




Reference number 4784

Member of the Fire Protection Association of Australia

## Lot 94, DP 32253, 50 Wesley Street, Elanora Heights, NSW 2101.

Wednesday, 4 September 2024

Prepared by:	Matthew Willis <i>BPAD – Level 3 Certified Practitioner</i> Certification No: BPD-PA 09337		04/09/2024
Can this proposal comply with AS3959-2018 (inc section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019)?	Yes		
What is the recommended AS 3959-2018 level of compliance?	BAL-12.5		
Is referral to the RFS required?	No		
Can this development comply with the requirements of PBP?	Yes		
Plans by "Buck and Simple" (Appendix 1.	Attached		

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# Bushfire Risk Assessment

**Wednesday, 4 September 2024**

### Contact

Lachlan an Zoe Isles

C/O Ryan Gill Town Planner

50 Wesley Street

Elanora Heights NSW 2101

420 383 578

### Subject Property

Lot 94, DP 32253

50 Wesley Street

Elanora Heights NSW 2101

### Document tracking.

Date	Reason for change	Author

## 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 94, DP 32253, number 50 Wesley Street Elanora Heights
Description of the Proposal	Construction of a detached secondary dwelling and carport
Plan Reference	Attached
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>	<i>Wednesday, 4 September 2024</i>
<b>REPORT DATE</b>	<i>Wednesday, 4 September 2024</i>
<b>CERTIFICATION NO/ACCREDITED SCHEME</b>	<i>FPA A BPAD A BPD-PA 09337</i>

**Attachments:**

- Bushfire Risk Assessment Report
- Recommendations

**SIGNATURE:** ---  ----- **DATE:** ----- *Wednesday, 4 September 2024*

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# 1 Executive Summary.

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Bushfire Planning Services has been requested to supply a bushfire compliance report on lot 94, DP 32253, 50 Wesley Street, Elanora Heights.

The works proposed for the subject lot are for the construction of a detached secondary dwelling and carport, see attached plans for details.

As this proposal includes the creation of a secondary dwelling within an existing allotment and therefore increases the occupancy level of the lot the RFS will consider this proposal as if it were a subdivision.

This proposal should be assessed under section 4.14 of the EP&A act and is considered to be 'infill' development as described in Planning for Bushfire Protection however the RFS will assess certain parts of this proposal as if it were submitted under section 100b of the Rural Fires Act, in particular the proposals ability to achieve a Bushfire Attack Level (BAL) of BAL 29 or less.

The calculations and assumptions outlined in this report show that the development will be required to comply with the construction requirements of AS 3959-2009 BAL-12.5 and the Rural Fire Services requirements contained within section 7.5 of Planning for Bushfire Protection on any new external works.

This construction level is within the BAL threshold required by the RFS and as such should gain their support for the proposal's approval. All other aspects of the proposal can or do already comply with the normal bushfire requirements for the approval of a building in a bushfire prone area.

The subject lot is on the southern side of Wesley Street and at its closest point to the hazard the proposed new work has a separation distance to the north of approximately 71.4m.

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 2.27°.

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

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

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

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

Aspect	North	East	South	West
<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 94</b>	3.9m	N/A	N/A	N/A
<b>Setback outside lot 94</b>	67.5m	N/A	N/A	N/A
<b>Total setback</b>	71.4m	N/A	N/A	N/A
<b>Bal level</b>	BAL-12.5	N/A	N/A	N/A

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

## 2 General.

This proposal relates to the construction of a detached secondary dwelling and carport on the subject lot and its ability to comply with the rules and regulations for building in a bushfire prone area.

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

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

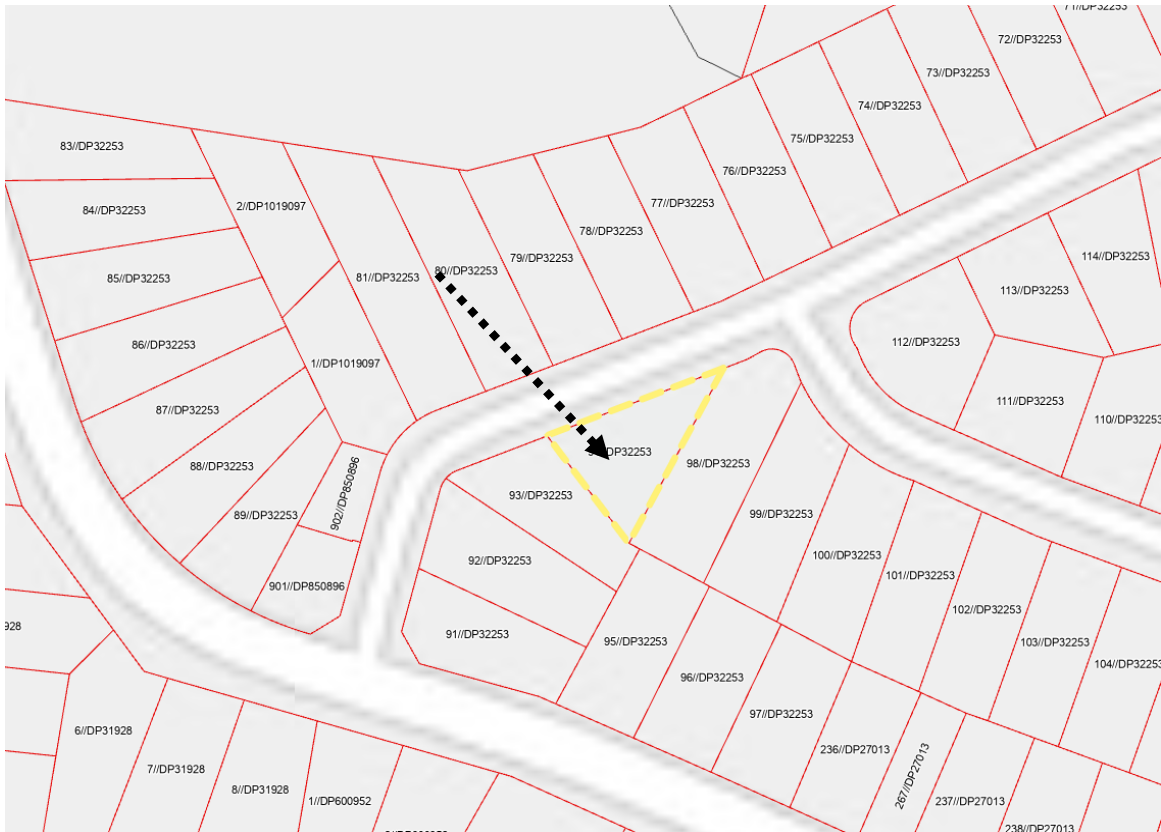
## 3 Block Description.

The subject block is situated on the southern side of Wesley Street in an established area of Elanora Heights.

