

Building Construction in Bush Fire Prone Areas

Bushfire Hazard Assessment Report

REF No. 20.12.396

Address Lot 5 DP 12797
 41 Wallumatta Road
 Newport NSW 2106

For G & W Lawrence

The site was inspected on 6th October 2020

Report Preparation

Craig Burley

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



Bushfire Risk Assessment Certificate

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

Property Address:	Lot 5 DP 12797 41 Wallumatta Road Newport NSW 2106
Description of Proposal	New Class 1a secondary dwelling and construction of alterations and additions to an existing Class 1a dwelling
Plan Reference: [Relied upon in report preparation]	This assessment is based on plans prepared by: Belli Design Building Plans Dated: May 2020 Drawing No: 2001-00 to 08
Bushfire Hazard Assessment Report Ref. No.	20.12.396
Report Date:	14.01.21
BAL Rating:	BAL 12.5
Does the proposal comply with the requirements of <i>Planning for Bush Fire Protection 2019</i> ?	YES with incorporation of the recommendations included contained in the attached Bushfire Hazard Assessment Report
Does the proposal require referral to the NSW Rural Fire Service?	NO
Does the proposal rely on Alternate Solutions?	NO

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

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

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

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

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

Yours faithfully



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



Executive Summary

We have been engaged by G & W Lawrence the owners of the subject land to prepare a bush fire hazard assessment report to be a supplement for inclusion in a development application to Northern Beaches Council, for the proposed construction of a new Class 1a secondary dwelling and construction of alterations and additions to an existing Class 1a dwelling upon their land.

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

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

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

As this development is also considered to be a dual occupancy development the assessment process has conducted the evaluation on the basis of satisfying the requirements of *Planning for Bush Fire Protection* 2019 for a subdivision. This is a methodology requirement of the NSW Rural Fire Service.

The assessment process has found that these requirements are satisfied within the context of the proposal and recommendations arising within this report.

Bushfire Attack Summary

Lot 5 DP 12797

41 Wallumatta Road Newport NSW 2106

Vegetation Formation	Remnant Forest (Rainforest default)
Vegetation Slope	Downslope > 5 to 10 degrees
Building Separation Distance metres	47
Separation Slope	Downslope > 5 to 10 degrees
Fire Danger Index	130
AS 3959 Construction Standard	BAL 12.5

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

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Appendix 1 – Proposed development plans ex Belli Design Building plans

1.0 Introduction

We have been engaged by G & W Lawrence, the owners of the subject land to prepare a bush fire hazard assessment report to be a supplement for inclusion in a development application to Northern Beaches Council for the proposed construction of a new Class 1a secondary dwelling and construction of alterations and additions to an existing Class 1a dwelling upon the subject land.

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

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

1.1 Purpose of Report

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

1.2 Scope of Report

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

1.3 Regulatory Controls

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

1.4 Methodology

A site inspection for the purpose of assessing bushfire related matters affecting this site was conducted on the 6th October 2020 and a review of the proposed construction plans as supplied by the owner and prepared by Belli Design Building plans has taken place.

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

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

1.5 The Proposal

The proposal as indicated by consultation with the proponents and perusal of plans supplied, shows for the construction of a new split-level Class 1a secondary dwelling (which creates a dual occupancy) together with construction of alterations and additions to an existing Class 1a dwelling.

The secondary dwelling is to be located within the southern section of the subject allotment.

The alterations and additions to the dwelling consists in broad terms to be the following;

- New media room adjacent to the northern elevation of the existing dwelling;
- New raised carparking space adjacent to the northern elevation of the proposed media room; and
- New awning roof above the existing balcony to the southern elevation of the existing dwelling

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

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

2.0 Site and Adjacent Developments

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

2.1 Site Description

The site is identified as Lot 5 DP 12797
41 Wallumatta Road
Newport NSW 2106
LGA Northern Beaches Council

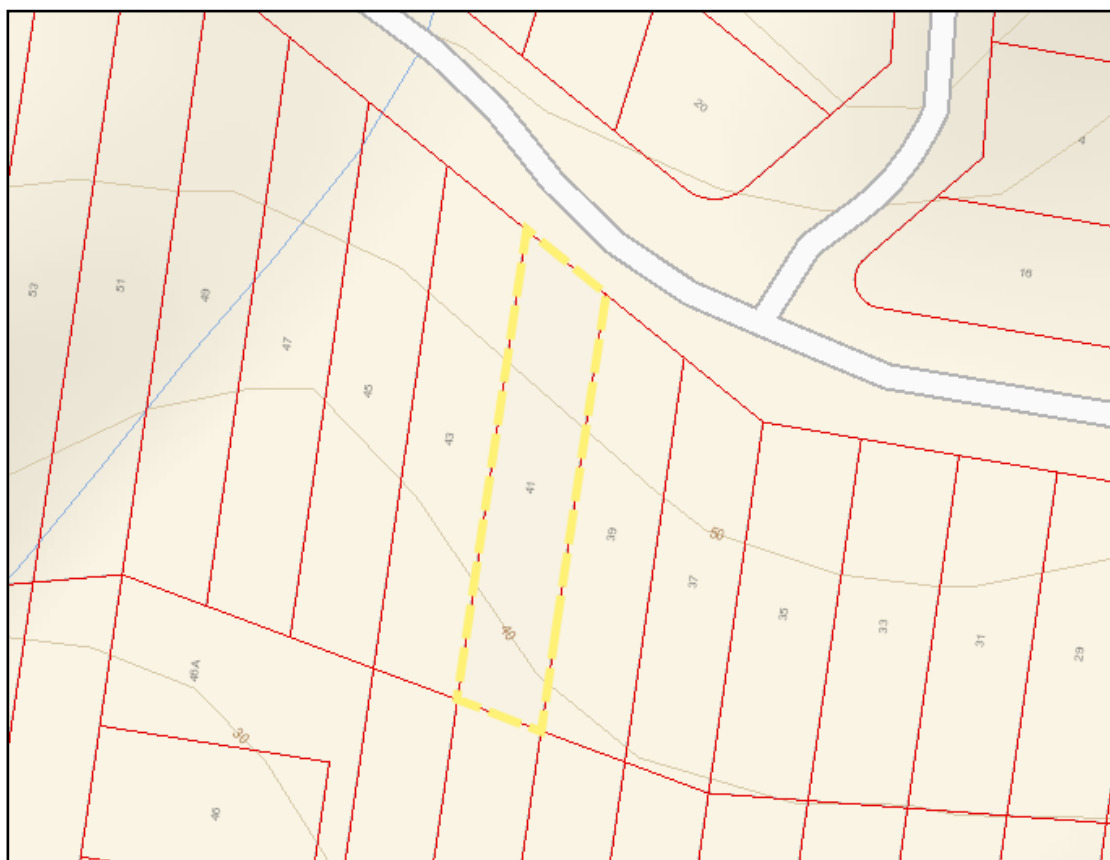


Figure 1: Address validation ex NSW Planning Portal

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

The site is a residential allotment of approximately 936m² located on the southern side of Wallumatta Road. The area in which the proposal is located is generally urban residential development that has been established for many years.

