

BUSHFIRE HAZARD ASSESSMENT

**RESIDENTIAL UNIT
DEVELOPMENT &
STRATA SUBDIVISION**

**PART LOT 12 SP 104390
363 DIAMOND BEACH ROAD,
DIAMOND BEACH**

**CLIENT:
P ALLWOOD**

OCTOBER 2023

This report has been prepared by David Pensini - Building Certification and Environmental Services with all reasonable skill, care and diligence for P Allwood.

The information contained in this report has been gathered from discussions with representatives of P Allwood, a review of the plans provided by P Allwood and experience.

No inspection or assessment has been undertaken on other aspects of the proposed development outside the scope of this report.

This report does not imply, nor should it be implied, that the proposed building design will comply fully with relevant legislation.

The report shall not be construed as relieving any other party of their responsibilities or obligations.

David Pensini - Building Certification and Environmental Services disclaims any responsibility P Allwood and others in respect of any matters outside the scope of this report.

The report is confidential, and the writer accepts no responsibility of whatsoever nature, to third parties who use this report, or part thereof is made known. Any such party relies on this report at their own risk.

For and on behalf of David Pensini - Building Certification and Environmental Services.

Prepared by: David Pensini

Signed:



Dated: 31st October 2023



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			Prepared by	Verified by	Approved by
		Name	David Pensini		David Pensini
		Signature			

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1.0 INTRODUCTION

The single lot which comprises the subject site is currently known as Part Lot 12 SP 104390, 363 Diamond Beach Road, Diamond Beach.

It is proposed to undertake alterations and additions to the existing restaurant building on the subject site so as to create three (3) separate residential units. The proposed development also encompasses the strata subdivision of the proposed residential units so as to provide for their individual ownership and permanent occupation.

This report is to demonstrate that the bushfire risk is manageable for the proposed residential units and to determine the bushfire protection management measures which would be applicable to the subject site and the proposed residential units.

The report is based on a site assessment carried out on 20th October 2023.

The development is an integrated development under Section 91 of the *Environmental Planning and Assessment Act, 1979* and as such requires a Bush Fire Safety Authority under Section 100B of the *Rural Fires Act, 1997*.

NOTE

The report has been prepared with all reasonable skill, care and diligence.

The information contained in this report has been gathered from field survey, experience and has been completed in consideration of the following legislation.

- *Rural Fires Act 1997.*
- *Environmental Planning and Assessment Act 1979.*
- *National Construction Code.*
- *Council Local Environment Plans and Development Control Plans where applicable.*
- *NSW Rural Fire Services, Planning for Bushfire Protection, 2019.*
- *AS 3959 - 2018 Construction of Buildings in Bushfire Prone Areas.*

The report recognizes the fact that no property and lives can be guaranteed to survive a bushfire attack. The report examines ways the risk of bushfire attack can be reduced where the site falls within the scope of the legislation.

The report is confidential, and the writer accepts no responsibility of whatsoever nature, to third parties who use this report or part thereof is made known. Any such party relies on this report at their own risk.

1.1 Objectives

The objectives of this report are to:

- Ensure that the proposed residential unit development of the land has measures sufficient to minimize the impact of bushfires; and
- Reduce the risk to property and the community from bushfire; and
- Ensure that compliance with the requirements of NSW Rural Fire Service, *Planning for Bushfire Protection, 2019* is achieved.

1.2 Legislative Framework

On 1st August 2002 the Environmental Planning and Assessment Act, 1979, and the Rural Fires Act, 1997, were both amended to enhance bush fire protection in NSW through the development assessment process.

In broad terms, the planning considerations provide two main steps. These involve:

(i) Strategic Planning through:

- the mapping of bush fire prone.
- determining suitable bush fire requirements during the preparation of a Local Environmental Plan/Development Control Plan; and
- the identification of the extent to which land is bushfire prone.

(ii) Development assessment through:

- obtaining a bush fire safety authority for residential or rural-residential subdivision and special fire protection purpose developments in bushfire prone areas from the Rural Fire Service (RFS); and
- seeking advice from the RFS in relation to infill and other developments in bushfire prone areas that cannot comply with the requirements of NSW Rural Fire Service, ***Planning for Bushfire Protection***, 2019; and
- the application of additional requirements of the National Construction Code (NCC) in relation to construction standards for Class 1, 2, 3, 4 and some Class 9 buildings in bushfire prone areas.

All development on bushfire prone land in NSW must comply with the relevant bushfire protection measures identified within NSW Rural Fire Services, ***Planning for Bushfire Protection***, 2019.

It is noted that the proposed residential units have been designed as being attached residential dwellings which are subject to the Class 1a design and construction provisions of Volume 2 of the National Construction Code (NCC), 2022. Additionally, the proposed development encompasses the strata subdivision of each unit thereby providing for the individual ownership and occupation of each unit. Accordingly, the proposed development is not considered to be a Special Fire Protection Purpose development in that the proposed residential units will provide for permanent residential occupation and use as each proposed unit will be separately owned.

This report therefore focuses upon the development assessment processes associated with the proposed residential unit development on the subject site. In this regard whilst the 'infill' development provisions of Chapter 7 of NSW Rural Fire Services, ***Planning for Bushfire Protection***, 2019 are relevant to the proposed residential units it is noted that the proposed development is subject to compliance with Chapter 5 of NSW Rural Fire Services, ***Planning for Bushfire Protection***, 2019 as the individual residential units will be separately owned by way of the proposed strata subdivision of the proposed units.

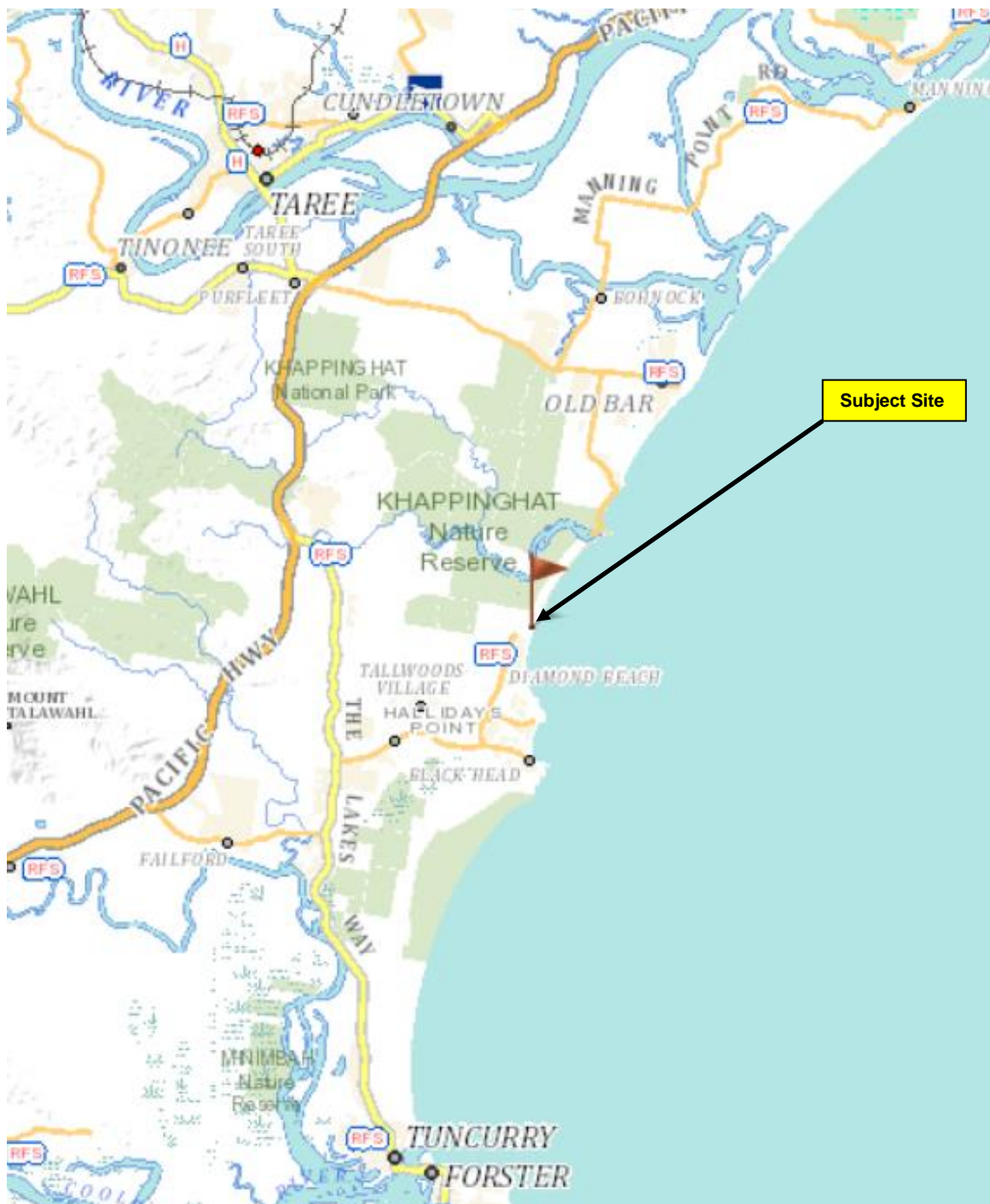
This report therefore examines the relevant provisions of NSW Rural Fire Services, ***Planning for Bushfire Protection***, 2019 to determine the bushfire protection measures required to be implemented in conjunction with the proposed residential unit development on the subject site.

1.3 Location and Site Description

The subject site currently comprises one (1) allotment of land which is known as Part Lot 12 SP 104390, 363 Diamond Beach Road, Diamond Beach.

The subject site is situated on the northern fringe of the coastal village of Diamond Head which is approximately 15.5km to the southeast of Taree and approximately 16km north of Forster Tuncurry, refer to **Figure 1** below.

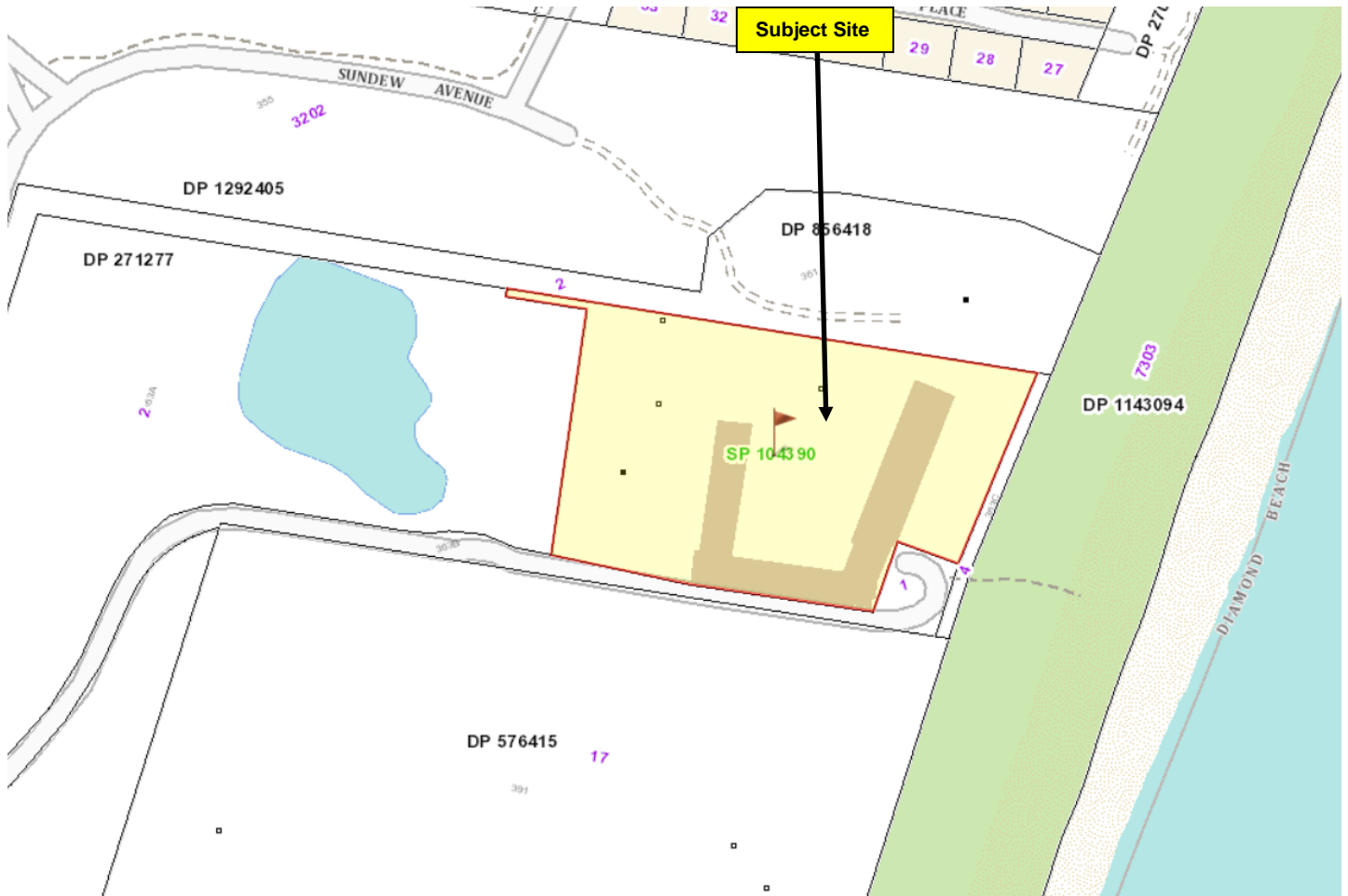
Figure 1 - Site Location



The character of the locality is that of an urban fringe area with residential development expanding into the larger parcels of land that exist in the locality.

The northern and southern boundaries of the subject site adjoin large residentially occupied and utilized allotments whilst the eastern boundary of the subject site adjoins the dunal areas of Diamond Beach. Large undeveloped parcels of land extend to the west of the subject site, refer to **Figure 2**.

Figure 2 - Site Context



The topography of the subject site reflects the gentle westerly downslope conditions of the hind dune areas of Diamond Beach with gentle downslope conditions extending onto adjoining and adjacent land to the west before a transition to flatter land at distance to the west. The presence of the foredune areas of Diamond Beach to the east of the subject site provide for viable slope conditions in this aspect with a very short steep batter defining the transition from the foredune to the active beach zone with short upslope and downslopes within the dunal area itself.

