	BAL-12.5	N/A	N/A	N/A
<p><i>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.</i></p>				

## 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.

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The subject block is situated on the eastern side of Little Willandra Road in an established area of Cromer.

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

The lands surrounding the proposed site on the subject lot to a distance of at least 47m contain existing development or land that is otherwise not considered to be a significant bushfire hazard.

- Lot; 1
- DP; 246637.
- LGA; Northern Beaches.
- Area; 557.5.
- Address; 56 Little Willandra Road, Cromer.

*This section has been left blank.*





## 4 Vegetation.

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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 north-west.

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 (west)	East	South	West
<b>Vegetation type</b>	Managed land/forest	Managed land	Managed land	Managed land
<b>Setback within lot 1</b>	N/A	N/A	N/A	N/A
<b>Off-site setback</b>	47m	N/A	N/A	N/A
<b>Total setback</b>	47m	N/A	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.

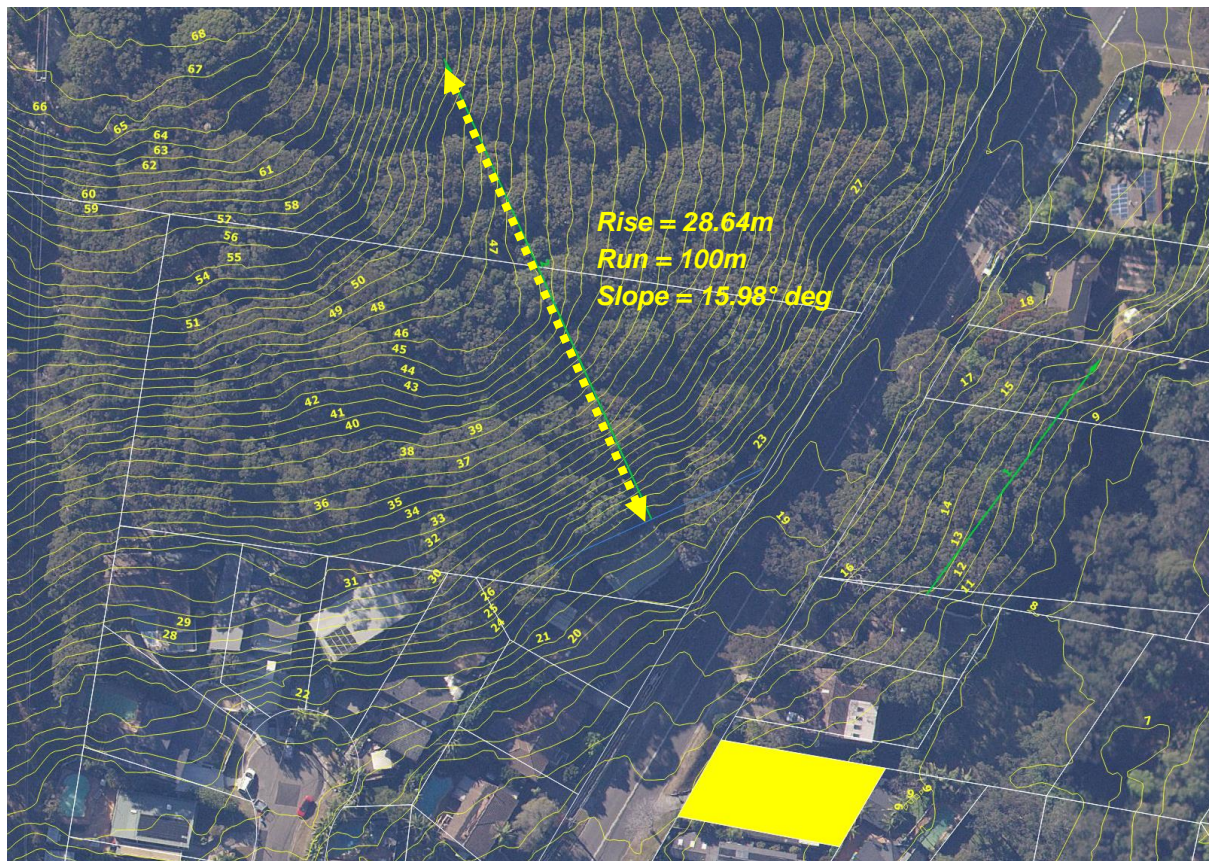


Table 2 shows the slope beneath the hazard.

Aspect	North (west)	East	South	West
Slope	All Upslope and Flat Land	N/A	N/A	N/A

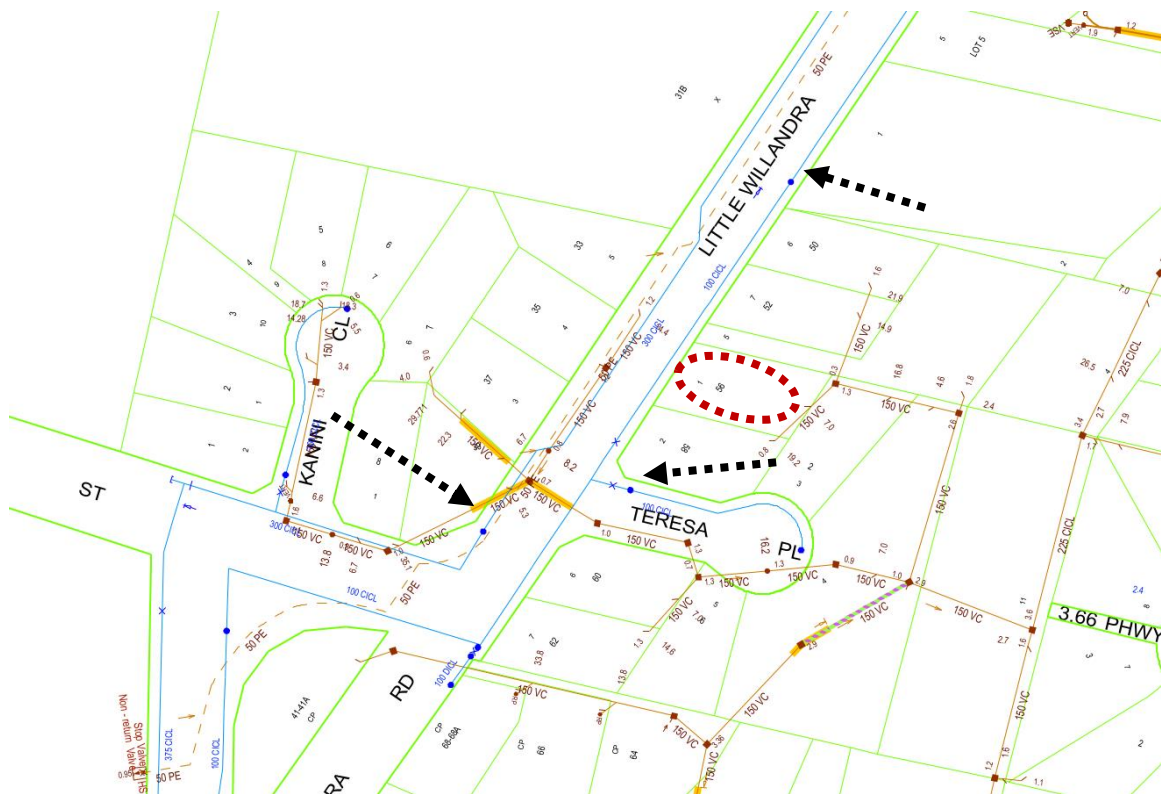
*Table 2 - Any aspect marked with "N/A" in the table above indicates that it is considered there is no hazard in that direction.*

## 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

Main's 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 Little Willandra Road.

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.

ALL UPSLOPE AND FLAT LAND	Keith Vegetation Formation	BUSHFIRE ATTACK LEVEL (BAL)				
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
	Arid-Shrublands (acacia and chenopod)	< 5	5 -< 6	6 -< 9	9 -< 14	14 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 18	18 -< 24	24 -< 33	33 -< 45	45 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 7	7 -< 10	10 -< 14	14 -< 21	21 -< 100
	Freshwater Wetlands	< 4	4 -< 5	5 -< 7	7 -< 11	11 -< 100
	Grassland	< 8	8 -< 10	10 -< 15	15 -< 22	22 -< 50
	Grassy and Semi-Arid Woodland (including Mallee)	< 9	9 -< 12	12 -< 18	18 -< 26	26 -< 100
	Rainforest	< 8	8 -< 11	11 -< 16	16 -< 23	23 -< 100
	Short Heath	< 7	7 -< 9	9 -< 14	14 -< 20	20 -< 100
	Tall Heath	< 12	12 -< 16	16 -< 23	23 -< 32	32 -< 100

For the purpose of this assessment the north-western 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.

