



KAW 684.1/2020

11 November 2020

[REDACTED]
[REDACTED]
HANGING ROCK NSW 2340

Dear Zuzana

RE: Complying Development Certificate 684.1/2020
SITE: Lot 47, DP753722, 828 Morrisons Gap HANGING ROCK NSW 2340
PROPOSAL: Single Storey Dwelling with attached Deck

Thank you for choosing Pro Cert Group Pty Ltd for your development. Your application for a Complying Development Certificate has been approved and is attached.

Prior to Works Commencing

- Please provide a copy of the Owner Builder Permit to Pro Cert Group Pty Ltd prior to construction works commencing.
- At least 2 days prior to the commencement of any building works the attached "Notice to Neighbours Letter" must be provided to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.
- Please provide a copy of the completed "Pre Commencement Conditions Statement" to Pro Cert Group Pty Ltd prior to construction works commencing.
- A sign displaying our details as your Principal Certifier must be displayed on the site while the works are being carried out.
- Site signage must display the name of the principal contractor or owner builder and the telephone number on which that person may be contacted outside working hours.

Conditions of Consent

- Conditions of the Complying Development are outlined in **Schedule 2**.

Inspections

- Mandatory critical stage inspections are required to be undertaken by Pro Cert Group Pty Ltd at specific stages of construction and are outlined in **Schedule 3**.
- To arrange your inspections please contact the office by telephoning [REDACTED] with at least twenty-four (24) hours prior notice.
- Should an inspection be missed, notice is to be given to Pro Cert Group Pty Ltd at the earliest opportunity for the required missed inspection process to commence. It should be noted that the missed inspection process will incur additional fees

During Construction Works

- General construction requirements applicable to the proposed development are outlined in **Schedule 4**.

Prior to Issuing an Occupation Certificate

- Installation certificates that are required to be submitted to Pro Cert Group Pty Ltd your PC in order for an Occupation Certificate to be issued are outlined in **Schedule 5**. These certificates can be submitted via email [REDACTED] or delivered to the Pro Cert Group Office.

- The building shall not be used or occupied until completed and an Occupation Certificate has been issued by Pro Cert Group Pty Ltd.
- Please note that if a final Occupation Certificate has not been requested and issued within two (2) years of the date of approval, additional fees will be charged for the issue of an Occupation Certificate.
- In relation to any outstanding items identified during a final inspection, these items are required to be completed or provided within four (4) weeks of the date of the inspection.
- If the outstanding items identified are not provided or a re-inspection is requested outside the four (4) week period a re-inspection of the entire building will be required to be undertaken and will incur additional fees.

Yours faithfully



M
REGISTERED CERTIFIER
Registration No. BDC0833

Enclosures

1. Schedule 2 – Conditions of the Complying Development
2. Schedule 3 – Critical Stage Inspections
3. Schedule 4 – General Construction Requirements
4. Schedule 5 – Installation Certificates



COMPLYING DEVELOPMENT CERTIFICATE No. 684.1/2020

Issued Under Part 4 of the Environmental Planning and Assessment Act 1979

This certificate is issued by a certifying authority and if the work is completed in accordance with the documentation accompanying the application for the certificate will be complying development and comply with all development standards that apply to the development, and with the requirements of the Environmental Planning and Assessment Regulation 2000 concerning the issue of this certificate.

APPLICANT

Name **Zuzana Savage**

Address **828 Morrisons Gap Road HANGING ROCK NSW 2340**

Mobile: **0415 606 686**
Email: **glenraibison@gmail.com**

PROPOSED DEVELOPMENT

Address of Development: **No: 828 Morrisons Gap HANGING ROCK NSW 2340**
Lot: 47 DP: 753722

Building Classification **1a & 10a**

Description of Proposed Development **Single Storey Dwelling with Attached Deck**

Land use Zone **RU1 Primary Production**

SPECIFIED ASPECTS OF THE DEVELOPMENT

Plans and Specifications the work relates to **Schedule 1**

Fire Safety Schedule **N/A**

Issued Subject to Conditions **Schedule 2**

Decision made under this Planning Instrument **SEPP (Exempt & Complying Development Codes) 2008 Part 3D Inland Code**

DATED 11th day of November 2020

CERTIFICATE LAPSES 11th day of November 2025



NSW Fair Trading Registration Number: BDC0833

**SCHEDULE 1
PLANS & DOCUMENTS**

Plan Title	Drawing No.	Revision	Date
Architectural Plans prepared by A1 Home Design & Draft			
Cover Sheet	1/5	-	01.08.2018
Part site plan	2/5	-	01.08.2018
Erosion & Sediment Control Plan	3/5	-	01.08.2018
Floor plan	4/5	-	01.08.2020
Elevations	5/5	-	01.08.2020
Engineering Details prepared by Barnson Job Reference No:35420			
Cover Sheet	-	-	-
Slab & footings plan and Slab Notes	S01	0	09.11.02020
Perimeter Pad Footing details	M.34001	A	-
Perimeter Pad Footing details	M.34002	A	-
Internal Pad Footing Details	M.34021	A	-
Residential Slab and footing design General Notes	G1020	B	11.10.2012
Legend of Diagram References and glossary of terms	G1021	A	24.02.2012
L and TEE intersection Details Mesh Lapping Details	G1022	B	11.10.201
Slab and Beam Service Penetration Details	G1023	B	11.10.2012
Waffle pod Slab			
Bearing Pier Requirements and Details	G1024	B	11.10.201
Strip Footing and waffle Pod Junction Detail			
Sloping Sites			
Slab & fill Requirements	G1025	B	11.10.2012
Excavation Requirements For Works			
Adjacent Existing Boundaries & Structures	G1026	A	24.02.2012
And General Cut & Fill Requirements			
Deepened Edge Beam Detail	G1027	B	11.10.2012
Slab Recesses	G1028	B	11.10.2012
BAL Certificate issued by Jeffrey Bretag, Perception Planning	1274	-	08.11.2020
Bushfire Specifications	1 of 1	-	-
BASIX Certificate	1154074S	-	11.11.2020
Specifications by HIA General Housing Specification Edition 2	Page 1-10	-	-
OSSM Approval Issued by Tamworth Regional Council	LG2021-0302	-	30.10.2020
Certificate of Title (Direct Info)	47/753722	4	09.09.2018
DP (Direct Info)	CP01389-1671	29.11.12	03.05.2020
LSL Receipt, Long Service Corporation	5318377		11.11.2020
Section 68 Plumbing and Drainage Approval issued by Tamworth Regional Council	LG2021-0302	-	30.10.2020
10.7 Planning Certificate issued by Tamworth Regional Council	PC2017/1523		02.02.2017

SCHEDULE 2 CONDITIONS RELATING TO COMPLYING DEVELOPMENT

Prescribed Conditions of Complying Development Consent

Environmental Planning & Assessment Regulation 200 Part 7 Division 2A Conditions of Complying Development Certificates

136A Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

- (1) A complying development certificate for development that involves any building work must be issued subject to the following conditions:
 - (a) that the work must be carried out in accordance with the requirements of the Building Code of Australia,
 - (b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.
- (1A) A complying development certificate for a temporary structure that is used as an entertainment venue must be issued subject to the condition that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia (as in force on the date the application for the relevant complying development certificate is made).
- (2) This clause does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 4.28 (6) (a) of the Act.
- (3) This clause does not apply:
 - (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
 - (b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.
- (4) In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

Note. There are no relevant provisions in the Building Code of Australia in respect of temporary structures that are not entertainment venues.

136AB Notice to neighbours

- (1) A complying development certificate for development on land that is in a category 1 local government area and that is not in a residential release area and that involves:
 - (a) a new building, or
 - (b) an addition to an existing building, or
 - (c) the demolition of a building,must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 7 days' notice in writing of the person's intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.
- (2) A complying development certificate for development on land that is in a category 2 local government area or a residential release area and that involves:
 - (a) a new building, or
 - (b) an addition to an existing building, or
 - (c) the demolition of a building,
 - (d) must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the person's intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.
- (3) In this clause:

category 1 local government area means any of the local government areas of Ashfield, City of Auburn, City of Bankstown, City of Blacktown, City of Blue Mountains, City of Botany Bay, Burwood, Camden, City of Campbelltown, Canada Bay, City of Canterbury, City of Fairfield, City of Hawkesbury, City of Holroyd, Hornsby, Hunter's Hill, City of Hurstville, City of Kogarah, Ku-ring-gai, Lane Cove, Leichhardt, City of Liverpool, Manly, Marrickville, Mosman, North Sydney, City of Parramatta, City of Penrith, Pittwater, City of Randwick, City of Rockdale, City of Ryde, Strathfield, Sutherland Shire, City of Sydney, The Hills Shire, Warringah, Waverley, City of Willoughby, Wingecarribee, Wollondilly or Woollahra.

category 2 local government area means any local government area that is not a category 1 local government area.

residential release area means any land within:

- i. an urban release area identified within a local environmental plan that adopts the applicable mandatory provisions of the Standard Instrument, or
- ii. a land release area identified under the Eurobodalla Local Environmental Plan 2012, or
- iii. any land subject to State Environmental Planning Policy (Sydney Region Growth Centres) 2006, or
- iv. any area included in Parts 6, 26, 27, 28 and 29 of Schedule 3 to State Environmental Planning Policy (Major Development) 2005.

136B Erection of signs

- (1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal certifier for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the site is prohibited.
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 6.28 of the Act, to comply with the technical provisions of the State's building laws.
- (6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

136C Notification of Home Building Act 1989 requirements

- (1) A complying development certificate for development that involves any residential building work within the meaning of the Home Building Act 1989 must be issued subject to a condition that the work is carried out in accordance with the requirements of this clause.
- (2) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
 - (a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
 - (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- (3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.
- (4) This clause does not apply in relation to Crown building work that is certified, in accordance with section 6.28 of the Act, to comply with the technical provisions of the State's building laws.

136D Fulfilment of BASIX commitments

- (1) This clause applies to the following development:
 - (a) BASIX affected development,
 - (b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).
- (2) A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

136E Development involving bonded asbestos material and friable asbestos material

- (1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:
 - (a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the Work Health and Safety Regulation 2011,
 - (b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,
 - (c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,
 - (d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.
- (2) This clause applies only to a complying development certificate issued after the commencement of this clause.

- (3) In this clause, bonded asbestos material, bonded asbestos removal work, friable asbestos material and friable asbestos removal work have the same meanings as in clause 317 of the Occupational Health and Safety Regulation 2001.

Note 1. Under clause 317 removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.

Note 2. The effect of subclause (1) (a) is that the development will be a workplace to which the Occupational Health and Safety Regulation 2001 applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.

Note 3. Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Office of Environment and Heritage.

Note 4. Demolition undertaken in relation to complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 must be carried out in accordance with Australian Standard AS 2601—2001, Demolition of structures.

136H Condition relating to shoring and adequacy of adjoining property

- (1) A complying development certificate for development must be issued subject to a condition that if the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the certificate must at the person's own expense:
- (a) protect and support the building, structure or work from possible damage from the excavation, and
 - (b) where necessary, underpin the building, structure or work to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

136I Traffic generating development

If an application for a complying development certificate is required to be accompanied by a certificate of Roads and Maritime Services as referred to in clause 4 (1) (j1) or (k) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the certificate of Roads and Maritime Services must be complied with.

136J Development on contaminated land

- (1) If an application for a complying development certificate is required to be accompanied by a statement of a qualified person as referred to in clause 4 (1) (l) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the statement must be complied with.
- (2) Subclause (1) does not apply to complying development carried out under the complying development provisions of State Environmental Planning Policy (Three Ports) 2013 in the Lease Area within the meaning of clause 4 of that Policy.

136K When complying development certificates must be subject to section 4.28 (9) condition

- (1) This clause applies if a council's contributions plan provides for the payment of a monetary section 7.11 contribution or section 7.12 levy in relation to development for a particular purpose (whether or not it is classed as complying development under the contributions plan).
- (2) The certifying authority must issue the relevant complying development certificate authorising development for that purpose subject to a condition requiring payment of such contribution or levy, as required by section 4.28 (9) of the Act.
- (3) Subclause (2) applies despite any provision to the contrary in the council's contributions plan.

136L Contributions and levies payable under section 4.28 (9) must be paid before work commences

- (1) A complying development certificate issued subject to a condition required by section 4.28 (9) of the Act must be issued subject to a condition that the contribution or levy must be paid before any work authorised by the certificate commences.
- (2) Subclause (1) applies despite any provision to the contrary in the council's contributions plan.

136M Condition relating to payment of security

- (1) This clause applies to a complying development certificate authorising the carrying out of development if:
- (a) the development is demolition of a work or building, erection of a new building or an addition to an existing building and the estimated cost of the development (as specified in the application for the certificate) is \$25,000 or more, and
 - (b) the development is to be carried out on land adjacent to a public road, and
 - (c) at the time the application for the certificate is made, there is specified on the website of the council for the area in which the development is to be carried out an amount of security determined by the council that must be paid in relation to:
 - (i) development of the same type or description, or
 - (ii) development carried out in the same circumstances, or
 - (iii) development carried out on land of the same size or description.
- (2) A complying development certificate to which this clause applies must be issued subject to a condition that the amount of security referred to in subclause (1) is to be provided, in accordance with this clause, to the council before any building work or subdivision work authorised by the certificate commences.
- (3) The security may be provided, at the applicant's choice, by way of:
- (a) deposit with the council, or
 - (b) a guarantee satisfactory to the council.

- (4) The funds realised from a security may be paid out to meet the cost of making good any damage caused to any property of the council as a consequence of doing anything (or not doing anything) authorised or required by the complying development certificate, including the cost of any inspection to determine whether damage has been caused.
- (5) Any balance of the funds realised from a security remaining after meeting the costs referred to in subclause (4) is to be refunded to, or at the direction of, the person who provided the security.

136N Principal certifier to be satisfied that preconditions met before commencement of work

- (1) This clause applies to building work or subdivision work that is the subject of a complying development certificate.
- (2) A principal certifier for building work or subdivision work to be carried out on a site, and over which the principal certifying authority has control, is required to be satisfied that any preconditions in relation to the work and required to be met before the work commences have been met before the work commences.

CONDITIONS OF COMPLYING DEVELOPMENT CERTIFICATES SEPP (Exempt & Complying Development Codes) 2008

Schedule 6 Conditions applying to complying development certificates under the Housing Code, the Rural Housing Code, the Greenfield Housing Code and the Inland Code

Note 1. Complying development under the Housing Code, the Rural Housing Code, the Greenfield Housing Code and the Inland Code must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation and the conditions listed in this Schedule.

Note 2. Division 2A of Part 7 of the Environmental Planning and Assessment Regulation 2000 specifies conditions to which certain complying development certificates are subject.

Note 3. In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

Note 4. If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.

Note 5. Under section 4.29 of the Environmental Planning and Assessment Act 1979, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

Part 1 Conditions Applying Before Works Commence

1. Protection of Adjoining Areas

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

2. Toilet Facilities

(1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

(2) Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

3. Garbage Receptacle

(1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.