Most native vegetation has been removed from the subject site as part of the development of the subject site for residential accommodation purposes. It is noted that managed lawns and landscaping occupy the majority of the subject site with scattered and clusters of trees being present. Some areas of highly modified Coastal Heath vegetation are present in the far eastern portion of the subject site however this vegetation has largely been integrated into the landscaping on the subject site.

Similar vegetation to the subject site is present on adjoining residentially occupied land to the north and south of the subject site although at distance to the north of the subject site are areas of grasslands within an adjacent undeveloped allotment of land. Areas of grasslands and Coastal Heath extend to the west of the subject site. To the east of the subject site are areas of Tall Coastal Heath vegetation which occupy the hind dune areas of Diamond Beach.

It is however noted that the fore-dune areas contain species such as *Spinifex*, *Spinifex sericeous*, Banksias, Acacias and Coastal Wattles. Vegetation in the fore-dune zone is stunted and wind-sheared by salt laden winds.

Access to the subject site is gained from Diamond Beach Road via an existing bitumen sealed property access road which services the existing residential development on the subject site as well as providing for access to Diamond Beach. The existing property access road is located within a separate allotment of land which adjoins the subject site to the south.

The closest Fire Service, (Diamond Beach RFS Brigade), is located approximately 1.2km to the south of the subject site and the closest fire control centre is located at Tuncurry.

1.4 Site History

The subject site consists of an irregular shaped allotment occupying an area of some 2,702m², refer to **Appendix 1**.

The subject site contains a number of separate residential buildings which contain a range of separate residential units. The subject site also contains a range of ancillary infrastructure such as a tennis court, swimming pool and sheds, onsite carparking areas and property access road infrastructure.



Existing residential
units on the
subject site

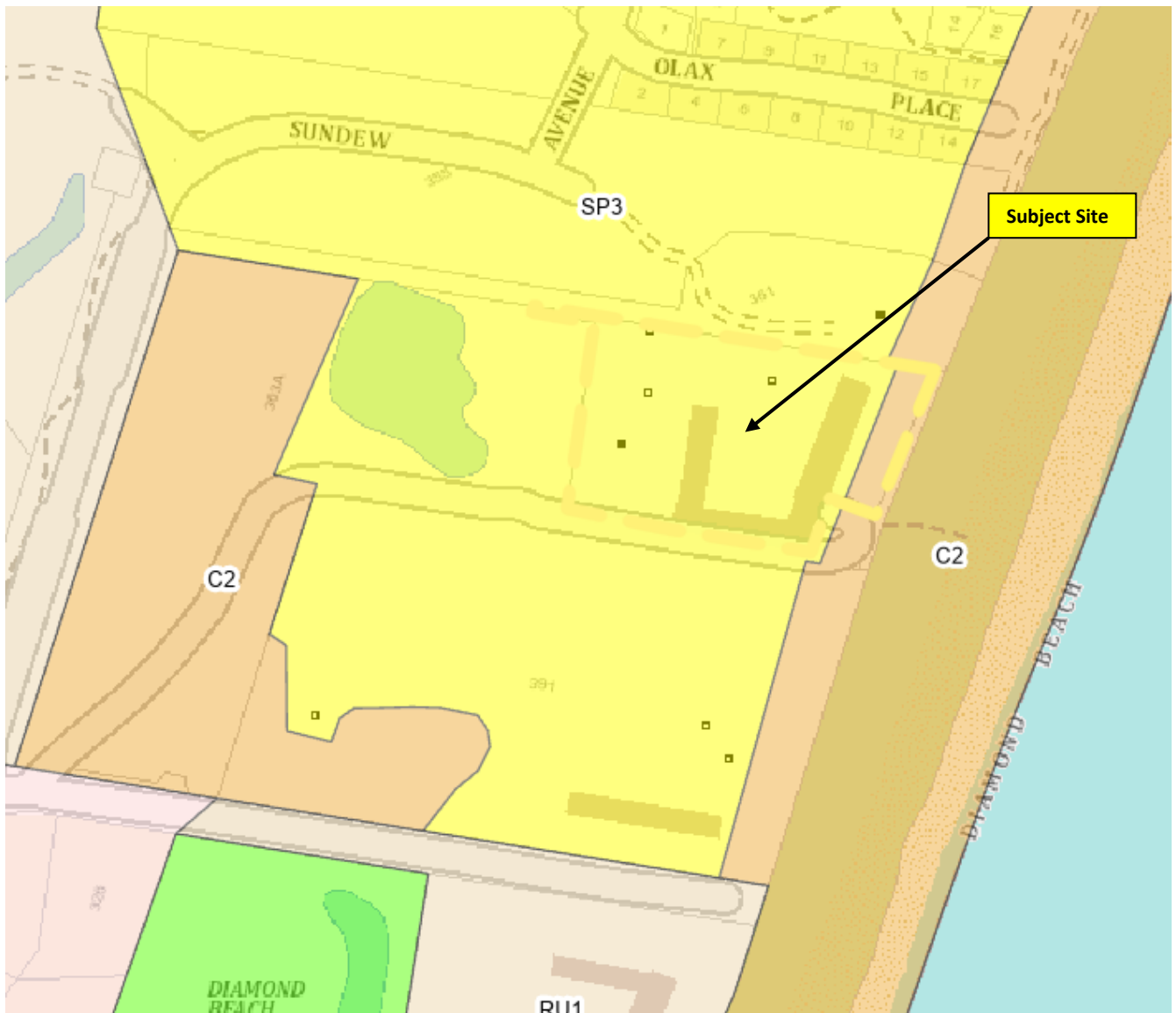
It is also noted that the existing building infrastructure on the subject site includes a vacant restaurant/food premises, and it is this area of the existing building infrastructure on subject site which is the subject of this report.



Existing
restaurant/food
premises building
on the subject site

The majority of the subject site is zoned Tourist Accommodation (SP3) in accordance with Greater Taree Local Environmental Plan, 2010. It is however noted that the far eastern portion of the subject site is zoned for environmental conservation (C2) purposes. Similarly zoned land adjoins and is adjacent to the subject site to the north, south and west whilst the land to the east is zoned for environmental conservation (C2) purposes, refer to **Figure 3** below.

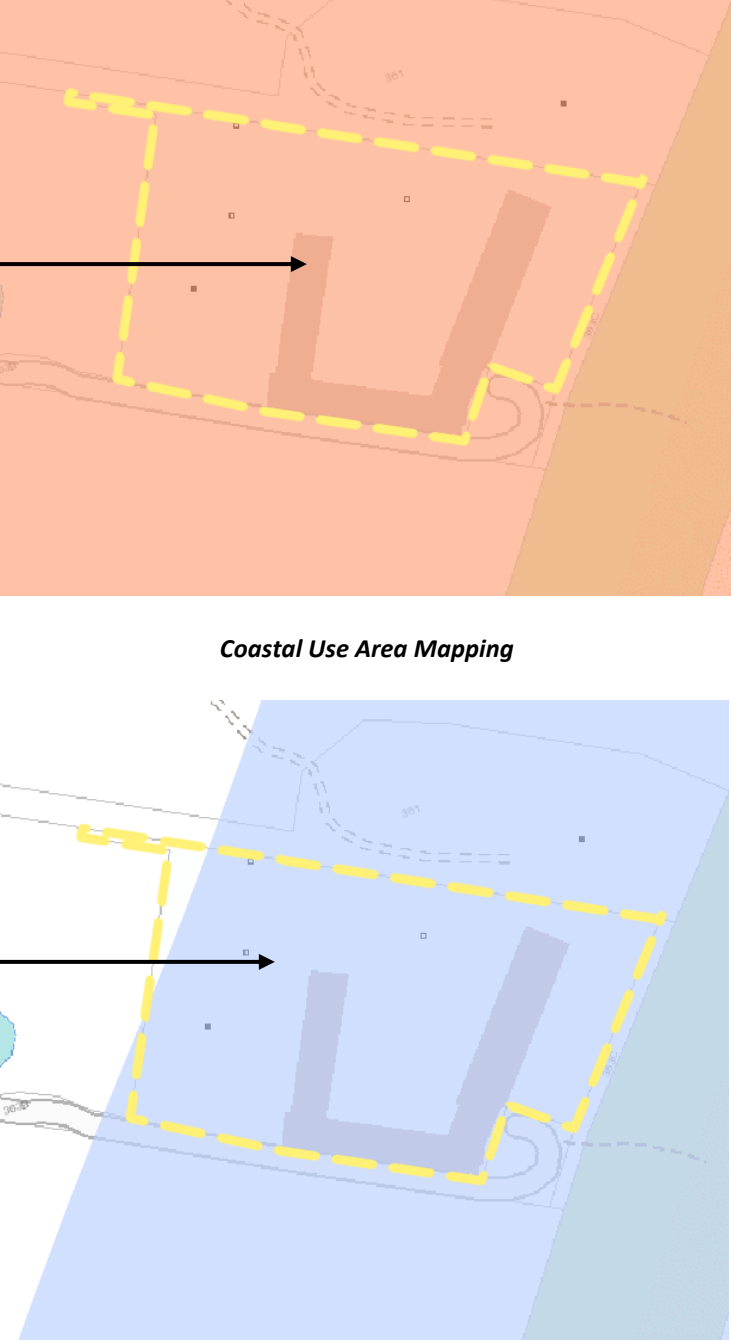
Figure 3 – Land Use Zoning

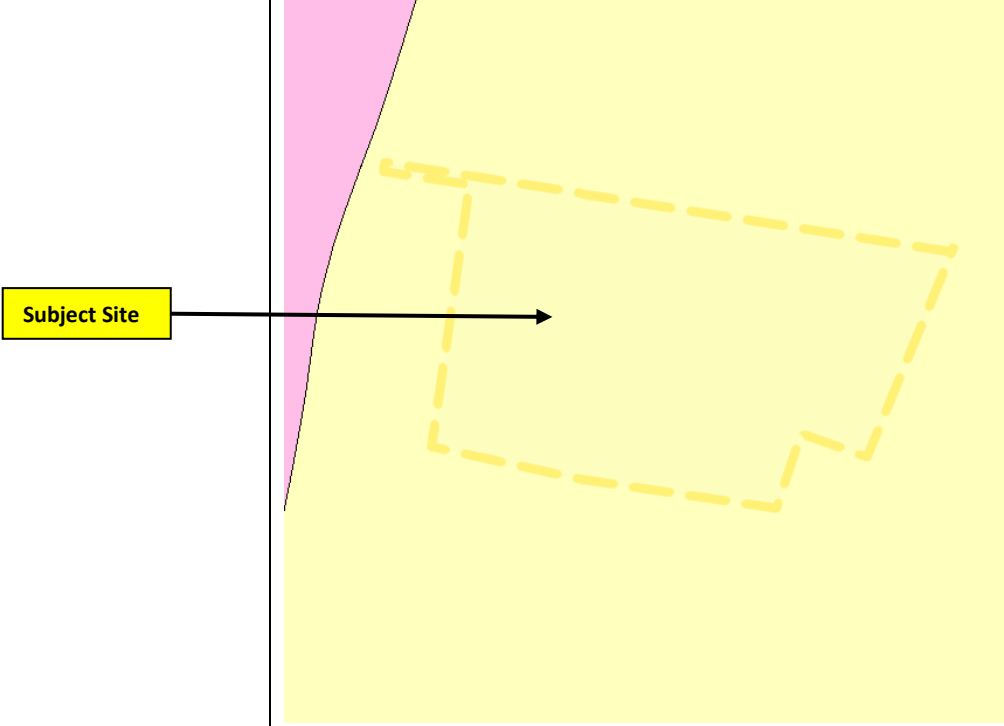


The environmental and heritage features of the subject site are summarized as follows.

Table 1 – Environmental and Heritage Features

ENVIRONMENTAL/HERITAGE FEATURE	COMMENT
Riparian Corridors	There are no riparian corridors on or adjacent to the subject site.
SEPP (Resilience and Hazards) 2021	The subject site is identified as being subject to the Coastal Use and Coastal Environment Area provisions of SEPP.

	 <p>Coastal Use Area Mapping</p> <p>Coastal Environment Area Mapping</p>
SEPP (Biodiversity and Conservation) 2021	<p>Given the cleared nature of the subject site, the provisions of the SEPP are not considered to be applicable to the subject site.</p> <p>The assessment of this issue is however outside the scope of this report.</p>
Areas of geological interest	<p>The subject site does not contain areas of geological interest.</p> <p>The subject site is however shown as being affected by Class 5 acid sulphate soils.</p>

	 <p style="text-align: center;"><i>Class 5 Acid Sulphate Soils Mapping</i></p> <p>Given the land use history of the subject site, land contamination issues are not considered to be relevant to the proposed development.</p>
Environmental Protection Zones	<p>The far eastern portion of the subject site is zoned for environmental conservation (C2) purposes, refer to Figure 3 above.</p> <p>It is noted that the proposed development is located on land which is zoned for residential development and occupation.</p>
Land slip	<p>Given the gently sloping nature of the topography of the subject site, land slip is not considered to be an issue for the development of the subject site.</p>
Flood prone land	<p>The subject site is not identified as being flood prone land.</p>
Bushfire prone land	<p>The subject site is identified as being bushfire prone land, refer to Section 2.2 of this report.</p>
National Park Estate or other Reserves	<p>The subject site does not form part of the National Park Estate or other Reserves.</p>
Threatened species, populations, endangered ecological communities and critical habitat	<p>Given the highly disturbed nature of the subject site threatened species, populations, endangered ecological communities and critical habitat would not be expected to be present.</p> <p>The assessment of this issue is however outside the scope of this report.</p>

OEH Key Habitats and Corridors	<p>The subject site is unlikely to form part of OEH key habitats and corridors.</p> <p>The assessment of this issue is however outside the scope of this report.</p>
Aboriginal Heritage	<p>Items of aboriginal heritage are unlikely to be present given the level of site disturbance which has occurred over the years.</p> <p>The assessment of this issue is however outside the scope of this report.</p>

1.5 Development Proposal

It is proposed to undertake alterations and additions to the existing restaurant/food premises building on the subject site so as to create three (3) separate two storey residential units each of which will be capable of long-term residential occupation and use.

In this regard the proposed residential units have been designed as attached dwellings which are subject to the Class 1a design and construction provisions of Volume 2 of the NCC, 2022.



Existing building to be converted to separate residential units

The proposed development also encompasses the strata subdivision of the proposed residential units so as to provide for their individual ownership and occupation.

Access to the proposed residential units will be via the existing property access road which connects the subject site with Diamond Beach Road. The intersection of the existing property access road and Diamond Beach Road is present approximately 400m to the southeast of the subject site.

