



<b>BYRON SHIRE COUNCIL</b> PO Box 219 Mullumbimby NSW 2482 DX 20007 MULLUMBIMBY Ph : (02) 6626 7000 Fax: (02) 6684 3018 E-mail: council@byron.nsw.gov.au Web: www.byron.nsw.gov.au	***Office Use Only***
	DA No: <b>10. 2015.276 .1</b>
	Parcel No(s): <b>59560</b>
	Other Apps: CC / W&S / RA / SW / OSMS / OTH (No....)
	Zoning: <b>DM 2a</b>
	Notations: <b>FPL DIP ASS HER BPL HCV</b> PR123 (Precinct: .....
Date Received: <b>13/5/2015</b>	

(June 2012) #755842

## Development Application Form

**Issued under Section 78A of the Environmental Planning and Assessment Act 1979**

Use this form to apply for consent to carry out development. A Development Application Help Guide is available to help you to complete the application. Please place a cross in the relevant boxes  and fill out all appropriate blank Steps. Please ensure you have submitted all relevant information to minimise delays. Once your application has been assessed you will be advised in writing of Council's determination

### Step 1 Description of land you propose to develop - See Step 1 of the Help Guide

Unit No.	House No.	Street Name	Street Type e.g. St, Rd
	73	New Brighton	Road
Suburb or Town			Postcode
New Brighton			2483
Lot No.	DP No.	Sec No.	Owner/s
350	755687		K. & V. Mulawa

### Step 2 Details of the applicant/s - See Step 2 of the Help Guide

Given name		Surname / Company Name	
Aldi Walter		Eggerberger EXPANDesign	
Given name		Surname / Company Name	
Unit No.	House No.	Street Name / PO Box	Street Type e.g. St, Rd
	198	Gajaral	Road
Suburb or Town		State	Postcode
Myocum		NSW	2481
Contact name		Daytime telephone	Fax
Aldi			
Mobile		E-mail	
		expandesign@bigpond.com	

### Step 3 Describe the development you wish to carry out

e.g. Dwelling (one storey or two storey), subdivision (number of lots), demolition, boundary adjustment etc  
See Step 3 of the Help Guide

Addition to Dwelling

<b>Will this work involve?</b>	<input type="checkbox"/> Subdivision of land	<input type="checkbox"/> Change of Use – No building works
<input type="checkbox"/> New construction	<input type="checkbox"/> Demolition of existing building	<input type="checkbox"/> Change of Use – Building works
<input type="checkbox"/> Alterations and/or additions	<input type="checkbox"/> Relocation of existing building	<input type="checkbox"/> Other

Estimated cost of development , including GST	Floor area of proposed development (m <sup>2</sup> )
\$ 47'500.-	22 m <sup>2</sup>

#### Step 4 Staged Development Consent

You can apply for development consent for part of your proposal now, and for the remaining part(s) at a later stage. See **Step 4** of the **Help Guide**

Are you applying for development consent in stages?

No    
 Yes  Please describe stages

#### Step 5 Other approvals from Council

Your proposed development may require other approvals from Council under the Local Government Act 1993, and/ or the Roads Act, 1993 in addition to this Development Application. **Step 5** of the **Help Guide** explains the requirements, and lists these other approvals.

Applications for the other approvals can be made either as part of this development application or as a separate application. Making a separate application for approval for these activities may delay commencement of your development. You may need to provide additional information with this application if you want to apply for other approvals now. Refer to **Step 5** of the **Help Guide** for a detailed explanation. **Further fees apply where any of the approvals below are sought.**

Do you want to apply for any other approvals with this application?

No  go to Step 6,   
 Yes  nominate the required approval/s below and complete the required form – Note additional fees are required

Please tick the appropriate box to nominate the approval sought:

• **Roads Act 1993**

Roads Act, 1993 (e.g. driveway crossover, roadworks, traffic management plan) ([Register 51](#))

• **Local Government Act 1993**

Plumbing, water supply, trade waste or sewer drainage ([Register 60](#))

Please complete **Attachment A – ‘Request for Plumbing, Water Supply, Trade waste or Sewer Drainage’**

Stormwater - where connected to Council’s drainage system or road. ([Register 55](#))

Other Local Government Act Approvals - Please Specify .....

Onsite Sewage Management System - where your property is not connected to a residential sewage system ([Register 70](#))  
Please complete separate **Activity(s) Application Form** and where the proposal is to install a new system or upgrade an existing system the accompanying **Onsite Sewage Management System Design Requirements Details Form** is also required to be submitted.

#### Step 6 Plans of the land and development

You need to provide a number of plans to Council that show what you intend to do. **Step 6** of the **Help Guide** sets out which plans to provide and the details to include. **Five sets of plans are to be lodged, they are to be folded to A4 size (not rolled).**

Some applications may require additional sets of plans for referrals to State Authorities, eg for Integrated Development – see **Steps 8 and 9** of the **Help Guide**.

#### Step 7 Environmental effects of your development

To assess your proposal, Council needs to understand the impacts it will have. Depending upon the nature and scale of your proposal, you need to provide one or more of the statements listed below to explain the environmental effects of your proposal. See **Step 7** of the **Help Guide**. If your proposal involves change of use of a building (other than to a dwelling house), you need to provide details of existing and proposed fire safety provisions. See **Step 7** of the **Help Guide**.

Is your proposal Designated Development?

Yes  Attach an Environmental Impact Statement (E.I.S.). Please provide 25 copies.   
 No  Attach a Statement of Environmental Effects (S.E.E.). Please provide 5 copies.

Will your proposal be located on land declared as Critical Habitat, or will it impact on threatened species, populations or ecological communities, or their habitats?

Yes  Attach a Species Impact Statement. Please provide 25 copies   
 No  Ensure that your S.E.E. includes an Eight Part Test (See **Step 7** of the **Help Guide**).

Will your proposal involve change of use of a building (other than a dwelling house)?

Yes  Attach a list of current and proposed Category 1 fire safety provisions (See **Step 7** of the **Help Guide**).   
 No



**Step 8 BASIX Certificate**

The Building Sustainability Index (BASIX) is a web-based planning tool designed to assess the potential performance of residential buildings against a range of sustainability indices. A BASIX Certificate identifies the sustainability features required to be incorporated in the building design. These features may include sustainable design elements such as recycled water, rainwater tanks, AAA-rated showerheads and taps, native landscaping, heat pump or solar water heaters, gas space heaters, roof eaves/awnings and wall/ceiling insulation.

You need a BASIX Certificate in Byron Shire local government area when BASIX applies to the type of development for which you require approval. Commencement dates and details of types of development are at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au). The applicant is required to submit the BASIX Certificate with the Development Application. The plans and specifications must also identify the BASIX commitments that will be checked by a professional building certifier during construction. Where submitted plans or specifications are inconsistent with the relevant BASIX Certificate, Council requires applicants to submit consistent applications before progressing the assessment process, either by amending plans / specifications or by submitting a new BASIX Certificate with commitments that match the rest of the application.

Applicants can generate the BASIX Certificate only on the NSW Department of Planning BASIX website: [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au) For more information, phone the BASIX Help Line on 1300 650 908.

BASIX Certificate Required

BASIX Certificate Not Required

**Step 9 Concurrence from State Agencies**

Council may need to obtain the concurrence of a state agency to carry out the development. See **Step 9** of the **Help Guide**.

Is the concurrence or agreement of a State Agency required?

No

Yes

Please list any agencies whose concurrence is needed: ***If your application requires concurrence you need to include a cheque made payable to each agency for the applicable fees.***

**Step 10 Approvals from State agencies – Integrated Development**

If you need development consent and also one or more approvals from State agencies as set out in **Attachment C** of the **Help Guide**, your development is known as Integrated Development. The agency will be involved in the assessment of your proposal. See **Step 10** of the **Help Guide**.

Is your application for integrated Development?

No

Yes

Further information is required, please complete **Attachment C** of the **Help Guide** and submit it with your application. ***If your application is for integrated development you need to include a cheque made payable to each agency for the applicable fees.***

Please ensure that you have provided:

- sufficient information for the approval body(s) to assess your application. Council can advise you of the additional information required, or who to contact in the relevant State Agency.
- additional copies of your application for each agency.

**Step 11 Supporting Information**

Please indicate any additional information you are submitting as supporting information with your development application.

Models  Photographs  Slides  Other

**Step 12 Construction Certificate**

If your proposal involves construction or structural work, you may need a Construction Certificate. You can apply for a Construction Certificate now, or at a later date, either from Council's Local Approvals & Certification Unit or from a Private Certifier. See **Step 12** of the **Help Guide**.

