

Building Construction in Bush Fire Prone Areas

Bushfire Hazard Assessment Report

REF No. 22.10.405

Address Lot 1 DP 1044346
 46 Lane Cove Road
 Ingleside NSW 2101

For Dream Homes for Dr Munwwara & Mr Uppal

The site was inspected on 16th November 2022

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 1 DP 1044346 46 Lane Cove Road Ingleside NSW 2101
Description of Proposal	New Class 1a dwelling
Plan Reference: [Relied upon in report preparation]	This assessment is based on plans prepared by: Dream Homes Dated: 01.11.22 Issue E Project No: D1433
Bushfire Hazard Assessment Report Ref. No.	22.10.405
Report Date:	22.11.2022
BAL Rating:	BAL 29
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 Dream Homes for Dr Munwwara & Mr Uppal, 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 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.

Bushfire Attack Summary

Lot 1 DP 1044346

46 Lane Cove Road Ingleside NSW 2101

	Northwest	Southeast	Northeast
Vegetation Formation	Tall Heath (Area A)	Tall Heath (Area B)	Remnant forest
Vegetation Slope	Downslope > 0 to 5 degrees	Downslope > 0 to 5 degrees	Upslope
Building Separation Distance metres	18	32	18
Separation Slope	Downslope > 0 to 5 degrees	Upslope	Upslope
Fire Danger Index	100	100	100
AS 3959 Construction Standard	BAL 29	BAL 12.5	BAL 19

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 defendable space for fire fighters.

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Appendix 1 – Proposed dwelling plans ex Dream Homes

Document Control

Revision No.	Author	Status	Date
01	Craig Burley	Final	22.11.2022

1.0 Introduction

We have been engaged by Dream Homes for Dr Munwwara & Mr Uppal, 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 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 16th November 2022 and a review of the proposed construction plans as supplied and prepared by Dream Homes 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 two storey Class 1a dwelling.

The building footprint for the dwelling has been positioned upon the plans supplied and detail on such plans shows the new dwelling shall be located approximately 60.170 metres from the south eastern (road frontage) boundary, 25.0 metres from the north eastern boundary and 45.135 metres from the western boundary.

The following is a summary of the construction details as shown for the proposal upon the plans supplied and as prepared by Dream Homes.

Roof	Tiles
Flooring System	On ground concrete slab
Supporting columns, posts, etc	Masonry
External wall cladding	Masonry
Windows	Aluminium framed
Screens	Not specified
Vents and weep holes	None shown
Roof mounted evaporative cooler or skylights, etc	Skylight to west face roof
Fascia	Colorbond
Gutters	Colorbond
Verandas and decks	Port cochere to southeast elevation, balcony & alfresco to northwest elevation

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 1 DP 1044346
 46 Lane Cove Road
 Ingleside NSW 2101
 LGA Northern Beaches Council

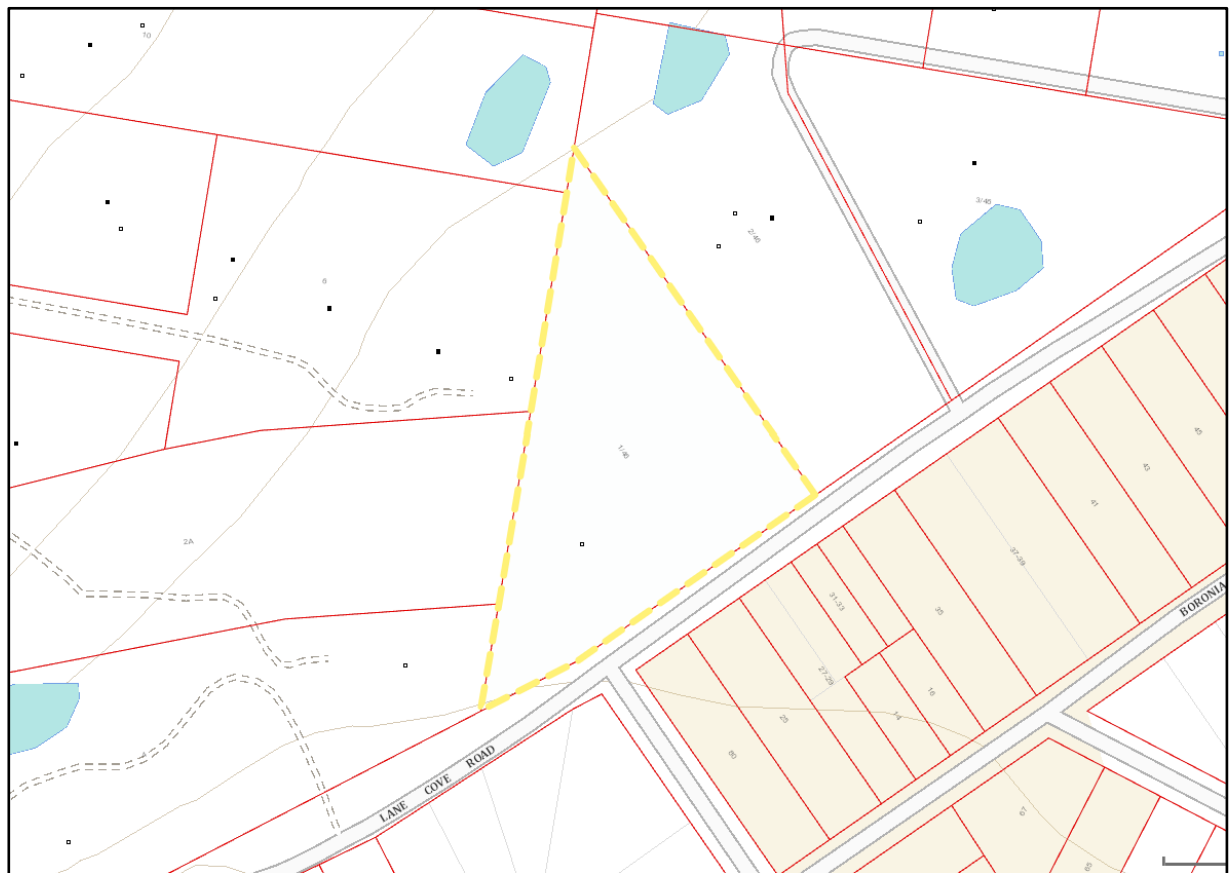


Figure 1: Address validation ex NSW Planning Portal

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

The site is a rural lifestyle allotment of approximately 2.0 hectares located on the north western side Lane Cove Road. The area in which the proposal is located is generally similar development that has been established for many years.

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

The subject allotment is positioned upon the gentle north westerly aspect slopes of a southwest to northeast ridgeline. The allotment is to the east of a naturally occurring topographical drainage feature identified as Cicada Creek.

The parcel of land is triangular in shape and the south eastern boundary is the road frontage and vehicle access for the subject site.

At present the site has no structural improvements and should be considered to be vacant land.

In terms of vegetation the subject allotment contains a large area of open grassland centrally within the site and a perimeter of Tall Heath vegetation forming a narrow band adjacent to the subject allotment boundaries.

The site is shown upon the Northern Beaches Bushfire Prone Land Map (Figure 2) to be within a combination of category 1 vegetation (shown red) and category 1 vegetation buffer zone (shown yellow). The site inspection and interpretation of aerial photography for the site confirms that the subject allotment is reasonably depicted upon this image although it does not replicate the vegetation adjacent to the full extent of the north eastern boundary.

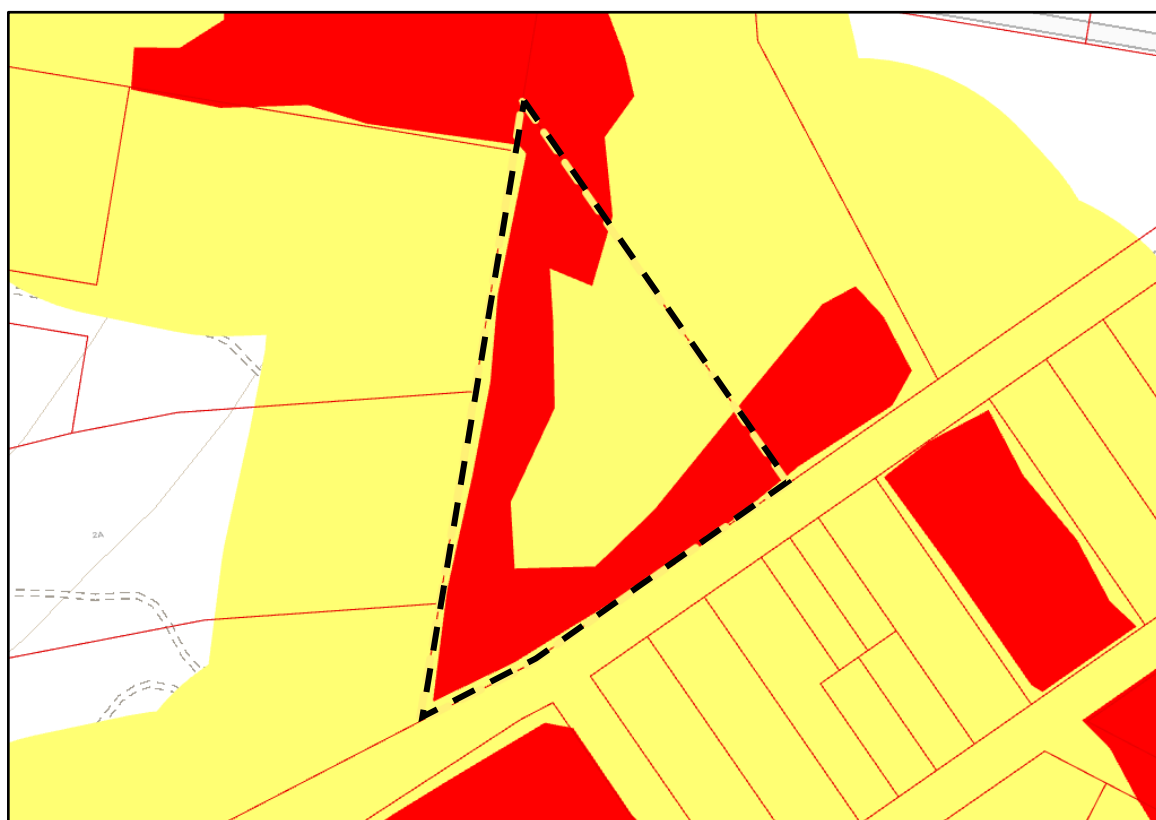


Figure 2; Section Northern Beaches LGA Bushfire Prone Land Map ex NSW Planning Portal

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 are lands that contain fragmented sections of Tall Heath vegetation although these are along beyond the mandated study area and therefore of little influence on the proposed development.

To the east of the subject allotment is a bushland lifestyle allotment that is mostly managed lands and a small fragmented section of Remnant Forest.

To the south of the subject allotment is the carriageway of Lane Cove Road and beyond this is a combination of managed lands with residential dwellings on much smaller parcels and vacant parcels dominated by small areas grasslands and remnant forest.

To the west of the subject allotment is managed lands adjacent to a residential dwelling and horse yards which do not contain any areas of bushfire hazardous vegetation.



Figure 3: Aerial photo depicting localised terrain and adjoining allotments ex Nearmap

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 only necessitate the removal of a very limited amount of vegetation 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.