Dedicated onsite carparking will be available to the proposed residential units via existing carparking areas.

1.6 Fauna and Flora Issues

A fauna and flora evaluation has not been undertaken in conjunction with this bushfire hazard assessment and as such issues pertaining to fauna and flora are outside the scope of this report.

2.0 BUSHFIRE HAZARD ASSESSMENT

2.1 Assessment Methodology

Several factors need to be considered in determining the bushfire hazard for the subject site and proposed development. These factors are slope, vegetation type, and distance from hazard, access/egress and fire weather. Each of these factors has been reviewed in determining the bushfire protection measures which are applicable to the subject site and proposed development.

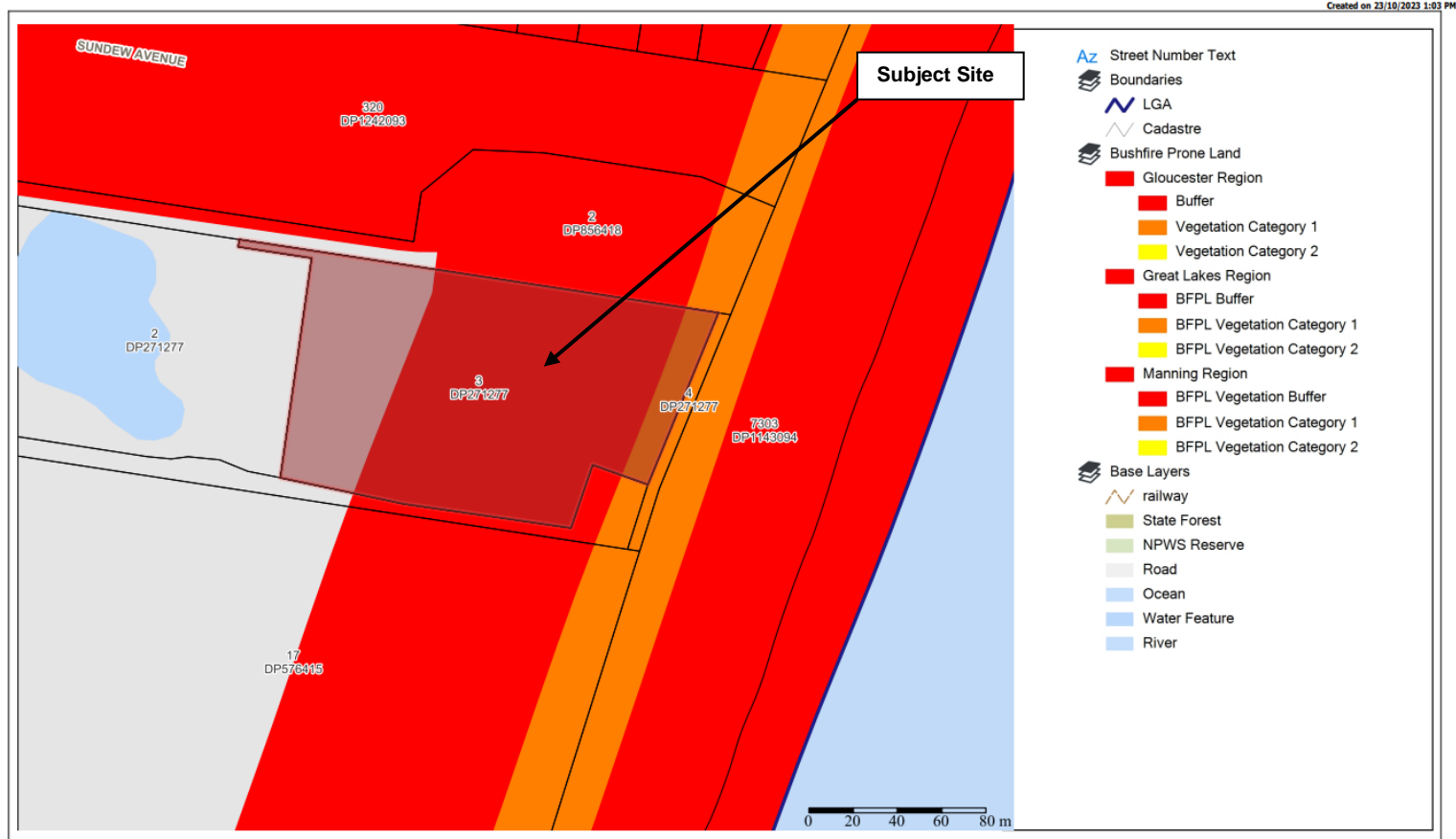
An assessment of the slopes and vegetation structures on and surrounding the site was carried out by David Pensini - Building Certification and Environmental Services on 20th October 2023

The assessment of slope and vegetation being carried out in accordance with Appendix 2 of NSW Rural Fire Service, *Planning for Bushfire Protection*, 2019.

2.2 Hazard Vegetation

Bushfire Prone Land Risk Mapping for the area provides that vegetation of potential bushfire significance is located within the far eastern portion of the subject site and on adjoining land to the east of the subject site, with areas of Category 1 hazard vegetation shown to be present within the far eastern portion of the subject site and within the dunal areas of Diamond Beach; refer to **Figure 4** below.

Figure 4 – Extract from Bushfire Risk Mapping



Inspection of the subject site and surrounds indicates that the bushfire prone land mapping does not appear to indicate the extent of bushfire hazard vegetation which is now present in the locality with the far eastern portion of the subject site containing areas of managed vegetation.

It is also noted that the far eastern portion of the adjoining land to the south contains property access road infrastructure and not bushfire hazard vegetation as shown in **Figure 4** above.

It is further noted that the classification of the hazard vegetation on adjoining land to the east of subject site as Category 1 is considered conservative considering the narrowness of the vegetation and the ecotone of vegetation which is present within the dunal areas of Diamond Beach.

2.3 Slope Assessment

Slope is a major factor to consider when assessing the bushfire hazard of the proposed subdivision. Therefore, the slope of the subject site and surrounding area, (to a distance of 100m), was measured using a Suunto PM-5/360 PC Clinometer.

The hazard vegetation on the subject site and adjacent and adjoining land was identified and the slopes within the vegetation measured.

The topography of the subject site reflects the gentle westerly downslope conditions of the hind dune areas of Diamond Beach with gentle downslope conditions extending onto

The topographic features of the subject site and adjoining and adjacent land can be seen in **Figure 5** below.

[illegible]

Table 2 – Hazard Vegetation Slopes

HAZARD	SLOPE RANGE	UPSLOPE/DOWN SLOPE
North	3° - 4°	Downslope
East	7° - 8°	Downslope
West	3° - 4°	Downslope

All the above slopes were considered when assessing the required Asset Protection Zones and Bushfire Attack Levels for the proposed residential units.

2.4 Vegetation Assessment

The vegetation on and surrounding the subject site was assessed over a distance of 140m from the proposed development.

The vegetation formations were classified using the system adopted as per Keith (2004) and in accordance with Appendix 1 of NSW Rural Fire Service, *Planning for Bushfire Protection*, 2019.

2.4.1 Vegetation within Subject Site

Most native vegetation has been removed from the subject site as part of the development of the subject site for residential accommodation purposes. It is noted that managed lawns and landscaping occupy the majority of the subject site with scattered and clusters of trees being present.



Existing managed vegetation in the eastern portion of the subject site

Whilst some areas of highly modified Coastal Heath vegetation are present in the far eastern portion of the subject site, the management regime in this area provides for the vegetation which is present to be consistent with landscaping.

Accordingly for the purpose of this report no areas of bushfire hazard vegetation were identified as being present on the subject site itself.

2.4.2 Vegetation on Adjoining and Adjacent Land to Subject Site

Similar managed vegetation to the subject site is present on adjoining and adjacent residentially occupied land to the north and south of the subject site although at distance to the north of the subject site are areas of grasslands within an unoccupied lot. It is also noted that immediately adjoining land to the south of the subject site contains the property access road infrastructure which services the subject site and also provides for access to Diamond

Beach. In adopting a conservative approach to bushfire hazard assessment, a grassland specification has been adopted for the northern aspect due to the unknown vegetation management regimes within undeveloped vacant allotments.



Managed vegetation on adjoining allotment to the north. Unmanaged grasslands at distance to the north

No areas of hazard vegetation were assessed as being present within 140m to the south of the subject site as the land in this aspect is residentially occupied and used with a obvious vegetation management regime in place for this area of land.



Managed vegetation on adjoining allotment to the south

To the east of the subject site is an ecotone of vegetation within the dunal area of Diamond Beach. In this regard the fore-dune areas contain species such as Spinifex, *Spinifex sericeous*, Banksias, Acacias and Coastal Wattles. Vegetation in the fore-dune zone is stunted and wind-sheared by salt laden winds. Areas of Tall Coastal Heath vegetation however occupy the hind dune areas of beach. In adopting a conservative approach to bushfire hazard assessment, a Tall Coastal Heath classification has been adopted for the eastern aspect.



**Foredune
vegetation in the
eastern aspect**



**Tall Coastal Heath
on adjoining land
to the east**



**Tall Coastal Heath
on adjacent land to
the southeast**

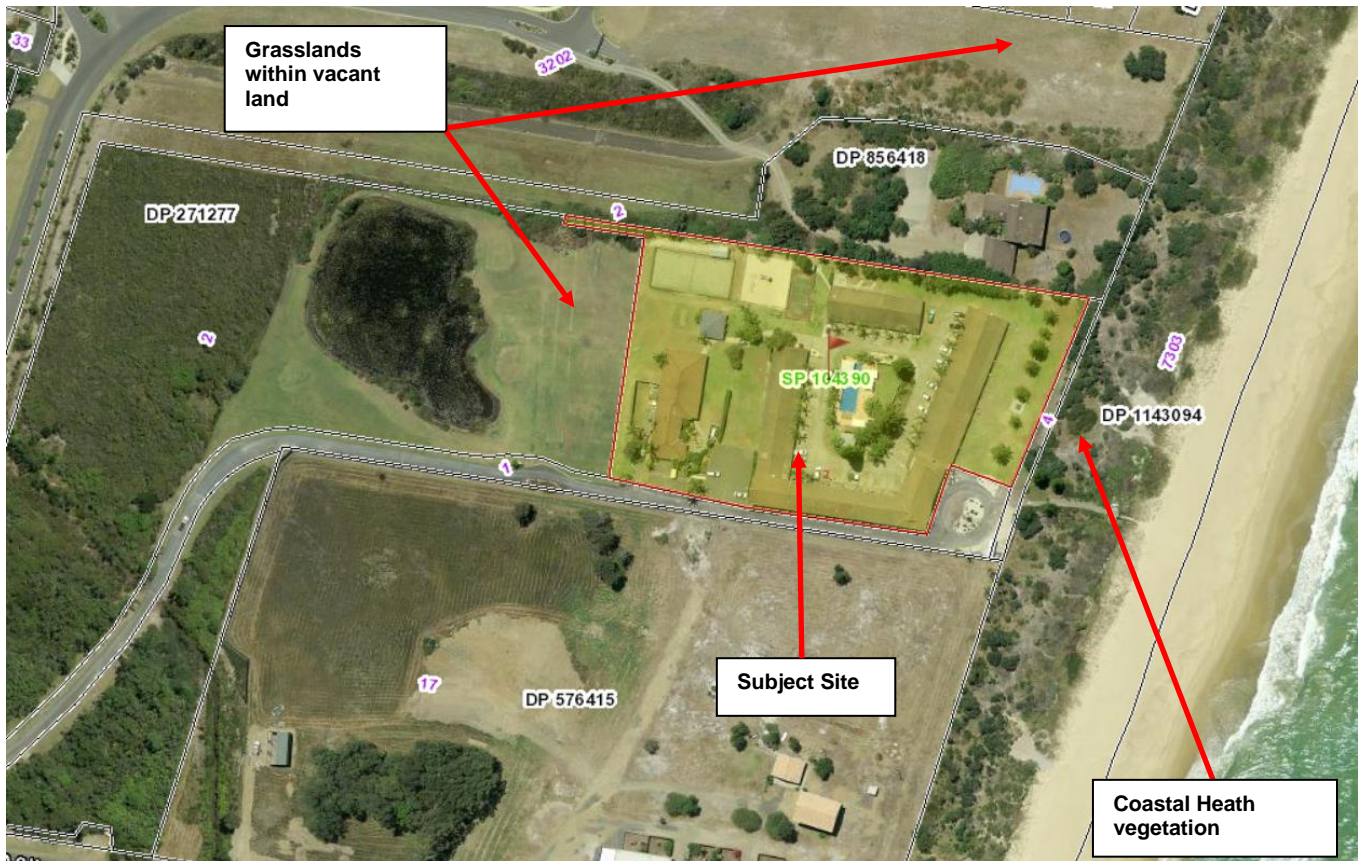
Areas of grasslands and Coastal Heath vegetation extend to the west of the subject site. Whilst a managed vegetation classification could be adopted for the western aspect, due to the unoccupied nature of the adjoining allotment to the west, a Grassland specification has been adopted for the purposes of this report.



**Grasses and
coastal heath
vegetation on
adjoining land to
the west**

An indication of the relationship of the vegetation of bushfire significance to the proposed development is presented in **Figure 6** below.

Figure 6 - Vegetation Relationships to Subject Site



The following table summarizes the various vegetation structures which are of bushfire significance to the proposed residential dwelling development.

Table 3 – Summary of Vegetation Characteristics

ASPECT	VEGETATION DESCRIPTION	VEGETATION CLASSIFICATION – (Keith, 2004)
North	Grasslands within adjacent undeveloped land at distance to the north of the subject site	Grasslands
East	Tall Coastal Heath within the fore dune areas of Diamond Beach	Tall Coastal Heath
West	Grasslands and Coastal Heath vegetation within adjoining land to the west	Grasslands

2.5 Fire Danger Index

The fire weather for the subject site is assumed on the worst-case scenario. In accordance with NSW Rural Fire Services, **Planning for Bushfire Protection**, 2019, NSW Rural Fire Service, **NSW Local Government Areas FDI**, May 2017 and Table 2.1 of AS 3959 - 2018, the fire weather for the site is based upon the 1:50 year fire weather scenario and has a Fire Danger Index (FDI) of 80.

3.0 BUSHFIRE THREAT REDUCTION MEASURES

The following issues and constraints have been identified through considering the requirements of NSW Rural Fire Service, ***Planning for Bushfire Protection***, 2019 as they apply to the proposed residential unit development.

It is noted that the development is considered as residential development in accordance with NSW Rural Fire Service, ***Planning for Bushfire Protection***, 2019.