Is a Construction Certificate application to be lodged with Council at the same time as this application?

No

Yes

Please complete separate **Construction Approval Application** form and submit along with appropriate fees and plans / supporting documentation.

**Step 13 Privacy Policy**

The information you provide in this application will enable your application to be assessed by Council and any relevant state agency. If the information is not provided, Council can refuse the application. Your application will be notified or advertised to the public for comment if the development is Designated Development, Integrated Development or other Advertised Development. Council will also keep the application in a Register that can be viewed by the public at any time. Please contact the Council if the information in your application is incorrect or if it changes. Information collected will be used in accordance with Council's Privacy and Personal Information Management Plan.

# BEDE COONEY

P.O. Box 660  
BYRON BAY. NSW. 2481

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Email: bedecoon@bigpond.net.au

## STATEMENT OF ENVIRONMENTAL EFFECTS

**Owner:** K. & V. Mulawa  
**Lot:** 350 **DP:** 755687  
**Street No:** 73 **Street:** New Brighton Road  
**Town:** New Brighton  
**Proposed:** Dwelling additions, including construction of additional storage areas on the ground floor, proposed games room to the first floor, and continued use of a first floor deck area already constructed.

### 1 Introduction

- a) This Development proposal is for the carrying out of various building works on the subject property.
- b) The works involve the construction of a two storey addition at the rear of the existing building, for use as a games room, with storage underneath, and the continued use of a first floor deck already constructed.

### 2 Site Analysis

- a) The subject site is urban in nature, the property is located on New Brighton Road just west of the village of New Brighton.
- b) The site is level in nature, surrounded by urban allotments to the east and west with the New Brighton Nature reserve to the rear.
- c) The lawns are managed, almost all of the site is dedicated to lawn area, with some landscaping trees surrounding the house.
- d) There is a large metal shed constructed at the rear of the property.
- c) The subject site is a Council approved subdivision.

### 3 Setting / Design Analysis

- a) The existing dwelling is a two storey timber framed dwelling with metal external cladding and metal roofing.
- b) The proposed additions have been designed to complement the style of the existing residence, and will be lined with Colorbond steel external cladding to match the existing residence, the Colorbond will be finished in earth tone colours.
- c) The proposed Development is all very low key and is in character with the existing surrounding development.
- d) The Development will have no impact on any item of heritage or cultural significance.

### 4. Transport, Traffic & Access

- a) At present car parking is provided for a total of four motor vehicles.
- b) Traffic to the site is negligible, access to the site off New Brighton road is good with a sealed driveway already provided.

## 5 Environmental Impacts (Air, Soils, Water, Flora & Fauna Hazards)

### The Environmental Effects have been identified as:

- a) Noise
- b) Dust,
- c) Stormwater run-off

### Measures to be adopted to protect the Environment will include, but are not limited to:

- a) Sedimentation control using hay bales and/or siltation fences will be provided to prevent discharge of sediment into the stormwater system or any other water course.
- b) The proposal will have no impact on the local climate.
- c) The proposal will not result in soil contamination.
- d) The proposal will not emit fumes, steam, smoke, vapour or dust as a result of its operation.
- e) The proposal will not involve any removal of vegetation.
- f) The proposal will not affect native habitat.
- g) The site is not subject to natural hazards.
- h) The site will not be filled.
- i) The proposal will not be affected by landslip and Coastal erosion.  
The site is subject to the following constraints:
  - **Bushfire prone:** The site falls within a Bushfire Buffer Zone and is subject therefore to the provisions of the Rural Fires Act. A report has been prepared and is attached which describes the potential level of Bushfire attack (BAL) likely to affect the residence.
  - **Flooding:** The site is subject to flooding, this issue is addressed further later in this report.
- j) The proposal will not have any of the following technological hazards: Toxic Waste, Hazardous Chemicals or Dangerous Goods.

## 6 Social and Economic Impacts

- a) The proposed dwelling additions will have minimal impact on the existing and likely future amenity of the area.
- b) The proposed dwelling additions will have minimal effect on the privacy of the adjoining properties and also their view.
- c) There is no likely increase of noise from the proposed residence as a result of this proposal.
- d) The likely economic and social effect of the development is to provide employment for local persons during the construction of the dwelling additions.

## 7 Waste Disposal

- a) The site is sewered, however this application does not include any additional bathroom or toilet facilities.
- b) Stormwater will continue to be disposed of into existing rainwater tanks with overflow from the tanks to a dispersion pit having an area of  $1\text{m}^3$  for every  $50\text{m}^2$  of roof area.
- c) No liquid trade-waste will be generated.
- d) Solid waste during construction will be transferred to council's garbage depot.

## 8 L. E. P & D.C.P. issues

### Byron Shire LEP 2014

- a) The site is identified as a Deferred Matter under the Byron Shire LEP 2014, therefore the Byron Shire LEP 1988 is the relevant planning document, under which the site is zoned 2 (a) Residential.
- b) The use is permissible in the zone, and does not conflict with the zone objectives.

## **Byron Shire DCP**

- a) The following DCP's relate to the site.  
Byron Shire Development Control Plan 2012.

### **DCP 2012**

- a) The proposed building additions will be two storey to match the existing dwelling.  
b) The building does not exceed the maximum height limit of 8.5 metres to the ridge line.  
c) There is a breach of the Building Height plane to the new deck, which has been of no consequence to adjoining property owners with no affect on the amenity of adjoining properties.  
d) The building additions do not comprise an "Expanded Dwelling" as described by DCP 2002.  
e) The visual impact of the building is not considered overbearing or dominating. (clause C 3.1)  
f) The building site is not considered "Ridgetop" or scenic. (clauses C 3.3)  
g) Car parking is provided for two car spaces, with additional parking available on site if necessary,  
h) With regards to the floor space ratio, the existing building has a floor area including decks of approximately 100 m<sup>2</sup>, the proposed additions will add approximately 35 m<sup>2</sup> to the floor area giving a total floor area of approximately 135 m<sup>2</sup>.  
The property has a site area of approximately 1013 m<sup>2</sup>, therefore the floor space ratio is at 0.13:1

### **Planning for Bushfire Construction.**

The site has been identified by Council as being Bushfire prone, the property is surrounded by dense bushland, particularly to the southern boundary, and on the northern side of New Brighton Road.

A report has been prepared which describes the likely impact of a Bushfire on the property, and is attached as part of the application.

### **Flooding.**

The site is identified by Councils constraints mapping as being flood prone.

Development consent 10.2001.540.1 was issued by Byron Shire Council on 12<sup>th</sup> December 2001 for the elevation of the existing dwelling out of flood height, it was a condition of this consent that the floor height of the building was to be elevated to a minimum level of 3.6 AHD.

Provided with the Occupation Certificate upon completion of the works was a Survey Certificate issued by Chris Abbot Surveying confirming the floor height of the building after the building having been raised was 4.392 metres AHD.

This is approximately .392 metres above the now required flood height of 4.0 metres, the floor level of the proposed additions will be at the same height as the existing floor level, i.e. 4.0 metres AHD.

In terms of Clause 24 of the Byron Shire LEP, accompanying Development Application 10.2001.540.1 was a report from Richard Crandon & Associates, which confirmed:

1. The elevation of the building has improved flood flow through the site and building hence offering no restriction to natural floodwater flows
2. The passage of any flood waters through the site will not be impeded or cause increase in water height on site or neighbouring properties due to the above mentioned works
3. The structural adequacy of the building is sufficient to meet all flood loading applied under normal flooding velocities and flows, and
4. The materials used and methods of construction ensure full flooding inundation of the site will not detract in the structural adequacy of the elevated building.

Based on each of these reports the floor height of the existing building and the proposed additions will be above the current required flood planning level, and the proposed additions will be able to withstand the effects of flooding and not exacerbate or cause additional flooding to surrounding properties.

### **Acid Sulphate Soils**

The site is identified by Council as being potentially prone to Acid Sulphate Soils Level 3.

Level 3 Acid Sulphate Soils are likely to be impacted upon when works are likely to extend beyond 1 metre below ground surface or where the watertable is likely to be lowered by more than 1 metre below natural ground surface.

# BEDE COONEY

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## PLANNING FOR BUSHFIRE

### Location and Proposal

<b>Owner/ Applicant</b>	<b>K. &amp; V. Mulawa</b>	<b>Lot:</b>	<b>350</b>
<b>Proposed:</b>	<b>Alterations and additions to dwelling</b>	<b>DP:</b>	<b>755687</b>
		<b>Street No:</b>	<b>73</b>
		<b>Street:</b>	<b>New Brighton Road</b>
		<b>Town:</b>	<b>New Brighton</b>

### Introduction

This report addresses the measures to be provided to protect an existing dwelling, to which minor changes involving the construction of a games room and storage area are to be carried out, against the possible threat of Bushfire attack.