The proposal is located on a site that has been developed for many years and this proposal does not change the approved land use or increase the expected level of occupancy.

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 Nearmap



Proposed dwelling location



Bushfire Hazard Vegetation

To the northwest of the subject allotment (Area A) is an area of effective bushfire hazardous vegetation and this area should be classified as being a vegetation formation of Tall Heath with a minimum separation distance of 18 metres from the proposed dwelling.

To the southeast of the subject allotment (Area B) is an area of effective bushfire hazardous vegetation and this area should be classified as being a vegetation formation of Tall Heath with a minimum separation distance of 32 metres from the proposed dwelling.

To the east of the subject allotment (Area C) is an area of effective bushfire hazardous vegetation and this area should be classified as being a vegetation formation of Remnant Forest with a minimum separation distance of 18 metres from the proposed dwelling.

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 contour data ex Geoscience Australia

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 – Tall Heath - > 0 to 5 degrees downslope (assumed) (elevation 4.06 met / dist. 72.71 met = 3.20 degrees)
- Area B – Tall Heath - Upslope degrees (assumed) (elevation 1.10 met / dist. 31.48 met = 2.00 degrees)
- Area C – Remnant Forest - > 0 to 5 degrees downslope (assumed) (elevation 0.17 met / dist. 47.99 met = 0.20 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 29 category of bushfire attack. The proposed development is most likely to be subject to the greatest bushfire attack from any area to the northwest from the proposed development location.

Bushfire Attack Summary

	Northwest	Southeast	Northeast
Vegetation Formation	Tall Heath (Area A)	Tall Heath (Area B)	Remnant forest
Vegetation Slope	Downslope > 0 to 5 degrees	Downslope > 0 to 5 degrees	Upslope
Building Separation Distance metres	18	32	18
Separation Slope	Downslope > 0 to 5 degrees	Upslope	Upslope
Fire Danger Index	100	100	100
AS 3959 Construction Standard	BAL 29	BAL 12.5	BAL 19

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 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 can be fully provided for onsite to satisfy the requirements of *Planning for Bush Fire Protection 2019*.

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 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 as follows;

- From the north western, south western and north eastern elevations of the proposed dwelling for a distance of 18 metres; and
- From the south eastern elevation of the proposed dwelling for a distance of 32 metres.

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 10cm 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 listed 15% at maturity;
- trees at maturity should not 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 dwelling 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) 29 from vegetative fuels to the northwest, this proposed 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 7 BAL 29 of such standard apart from as varied to comply with section 7.5.2 Additional Construction Requirements of *Planning for Bushfire Protection 2019*.

5.4 Access / Egress

5.4.1 To the Proposed Development

The access to the subject site is from Lane Cove 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.

Lane Cove 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 may not be possible to all elevations of the dwelling, although a fire tanker will be able to park in close proximity to the south eastern building elevation upon the proposed driveway and foot access will be available to each of the other building elevations.

To comply with the requirements of *Planning for Bush Fire Protection* 2019 the driveway surface must be an all-weather surface capable of carrying a fully laden fire tanker (23 tonnes).

The driveway must have trafficable width of not less 4.0 metres and have a minimum of 4.0 metres vertical clearance. The inner radius of any curve must be greater than 6.0 metres. The minimum distance between inner and outer curves is 6.0 metres.

As a minimum the site must not inhibit the movement of fire fighters on foot and provide for an area of hard surfaced driveway to negotiate the turning around of a bushfire tanker that is constructed in accordance with Appendix 3 of *Planning for Bush Fire Protection* 2019.

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 Ingleside is not serviced by a mains reticulated water supply and the provision of potable water for the dwelling will be principally supplied by the collection of rain water.

The availability of water for use during a bushfire event is a significant component of the overall bushfire protection measures for any residential dwelling in a bushfire prone area.

Therefore the proposed development must be able to integrate suitable measures that ensure an independent, reliable water supply for use during a bushfire event by the occupants or a firefighting authority tanker, and should have the following key objectives:

- To enable a suitably prepared, able bodied person or persons to undertake first aid fire suppression of small ignitions near or on the external elevations of the building that may occur before and after the passing of a bushfire front.
- To be able to replenish bushfire tankers that may be in attendance during a bushfire event
- To be able to operate independently of the mains power supply so as to be able to fully function if an electrical mains power failure occurred
- To be able to supply an adequate amount of water at the required pressure to firefighting hose or hoses

To satisfy the requirements of *Planning for Bush Fire Protection* 2019 it is a recommendation of this report that a reserve Static Water Supply (SWS) of not less than 20,000 litres be permanently maintained on the subject allotment within noncombustible tanks located within the inner protection area of the asset protection zone.

The reserve Static Water Supply (SWS) should be permanently plumbed to a petrol or diesel firefighting water pump of not less than 5 hp. The pump must be shielded from the direct effects of a bushfire event.

The site restrictions may not allow for a bushfire tanker to have direct and clear access to the reserve Static Water Supply (SWS) and as such the proposed development should provide a delivery line of not less than 50mm diameter from the firefighting water pump to an outlet point located within 4.0 metres of the proposed turning bay in the new driveway. This outlet point should be fitted with a ball or gate valve and a 65 to 38mm Storz reducer fitting.

The water pump should also be connected to and supply water to kink resistant hose or hoses with a minimum diameter of not less than 19mm and firefighting nozzle capable of reaching all building elevations.

All plumbing and fittings associated with reserve water supply, the first aid fire hoses, the tanker refill outlet point and firefighting pump that is above the ground or below the ground for less than 300mm shall be metal.

The installation and ongoing maintenance of the plumbing and water pump must be undertaken to the manufacturer specifications. Fire hose reels are to be constructed

in accordance with AS/NZS 1221:1997 and installed in accordance with the relevant clauses of AS 2441:2005.

The installation and ongoing maintenance of the plumbing and water pump must be undertaken to the manufacturer specifications.

The site shall provide NSW RFS Static Water Supply (SWS) approved signage fitted in the approved locations to enable fire fighters clear indication of the location of the reserve water and the outlet point.

The NSW RFS district office can assist with the procurement of these signs and the guidelines for suitable installation.

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 landscape plan was supplied for perusal and this appears to satisfy the objectives for an asset protection zone as required by *Planning for Bushfire Protection* 2019.

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 site where not built upon shall have the vegetation reduced where 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 as described below;
 - From the north western, south western and north eastern elevations of the proposed dwelling for a distance of 18 metres; and
 - From the south eastern elevation of the proposed dwelling for a distance of 32 metres.

These areas are to form a continuous and linked buffer around the entire dwelling.

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 dwelling shall be constructed to section 3 Construction General and section 7 BAL 29 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 driveway shall be constructed to comply with the requirements of *Planning for Bush Fire Protection* 2019 which include:
 - a) The surface shall be a material capable of carrying a fully laden fire tanker (23 tonnes) in all weather conditions.
 - b) The width shall be a minimum of not less than 4.0 metres and a vertical clearance of not less than 4.0 metres
 - c) Provide for a turning area in accordance with the Appendix 3 of *Planning for Bush Fire Protection* 2019
 - d) Curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress
 - e) The minimum distance between inner and outer curves is 6m
 - f) The crossfall is not more than 10 degrees
 - g) Maximum grade for sealed roads does not exceed 15 degrees or not more than 10 degrees for unsealed roads
5. That the dwelling shall maintain a reserve Static Water Supply (SWS) for use during a bushfire event of not less than 20,000 litres stored in a non combustible tank within the area of recommended asset protection zone.

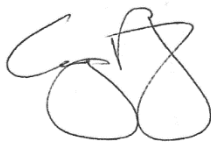
6. The reserve Static Water Supply shall be permanently plumbed to a petrol or diesel fire fighting water pump with a minimum of 5hp. The pump shall be regularly maintained as per the manufacturer specifications. The pump must be located in such a position to be shielded from the direct mechanisms of bushfire attack.
7. That a water delivery line of not less than 50 mm diameter be plumbed from the fire fighting water pump plumbed to the reserve Static Water Supply tank, to an outlet point located within 4.0 metres of the truck turning area in the new driveway of the subject allotment to enable fire fighting tankers to refill. The outlet of this line shall be fitted with a ball or gate valve and a 65 to 38mm reducer Storz fitting.
8. That the development must provide and have readily available kink resistant hose or hoses with a diameter of not less than 19mm and a fire fighting nozzle, capable of reaching all elevations of the dwelling, and fittings suitable for connection to the fire fighting water pump.
9. Fire hose reels are constructed in accordance with AS/NZS 1221:1997 and installed in accordance with the relevant clauses of AS 2441:2005.
10. That all plumbing associated with the reserve water supply above the ground or for a depth of not less than 300mm below the ground shall be metal.
11. That approved NSW Rural Fire Service; Static Water Supply signage is installed at approved locations for the proposed development.
12. That if the supply of gas to the subject dwelling is undertaken it shall be installed and maintained in accordance with AS 1596-2002 and the requirements of relevant authorities.
13. 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 13 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
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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

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Quantifying bushfire penetration into urban areas in Australia Keping Chan & McAneny 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 Dream Homes

Page	Drawing
	TITLE PAGE
01	SITE ANALYSIS PLAN
02	SITE PLAN
03	ZONE CALCULATIONS
04	CONCEPT LANDSCAPE PLAN
05	GROUND FLOOR PLAN
06	FIRST FLOOR PLAN
07	ROOF PLAN
08	SCHEDULE & DETAILS
09	SECTIONS
10	ELEVATIONS
11	ELEVATIONS
12	SCHEDULE OF FINISHES
13	SHADOW DIAGRAMS
14	NOTIFICATION PLANS

GENERAL NOTES:

1. STORM WATER DRAINAGE TO REAR STORMWATER EASEMENT & THE BASIX REPORT
2. SEWER DRAINAGE & WASTE WATER TO SYDNEY WATER SEWER MAIN
3. SEDIMENT CONTROL BARRIER TO COUNCIL SPECIFICATIONS DURING CONSTRUCTION
4. SURVEY LEVELS & CONTOURS TO AUSTRALIAN HEIGHT DATUM OR AS INDICATED ON SURVEY PLAN +/- 100mm
5. TERMITE CONTROL CHEMICAL OR PHYSICAL BARRIER TO BE INSTALLED IN ACCORDANCE WITH AS3660
6. VERIFY ALL DIMENSIONS, LEVELS & EXISTING CONDITION ON SITE PRIOR TO COMMENCEMENT OF WORK
7. ALL WORK & MATERIALS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA & RELEVANT STANDARDS AUSTRALIA CODES
8. FIGURED DIMENSIONS TAKE PREFERENCE TO SCALE
9. ALL DIMENSIONS IN MILLIMETRES U.N.O.
10. DRIVEWAY GRADIENT TO COMPLY WITH COUNCIL REGULATIONS
11. DROP EDGE BEAMS TO ENGINEERS DETAILS IF REQUIRED
12. ALL STRUCTURAL BEAM SIZES & DETAILS TO ENGINEERS SPECIFICATIONS
13. ANY RETAINING WALL REQUIRED WILL BE CONSTRUCTED FROM COPPER LOGS OR MASONRY NOT EXCEEDING 600mm HIGH
14. AN ALL WEATHER ACCESS CONSISTING OF RECYCLED CONCRETE WILL BE PROVIDED
15. PERMANENT DRIVEWAY TO BE REINFORCED CONCRETE
16. ANY CONCRETE PATHS TO BE REINFORCED CONCRETE
17. SURFACE DRAINS WILL BE INCORPORATED IN THE LANDSCAPING TO REMOVE SURFACE WATER FROM GRASSED & CONCRETE AREAS
18. AGRICULTURAL DRAINS WILL BE APPLIED BEHIND ALL RETAINING WALLS & WILL BE CONNECTED INTO THE STORMWATER LINE
19. SURVEY DATA OBTAINED FROM SYDNEY REGISTERED SURVEYORS