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

The subject allotment is positioned upon the southerly aspect slopes of an east to west ridgeline.

The parcel of land is essentially a narrow rectangle in shape and the northern boundary is the road frontage for the subject site.

At present the site has structural improvements limited to be the existing Class 1a dwelling.

In terms of vegetation the subject allotment contains no significant sections of bushfire hazardous vegetation albeit continued grounds maintenance needs to occur.

The site is shown upon the Northern Beaches Bushfire Prone Land Map (Figure 2) to be almost wholly within category 2 vegetation buffer zone (shown light orange). Although the site inspection and interpretation of aerial photography for the site confirms that the area of category 2 vegetation is overstated to the west of the subject by virtue of fuel reduced areas across the southern sections of the adjoining parcels to the west.

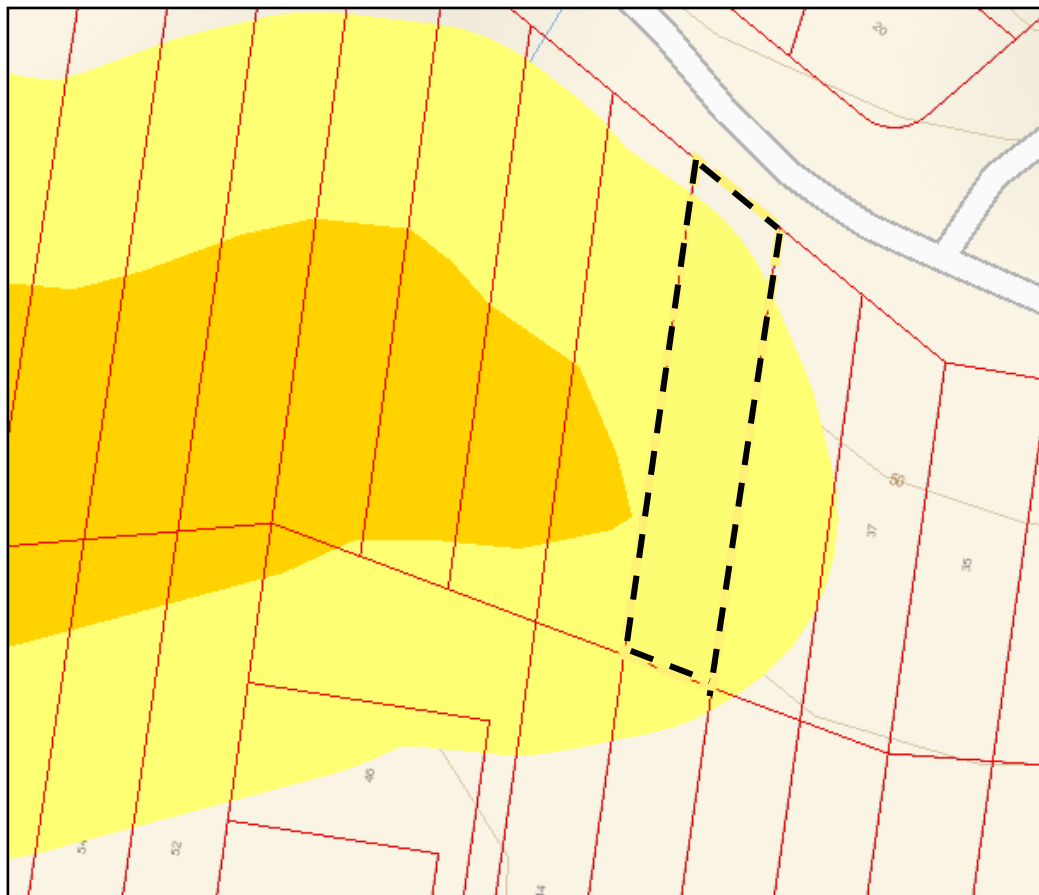


Figure 2; Section Northern Beaches LGA Bushfire Prone Land Map ex NSW Planning Portal

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

2.2 Description of Adjoining Lands

To the north of the subject allotment is the carriageway of Wallumatta Road and beyond this is existing residential development with no sections of bushfire hazardous vegetation.

To the east and south of the subject allotment is existing residential development with no significant sections of bushfire hazardous vegetation.

Directly adjoining to the west of the subject allotment are managed lands that have been recently fuel reduced. Beyond this the landscape transitions into being a relatively narrow section of forest vegetation that is dominated by rainforest and riparian species of vegetation. It is this section of vegetation that is considered to be the area of hazard effective upon the proposed development.