Council has determined the site is Bushfire Prone, and in accordance with the Environmental Planning and Assessment Act 1979, and the Rural Fires Act 1997, a report is required which describes the likely level of Bushfire attack upon the proposed changes to the dwelling, and to recommend construction requirements necessary to protect the dwelling in the event of Bushfire.

Assessment of the proposal has been undertaken based on documentation obtained from Byron Shire Council, the applicant, a site inspection carried out on 6<sup>th</sup> May 2014, reference to "Planning for Bush Fire Protection", The Building Code of Australia, AS 3959 – 2009, and the Environmental Planning and Assessment Act of 1979.

Being Infill Development it may not be possible to comply with the asset protection zones as required by the "Planning for Bushfire Protection Guidelines"

However, this report will make recommendations and demonstrate adequate compliance with the strategies of the Planning for Bushfire Protection Guidelines being:

- Radiant Heat and Direct Flame Protection
- Managing the vegetation to reduce fire intensity
- Designing and constructing the building to reduce the vulnerability of damage due to ignition.
- Ensuring access is provided to occupants to escape the building in the event of fire, and for Fire Personnel to attend the scene and attack the fire.
- The provision of adequate water supply for bushfire protection.

### Land Use

The site is an approved Council subdivision in a semi-rural environment.

# 1

## Site Analysis

The subject property is located at No. 73 New Brighton Road, New Brighton.

The site is Urban in nature, and the site zoned 2 (a) ( a deferred matter under the Byron Shire LEP 2014 – therefore the Byron Shire LEP 1988 applies, under which the site is zoned 2(a)

However, the site is bounded by a Nature Reserve to the rear of the property ( southern boundary) and a heavily vegetated reserve and residential allotments on the northern side of New Brighton road at the front ( north ) of the property.

### Vegetation and Slope Analysis

#### Northern Aspect

Distance from development	Slope	Upslope/ downslope	Vegetation	Estimated Height	Description
Less than 20 Metres	0 - 5 <sup>0</sup>	Level	Lawn	N/A	Managed lawn
20 - 30 Metres	0 - 5 <sup>0</sup>	Level	Roadway	N/A	Roadway
30 - 50 Metres	0 - 5 <sup>0</sup>	Level	Forest	10 – 15 m	Wet sclerophyll
50 - 80 Metres	0 - 5 <sup>0</sup>	Level	Forest	10 – 15 m	Wet sclerophyll
80 - 100 Metres	0 - 5 <sup>0</sup>	Level	Forest	10 – 15 m	Wet sclerophyll

#### Eastern Aspect

Distance from development	Slope	Upslope/ downslope	Vegetation	Estimated Height	Description
Less than 20 Metres	0 - 5 <sup>0</sup>	Level	Managed grounds	N/A	Managed land
20 - 30 Metres	0 - 5 <sup>0</sup>	Level	Managed grounds	N/A	Managed land
30 - 50 Metres	0 - 5 <sup>0</sup>	Level	Managed grounds	N/A	Managed land
50 - 80 Metres	0 - 5 <sup>0</sup>	Level	Managed grounds	N/A	Managed land
80 - 100 Metres	0 - 5 <sup>0</sup>	Level	Managed grounds	N/A	Managed land

#### Western Aspect

Distance from development	Slope	Upslope / downslope	Vegetation	Estimated Height	Description
Less than 20 Metres	0 - 5 <sup>0</sup>	Level	Managed grounds	N/A	Managed land
20 - 30 Metres	0 - 5 <sup>0</sup>	Level	Managed grounds	N/A	Managed land
30 - 50 Metres	0 - 5 <sup>0</sup>	Level	Forest	10 – 15 m	Wet Sclerophyll
50 - 80 Metres	0 - 5 <sup>0</sup>	Level	Forest	10 – 15 m	Wet Sclerophyll
80 - 100 Metres	0 - 5 <sup>0</sup>	Level	Forest	10 – 15 m	Wet Sclerophyll

#### Southern Aspect

Distance from development	Slope	Upslope / Downslope	Vegetation	Estimated Height	Description
Less than 20 Metres	0 - 5 <sup>0</sup>	Level	Managed Lawn	N/a	Managed land
20 - 40 Metres	0 - 5 <sup>0</sup>	Level	Managed Lawn & shed	N/a	Managed land



30 - 50 Metres	0 - 5 <sup>0</sup>	Level	Forest	10 - 15 m	Wet Sclerophyll
50 - 80 Metres	0 - 5 <sup>0</sup>	Level	Forest	10 - 15 m	Wet Sclerophyll
80 - 100 Metres	0 - 5 <sup>0</sup>	Level	Forest	10 - 15 m	Wet Sclerophyll

## 2 Bushfire Assessment

In determining the category of bushfire attack for the site, by reference to Table A2.1 – "Planning for Bushfire Protection – NSW" the most significant vegetation potentially affecting the proposed residence is the vegetation within the Nature reserve to the South, West and North of the site.

Being in a nature reserve the vegetation is unlikely to ever be removed, the vegetation appears to be similar to a Wet Sclerophyll forest, and is located at a distance of 21 - < 31 metres from the residence.

In accordance with AS 3959 – 2009, the Fire Danger Index Level is 80 ( table 2.1)

Therefore, in accordance with Table 2.4.2 of AS 3959 – 2009, the potential Bushfire Attack level is BAL – 29, the subject dwelling can expect to be threatened by increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux. ( source AS 3959 – 2009)



**73 New Brighton Road,  
New Brighton.**

### 3

## Discussion

As the site is potentially subject to a Bushfire Attack level of 29 the building additions will need to be constructed to conform to Sections 3 and 7 of AS 3959 – 2009.

In particular:

- a) **Subfloor supports:**  
The subfloor supports to the proposed additions do not need to be of fire resistant material provided the sub-floor area is enclosed.
- b) **Flooring:**  
The floor to the garage is intended to be Slab on ground, the floor to the games room does not need to be of fire resistant materials provided the sub-floor area is enclosed as described in part 7.3.2 of the code.
- c) **External Walls:**  
The external walls being of Colorbond Steel will comply with the code providing the wall is sarked and all gaps and voids are filled to prevent the ingress of embers.
- d) **Windows and Doors**  
Windows and doors shall be protected with a corrosion resistant mesh of steel, bronze or aluminium, glass to the windows shall be toughened 5 mm minimum.
- e) **Roofing:**  
Sheet roofing shall be fully sarked and all gaps sealed to prevent the ingress of embers.

A full description of the construction requirements to satisfy the code in respect to BAL 29 is contained in section 7 of the code.

- f) **Access provisions which enable relatively safe access and egress for the public and for fire brigade intervention.**

In the event of the need to exit the area in the event of a Bushfire vehicular access is available in both an eastern and western direction, either towards the village of New Brighton or west towards the Pacific Highway.

- g) **Emergency Water Supply for Emergency personnel**

The village of New Brighton is on a reticulated water supply, and Fire Hydrants are provided in New Brighton Road in close proximity to the residence.

### 4

## Summary of Recommendations

The site is potentially liable to a Bushfire Attack Level of 29 as described by AS 3959 – 2009, and specific construction requirements apply to the dwelling.

The building additions will need to be constructed in accordance with Part 7 of AS 3959 – 2009.

### 5

## Conclusion

Due to the property being surrounded to the north, west and south by a heavily vegetated Nature Reserve the property potentially could be subjected to a high level Bushfire Attack, with a Bushfire Attack level of 29 likely.

The proposed dwelling additions will need to be constructed to satisfy the provisions of the Bushfire Code, and the occupants of the building will be required to undertake regular maintenance to the building and grounds to limit the potential for Bushfire attack.

Notwithstanding, it is recommended that the proposal receive development consent pursuant to Section 79BA of the Environmental Planning and Assessment Act 1979, the Building Code of Australia and AS 3959 - 2009.