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All new work is to be undertaken in accordance with the relevant requirements of the NCC and AS3959 2018. 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" or NASH Standard "National Standard Steel Framed Construction in Bushfire 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 available as PDF from;

[https://infostore.saiglobal.com/en-au/standards/as-3959-2018-122340\\_saig\\_as\\_as\\_2685241/](https://infostore.saiglobal.com/en-au/standards/as-3959-2018-122340_saig_as_as_2685241/)

## 12 Utilities.

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### 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).

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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.

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### 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 development<sup>1</sup>:
  - 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.

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<sup>1</sup>Refer to referenced documents for a complete description.



## 15 Constraints on the subject block.

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None known.

Recommendation;

Nil

## 16 Access/Egress.

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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.

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<b>APZ</b> 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
<b>SITING AND DESIGN:</b> Buildings are sited and designed to minimise the risk of bush fire attack.	Achievable with the implementation of the recommendations in section 10
<b>CONSTRUCTION STANDARDS:</b> 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
<b>ACCESS</b> 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
<b>WATER AND UTILITY SERVICES:</b> • 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"> <li>• Gas and electricity services are located so as not to contribute to the risk of fire to a building.</li> </ul>	
<b>LANDSCAPING:</b> <ul style="list-style-type: none"> <li>• it is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause Ignitions.</li> </ul>	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.

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- *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

56 LITTLE WILLANDRA RD, CORMER 2099.

Prepared By JJ Drafting




Sheet Index	
Layout ID	Layout Name
DA.01	COVER PAGE
DA.02	SITE ANALYSIS PLAN
DA.03	EXISTING GROUND FLOOR PLAN
DA.04	EXISTING ELEVATIONS SHEET 1
DA.05	EXISTING ELEVATIONS SHEET 2
DA.06	PROPOSED GROUND FLOOR PLAN
DA.07	PROPOSED FIRST FLOOR PLAN
DA.08	PROPOSED ELEVATIONS SHEET 1
DA.09	PROPOSED ELEVATIONS SHEET 2
DA.10	SECTION / BASIS
DA.11	LANDSCAPED AREA CALCULATION PLAN
DA.12	ROOF & STORMWATER CONCEPT PLAN
DA.13	EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN
DA.14	SHADOW DIAGRAM JUNE 21 9:00 am
DA.15	SHADOW DIAGRAM JUNE 21 12 noon
DA.16	SHADOW DIAGRAM JUNE 21 3:00 pm
OS 1 of 1	OPENINGS SCHEDULE



EXISTING



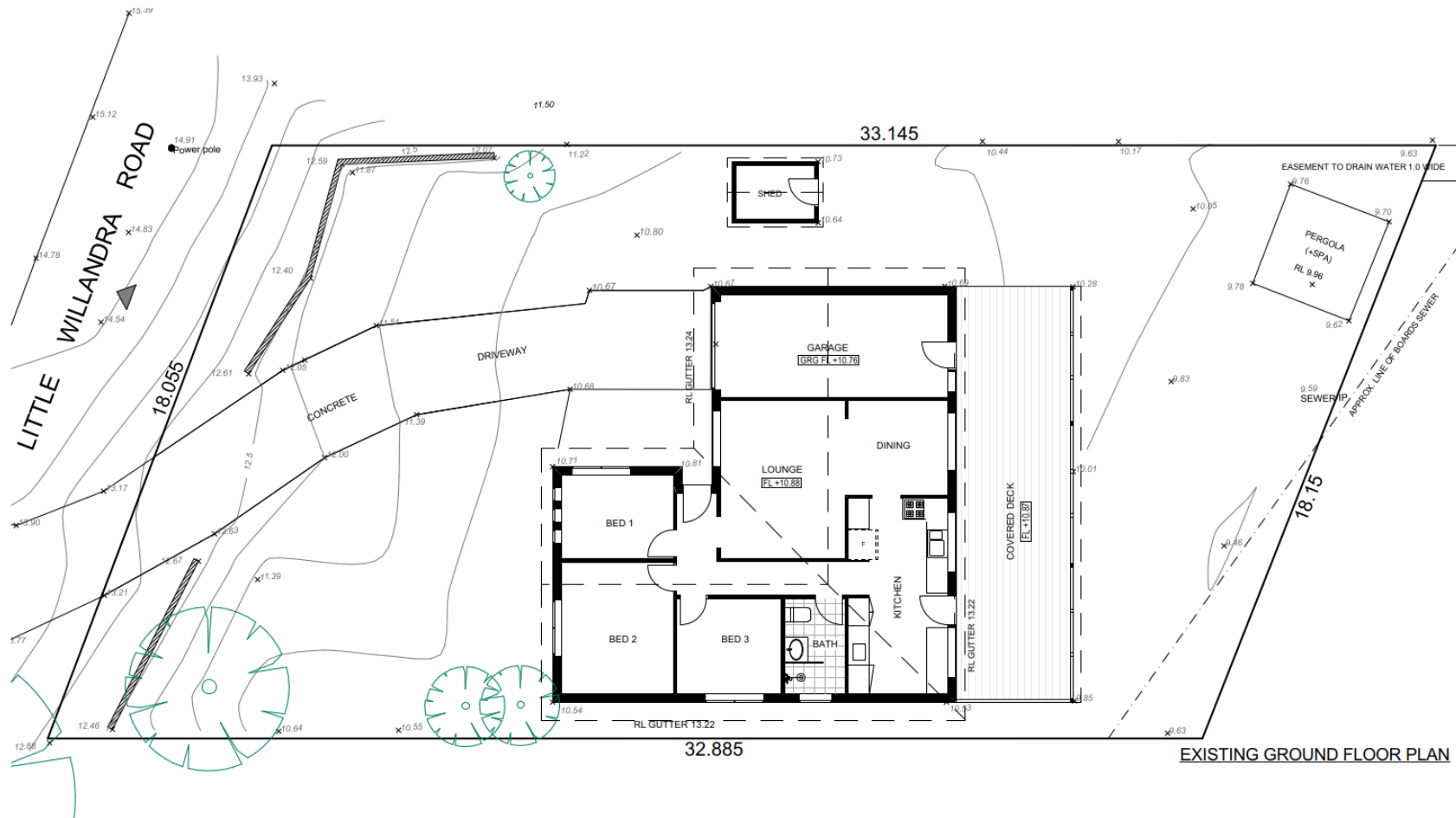
PROPOSED

	<b>NOTES (E &amp; OE)</b> <ul style="list-style-type: none"><li>All structures including stormwater &amp; drainage to engineer's details.</li><li>Do not obtain dimensions by scaling drawings.</li><li>All dimensions are to be checked on site prior to starting work.</li><li>These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li><li>All landscaping &amp; materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards &amp; local council requirements.</li><li>New materials are to be used throughout unless otherwise noted.</li><li>Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</li></ul>	<div><b>JJ Drafting</b> <small>Division of JJ DRAFTING AUSTRALIA PTY LTD</small> 26/00 Mona Vale Road, Mona Vale, NSW, 2103 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541   Email: <a href="mailto:jjdraft@jpdrafting.com.au">jjdraft@jpdrafting.com.au</a> <a href="http://www.jjdrafting.com.au">www.jjdrafting.com.au</a> <small>ACN 651 853 345</small></div>	<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>A</td><td>12.11.2021</td><td>AMENDMENTS TO PRELIM DRAWINGS</td></tr><tr><td>B</td><td>23.11.2021</td><td>AMENDMENTS TO PRELIM DRAWINGS</td></tr><tr><td>C</td><td>01.12.2021</td><td>DA DRAWINGS ISSUED</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	REV	DATE	DESCRIPTION	A	12.11.2021	AMENDMENTS TO PRELIM DRAWINGS	B	23.11.2021	AMENDMENTS TO PRELIM DRAWINGS	C	01.12.2021	DA DRAWINGS ISSUED										<p><b>PROJECT DETAILS:</b> PROPOSED ALTERATIONS AND ADDITIONS 56 LITTLE WILLANDRA RD, CORMER.</p> <p><b>DRAWING TITLE:</b> COVER PAGE</p>	<p><b>DATE:</b> JUN/21</p> <p><b>JOB No:</b> 911/21</p>	<p><b>DRAWN BY:</b> CA</p> <p><b>CHECKED BY:</b> JJ</p>	<p><b>SCALE:</b> 1:1 @ A3</p> <p><b>DRAWING No:</b> DA.01</p>
			REV	DATE	DESCRIPTION																							
			A	12.11.2021	AMENDMENTS TO PRELIM DRAWINGS																							
B	23.11.2021	AMENDMENTS TO PRELIM DRAWINGS																										
C	01.12.2021	DA DRAWINGS ISSUED																										