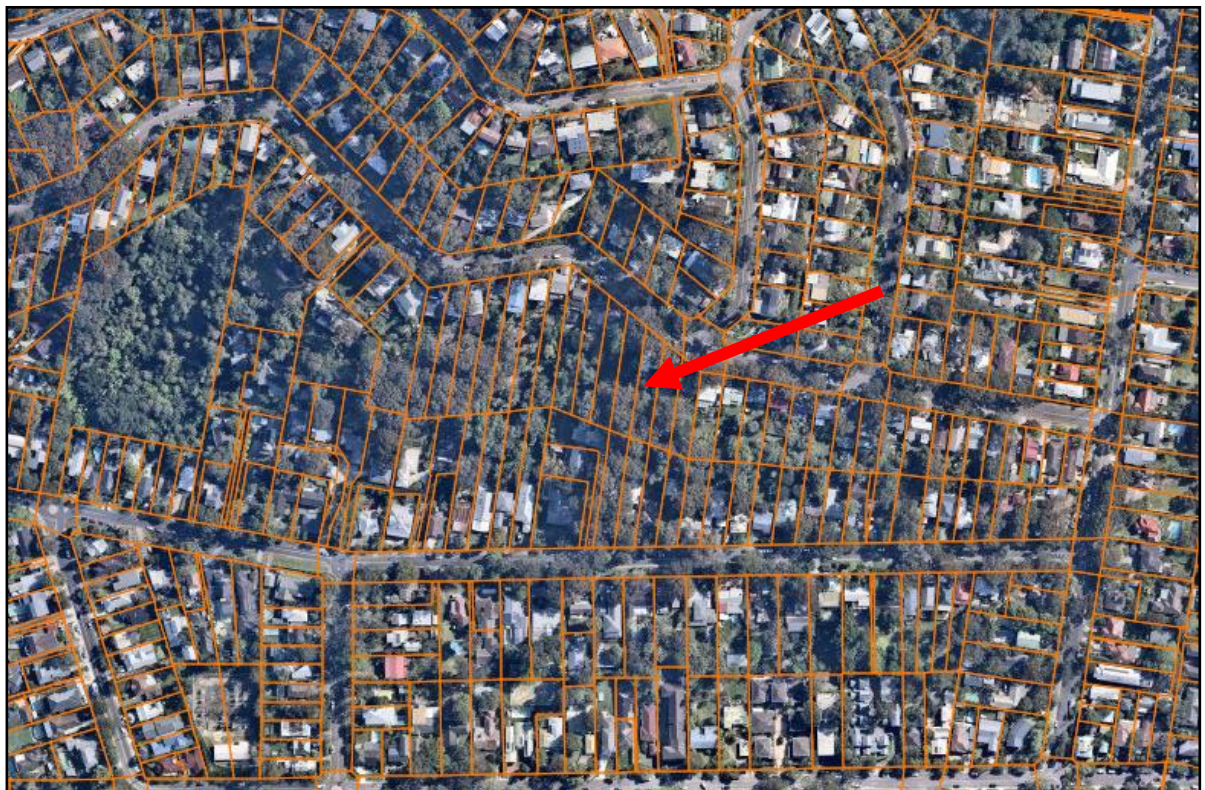


Figure 3: Aerial photo depicting localised terrain and adjoining allotments ex NSW Planning Portal

3.0 Environmental Considerations

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

The proposed scope of works does necessitate the removal of some vegetation as required to satisfy the recommendations for asset protection zones. It is also our opinion that the bushfire protection measures as recommended within this report will have little or no adverse environmental effects.

4.0 Bushfire Hazard Assessment


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




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

4.1 Classification of Vegetation and Separation Distance from Proposed Development

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



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

 Secondary dwelling  Dwelling alterations and additions  Remnant Forest

To the west of the subject allotment is the effective bushfire hazardous vegetation and this area should be classified as being a vegetation formation of **Remnant Forest (Rainforest default)**. The closest section of consistent forest vegetation is located approximately 47 metres to the west of the proposed constructions.

4.2 Slope Assessment

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



Figure 5; Slope assessment study area Image ex NSW Planning Portal

- Proposed dwelling location

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

- Area A – Remnant Forest - > 5 to 10 degrees downslope (assumed) (elevation 6.45 met / dist. 54.24 met = 6.78 degrees)

4.3 Category of Bushfire Attack

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

It is the determination of the site inspection, the assessment procedure with incorporation of the recommendations in this report that the proposed development could experience a BAL 12.5 category of bushfire attack. The proposed development is most likely to be subject to the greatest bushfire attack from any area to the west from the proposed development location.

Bushfire Attack Summary

Vegetation Formation	Remnant Forest (Rainforest default)
Vegetation Slope	Downslope > 5 to 10 degrees
Building Separation Distance metres	47
Separation Slope	Level
Fire Danger Index	130
AS 3959 Construction Standard	BAL 12.5

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

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

5.1 Asset Protection Zones

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

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

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

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

Inner Protection Area (IPA)

The IPA is the area closest to the building and creates a fuel management area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defendable space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous.

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

When establishing and maintaining in IPA the following requirements apply;

Trees

- tree canopy cover should be less than 15% at maturity;
- tree canopy should be separated by 2 to 5 metres;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed to a height of two metres above the ground;
- preference should be given to smooth bark and Evergreen trees

Shrubs

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

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

Grass

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

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

5.2 Position and Design of Proposed Development

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

5.3 Construction Level

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

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

Given that the proposed development could experience a Bushfire Attack Level (BAL) 12.5 from vegetative fuels to the west, the proposed secondary dwelling and alterations and additions to the existing Class 1a dwelling should therefore be designed and constructed to the requirements of AS 3959-2018 and must be constructed to comply with section 3 Construction General and section 5 BAL 12.5 of such standard apart from as varied to comply with section 7.5.2 Additional Construction Requirements of *Planning for Bushfire Protection 2019*.

Additionally, to satisfy the guidance of the NSW RFS for “best practice” the existing dwelling shall be upgraded where or if necessary, to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering of openings with a non-corrosive metal screen with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draught excluders.

5.4 Access / Egress

5.4.1 To the Proposed Development

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

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

5.4.2 Within the Site

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

In concurrence with the guidance given within *Planning for Bush Fire Protection* 2019 no specific vehicle access requirements are recommended by this report.

The proposed development is within an urban area where a distance of not greater than 70 metres of unobstructed path can be demonstrated between the most distant external part of the proposed development and the nearest part of the public access road (where the speed limit is not greater than 70kph) that supports the operational use of emergency fire fighting vehicles (ie a hydrant or water supply).

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

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

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

5.5 Utility Supplies

5.5.1 Water

This section of Newport is serviced by a mains reticulated water system and a search of the mains reticulated water supply layout plans (see figure 6 below) indicates that a hydrant is located directly adjacent to the northwest from the subject allotment on the footpath area of Wallumatta Road.

The site inspection confirmed the location of this hydrant.