3.1 NSW Rural Fire Services, Planning for Bushfire Protection, 2019

3.1.1 Defendable Space/Asset Protection Zones

To ensure that the aims and objectives of NSW Rural Fire Service, ***Planning for Bushfire Protection***, 2019 are achieved for the proposed residential dwellings and associated subdivision of the subject areas of land, an Asset Protection Zone (APZ) between the asset and the hazard should be provided.

An APZ provides for; minimal separation for safe firefighting, reduced radiant heat, reduced influence of convection driven winds, reduced ember viability and dispersal of smoke. The APZ consists of an Inner Protection Area (IPA) and Outer Protection Area (OPA). The IPA is an area closest to the buildings that incorporates defendable space and is used for managing heat intensities at the building surface. The OPA is positioned adjacent to the hazard and the purpose of the OPA is to reduce the potential length of flame by slowing the rate of spread, filtering embers and suppressing the crown fire.

NSW Rural Fire Service, ***Planning for Bushfire Protection***, 2019 provides that a defendable space is.



An area adjoining an asset that is managed to reduce combustible elements and is free from constructed impediments. It is a safe working environment in which active firefighting can be undertaken to defend the structure, before and after the passage of a bush fire.

It is noted that the proposed residential development of the land will need to provide for APZ's in accordance with the residential subdivision requirements of NSW Rural Fire Service, ***Planning for Bushfire Protection***, 2019. APZ's in residential situations must be such that radiant heat levels of greater than 29kW/m² will not be experienced at a residential building on a residential allotment.

It is therefore recommended that the Asset Protection Zones for the proposed residential units be based upon the minimum requirements for Asset Protection Zones as set out in Table A1.12.3 of NSW Rural Fire Service, ***Planning for Bushfire Protection***, 2019.

The following table indicates the minimum 'Deemed to Satisfy' Asset Protection Zones required from the identified areas of bushfire hazard vegetation to the proposed residential units on the subject site. The table is based upon the vegetation type, slopes, and fire weather (FDI) which is applicable to this assessment.




Table 4 - Asset Protection Zone Requirements (PfBP 2019)


DIRECTION OF HAZARD	VEGETATION TYPE	IPA	OPA	TOTAL APZ REQUIRED	WORST CASE APZ AVAILABLE TO DWELLINGS		WORST CASE APZ AVAILABLE TO DWELLING	COMPLIANCE with Minimum APZ Requirements
					ONSITE	OFFSITE		
North	Grasslands	11m	-	11m	>65m	>50m	>110m	 Complies
East	Tall Coastal Heath	20m	-	20m	>30m	N/A	>30m**	 Complies
West	Grasslands	11m	-	11m	>100m	N/A	>100m	 Complies

****Note:** APZ encompasses areas of the existing property and beach access road infrastructure which is located on adjoining land to the south and southeast of the subject site.

As can be seen in **Table 4** above, the required APZ's for the proposed residential units can be achieved in compliance with the acceptable solutions contained in Section 5.1.3 of NSW Rural Fire Service, **Planning for Bushfire Protection**, 2019 and summarized as follows.

Table 5 - APZ Requirements (PfBP 2019)

Intent of measures: to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings does not exceed 29kW/m².		
Performance Criteria	Acceptable Solutions	Compliance Comment
The intent may be achieved where:		
<ul style="list-style-type: none"> potential building footprints will not be exposed to radiant heat levels exceeding 29 kW/m² on each proposed lot 	<ul style="list-style-type: none"> APZs are provided in accordance with Tables A1.12.2 and A1.12.4 based on the FDI 	 Complies – refer to Table 4 above. Compliance with the minimum APZ requirements in the eastern aspect is reliant upon the managed vegetation within the adjoining land which accommodates the property access road which services the subject site and provides access to Diamond Beach.
<ul style="list-style-type: none"> APZs are managed and maintained to prevent the spread of a fire towards the building. 	<ul style="list-style-type: none"> APZs are managed in accordance with the requirements of 'Appendix 4 	 To be complied with in relation to the ongoing occupation of the subject site and proposed units.
<ul style="list-style-type: none"> the APZ is provided in perpetuity. 	<ul style="list-style-type: none"> the APZ is wholly within the boundaries of the development site. 	 All APZ's can be provided in accordance with PfBP Guideline

		requirements.
<ul style="list-style-type: none"> • APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised. 	<ul style="list-style-type: none"> • APZ's is located on lands with a slope less than 18 degrees. 	 All APZ's can be provided on lands with a slope less than 18 degrees.

Based upon the proposed development design it is considered that the intent of the requirement for the provision of Asset Protection Zones as required by NSW Rural Fire Services, *Planning for Bushfire Protection*, 2019 can be satisfied in relation to the proposed residential unit development.

3.1.2 Defendable Space/Asset Protection Zone Management

In accordance with NSW Rural Fire Service, *Planning for Bushfire Protection*, 2019 the following fuel loadings are required to be maintained within the boundaries of the subject site.

(i) Inner Protection Area (IPA)

An IPA should provide a tree canopy cover of less than 15% and should be located greater than 2 metres from any part of the roofline of a dwelling.

Garden beds of flammable shrubs are not to be located under trees and should be no closer than 10m from an exposed window or door.

Trees should have lower limbs removed up to a height of 2 metres above the ground.

3.1.3 Operational Access and Egress

Access and egress to and from the proposed residential units will be via Diamond Beach Road which is present approximately 400m to the southeast of the subject site.

Diamond Beach Road is an all-weather two-wheel drive bitumen sealed public road and is the main connecting road in the Diamond Beach locality.

Travel to and from Diamond Beach Road to the subject site, (and proposed development), is via an existing bitumen sealed two-way property access road which connects the existing carparking and manoeuvring areas on the subject site with Diamond Beach Road. It is also noted that the existing property access road provides for access to Diamond Beach.

The existing property access road is variable in width however its design and construction provides for the two-way movement of vehicles. It is noted that the eastern end of the property access road provides for a cul de sac turning head which provides for the forwards movement of vehicles along the property access road. Additionally, the presence of large onsite carparking areas which are accessed via the existing property access road also provides for significant vehicle access and manoeuvring opportunities within the subject site.

It is also noted that the existing cul de sac turning head provides for perimeter access to the areas of hazard vegetation which are located to the east of the proposed development.

When considered in the context of the reduced utilization of the existing property access road associated with the proposed residential unit development when compared to the current approved use of the subject building as a restaurant/food premises the existing property access road arrangements are suitable for the proposed development. In this regard the current access and egress arrangements will continue to apply to the existing residential accommodation buildings on the subject site regardless of the proposed development. In this regard the proposed residential unit development does not rely upon a standard of access which is less than that which currently and will continue to apply to the continued occupation and use of multiple existing residential units on the subject site.

Given the existing nature of the public and property road infrastructure which services the subject site and the nature of the existing and proposed residential development on the subject site, it is considered that access and egress arrangements for the residential unit development on the subject site are entirely consistent with the relevant performance requirements of NSW Rural Fire Services, ***Planning for Bushfire Protection***, 2019.

3.1.4 Services - Water, Gas and Electricity

As set out in Section 5.1.3 of NSW Rural Fire Services, ***Planning for Bushfire Protection***, 2019, developments in bushfire prone areas must maintain a water supply reserve dedicated to firefighting purposes.

Given that the proposed development provides for separate residential units, all proposed units will have access to the existing reticulated water supply, the extension of which will be required Midcoast Council to service the residential units. It is however noted that in accordance with NSW Rural Fire Services, ***Planning for Bushfire Protection***, 2019 the determination of a guaranteed water supply is to be made by the water supply authority where mains water supply is available.



Electricity supply is available and already connected to the existing development on the subject site and will therefore be accessible to the residential development of the land.



Reticulated gas services are not available to the site; however, any reticulated or bottled gas supply is to be installed and maintained in accordance with AS1596 and the requirements of the relevant authorities. Metal piping is to be used. All fixed gas cylinders are to be kept clear of all flammable materials to a distance of 10m and shielded on the hazard side of the installation.

If gas cylinders need to be kept close to a building, the release valves are to be directed away from the building and at least 2m away from any combustible material, so that they do not act as a catalyst to combustion. Connects to and from gas cylinders need to be metal. Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.

The incorporation into the proposed residential unit development of the relevant provisions of the following acceptable solutions as provided for by Section 5.3.4 of NSW Rural Fire Services, ***Planning for Bushfire Protection***, 2019 will ensure compliance with the intent for the provision of services to the proposed residential units.

Table 6 – Service Provision Requirements (PfBP 2019)

<i>Intent of measures: to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.</i>		
Performance Criteria	Acceptable Solutions	Compliance Comment
The intent may be achieved where:		
Water Supply <ul style="list-style-type: none"> a water supply is provided for firefighting purposes 	<ul style="list-style-type: none"> reticulated water is to be provided to the development, where available. a static water supply is provided where no reticulated water is available. 	 A reticulated water supply is connected to the subject site and is available to all existing and proposed residential units. <p>It is also noted that a static water supply is also available on the subject site by virtue of the existing swimming pools which are located within 30m of the area of the proposed development. The existing swimming pools would provide for a static water supply which is significantly greater than 20,000 litres.</p> <p>The static water supply is shielded from the hazard vegetation in the eastern aspect by the existing residential buildings which occupy the subject site.</p>
<ul style="list-style-type: none"> water supplies are located at regular intervals. the water supply is accessible and reliable for firefighting operations 	<ul style="list-style-type: none"> fire hydrant spacing, design and sizing comply with the Australian Standard AS 2419.1:2005. hydrants are not located within any road carriageway; reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads. 	N/A – hydrant coverage is not available to the existing development on the subject site.
<ul style="list-style-type: none"> flows and pressure are appropriate 	<ul style="list-style-type: none"> fire hydrant flows and pressures comply with AS 2419.1:2005. 	N/A – hydrant coverage is not available to the existing development on the subject site.
<ul style="list-style-type: none"> the integrity of the water supply is maintained 	<ul style="list-style-type: none"> all above-ground water service pipes are metal, including and up to any taps. 	 To comply for any new work

<p>Electricity Services</p> <ul style="list-style-type: none"> location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings. 	<ul style="list-style-type: none"> where practicable, electrical transmission lines are underground. where overhead, electrical transmission lines are proposed as follows: <ul style="list-style-type: none"> lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas. no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines. 	<p> To comply where relevant for any new work.</p>
<p>Gas services</p> <ul style="list-style-type: none"> location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings. 	<ul style="list-style-type: none"> reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used. all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side. connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used. above-ground gas service pipes are metal, including and up to any outlets. 	<p> To comply (where applicable)</p>

Given the existing nature of services and utilises in the area and the nature of the proposed development it is considered that services arrangements for the residential development of the subject site will be entirely consistent with the relevant performance requirements of NSW Rural Fire Services, ***Planning for Bushfire Protection***, 2019.

3.1.5 Landscaping

Landscaping is a major cause of fire spreading to buildings, and therefore any landscaping proposed in conjunction with the proposed development will need consideration when planning, to produce gardens that do not contribute to the spread of a bushfire.

When planning any future landscaping surrounding the proposed building, consideration should be given to the following:

- The choice of vegetation – consideration should be given to the flammability of the plant and the relation of their location to their flammability and on-going maintenance to remove flammable fuels.
- Trees as windbreaks/firebreaks – Trees in the landscaping can be used as windbreaks and also firebreaks by trapping embers and flying debris.
- Vegetation management – Maintain a garden that does not contribute to the spread of bushfire.
- Maintenance of property – Maintenance of the property is an important factor in the prevention of losses from bushfire.

Appendix 4 of NSW Rural Fire Services, ***Planning for Bushfire Protection***, 2019, contains standards that are applicable to the provision and maintenance of landscaping.

Any landscaping proposed to be undertaken in conjunction with the proposed development is to comply with the principles contained in Appendix 4 of NSW Rural Fire Services, ***Planning for Bushfire Protection***, 2019.

Compliance with Appendix 4 of NSW Rural Fire Services, ***Planning for Bushfire Protection***, 2019, will satisfy the intent of the bush fire protection measures that are applicable to the provision of landscaping.

3.2 Construction of Buildings in Bushfire Prone Areas

3.2.1 General

The 'Deemed-to-Satisfy' provisions for construction requirements are detailed in AS 3959-2018 however in NSW the relevant Bushfire Attack Level and construction requirements must be determined in accordance with Appendix 1 of NSW Rural Fire Services, **Planning for Bushfire Protection**, 2019 (in particular Table A1.12.6) rather than in accordance with Section 2 of AS 3959 - 2018.

3.2.2 AS3959 – 2018 Construction of Buildings in Bushfire Prone Areas

The following construction requirements in accordance with AS 3959 – 2018, (Construction of Buildings in Bushfire Prone Areas), is required for the Bushfire Attack Levels.

Table 7 – Bushfire Attack Levels

BUSHFIRE ATTACK LEVEL (BAL)
BAL - LOW No construction requirements
BAL - 12.5
BAL – 19
BAL – 29
BAL – 40
BAL – FZ

The following table indicates the Bushfire Attack Levels applicable to the proposed residential units to be constructed on the subject site. Please note that the following table is based upon the provision of the minimum APZ's as provided for in **Table 4** of this report.

Table 8 - Construction Standard Assessment for Proposed Residential Units

ASPECT	VEGETATION	SLOPE	DISTANCE TO HAZARD AFTER APZ'S HAVE BEEN PROVIDED	BUSHFIRE ATTACK LEVEL (BAL)
North	Grasslands	3° - 4° Downslope	>110m	BAL Low Threat
East	Tall Coastal Heath	7° - 8° Downslope	>30m	BAL 19
West	Grasslands	3° to 4° Downslope	>100m	BAL Low Threat

The information presented in the above table indicates that under the worst-case spatial separation scenario between the proposed residential units and areas of bushfire hazard vegetation, the proposed residential units would be subjected to a bushfire attack level of BAL 19.

Having regards to the information provided above the design and construction of the proposed residential units is to comply with the BAL 19 construction requirements of AS 3959 – 2018 (as amended by Clause 7.5.2 of NSW Rural Fire Service, ***Planning for Bushfire Protection***, 2019).

4.0 SUMMARY REQUIREMENTS

The following requirements are provided in response to the proposed residential unit development on land known as Part Lot 12 SP 104390, 363 Diamond Beach Road, Diamond Beach as provided for in **Appendix 2**.