GROSS FLOOR AREA - GROUND FLOOR	
EXISTING GFA	81.42m <sup>2</sup>
EXISTING GARAGE AREA	18.85m <sup>2</sup>

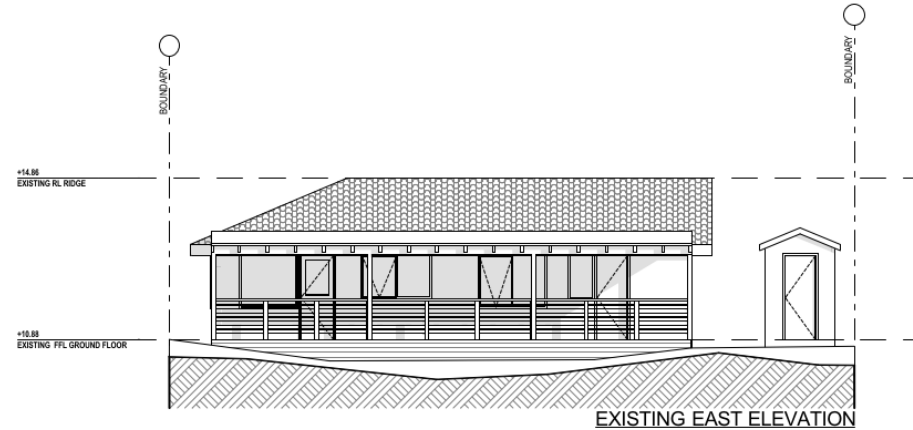
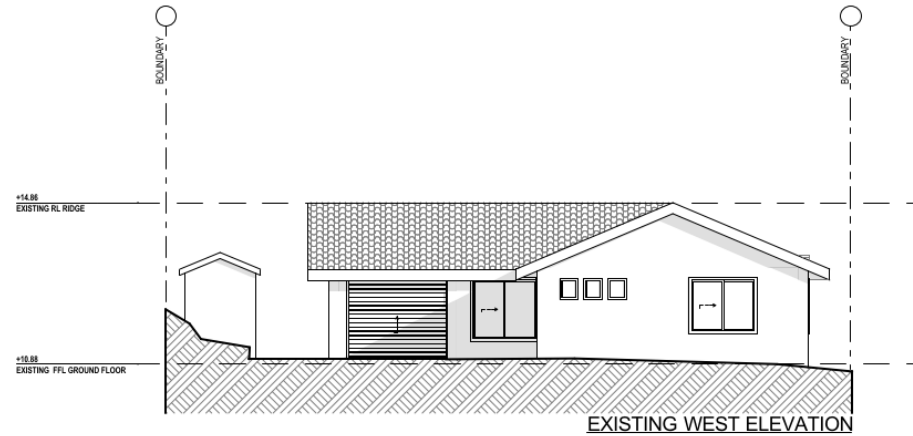
TRUE NORTH: 	<b>NOTES (E &amp; OE)</b>
	<ul style="list-style-type: none"> <li>All structures including stormwater &amp; drainage to engineer's details.</li> <li>Do not obtain dimensions by scaling drawings.</li> <li>All dimensions are to be checked on site prior to starting work.</li> <li>These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li> <li>All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards &amp; local council requirements.</li> <li>New materials are to be used throughout unless otherwise noted.</li> <li>Concrete footings, walls, structural beams or any other structural members are to be designed by a practicing engineer.</li> </ul>

<b>JJ Drafting</b>
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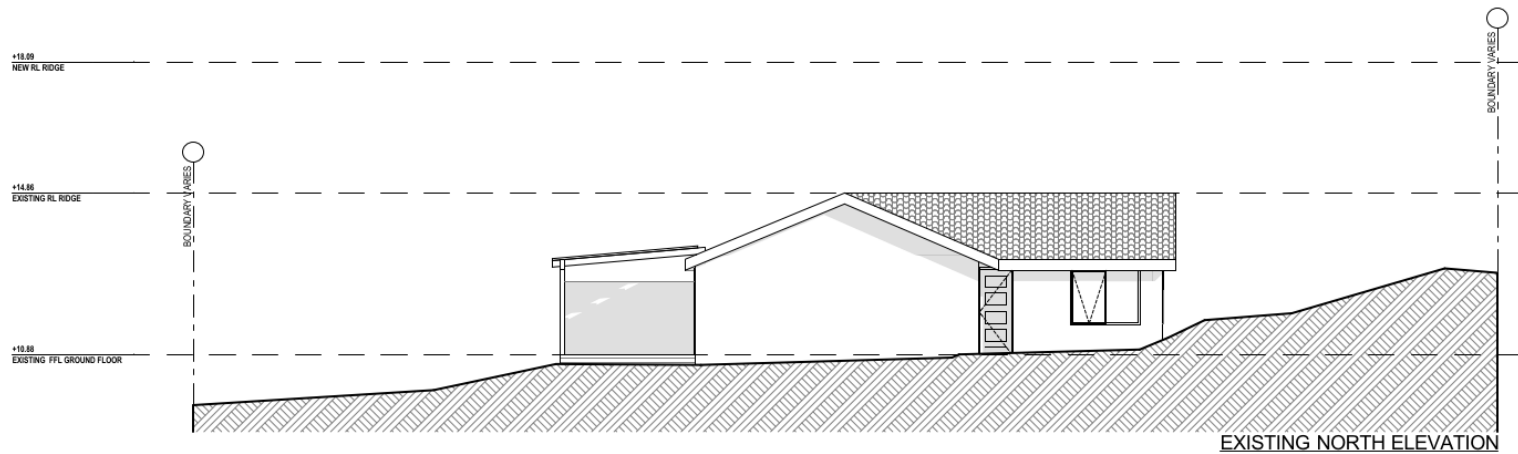
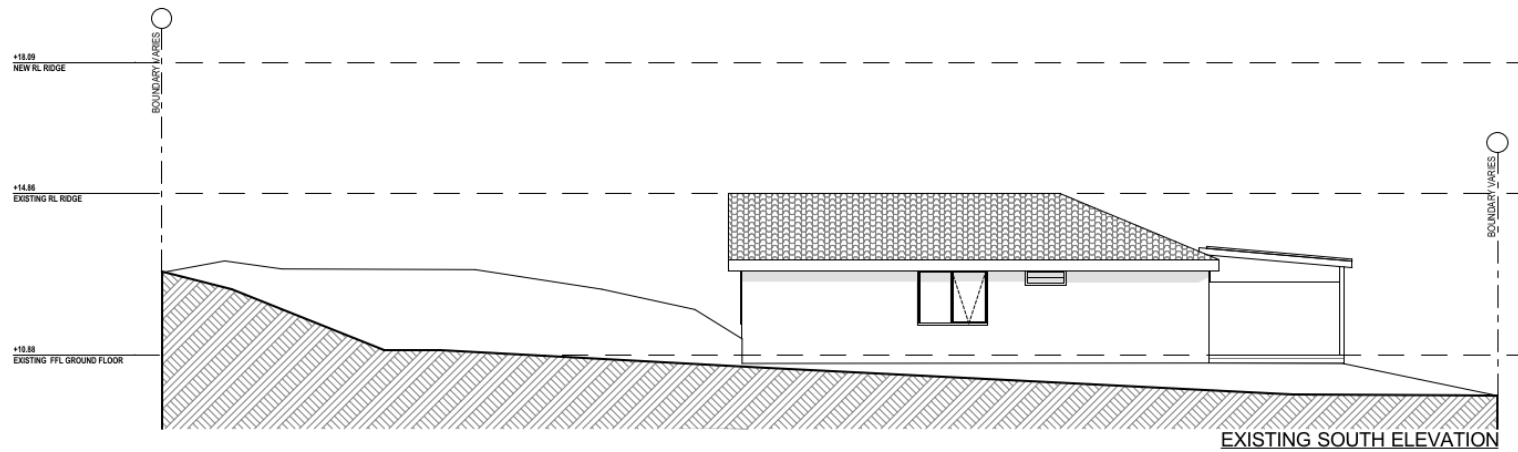
REV:	DATE:	DESCRIPTION:
A	12.11.2021	AMENDMENTS TO PRELIM DRAWINGS
B	23.11.2021	AMENDMENTS TO PRELIM DRAWINGS
C	01.12.2021	DA DRAWINGS ISSUED