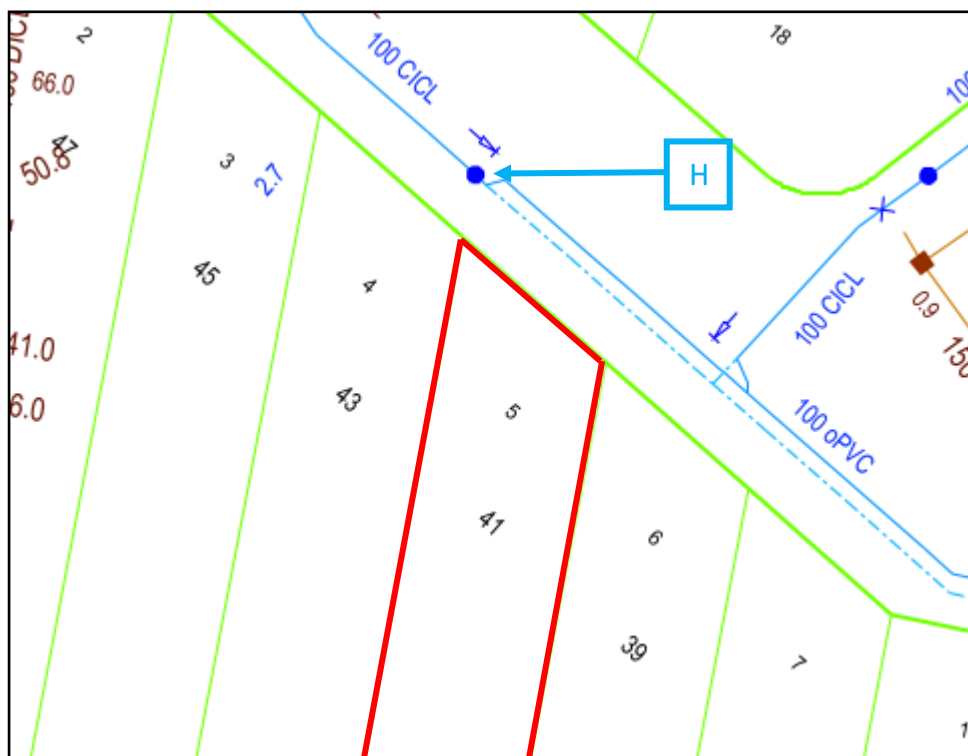


Figure 6: Section Sydney Water Reticulated Mains Water Supply Layout Plans

The location of this hydrant and the distance to the furthest point of the dwelling satisfies the requirements of *Planning for Bush Fire Protection* 2019 and the provisions of AS 2419.1-2005 *Fire hydrant installations*.

5.5.2 Electricity

The methodology for the connection of electricity shall be by overhead wire connection from the mains service supply to a pole that will be located just inside the road frontage boundary and from that point it shall travel underground to the metre box upon the external wall of the dwelling. This connection should not increase to a large extent the likelihood of bushfire ignition or be the cause of electrical failure to the subject site under most conditions due to the limited overhead distance to be spanned by the wiring.

5.5.3 Gas

At the time of report preparation it was not known if it is proposed to connect gas supply to the subject dwelling. However any future connection to either mains or

portable gas supply should be undertaken and maintained to the provisions of AS 1596-2002 *Storage and handling of LP Gas*. All piping associated with the installation must be metal.

5.6 Landscaping

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

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

5.7 Emergency Procedures

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

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

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

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

6.0 Bushfire Hazard Assessment Recommendations

1. That the entire site where not built upon shall have the vegetation reduced where or if necessary to satisfy the requirements of *Planning for Bush Fire Protection* 2019 and the NSW Rural Fire Service document “Standards for Asset Protection Zones” for an inner protection area of an asset protection zone and this area shall be maintained at this vegetation level for the lifetime of the development.
2. That no future landscaping features, planting of shrubs, trees or other vegetation shall occur in such a manner as to compromise the integrity of the asset protection zone.
3. That the proposed Class 1a secondary dwelling and the alterations and additions to the existing Class 1a dwelling shall be constructed to section 3 Construction General and section 5 BAL 12.5 of AS3959-2018 *Construction of buildings in bushfire prone areas* with the exception that the construction requirements shall be varied to comply with section 7.5.2 Additional Construction Requirements of *Planning for Bush Fire Protection* 2019.
4. That the supply of electricity and telephone to the secondary dwelling shall be under ground where at all possible.
5. That if the supply of gas to the secondary dwelling is undertaken it shall be installed and maintained in accordance with AS 1596-2002 and requirements of relevant authorities.
6. The residents should complete a *Bush Fire Survival Plan* as formulated by the NSW Rural Fire Service and the NSW Fire & Rescue.

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

7.0 Conclusion

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

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



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



Caveat

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

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

References

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

Building Code of Australia Volume 2 2013 Australian Building Codes Board

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

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

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

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

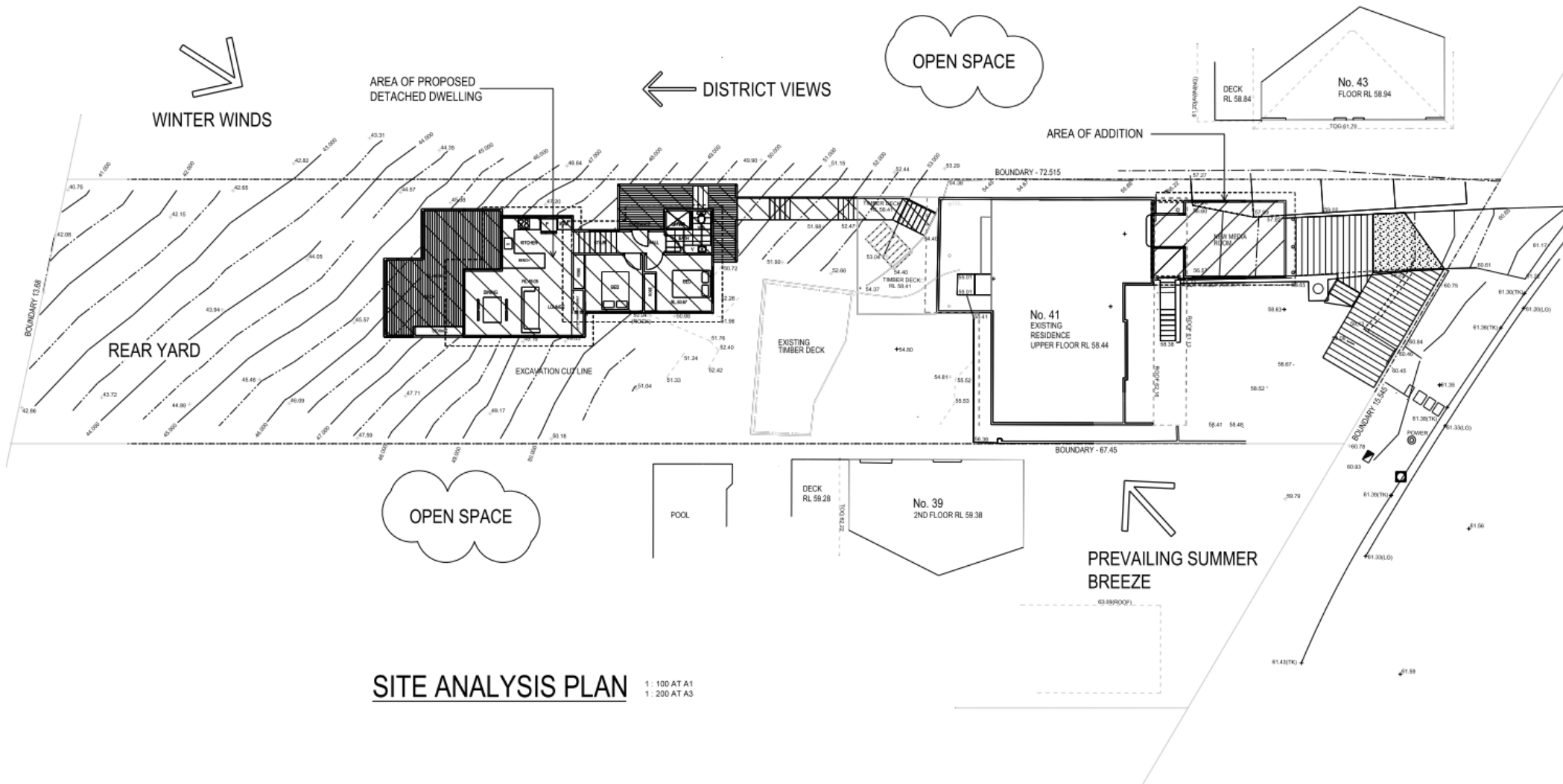
Performance of Building Elements in Bushfire Prone Areas Poon S.L. & England J.P. Warrington Fire Research Australia