- (i) Asset Protection Zones are to be provided in accordance with Section 3.1.1 of this Report, (in particular **Table 4**).
- (ii) All areas of the subject site are to be managed to the Inner Protection Area standards at all times, refer to Section 3.1.2 of this report.
- (iii) Water and other services are to be provided to the proposed residential units in accordance with the requirements detailed in Section 3.1.4 of this report.
- (iv) Adopt the landscaping principals in accordance with Section 3.1.5 of this report.
- (v) The proposed residential units are to be constructed so as to comply with the BAL 19 Construction Requirements of AS3959 – 2018 (as amended by NSW Rural Fire Service, *Planning for Bushfire Protection*, 2019), refer to **Appendix 3**.

5.0 RECOMMENDATIONS

In addition to the requirements of this report it is recommended that a bushfire survival plan be developed and implemented for the subject site.

In this regard, your attention is drawn to the following documents which may be of assistance in the preparation of a bushfire survival plan.

- NSW Rural Fire Service – Fact Sheet (Get Ready for a Bushfire).
- NSW Rural Fire Service – Fact Sheet (Prepare Your Home)
- NSW Rural Fire Service – Fact Sheet (Leave Early – Your Safest Choice)
- NSW Rural Fire Service – Fact Sheet (Prepare to Stay)
- NSW Rural Fire Service – Fact Sheet (Prepare Your Property)

6.0 CONCLUSION

It is considered that the proposed residential unit development of Part Lot 12 SP 104390, 363 Diamond Beach Road, Diamond Beach is at risk of bushfire attack; however, it is in our opinion that with the implementation of the bushfire threat reduction measures and consideration of the recommendations in this report, the bushfire risk is manageable for the proposed residential unit development.

With the implementation of the recommendations, it is considered that it will be possible for the proposed subdivision and residential units to meet the applicable acceptable solutions as provided for in NSW Rural Fire Service, *Planning for Bushfire Protection*, 2019.

This report is however contingent upon the following assumptions and limitations.

Assumptions

- (i) For a satisfactory level of bushfire safety to be achieved regular inspection and testing of proposed measures, building elements and methods of construction, specifically nominated in this report, is essential and is assumed in the conclusion of this assessment.
- (ii) There are no re-vegetation plans in respect to hazard vegetation and therefore the assumed fuel loading will not alter.
- (iii) It is assumed that the building works will comply with the DTS provisions of the NCC including the relevant requirements of Australian Standard 3959 – 2018.
- (iv) The proposed residential units are constructed and maintained in accordance with the risk reduction strategy in this report.
- (v) The vegetation characteristics of the subject site and surrounding land remains unchanged from that observed at the time of inspection.
- (vi) The information contained in this report is based upon the plans and specifications provided in **Appendix 2** of this report.

No responsibility is accepted for the accuracy of the information contained within the above plans.

Limitations

- (i) The data, methodologies, calculations and conclusions documented within this report specifically relate to the building and must not be used for any other purpose.
- (ii) A reassessment will be required to verify consistency with this assessment if there is building alterations and/or additions, change in use, or changes to the risk reduction strategy contained in this report.

7.0 REFERENCES

NSW Rural Fire Services, *Planning for Bushfire Protection*, 2001

NSW Rural Fire Services, *Planning for Bushfire Protection*, 2006

NSW Rural Fire Services, *Planning for Bushfire Protection*, 2019

AS 3959-2009, *Construction of Buildings in Bushfire Prone Areas*

AS 3959-2018, *Construction of Buildings in Bushfire Prone Areas*

Keith David 2004, Ocean *Shores to Desert Dunes, The Native Vegetation of New South Wales and the ACT*, Department of Environment and Conservation

NSW State Government, *Rural Fires Act*, 1997

NSW Rural Fire Service, *Guideline for Bushfire Prone Land Mapping*, 2002

Australian Building Codes Board, *National Construction Code*, 2019

NSW Rural Fire Service – *Guideline for Bushfire Prone Land Mapping 2002*

NSW Rural Fire Service, *NSW Local Government Areas FDI*, May 2017

Disclaimer

The findings referred to in this report are those which, in the opinion of the author, are required to meet the requirements of NSW Rural Fire Service, *Planning for Bushfire Protection*, 2019. It should be noted that the Local Authority having jurisdiction for the area in which the property is located may, within their statutory powers, require different, additional or alternative works/requirements to be carried out other than those referred to in this report.

This report has been prepared partially on information provided by the client.

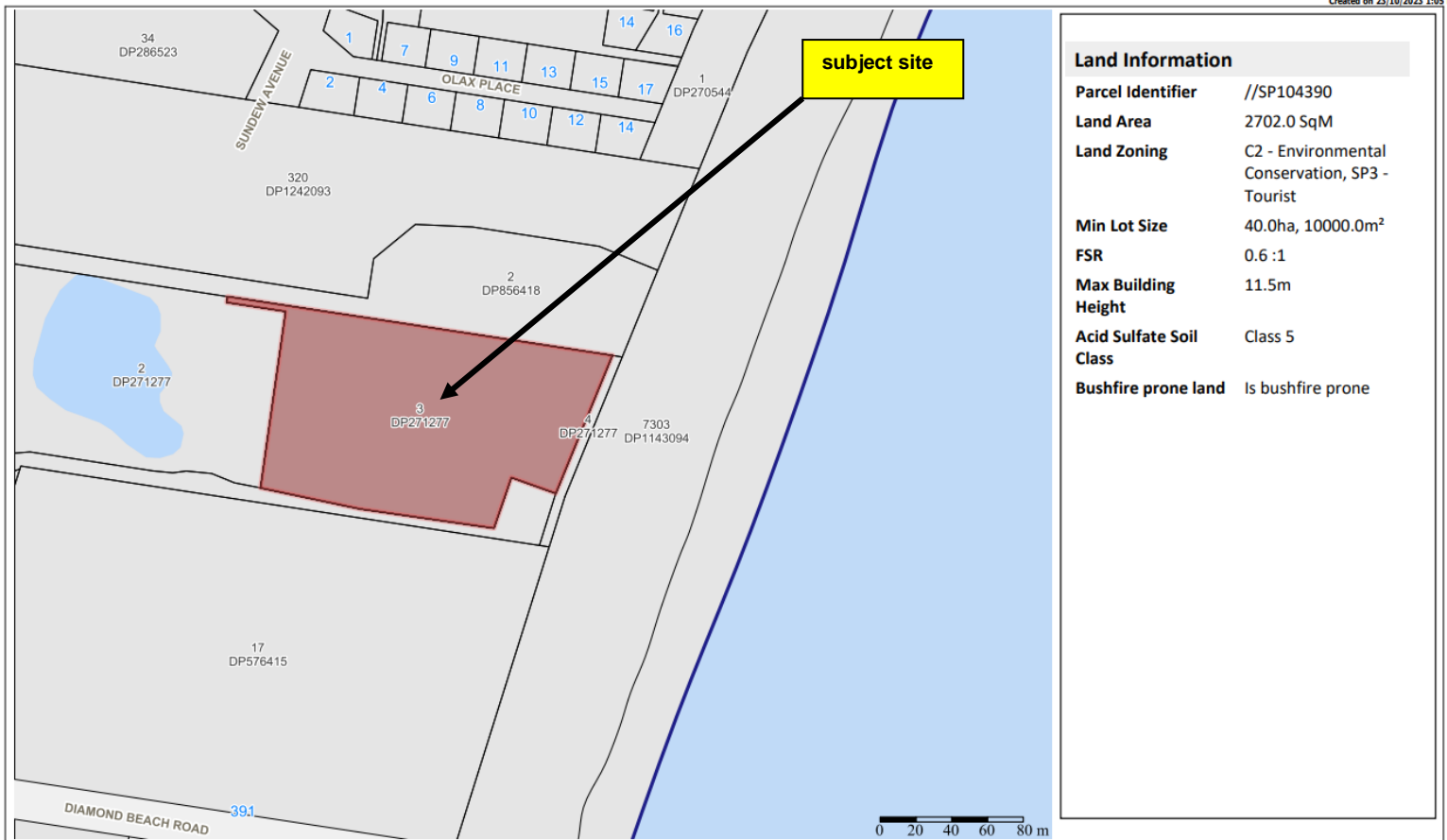
The author denies any legal liability for action taken as a consequence of the following:

- The Local Authority requiring alternative or additional requirements to those proposed or recommended in this report.
- Incorrect information, or mis-information, provided by the client with regard the proposed building which is in good faith included in the strategies proposed in this report and later found to be false.

APPENDIX 1

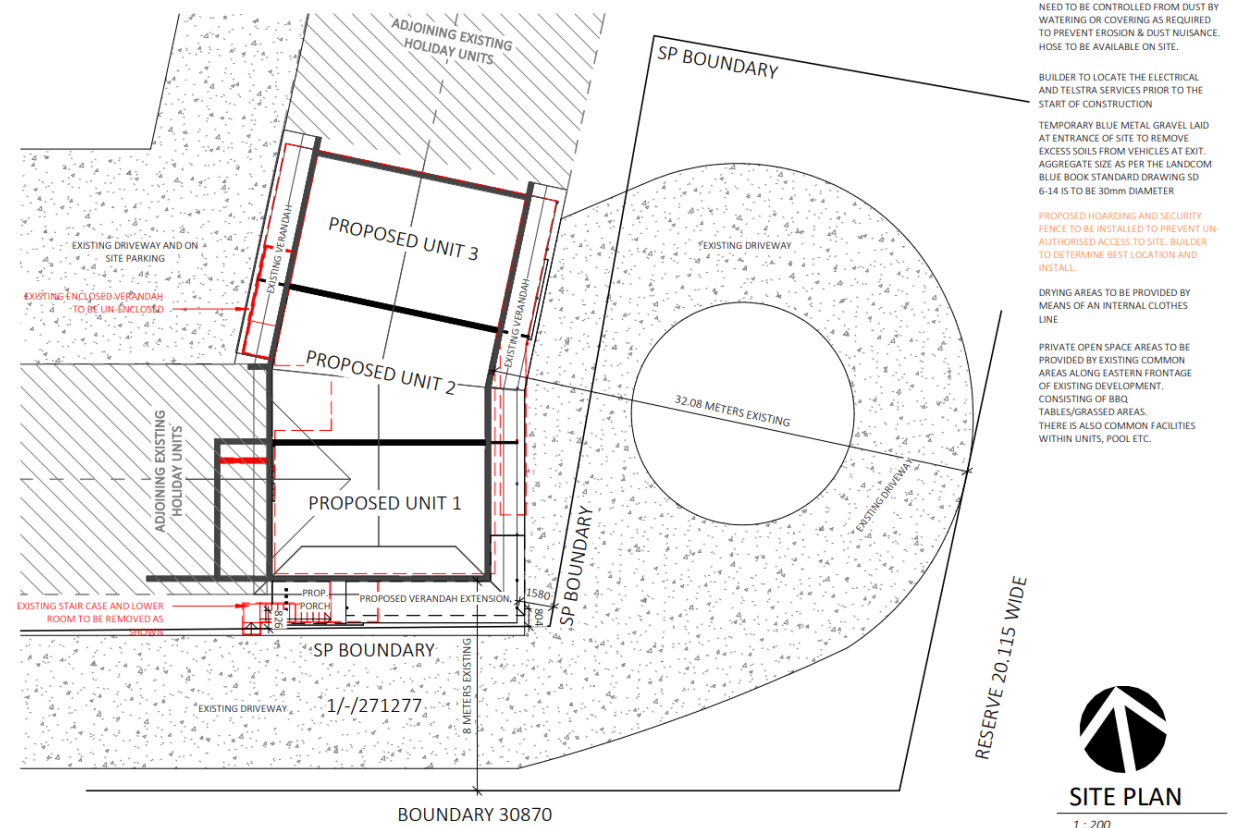
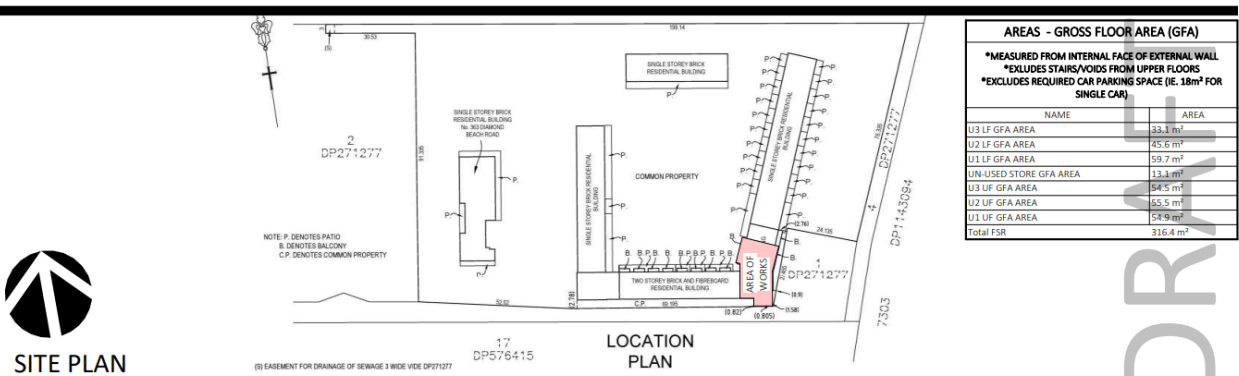
Subject Site