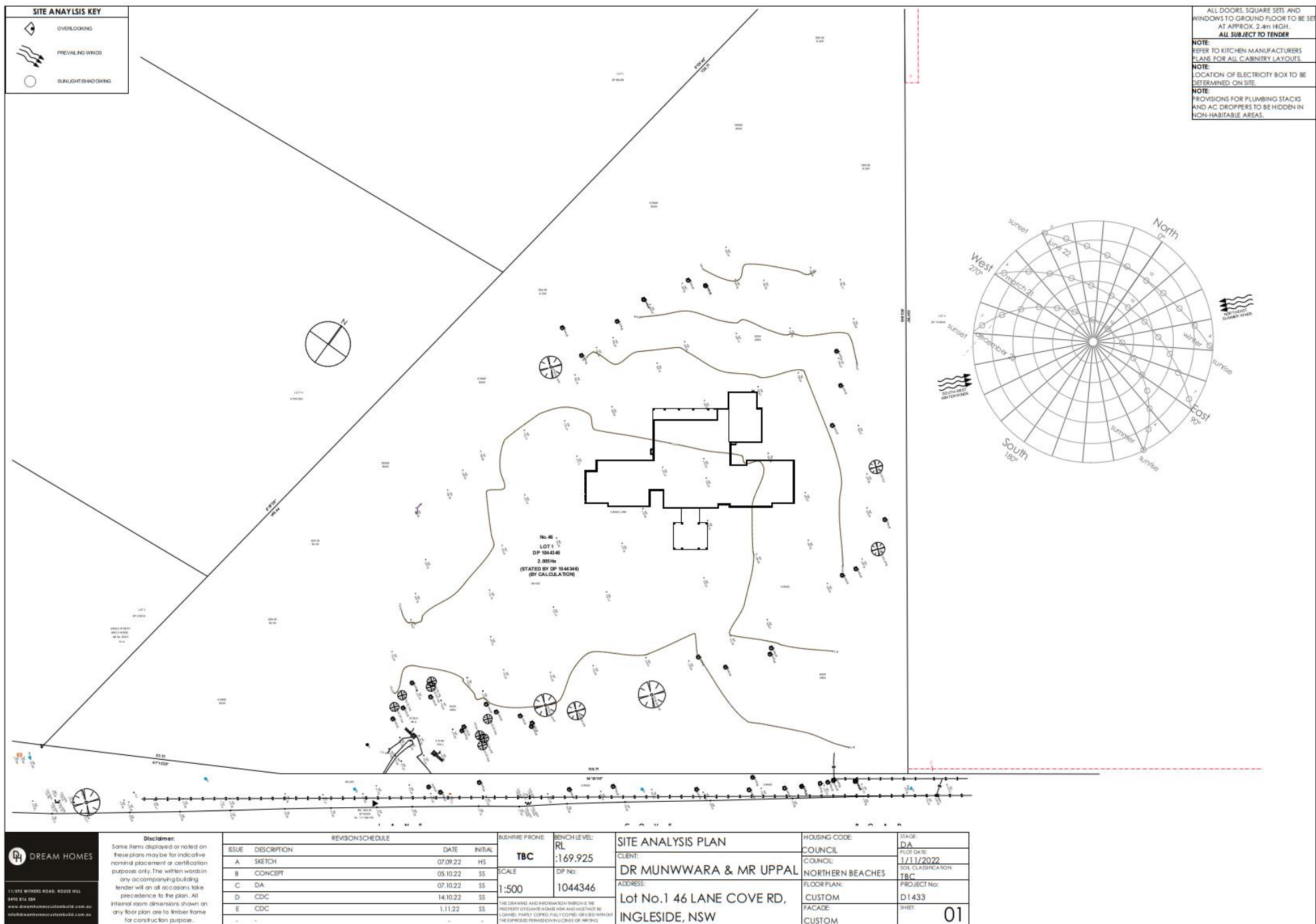
AUSTRALIAN STANDARD CODES

AS 1288 Glazing
AS 1684.4 Timber Framing
AS 1728.1 Timber Structures Code
AS 1926.1 Pool Fencing
AS 2857 Termite Protection
AS 2878.1 Residential Slabs & Footings
AS 2908.2 Cellulose Cement Products
AS 3500 National Plumbing & Drainage
AS 3600 Concrete Structures
AS 3700 Masonry in Buildings
AS 3786 Smoke Alarms
AS 3959 Bushfire Construction
AS 4100 Steel Structures

ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH.
ALL SUBJECT TO TENDER
NOTE: REFER TO KITCHEN MANUFACTURERS PLANS FOR ALL CABINETS LAYOUTS.
NOTE: LOCATION OF ELECTRICITY BOX TO BE DETERMINED ON SITE.
NOTE: PROVISIONS FOR PLUMBING STACKS AND AC DROPPERS TO BE HIDDEN IN NON-HABITABLE AREAS.

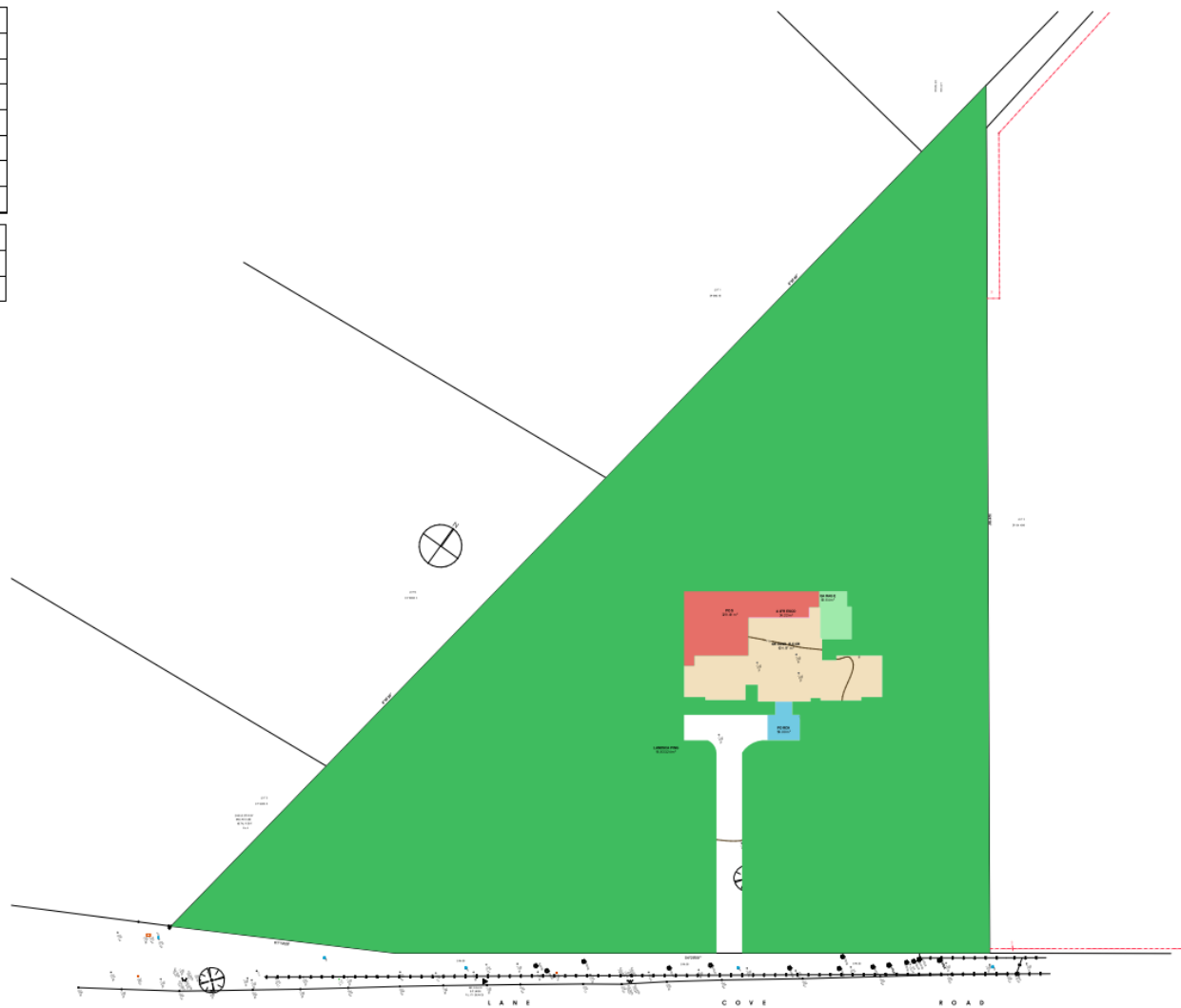


 DREAM HOMES 11/152 WITNESS ROAD, ROUSE HILL 0495 816 595 www.dreamhomescustombuild.com.au info@dreamhomescustombuild.com.au	Disclaimer: Some items displayed or noted on these plans may be for indicative nominal placement or certification purposes only. The written words in any accompanying building tender will on all occasions take precedence to the plan. All internal room dimensions shown on any floor plan are to timber frame for construction purpose.	REVISIONSCHEDULE				BUSHFIRE PRONE:	BENCH LEVEL:	TITLE PAGE CLIENT: DR MUNWWARA & MR UPPAL ADDRESS: Lot No.1 46 LANE COVE RD, INGLESIDE, NSW	HOUSING CODE:	STAGE:	
		ISSUE	DESCRIPTION	DATE	INITIAL	TBC	RL		COUNCIL:	DA	
		A	SKETCH	07.09.22	HS	SCALE	1:169.925		COUNCIL:	PLOT DATE:	
		B	CONCEPT	05.10.22	SS		DIP No.:		NORTHERN BEACHES	1/11/2022	
		C	DA	07.10.22	SS		1044346		FLOOR PLAN:	SPR CLASSIFICATION	
		D	CDC	14.10.22	SS		TBC				
E	CDC	1.11.22	SS		PROJECT No.:						
-- -- -- -- --						THE DRAWING AND INFORMATION THEREIN IS THE PROPERTY OF DREAM HOMES NSW AND MUST NOT BE LOANED, PARTLY COPIED, FULLY COPIED, OR USED WITHOUT THE EXPRESS PERMISSION OF DREAM HOMES.				CUSTOM	D1433
										CUSTOM	SHEET:



Area	m2
GROUND FLOOR	624.97
GARAGE	80.64
ALFRESCO	34.22
PORCH	58.00
UPPER FLOOR	240.08
BALCONY REAR	18.55
	1,056.46 m ²

Area	m2
LANDSCAPING	18,833.24
POS	329.49



2. ZONE CALCS LOWER
1/7/20

ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH.
ALL SUBJECT TO TENDER

NOTE:
REFER TO KITCHEN MANUFACTURERS PLANS FOR ALL CABINTRY LAYOUTS.

