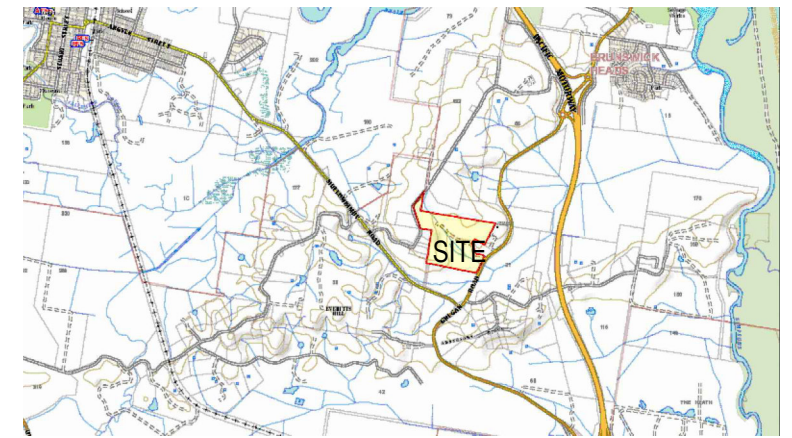


All excavations and fill must comply with Part 3.1.1 EARTHWORKS.

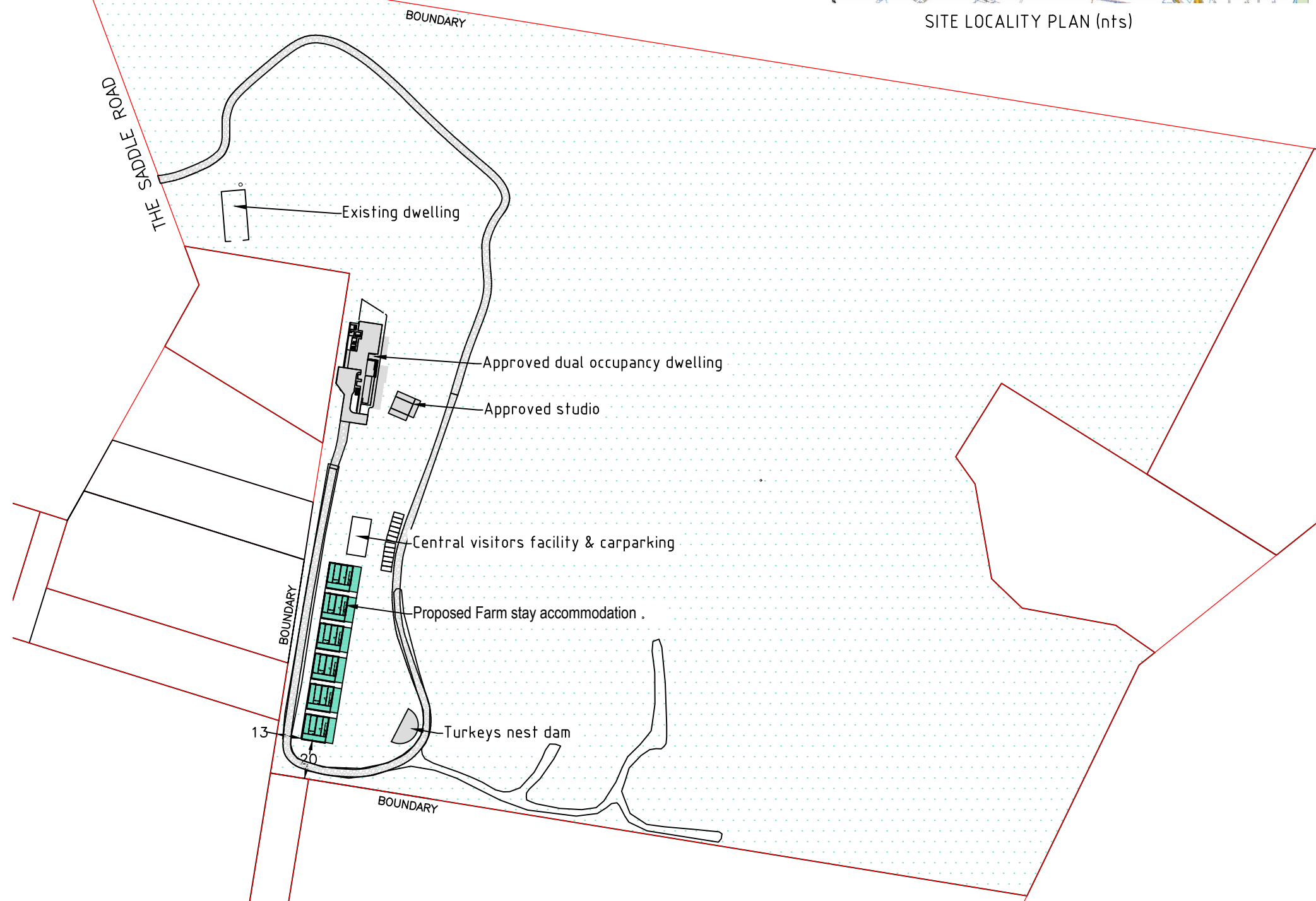
- GENERAL NOTES:

- ## SITE DETAILS

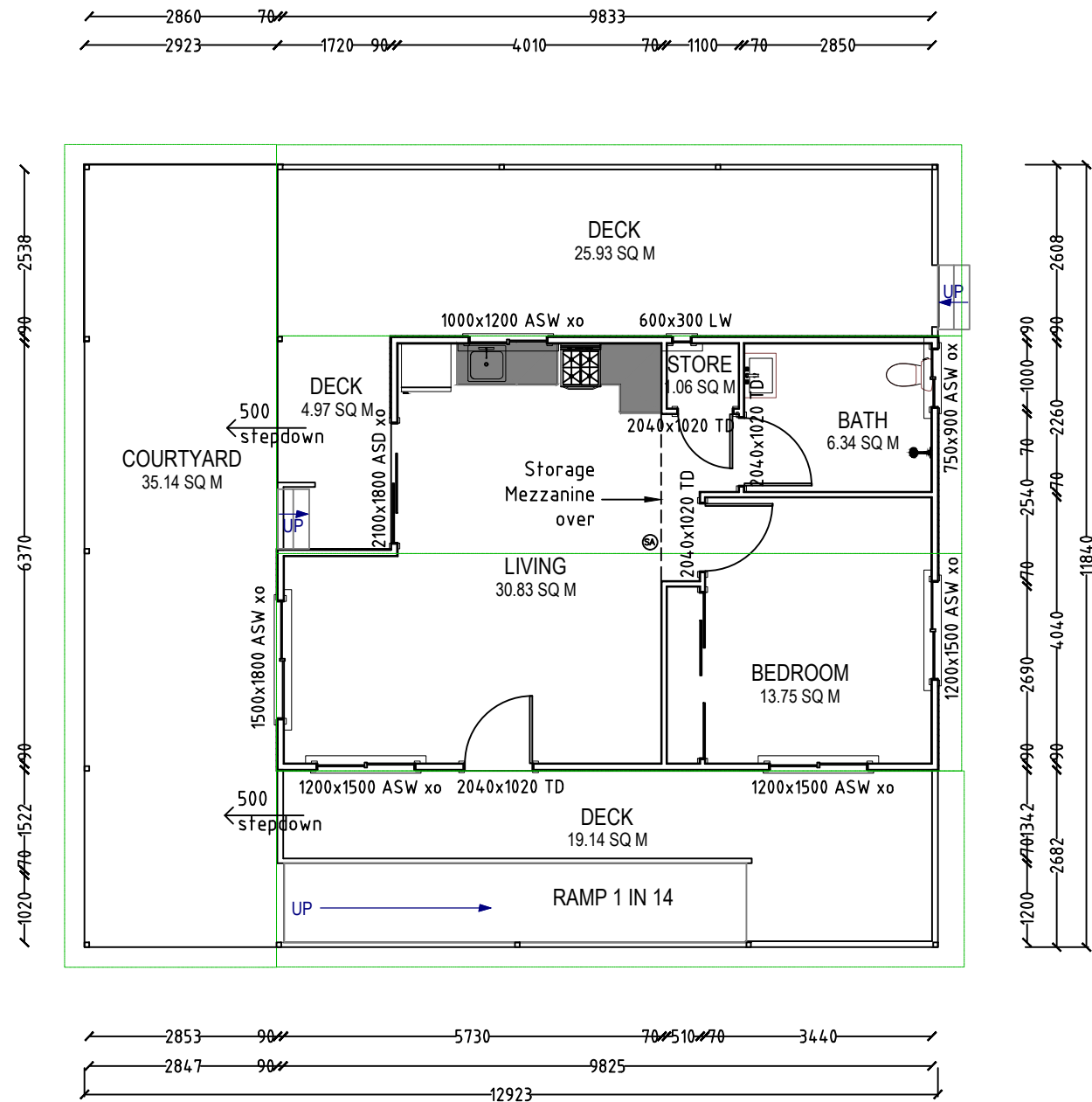
Site area	~19.5 Ha
Proposed gross floor area for each accommodation building	57m <sup>2</sup>
Proposed mezzanine floor area	24m <sup>2</sup>
Proposed deck area	50m <sup>2</sup>
Proposed courtyard area	35.1m <sup>2</sup>
Floor space ratio	0.001:1