<b>PROJECT DETAILS:</b>
PROPOSED ALTERATIONS AND ADDITIONS
56 LITTLE WILLANDRA RD, CORNER.
<b>DRAWING TITLE:</b>
EXISTING GROUND FLOOR PLAN

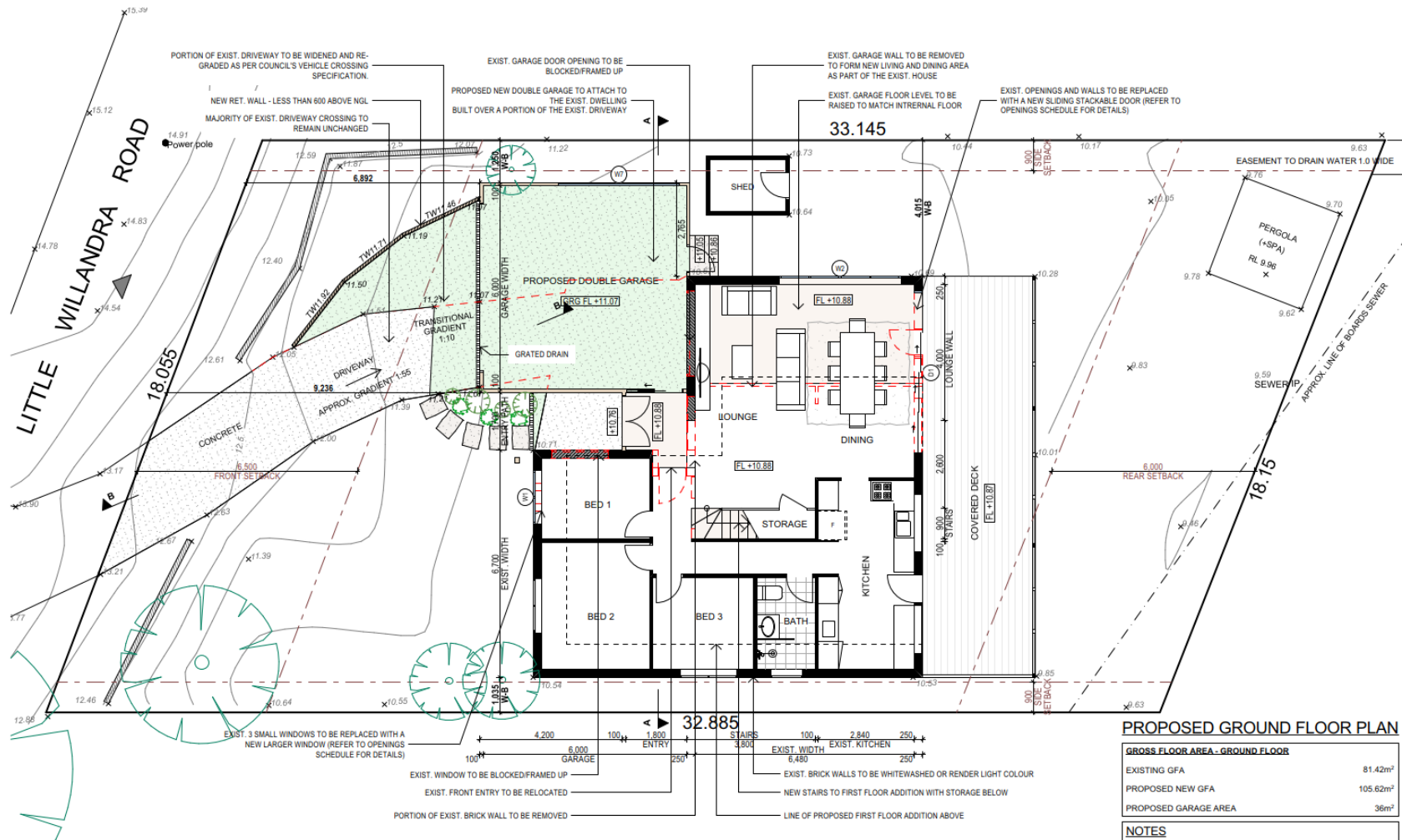
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JUN/21	CA	1:100 @ A3
<b>JOB No:</b>	<b>CHECKED BY:</b>	<b>DRAWING No:</b>
911/21	JJ	DA.03



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		C 01.12.2021 DA DRAWINGS ISSUED				
		DRAWING TITLE:	DRAWING No:			
		EXISTING ELEVATIONS SHEET 1	911/21	JJ	DA.04	



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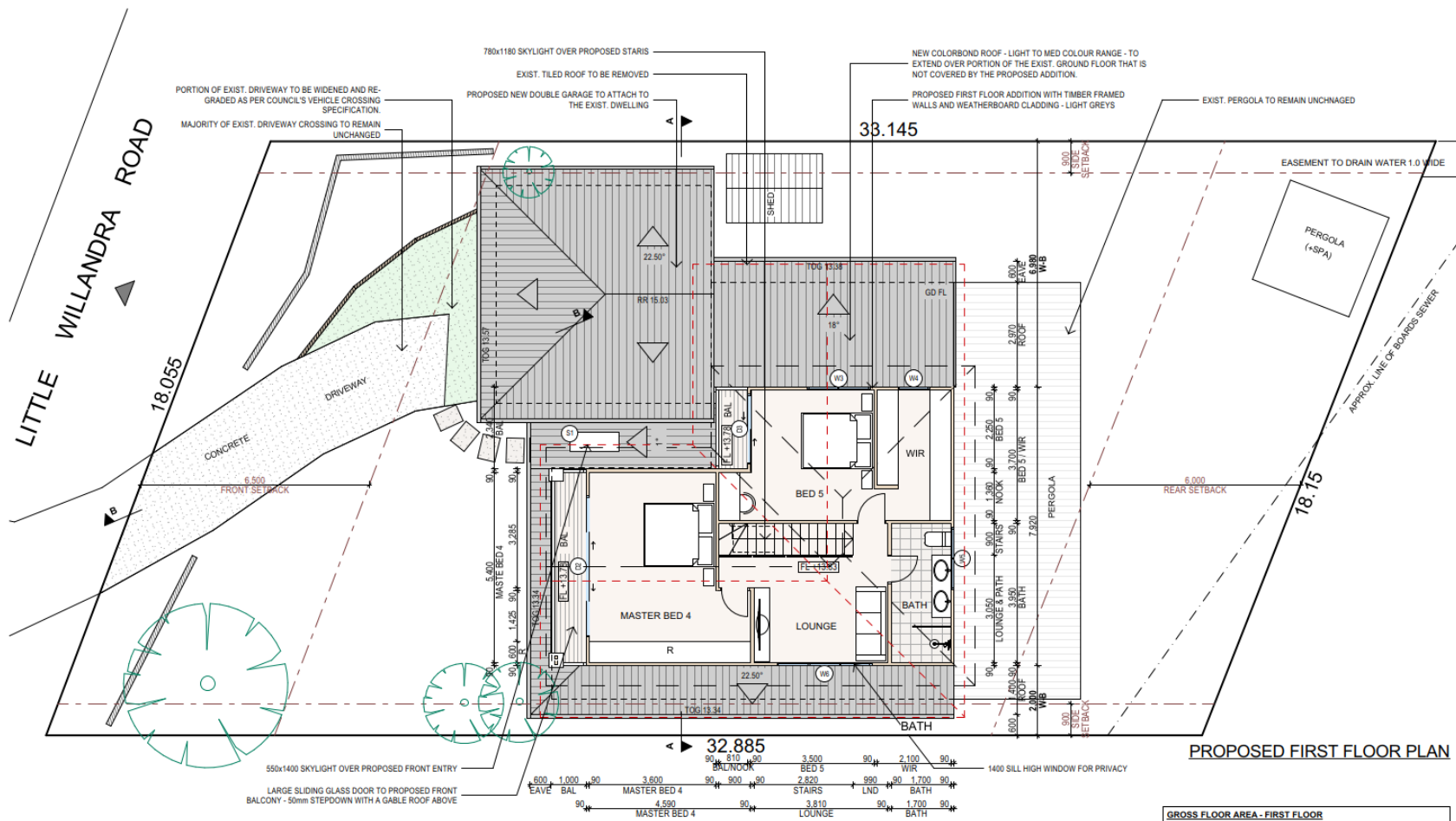
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JOB No:	CHECKED BY:	DRAWING No:
911/21	JJ	DA.06