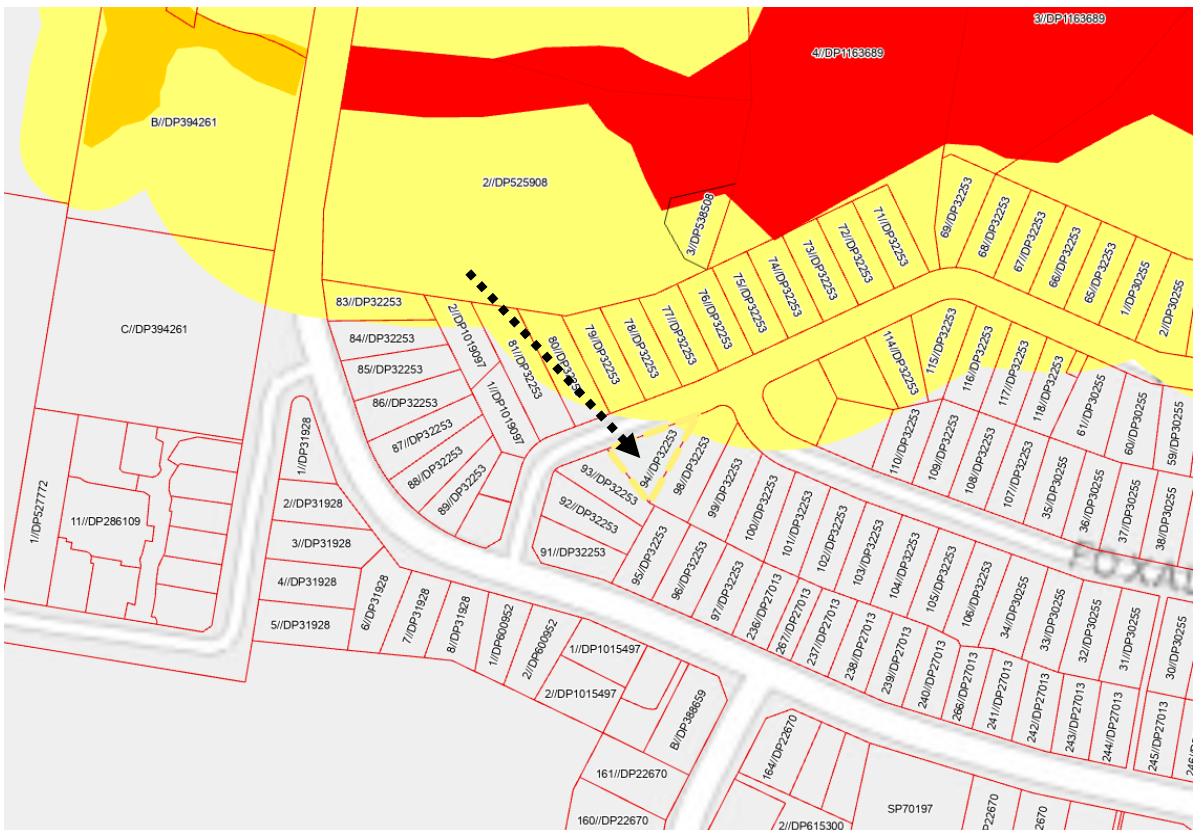
The lot currently contains a single-level class 1 dwelling.

The lands surrounding the proposed site on the subject lot to a distance of at least 71.4m contain existing development or land that is otherwise not considered to be a significant bushfire hazard.

- Lot; 94
- DP; 32253.
- LGA; Northern Beaches.
- Area; 700.9m<sup>2</sup>.
- Address; 50 Wesley Street, Elanora Heights.



Map 1 shows the cadastral layout around the subject lot.



Map 2 is an extract from the councils' bushfire prone land map. The map shows lot 94 to be within the buffer zone of category 1 bushfire vegetation.



## 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.

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



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

*This area has been left intentionally blank.*





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

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

Aspect	North	East	South	West
<b>Vegetation type</b>	Managed land/forest	Managed land	Managed land	Managed land
<b>Setback within lot 94</b>	3.9m	N/A	N/A	N/A
<b>Off-site setback</b>	67.5m	N/A	N/A	N/A
<b>Total setback</b>	71.4m	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.

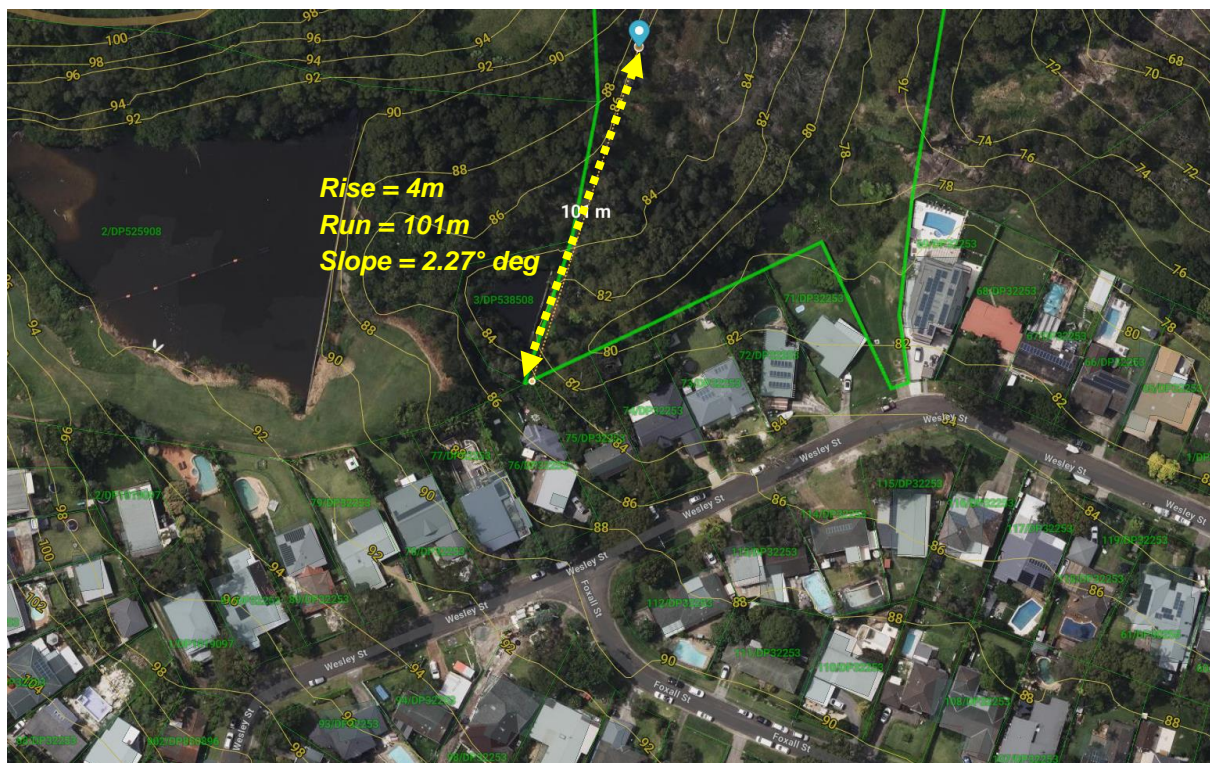


Table 2 shows the slope beneath the hazard.