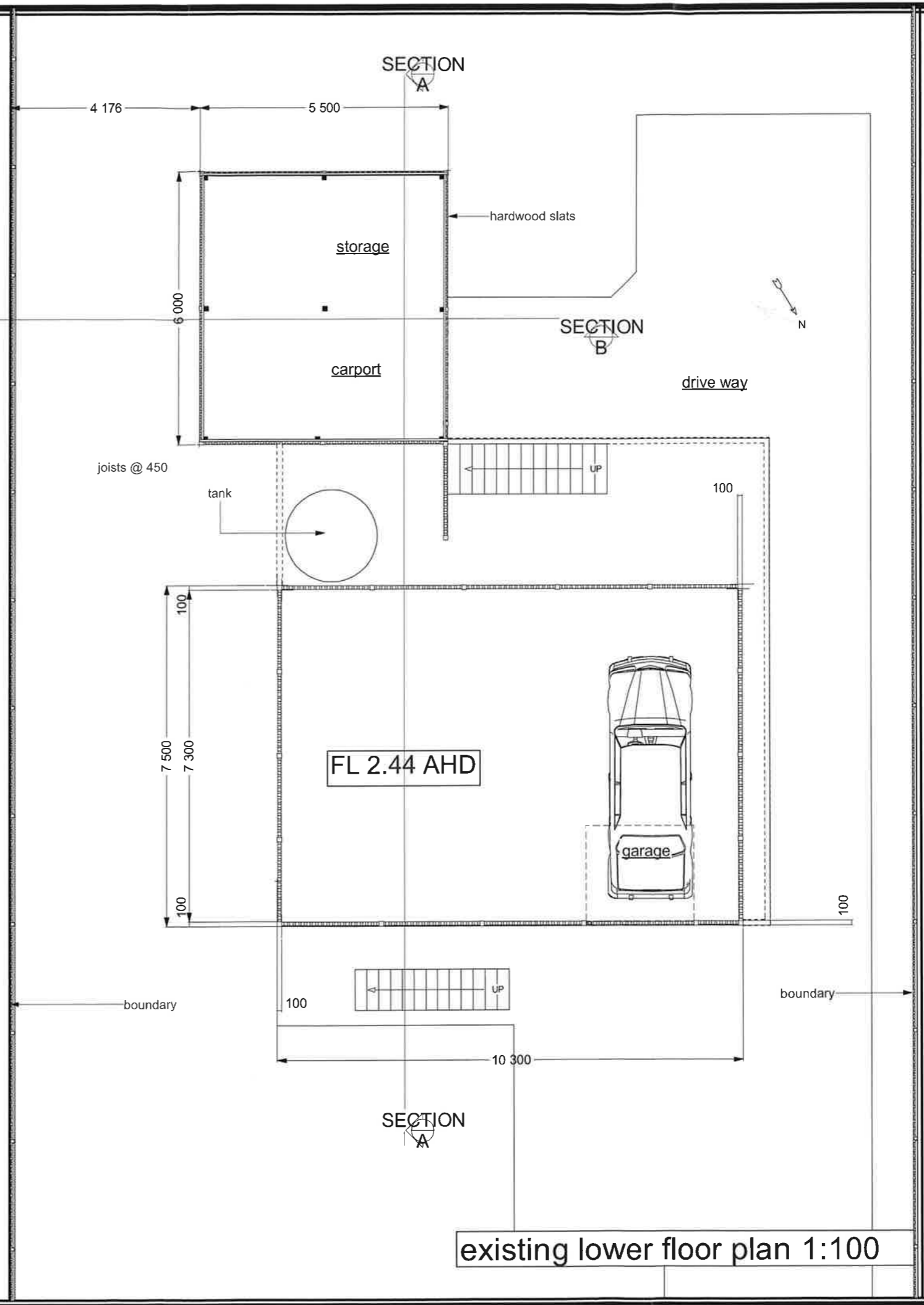
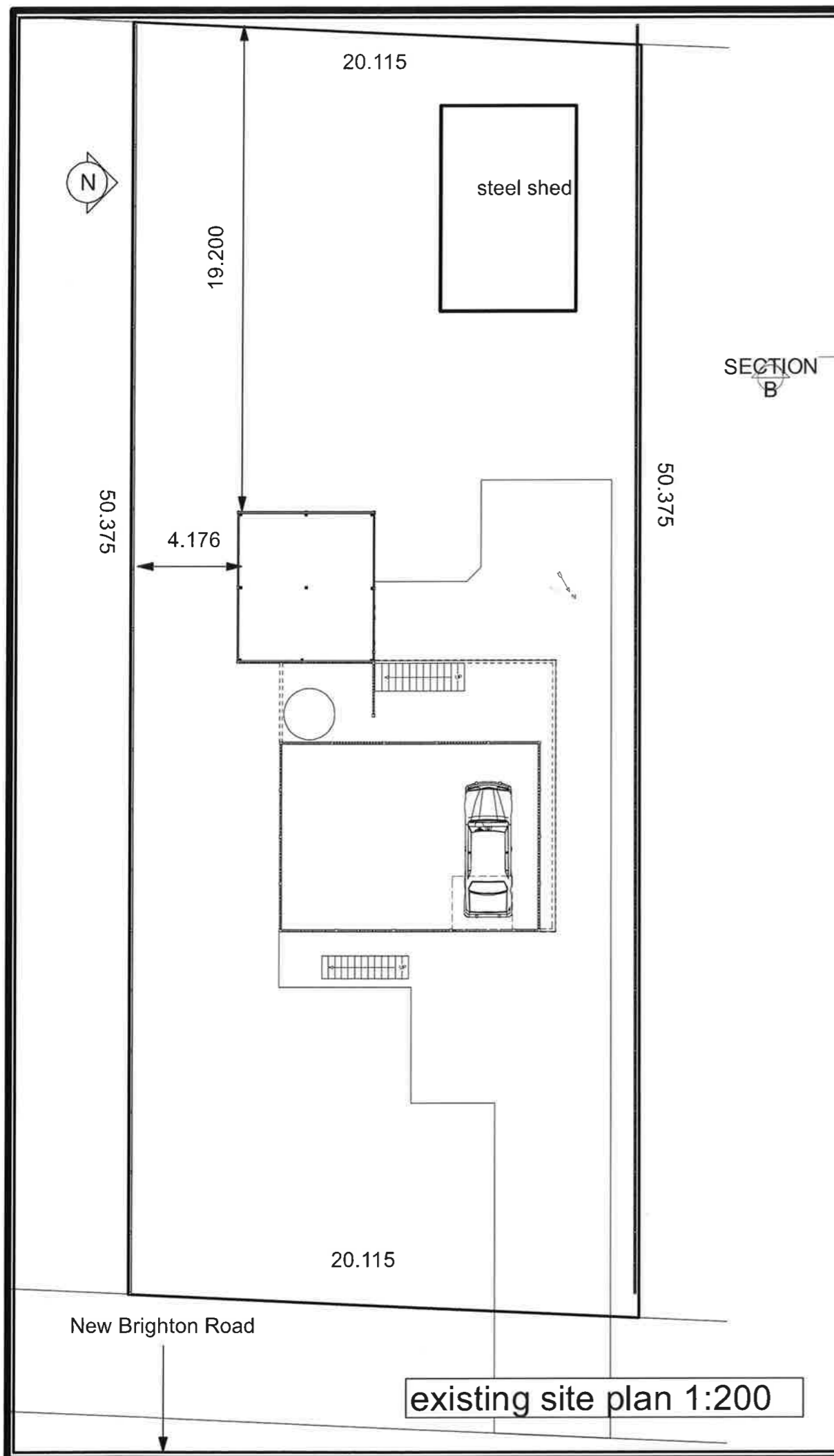
**Important Note:**

**This report has been prepared to assist in the assessment of a Development Application for a proposed development on the subject site.**

**This report should not be seen as an exhaustive study of all the factors that may influence the property and / or building.**

**In the event of a future bush fire attack the recommendations contained within this report relating to maintenance of asset protection zones must be maintained for the life of the development, as are the maintenance of screen doors, clearing of roofs and other matters incorporated into the building.**

**Notwithstanding, the adoption of the recommendations contained within this report will not guarantee the building will not suffer attack and damage as a result of bushfire fire attack.**



NO.	DESCRIPTION	BY	DATE

Proposal:  
addition to dwelling

Client:  
K. & V. Mulawa  
73 New Brighton Road  
Lot 350, DP 755687  
New Brighton 2483