NOTE:
LOCATION OF ELECTRICITY BOX TO BE DETERMINED ON SITE.

NOTE:
PROVISIONS FOR PLUMBING STACKS AND AC DROPPERS TO BE HIDDEN IN NON-HABITABLE AREAS.



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Disclaimer:
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REVISION SCHEDULE				
ISSUE	DESCRIPTION	DATE	INITIAL	
A	SKETCH	07.09.22	HS	
B	CONCEPT	05.10.22	SS	
C	DA	07.10.22	SS	
D	CDC	14.10.22	SS	
E	CDC	1.11.22	SS	

RUSHMORE PHONE:	BENCH LEVEL:
TBC	RL: 169.925
SCALE:	DP NO:
1:750	1044346

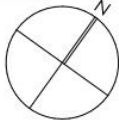
ZONE CALCULATIONS

CLIENT:
DR MUNWWARA & MR UPPAL

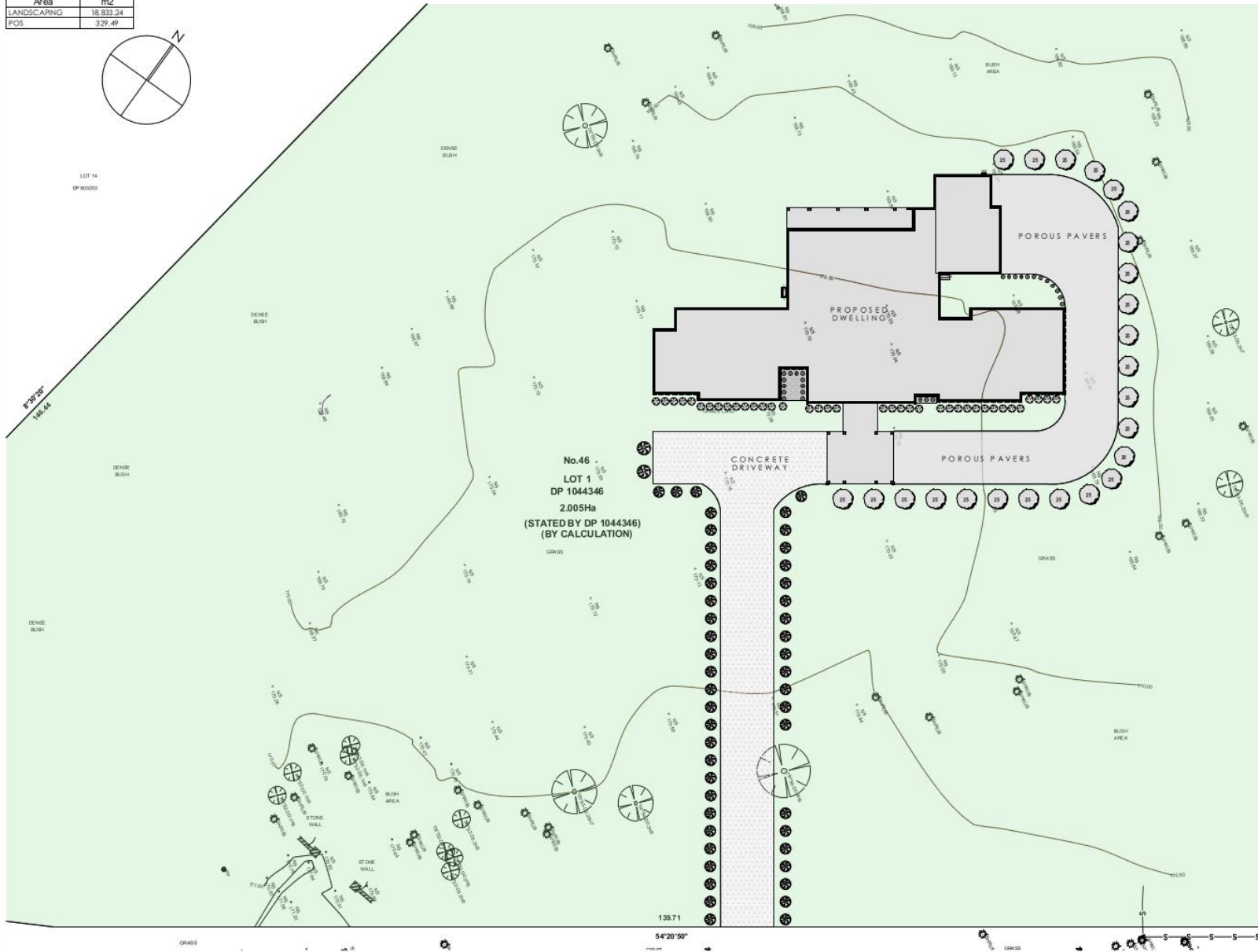
ADDRESS:
Lot No. 1 46 LANE COVE RD, INGLESIDE, NSW

HOUSING CODE:	STAGE:
COUNCIL:	DA
COUNCIL:	PLOT DATE:
NORTHERN BEACHES	1/11/2022
FLOOR PLAN:	ICON CLASSIFICATION:
CUSTOM	TBC
FACADE:	PROJECT NO:
CUSTOM	D1433
	SHEET:
	03

Area	m ²
LANDSCAPING	18,833.24
POS	329.49



LOT 14
DP 1005203



ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH.
ALL SUBJECT TO TENDER

NOTE:
REFER TO KITCHEN MANUFACTURERS PLANS FOR ALL CABINERY LAYOUTS

NOTE:
LOCATION OF ELECTRICITY BOX TO BE DETERMINED ON SITE.

NOTE:
PROVISIONS FOR PLUMBING STACKS AND AC DROPPERS TO BE HIDDEN IN NON-HABITABLE AREAS.

PROPOSED PLANT SCHEDULE				
CODE	BOTANICAL NAME	QTY	POT SIZE	APPROX MATURED HEIGHT
GROUND COVER/BORDER				
2	Lamarche Tamarisk	15	150 mm	0.75
6	Leucophaea	12	150 mm	0.6
LOW SHRUBS				
19	Acrota 'Wig's Magic'	34	200 mm	1.5
20	Westringia Myrsine	4	200 mm	1.2
TALL SHRUBS				
24	Callistemon Spiky	2	200 mm	3
25	Scapula Super	24	200 mm	3
FEATURE SHRUBS				
26	Conchocarpus	46	250	1.2
TREES				
46	Ti dendriticus	1	450	8

LEGEND / FINISH SCHEDULE	
	100mm DEEP, 100mm WIDE, 100mm HIGH CONCRETE CURB AND CHANNEL, 100mm HIGH, 100mm WIDE, 100mm HIGH.
	100mm DEEP, 100mm WIDE, 100mm HIGH CONCRETE CURB AND CHANNEL, 100mm HIGH, 100mm WIDE, 100mm HIGH.
	100mm DEEP, 100mm WIDE, 100mm HIGH CONCRETE CURB AND CHANNEL, 100mm HIGH, 100mm WIDE, 100mm HIGH.
	100mm DEEP, 100mm WIDE, 100mm HIGH CONCRETE CURB AND CHANNEL, 100mm HIGH, 100mm WIDE, 100mm HIGH.
	100mm DEEP, 100mm WIDE, 100mm HIGH CONCRETE CURB AND CHANNEL, 100mm HIGH, 100mm WIDE, 100mm HIGH.
	100mm DEEP, 100mm WIDE, 100mm HIGH CONCRETE CURB AND CHANNEL, 100mm HIGH, 100mm WIDE, 100mm HIGH.
	100mm DEEP, 100mm WIDE, 100mm HIGH CONCRETE CURB AND CHANNEL, 100mm HIGH, 100mm WIDE, 100mm HIGH.
	100mm DEEP, 100mm WIDE, 100mm HIGH CONCRETE CURB AND CHANNEL, 100mm HIGH, 100mm WIDE, 100mm HIGH.
	100mm DEEP, 100mm WIDE, 100mm HIGH CONCRETE CURB AND CHANNEL, 100mm HIGH, 100mm WIDE, 100mm HIGH.

NOTE:
LANDSCAPING AND MAINTENANCE WILL BE PROVIDED AS PER THE SIGNED TENDER BY THE CLIENT AND BUILDERS SPECIFICATIONS. THE PLAN REFERS TO THE LOCATION OF LANDSCAPING ONLY.

DREAM HOMES
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info@dreamhomesteam.com.au

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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DATE	INITIAL
A	SKETCH	07.09.22	HS
B	CONCEPT	05.10.22	SS
C	DA	07.10.22	SS
D	CDC	14.10.22	SS
E	CDC	1.11.22	SS

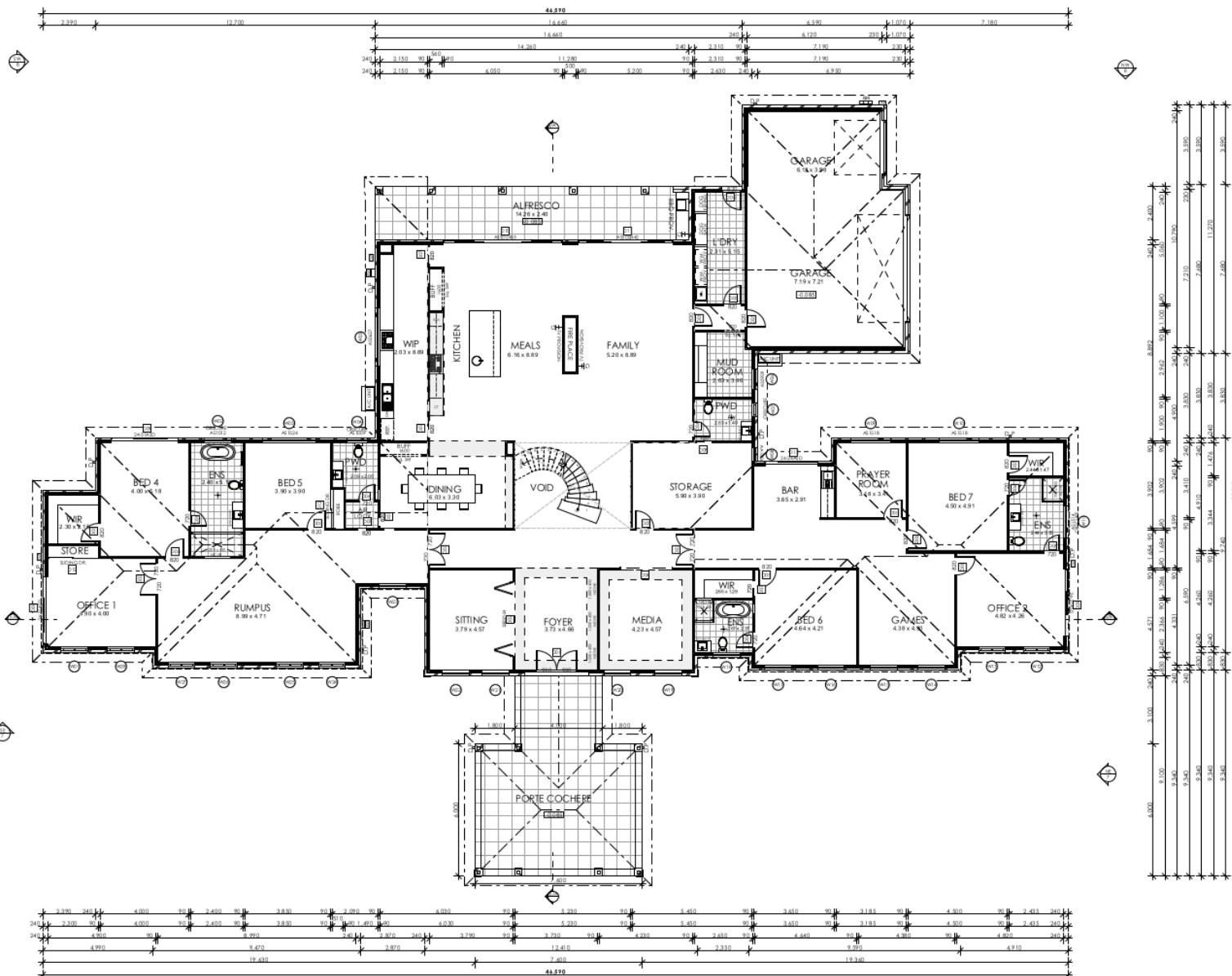
BUSHIRE PHONE: **TBC**
BENCH LEVEL: **:169.925**
SCALE: **1:300**
DP NO: **1044346**