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

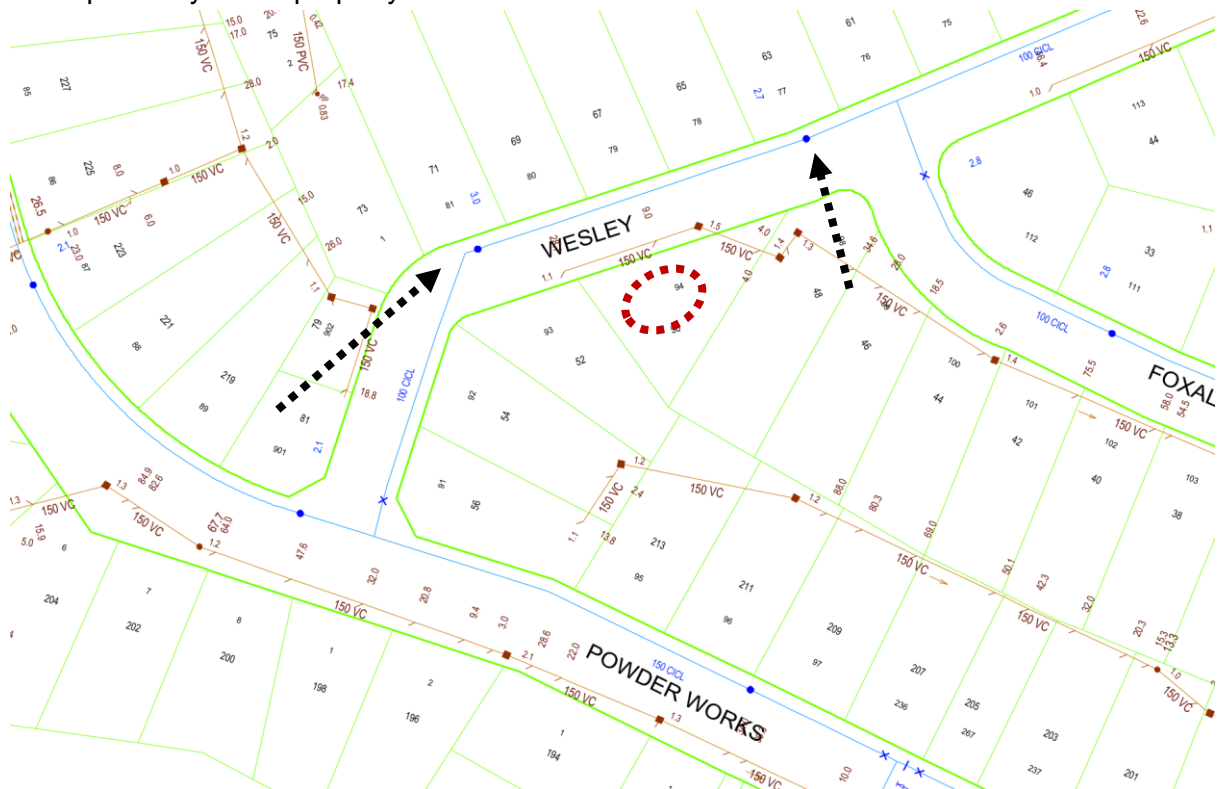
*Table 2 - Any aspect marked with "N/A" in the table above indicates that it is considered there is no hazard in that direction.*

## 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 Wesley Street.

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.

	Keith Vegetation Formation	BUSHFIRE ATTACK LEVEL (BAL)				
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
ALL UPSLOPE AND FLAT LAND	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 northern 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.

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## 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/)

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## 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.

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## 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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<p>APZ</p> <p>A defensible space is provided onsite.</p> <p>An APZ is provided and maintained for the life of the development.</p>	<p>Achievable with the implementation of the recommendations in section 13</p>
<p>SITING AND DESIGN:</p> <p>Buildings are sited and designed to minimise the risk of bush fire attack.</p>	<p>Achievable with the implementation of the recommendations in section 10</p>
<p>CONSTRUCTION STANDARDS:</p> <p>It is demonstrated that the proposed building can withstand bush fire attack in the form of wind, smoke, embers, radiant heat and flame contact.</p>	<p>Achievable with the implementation of the recommendations in section 11</p>
<p>ACCESS</p> <p>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).</p>	<p>Achievable with the implementation of the recommendations in section 16</p>
<p>WATER AND UTILITY SERVICES:</p> <ul style="list-style-type: none"> <li>adequate water and electricity services are provided for firefighting operations</li> </ul>	<p>Achievable with the implementation of the recommendations in section 12</p>

<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>	
<p>LANDSCAPING:</p> <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>	<p>Achievable with the implementation of the recommendations in section 14</p>

## 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.

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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 .

### Secondary Dwelling and Carport 50 Wesley St, Elanora Heights Lachlan and Zoe Isles

General Notes		Standard Abbreviations	Location Plan	Architectural Drawings			
				No.	Name	Rev	Date
<p><b>Coordination</b> Where applicable refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify discrepancies between architectural and/or other consultants' documentation for direction prior to proceeding with the works.</p> <p><b>Specifications and Schedules</b> Where applicable refer to and coordinate with relevant Specifications and Schedules. Where specifications and schedules take precedence to the extent of any discrepancy, Notify discrepancies between documents for direction prior to proceeding with the works.</p> <p><b>Detail Drawings</b> Unless noted otherwise, refer to detail drawings for set-out information. Drawings at larger scales take precedence over drawings at smaller scales. Notify discrepancies for direction prior to proceeding with the works.</p> <p><b>Execution of the works (Standards)</b> Execute the works in compliance with the current edition of the Building Code of Australia (as amended), current editions of relevant Australian and other applicable published Standards and the relevant requirements of Local and Statutory Authorities.</p> <p><b>Units of measurement</b> Unless noted otherwise: - Dimensions are shown in millimetres, and - Levels are shown in meters</p> <p><b>To detail</b> Where a notation refers to an item as "to detail" the applicable items to be in accordance with the relevant Architect's detail.</p> <p><b>Materials handling and storage</b> Unless noted otherwise material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.</p> <p><b>Structure</b> Foundations, footings, reinforced concrete, slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be designed and constructed in accordance with the Structural Engineer's details and specifications.</p>	<p><b>Hydraulics</b> Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be designed and constructed in accordance with the Local Authority, Statutory Authority, hydraulic and/or Civil Works Consultant's requirements.</p> <p><b>Erosion &amp; Sediment Control</b> Apply erosion and sediment control measures in accordance with the Local Authority and, where applicable, Hydraulic or Civil Works Consultant's requirements to avoid erosion, sedimentation and/or contamination of the site, surrounds and stormwater drainage system. Apply measures to ensure that the site remains free of water and to prevent water flow over the new work. Erosion &amp; sediment control measures are to be effective from commencement of the works (including demolition) and maintained throughout the course of the works until the site is fully stabilised.</p> <p><b>Services (existing &amp; proposed)</b> Confirm location of existing under and above-ground services and coordinate with the relevant service authority to ensure that services are handled in accordance with the relevant authorities instructions prior to commencement of demolition, excavation and/or construction works.</p> <p><b>Levels</b> Levels shown are consistent with the datum and benchmarks shown on the associated detail survey. In most instances the surveyed levels will be indicated relative to Australian Height Datum. However the existing site levels and datum are to be confirmed on site with reference to the site survey documents.</p> <p><b>Interpretation</b> "Provide" means to supply and install. "Required" means required by the contract documents or by the Local or Statutory Authorities. "Proprietary" means identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.</p>	<p>A/W Accordance with AFFL Above finished floor level AP Access Panel Aw Awning Bal Balustrade Bdy Property/Boundary Bhd Bulkhead Blg Building Bldr Builder or building contractor CJ Control / construction joint CL Centre line COS Check / confirm on site Crs Centres Dp Downpipe D,Dr Door Dwg Drawing Eng Engineer(s) Est Estimated Ext Existing Ext External FFL Finished floor level FGL Finished ground level FR Fire rated Fxd Fixed Grd Ground Hr Horizontal Hyd Hydraulic Inst Instruction(s) Int Internal Man Manufacturer(s) Nom Nominated NTS Not to scale O/A Overall OH Overhead Own Owner (Proprietor) / Principal Req Requirement(s) RL Relative Level (to Datum) Schd Schedule(s) SPL Structural floor level Slab Slab Spec Specification(s) SSL Structural slab level Std Standard SDr Surface drainage SSD Sub-surface drainage TBA To be advised TBC To be confirmed TBD To be demolished TBR To be removed TOW Top of wall Typ Typical UG Under ground UNO Unless noted otherwise US Underside W/Win Window W With W/O Without</p>	<p>Source: Six Maps NSW Planning</p>				