**PROPOSED FIRST FLOOR PLAN**

GROSS FLOOR AREA - FIRST FLOOR	
NEW GFA	68.80m <sup>2</sup>

NOTES	
ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.	

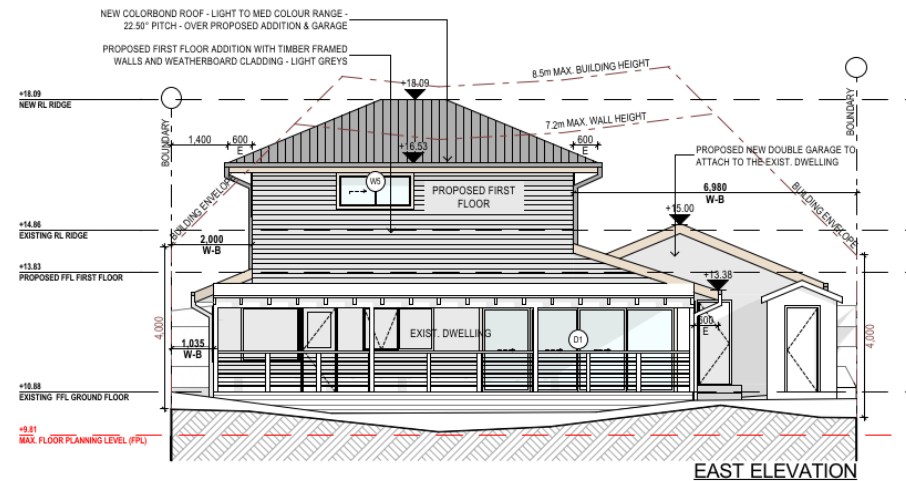
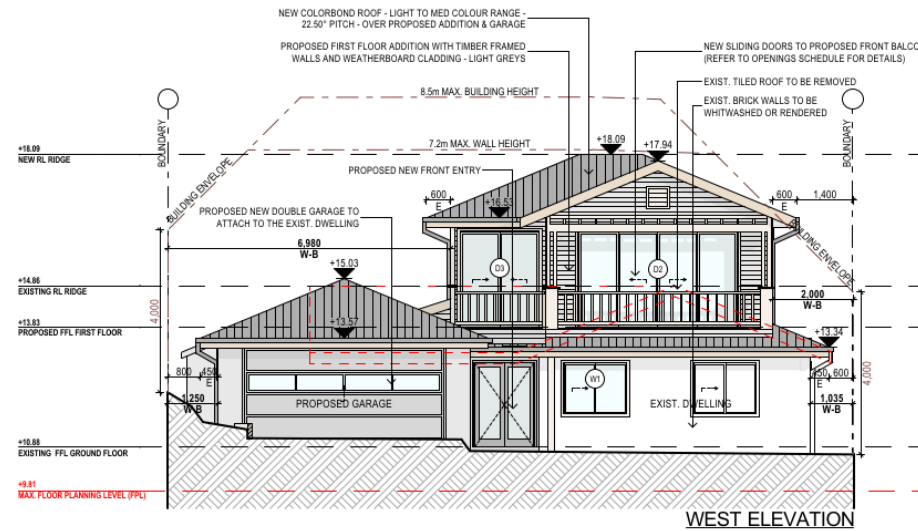
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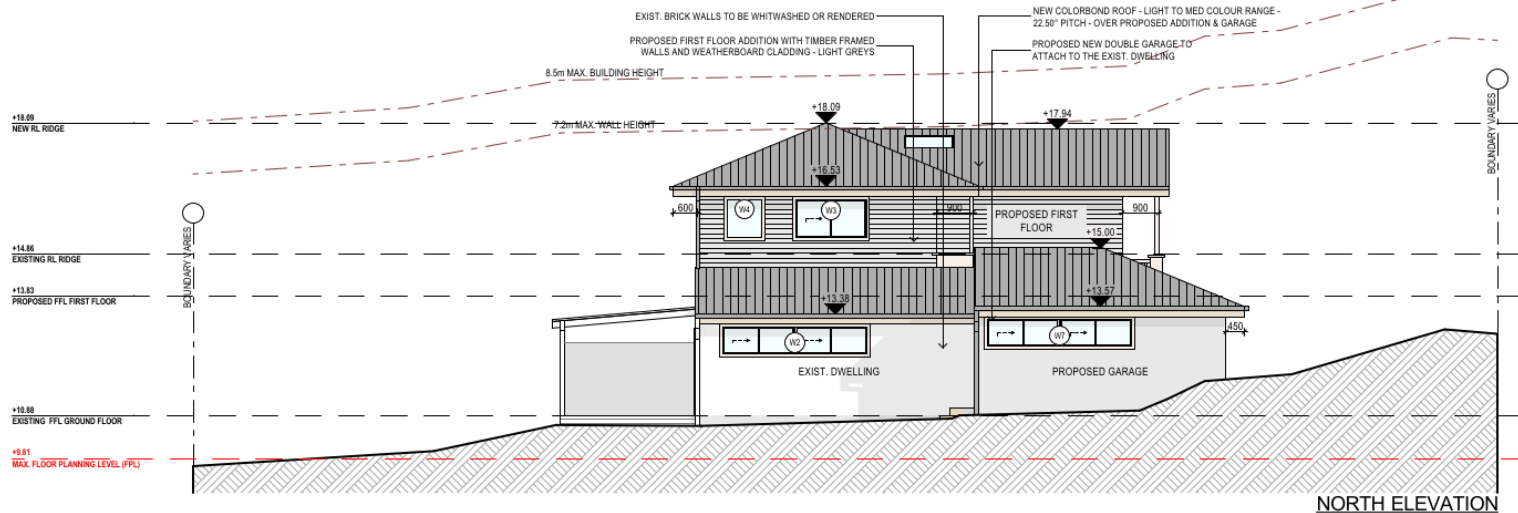
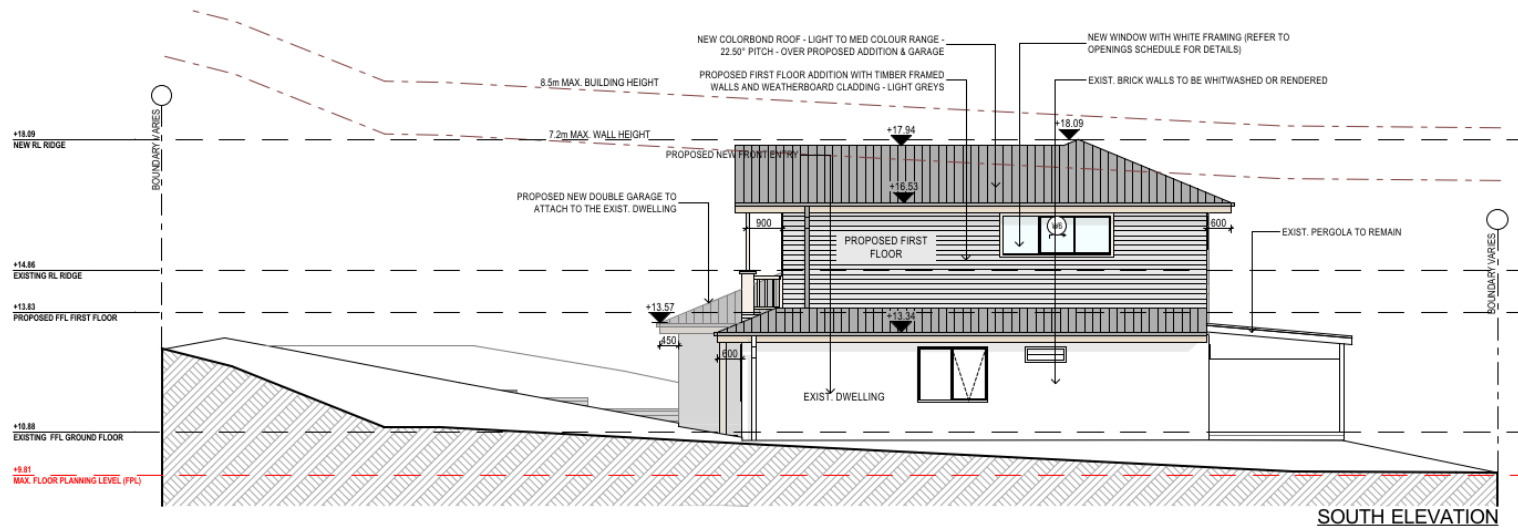
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PROPOSED ELEVATIONS SHEET 1