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APPENDIX 2

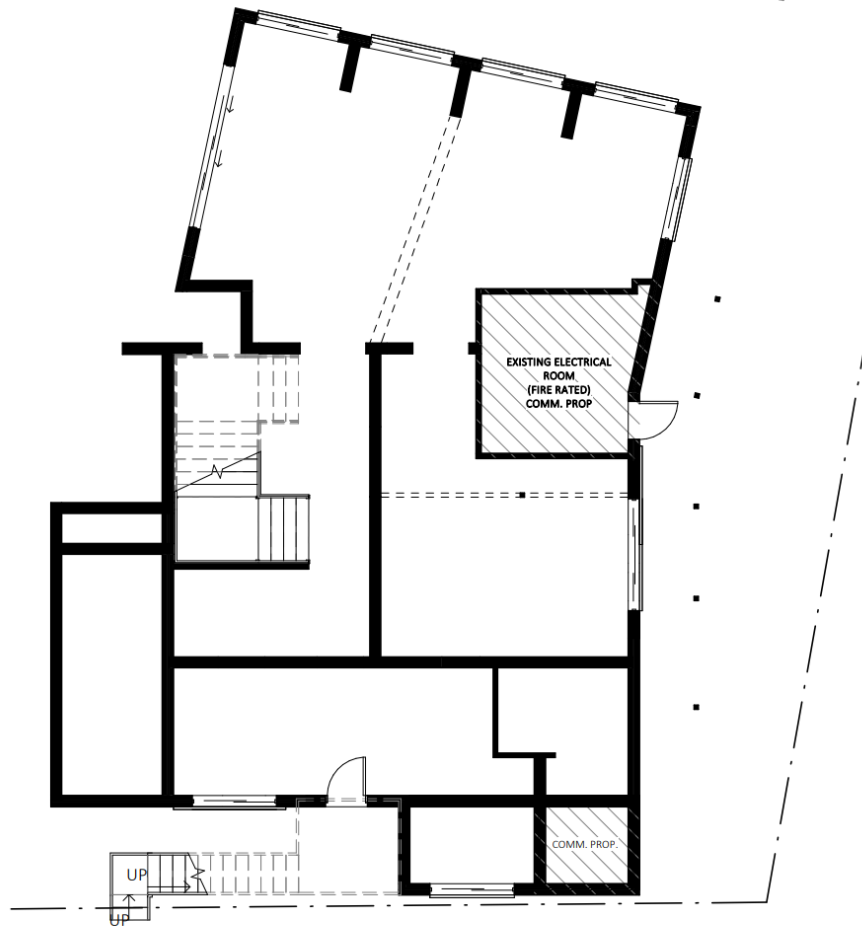
Proposed Residential Unit Development



SITE INFORMATION & LEGEND		DA ISSUE ONLY	
PT. 12 TOTAL SP AREA AREA: OVERALL HABITABLE AREA (including garages/store) GROSS FLOOR AREA (as per LEP definition) FLOOR SPACE RATIO BUSHFIRE AFFECTED FLOOD AFFECTED APPROX HARDSTAND AREA APPROX LANDSCAPED AREA	= 358m²		SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
	=303.3m²		SITE HOARDING AND SECURITY FENCE
	=303.3m²		WATER MAINS (APPROX ONLY)
	= N/A		STORMWATER LINES (APPROX ONLY)
	YES		SEWER LINES (APPROX ONLY)
	NO		LINE OF EASEMENTS
	=N/A		PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
	=N/A		LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)
			ALL LEVELS ARE INDICATIVE ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

BUSHFIRE NOTES:		NATHERS + BASIX NOTES:		GENERAL PLAN SET NOTES:	
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PROJECT: ALTERATIONS AND ADDITIONS		SITE PLAN		DRAWING REVISION + NOTES			
STATUS: DRAFT DA		SHEET: 2 OF 7		Date:	Revision:	Issue:	Drawn:
LOT No: PT.12 SP No: 104390		STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH		16.05.22	INITIAL ISSUE	A	AE
CLIENT: PETER ALLWOOD		DWG No: A5225		21.02.23	CONCEPT	C	AE
				30.08.23	DRAFT DA	D	AE

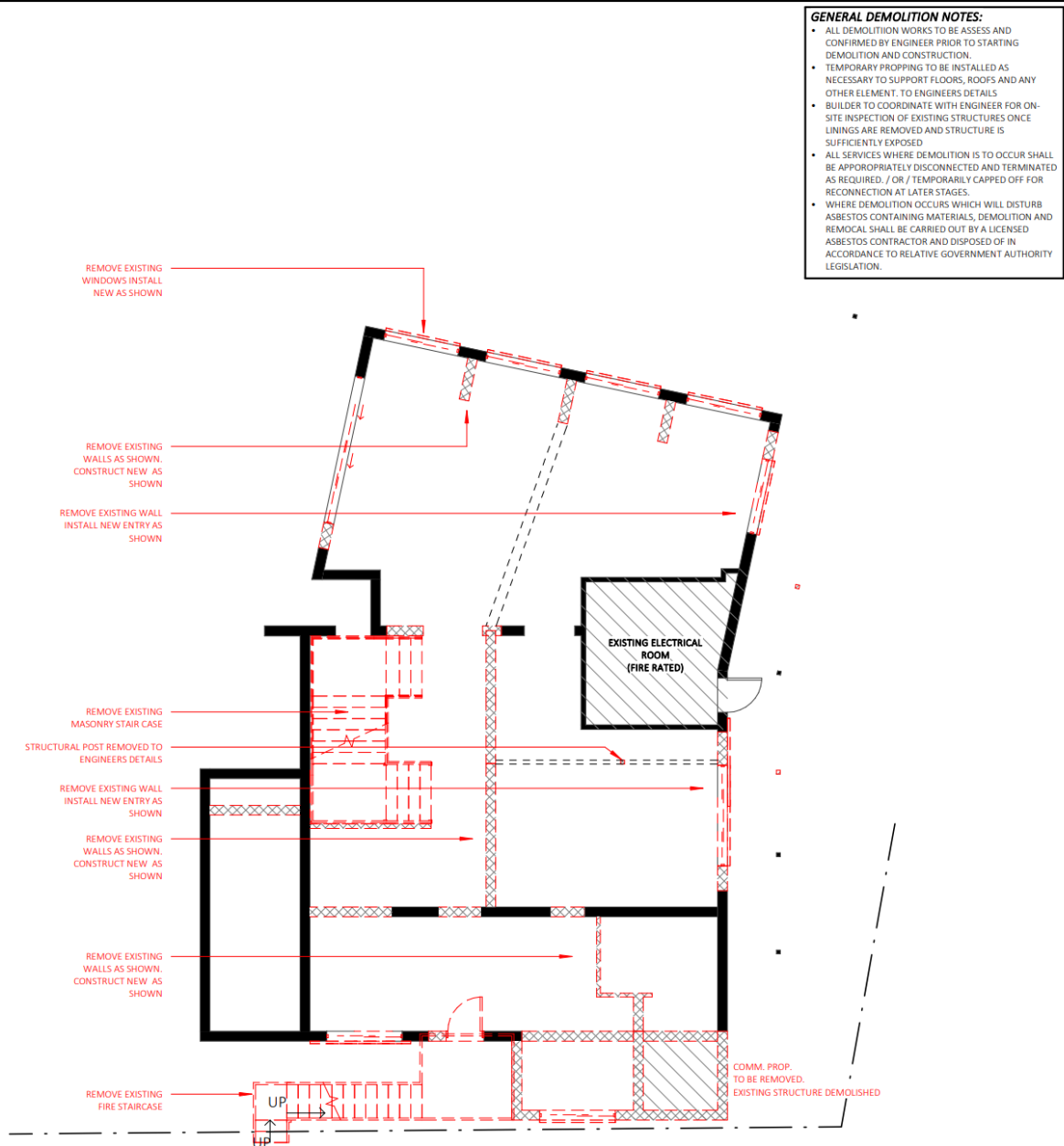


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 collinswcollins Building Designers		PROJECT: ALTERATIONS AND ADDITIONS STATUS: DRAFT DA LOT No: PT.12 SP No: 104390 STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH CLIENT: PETER ALLWOOD		FLOOR PLANS (EXISTING) - LOWER SCALE: 1 : 100 SHEET SIZE: A3 START DATE: 12.05.22 DWG No: A5225		DRAWING REVISION + NOTES													
						<table border="1"><thead><tr><th>Date:</th><th>Revision:</th><th>Issue:</th><th>Drawn:</th></tr></thead><tbody><tr><td>16.05.22</td><td>INITIAL ISSUE</td><td>A</td><td>AE</td></tr><tr><td>21.02.23</td><td>CONCEPT</td><td>C</td><td>AE</td></tr><tr><td>30.08.23</td><td>DRAFT DA</td><td>D</td><td>AE</td></tr></tbody></table>				Date:	Revision:	Issue:	Drawn:	16.05.22	INITIAL ISSUE	A	AE	21.02.23	CONCEPT
Date:	Revision:	Issue:	Drawn:																
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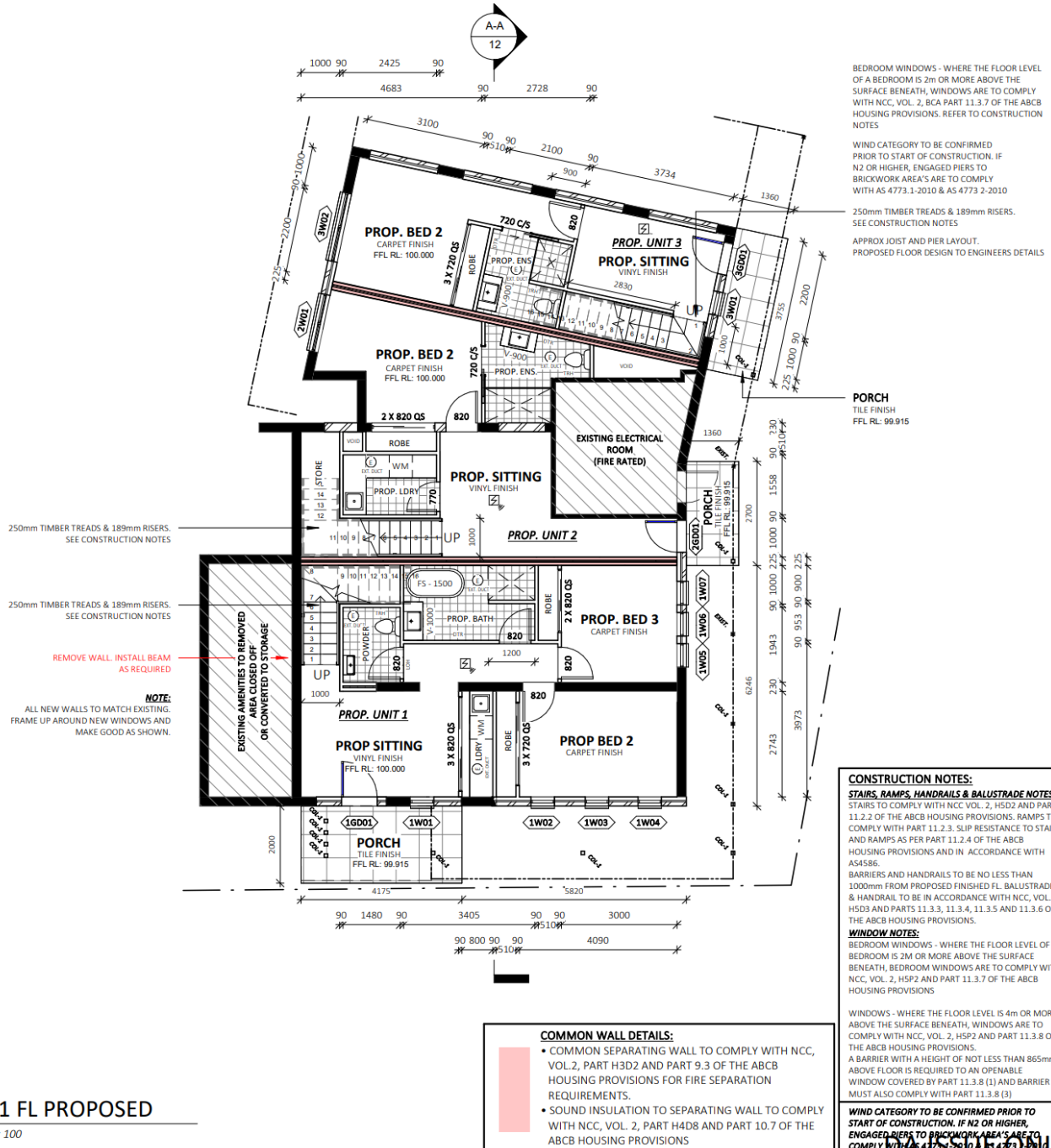
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		LOT No: PT.12 SP No: 104390		SHEET: 5 OF 7		16.05.22	INITIAL ISSUE	A	AE
		STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH		SHEET SIZE: A3		21.02.23	CONCEPT	C	AE
CLIENT: PETER ALLWOOD		DWG No: A5225		30.08.23	DRAFT DA	D	AE		

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AREAS - FLOOR PROP U1		AREAS - FLOOR PROP U2		AREAS - FLOOR PROP U3	
*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS		*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS		*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA	NAME	AREA	NAME	AREA
PROP U1 LF AREA	65.1 m ²	PROP U2 LF AREA	48.6 m ²	PROP U3 LF AREA	37.1 m ²
PROP U1 UF AREA	60.7 m ²	PROP U2 UF AREA	58.8 m ²	PROP U3 UF AREA	60.3 m ²
PROP U1 BALCONY AREA	17.3 m ²	PROP U2 EXIST. BALCONY AREA	6.0 m ²	PROP U3 EXIST. BALCONY AREA	7.5 m ²
PROP U1 EXIST. BALCONY AREA	5.2 m ²	PROP U2 REAR BALCONY AREA	4.5 m ²	PROP U3 REAR BALCONY AREA	8.3 m ²
TOTAL	148.4 m ²	TOTAL	118.0 m ²	TOTAL	113.1 m ²

SMOKE ALARMS/DETECTORS:

SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS AND DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER THE STANDARDS NOTED ABOVE AND ANY MANUFACTURERS DETAILS AND SPECIFICATIONS.