Streetscape Perspective

**buck&simple.**  
doers of stuff

**General Notes**  
The copyright of this design is the property of buck&simple. This design is not to be used copied or reproduced without the prior written consent of buck&simple.  
Do not scale from drawings. Confirm dimensions on site prior to the commencement of works. Where a discrepancy exists, seek clarification prior to proceeding with the works.  
The drawings are to be used for the intended client for the proposed work stated. Do not use this drawing for construction or as a design.

**Issue for DA**  
Contact: info@buckandsimple.com  
ABN : 86 106 604 025  
NSW #8631 VIC #19664  
**www.buckandsimple.com**

Rev	Date	Description

Project Issue Date		Date	
Issue Date	By	CHK	
1271	X000		

9/07/2024 12:46:05 PM



1 Site Plan - Proposed  
1:200

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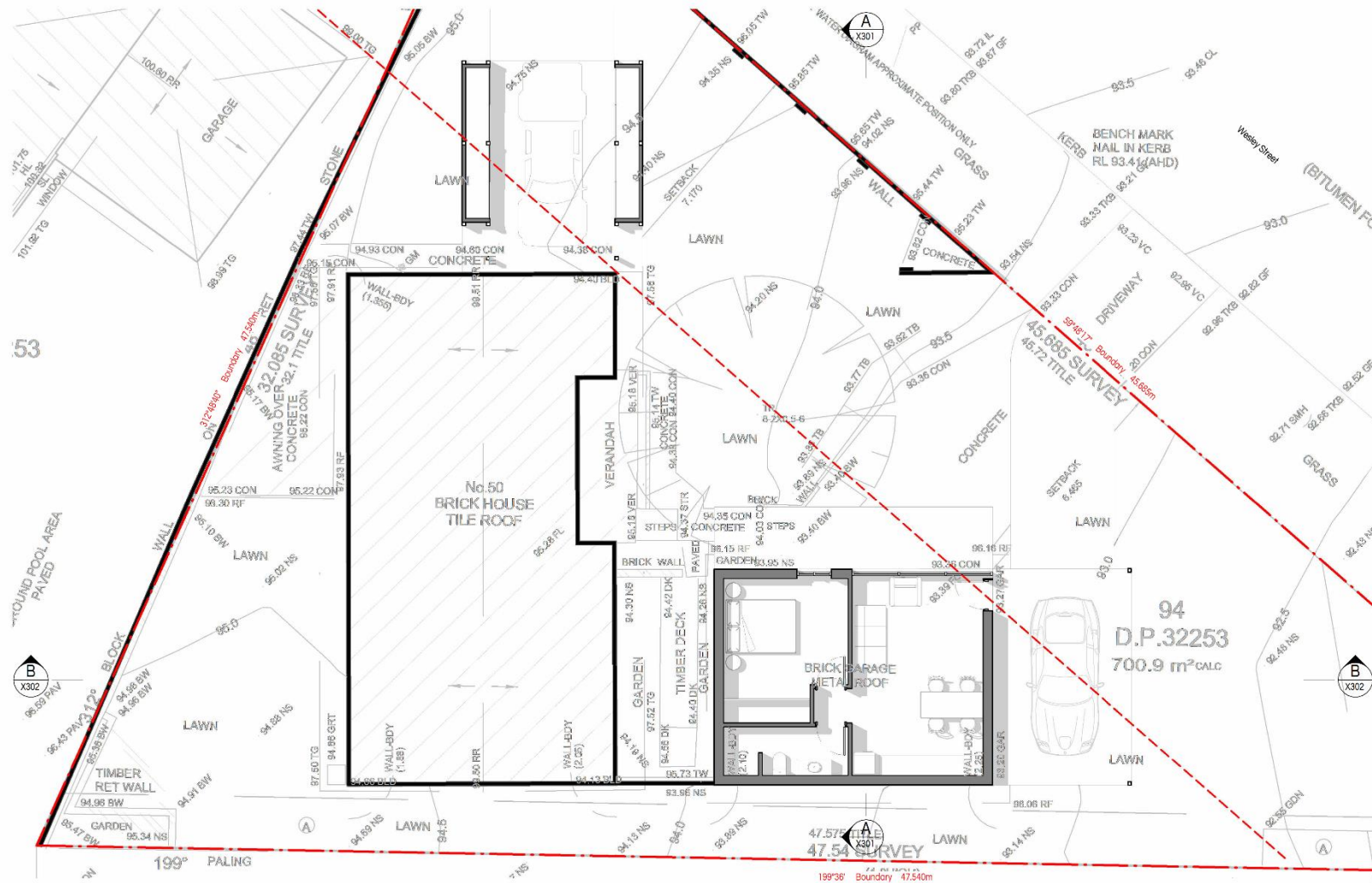
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Contact:	No. Description	Date
Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #9831 VIC #19664 <a href="http://www.buckandsimple.com">www.buckandsimple.com</a> Issue for DA		

Project	Secondary Dwelling and Carport
Location	50 Wesley St, Elanora Heights
Client	Lachlan and Zoe Isles
Drawing	Site Layout & Site Analysis - Proposed

Scale: 3 A3	1:200	Drawn by	BS	Checked by	BS
Project Issue Date	Issue Date	Sheet Issue Date			
Project Number	1271	Drawing #	X012	Revision	