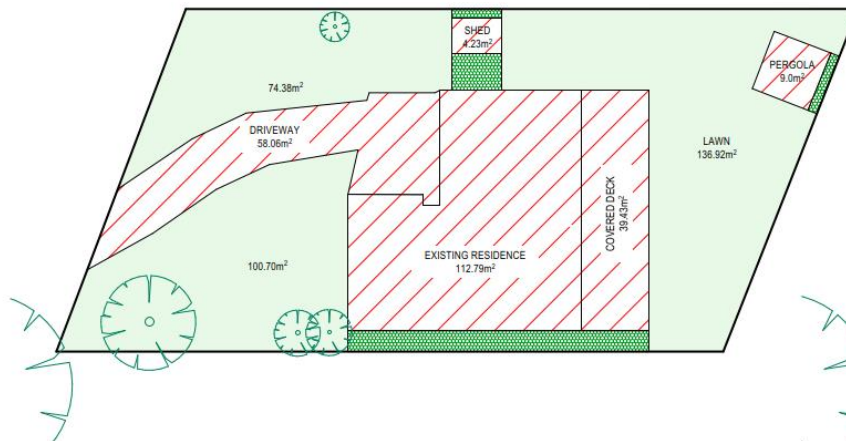
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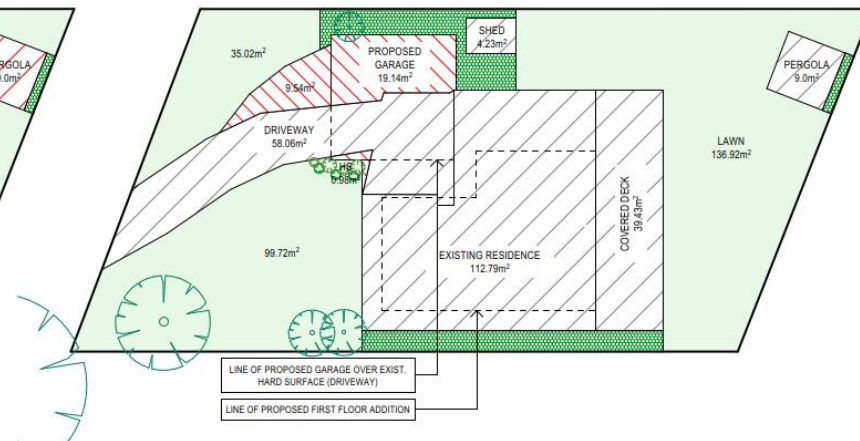


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<b>DRAWING TITLE:</b> PROPOSED ELEVATIONS SHEET 2						<b>JOB No:</b> 911/21	<b>CHECKED BY:</b> JJ	<b>DRAWING No:</b> <b>DA.09</b>	





EXISTING LANDSCAPED AREA CALCULATION PLAN



PROPOSED LANDSCAPED AREA CALCULATION PLAN

CALCULATIONS			
SITE AREA			557.5m²
LANDSCAPE CONTROL		40%	223m²
EXISTING LANDSCAPED AREA		55.96%	312m²
TOTAL NEW LANDSCAPE AREA		48.73%	271.66m²
LANDSCAPED AREA NOT COUNTED			-
EXISTING HARD SURFACE AREA			223.51m²
HARD SURFACE AREA TO BE RETAINED			223.51m²
NEW HARD SURFACE AREA			29.66m²
TOTAL HARD SURFACE AREA			253.17m²

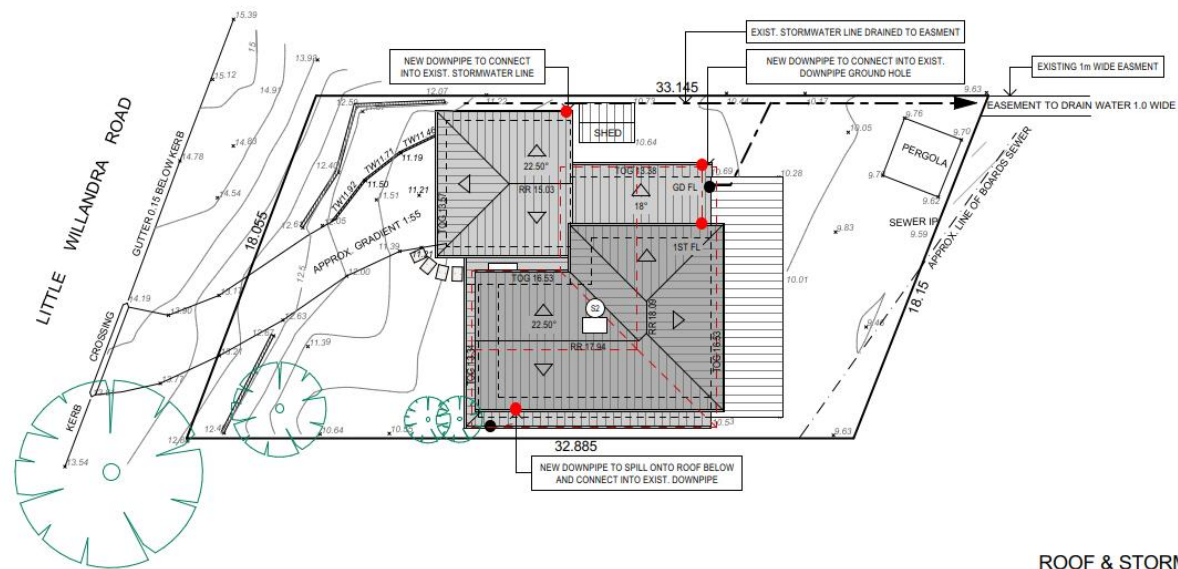
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LANDSCAPED AREA CALCULATION PLAN

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JOB No:	CHECKED BY:	DRAWING No:
911/21	JJ	DA.11

Page 30 of 34



## NOTES

### DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

### TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

### BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

### SEDIMENT FENCES

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE, BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