(2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

4. Adjoining Wall Dilapidation Report

(1) If a wall on a lot is to be built to a boundary and there is a wall (the **adjoining wall**) on the lot adjoining that boundary that is less than 0.9m from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.

(2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

5. Run-off and Erosion Controls

Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:

- (a) diverting uncontaminated run-off around cleared or disturbed areas, and
- (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
- (c) preventing the tracking of sediment by vehicles onto roads, and
- (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

6. Tree Protection Measures

(1) This clause applies to each protected tree and any other tree that is to be retained on a lot.

- (2) The trunk of each of the following trees must be provided with a tree guard that is comprised of hardwood timber panels each having a minimum length of 2m, minimum width of 75mm and minimum thickness of 25mm and secured, but not permanently fixed or nailed, to the tree and spaced a maximum of 80mm apart:
 - (a) each tree that is within 6m of a dwelling house or any ancillary development that is to be constructed, and
 - (b) each protected tree that is within 10m of a dwelling house or any ancillary development that is to be constructed.
- (3) Each protected tree that is within 6m of a dwelling house, outbuilding or swimming pool must have a fence or barrier that is erected:
 - (a) around its tree protection zone as defined by section 3.2 of AS 4970—2009, *Protection of trees on development sites*, and
 - (b) in accordance with section 4 of that standard.
- (4) The person having the benefit of the complying development certificate must ensure that:
 - (a) the activities listed in section 4.2 of that standard do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining lot, and
 - (b) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the lot during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.
- (5) The tree protection measures specified in this clause must:
 - (a) be in place before work commences on the lot, and
 - (b) be maintained in good condition during the construction period, and remain in place for the duration of the construction works.

Note. A separate permit or development consent may be required if the branches or roots of a protected tree on the lot or on an adjoining lot are required to be pruned or removed.

Part 2 Conditions Applying During the Works

Note. The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise.

7. Hours for Construction

Construction or demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction or demolition is to be carried out at any time on a Sunday or a public holiday.

8. Compliance with Plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

9. Maintenance of Site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- (4) During construction:
 - (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (5) At the completion of the works, the work site must be left clear of waste and debris.

10. Earthworks, Retaining Walls and Structural Support

- (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
 - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - (c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997* and
 - (d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.
- (2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.

11. Drainage Connections

- (1) If the work is the erection of, or an alteration or addition to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.
- (2) Any approval that is required for connection to the drainage system under the *Local Government Act 1993* must be held before the connection is carried out.

12. Swimming pool safety

If the work involves the construction of a swimming pool, a child-resistant barrier that complies with the requirements of the *Building Code of Australia* and AS 1926.1—2012, *Swimming pool safety—Part 1: Safety barriers for swimming pools* must be erected around that work during the construction.

13. Archaeology Discovered during Excavation

If any object having interest due to its age or association with the past is uncovered during the course of the work:

- (a) all work must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further the work can continue.

14. Aboriginal Objects Discovered During Excavation

If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- (a) all excavation or disturbance of the area must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the National Parks and Wildlife Act 1974.

Note. If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the National Parks and Wildlife Act 1974.

Part 3 Conditions Applying Before the Issue of an Occupation Certificate

15. Vehicular Access

If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

16. Utility Services

If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.

SCHEDULE 3 CRITICAL STAGE INSPECTIONS

The Table below details the required inspections to be undertaken by Pro Cert Group Pty Ltd.

To arrange your inspections please contact the office by telephoning 02 6766 3388 or email info@procert.com.au, with at least twenty-four (24) hours prior notice.

CRITICAL STAGE INSPECTION	STAGE OF WORKS
Piers, Footings or Slabs	After the excavation of pier holes, footings, slabs and after all reinforcement and formwork is in place and prior to the pouring of any concrete.
Framework	Prior to the covering of the framework for any floor, wall, roof or other building element.
Waterproofing	Prior to the covering of waterproofing in any wet areas, including external first floor areas.
Stormwater	Prior to covering any stormwater drainage connections. (Noting this inspection will be undertaken at the Final Inspection)
Final	<p>After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.</p> <p>In relation to any outstanding items identified during a Final Inspection, these items are required to be completed or provided within four (4) weeks of the date of the inspection.</p> <p>If the outstanding items identified are not provided or a re-inspection is requested outside the four (4) week time period a re-inspection of the whole building will be required to be undertaken the payment of additional fees will also be required.</p>

**SCHEDULE 4
GENERAL CONSTRUCTION**

1. Prior to the framework inspection being undertaken the tie-down and bracing details for the wall and roof framing are to be provided.
1. Prior to the sub-floor framework inspection being undertaken details in relation to the sub-floor system, type of pier system and connection detail is to be provided.
2. Exhaust fans for bathrooms & WCs that have no or insufficient natural ventilation are to be either ducted to the outside air or into a ventilated roof space to ensure compliance with Clause 3.8.5.2 of the National Construction Code of Australia 2016 Vol 2 (NCC).
3. A roof space must be ventilated to outdoor air where exhaust fans installed in Kitchens, bathrooms, sanitary compartments or laundries that discharge into that roof space (including tactics) in accordance with Clause 3.8.7.4 of the NCC
4. Prior to the installation of the heater manufacturers' instructions and any relevant specifications are to be provided.
5. Stairways and landings (if required) are to be designed and constructed in accordance the NCC, noting that the stairways are also required to be designed to take loading forces in accordance with AS1170.0-2002.

(Extract from Part 3.9.1 of NCC)

Table 3.9.1.1 Riser and going dimensions (mm)

Stair type	Riser (R) (see Figure 3.9.1.4 below)		Going (G) (see Figure 3.9.1.4 below)		Slope relationship (2R+G)	
	Max	Min	Max	Min	Max	Min
Stairs (other than spiral)	190	115	355	240	700	550
Spiral	220	140	370	210	680	590

Note to Table 3.9.1.1: Riser and going dimensions must be measured in accordance with Figure 3.9.1.4.

Figure 3.9.1.4 Riser and going dimensions—Measurement

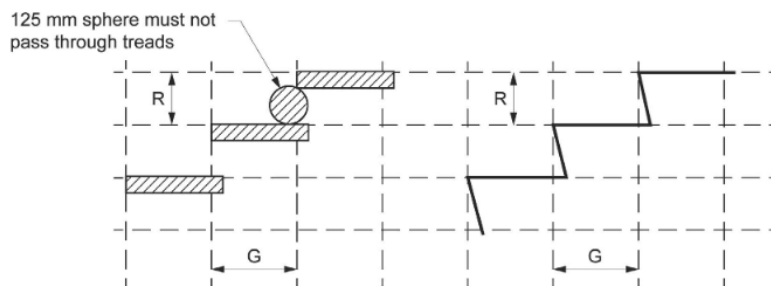
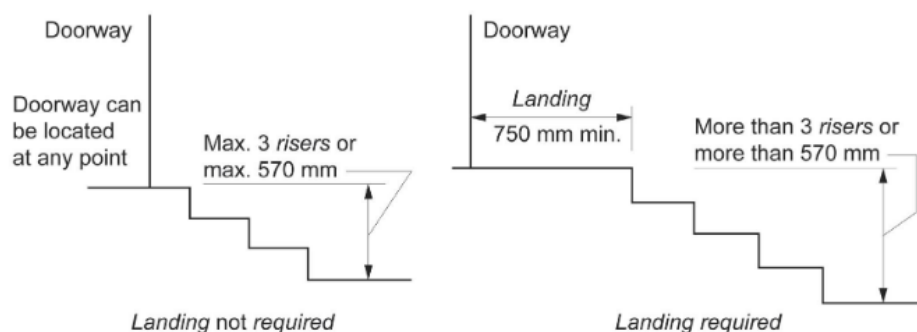


Figure 3.9.1.3b Threshold landing



6. Where a door threshold is more than 230 mm above the adjoining surface it must incorporate steps having riser (R) and going (G) dimensions in accordance with NCC Clause 3.9.1.2.
7. Treads of external stairs are required to have a wet slip resistance of P4 or R11 or provided with nosing strips having a slip resistance rating of P4 in accordance with NCC Table 3.9.1.1 and AS4586-2013.
8. The proposed building works are required to be constructed in accordance with the requirements of a Bushfire Attack Level of BAL-LOW in accordance with the requirements of AS3959-2019 and Planning for Bushfire Protection 2019.

**SCHEDULE 5
INSTALLATION CERTIFICATES**

Below is a list of the installation certificates required prior to issuing an Occupation Certificate.

Each certificate must detail the following information:

1. Company name & clearly identify the person issuing the certificate i.e. name & position with the company;
2. Signed and dated;
3. Provide the qualifications of the signatory, i.e. licence number;
4. Provide the signatory's contact details;
5. Indicate what building the certificate relates to i.e. building name, address etc.;
6. Reference is made to the applicable version of the National Construction Code (NCC), i.e. NCC 2019 Vol 2 and reference the relevant Australian Standard and Year, i.e. AS3740-2010, and
7. Attach any test certificates / certification documents to Certificate that have been relied upon.

CERTIFICATION DOCUMENTATION		STANDARD OF INSTALLATION		
1.	Peg Out Survey	From a registered Land Surveyor upon completion of the set out of the footings / slab.		
2.	Timber Roof Trusses and Wall Frames	AS1684-2010 and AS4440-2004		
3.	Termite Risk Management System	NCC 2019 Vol 2 and AS3660.1-2014		
4.	Windows & Doors Glazing	NCC 2019 Vol 2 and AS1288-2006 & AS2047-2014		
5.	Shower Screens Glazing	NCC 2019 Vol 2 and AS1288-2006		
6.	Waterproofing of Wet Areas	NCC 2019 Vol 2 and AS3740-2010		
7.	Smoke Alarms	NCC 2019 Vol 2 and AS3786-2014		
8.	BASIX Commitments	Certification that all BASIX commitments listed in the relevant BASIX certificate have been complied with.		
9.	Bushfire Attack Level (BAL)	AS3959-2018 & Planning for Bushfire Protection 2020		
10.	Stormwater Drainage	AS/NZS3500.3-2015		
11.	Slip Resistance - Treads Surface - Nosing Strip		DRY	WET
		*NCC 2019 Vol 2 Table 3.9.1.1	P3 or R10	P4 or R11
		*NCC 2019 Vol 2 Table 3.9.1.1	P3	P4
*NOTE: Test certificates are required to outline compliance with the requirements of the Slip Resistance Classification in accordance with NCC 2019 Vol 2 Table 3.9.1.1 and AS4586-2013.				

NUNDLE SHIRE

Papers *CR 13/85/1/104*

See report for Add'l Holdg. at 15/1 per ac Gazette 20.5.08. Re 19/5/11

PLAN OF PORTION 47
 County of Hawes Parish of Yeerawun
 LAND DISTRICT OF SCONE (TAMWORTH) LAND BOARD DISTRICT OF MAITLAND
 Resumed Area No Pastoral Holding Eastern Division

Applied for under the 48th Section of the Crown Lands Act of 1884, by (William Kelly Mortgage) Bank of Australia
 Within the Sardon Gold Field Procl. 31st July 07
 Open to C.P.

Por 47 C.L. 123 May 21st
 Applied to be brought under provisions of Clo. Sett. Promotion Act. Vide No. Sett. 13/7/88 Kelly's Farm (3)
 Por 47 sold to Allan Norman Wiggan (D.P.) 25th September 1929
 Within R. 1819 from occn. under M.R. or B.L. notd. 19th Oct. 1929
 William Jas Wake
 Creek Cl. Sett. 7627-80 Annulled Gazette 12-5-50 Annulment Reversed Gaz. 25.8.50
 Sett Lsc. 06-2
 3900 ac excls & water races

Por. 47 Part. A.T.P. Allan Norman Wiggan
 Sale completed C.S. 7627/123. P. 1280 ac.
 See also H/1388. 1671

Original plan indicates bank is the portion boundary (ADDED FOR MICROFILM PURPOSES)



STANDARD TRACING PREPARED
 Azimuth taken from W. Bdy Por 33
 Field Book Vol. 8535 Folio 12

Reference to Corners

Corner	Bearing	From	Links	No. on Book
A	128° 06'	Gum	42.8	44.47
B	82° 37'	Woollyb ^s	112.5	44.47
C	277° 35'	Gum	52.8	46.47
D	152° 58'	Woollyb ^s	63.6	46.47
E	131° 18'	Stringyb ^s	41.5	46.47
F	82° 11'	Stringyb ^s	71.3	47.48
G	267° 0'	Gum	78.8	47.48

Reference to Traverse

Line	Bearing	Distance	Line	Bearing	Distance
1	284° 24'	303	1	145° 39'	715
2	280° 32'	800	2	135° 37'	1295
3	281° 48'	908	3	138° 05'	619
4	267° 06'	447	4	120° 04'	281
5	246° 30'	561	5	105° 14'	391
6	248° 28'	701	6	120° 06'	566
7	263° 57'	936	7	108° 55'	225
8	188° 04'	343	8	123° 01'	2360
9	225° 51'	1020	9	135° 30'	1164
10	267° 27'	481	10	223° 04'	509
11	235° 57'	391	11	212° 03'	1232
12	208° 26'	147	12	172° 17'	684
13	200° 36'	572	13	183° 07'	1252
14	206° 0'	494	14	177° 02'	751
15	230° 44'	312			
16	235° 11'	598			

I hereby certify that I in person made and on the 26th Feb 1913 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of licensed Surveyors and the practice of the Department of Lands.

Marcus M. Hyndes Licensed Surveyor
 Transmitted to the District Surveyor with my letter of 27th Feb 1913 No. 11
 Voucher No. Passed Staff
 Calculation Book No. 789
 Checked and Corrected by W. A. Morrison 29.2.13
 Examined by W. A. Morrison 31.3.13
 Plan approved by W. A. Morrison
 Draftsman in Charge
 31 March 1913

Checked on Head Office Maps
 W. A. Morrison 21 April 1913
 Examined by W. A. Morrison 23 April 1913

Improvements Paling fence in N.W. Cor. 13.10.0. (Payne)
 six wire fence E. bdy 16.0.0. (W. A. Morrison)
 Give & take fence on M'Divilla's Cl. 25.0.0. (W. J. Wake)

Scale 20 Chains to an Inch

1389-1671

Photographed & Printed at the Govt. Lands Office 11/13
 Cat. No. H 1389

Nundle Shire Council



Address all
communications
to the General Manager

in reply please quote
P13/5/1 ns/lp

PO Box 21

Council Chambers
Nundle 2340

Telephone: (02) 6769 3205
Facsimile: (02) 6769 3114
30 June 1999

Dear Madam,

**Re: "Glen Rai", Morrison's Gap Road, Nundle
Lots 46 & 47 DP 753722 (Parish Yeerawun)**

In response to your letter dated 18th June, 1999, Council advises the following:

- i) Council has no record of a dwelling being approved on the above property;
- ii) Any extensions to the dwelling must be approved by Council and require a Development Application to be lodged;
- iii) A second dwelling can be erected on the property subject to provisions of Council's Local Environmental Plan 1988. A Development Application must be lodged for this activity; and
- iv) All septic tank systems are subject to Council approval and an application must be lodged with Council for assessment. All sullage trenches must be installed and sized in accordance with AS 1547 - "Disposal systems for effluent from domestic premises". The length of trench to be used is dependent on the amount of waste generated from the dwelling and the type of soil that the sullage trenches will be installed in.