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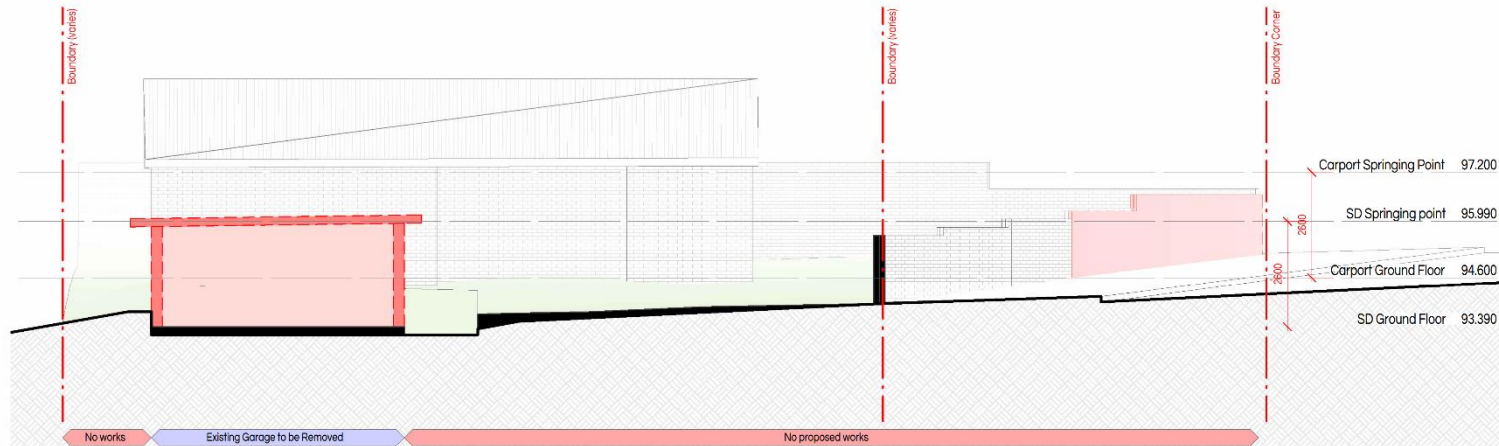
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Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #9831 VIC #19644 <a href="http://www.buckandsimple.com">www.buckandsimple.com</a> Issue for DA	No. Description Date
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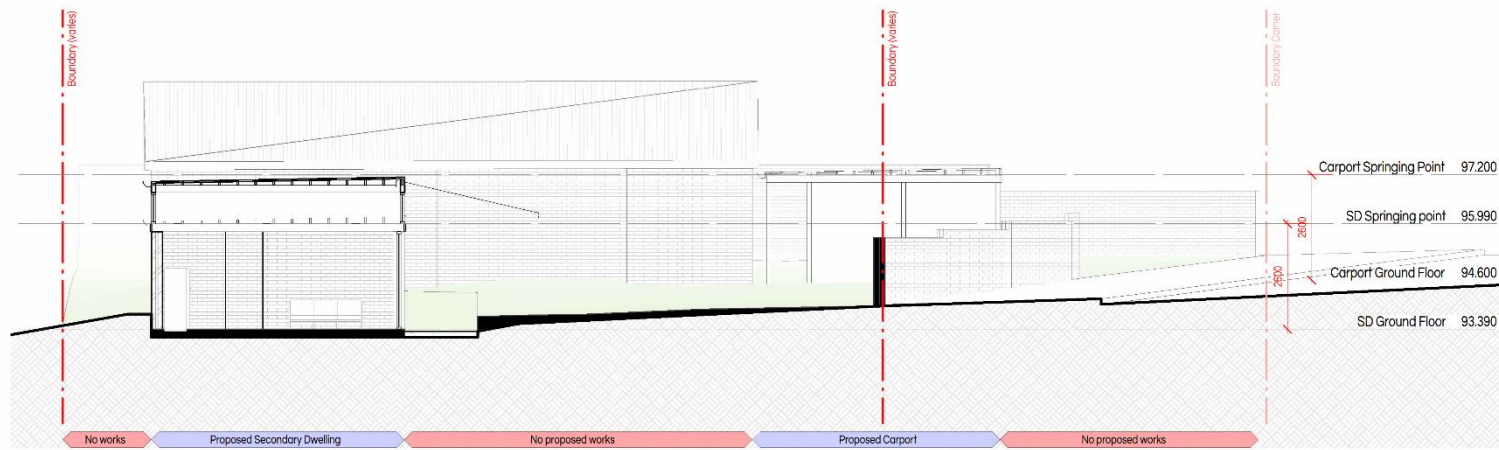
Project Secondary Dwelling and Carport Location 50 Wesley St, Elanora Heights Client Lachlan and Zoe Isles Drawing Ground Floor Plan - Proposed
--

Scale: A3 1:100 Project Issue Date Issue Date Project Number 1271 Drawing # X102	Drawn by BS Sheet Issue Date Revision	Checked by BS
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A1 Section A - Existing  
1:100