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

Standards for Asset Protection Zones NSW Rural Fire Service 2005

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

Appendix 1- Proposed dwelling plans ex Belli Design Building plans



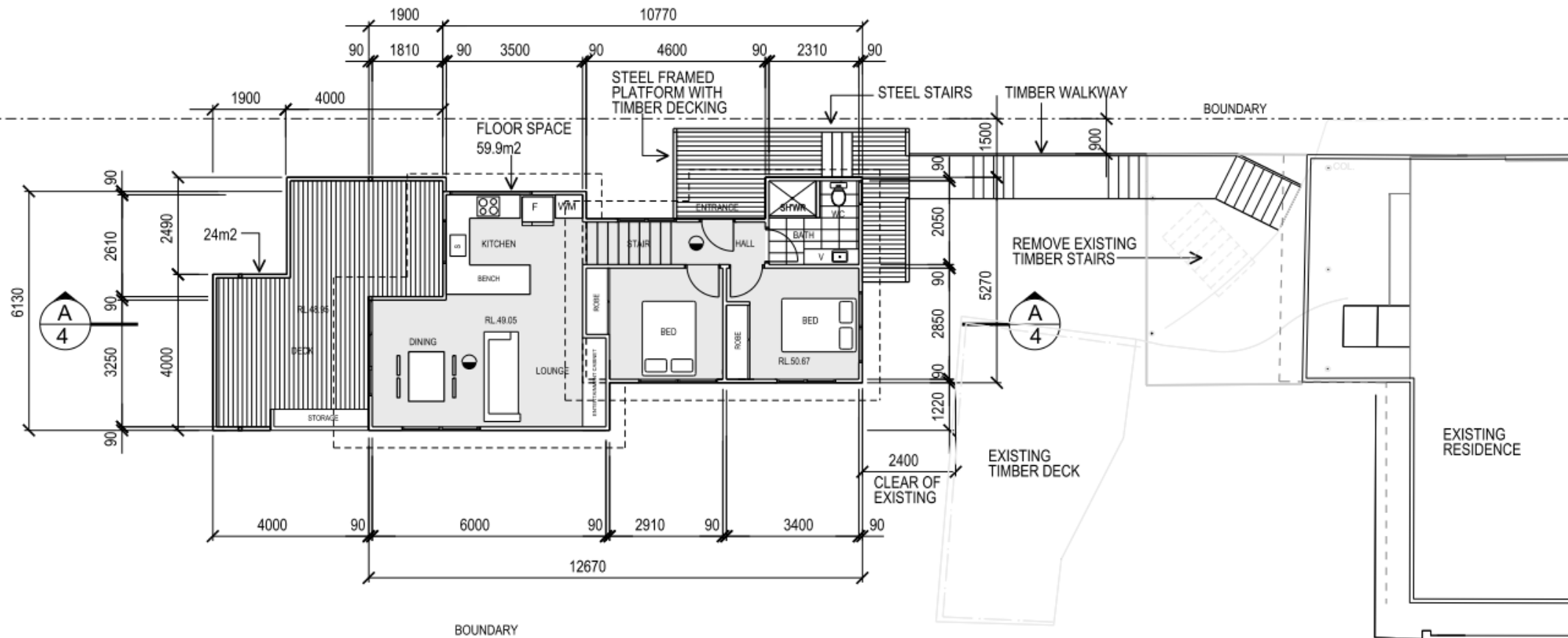
SITE ANALYSIS PLAN

1: 100 AT A1
1: 200 AT A3

0 1 2 3 4 5 10
SCALE 1:100 Metres AT A1



PROJECT			
PROPOSED SECONDARY DWELLING AND ALTERATIONS 41 WALLUMATTA RD, NEWPORT MR & MRS G K & W K LAWRENCE			
TITLE			
SITE ANALYSIS PLAN			
BUILDING DESIGNER BELLI DESIGN 57 PATRICK ST AVALON 2107			
Mob - 0414 228 368			
DRAWN	N. B.	DRAWING NUMBER	REV
DATE	MAY 2020		
SCALE	1: 100		
CHECKED			
		2001-00	P1

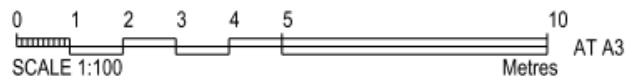
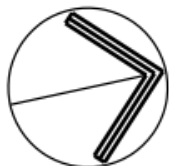