Should you have any further enquiries please contact Council's Health and Building Surveyor, Mr. Nathan Smith, who is in this office each Tuesday morning or alternatively at Tamworth City Council or [REDACTED]

Yours faithfully,

[REDACTED]
General Manager.



BUSHFIRE ATTACK LEVEL (BAL) CERTIFICATE

Determined in accordance with the NSW RFS, 2019 'Planning for Bushfire Protection (Appendix 1)'

This Certificate has been issued by Jeffrey Bretag, who is accredited by the Fire Protection Association (FPA) Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme New South Wales (NSW); being a recognised consultant by the NSW Rural Fire Service (RFS).

This Certificate details the conclusions of the Bushfire Attack Level (BAL) Assessment Report prepared by Jeffrey Bretag. FPA Australia makes no warranties as to the accuracy of the information provided in this Certificate.

All enquiries relating to this information must be made to Jeffrey Bretag over the phone on 04 1155 1433 or via email at jeff@perceptionplanning.com.au.

Property Details:

Address:	[REDACTED]
Legal Description:	Lot 47, DP 753722
Local Government Area:	Tamworth Regional Council
Fire Danger Index (FDI):	80 – Northern Slopes
Site Area:	514 hectares

Description of Works:

Main Building Class (BCA):	Class 1a
Use of Building:	Dwelling House

Description of Works: Dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile. Dwelling house means a building only containing one dwelling.

Architectural Plans: Proposed Residence, 828 Morrisons Gap Road, Hanging Rock, NSW, 2340 **(ATTACHMENT 1)**.

Bushfire Attack Level:

Bushfire Attack Level (BAL): BAL-LOW

NOTE: BAL-LOW is dependent only the 'retained trees' identified in **(FIGURE 2)** being retained within the Inner Protection Area (IPA) so that tree canopies do not touch. All grass within the IPA also needs to be less than 100mm in height prior to the issue of the Construction Certification (CC), Occupation Certificate (OC) and perpetuity. The complete requirements for an IPA are detailed as **(ATTACHMENT 9)**.

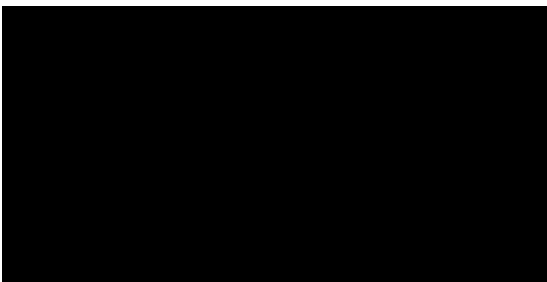
Certificate Details:

Job Number: 1274
Author: [REDACTED] - BPAD (Level 2, No. 50883)
Contact Details: [REDACTED] or [REDACTED]
Date of Issue: 8/11/20
Certificate Expiry Date: 8/11/22

The BAL has been determined in accordance with the NSW RFS, 2019, 'Planning for Bushfire Protection (Appendix 1 – Site Assessment Methodology) (pp. 80-94).

Guidance on the relevant bushfire provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is detailed in **(ATTACHMENT 2)**.

I hereby certify that I have undertaken an assessment of the described works on the site in accordance with the requirements of NSW RFS, 2019, 'Planning for Bushfire Protection (Appendix 1 – Site Assessment Methodology) (pp. 80-94).





BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT

Determined in accordance with the NSW RFS, 2019' Planning for Bushfire Protection (Appendix 1)'

This Bushfire Attack Level (BAL) Assessment Report has been issued by Jeffrey Bretag, who is accredited by the Fire Protection Association (FPA) Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme New South Wales (NSW); being a recognised consultant by the NSW Rural Fire Service (RFS).

This BAL Assessment Report has informed the details provided in BAL Certificate prepared by Jeffrey Bretag. FPA Australia makes no warranties as to the accuracy of the information provided in this Assessment Report.

All enquiries relating to this information must be made to Jeffrey Bretag over the phone 04 [REDACTED]

Property Details:

Address: [REDACTED]

Legal Description: Lot 47, DP 753722

Description of Works:

Main Building Class (BCA): Class 1a

Use of Building: Dwelling House

Description of Works: Dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile. Dwelling house means a building only containing one dwelling.

Architectural Plans: Proposed Residence, 828 Morrisons Gap Road, Hanging Rock, NSW, 2340 (**ATTACHMENT 1**).

Site Inspection: A site inspection was undertaken on 6 July 2020 and subsequent photos were provided by Ms. Zuzana Savage on 6 November 2020. This information was relied upon to inform this BAL Assessment Report.

Asset Protection Zone (APZ) and associated Bushfire Attack Level (BAL):

1. Determine the vegetation formation in all directions around the building to 140 metres (refer to A1.2). The vegetation is:

- a. North: Managed Land – Low Threat
- b. East: Wet Sclerophyll Forest (Grassy)
- c. South: Managed Land – Low Threat
- d. West: Managed Land – Low Threat

Photos of the vegetation in a north, east, south, and west direction is provided at (**ATTACHMENT 3**).

2. Determine the effective slope of the land from the building for 100 metres. The effective slope is:

Direction	Rise (m)	Run (m)	Slope (%)	Slope (°)
North	-	-	-	-
East	10	36	28	16
South	-	-	-	-
West	-	-	-	-

3. Determine the Forest Fire Danger Index (FFDI) for the council area in which the development is to be undertaken (refer to A1.6). The Local Government Area (LGA) and FFDI is as follows:

- a. Local Government Area: Tamworth Regional Council
- b. Forest Fire Danger Index (FFDI): 80 – Northern Slopes

4. Match the relevant FFDI, vegetation formation and effective slope to determine the Asset Protection Zone (APZ) required from the appropriate table of this Appendix (refer to A1.7).

The vegetation and effective slope vegetation have been cross referenced against the appropriate table to develop the following table:

Aspect	Vegetation	Slope (°)	29Kw/m ²	19Kw/m ²	12.5Kw/m ²
North	Managed – Low Threat	-	-	-	-
East	Wet Sclerophyll Forest (Grassy)	15-20 Degrees (Downslope)	48-<63m	63-<81m	81-<100m
South	Managed – Low Threat	-	-	-	-
West	Managed – Low Threat	-	-	-	-

An illustration of the vegetation is provided as **(FIGURE 1)**.

5. Determine the separation distance by measuring from the edge of the unmanaged vegetation to the closest external wall. The distance from the unmanaged vegetation to the closest external wall is:
 - a. North: 100m>
 - b. East: 100m>
 - c. South: 100m>
 - d. West: 100m>
6. Match the relevant FFDI, appropriate vegetation, distance, and effective slope to determine the appropriate BAL using the relevant tables.















Aspect	Vegetation	Slope (°)	Distance (m)	BAL
North	-	-	100m>	BAL-LOW
East	-	-	100m>	BAL-LOW
South	-	-	100m>	BAL-LOW
West	-	-	100m>	BAL-LOW

An illustration of the continued managed of the site is provided as **(FIGURE 2)**.

7. Refer to Section 3 and Section 4 in AS3959-2018 and NASH Standard to identify appropriate construction requirements for BAL-LOW.

The document titled AS3959:2018 states that 'The Standard does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with Section 2 as being BAL-LOW. The Bushfire Attack Level BAL-LOW is based on insufficient risk to warrant specific bushfire construction requirements. It is predicted on low threat vegetation and non-vegetated areas (see Clause 2.2.3.2)'.

Figure 1 - Site Assessment Map

-  Site Boundary
-  Slope Buffer - 100m
-  Vege Buffer - 140m
-  Watercourses
-  Waterbodies
-  Roads
-  Cadastre
-  Site Photos
-  Dwelling House
-  Slope Transects
-  Contours - 5m
-  Retained Trees
-  WSF (Grassy)
-  Picket
-  Property Access
















0 25 50 m



Disclaimer: While every effort is made to ensure this map is free of errors, there is no warrant the map or its features are either spatially or temporally accurate or fit for a particular use. This map is provided without any warranty of any kind whatsoever, either express or implied.



Figure 2 - Bushfire Protection Measures Map

-  Site Boundary
-  Slope Buffer - 100m
-  Vege Buffer - 140m
-  Watercourses
-  Waterbodies
-  Roads
-  Cadastre
-  Dwelling House
-  Retained Trees
-  WSF (Grassy)
-  Picket
-  Property Access
-  APZ - 100m



0 25 50 m



Disclaimer: While every effort is made to ensure this map is free of errors, there is no warrant the map or its features are either spatially or temporally accurate or fit for a particular use. This map is provided without any warranty of any kind whatsoever, either express or implied.



NOTES

- a. Any recommendation or advice expressed in this Bushfire Assessment Report and Bushfire Attack Level (BAL) Certificate is made in good faith and in accordance with the relevant legislation for bushfire prone development in NSW. It should be born in mind that the measures recommended in this report cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable behaviour of bushfires and extreme weather conditions. As such, the author is not liable to any person for any damage or loss whatsoever which has occurred or may occur in relation to the person acting or not acting based on the recommendations of this Report and Certificate.
- b. It is recommended that the Registered Proprietor of the land engage a surveyor to identify with marker pegs the approved external façade of the dwelling structure approved in this consent. They shall identify on the land of the extend of the approved Inner Protection Area (IPA) as set out in the above Certificate. The IPA limit shall then be permanently marked through the establishment of durable posts (steel pickets or concrete posts or equivalent). The marker posts shall be installed at distances of not greater than 30-metres apart and at each change of angle of the IPA. The marker posts shall be maintained on the land for the life of the development.
- c. Please note that some of the below photos show canopies of trees touching and grass greater than 100mm in height. BAL-LOW is dependent only the 'retained trees' identified in **(FIGURE 2)** being retained within the Inner Protection Area (IPA) so that tree canopies do not touch. All grass within the IPA also needs to be less than 100mm in height prior to the issue of the Construction Certification (CC), Occupation Certificate (OC) and perpetuity. The complete requirements for an IPA are detailed as **(ATTACHMENT 9)**.

4. Aims and Objectives of PBP

An assessment against the aims and objectives of PBP is provided below.

Aims and Objectives – General (p.10)		
No	Objective	Bushfire Assessment Report (BAR)
1	Afford occupants of any building adequate protection from exposure to bush fire.	The distance between the proposed development and classified vegetation of more than 100m provides occupants of the building and adequate protection from exposure to bushfire.

2	Provide for defensible space to be located around buildings.	The continued management the land surrounding the existing dwelling as an Inner Protection Area (IPA) will provide the defensible space.
3	Provide appropriate separation between a hazard and buildings, which, in combination with other measures, prevent the likely spread to buildings.	Over 100m of separation is currently achieved between the proposed development and the classified vegetation.
4	Ensure that safe operational access and egress for emergency service personnel and residents is available.	Compliance with the relevant access requirements is not required because the Bushfire Assessment has identified the proposed development to be constructed to BAL-LOW.
5	Provide for ongoing management and maintenance of bush fire protection measures.	Bushfire protection measures are not required because the Bushfire Assessment has identified the proposed development to be constructed to BAL-LOW.
6	Ensure utility services are adequate to meet the needs of firefighters.	Utility services are not required because the Bushfire Assessment has identified the proposed development to be constructed to BAL-LOW.

Specific Objectives – Infill Development (p.64)

No	Objective	Bushfire Assessment Report (BAR)
1	Provide a defensible space to enable unimpeded access for firefighting around the building.	The continued management the land surrounding the existing dwelling as an Inner Protection Area (IPA) will provide the defensible space.
2	Provide better bush fire outcomes on a redevelopment site than currently exists, commensurate with the scale of the works proposed.	The production of this assessment and the identification that the land surrounding the dwelling to continue to be managed as an IPA is a better bushfire outcome.

3	Design and construct buildings commensurate with the bush fire risk.	The dwelling house is to be constructed to BAL-LOW, which is reflective of the identified risk.
4	Provide access, services, and landscaping to aid firefighting operations.	Utility services are not required because the Bushfire Assessment has identified the proposed development to be constructed to BAL-LOW.
5	Not impose an increase bush fire management and maintenance responsibility on adjoining landowners.	The calculation of BAL-LOW is based on the existing management of land surrounding the future dwelling house. This is not considered to be placing an increased responsibility on this landowner because the land is already managed in this way.
6	Increase the level of bush fire protection to existing dwellings based on the scale of the proposed work and level of bush fire risk.	The dwelling house is to be constructed to BAL-LOW, which is reflective of the identified risk.

ATTACHMENT 1 – ARCHITECTURAL PLANS

BASIX COMMITMENTS

CONDITIONED FLOOR AREA = 51.1m²
 UNCONDITIONED FLOOR AREA = 3.9m²
 HORIZONTAL ROOF AREA = 74.0m²
 SITE AREA = 2220393m²

WATER

THE APPLICANT MUST INSTALL SHOWERHEADS
 WITH AT LEAST A 3 STAR RATING (>7.5 BUT <=9L/MIN)
 THE APPLICANT MUST INSTALL TOILETS
 WITH AT LEAST A 4 STAR RATING
 THE APPLICANT MUST INSTALL KITCHEN & BATHROOM TAPS
 WITH AT LEAST A 4 STAR RATING

ALTERNATIVE WATER:

THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 60,000Ltr ON SITE
 TOTAL AREA OF LAWNS & GARDEN = 100m²

RAINWATER TANK TO COLLECT RAIN RUNOFF FROM
 AT LEAST 74m² OF ROOF AREA.

THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO :

- AT LEAST 1 OUT DOOR TAP
- ALL TOILETS IN THE DEVELOPMENT
- THE COLD WATER TAP THAT SUPPLIES THE CLOTHES WASHER.
- ALL HOT WATER SYSTEMS IN THE DEVELOPMENT
- ALL INDOOR COLD WATER TAPS

THERMAL

EXTERNAL WALLS ADDITIONAL INSULATION R2.20 (OR R2.60 INC CONSTRUCTION)
 SUSPENDED FLOOR (ENCLOSED SUBFLOOR) R1.00 DOWN (OR 1.7 INC CONSTRUCTION)
 CEILING TO HAVE INSULATION WITH A MIN R VALUE OF R4.25 (UP)
 ROOF TO HAVE FOIL / SARKING, UNVENTILATED, MEDIUM SA (0.475-0.7)

WINDOWS:

REFER TO BASIX CERTIFICATE

ENERGY

THE APPLICANT MUST INSTALL GAS INSTANTANEOUS 4 STAR HWS
 THE LIVING AREAS MUST NOT INCORPORATE ANY COOLING / HEATING SYSTEM,
 OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING / HEATING SYSTEM.
 THE APPLICANT MUST INSTALL A WOOD HEATER IN AT LEAST 1 LIVING AREA

THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS:

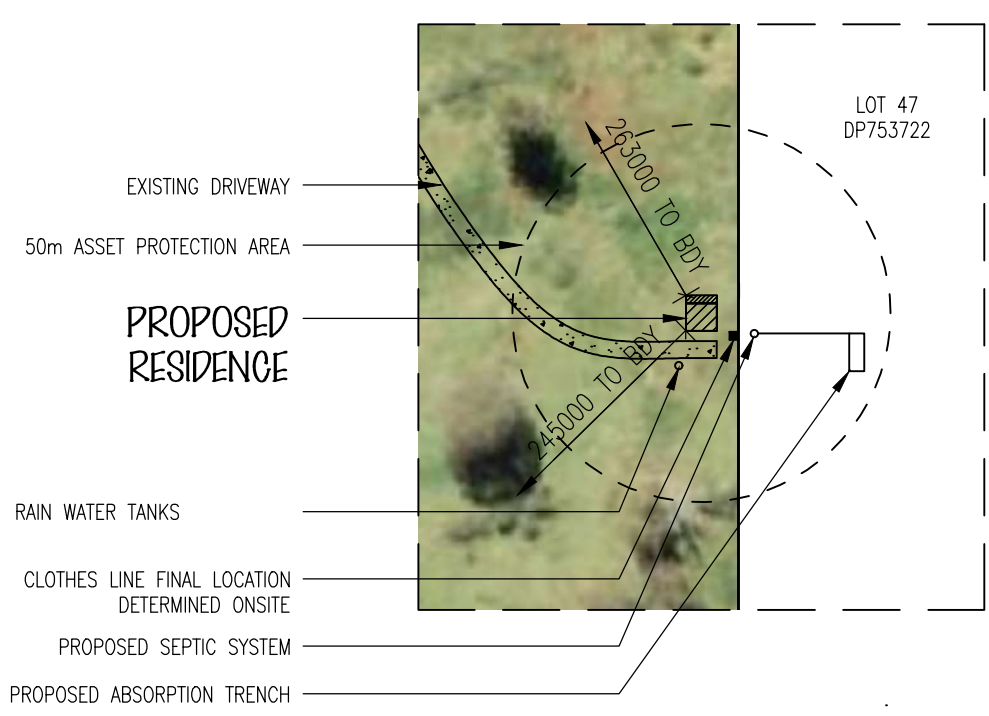
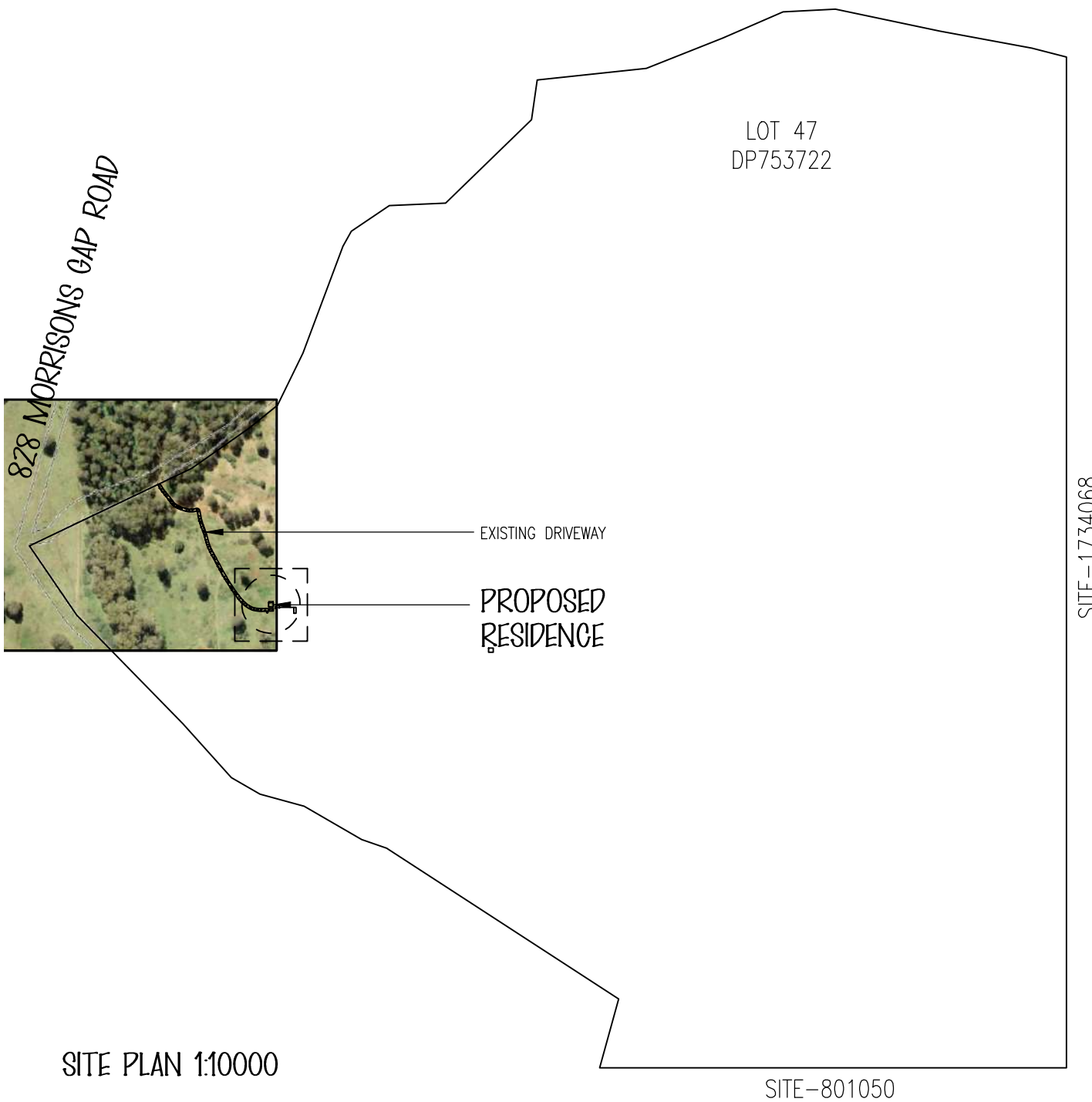
BATHROOM: INDIVIDUAL FAN, NOT DUCTED, MANUAL ON/OFF SWITCH
 KITCHEN: INDIVIDUAL FAN, NOT DUCTED, MANUAL ON/OFF SWITCH.
 LAUNDRY: NATURAL VENTILATION ONLY

THE APPLICANT MUST ENSURE THAT THE PRIMARY TYPE OF ARTIFICIAL LIGHTING IN
 THE ENTIRE DEVELOPMENT ARE CAPABLE OF ACCEPTING FLUORESCENT OR LED LAMPS
 NOT DEDICATED.

THE APPLICANT MUST INSTALL A WINDOW IN THE KITCHEN & 1 BATHROOM/WC
 THE APPLICANT MUST INSTALL A GAS COOKTOP & GAS OVEN
 THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHESLINE.
 THE APPLICANT MUST INSTALL A INDOOR OR SHELTERED CLOTHESLINE.

PROPOSED RESIDENCE
 FOR Z SAVAGE.
 LOT 47. DP 753722
 828 MORRISONS GAP ROAD
 HANGING ROCK. NSW. 2340

JOB DETAILS	PROPOSED RESIDENCE	SCALE	N/A	COPYRIGHT AND REPRODUCTION	A1 HOME DESIGN & DRAFT YOUR DREAM HOME STARTS HERE
	FOR Z SAVAGE	VIEW NAME	FRONT PAGE		
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PART SITE PLAN 1:2000
 LGA: TAMWORTH CITY REGIONAL COUNCIL
 FIRE RATING: BAL-19

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EROSION & SEDIMENT CONTROL PLAN STATEMENT

OBJECTIVE

- * TO MINIMISE THE AREA AFFECTED BY RAINDROP AND WIND EROSION.
- * TO CONTAIN SEDIMENT CREATED IN THE COURSE OF CONSTRUCTION AND PROTECT THE SITE FROM EROSION EVENTS.
- * TO MAKE EVERYONE WORKING ON THE SITE AWARE OF THE IMPORTANCE OF STORMWATER POLLUTION.

NOTES

1. CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY DISTURBANCE ON SITE AND SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION DEPARTMENT OF NSW.
2. MINIMISE THE AREA TO BE DISTURBED.
3. SITE ACCESS SHALL BE RESTRICTED TO ONE POINT AND STABILISED AS DETAILED OR SEALED.
4. ALL BUFFER ZONES SHALL BE ADHERED TO AND BARRICADED WHERE REQUIRED. (THIS INCLUDES FOOTPATHS WHERE NO WASHDOWN AREAS, PARKING, DRIVEWAYS OR MATERIAL STOCKPILES ARE PERMITTED WITHOUT PERMISSION OF THE LOCAL COUNCIL OR RELEVANT PERSONS SUCH AS NEIGHBORS.)
5. INSTALL SEDIMENT CONTROL MEASURES AS REQUIRED AND OR AS NOTED AT THE DOWNSLOPE PERIMETER AND OR THROUGHOUT THE CONSTRUCTION AREA SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE BY MEANS OF FILTER FENCES, FLOW DIVERSION BANKS AND STILLING AREAS. AND AS TO PREVENT NORMAL STORMFLOWS FROM DISTURBING THE SITE.
6. ERODIBLE MATERIALS SHALL BE PROTECTED WITH LOCAL CONTROLS AND COVERED IN AREAS OF HIGH WINDS OR WHEN STORED FOR EXTENDED PERIODS.
7. ALL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
8. ALL FLOW DIVERSION BANKS SHALL BE STABILISED.
9. INSTALL SEDIMENT CONTROL FENCES AS CLOSE AS POSSIBLE TO CONTOURS.

10. ENSURE ALL WASTE IS STORED AND SECURED AGAINST NORMAL EROSION EVENTS.
11. GUTTERING WILL BE CONNECTED TO THE NOMINATED STORMWATER SYSTEM AS SOON AS PRACTICABLE AFTER THE ROOF IS INSTALLED.
12. CONTROL STRUCTURES SHALL BE INSPECTED REGULARLY BY THE SITE SUPERINTENDENT AND MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES.
13. ALL DISTURBED AREAS SHALL BE REHABILITATED OR STABILISED PRIOR TO THE REMOVAL OF SEDIMENT CONTROL STRUCTURES.
14. SITE SUPERINTENDENT TO DOCUMENT THE MAINTENANCE OF ALL CONTROL MEASURES.

TOPSOIL STOCKPILE n.t.s.

1. WHERE POSSIBLE LOCATE STOCKPILE AT LEAST 5 METERS FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.
3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METERS IN HEIGHT.
4. CONSTRUCT EARTH BANK ON THE UPSLOPE SIDE TO DIVERT RUNOFF AROUND THE STOCKPILE AND A SEDIMENT FENCE 1 TO 2 METERS DOWNSLOPE OF STOCKPILE.
5. REHABILITATE AREA IMMEDIATELY UPON DECOMMISSION OF STOCKPILE.

EARTH BANK (LOW FLOW) n.t.s.

1. CONSTRUCT WITH GRADIENT OF 1% TO 5%.
2. AVOID REMOVING TREES OR SHRUBS IF POSSIBLE.
3. DRAINS TO BE EITHER CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTION NOT V-SHAPED.
4. EARTH BANKS TO BE ADEQUATELY COMPACTED IN ORDER TO PREVENT FAILURE.
5. PERMANENT OR TEMPORARY STABILISATION OF THE EARTH BANK TO BE COMPLETED WITHIN 10 DAYS OF CONSTRUCTION.
6. ALL OUTLETS FROM DISTURBED LANDS ARE TO FEED INTO A SEDIMENT BASIN OR SIMILAR.
7. DISCHARGE RUNOFF COLLECTED FROM UNDISTURBED LANDS ONTO EITHER A STABILISED OR AN UNDISTURBED DISPOSAL SITE WITHIN THE SAME SUB-CATCHMENT.
8. COMPACT BANKS WITH A SUITABLE IMPLEMENT IN SITUATIONS WHERE THEY ARE REQUIRED FOR MORE THAN 5 DAYS.
9. EARTH BANKS TO BE FREE OF PROJECTIONS OR IRREGULARITIES THAT WILL IMPEDE NORMAL FLOW.

STABILISED SITE ACCESS n.t.s.

GEOTEXTILE FABRIC DESIGNED TO PREVENT INTERMIXING OF SUBGRADE AND BASE MATERIALS AND TO MAINTAIN GOOD PROPERTIES OF THE SUB-BASE LAYERS.

GEOTEXTILE MAY BE WOVEN OR NEEDLE PUNCHED PRODUCT WITH A MINIMUM CBR BURST STRENGTH (AS3760.4-90) OF 2500 N.

CONSTRUCTION NOTES:

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE 30-50MM AGGREGATE. MINIMUM LENGTH 15.0M OR TO BUILDING ALIGNMENT, MINIMUM WIDTH 3.0 M.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

STRAW BALE FILTER n.t.s.

1. CONSTRUCT STRAW BALE FILTER AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE OR AT THE TOE OF A SLOPE.
2. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAPS BETWEEN BALES.
3. MAXIMUM HEIGHT OF FILTER IS ONE BALE.
4. ON SOFT MATERIAL EMBED EACH BALE INTO THE GROUND 75mm TO 100mm.
5. ANCHOR WITH 1.2m STAR POSTS. ANGLE THE FIRST POST IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. DRIVE POSTS 600mm INTO THE GROUND AND FLUSH WITH TOP OF THE BALES.
6. WHERE A STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER THE BALES SHOULD BE LOCATED 1.5m TO 2.0m DOWNSLOPE FROM THE FACE OF THE BATTER.

SEDIMENT FENCE n.t.s.

CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT CONTROL FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO CONTOURS TO THE SITE.
2. DRIVE 1.5M LONG STAR PICKETS INTO GROUND, 2.5M APART (MAX).
3. DIG A 150MM TRENCH ALONG THE UP-SLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. FIX SELF-SUPPORTING GEOTEXTILE TO UP-SLOPE SIDE OF POSTS WITH THE WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURE.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.50m CENTERS. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. MINIMISE SITE DISTURBANCE.
9. CONNECT DOWNPIPES AS SOON AS ROOF IS FINISHED.
10. PLACE EXCAVATED MATERIAL UPSLOPE OF TRENCHES.
11. SITE SUPERINTENDENT TO INSPECT EROSION & SEDIMENT STRUCTURES DAILY.
12. IMMEDIATELY SWEEP ROADWAY OF ANY SPILT MATERIALS.