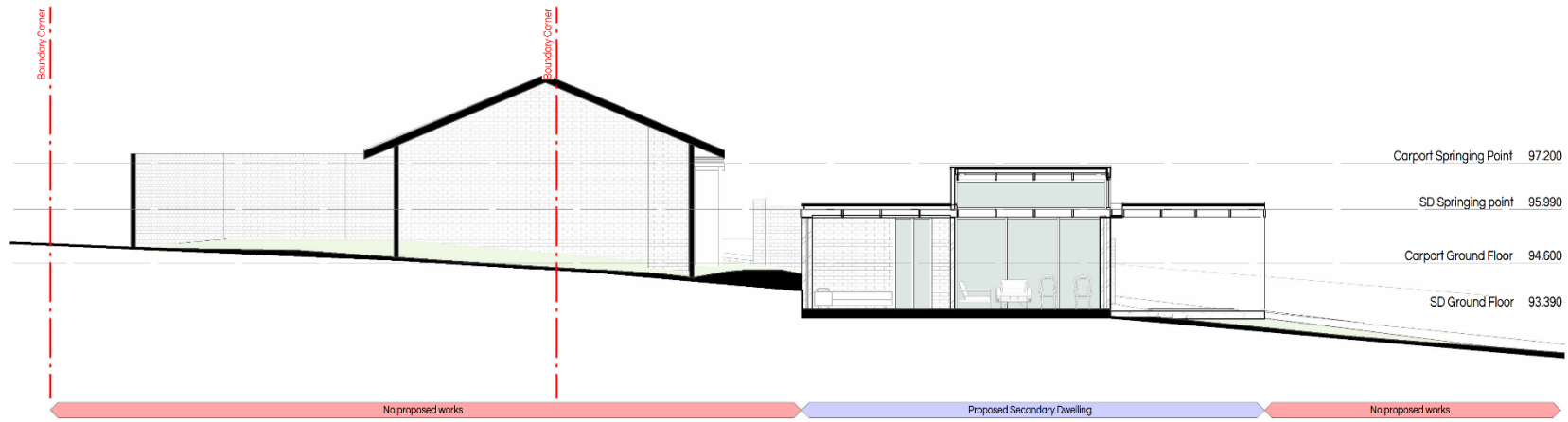
A Section A - Proposed  
1:100

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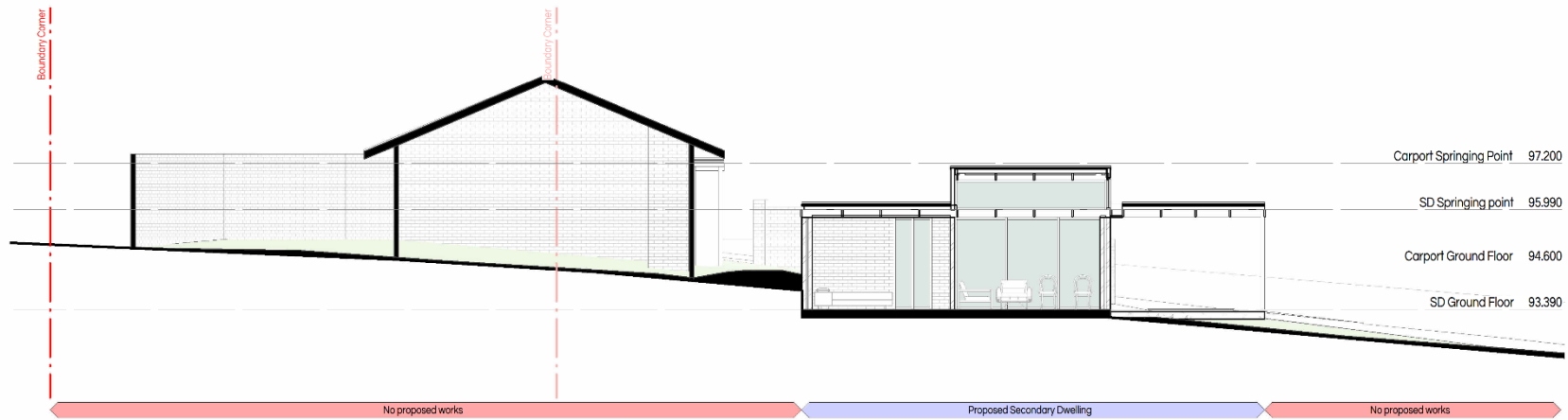
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				<p>Project Issue Date</p> <p>Issue Date</p>	<p>Sheet Issue Date</p>	<p>Project Number 1271</p>

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B1 Section B - Existing  
1:100

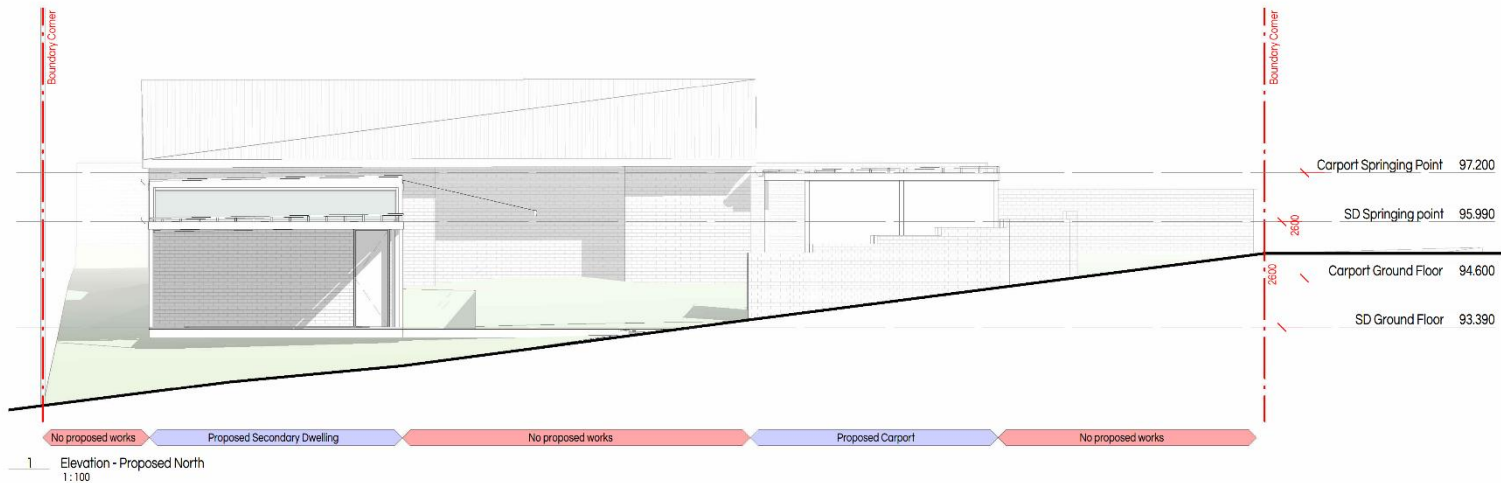
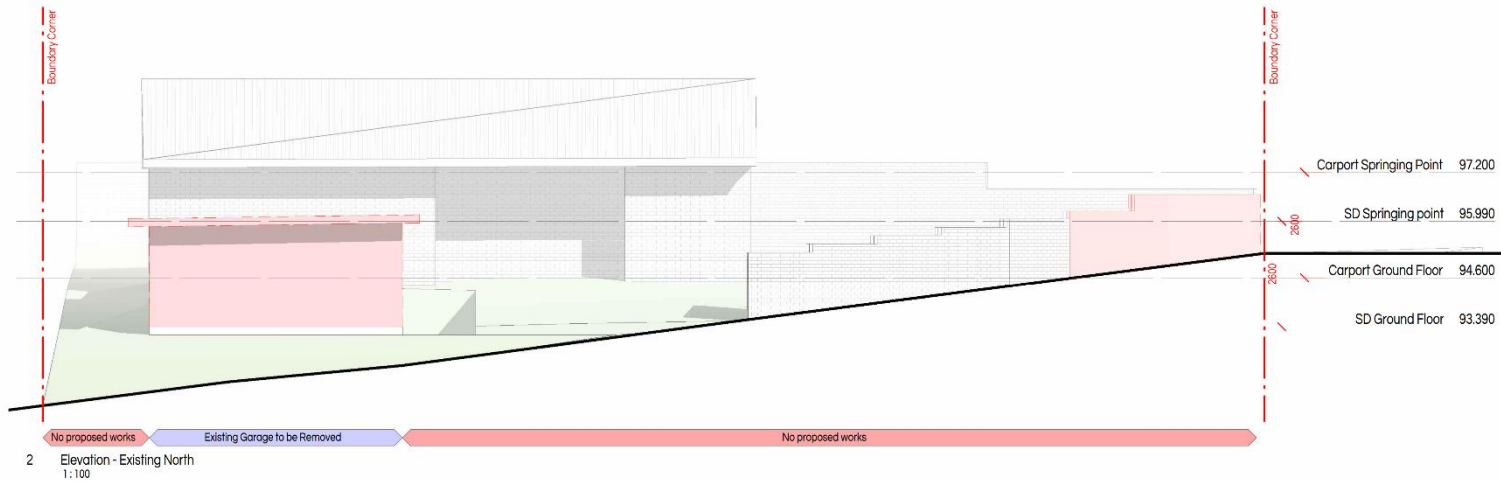