SITE LOCALITY PLAN (nts)



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0	ISSUED FOR CLIENT REVIEW	SN	01/09/20					Drawn: SN	Scale: As shown at A3	<div>Scale:</div> <div></div> <div>Scale 1:2500</div>	
0	ISSUED FOR DA	SN	27/10/20					Checked: WA	Original Size: A3		No. in set: 01 of 06
0	REVISION TO CABIN PLAN	SN	22/01/21					Job Number: 17224	Drawing Number: 17224SN01		
Z:\JOBS\17\17224 - O'Reilly\3. FARM STAY\CABIN PLANS\17224 farm Stay Accommodation 2.dwg											



PROPOSED FARM STAY ACCOMMODATION FLOOR PLAN

1:100 @ A3  
All building work carried out is to comply with the Building Code of Australia.  
Wind bracing & Footings to Engineers details.  
Plumber to comply with the relevant building Codes.  
Electrician to comply with the relevant Building Codes.  
Builder to confirm dimensions prior to the commencement of works.  
Construction to comply with bushfire requirements, as applicable BAL 12.5, BAL 19 & BAL 29 (refer to bushfire report prepared for the site)  
3m offset between each structure

KEY

ASW - ALUMINIUM SLIDING WINDOW

ASD - ALUMINIUM SLIDING DOOR

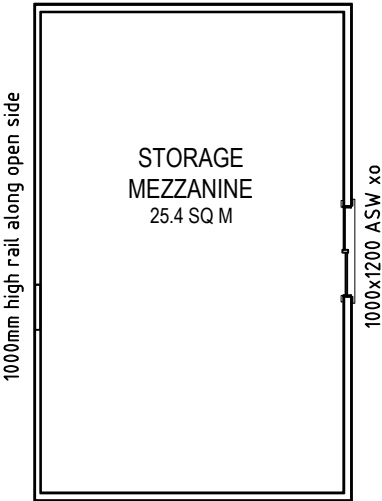
LW - LOUVER WINDOW

TD - TIMBER DOOR

SMOKE ALARM IN ACCORDANCE WITH PART 3.7.2 OF THE NATIONAL CONSTRUCTION CODE

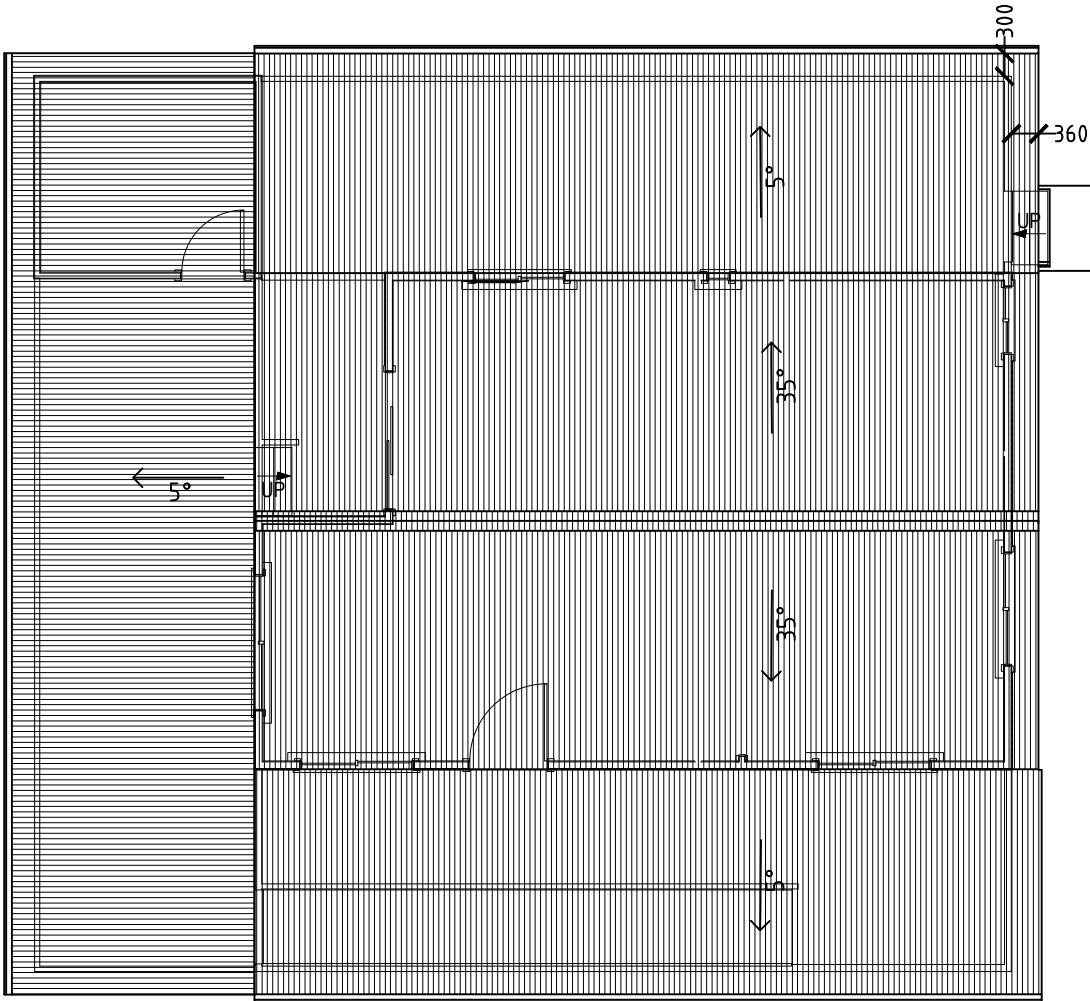
- General
- 35 degree pitched roof to internal areas. 5 degree Skillion roof to side verandahs and courtyard.
  - Insulation to walls, floor and ceiling in accordance with BASIX requirements
  - Timber framed internal & external walls
  - External cladding Hardie Linea 180mm board (or equivalent) in accordance with bushfire requirements
  - Internal Ceilings lined with plasterboard.
  - External ceilings & eaves lined with fibre cement sheeting in accordance with bushfire requirements
  - 90mm external walls and 70mm internal walls. Internal walls to be lined with plasterboard
  - Wet area walls lined with fibre cement sheeting and waterproofed in accordance with NCC requirements
  - Aluminium framed windows and doors to comply with bushfire and wind load requirements.
  - Windows to be screened to owners specifications in accordance with bushfire requirements.
  - Vinyl plank floors to living areas to owners specification
  - Carpets to bedrooms to owners specification
  - Tile floors to wet areas to owners specification
  - Australian hardwood decking in accordance with bushfire requirements as applicable
  - Construction to comply with bushfire requirements as applicable
  - Hardwood timber posts, balustrades and rails to decks to meet requirements of AS1428.1 Ramp to meet requirements
  - Unipier steel posts to be used for subfloor framing