SECONDARY DWELLING GROUND FLOOR PLAN

1: 100

1: 100

● AS 3786 COMPLIANT SMOKE ALARM
TO BE HARD WIRED TO ELECTRICAL SYSTEM



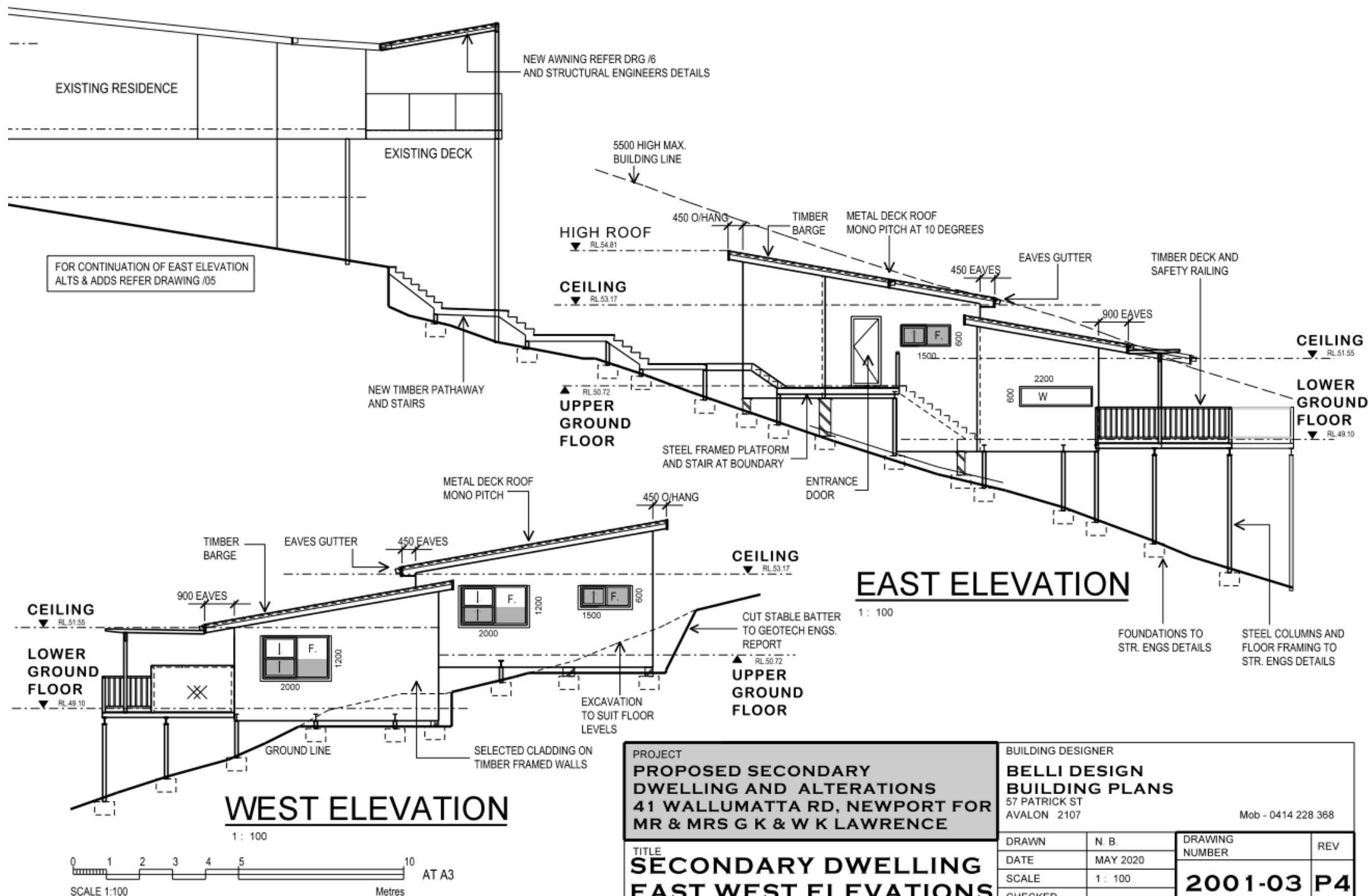
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**PROPOSED SECONDARY
DWELLING AND ALTERATIONS
41 WALLUMATTA RD, NEWPORT FOR
MR & MRS G K & W K LAWRENCE**

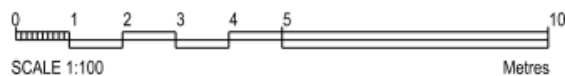
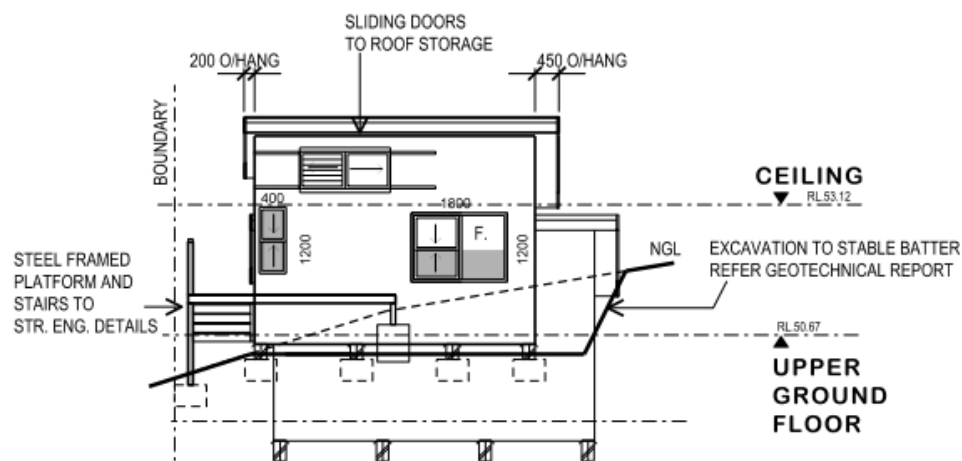
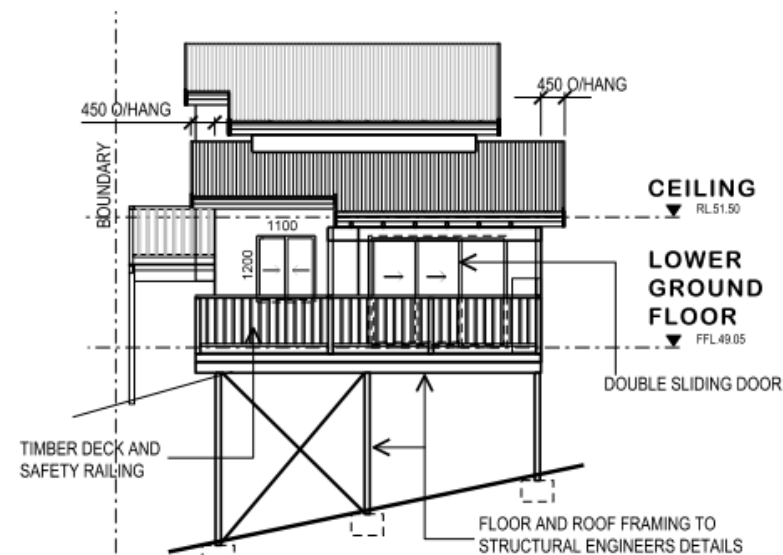
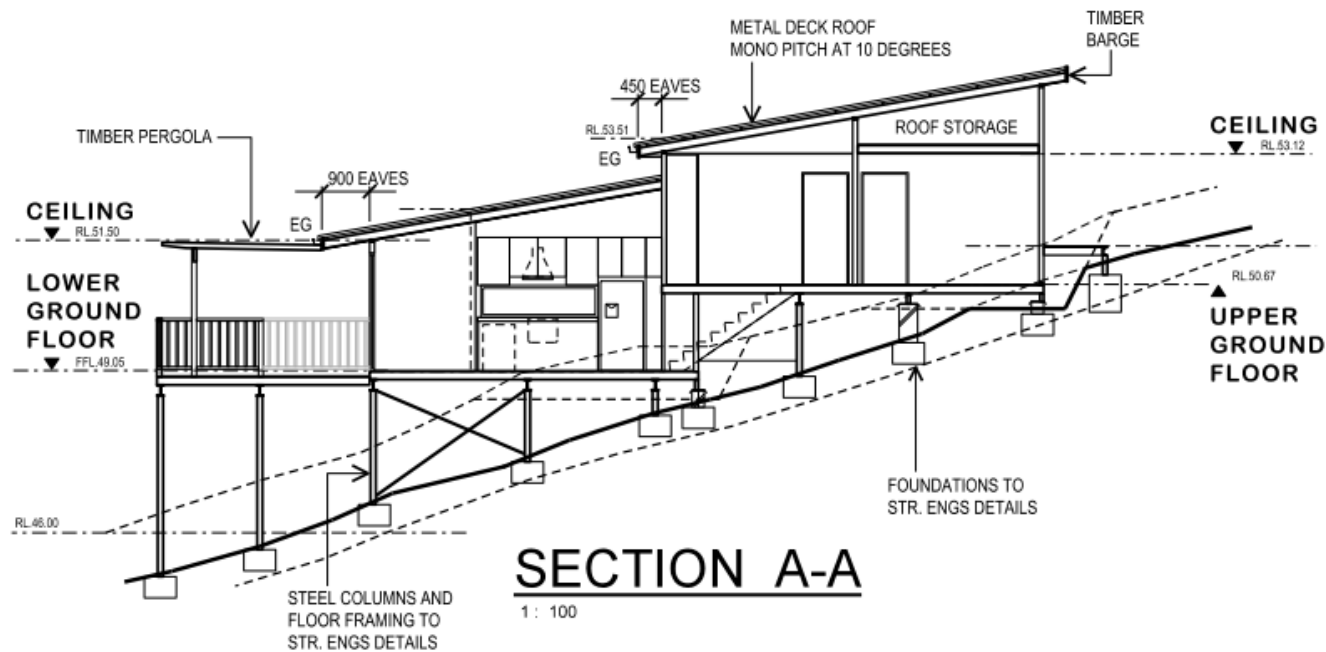
TITLE
**SECONDARY DWELLING
GROUND FLOOR PLAN**