B Section B - Proposed  
1:100

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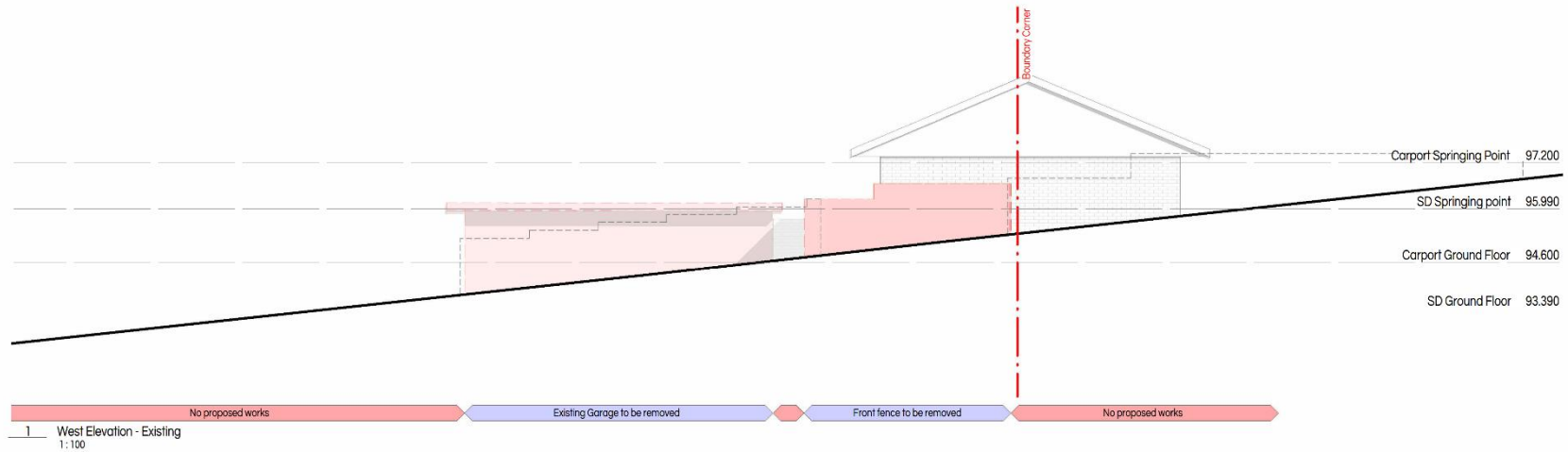




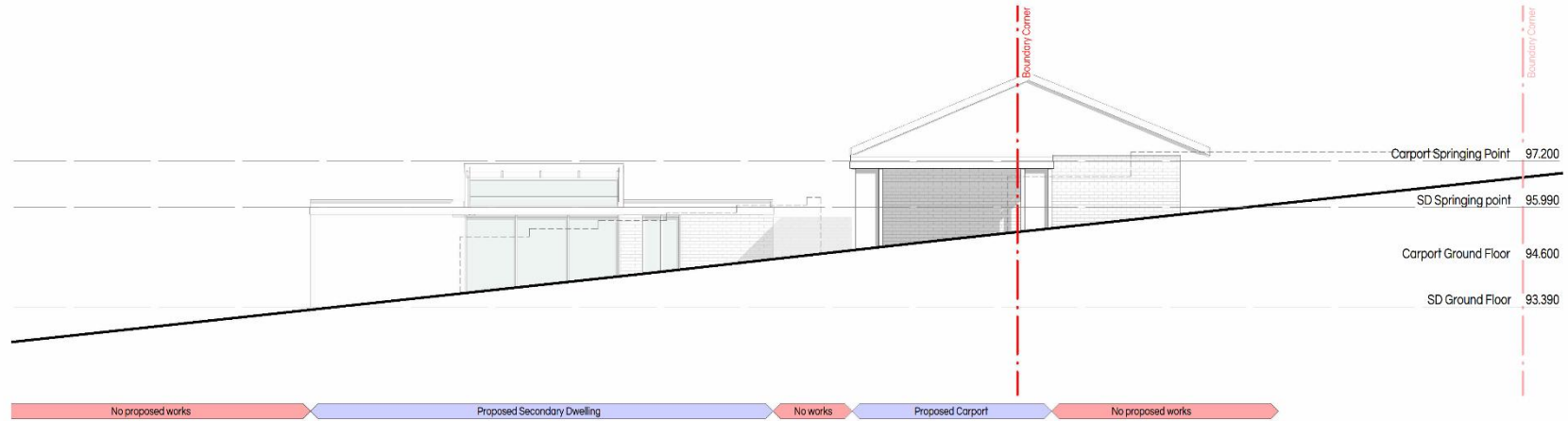
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				<p>Project Issue Date</p> <p>Issue Date</p>	<p>Sheet Issue Date</p>	<p>Project Number 1271</p>

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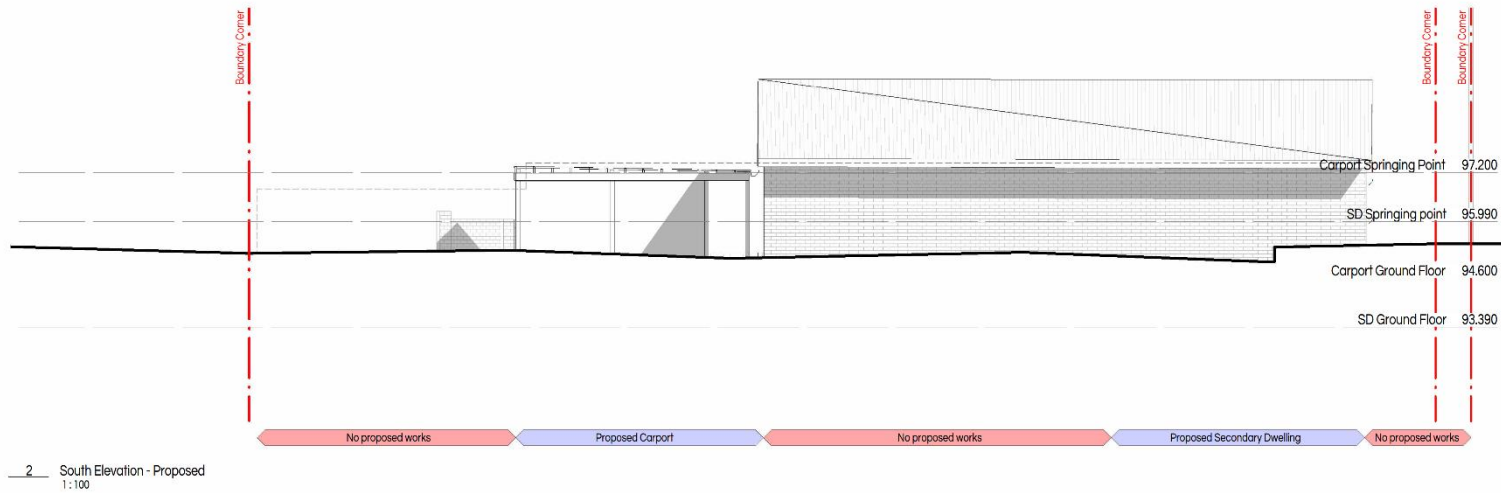
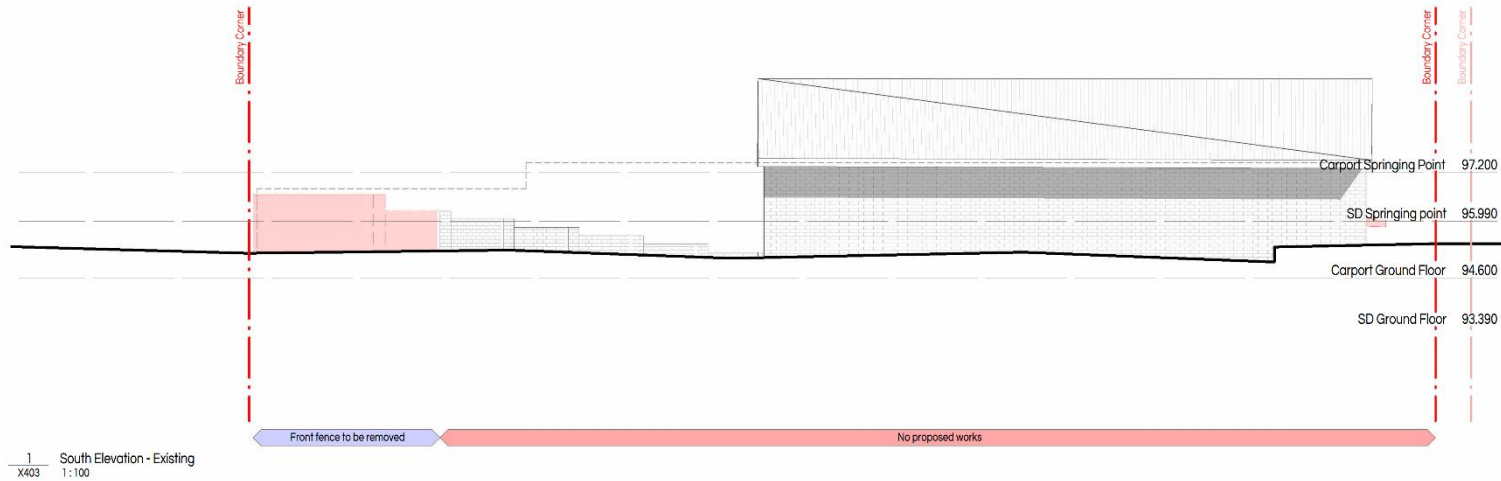
1 West Elevation - Existing  
1:100