### DUST CONTROL

ALL TRUCKS/VES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

### EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

### SEDIMENT TRAPS

WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

### DIVERSION CHANNELS

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

### VEHICLE MOVEMENTS

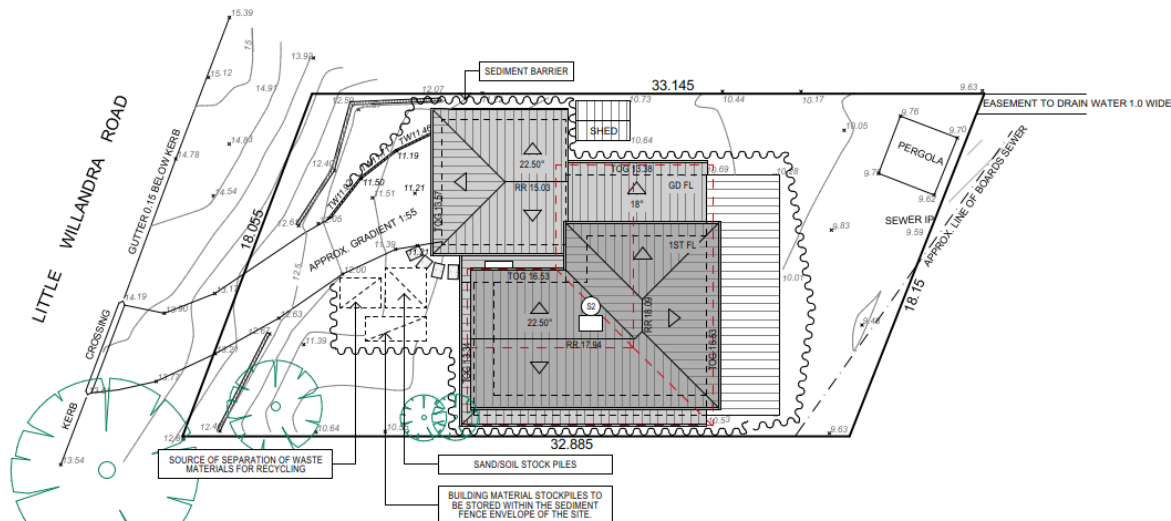
TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.

### TRUE NORTH:



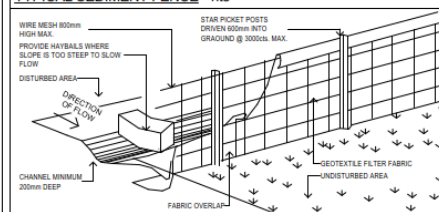
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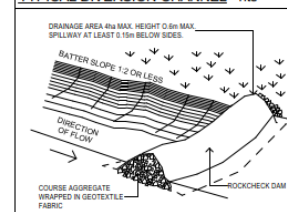


**EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN**

### TYPICAL SEDIMENT FENCE - nts



### TYPICAL DIVERSION CHANNEL - nts



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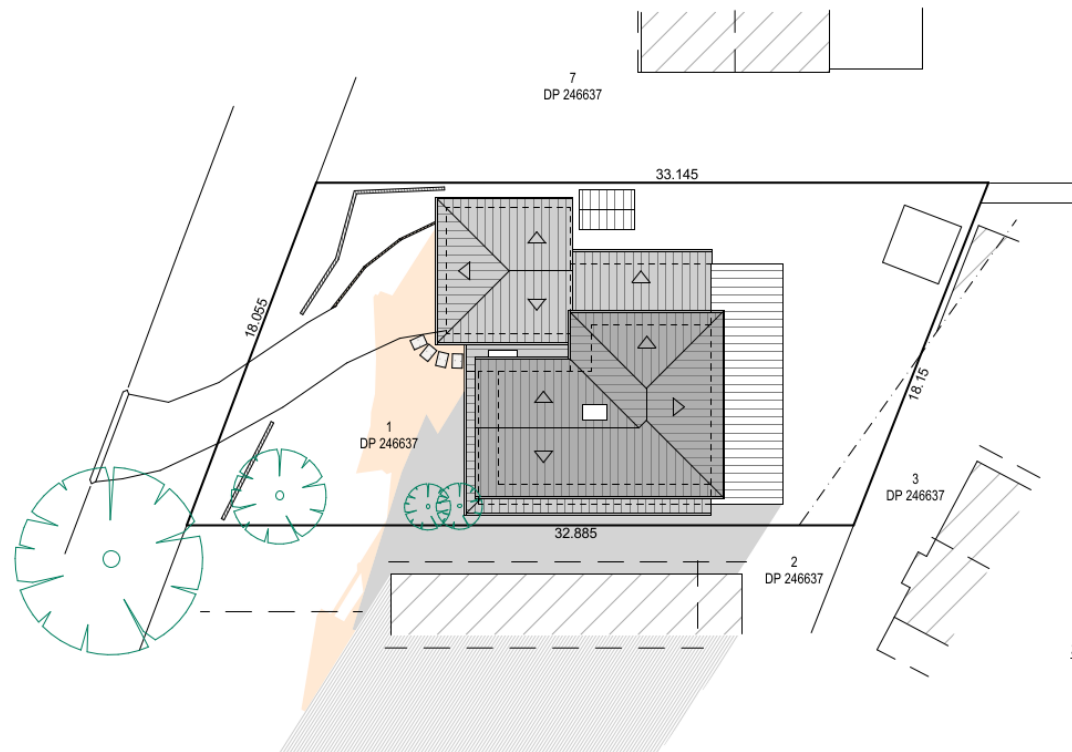
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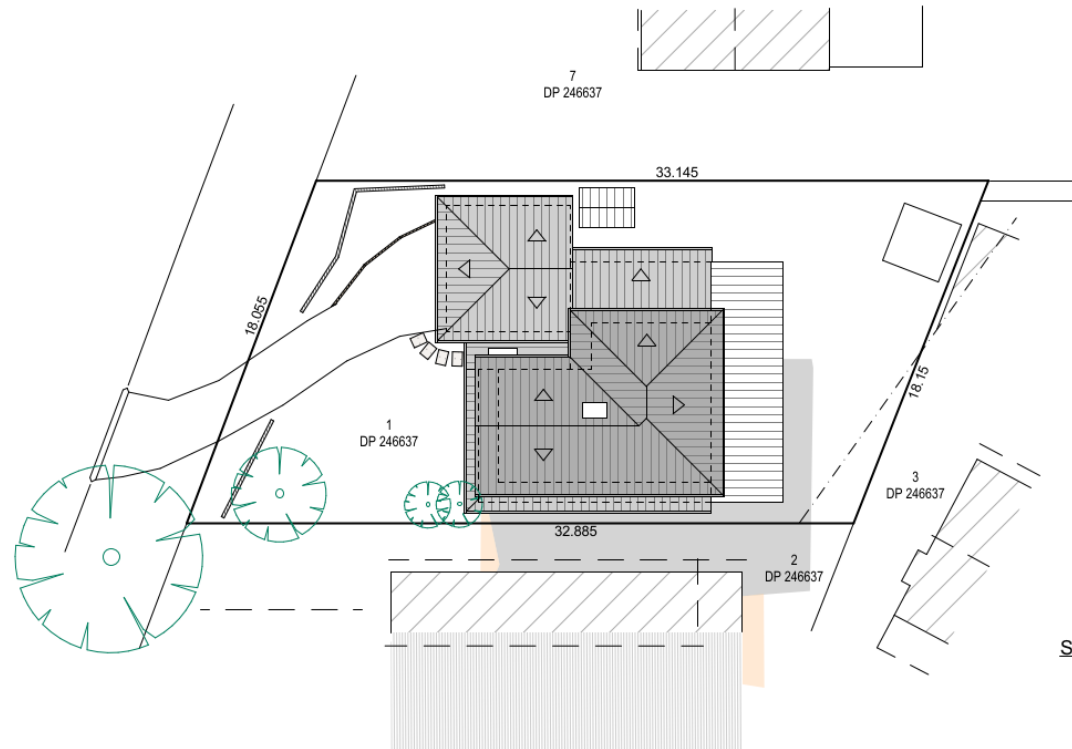