CONCEPT LANDSCAPE PLAN
CLIENT: **DR MUNWWARA & MR UPPAL**
ADDRESS: **Lot No.1 46 LANE COVE RD, INGLESIDE, NSW**

HOUSING CODE: **COUNCIL**
COUNCIL: **NORTHERN BEACHES**
FLOOR PLAN: **CUSTOM**
PACKAGE: **CUSTOM**

STAGE: **DA**
PLOT DATE: **1/11/2022**
TOTAL CLASSIFICATION: **TBC**
PROJECT NO: **D1433**
SHEET: **04**

Area	m2
GROUND FLOOR	624.97
GARAGE	80.64
ALFRESCO	34.22
PORCH	58.00
UPPER FLOOR	240.08
BALCONY REAR	18.55
	1,056.46 m²



ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH.
ALL SUBJECT TO TENDER

NOTE:
REFER TO KITCHEN MANUFACTURERS PLANS FOR ALL CABINERY LAYOUTS.

NOTE:
LOCATION OF ELECTRICITY BOX TO BE DETERMINED ON SITE.

NOTE:
PROVISIONS FOR PLUMBING STACKS AND AC DROPPERS TO BE HIDDEN IN NON-HABITABLE AREAS.

DREAM HOMES

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2480 NSW
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info@dreamhomescustombuild.com.au

Disclaimer:
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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DATE	INITIAL
A	SKETCH	07.09.22	HS
B	CONCEPT	05.10.22	SS
C	DA	07.10.22	SS
D	CDC	14.10.22	SS
E	CDC	1.11.22	SS

BUSHIRE PHONE:
TBC

BENCH LEVEL:
RL :169.925

SCALE:
1:125

DP NO:
1044346

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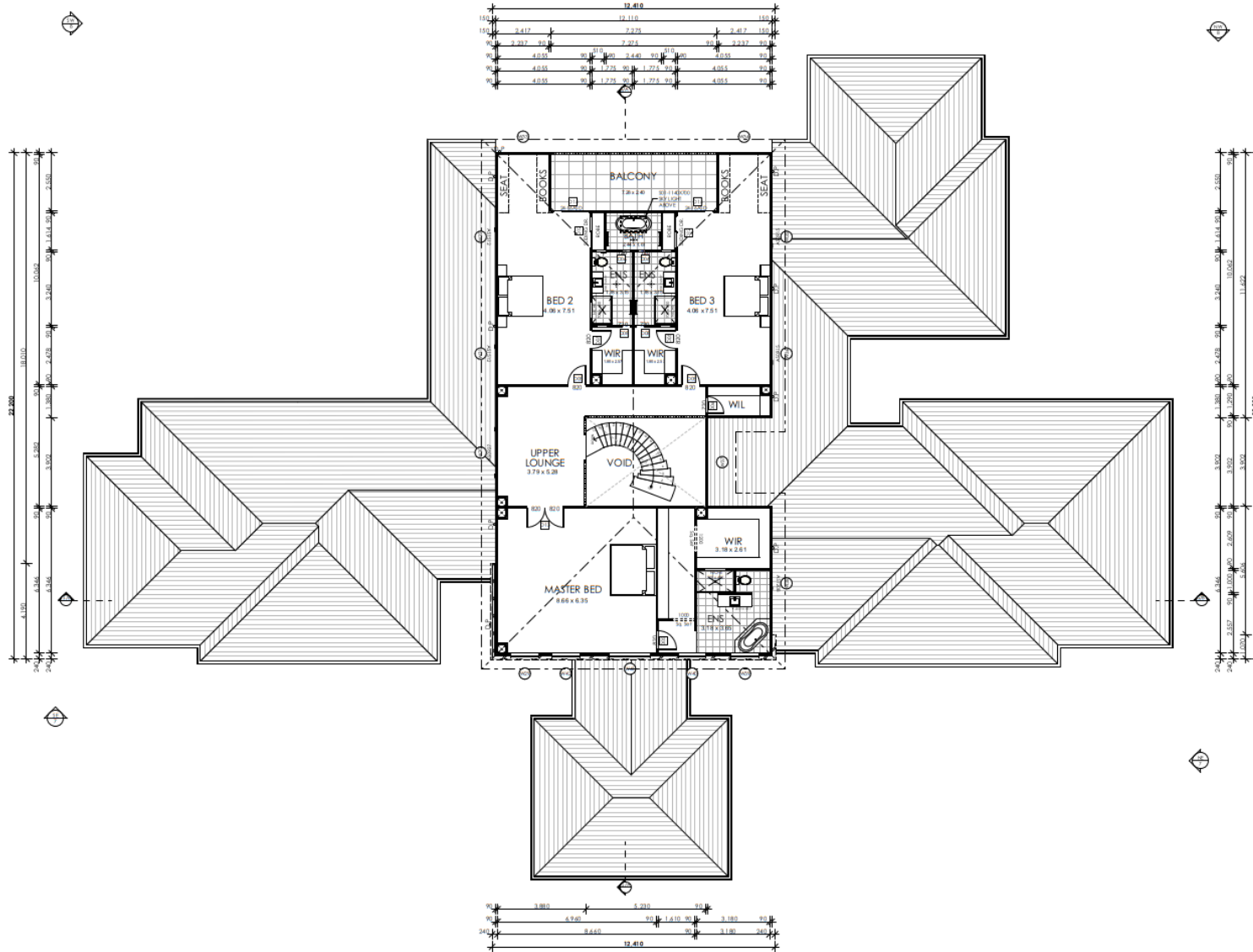
GROUND FLOOR PLAN

CLIENT:
DR MUNWWARA & MR UPPAL

ADDRESS:
**Lot No.1 46 LANE COVE RD,
INGLESIDE, NSW**

HOUSING CODE: COUNCIL COUNCIL: NORTHERN BEACHES	STAGE: DA PLOT DATE: 1/11/2022 FOX CLASSIFICATION: TBC PROJECT No: D1433 SHEET: 05
--	--

Area	m ²
GROUND FLOOR	634.97
GARAGE	80.44
ALFRESCO	34.22
PORCH	58.00
UPPER FLOOR	240.08
BALCONY REAR	18.55
	1,056.46 m ²



ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH.
ALL SUBJECT TO TENDER

NOTE:
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DH DREAM HOMES

11193 WILMERS ROAD, ROUSE HILL
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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DATE	INITIAL
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B	CONCEPT	05.10.22	SS
C	DA	07.10.22	SS
D	CDC	14.10.22	SS
E	CDC	1.11.22	SS
-	-	-	-

BUILDING PHONE: **TBC**

BENCH LEVEL: **RL:169.925**

SCALE: **1:125**

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FIRST FLOOR PLAN

CLIENT: **DR MUNWWARA & MR UPPAL**

ADDRESS: **Lot No.1 46 LANE COVE RD, INGLESIDE, NSW**

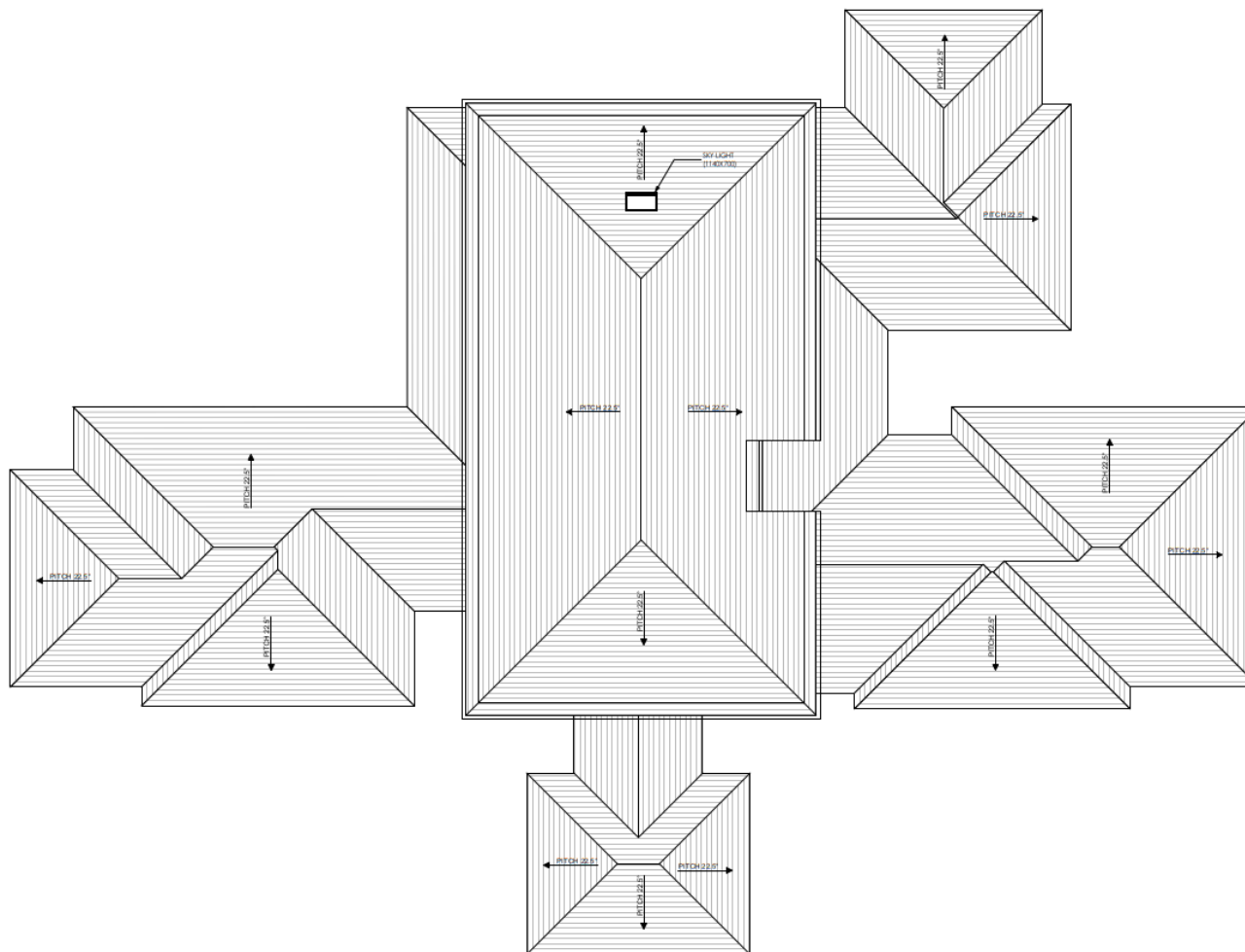
HOUSING CODE:	STAGE:
COUNCIL:	DA
COUNCIL:	1/11/2022
FLOOR PLAN:	TOA CLASSIFICATION:
CUSTOM	TBC
FACADE:	PROJECT No:
CUSTOM	D1433
	SHEET:
	06

ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH.
ALL SUBJECT TO TENDER

NOTE:
REFER TO KITCHEN MANUFACTURERS PLANS FOR ALL CABINTRY LAYOUTS.