BUILDING DESIGNER
**BELLI DESIGN
BUILDING PLANS**
57 PATRICK ST
AVALON 2107

Mob - 0414 228 368

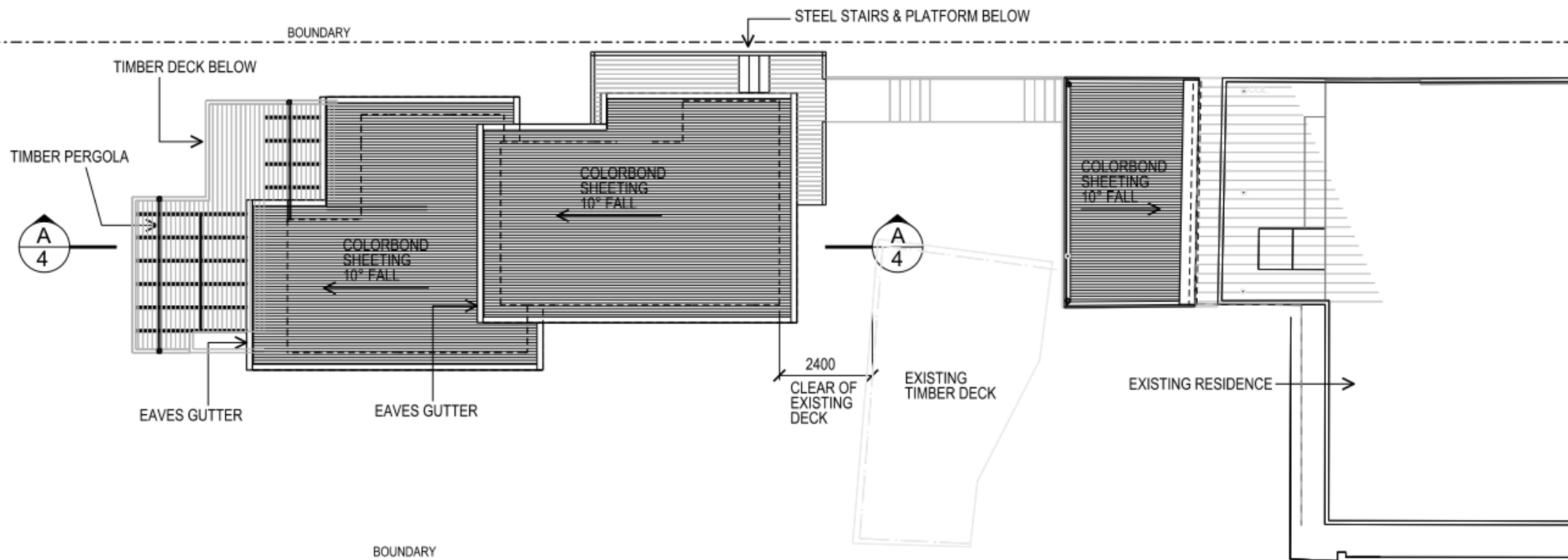
DRAWN	N. B.	DRAWING NUMBER	REV
DATE	MAY 2020	2001-02	P5
SCALE	1: 100		
CHECKED			





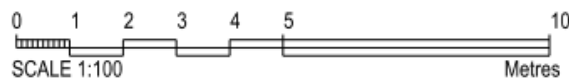
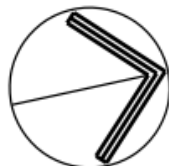
PROJECT	
PROPOSED SECONDARY DWELLING AND ALTERATIONS	
41 WALLUMATTA RD, NEWPORT FOR MR & MRS G K & W K LAWRENCE	
TITLE	
SECONDARY DWELLING, NORTH SOUTH ELEVATIONS, SECTION A-A	