2 West Elevation - Proposed  
1:100

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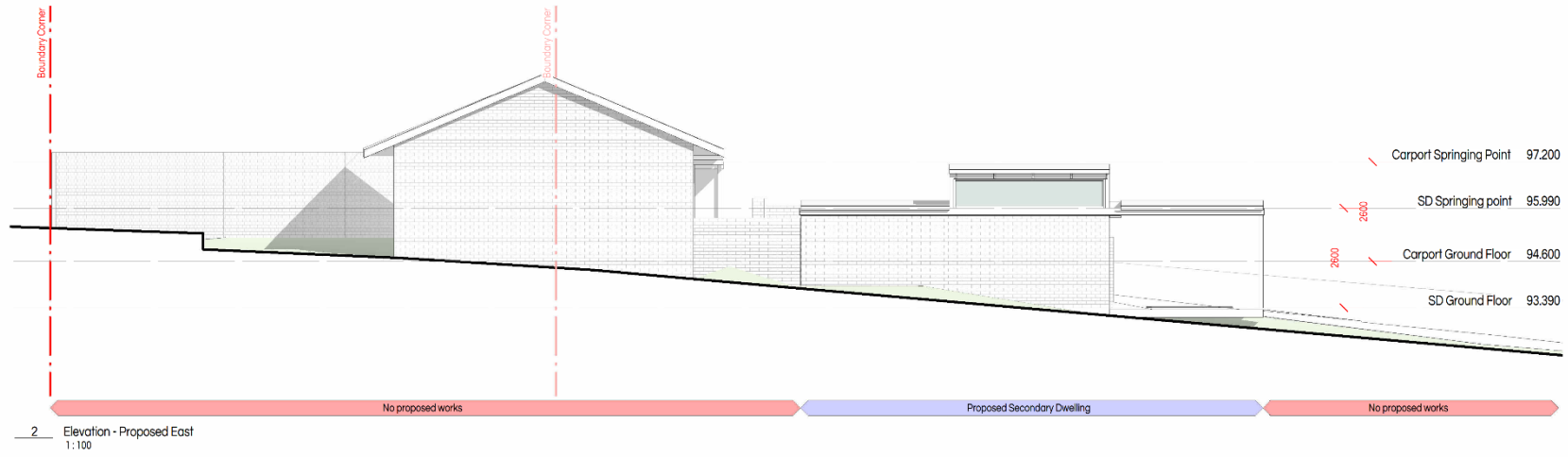
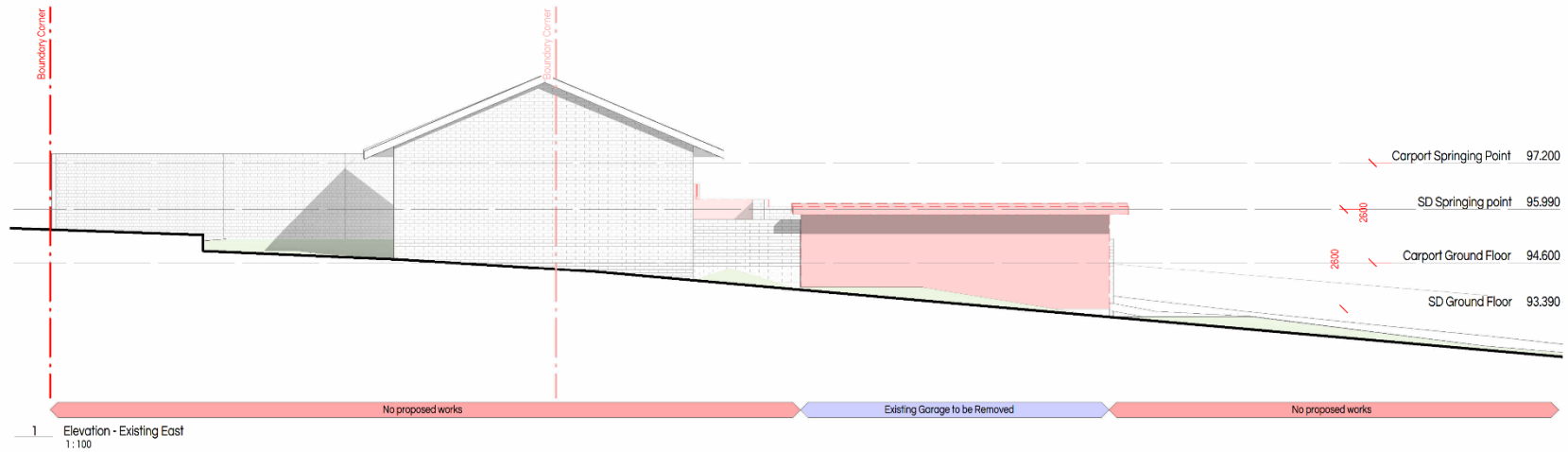
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				<p>Project Issue Date Issue Date</p>	<p>Sheet Issue Date</p>	<p>Project Number 1271</p>

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				<p>Project Issue Date</p>	<p>Sheet Issue Date</p>	<p>Project Number 1271</p>

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