NOTE:
LOCATION OF ELECTRICITY BOX TO BE DETERMINED ON SITE.

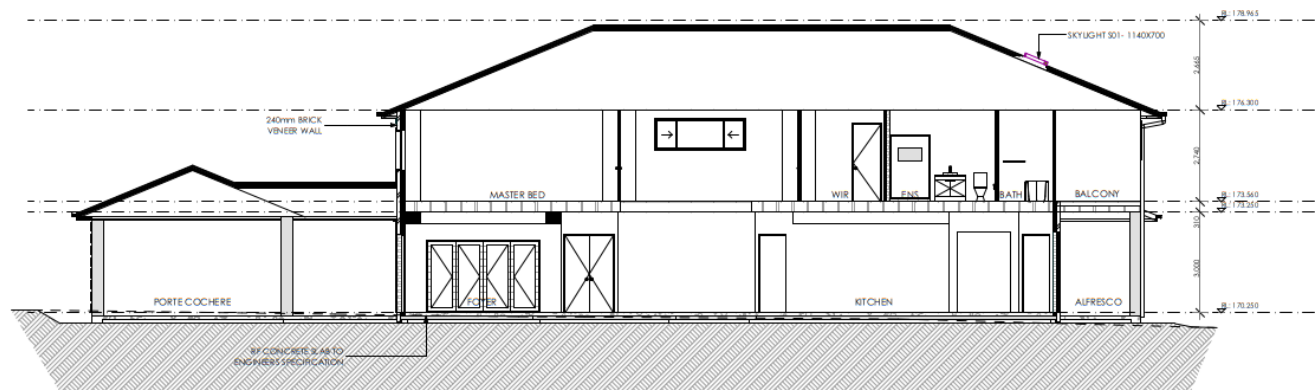
NOTE:
PROVISIONS FOR PLUMBING STACKS AND AC DROPPERS TO BE HIDDEN IN NON-HABITABLE AREAS.



 DREAM HOMES 11/392 WILMERS ROAD, ROUSE HILL 2470 818 884 www.dreamhomescustombuild.com.au info@dreamhomescustombuild.com.au	Disclaimer: Some items displayed or noted on these plans may be for indicative nominal placement or certification purposes only. The written words in any accompanying building tender will on all occasions take precedence to the plan. All internal room dimensions shown on any floor plan are to timber frame for construction purpose.			BUSHPRE PHONE: TBC BENCH LEVEL: RL :169.925 DP NO: 1044346	ROOF PLAN CLIENT: DR MUNWWARA & MR UPPAL ADDRESS: Lot No.1 46 LANE COVE RD, INGLESIDE, NSW	HOUSING CODE: COUNCIL COUNCIL: NORTHERN BEACHES FLOOR PLAN: CUSTOM FACADE: CUSTOM	STAGE: DA PLOT DATE: 1/11/2022 SOL CLASSIFICATION: TBC PROJECT No: D1433 SHEET: 07
	REVISION SCHEDULE			SCALE: 1:125	THIS DRAWING AND INFORMATION THEREIN IS THE PROPERTY OF DREAM HOMES AND MUST NOT BE LOANED, REPRODUCED, COPIED, EITHER WHOLLY OR PARTIALLY, OR USED WITHOUT THE EXPRESSED PERMISSION IN WRITING OF DREAM HOMES		
	ISSUE	DESCRIPTION	DATE	INITIAL			
	A	SKETCH	07.09.22	HS			
	B	CONCEPT	05.10.22	SS			
	C	DA	07.10.22	SS			
	D	CDC	14.10.22	SS			
	E	CDC	1.11.22	SS			
	-	-	-	-			

Window Schedule						
Window No.	Type	Window Size		Glazing	Frame and Reveal	Notes
		Height	Width			
W01	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W02	AS1012	1,030	1,210	Glas - Single Clear	240mm BV	
W03	AS1524	1,460	2,410	Glas - Single Clear	240mm BV	
W04	AS1009	1,030	910	Glas - Single Clear	240mm BV	
W05	AS0627	600	2,650	Glas - Single Clear	240mm BV	
W06	AS0909	900	910	Glas - Single Clear	240mm BV	
W07	FAF2018	1,800	610	Glas - obscure	240mm BV	
W08	AA1806T	1,800	610	Glas - Single Clear	240mm BV	
W09	AS1518	1,460	1,810	Glas - Single Clear	240mm BV	
W10	AS1518	1,460	1,810	Glas - Single Clear	240mm BV	
W11	AS1514	1,460	1,450	Glas - Single Clear	240mm BV	
W12	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W13	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W14	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W15	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W16	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W17	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W18	FAF2018	1,200	1,210	Glas - obscure	240mm BV	
W19	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W20	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W21	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W22	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W23	FAF2018	1,500	1,210	Glas - Single Clear	240mm BV	
W24	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W25	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W26	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W27	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W28	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W29	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	
W30	AS0927	900	2,650	Glas - Single Clear	90mm TF	
W31	AS1512	1,460	1,210	Glas - Single Clear	90mm TF	
W32	AS1512	1,460	1,210	Glas - Single Clear	90mm TF	
W33	FAF2018	1,800	910	Glas - Single Clear	90mm TF	
W34	FAF2018	1,800	910	Glas - Single Clear	90mm TF	
W35	AS0915	900	1,510	Glas - Single Clear	90mm TF	
W36	AS0915	900	1,510	Glas - Single Clear	90mm TF	
W37	FAF2018	450	2,650	Glas - Single Clear	90mm TF	
W38	AS1208	1,200	850	Glas - Single Clear	90mm TF	
W39	FAF2018	2,035	1,210	Glas - obscure	240mm BV	
W40	FAF2018	2,035	1,210	Glas - obscure	240mm BV	
W41	FAF2018	1,200	1,810	Glas - Single Clear	240mm BV	
W42	FAF2018	2,035	1,210	Glas - Single Clear	240mm BV	

 DREAM HOMES (1)ST WINDERS ROAD, ROUSE HILL STATE NSW www.dreamshomes.com.au info@dreamshomes.com.au	Disclaimer: Some items displayed or noted on these plans may be for indicative nature only. The placement or certification purposes only. The written words are as accompanying building tender will sit on all occasions take precedence to the plan. All inferred room dimensions shown on any floor plan are for further home for construction purpose.	REVISIONSCHEDULE				BUSHPRIE PHONE	BENCH LEVEL	SCHEDULE & DETAILS	HOUSING CODE:	STAGE:
		ISSUE	DESCRIPTION	DATE	INITIAL	RL		COUNCIL	D.A.	
		A	SKETCH	07.09.22	HS	TBC	:69.925	CLIENT:	PLOT DATE	
		B	CONCEPT	05.10.22	SS	SCALE	DP: NO.	DR MUNWWARA & MR UPPAL	1/11/2022	
		C	D	07.10.22	SS		1044346	COUNCIL:	TOOL CLASSIFICATION	
		D	CDC	14.10.22	SS			NORTHERN BEACHES	PROJECT NO.	
E	CDC	11.12.22	SS			ADDRESS:	FLOOR PLAN			
-	-	-	-			Lot No.1 46 LANE COVE RD,	CUSTOM			
						INGLESIDE, NSW	CUSTOM			
							FACADE			
							CUSTOM			
							SHEET:			
							08			

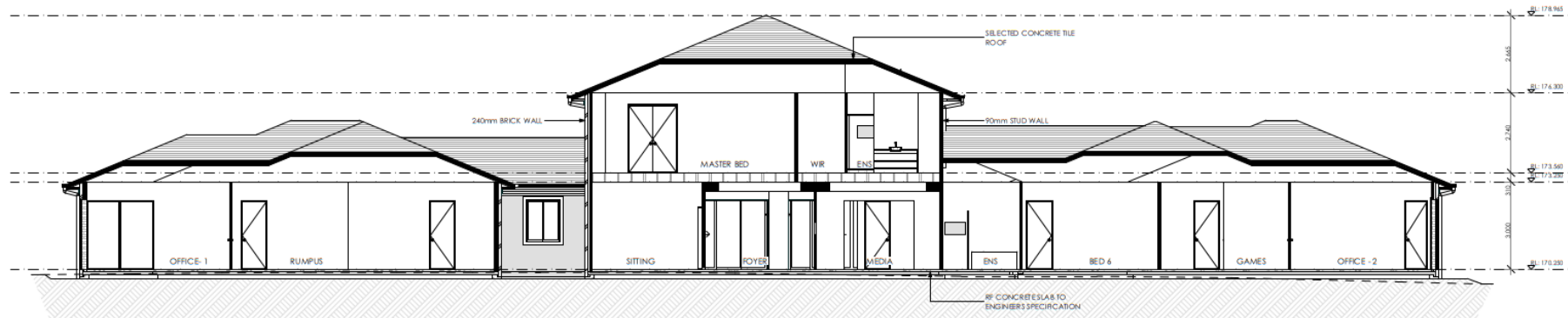


ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH.
ALL SUBJECT TO TENDER

NOTE:
REFER TO KITCHEN MANUFACTURERS PLANS FOR ALL CABINERY LAYOUTS.

NOTE:
LOCATION OF ELECTRICITY BOX TO BE DETERMINED ON SITE.

NOTE:
PROVISIONS FOR PLUMBING STACKS AND AC DROPPERS TO BE HIDDEN IN NON-HABITABLE AREAS.