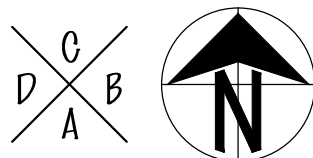
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GENERAL NOTES

- FOUNDATION - STEEL FLOORING SYSTEM (ENCLOSED SUB FLOOR)
- EXTERNAL WALLS - SELECTED HARDIPLANK
- ROOF - SELECTED COLORBOND SHEET
- SLOTTED HI QUAD GUTTER, METAL FASCIA
- CEILING - 2400mm
- EAVES - 450mm
- STEEL FRAMES & TRUSSES
- ROOF PITCH - 15°
- FIRE RATING: BAL-19

LEGEND

- FFL FINISHED FLOOR LEVEL
- CONC CONCRETE
- GL GROUND LINE
- SA O SMOKE ALARM

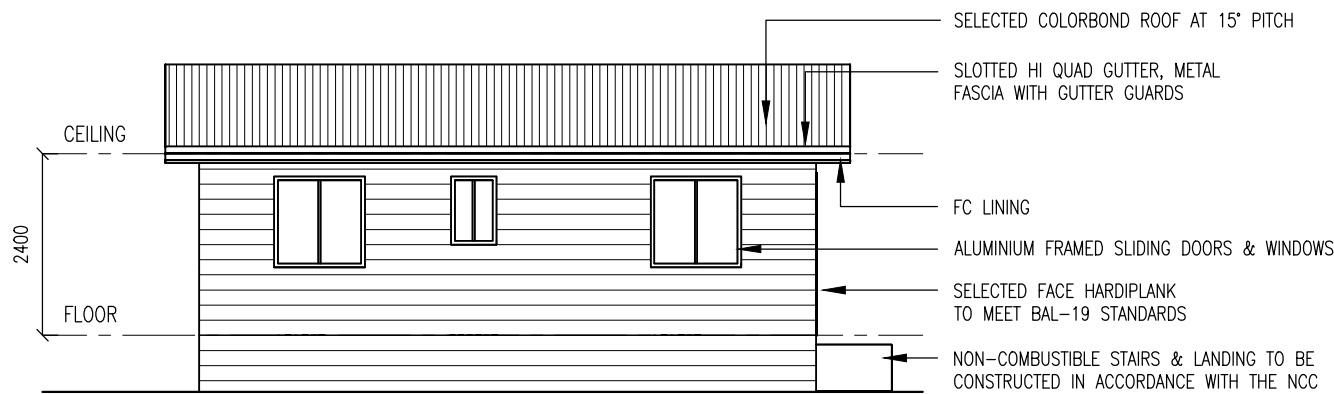
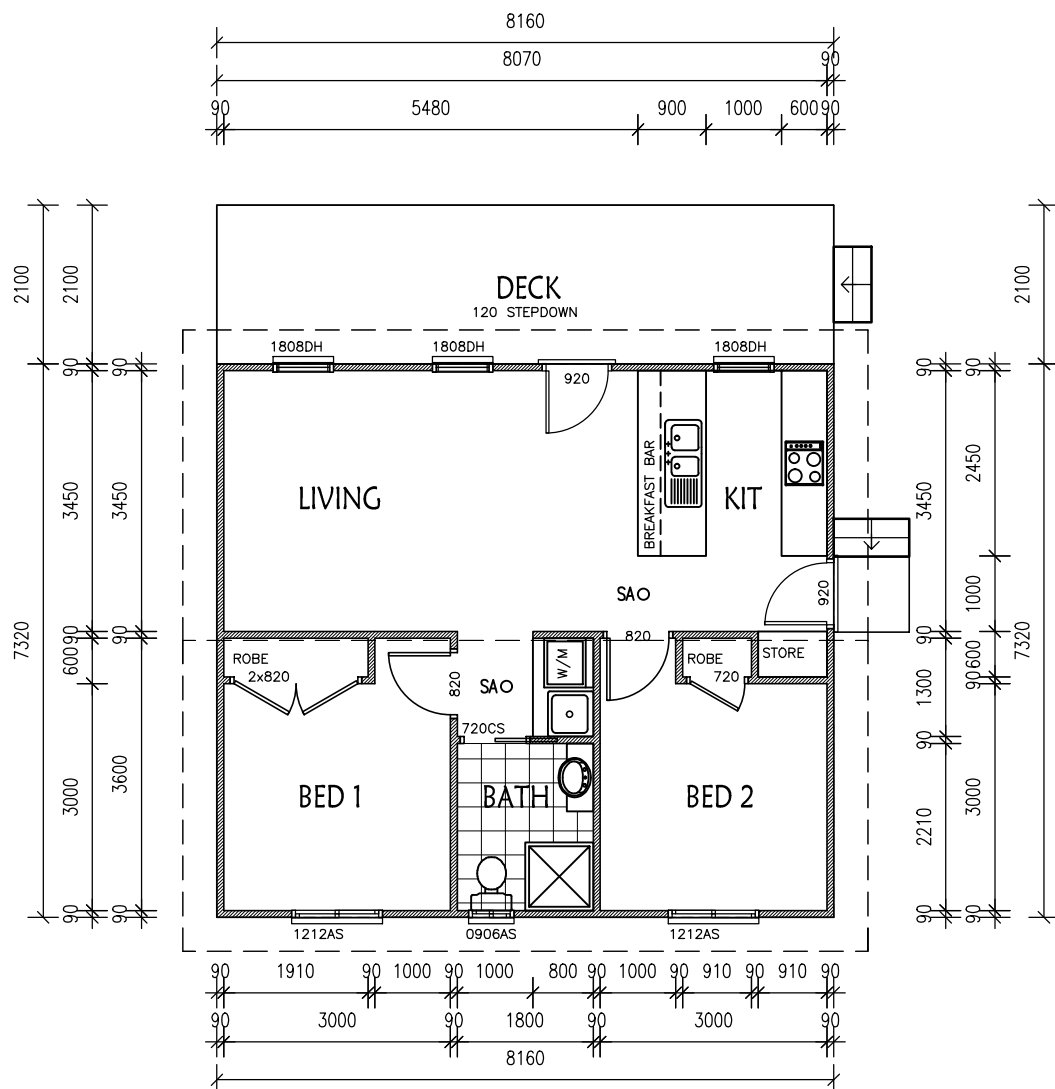


FLOOR PLAN

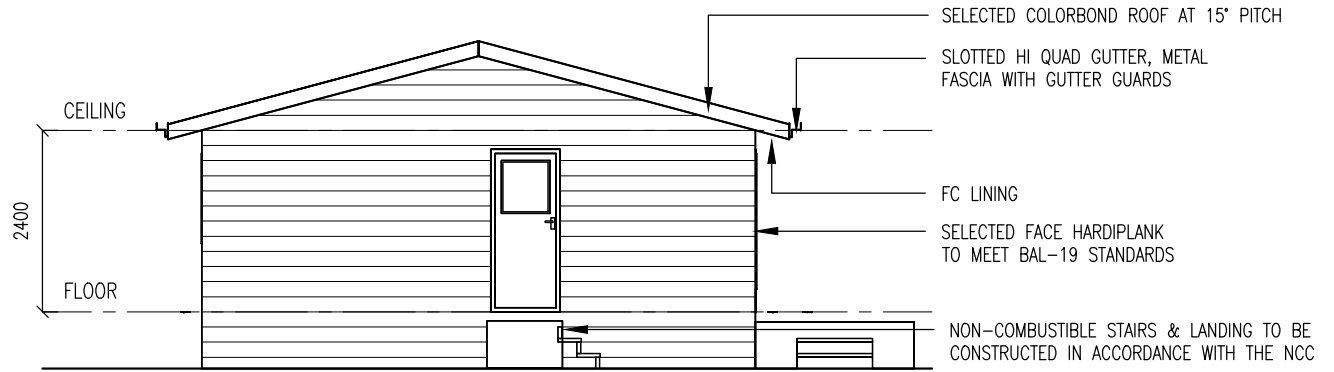
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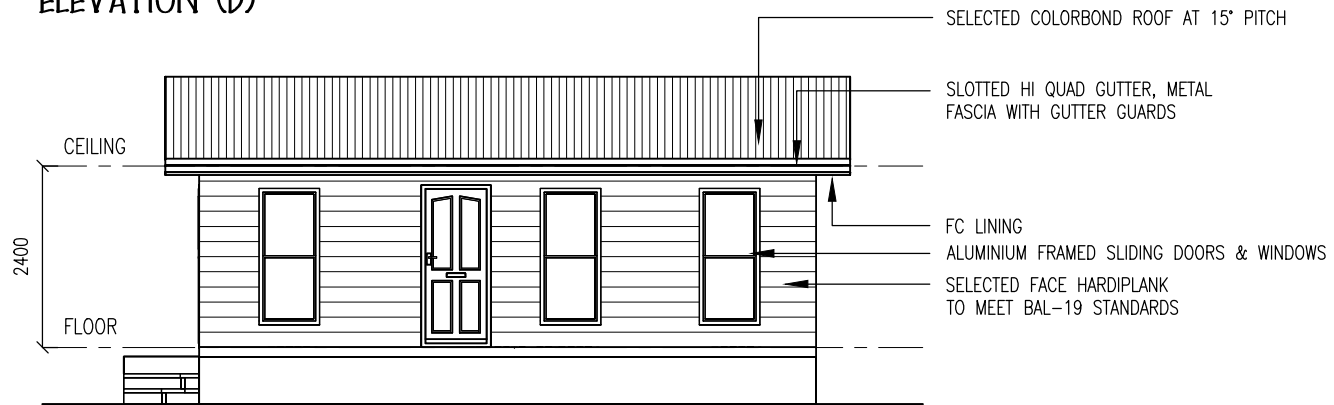
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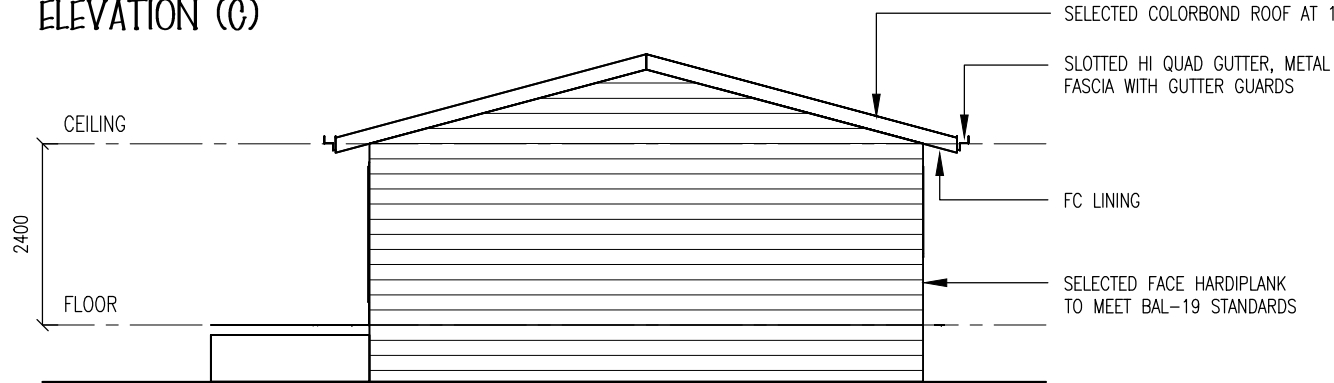
SOUTH ELEVATION (A)



EAST ELEVATION (B)



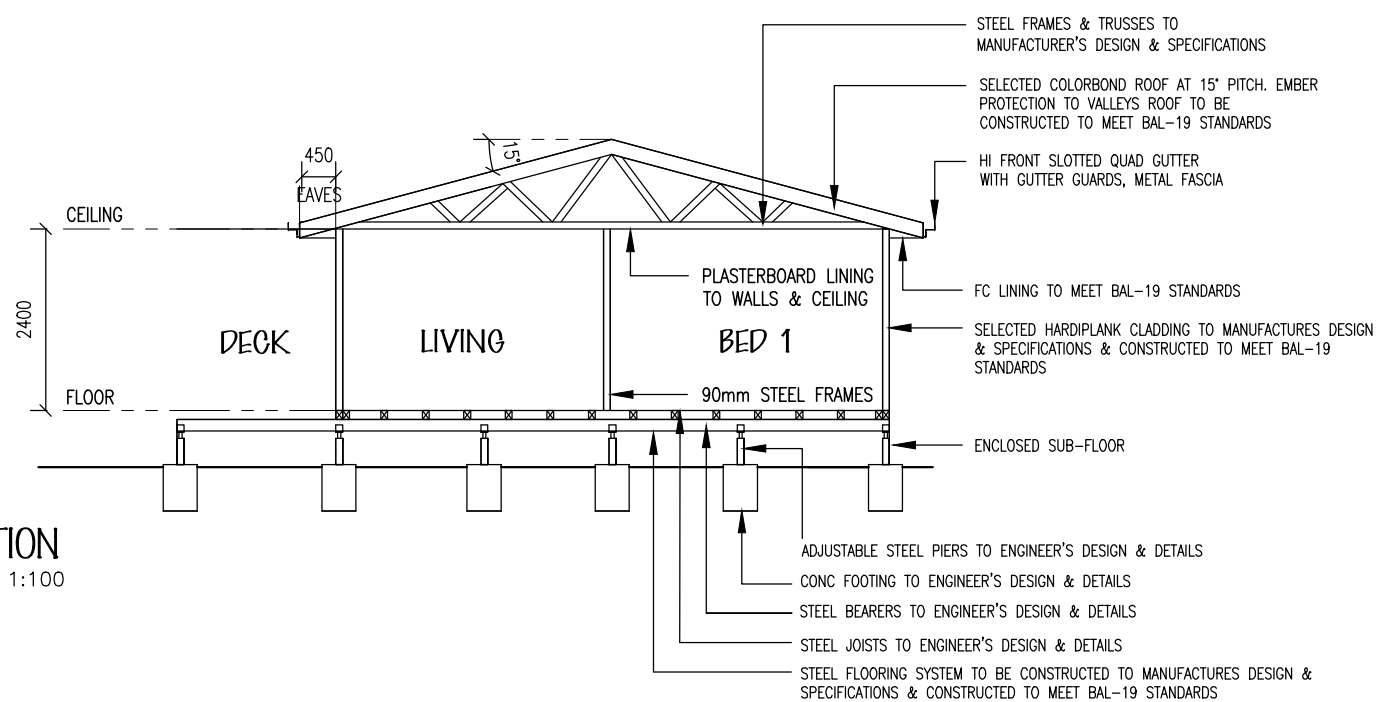
NORTH ELEVATION (C)



WEST ELEVATION (D)

SECTION

SCALE 1:100



NOTES

- SMOKE DETECTORS TO BE IN ACCORDANCE WITH PART 3.7 OF THE BCA AND MUST COMPLY WITH AS3786
- ALL DIMENSIONS, LEVELS & GRADIENTS TO BE CONFIRMED BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE LIFT OFF HINGES TO ALL TOILET DOORS WITH AN INTERNAL LENGTH OF 1900mm OR LESS
- ALL BUILDING WORKS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT BCA AND ALL RELEVANT STANDARDS.