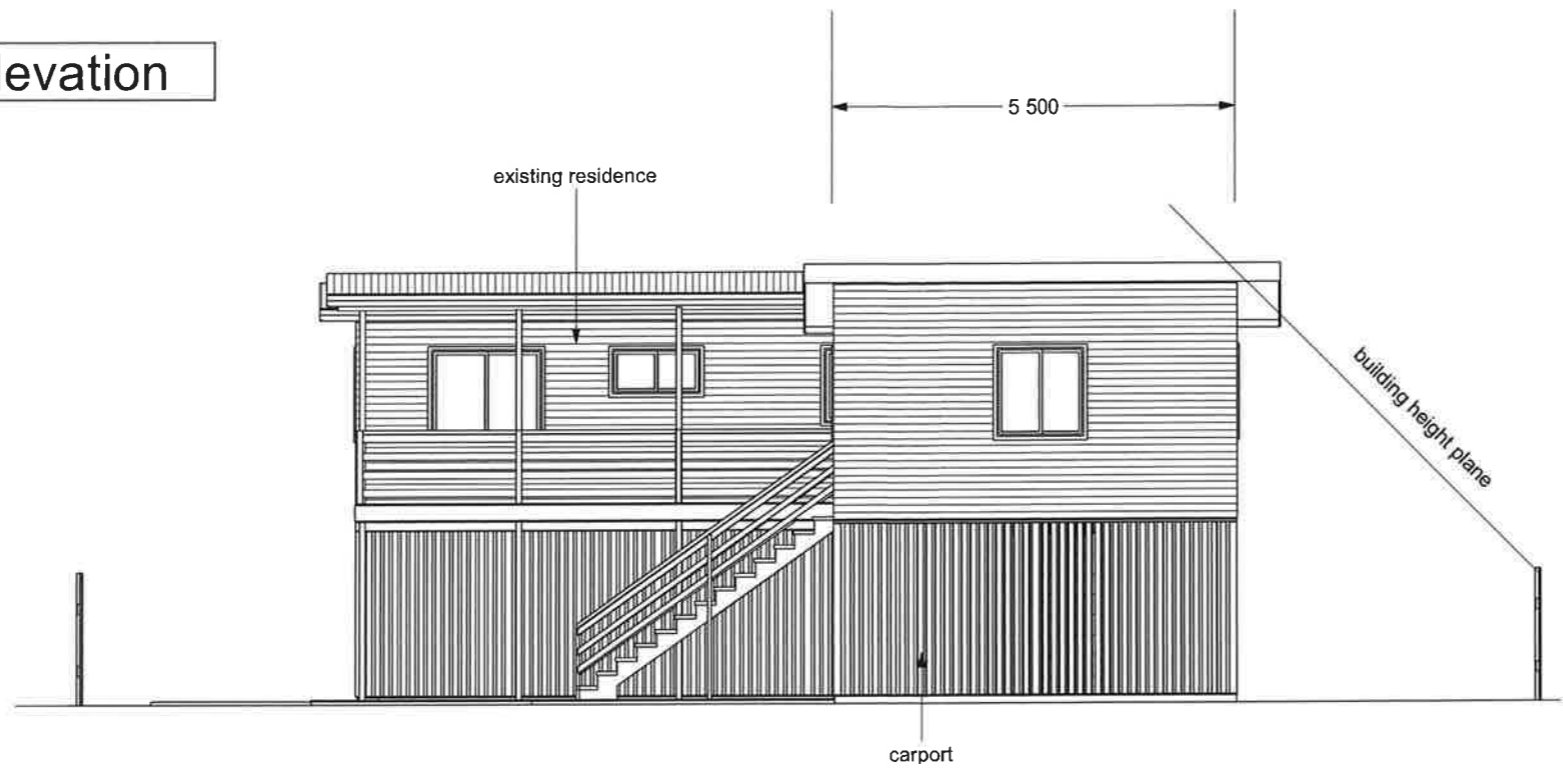
DRAWINGS PROVIDED BY:  
Alok  
EXPANDesign  
198 Tyagarah Road  
Tyagarah, NSW 2481  
0061 2 66 847180  
expandesign@bigpond.com  
www.expandesign.com.au

DATE:  
13/05/2015

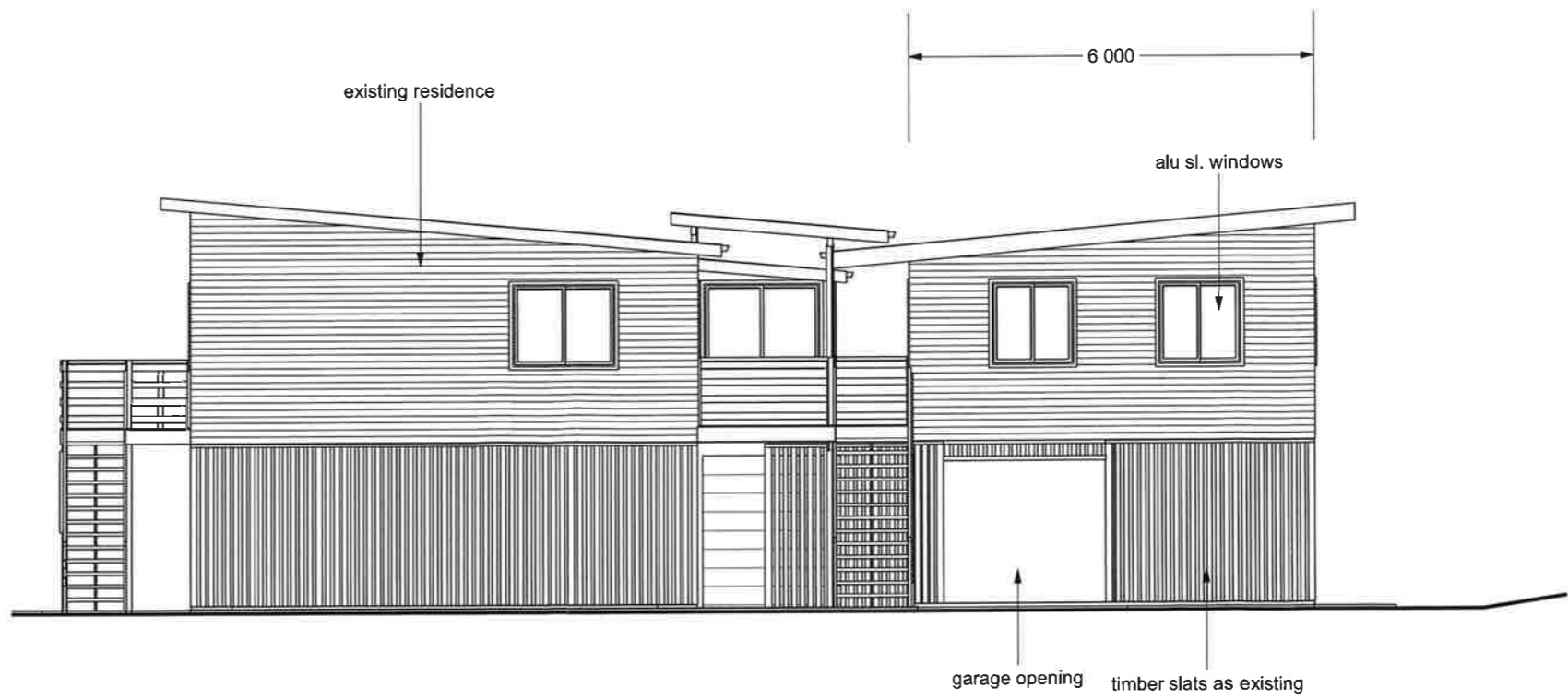
SCALE:

SHEET:  
**S-2**

existing south elevation



existing west elevation



EXPANDesign

NO.	DESCRIPTION	BY	DATE

Proposal:  
addition to dwelling

Client:  
K. & V. Mulawa  
73 New Brighton Road  
Lot 350, DP 755687  
New Brighton 2483

DRAWINGS PROVIDED BY:  
**Alok**  
EXPANDesign  
158 Tyagarah Road  
Preston VIC 3073  
03 9477 1800  
expandesign@bigpond.com  
www.expandesign.com.au