DREAM HOMES

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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DATE	INITIAL
A	SKETCH	07.09.22	HS
B	CONCEPT	05.10.22	SS
C	DA	07.10.22	SS
D	CDC	14.10.22	SS
E	CDC	1.11.22	SS

HUSHWIRE PHONE: **TBC**

BENCH LEVEL: **RL :169.925**

SCALE: **1:100**

DP NO: **1044346**

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SECTIONS

CLIENT: **DR MUNWWARA & MR UPPAL**

ADDRESS: **Lot No.1 46 LANE COVE RD, INGLESIDE, NSW**

HOUSING CODE: **COUNCIL**

COUNCIL: **NORTHERN BEACHES**

FLOOR PLAN: **CUSTOM**

FAÇADE: **CUSTOM**

STAGE: **DA**

PLOT DATE: **1/11/2022**

LOCAL CLASSIFICATION: **TBC**

PROJECT NO: **D1433**

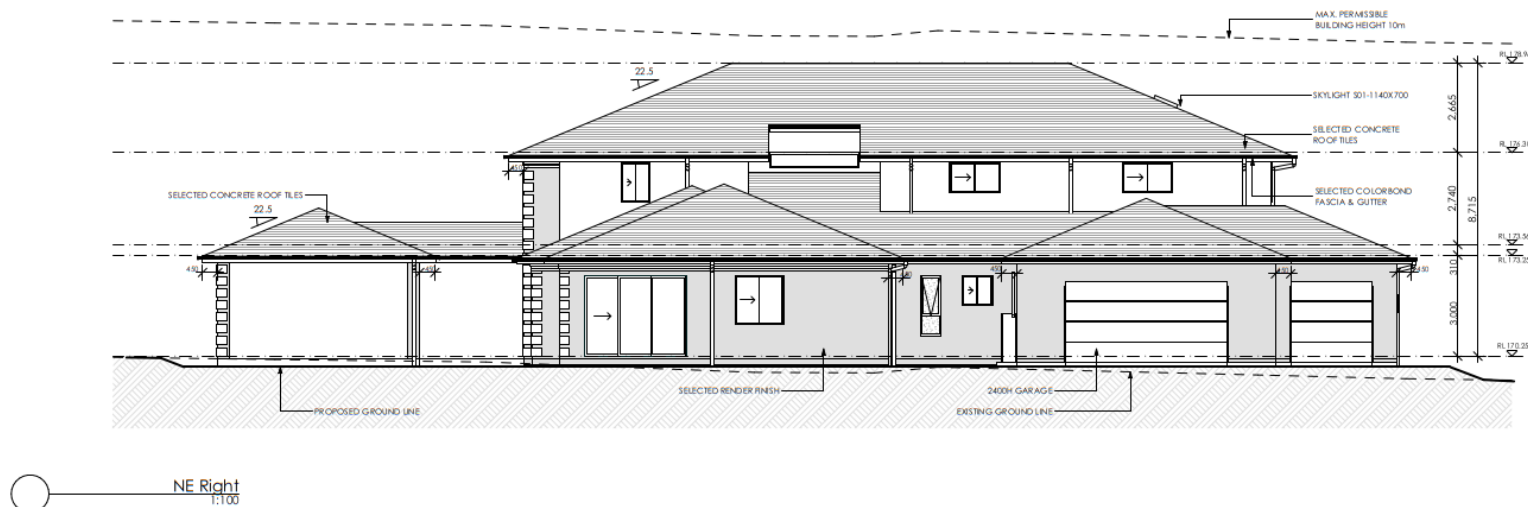
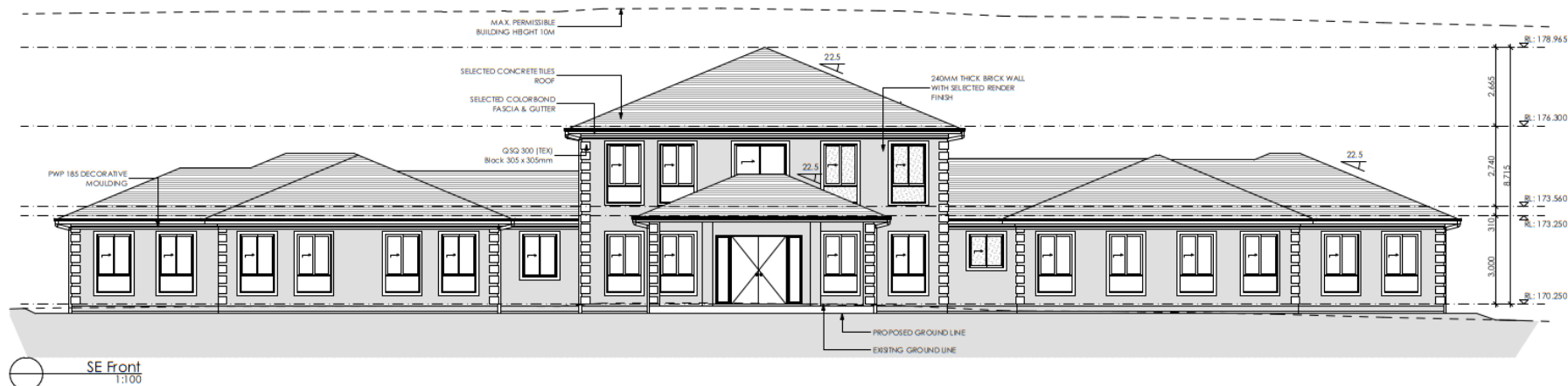
SHEET: **09**

ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH.
ALL SUBJECT TO TENDER

NOTE:
REFER TO KITCHEN MANUFACTURERS PLANS FOR ALL CABINERY LAYOUTS.

NOTE:
LOCATION OF ELECTRICITY BOX TO BE DETERMINED ON SITE.

NOTE:
PROVISIONS FOR PLUMBING STACKS AND AC DROPPERS TO BE HIDDEN IN NON-HABITABLE AREAS.



Disclaimer:
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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DATE	INITIAL
A	SKETCH	07.09.22	HS
B	CONCEPT	05.10.22	SS
C	DA	07.10.22	SS
D	CDC	14.10.22	SS
E	CDC	1.11.22	SS
-	-	-	-

BUSHIRE PHONE:	BENCH LEVEL:
TBC	RL :169.925
SCALE	DP NO:
1:100	1044346

ELEVATIONS
CLIENT: DR MUNWWARA & MR UPPAL
ADDRESS: Lot No.1 46 LANE COVE RD, INGLESIDE, NSW

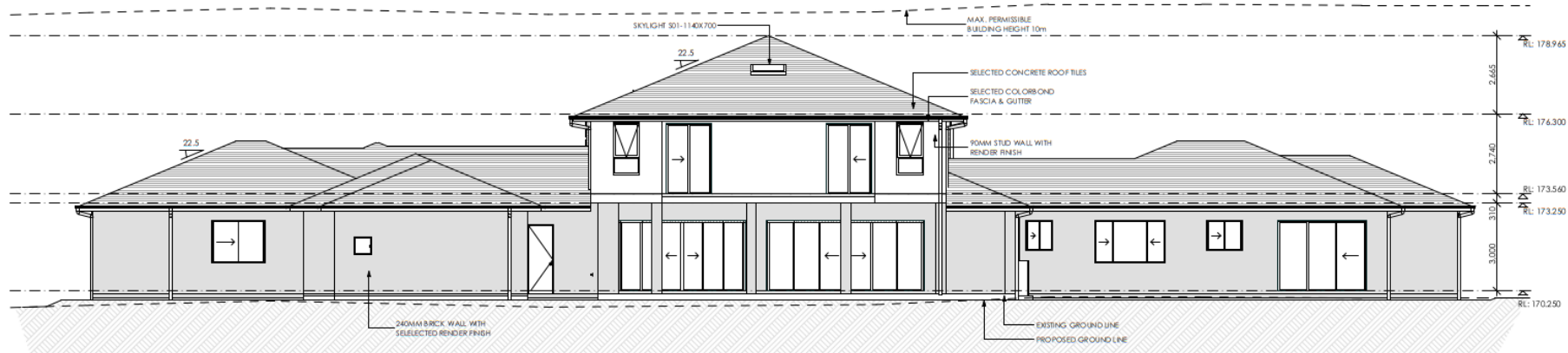
HOUSING CODE:	STAGE:
COUNCIL	DA
COUNCIL:	PLOT DATE:
NORTHERN BEACHES	1/11/2022
FLOOR PLAN:	ICON CLASSIFICATION:
CUSTOM	TBC
FACADE:	PROJECT NO:
CUSTOM	D1433
	SHEET:

ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH.
ALL SUBJECT TO TENDER

NOTE:
REFER TO KITCHEN MANUFACTURERS PLANS FOR ALL CABINTRY LAYOUTS.

NOTE:
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NOTE:
PROVISIONS FOR PLUMBING STACKS AND AC DROPPERS TO BE HIDDEN IN NON-HABITABLE AREAS.



NW Rear
1:100



SW Left
1:100



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0410 814 054
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au

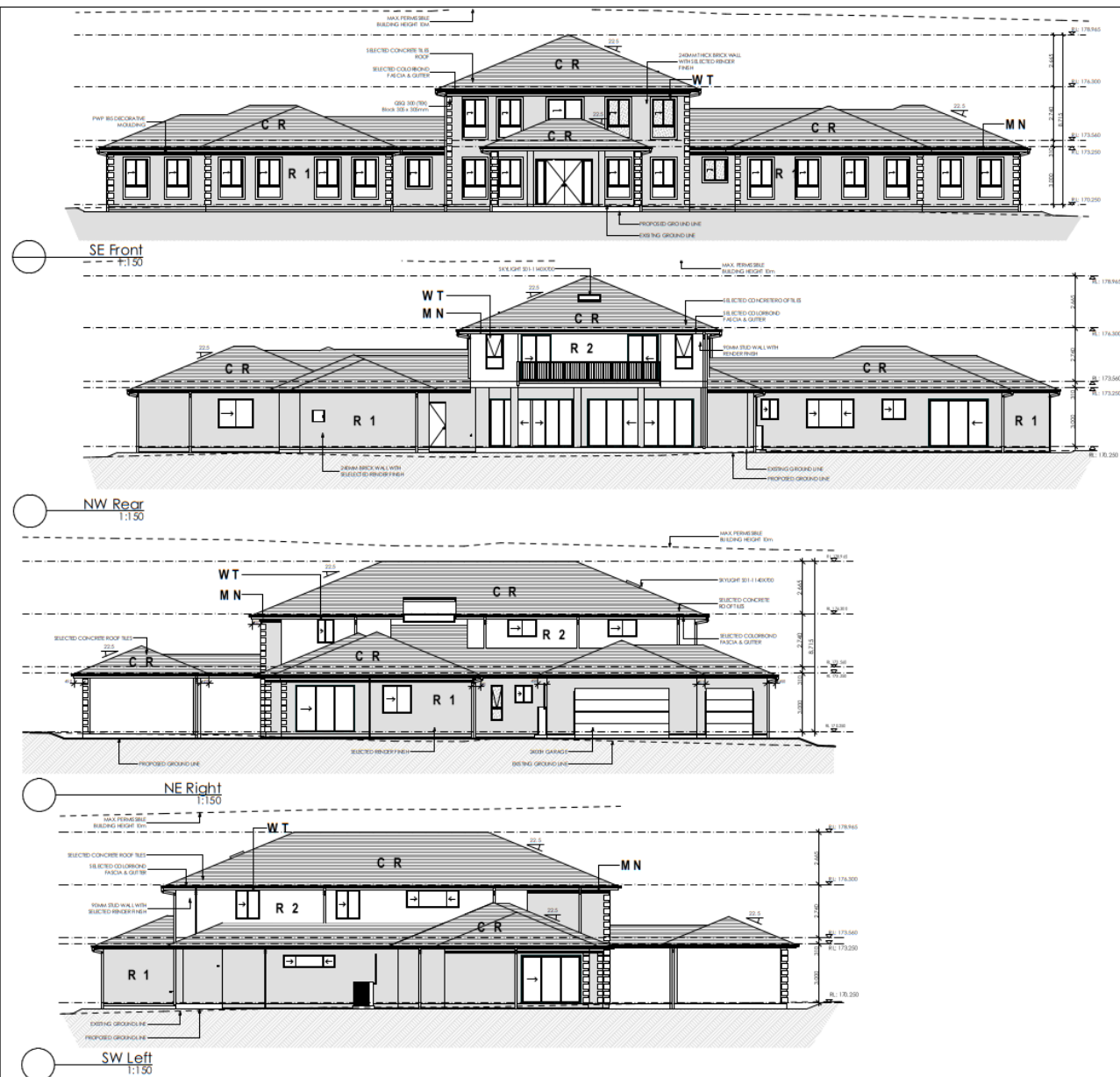
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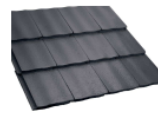
SUBSHIRE PHONE:	BENCH LEVEL:
TBC	RL: 169.925
SCALE:	DP NO:
1:100	1044346
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ELEVATIONS	
CLIENT:	DR MUNWWARA & MR UPPAL
ADDRESS:	Lot No.1 46 LANE COVE RD, INGLESIDE, NSW

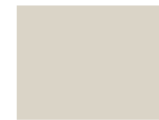
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COUNCIL:	DA
COUNCIL:	PLOT DATE:
NORTHERN BEACHES	1/11/2022
FLOOR PLAN:	TOX CLASSIFICATION:
CUSTOM	TBC
FACADE:	PROJECT No:
CUSTOM	D1433
	SHEET:
	11



B1
PGM BRICKS
SCRATCH BRICKS TO BE
RENDERED



CR
CONCRETE TILE ROOF
MONIER



R1
RENDER FINISH
DULUX-SELECTED BEIGE



R2
RENDER FINISH
TRIMS AND PROFILES



WT
WINDOWS AND TRIM
DULUX-MONUMENT



MN
FASCIA AND GUTTER
MONUMENT

ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH, ALL SUBJECT TO TENDER

NOTE:
REFER TO KITCHEN MANUFACTURERS PLANS FOR ALL CABINERY LAYOUTS.