JOB DETAILS	PROPOSED RESIDENCE
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01/08/18	AT 828 MORRISONS GAP ROAD
PAGE: 4 OF 5	HANGING ROCK. NSW. 2340
	LOT 47 DP 753722

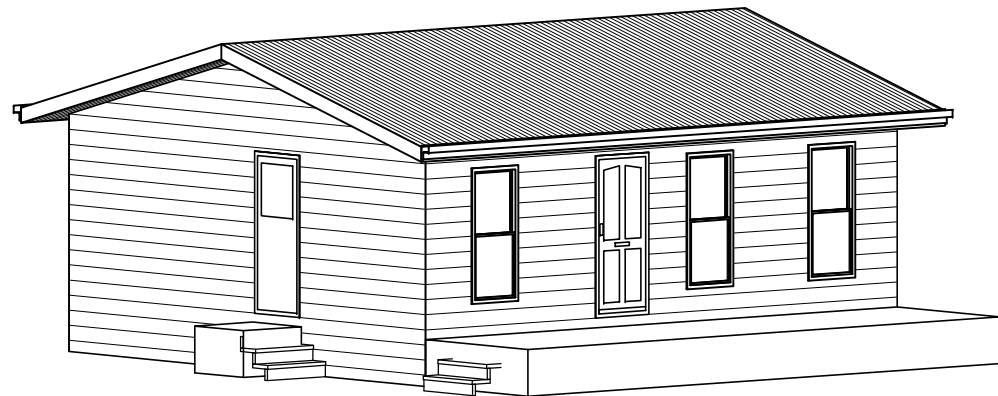
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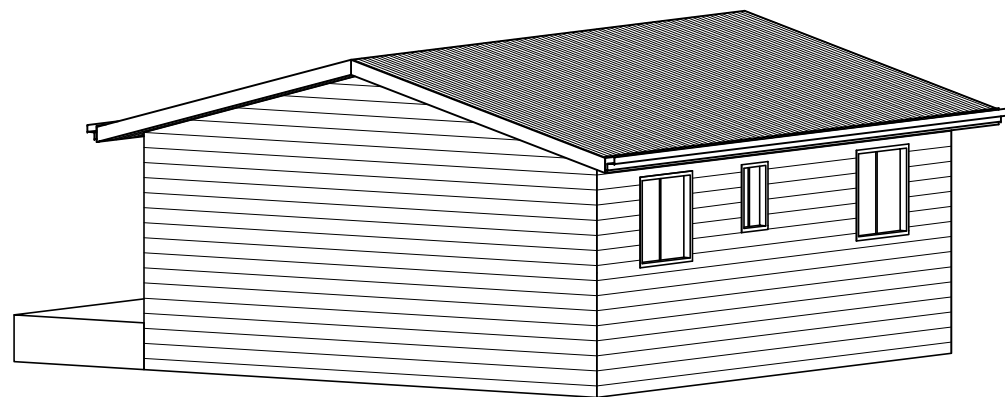
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3D ELEVATION



3D ELEVATION



3D ELEVATION

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ATTACHMENT 2 – SEPP (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008

The below tables, which list appropriate comments against the most relevant provisions relating to bushfire are provided as a guide to assist the private certifier.

Part 1, Division 2, Clause 1.19A – Land on which complying development may not be carried out – bushfire prone land						
No	Requirement	Complies	Response			
(1)	To be complying development specified for any complying development code (except the Housing Alterations Code):					
	(a)	The development must not be carried out on land in bush fire attack level-40 (BAL-40) or the flame zone (BAL-FZ), and	Yes	The development has been identified to be BAL-LOW, which is not BAL-40 or BAL-FZ.		
	(b)	In the case of development specified for the Rural Housing Code – any associated access way to the development must not be on land that is:				
		(i)	Not in bush fire attack level-40(BAL-40) or the flame zone (BAL-FZ)	Not Applicable	The development is not under the Rural Housing Code but is under the Inland Housing Code. Nevertheless, the access way is not BAL-40, nor BAL-FZ.	
		(ii)	Grasslands	Not Applicable	The development is not under the Rural Housing Code but will be under the Inland Housing Code.	
Note: More information about the categories of bush fire attack, including the flame zone, can be found in Table A1.7 of Planning for Bushfire Protection						
(2)	This clause does not apply to the following development:					
	(a)	Non-habitable detached development that is more than 6m from any dwelling house,	Yes	The Architectural Plans (ATTACHMENT 1) do not identify any non-habitable detached development.		

	(b)		Landscaped areas,	Yes	The Architectural Plans identify that the Inner Protection Area (IPA) is to be managed in accordance with the requirements of an Inner Protection Area (IPA) document titled 'Planning for Bushfire Protection' (Appendix 4 – Asset Protection Zone Requirements, pp.106-107)'.
	(c)		Non-combustible fences,	Able to Comply	The type of fencing is not shown on the Architectural Plans (ATTACHMENT 1) . Although BAL is LOW, it is still considered to be a Bushfire Prone Area and therefore all fencing is to be hardwood or non-combustible in accordance with the document titled 'Planning for Bushfire Protection' (Section 7.6 – Fences and gate, p.70).
	(d)		Swimming pools.	Not Applicable	A swimming pool is not shown on the Architectural Plans (ATTACHMENT 1) .
(3)	For the purposes of this clause, land is not bush fire attack level-40 (BAL-40) or flame zone (BAL-FZ) if:				
	(a)		The council or a person who is recognised by the NSW Rural Fire Service as a suitably qualified consultant in bush fire risk assessment determines, in accordance with the methodology specified in Planning for Bush Fire	Yes	Jeffrey Bretag - BPAD (Level 2, No. 50883) is a person recognised as a suitably qualified consultant in bush fire risk assessment and has determined the BAL to be BAL-LOW, which is not BAL-40 or

		Protection, that the land is not in bush fire attack level-40 (BAL-40) or the flame zone (BAL-FZ), or		BAL-FZ. This has been done in accordance with the document titled 'Planning for Bushfire Protection' (Appendix 1 – Site Assessment Methodology, pp.80-94).
	(b)	In the case of development carried out on grasslands – the development conforms to the specifications and requirements of Table 7.9a of Planning for Bushfire Protection that are relevant to the development.	Not Applicable	The is mapped as Bushfire Prone Land (BPL) due to the Wet Sclerophyll Forest (Grassy) to the east of the dwelling house. In turn, the requirements of Table 7.9a of Planning for Bushfire Protection are not relevant to the development and so have been addressed below.
(4)	Nothing in this clause prevents complying development being carried out on part of a lot that is not land referred to in this clause even if other parts of the lot are such land.			
(5)	In this clause, grasslands have the same meaning as in Planning for Bush Fire Protection			

Part 3D – Inland Code, Division 1 – land to which this code applies			
No	Requirement	Complies	Response
(1)	Subject to subclause (2), this code applies to the development that is specified in clauses 3D.3-3D.66 on land in Zones RU1, RU2, RU3, RU4, RU5, RU6, R1, R2, R3, R4 and R5 in inland local government areas.	Yes	The site is zoned RU1 – Primary Production according to the ePlanning Spatial Viewer.
(2)	This code does not apply to land to which the Greenfield Housing Code applies.	Yes	The Greenfield Housing Code does not apply because the site is not located in the areas within Tamworth Regional Local Government Area that

			the Greenfield Housing Code applies (ATTACHMENT 4).
(3)	Except as provided by clause 3D.2, the Housing Code and Rural Housing Code do not apply to land to which this code applies.	Yes	Noted.
(4)	In this clause, <i>inland local government areas</i> means the local government areas of Albury City, Armidale Regional, Balranald, Bathurst Regional, Berrigan, Bland, Blayney, Bogan, Bourke, Brewarrina, Broken Hill, Cabonne, Carrathool, Central Darling, Cobar, Coolamon, Coonamble, Cootamundra–Gundagai Regional, Cowra, Dubbo Regional, Dungog, Edward River, Federation, Forbes, Gilgandra, Glen Innes Severn Shire, Goulburn Mulwaree, Greater Hume Shire, Griffith, Gunnedah, Gwydir, Hay, Hilltops, Inverell, Junee, Lachlan, Leeton, Lithgow, Liverpool Plains, Lockhart, Mid-Western Regional, Moree Plains, Murray River, Murrumbidgee, Muswellbrook, Narrabri, Narrandera, Narromine, Oberon, Orange, Parkes, Queanbeyan-Palerang Regional, Singleton, Snowy Monaro Regional, Snowy Valleys, Tamworth Regional, Temora, Tenterfield, Upper Hunter Shire, Upper Lachlan Shire, Uralla, Wagga Wagga, Walcha, Walgett, Warren, Warrumbungle Shire, Weddin, Wentworth and Yass Valley.	Yes	The site is located within the Tamworth Regional Council Area according to the ePlanning Spatial Viewer.

Part 3D – Inland Code, Division 2, Clause 3D.6– Complying Development on bush fire prone land

No	Requirement	Complies	Response
(1)	This clause does not apply to the following complying development under this code:		
(a)	Non-habitable detached development that is more	Yes	The Architectural Plans (ATTACHMENT 1) do

		than 6m from any dwelling house,		not identify any non-habitable detached development.
(b)		Landscaped areas,	Yes	The Architectural Plans identify that the Inner Protection Area (IPA) is to be managed in accordance with the requirements of an Inner Protection Area (IPA) document titled 'Planning for Bushfire Protection' (Appendix 4 – Asset Protection Zone Requirements, pp.106-107)'.
(c)		Non-combustible fences,	Able to Comply	The type of fencing is not shown on the Architectural Plans (ATTACHMENT 1) . Although BAL is LOW, it is still considered to be a Bushfire Prone Area and therefore all fencing is to be hardwood or non-combustible in accordance with the document titled 'Planning for Bushfire Protection' (Section 7.6 – Fences and gate, p.70).
(d)		Swimming pools.	Not Applicable	A swimming pool is not shown on the Architectural Plans (ATTACHMENT 1) .
Note: See clause 1.19A for additional provisions relating to bush fire prone land.				
(2)	If complying development under this code is to be carried out on bush fire prone land, the following development standards also apply in addition to any other development standards			
(a)	(Repealed)			

(b)		The lot has direct access to a public road, or a road vested in or maintained by the Council,	Yes	The site has direct access to Morrisons Gap Road.
(c)		The dwelling house must be able to be connected to mains electricity,	Yes	A Dial Before You Dig (DBYD) request identified that underground earth or wires is connected to the site (ATTACHMENT 6).
(d)		If reticulated or bottled gas is installed and maintained on the lot:		
	(i)	it must be in accordance with AS/NZS 1596:2014, <i>The storage and handling of LP Gas</i> , and	Not Applicable	The Bushfire Attack Level (BAL) has been calculated to be BAL-LOW and therefore there is insufficient risk to warrant Bushfire Protection Measures, such as design requirements for gas because of bushfire.
	(ii)	The storage and handling of any LP Gas on the lot must comply with the requirements of the relevant authorities (including the use of metal piping).	Not Applicable	
(e)		Any gas cylinders on the lot that are within 10m of a dwelling	Not Applicable	However, if gas is being installed it would be prudent to install it in occurrence with these requirements as it would assist in bushfire protection if bushfire were ever experienced.
	(i)	Have their release valves directed away from the dwelling, and	Not Applicable	
	(ii)	Are enclosed on the hazard side of the installation, and	Not Applicable	
	(iii)	Have metal connections to and from the cylinders, and	Not Applicable	
(f)		There is no polymer sheathed flexible gas supply lines to gas meters adjacent to any dwelling on the lot or an adjoining lot.	Not Applicable	
(g)		If the development is carried out on a lot in Zone R5, RU1, RU2, RU3, RU4 or RU5, there must be:		

	(i)	A reticulated water supply connection to the lot and a fire hydrant within 70m of any part of the development, or	Not Applicable	The Bushfire Attack Level (BAL) has been calculated to be BAL-LOW and therefore there is insufficient risk to warrant Bushfire Protection Measures, such as design requirements for water because of bushfire. However, if a water tank is being installed it would be prudent to install it in occurrence with these requirements as it would assist in bushfire protection if bushfire or building fire were ever experienced.
	(ii)	In the case of a lot with an area of 10,000m ² or less – a 10,000 L capacity water tank on the lot, or	Not Applicable	
	(iii)	In the case of a lot with an area greater than 10,000m ² – a 20,000L capacity water tank on the lot,	Not Applicable	
(h)		Any water tank installed on the lot in compliance with paragraph (g) must have a 65mm metal Storz outlet with a gate or ball valve (the gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction),	Not Applicable	
	(i)	If the development is carried out on a lot in Zone R1, R2, R3 or R4, there must be:	Not Applicable	
	(i)	A reticulated water supply connection to the lot, and	Not Applicable	
	(ii)	A fire hydrant within 70m of any part of the development	Not Applicable	
(j)		The development must conform to the specifications and requirements of Planning	Yes	The aims and objectives of Planning for Bushfire Protection and the requirements

			for Bushfire Protection hat are relevant to the development.		of Table 7.9a of Planning for Bushfire Protection are relevant to the development.
Note 1. Attached development, council, detached and dwelling house are defined in clause 1.5					
Note 2. Bush fire prone land, landscaped area, road, and swimming pool have the same meanings as they have in the Standard Instrument.					
(3)	Repealed.				