**SHADOW DIAGRAM JUNE 21 9:00 am**

21 JUNE SHADOW DIAGRAM LEGEND	
EXISTING SHADOWS	
NEW SHADOWS	


<div>TRUE NORTH:</div> <div></div>	<div>NOTES (E &amp; OE)</div> <div><ul style="list-style-type: none"><li>All structures including stormwater &amp; drainage to engineer's details.</li><li>Do not obtain dimensions by scaling drawings.</li><li>All dimensions are to be checked on site prior to starting work.</li><li>These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li><li>All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards &amp; local council requirements.</li><li>New materials are to be used throughout unless otherwise noted.</li><li>Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</li></ul></div>	<div>JJ Drafting</div> <div>Division of JJ DRAFTING AUSTRALIA PTY LTD</div> <div>26/90 Mona Vale Road, Mona Vale, NSW, 2103</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541   Email: jjdraft@jipg.com.au</div> <div>www.jjdrafting.com.au</div>	<div>REV:</div> <div>DATE:</div> <div>DESCRIPTION:</div>	<div>PROJECT DETAILS:</div> <div>PROPOSED ALTERATIONS AND ADDITIONS</div> <div>56 LITTLE WILLANDRA RD, CORMER.</div>	<div>DATE:</div> <div>JUN/21</div>	<div>DRAWN BY:</div> <div>CA</div>	<div>SCALE:</div> <div>1:200 @ A3</div>		
			<div>A</div> <div>12.11.2021</div> <div>AMENDMENTS TO PRELIM DRAWINGS</div>	<div>B</div> <div>23.11.2021</div> <div>AMENDMENTS TO PRELIM DRAWINGS</div>	<div>C</div> <div>01.12.2021</div> <div>DA DRAWINGS ISSUED</div>	<div>DRAWING TITLE:</div> <div>SHADOW DIAGRAM JUNE 21 9:00 am</div>	<div>JOB No:</div> <div>911/21</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.14</div>

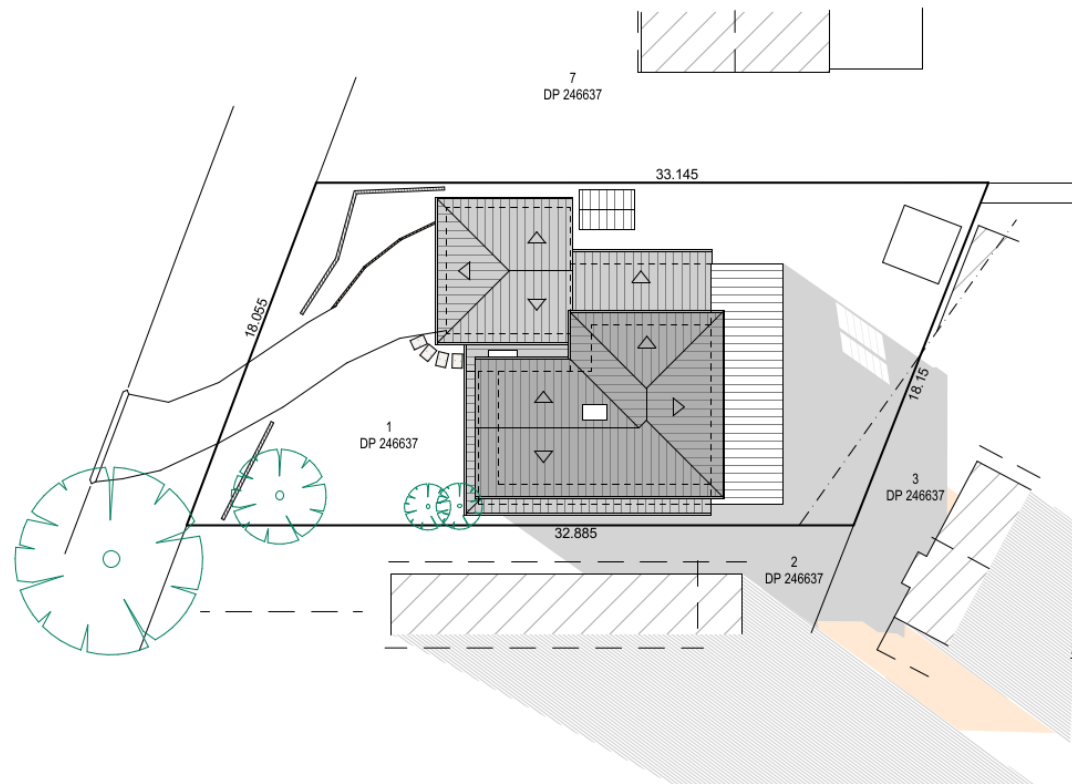




SHADOW DIAGRAM JUNE 21 12:00 pm


21 JUNE SHADOW DIAGRAM LEGEND	
EXISTING SHADOWS	
NEW SHADOWS	

<div>TRUE NORTH:</div> <div></div>	<div>NOTES (E &amp; OE)</div> <div><ul style="list-style-type: none"><li>• All structures including stormwater &amp; drainage to engineer's details.</li><li>• Do not obtain dimensions by scaling drawings.</li><li>• All dimensions are to be checked on site prior to starting work.</li><li>• These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li><li>• All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards &amp; local council requirements.</li><li>• New materials are to be used throughout unless otherwise noted.</li><li>• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</li></ul></div>	<div><div>JJ Drafting</div><div>Division of JJ DRAFTING AUSTRALIA PTY LTD</div><div>26/90 Mona Vale Road, Mona Vale, NSW, 2103</div><div>PO Box 687, Dee Why, NSW, 2099</div><div>Mob. 0414 717 541   Email: jjdraft@jpdg.com.au</div><div>www.jjdrafting.com.au</div><div>ACN 651 693 346</div></div>	<div>REV: DATE: DESCRIPTION:</div> <div>A12.11.2021AMENDMENTS TO PRELIM DRAWINGS</div> <div>B23.11.2021AMENDMENTS TO PRELIM DRAWINGS</div> <div>C01.12.2021DA DRAWINGS ISSUED</div>	<div>PROJECT DETAILS:</div> <div>PROPOSED ALTERATIONS AND ADDITIONS</div> <div>56 LITTLE WILLANDRA RD, CORMER.</div>	<div>DATE:</div> <div>JUN/21</div>	<div>DRAWN BY:</div> <div>CA</div>	<div>SCALE:</div> <div>1:200 @ A3</div>
			<div>DRAWING TITLE:</div> <div>SHADOW DIAGRAM JUNE 21 12 noon</div>	<div>JOB No:</div> <div>911/21</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.15</div>	



SHADOW DIAGRAM JUNE 21 3:00 pm

21 JUNE SHADOW DIAGRAM LEGEND	
EXISTING SHADOWS	
NEW SHADOWS	

<div>TRUE NORTH:</div> <div></div>	<div>NOTES (E &amp; OE)</div> <ul style="list-style-type: none"><li>• All structures including stormwater &amp; drainage to engineer's details.</li><li>• Do not obtain dimensions by scaling drawings.</li><li>• All dimensions are to be checked on site prior to starting work.</li><li>• These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li><li>• All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards &amp; local council requirements.</li><li>• New materials are to be used throughout unless otherwise noted.</li><li>• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</li></ul>	<div><div>JJ Drafting</div><div>Division of JJ DRAFTING AUSTRALIA PTY LTD</div><div>26/90 Mona Vale Road, Mona Vale, NSW, 2103</div><div>PO Box 687, Dee Why, NSW, 2099</div><div>Mob. 0414 717 541   Email: <a href="mailto:jjdraft@jipg.com.au">jjdraft@jipg.com.au</a></div><div><a href="http://www.jjdrafting.com.au">www.jjdrafting.com.au</a></div><div>ACN 651 693 346</div></div>	<div>REV:</div> <div>A</div> <div>12.11.2021</div> <div>AMENDMENTS TO PRELIM DRAWINGS</div>	<div>DESCRIPTION:</div> <div>AMENDMENTS TO PRELIM DRAWINGS</div>	<div>PROJECT DETAILS:</div> <div>PROPOSED ALTERATIONS AND ADDITIONS</div> <div>56 LITTLE WILLANDRA RD, CORMER.</div>	<div>DATE:</div> <div>JUN/21</div>	<div>DRAWN BY:</div> <div>CA</div>	<div>SCALE:</div> <div>1:200 @ A3</div>	
			<div>B</div> <div>23.11.2021</div> <div>AMENDMENTS TO PRELIM DRAWINGS</div>	<div>AMENDMENTS TO PRELIM DRAWINGS</div>					
			<div>C</div> <div>01.12.2021</div> <div>DA DRAWINGS ISSUED</div>	<div>DA DRAWINGS ISSUED</div>					
					<div>DRAWING TITLE:</div> <div>SHADOW DIAGRAM JUNE 21 3:00 pm</div>	<div>JOB No:</div> <div>911/21</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.16</div>	