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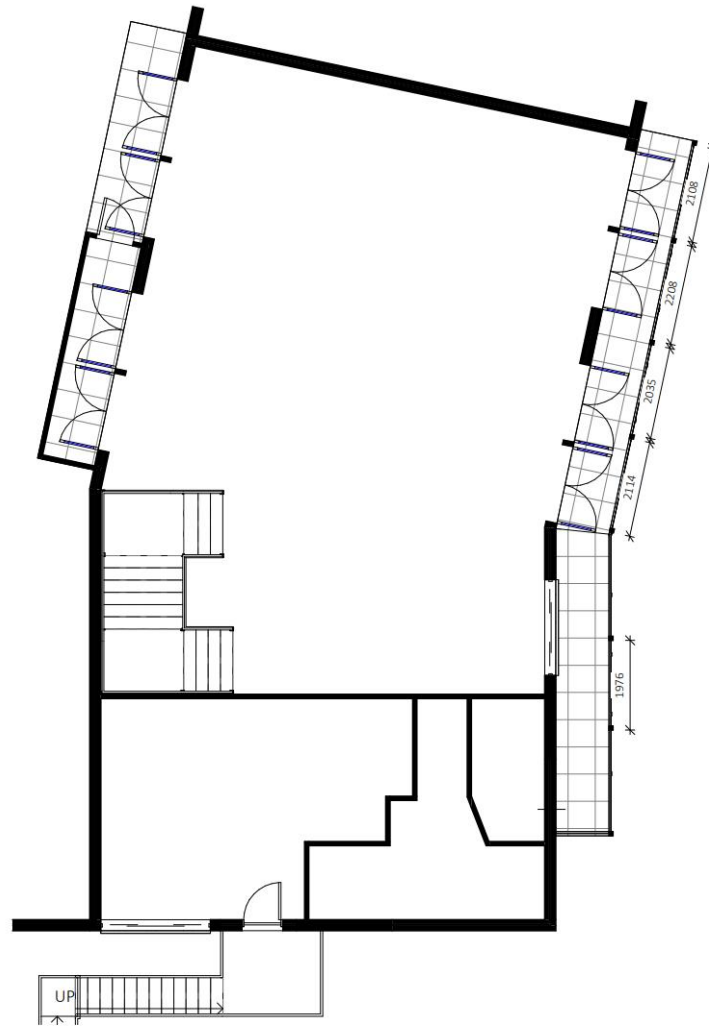
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STATUS: DRAFT DA		SCALE: 1 : 100		Date:	Revision:	Issue:	Drawn:
LOT No: PT.12 SP No: 104390		SHEET: 6 OF 7		16.05.22	INITIAL ISSUE	A	AE
STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH		SHEET SIZE: A3		21.02.23	CONCEPT	C	AE
CLIENT: PETER ALLWOOD		START DATE: 12.05.22		30.08.23	DRAFT DA	D	AE
		DWG No: A5225					

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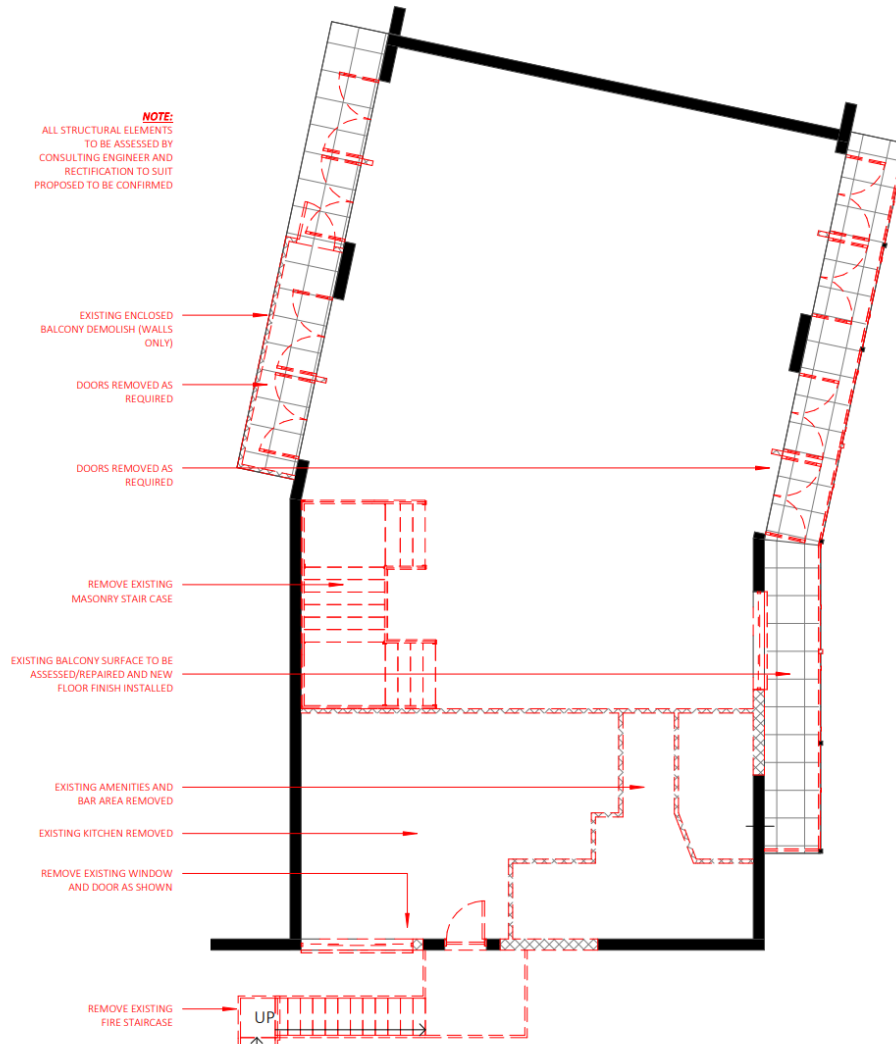


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		STATUS: DRAFT DA		SCALE: 1 : 100		Date: 16.05.22 21.02.23 30.08.23	
		LOT No: PT.12 SP No: 104390		SHEET SIZE: A3		Revision: INITIAL ISSUE CONCEPT DRAFT DA	
		STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH		START DATE: 12.05.22		Issue: A C D	
		CLIENT: PETER ALLWOOD		DWG No: A5225		Drawn: AE AE AE	
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GENERAL DEMOLITION NOTES:

- ALL DEMOLITION WORKS TO BE ASSESSED AND CONFIRMED BY ENGINEER PRIOR TO STARTING DEMOLITION AND CONSTRUCTION.
- TEMPORARY PROPPING TO BE INSTALLED AS NECESSARY TO SUPPORT FLOORS, ROOFS AND ANY OTHER ELEMENT, TO ENGINEERS DETAILS
- BUILDER TO COORDINATE WITH ENGINEER FOR ON-SITE INSPECTION OF EXISTING STRUCTURES ONCE LININGS ARE REMOVED AND STRUCTURE IS SUFFICIENTLY EXPOSED
- ALL SERVICES WHERE DEMOLITION IS TO OCCUR SHALL BE APPROPRIATELY DISCONNECTED AND TERMINATED AS REQUIRED, / OR / TEMPORARILY CAPPED OFF FOR RECONNECTION AT LATER STAGES.
- WHERE DEMOLITION OCCURS WHICH WILL DISTURB ASBESTOS CONTAINING MATERIALS, DEMOLITION AND REMOVAL SHALL BE CARRIED OUT BY A LICENSED ASBESTOS CONTRACTOR AND DISPOSED OF IN ACCORDANCE TO RELATIVE GOVERNMENT AUTHORITY LEGISLATION.

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BUSHFIRE NOTES:



NATHERS + BASIX NOTES:

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GENERAL PLAN SET NOTES:

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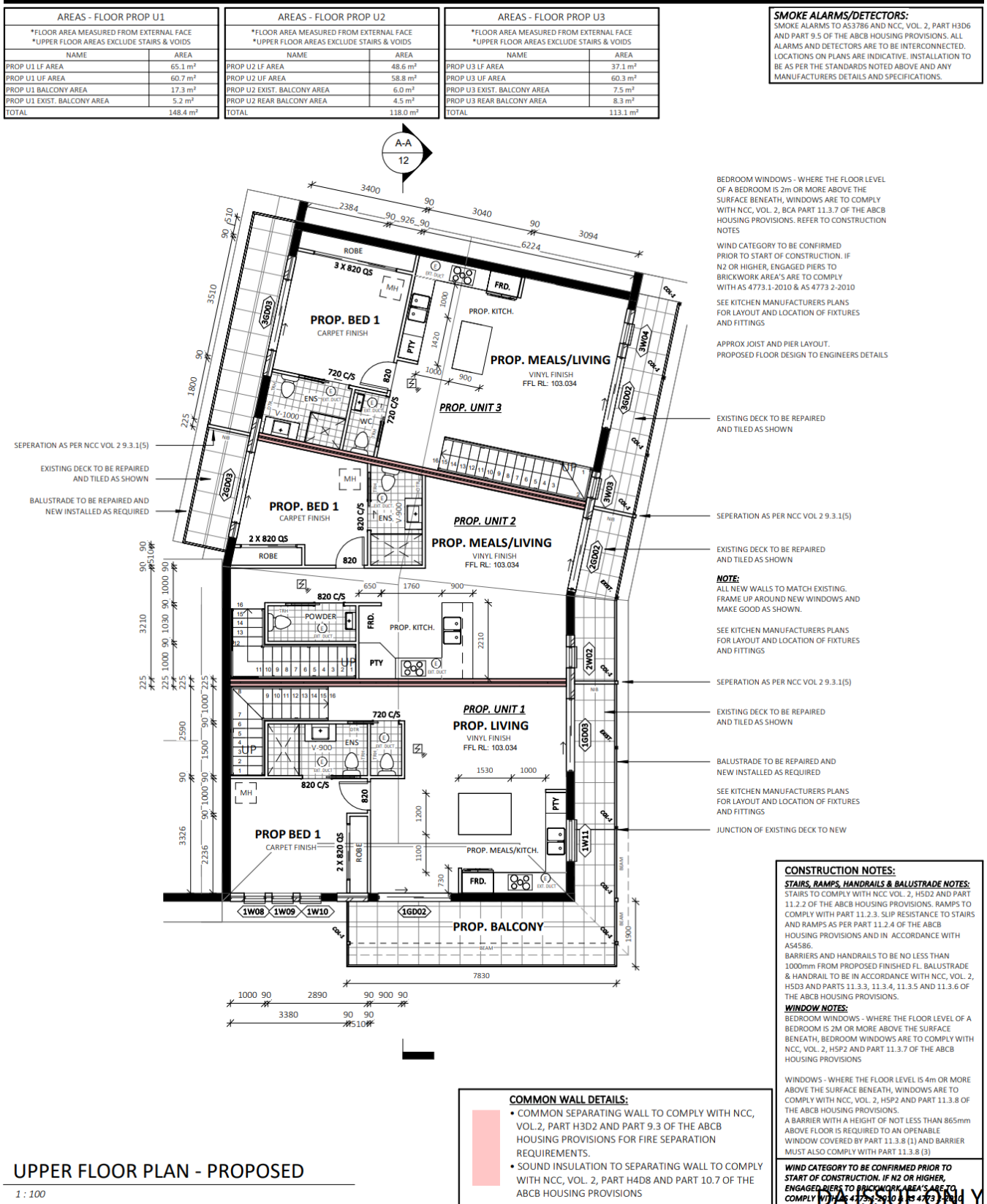
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DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: ALTERATIONS AND ADDITIONS		
STATUS: DRAFT DA		SHEET: 8 OF 7
LOT No: PT.12 SP No: 104390		
STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH		
CLIENT: PETER ALLWOOD		

Date:	Revision:	Issue:	Drawn:
16.05.22	INITIAL ISSUE	A	AE
21.02.23	CONCEPT	C	AE
30.08.23	DRAFT DA	D	AE

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
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21.02.23	CONCEPT	C	AE
30.08.23	DRAFT DA	D	AE



BUSHFIRE NOTES:

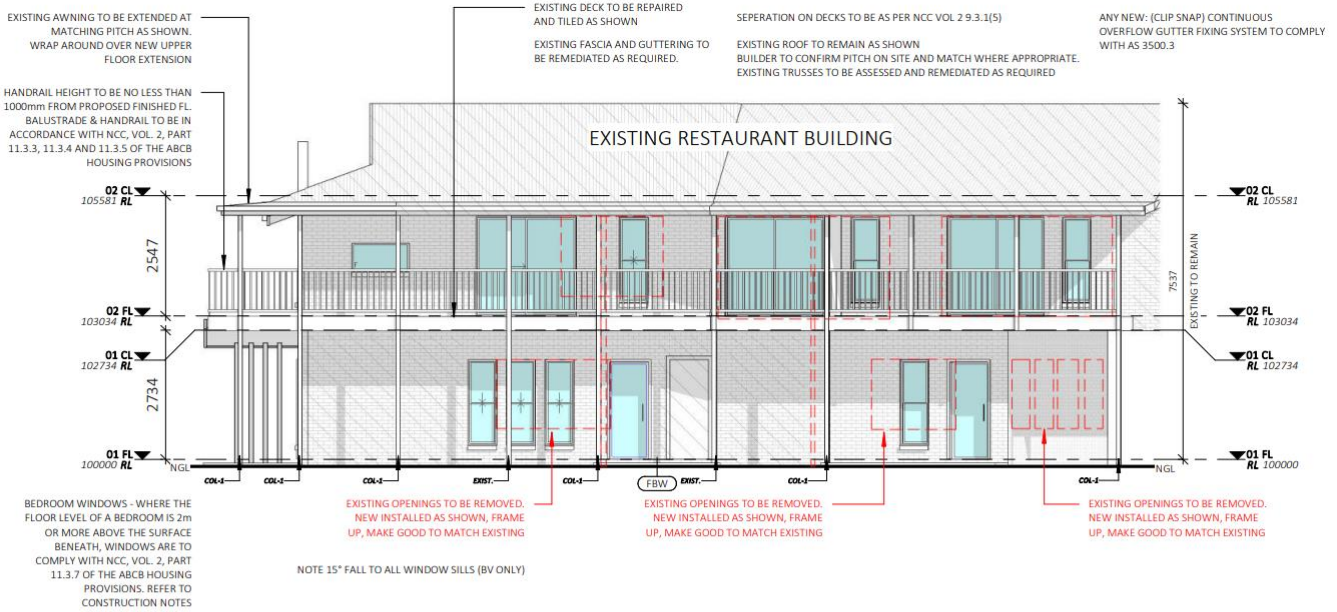


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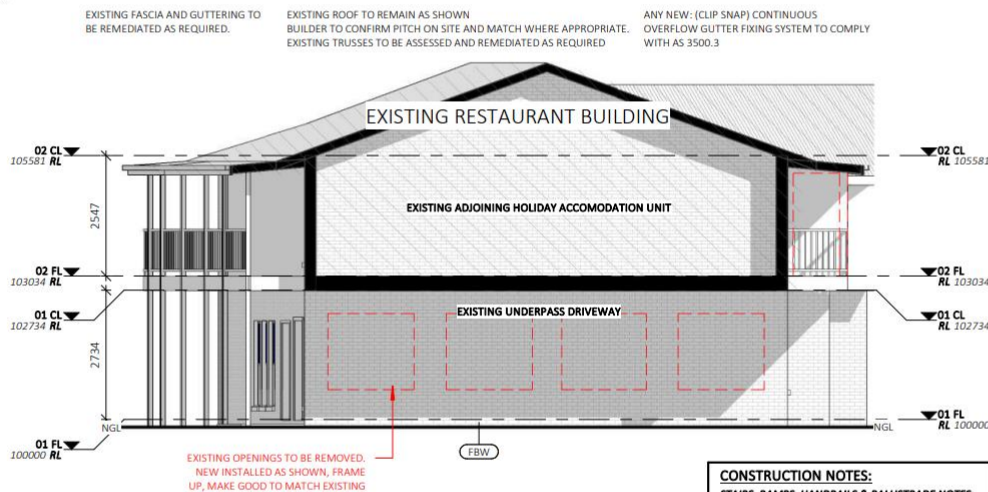
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EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
FBW	SELECTED FACE BRICK

GENERAL DEMOLITION NOTES:

- ALL DEMOLITION WORKS TO BE ASSESSED AND CONFIRMED BY ENGINEER PRIOR TO STARTING DEMOLITION AND CONSTRUCTION.
- TEMPORARY PROPPING TO BE INSTALLED AS NECESSARY TO SUPPORT FLOORS, ROOFS AND ANY OTHER ELEMENT. TO ENGINEERS DETAILS.
- BUILDER TO COORDINATE WITH ENGINEER FOR ON-SITE INSPECTION OF EXISTING STRUCTURES ONCE LININGS ARE REMOVED AND STRUCTURE IS SUFFICIENTLY EXPOSED.
- ALL SERVICES WHERE DEMOLITION IS TO OCCUR SHALL BE APPROPRIATELY DISCONNECTED AND TERMINATED AS REQUIRED, / OR / TEMPORARILY CAPPED OFF FOR RECONNECTION AT LATER STAGES.
- WHERE DEMOLITION OCCURS WHICH WILL DISTURB ASBESTOS CONTAINING MATERIALS, DEMOLITION AND REMOVAL SHALL BE CARRIED OUT BY A LICENSED ASBESTOS CONTRACTOR AND DISPOSED OF IN ACCORDANCE TO RELATIVE GOVERNMENT AUTHORITY LEGISLATION.