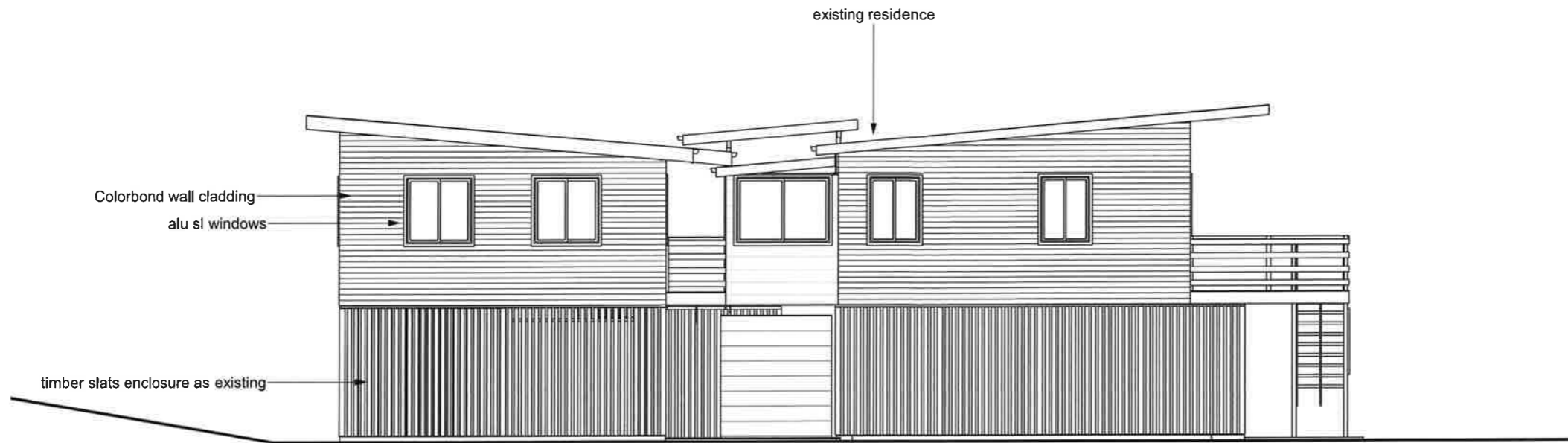
DATE:  
13/05/2015

SCALE:

SHEET:  
**S-4**



existing east elevation 1:100



existing residence



existing north elevation 1:100

NO.	DESCRIPTION	BY	DATE

Proposal:  
addition to dwelling

Client:  
K. & V. Mulawa  
73 New Brighton Road  
Lot 350, DP 755687  
New Brighton 2483

DRAWINGS PROVIDED BY:  
Alok  
EXPANDesign  
198 Tyagarah Road  
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061 2 66 847160  
expandesign@bigpond.com  
www.expansdesign.com.au

DATE:  
13/05/2015

SCALE:

SHEET:  
S-5

NO.	DESCRIPTION	BY	DATE

Proposal:  
addition to dwelling

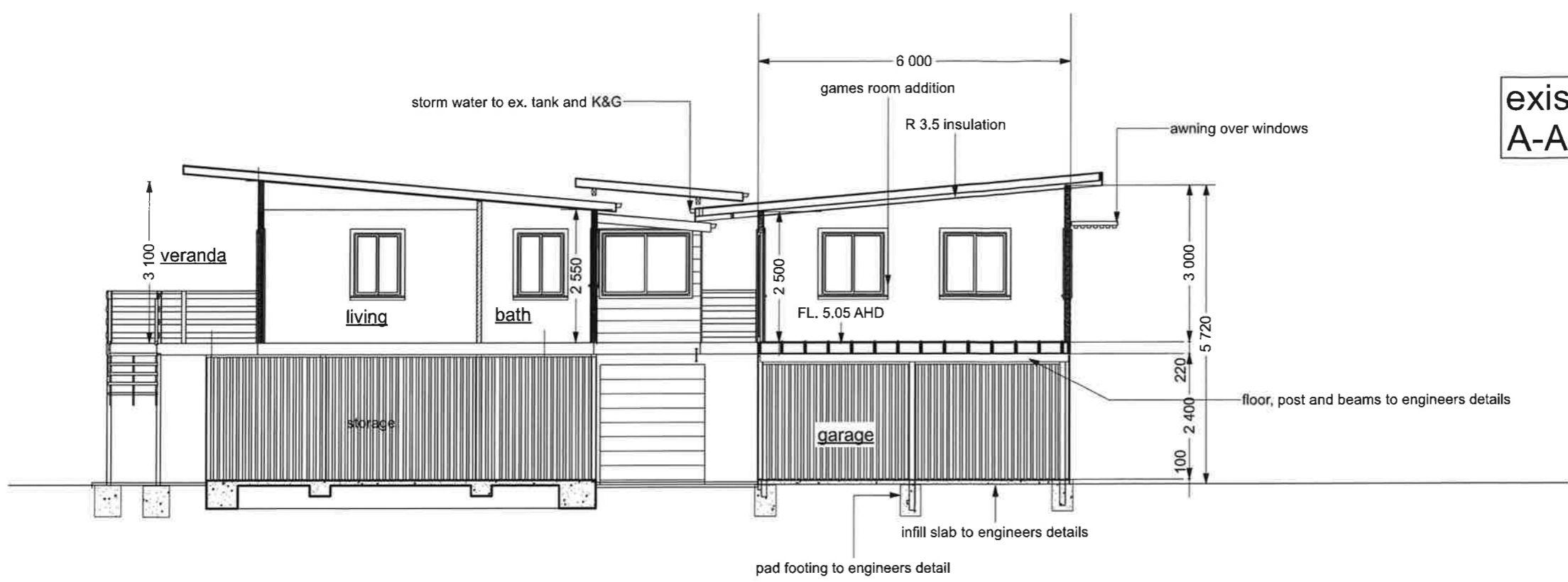
Client:  
K. & V. Mulawa  
73 New Brighton Road  
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**Alok**  
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198 Tyagarah Road  
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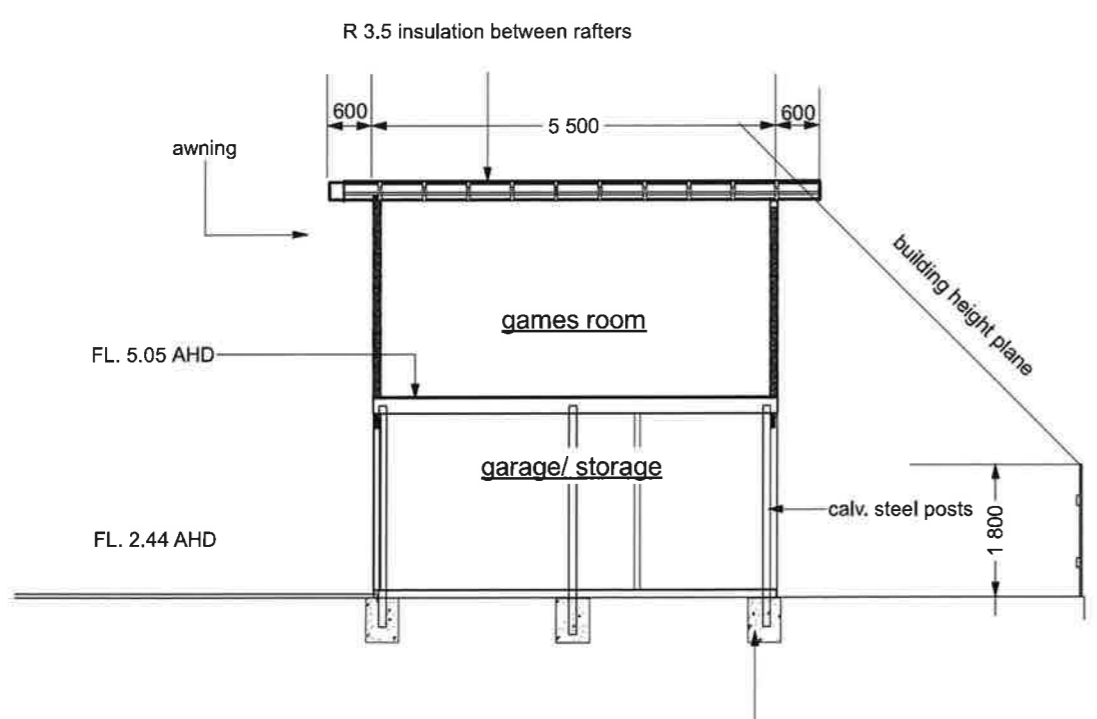
DATE:  
13/05/2015

SCALE:

SHEET:  
**S-6**

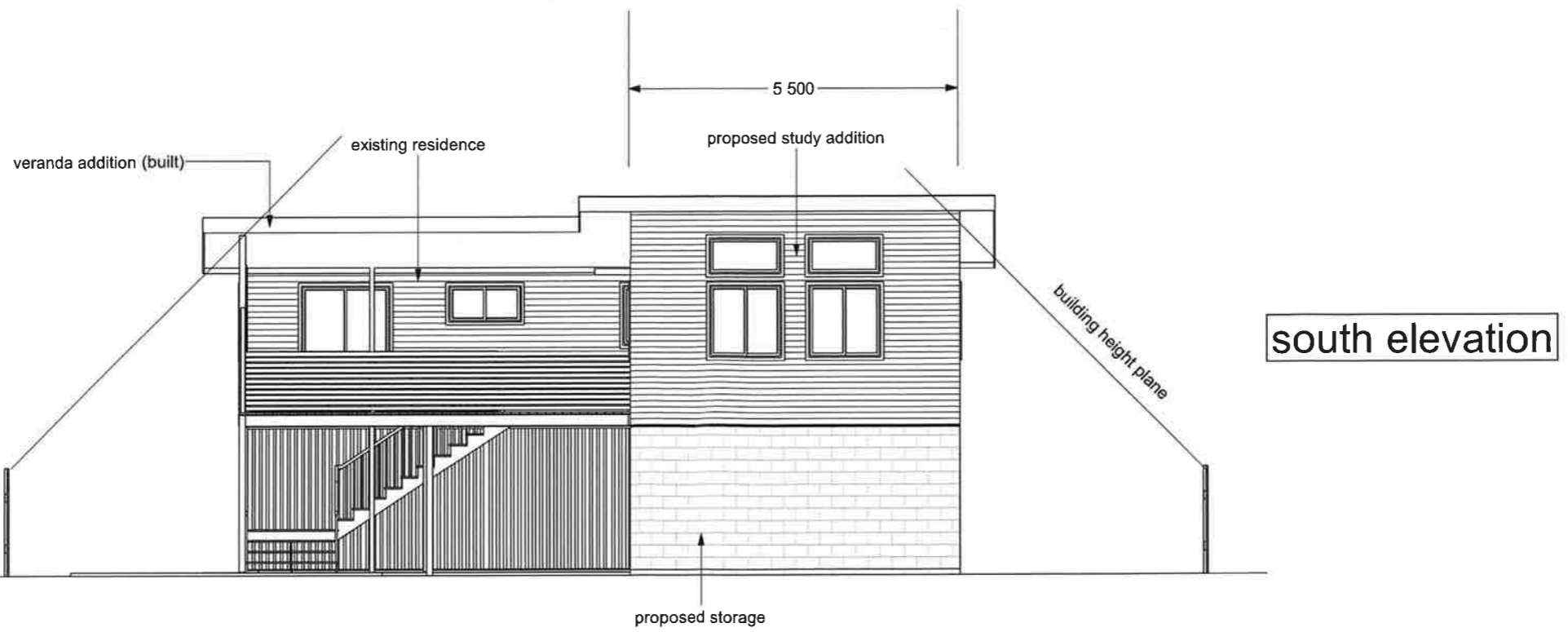
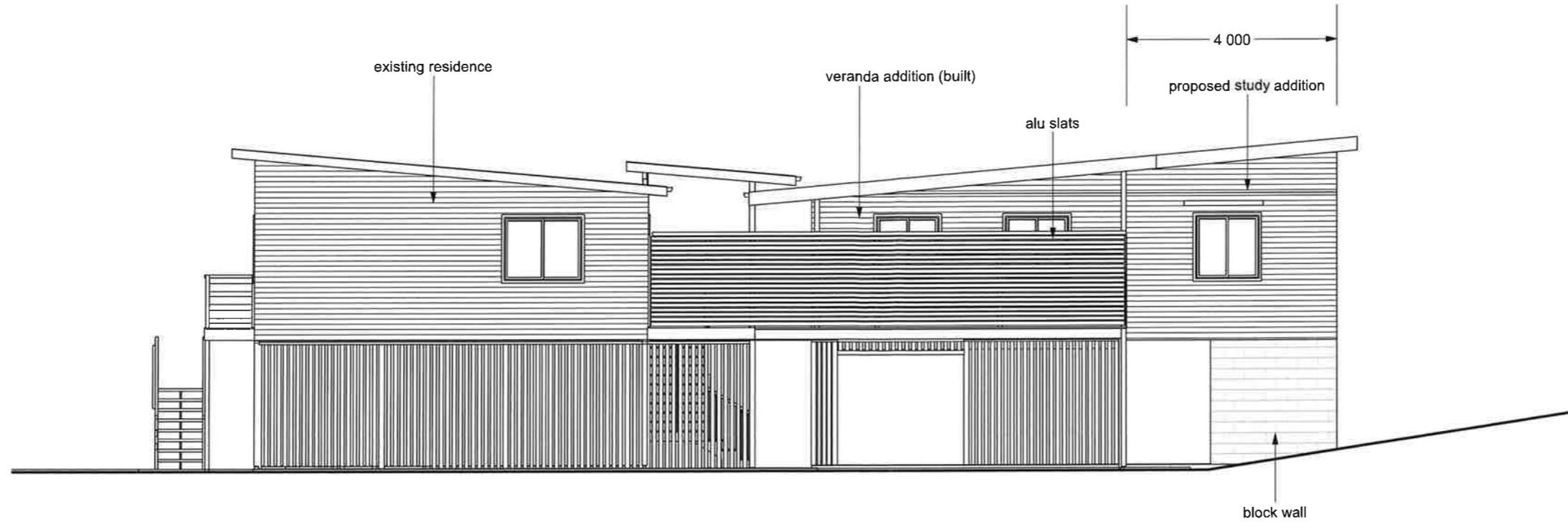


existing section  
A-A 1:100



existing section B-B 1:100

west elevation



south elevation

NO.	DESCRIPTION	BY	DATE

Proposal:  
addition to dwelling

Client:  
K. & V. Mulawa  
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Lot 350, DP 755687  
New Brighton 2483

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DATE:  
13/05/2015

SCALE:

SHEET:  
S-8

NO.	DESCRIPTION	BY	DATE

Proposal:  
addition to dwelling

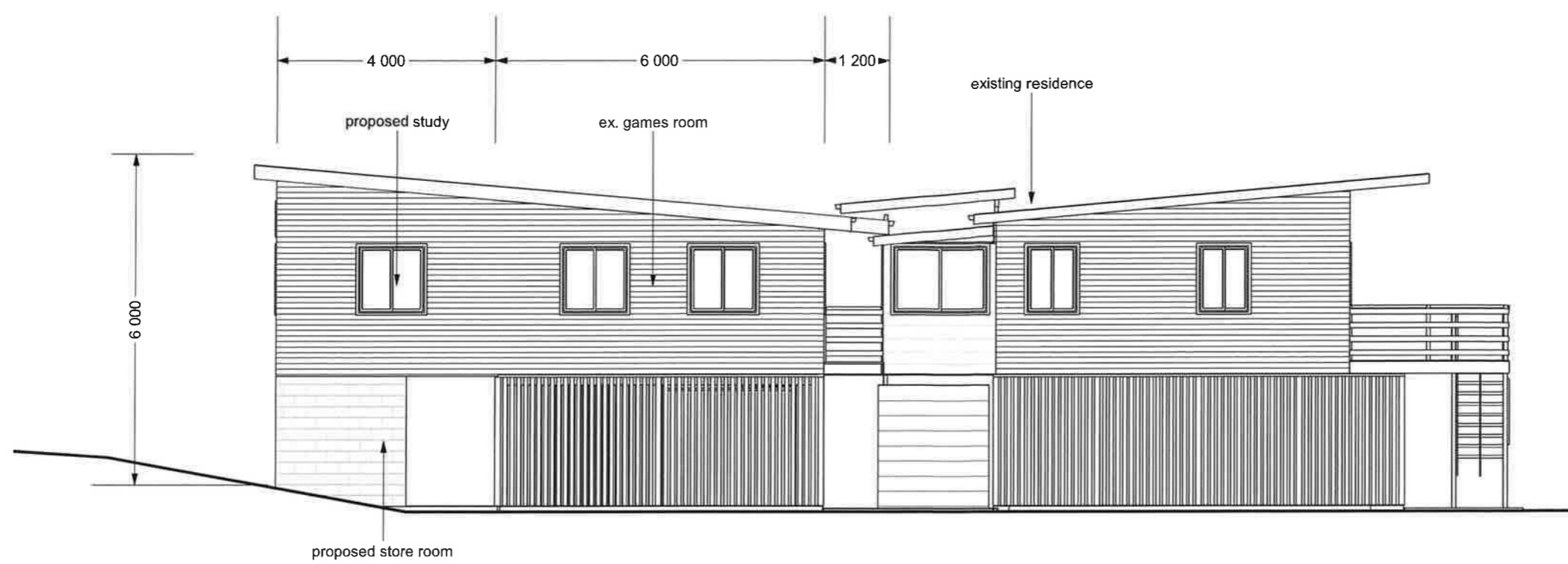
Client:  
K. & V. Mulawa  
73 New Brighton Road  
Lot 350, DP 755687  
New Brighton 2483