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7REHFFP SOLQJ GHYHOSP HQWS-FUHGIRUDD FFP SOLQJ GHYHOSP HQVFRGH HJ FH-SVMH
+ FXVQJ \$ QMDFRQ/&RGH²

D WGHYHOSP HQMP XWQVHFDUIHGFRVQDQGLQEXK ILUHDWDFNOMHO %\$/ FUMH
IOP HJ RQH %\$/) = DQG

E LQWVFDVHI GHYHOSP HQWS-FUHGIRUMH5 XUD+ FXVQJ &RG? DQ DWFDFNGDFHW
ZD WGHYHOSP HQMP XWVFRQDQGVNDV²

L QVQEXK ILUHDWDFNOMHO %\$/ FUMHIOP HJ RQH %\$/) = FU

IL JUDWDQGV

1 RM 0 FUHQIRUP DWRQDERXVWH FDWJRUHV RI EXVK ILUH DWFN LQFQGLQ WHIOP HJ RQH FDQEHIRXGGIQ
7DEOH \$ ^ RI 3ODQLQJ IRU%VK) LUH3URMFRQ

7KLVFDXVHGFRVQVSSO WWHIROZLQJ GHYHOSP HQV

D GRQKDEWEDIGHVFK-GGHYHOSP HQVNDW/P RUHQDQ P IUP DQ GZHQQJ KRKH

E DQVDSHGDUHV

F GRQFRP EXWEDHIFGHV

G VZLPPLOJ SFRQ

) FUMHSXSRVRI WLVFDXVH DQGLVQVQEXK ILUHDWDFNOMHO %\$/ FUMHIOP H
] RQH %\$/) = U²

D WIFRQFLOPUDSHURQZKRIVUFRJQVHGE WH1 6: 5 XUD) LUH6HVLFDVDFVWVDEO
TXDQILGFRQXODQVQEXK ILUHDWDFNWP HQVGHMUP LQV LQDFRLEDDQHZ LKWH
PHFRQV\ V-FUHGIRU3ODQLQJ IRU%VK) LUH3URMFRQ WDWVH DQGLVQVQEXK ILUH
DWFNOMHO %\$/ FUMHIOP HJ RQH %\$/) = FU

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V-FUHFDFRQDQGUHTXUP HQVRI 7DEOH " DRI 3ODQLQJ IRU%VK) LUH3URMFRQWVNDVH
UFDQVWV WGHYHOSP HQV

1 RMLQJ LQWLVFDXVHSUHQVFRP SOLQJ GHYHOSP HQVHLOJ FDUIHGFRVQSDVRI DQVNDV/
GRVDDGUH HUHGVRI LQWLVFDXVHHYQIL RHFUSDVRI WGHVNDVHVK DQ

^ , QWLVFDXVH JUDWDQ GKDWHVDP HP HQQJ DVLQ3ODQLQJ IRU%VK) LUH3URMFRQ

6 WMM (QYLURQP HQMDQDQQLQJ 3 ROLF\ ([HP SWDQG &RP SOLQJ ' HYHOSP HQM&RGHV

&XUHQWYHURQIRU ^ \$SUD VIGDM DFFHWHG ~ -XCH DW ~ ~
3DUW ' \ ' LYMRQ \ &DXVH '

' / DQG VR Z KLFK FRGH DSSOHV

6 XMFVVR XEFDXH VLVFRGH DSSOHV VR VHG YHOSP HQMDQDQQLQJ VSHULHG LQ FOXVH ' ±
' ~ ~ FQDGLQ=RQH\58 58 58 58 58 58 5 5 5 5 5 DQG5 ~ LQLDQG
OFDQRYH LQ HQMDQDQQLQJ

7 KLVFRGHGFH/GRVSSO VR DQG VR Z KLFK VHG * UHQILHG+ FXVLQ &RGHDSSOHV

([FHSDV/SURYLGHGE FOXVH ' VHG+ FXVLQ &RGHDQG5 XUD+ FXVLQ &RGHGRVSSO VR
DQG VR Z KLFK VLVFRGH DSSOHV

, QMLV FOXVH LQ DQ OFDQRYH LQ RQ VHDVP HQMDQDQQLQJ OFDQRYH LQ HQMDQDQQLQJ \$ EXV &LV
\$ UP LQDQ5 HJLRQD%DQDQDQ %DQXUW5 HJLRQD%HJLQDQ %DQG %DQ GH %RJDQ %FXUH
%JZ DULQD %JRNHQ+ LQ&DERQH &DUIMFRQ&HQMDQ DULQJ &REDJ&FRDP RQ &FRQP EOH
&FRMP XGGU: * XGGU DL5 HJLRQD&FZ UD ' XEER5 HJLRQD' XQJRJ (GZ DG5 LYHU) HGHUHQ
) RUEV * LQDQGLD * DQ, CQH\6 NHQ6 KUJ * FXEXLQO XQZ DUH * UDMU+ XP H6KUJ * ULLVX
* XGGHDK * Z\ GLU+ D + LQNSV QYHUQ-XQH / DFKDQ / HWRQ / LVUFRZ / LYHSFRQDQV
/ FRNKDUVO LG: HMMQ5 HJLRQD0 RUH3 DQV 0 XUD 5 LYHU0 XUXP ELGHH 0 XZ HGRFFN
1 DUDEU 1 DUDQGHU 1 DUJPP LQ 2 EHURQ 2 UDQJH 3 DUNV 4 XHDEH DQ3 DQDQJ 5 HJLRQD
6 QJQVQ 6 QZ\ 0 FQUR5 HJLRQD6 QZ\ 9 DQV 7 DP Z RUK 5 HJLRQD7 HP RUD 7 HQMULHG
8 SSHU+ XQMU6 KUJ 8 SSHU/ DFKDQ6 KUJ 8 UDQ : DJJD: DJJD : DQK : DQHWW: DUJQ
: DUJPEXQJ 6 KUJ : HGGQ : HQZ RUK DQG<DW9 DQV

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&XUHQWUHQIRU ^ \$SUD VRGDW DFFHWHG ~ -XCH DW ~ ~
3DUW ' \ ' LYMRQ \ &DXVH ' ~

' ~ &RP SOLQJ GHYHOSP HQMRQ EXVK ILUH SURQH OQG

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D QRQKDELVEDIGHWFKGGHYHOSP HQWMDW/P RUHWQD~ P IUP DQ GZHQQJ KRXVH

E OCGVDSHGDUHDV

F QRQFFP EXWEDHHCFFV

G VZIPPLQJ SFFQV

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, I FFP SOLQJ GHYHOSP HQXQGUMLVFRGHVFDUJHGFRWQEXVK ILUH SURQH OQG WHIRQZLQJ
GHYHOSP HQWMDW/DOR DSSO LQDGGWRQV/DQ RWHUGHYHOSP HQWMDW/DQ?

D 5HSDDG

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G II UHWXQDNGRUEWQJJDVLVQWQDGGDGP DQMLQGRQWHQW

L LVP XWEHILQWQDGGDGP DQMLQGLQDFFRQDQHZ LK\$ 6 1 = 6 ~ ~ ~ 7 KIVWUDJH
DQKQDQJ RI / 3 * DV DQ

LL WHVWUDJHDQKQDQJ RI DQ / 3 JDVQWHP XWFFP SO Z LKWHUHTXUHP HQVRI
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LL EHFQWVHGFRQWHKQJ DQVGHRI WHLQWQDWRQ DQ

LLL KDYHP HOFFRQFWQV/DQGIUP WHFA OCGU

I WHUHP XWQVHQDQ SROP HUKDMGI QJ LEQJDVXSSO OQVVRJVP HNU/DGWFHQVRI
WHGZHQQJ KRXVH

J II WHGHYHOSP HQW/FDUJHGFRWQDQWQ=QCH5~ 58 58 58 58 FU58~ WHUH
PXWE?

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VHFWU

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FQVHFW

K DQ Z DMUMQNLQVZLW DQVZLW DQDUHRI P FUQW² D / FDSFLWZ DMUMQNRQ
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SHVZLW DQDUHRI DQVZLW DQDUHRI DQVZLW DQDUHRI DQVZLW DQDUHRI
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L DUHFXDNGZ DMUVSSO FQGFVQV VHG-YHSP

LL DILUHK GUDVZLWQ[^] P RI DQ SDUVA VHG-YHSP HQV

M VHG-YHSP HQV XWVQVUP VHG-YHSP HQV DQVZLW DQDUHRI DQVZLW DQDUHRI
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1 RM \$ VDFKHG GYHSP HQVFRXQFLOH VDFKHG DQG GZ HQV KRXVH DUH GHILGHQFQVH ~

1 RM %XVK ILH SURGH DQG DQVZLW DQDUHRI DQVZLW DQDUHRI DQVZLW DQDUHRI
VHG-YHSP HQV DQVZLW DQDUHRI DQVZLW DQDUHRI DQVZLW DQDUHRI

5HS-DQG

ATTACHMENT 3 – SITE PHOTOS

Photo 1 – Northern Perspective



Photo 2 - Eastern Perspective



Photo 3 – Southern Perspective



Photo 4 –Western Perspective



Photo 5 – Building Envelope



Photo 6 –Property Access Road



ATTACHMENT 4 - INFORMATION THAT IS TO BE PROVIDED IN A BAL CERTIFICATE

The NSW RFS, N/A, 'Community Resilience Practice Note 3/12 – Bushfire Attack Level (BAL) & Complying Development Certificate (CDC) Checklist' predates the legislative changes that took place in March 2020.

No current guidance is provided from the NSW RFS regarding the information that is to be provided in a BAL Certificate and supporting Bushfire Assessment.




The information provided by Perception Planning is what is considered relevant to the client's needs based on the interpretation of the current legislation.

ATTACHMENT 5 – GREENFIELD HOUSING CODE MAP (TAMWORTH REGIONAL)

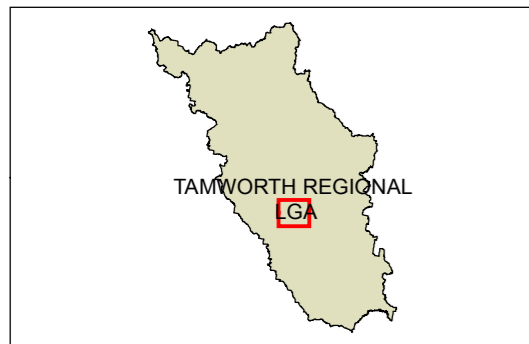
Greenfield Housing Code Area Map

Tamworth Regional
Local Government Area

Legend

-  Greenfield Housing Code Area
-  Local Government Area Boundary
-  Cadastre 06/12/2017 © Spatial Services

Note: this map does not include site-specific exclusions that may apply to individual lots. Exclusions to exempt and complying development are set out in Part 1 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

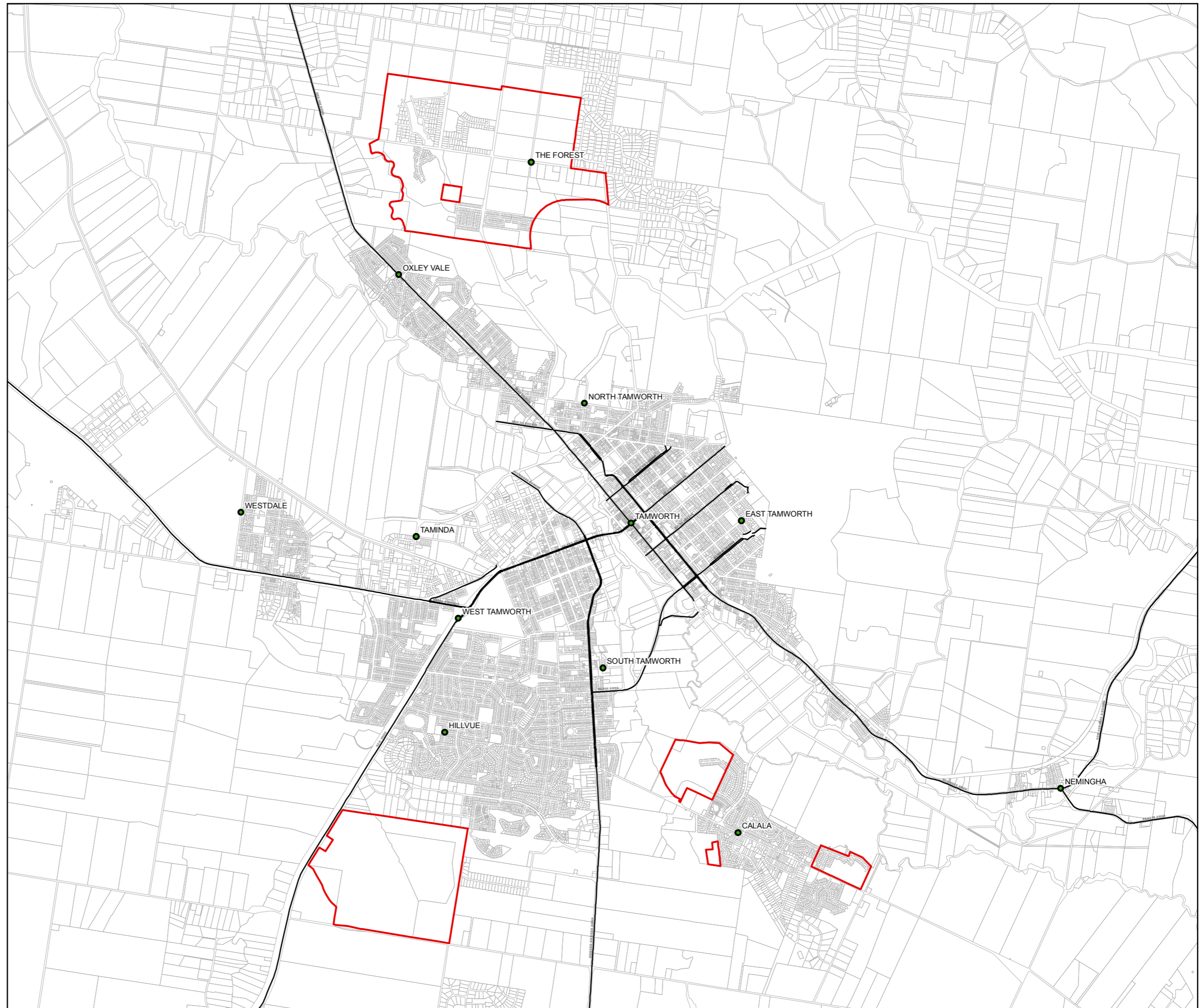


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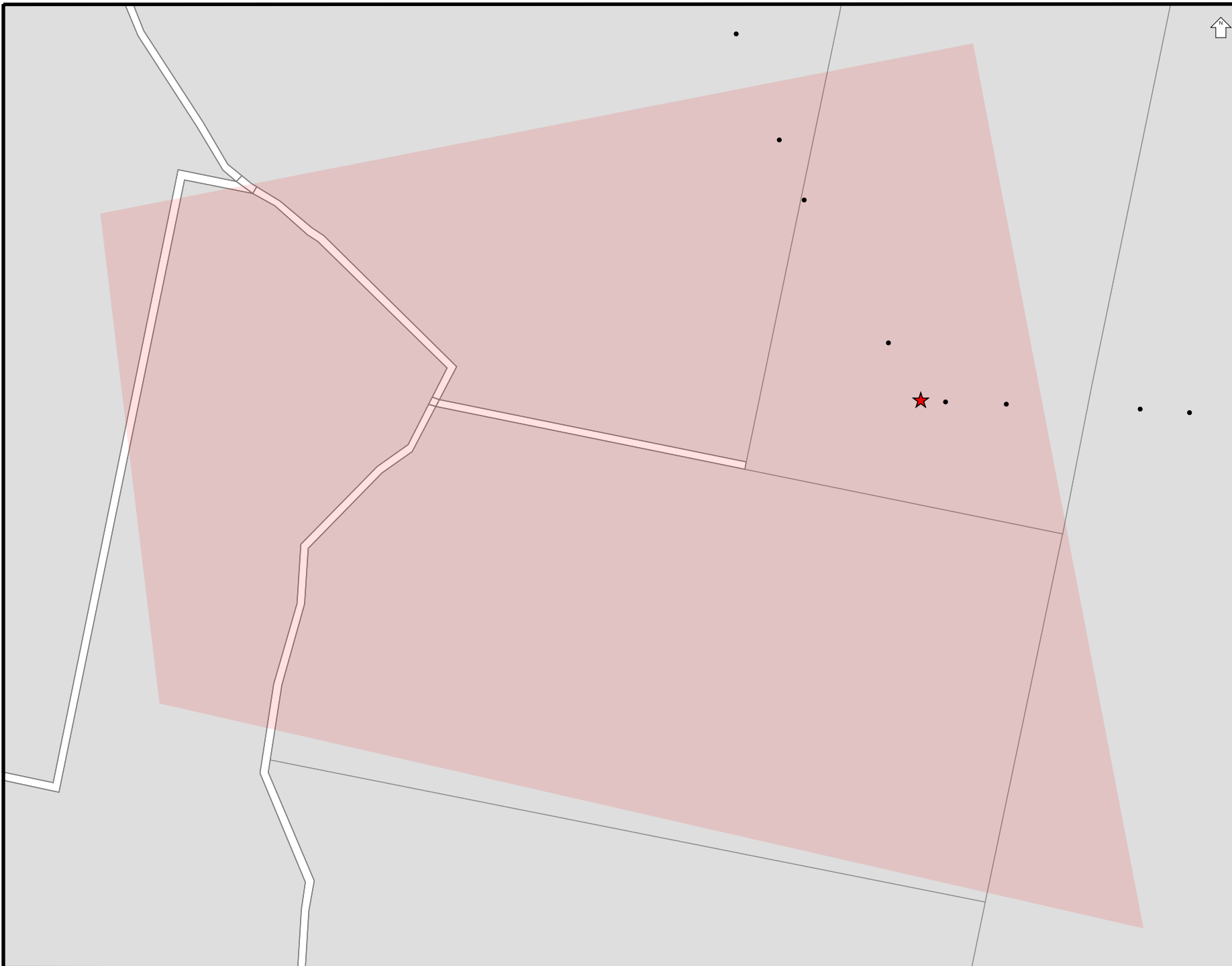
Scale: 1:50,000 @ A3

Projection: GDA94

Map Identification Number: SEPP_ECD_7310_GHC_001_20171208



ATTACHMENT 6 – ESSENTIAL ENERGY



Overhead wires not shown
LOOK UP & LIVE!