CONSTRUCTION NOTES:

STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:
STAIRS TO COMPLY WITH NCC VOL 2, H502 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586.
BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL 2, H503 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

WINDOW NOTES:
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS.

WINDOWS - WHERE THE FLOOR LEVEL IS 4M OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL 2, H5P2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.
A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3).

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010

GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE.

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT.

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL 2, H10B AND PART 8.4.6 OF ABCB HOUSING PROVISIONS.

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL 2, H5P2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS.

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WINDOWS AND GLAZING TO COMPLY WITH:

- AS 4055 - WIND LOADS FOR HOUSING
- AS 1288 - GLASS IN BUILDING - SELECTION & INSTALLATION
- AS 2047 - WINDOWS & EXTERNAL DOORS IN BUILDING
- AS 1170-Part 2: WIND ACTIONS
- AS 3959 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

***THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE**

BUSHFIRE NOTES:

NATHERS + BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF NATHERS + BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:

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PROJECT: ALTERATIONS AND ADDITIONS

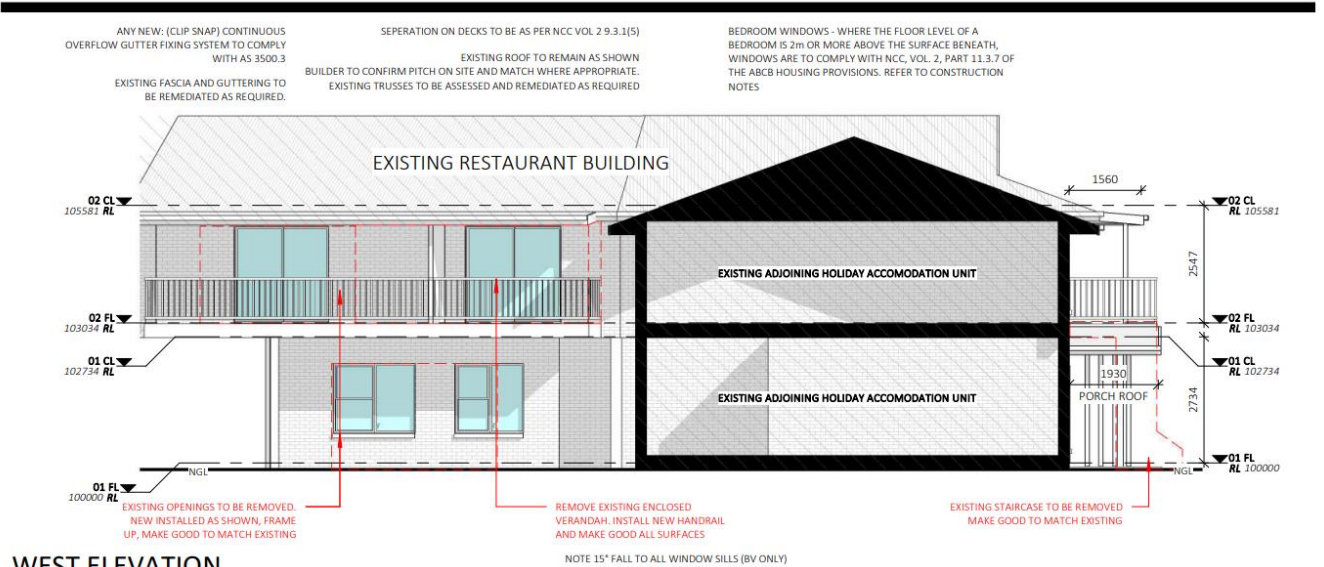
STATUS: DRAFT DA
LOT No: PT.12 SP No: 104390
STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH
CLIENT: PETER ALLWOOD

ELEVATIONS

SCALE: 1 : 100
SHEET SIZE: A3
START DATE: 12.05.22
DWG No: A5225

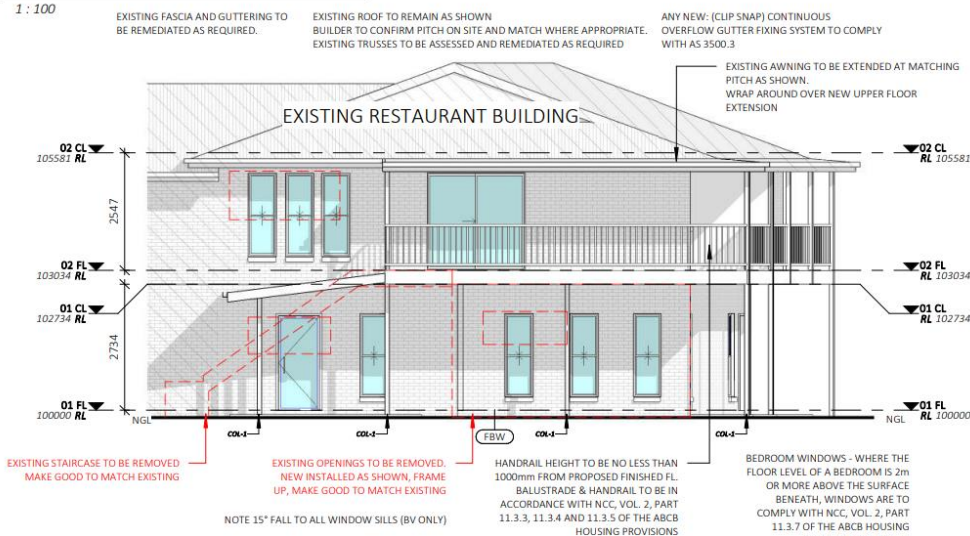
DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
16.05.22	INITIAL ISSUE	A	AE
21.02.23	CONCEPT	C	AE
30.08.23	DRAFT DA	D	AE



WEST ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100

GLAZING SPECIFICATIONS:

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WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

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*THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE WAS ISSUED

CONSTRUCTION NOTES:

STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:

STAIRS TO COMPLY WITH NCC VOL. 2, H5D2 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586. BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, H5D3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

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EXTERNAL FINISHES

LABEL	MATERIAL DESCRIPTION
FBW	SELECTED FACE BRICK

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BUSHFIRE NOTES:



NATHERS + BASIX NOTES:

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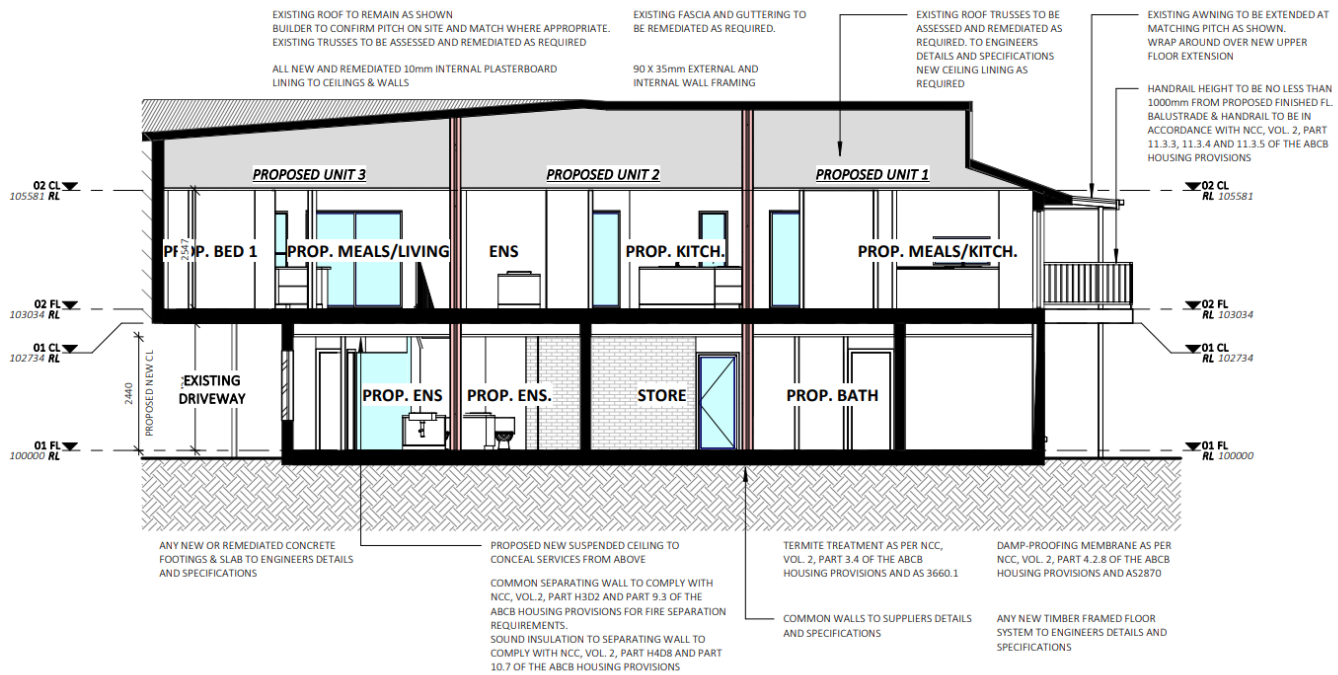
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STATUS: DRAFT DA		SCALE: 1 : 100		Date:	Revision:	Issue:	Drawn:
LOT No: PT.12 SP No: 104390		SHEET: 11 OF 7		16.05.22	INITIAL ISSUE	A	AE
STREET: 363 DIAMOND BEACH RD, DIAMOND BEACH		SHEET SIZE: A3		21.02.23	CONCEPT	C	AE
CLIENT: PETER ALLWOOD		START DATE: 12.05.22		30.08.23	DRAFT DA	D	AE
		DWG No: AS225					
		T: 02 6583 4411					
				WWW.COLLINSWCOLLINS.COM.AU			

GENERAL DEMOLITION NOTES:

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SMOKE ALARMS/DETECTORS:

SMOKE ALARMS TO AS3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS AND DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER THE STANDARDS NOTED ABOVE AND ANY MANUFACTURERS DETAILS AND SPECIFICATIONS.



SECTION A-A

1 : 100

CONSTRUCTION NOTES:

STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:
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BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, HSD3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

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BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.
A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW COVERED BY PART 11.3.8 (1) AND BARRIER MUST ALSO COMPLY WITH PART 11.3.8 (3)

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED ARE TO PROVIDE AREAS ARE TO COMPLY WITH AS 1552.4 ONLY

COMMON WALL DETAILS:

- COMMON SEPARATING WALL TO COMPLY WITH NCC, VOL. 2, PART H3D2 AND PART 9.3 OF THE ABCB HOUSING PROVISIONS FOR FIRE SEPARATION REQUIREMENTS.
- SOUND INSULATION TO SEPARATING WALL TO COMPLY WITH NCC, VOL. 2, PART H4D8 AND PART 10.7 OF THE ABCB HOUSING PROVISIONS

BUSHFIRE NOTES:

NATHERS + BASIX NOTES:

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SECTION

DRAWING REVISION + NOTES

APPENDIX 3

PBP 2019 Amendments to AS 3959 - 2018

7.5.2 NSW State Variations under G5.2(a)(i) and 3.10.5.0(c)(i) of the NCC

Certain provisions of AS 3959 are varied in NSW based on the findings of the Victorian Bush Fires Royal Commission and bush fire industry research.

The following variations to AS 3959 apply in NSW for the purposes of NSW G5.2(a)(i) of Volume One and NSW 3.10.5.0(c)(i) of Volume Two of the NCC;

- clause 3.10 of AS 3959 is deleted and any sarking used for BAL-12.5, BAL-19, BAL-29 or BAL-40 shall:
 - be non-combustible; or
 - comply with AS/NZS 4200.1, be installed on the outside of the frame and have a flammability index of not more than 5 as determined by AS 1530.2; and
- clause 5.2 and 6.2 of AS 3959 is replaced by clause 7.2 of AS 3959, except that any wall enclosing the subfloor space need only comply with the wall requirements for the respective BAL; and
- clause 5.7 and 6.7 of AS 3959 is replaced by clause 7.7 of AS 3959, except that any wall enclosing the subfloor space need only comply with the wall requirements for the respective BAL; and
- fascias and bargeboards, in BAL-40, shall comply with:
 - clause 8.4.1(b) of AS 3959; or
 - clause 8.6.6 of AS 3959.

7.5.3 Construction in the flame zone

The flame zone is the area that has significant potential for sustained flame contact during a bush fire. The flame zone is determined by the calculated distance at which the radiant heat of the design fire exceeds 40kW/m².

The NCC references AS 3959 and the NASH Standard. The NSW variation to the NCC excludes both AS 3959 and the NASH Standard as a Deemed to Satisfy solution for buildings that are required to be constructed to BAL-FZ as defined in AS 3959.

Although Chapter 9 of AS 3959 and the NASH Standard has not been adopted, they should still be used as a basis for a performance based solution demonstrating compliance with the performance requirements of the NCC and PBP for construction in the flame zone.

All flame zone developments should be sited and designed to minimise the risk of bush fire attack. Buildings should be designed and sited in accordance with appropriate siting and design principles to ensure the safest protection from bush fire impacts.