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198 Tyagarah Road  
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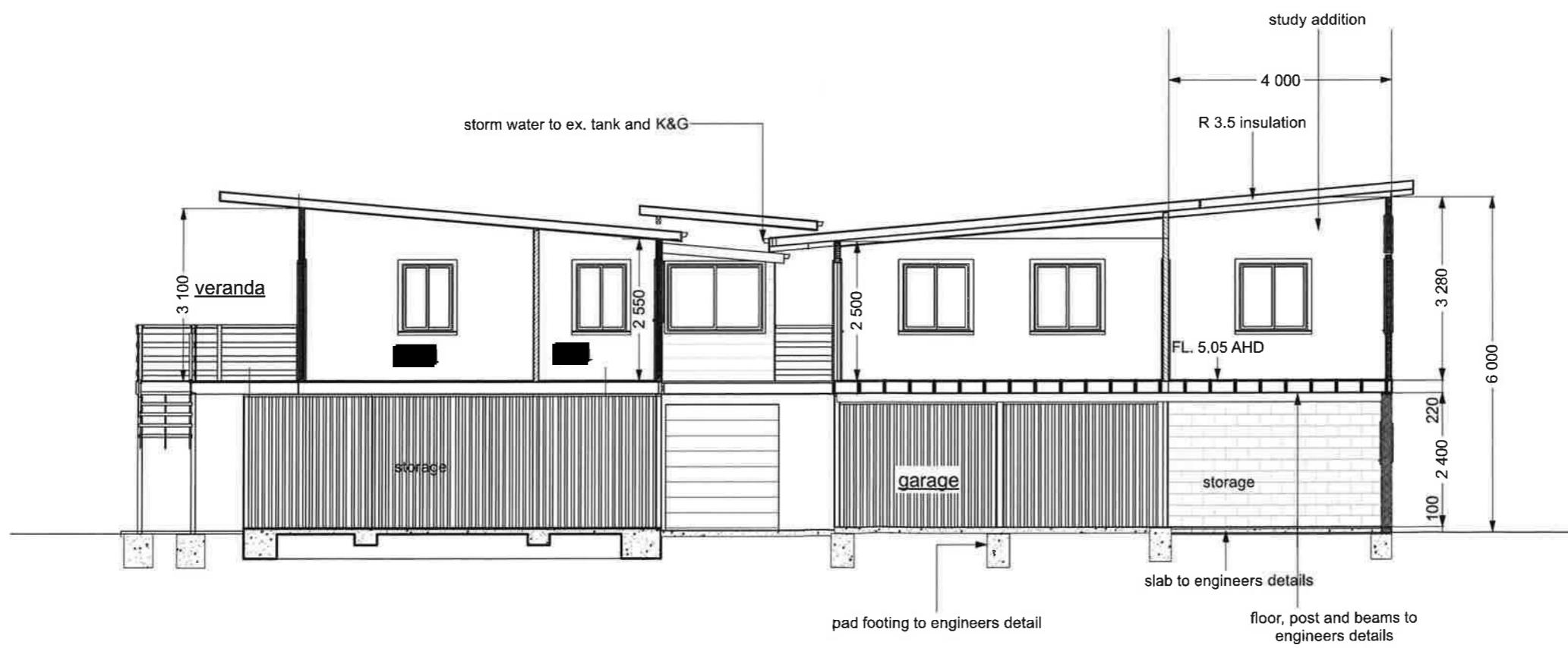
DATE:  
13/05/2015

SCALE:

SHEET:  
**S-9**



east elevation



section A-A 1:100

The construction shell comply with AS. 3959-2009 BAL 19 and 'Planning for Bushfire Protection 2006'

- any external surface from 0-400 mm shell be of fire resistant timber or non-combustible material
- no windows at garage level unless fitted with 5 mm toughened glass
- lower storey, windows and sliding door shell be screened with corrosion resistant steel mesh, maximum aperture 2 mm
- doors and window frames shell be of aluminium
- the roof shell be fully sarked
- awning shell be built of fire resistant timber or non combustible
- no brush wood fencing shell be used
- the entire property shell be managed as Inner Protection Area, section 4. 3. and appendix 5 of 'Planning for Bushfire 2006' and the NSW Rural Fire Service's 'Standards for Asset Protection Zones'
- no water or gas supply to the addition
- Landscaping to comply with Appendix 5 of 'Planning for Bushfire 2006'

NO.	DESCRIPTION	BY	DATE

Proposal:

addition to dwelling

Client:

K. & V. Mulawa  
73 New Brighton Road  
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DRAWINGS PROVIDED BY:

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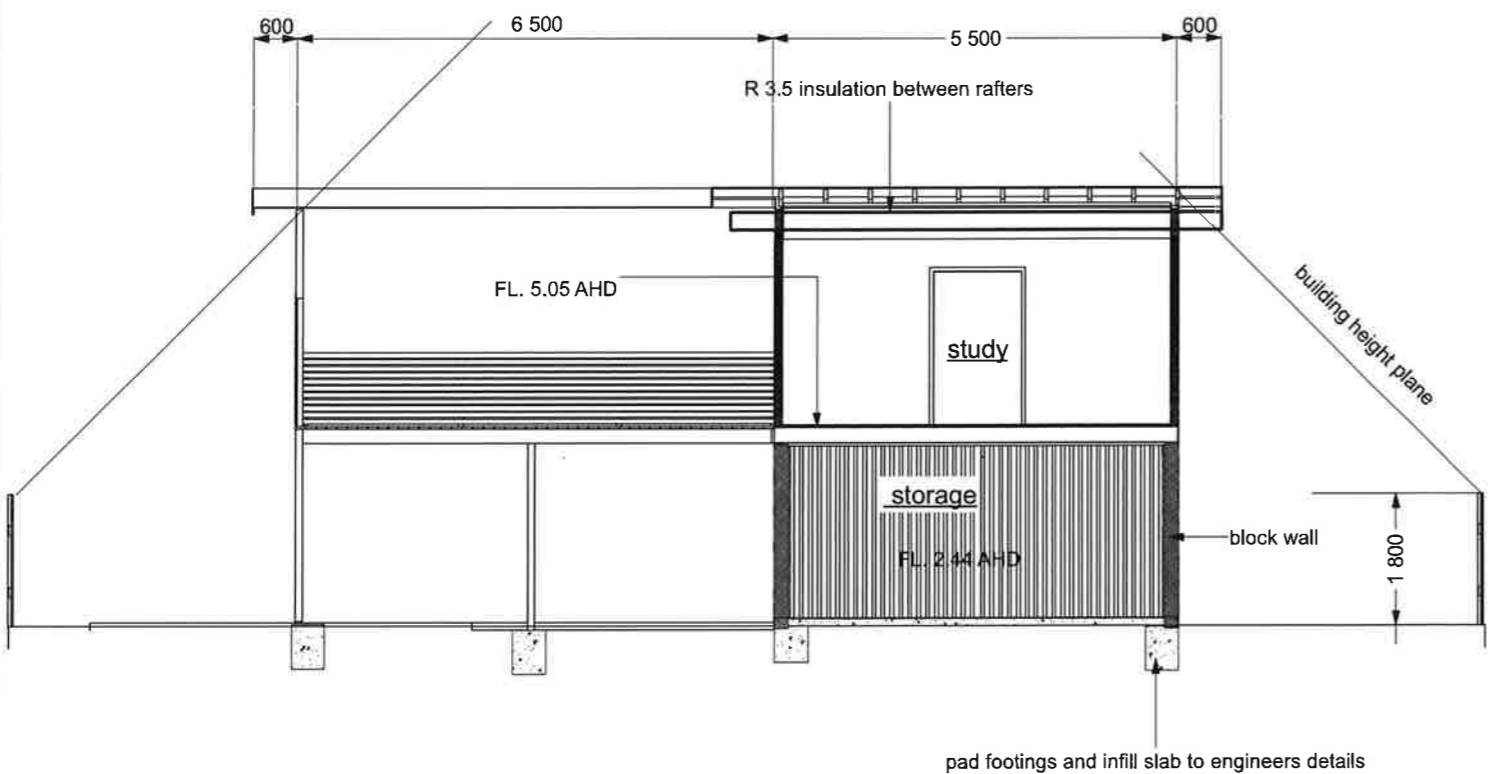
DATE:

13/05/2015

SCALE:

SHEET:

S-10



section B-B 1:100

**Construction notes:**

All works have to comply with the following Australian Standards:

- Smoke alarms AS3786 (certificate)
- Termite Barriers AS 3660.1 (Fix notice in Meter box)
- Glazing AS 1288 (certificate)
- Timber structures AS1684
- Metal roofing AS 1562.1

Slabs, footings and structural in accordance with Engineers details  
Sediment and Erosion control in accordance with Council policy.  
In accordance with Council's Conditions of Consent