LEGEND

- - - - LV Underground Cable
- - - - HV Underground Cable
- - - - Underground Pipe
- ★ Underground Earth or Wires
- ▲ Ground Substation
- Pole
- Cubicle
- Pit
- Area of Interest

Critical Assets

- Contact Essential Energy on 13 23 91
- Zone Substation
- - - - Underground Cable
- - - - Underground Fibre

Proposed Works

- Area of proposed works

Proposed assets are shown as orange symbols

THE INFORMATION ON THIS MAP MAY NOT BE ACCURATE.
If details are incorrect, please notify
Essential Energy on 13 23 91
(or fax 1800 354 636)

ISSUE DATE: 05/11/2020













You must resubmit your request if you have not started work within 4 weeks of the 'Issue Date' above

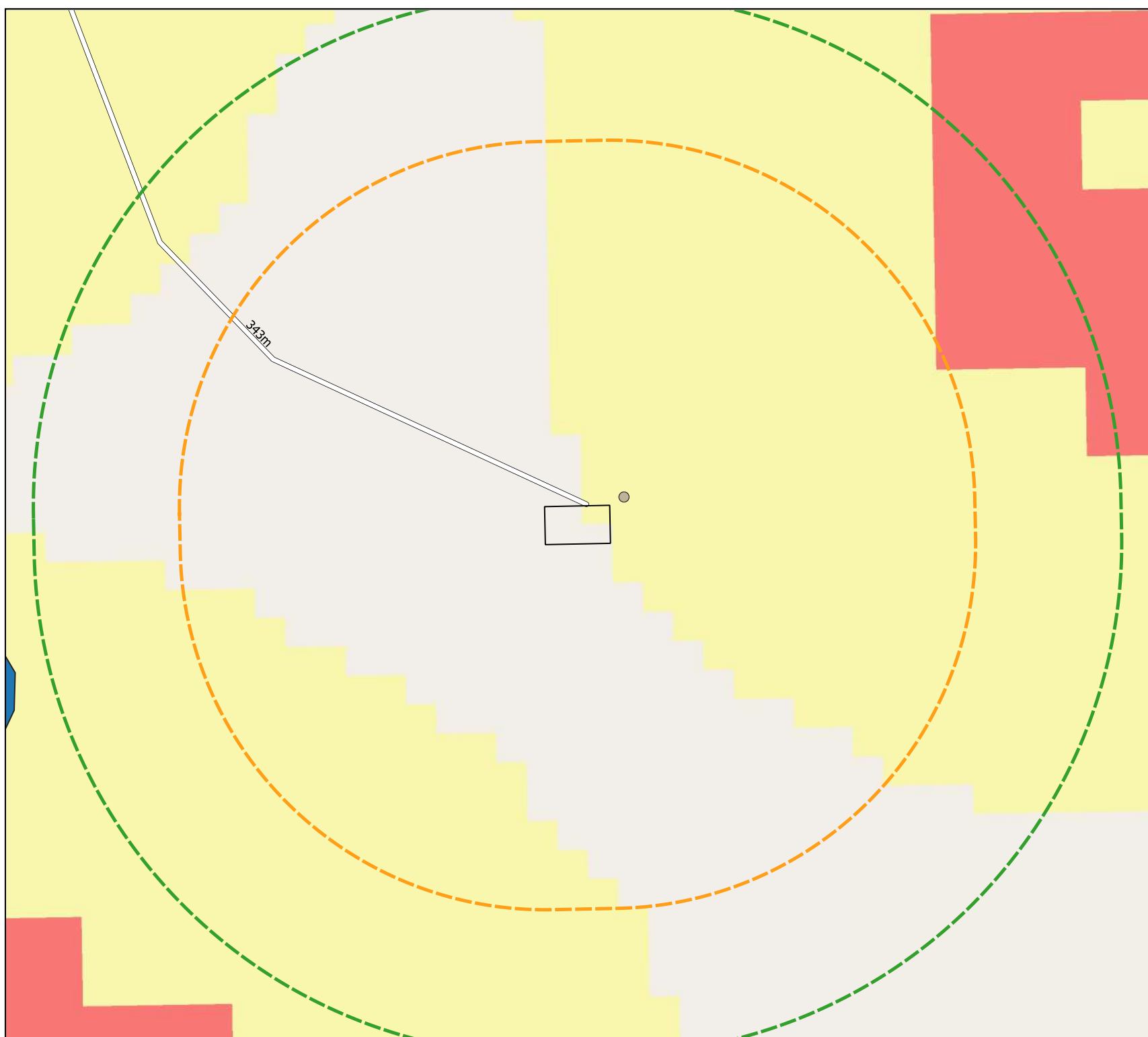
A4 SCALE: 1:12787



ATTACHMENT 7 – BUSHFIRE PRONE LAND MAP

Attachment 7 - Bushfire Prone Land Map

-  Site Boundary
-  Slope Buffer - 100m
-  Vege Buffer - 140m
-  Watercourses
-  Waterbodies
-  Roads
-  Cadastre
-  Dwelling House
-  Picket
-  Property Access
-  BPL - Cat 1
-  BPL - Vege Buffer







0 25 50 m



Disclaimer: While every effort is made to ensure this map is free of errors, there is no warrant the map or its features are either spatially or temporally accurate or fit for a particular use. This map is provided without any warranty of any kind whatsoever, either express or implied.

ATTACHMENT 8 – DAVID KIETH VEGETATION MAP

Attachment 8 - David Kieth Vegetation Map

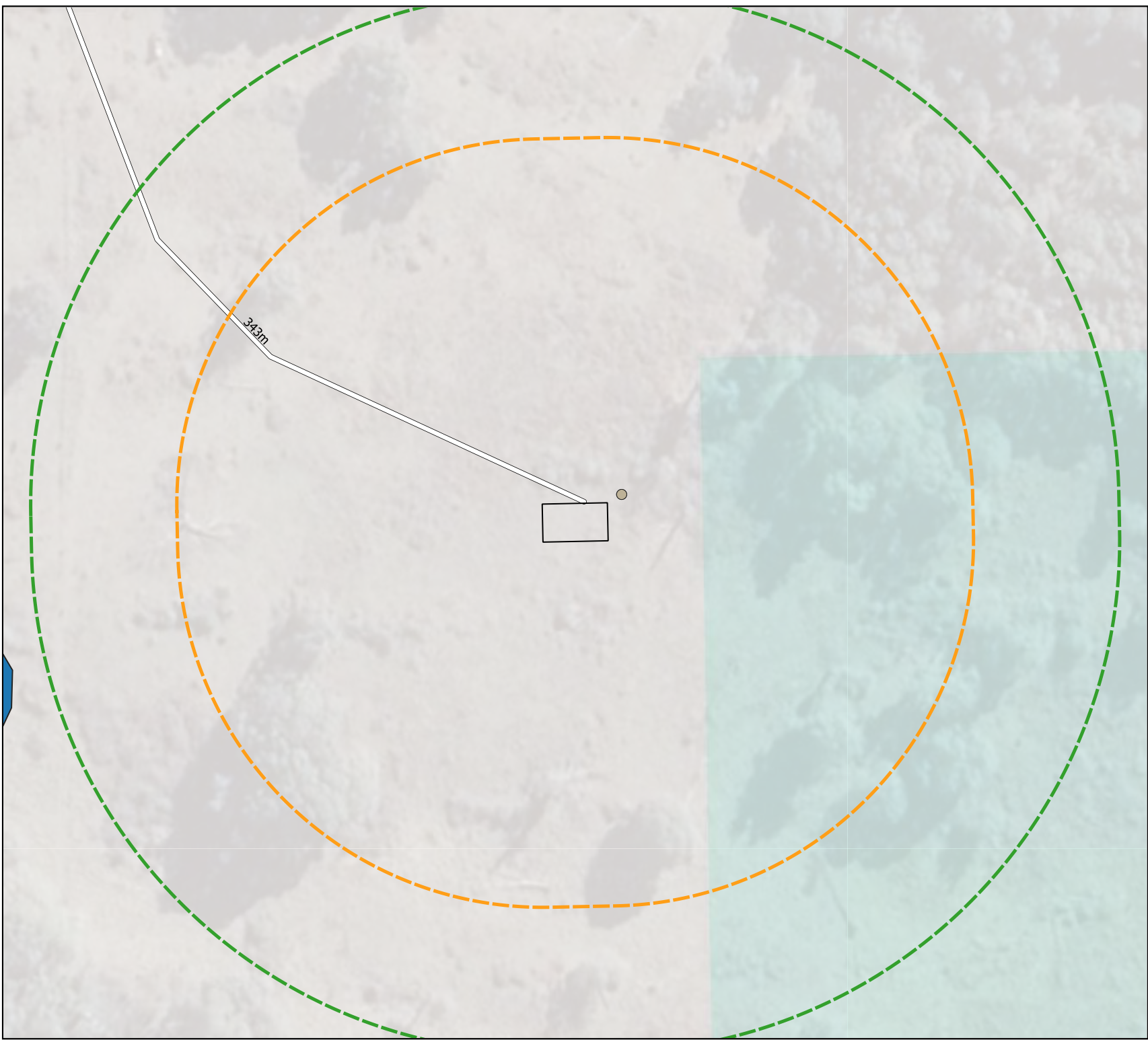
-  Site Boundary
-  Slope Buffer - 100m
-  Vege Buffer - 140m
-  Watercourses
-  Waterbodies
-  Roads
-  Cadastre
-  Dwelling House
-  Picket
-  Property Access
-  WSF (Grassy)



0 25 50 m



Disclaimer: While every effort is made to ensure this map is free of errors, there is no warrant the map or its features are either spatially or temporally accurate or fit for a particular use. This map is provided without any warranty of any kind whatsoever, either express or implied.



ATTACHMENT 9 – INNER PROTECTION AREA REQUIREMENTS

APPENDIX 4

ASSET PROTECTION ZONE REQUIREMENTS

In combination with other BPMS, a bush fire hazard can be reduced by implementing simple steps to reduce vegetation levels. This can be done by designing and managing landscaping to implement an APZ around the property.

Careful attention should be paid to species selection, their location relative to their flammability, minimising continuity of vegetation (horizontally and vertically), and ongoing maintenance to remove flammable fuels (leaf litter, twigs and debris).

This Appendix sets the standards which need to be met within an APZ.

A4.1 Asset Protection Zones

An APZ is a fuel-reduced area surrounding a building or structure. It is located between the building or structure and the bush fire hazard.

For a complete guide to APZs and landscaping, download the NSW RFS document *Standards for Asset Protection Zones* at the NSW RFS Website www.rfs.nsw.gov.au.

An APZ provides:

- a buffer zone between a bush fire hazard and an asset;
- an area of reduced bush fire fuel that allows for suppression of fire;
- an area from which backburning or hazard reduction can be conducted; and
- an area which allows emergency services access and provides a relatively safe area for firefighters and home owners to defend their property.

Bush fire fuels should be minimised within an APZ. This is so that the vegetation within the zone does not provide a path for the spread of fire to the building, either from the ground level or through the tree canopy.

An APZ, if designed correctly and maintained regularly, will reduce the risk of:

- direct flame contact on the building;
- damage to the building asset from intense radiant heat; and
- ember attack.

The methodology for calculating the required APZ distance is contained within Appendix 1. The width of the APZ required will depend upon the development type and bush fire threat. APZs for new development are set out within Chapters 5, 6 and 7 of this document.

In forest vegetation, the APZ can be made up of an Inner Protection Area (IPA) and an Outer Protection Area (OPA).

A4.1.1 Inner Protection Areas (IPAs)

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

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

When establishing and maintaining an IPA the following requirements apply:

Trees

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m; and
- preference should be given to smooth barked and evergreen trees.

Shrubs

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass

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

A4.1.2 Outer Protection Areas (OPAs)

An OPA is located between the IPA and the unmanaged vegetation. It is an area where there is maintenance of the understorey and some separation in the canopy. The reduction of fuel in this area aims to decrease the intensity of an approaching fire and restricts the potential for fire spread from crowns; reducing the level of direct flame, radiant heat and ember attack on the IPA.

Because of the nature of an OPA, they are only applicable in forest vegetation.

When establishing and maintaining an OPA the following requirements apply:

Trees

- tree canopy cover should be less than 30%; and
- canopies should be separated by 2 to 5m.

Shrubs

- shrubs should not form a continuous canopy; and
- shrubs should form no more than 20% of ground cover.

Grass

- grass should be kept mown to a height of less than 100mm; and
- leaf and other debris should be removed.

An APZ should be maintained in perpetuity to ensure ongoing protection from the impact of bush fires. Maintenance of the IPA and OPA as described above should be undertaken regularly, particularly in advance of the bush fire season.

Figure A4.1

Typical Inner and Outer Protection Areas.