NOTE:
LOCATION OF ELECTRICITY BOX TO BE DETERMINED ON SITE.

NOTE:
PROVISIONS FOR PLUMBING STACKS AND AC DROPPERS TO BE HIDDEN IN NON-HABITABLE AREAS.

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E	CDC	1.11.22	SS	
-	-	-	-	

BUSHIRE PHONE:	BENCH LEVEL:
TBC	RL :169.925
SCALE	DP NO:
1:150	1044346

SCHEDULE OF FINISHES	
CLIENT:	DR MUNWWARA & MR UPPAL
ADDRESS:	Lot No.1 46 LANE COVE RD, INGLESIDE, NSW

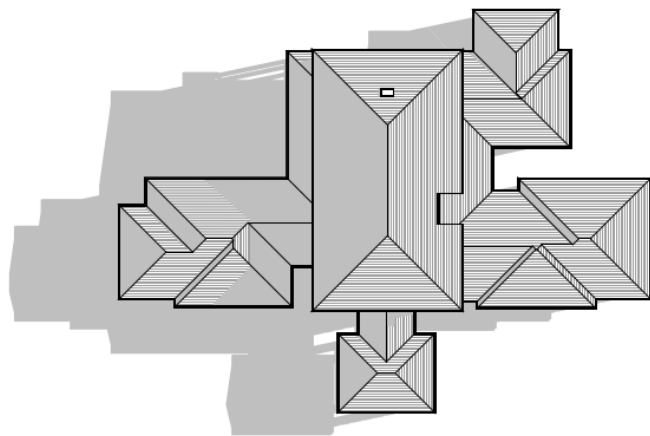
HOUSING CODE:	STAGE:
COUNCIL:	DA
COUNCIL:	PLOT DATE
NORTHERN BEACHES	1/11/2022
FLOOR PLAN:	SOIL CLASSIFICATION
CUSTOM	TBC
FACADE:	PROJECT No:
CUSTOM	D1433
	SHEET:
	12

ALL DOORS, SQUARE SETS AND WINDOWS TO GROUND FLOOR TO BE SET AT APPROX. 2.4m HIGH.
ALL SUBJECT TO TENDER

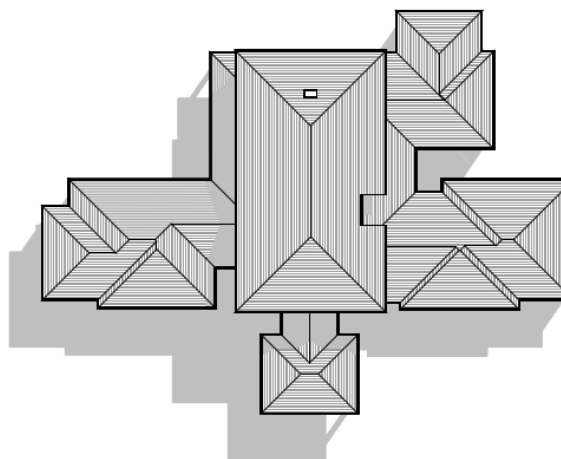
NOTE:
REFER TO KITCHEN MANUFACTURERS PLANS FOR ALL CABINETS LAYOUTS.

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LOCATION OF ELECTRICITY BOX TO BE DETERMINED ON SITE.

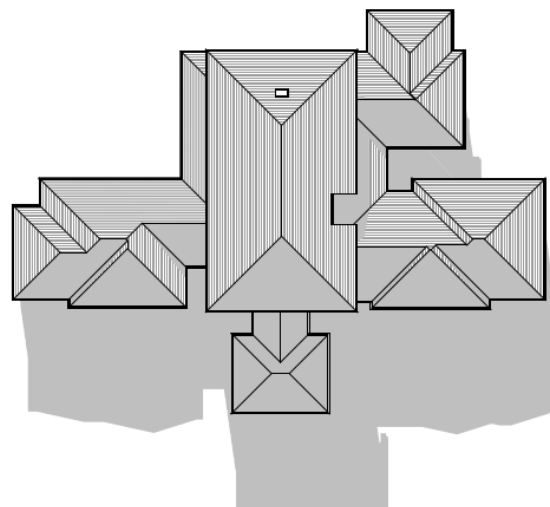
NOTE:
PROVISIONS FOR PLUMBING STACKS AND AC DROPPERS TO BE HIDDEN IN NON-HABITABLE AREAS.



SHADOWS 0900
1:300

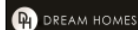


SHADOWS 1200
1:300



SHADOWS 1500
1:300

SHADOW PROJECTIONS 21st JUNE



11/292 WITBERS ROAD, ROUSE HILL
0410 814 054
www.dreamhomescustombuild.com.au
info@dreamhomescustombuild.com.au

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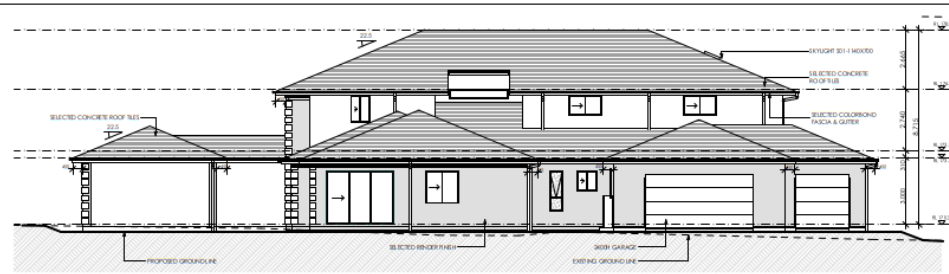
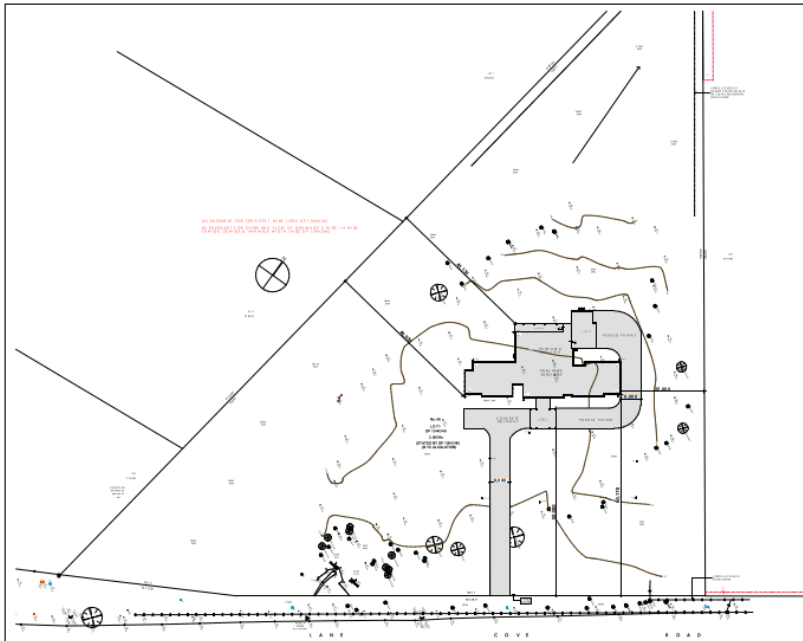
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E	CDC	1.11.22	SS	
-	-	-	-	

BUSHFIRE PRONE: TBC
BENCH LEVEL: RL :169.925
SCALE: 1:300
DP NO: 1044346
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SHADOW DIAGRAMS
CLIENT: DR MUNWWARA & MR UPPAL
ADDRESS: Lot No.1 46 LANE COVE RD, INGLESIDE, NSW

HOUSING CODE: COUNCIL: COUNCIL: NORTHERN BEACHES
FLOOR PLAN: CUSTOM
FACADE: CUSTOM

STAGE: DA
CLIENT: 1/11/2022
SOL CLASSIFICATION: TBC
PROJECT NO: D1433
SHEET: 13

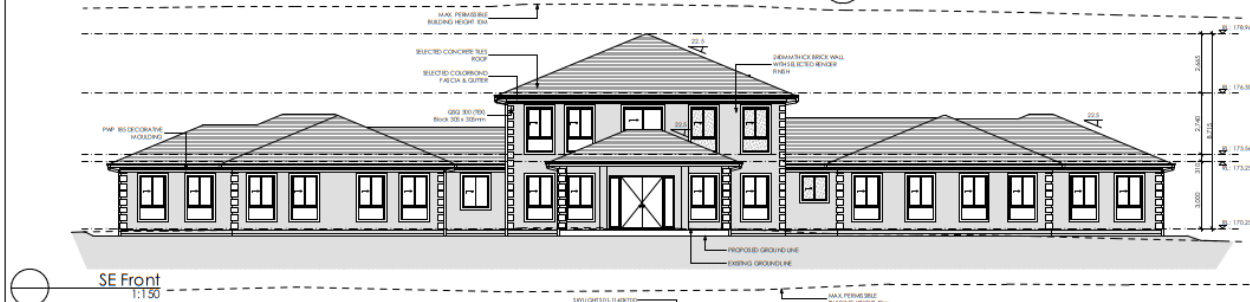


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DREAM HOMES
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0470 816 884
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info@dreamhomescustombuild.com.au

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NOTIFICATION PLANS
CLIENT:
DR MUNWWARA & MR UPPAL
ADDRESS:
Lot No.1 46 LANE COVE RD, INGLESIDE, NSW

HOUSING CODE:
COUNCIL:
NORTHERN BEACHES
FLOOR PLAN:
CUSTOM
FACADE:
CUSTOM

STAGE:
DA
PLOT DATE:
1/11/2022
SOL CLASSIFICATION:
TBC
PROJECT NO:
D1433
SHEET:
14