BUILDING DESIGNER			
BELLI DESIGN			
BUILDING PLANS			
57 PATRICK ST			
AVALON 2107			
Mob - 0414 228 368			
DRAWN	N. B.	DRAWING NUMBER	REV
DATE	MAY 2020	2001-04	P4
SCALE	1 : 100		
CHECKED			



SECONDARY DWELLING AND UPPER AWNING ROOF PLAN

SCALE 1 : 100



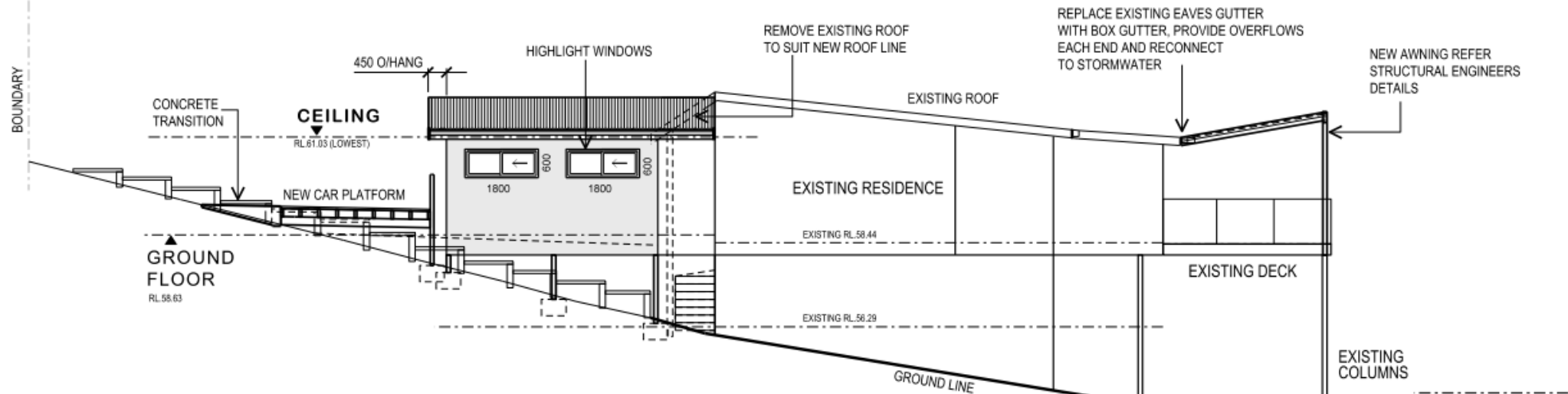
PROJECT
**PROPOSED SECONDARY
DWELLING AND ALTERATIONS
41 WALLUMATTA RD, NEWPORT FOR
MR & MRS G K & W K LAWRENCE**

TITLE
**SECONDARY DWELLING AND
UPPER AWNING ROOF PLAN**

BUILDING DESIGNER
**BELLI DESIGN
BUILDING PLANS**
57 PATRICK ST
AVALON 2107

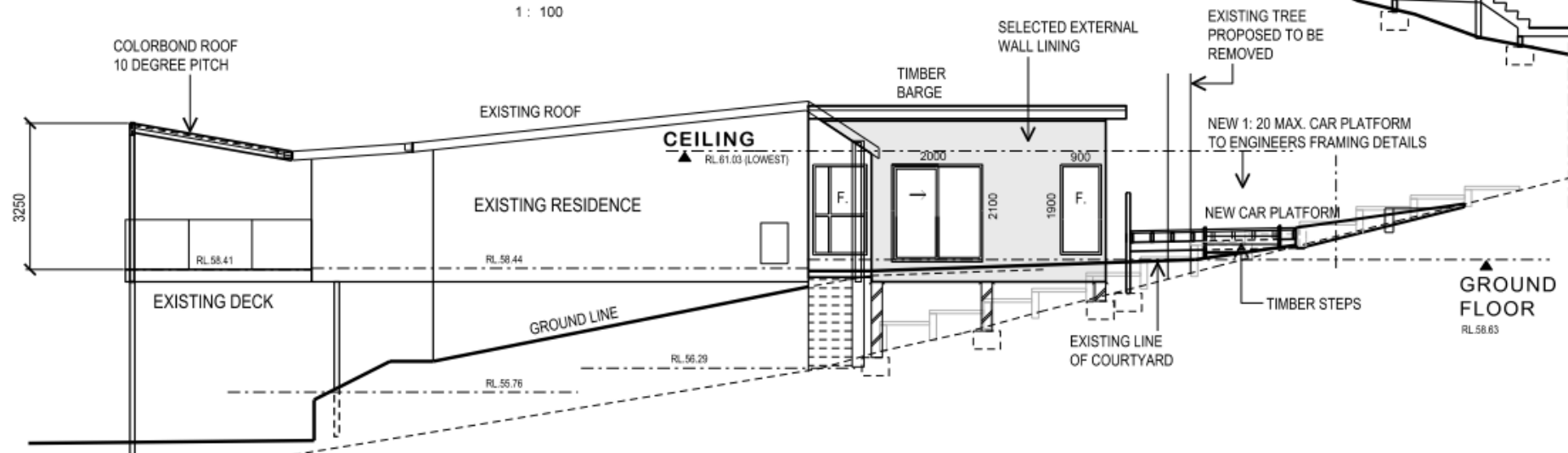
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DRAWN	N. B.	DRAWING NUMBER	REV
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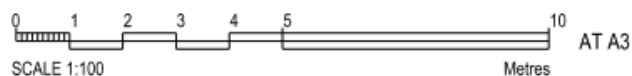
EAST ELEVATION

MAIN RESIDENCE
1 : 100



WEST ELEVATION

MAIN RESIDENCE
1 : 100



PROJECT
**PROPOSED SECONDARY
DWELLING AND ALTERATIONS
41 WALLUMATTA RD, NEWPORT FOR
MR & MRS G K & W K LAWRENCE**

TITLE
**MAIN RESIDENCE MEDIA ROOM
ADDITION, EAST, WEST ELEVATIONS**

BUILDING DESIGNER
**BELLI DESIGN
BUILDING PLANS**
57 PATRICK ST
AVALON 2107
Mob - 0414 228 368

DRAWN	N. B.	DRAWING NUMBER	REV
DATE	MAY 2020		
SCALE	1 : 100	2001-07	P3
CHECKED			