- Colours
- Shale grey colourbond roof (light)
  - External walls bushland grey colour
  - Internal walls colour to owners specification



MEZZANINE FLOOR PLAN

1:100 @ A3  
Located above bedroom and bathroom (accessed by ladder)



PROPOSED ROOF PLAN

EXTERNAL WALLS

Construction	Insulation	R-Value	Colour	Detail
CLADDING	FOIL & BATTS	1.5		

DOOR SEALS

Garage to Dwelling Entry Door to be Sealed (as per NCC2019 BCA 3.12.3)

INTERNAL WALLS

Construction	Insulation	R-Value	Detail
STUD	NIL		

FLOORS

Construction	Insulation	R-Value	Covering	Area
SUSPENDED SYSTEM	NIL			

ROOF


Construction	Insulation	R-Value	Colour	Detail
COLORBOND	SARKING	1.0		

CEILINGS

Construction	Insulation	R-Value	Detail
PLASTER	BATTS	4.0	

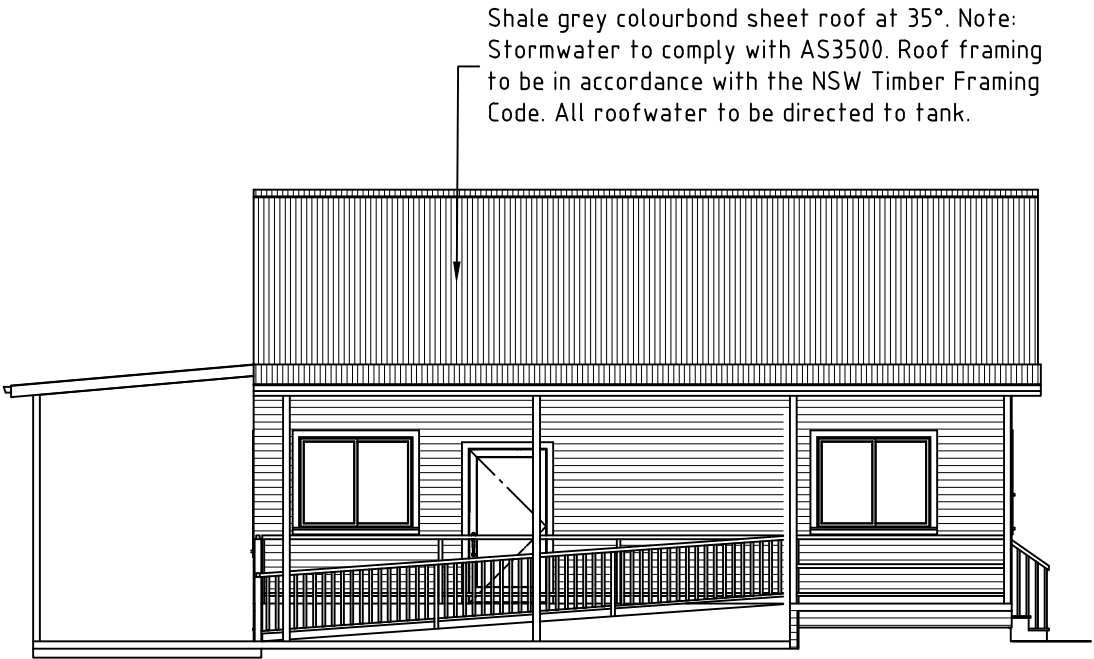
WINDOWS

Glass	Frame	U Value	SHGC	Area (M2)
CLEAR	ALUMINIUM	6.70	0.70	

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0	ISSUED FOR CLIENT REVIEW	SN	01/09/20					Drawn: SN	Scale: As shown at A3	<div>0m1m2m3m4m5m</div> <div>Scale 1:100</div>	
0	ISSUED FOR DA	SN	27/10/20					Checked: WA	Original Size: A3		No. in set: 02 of 06
0	REVISION TO CABIN PLAN	SN	22/01/21					Job Number: 17224	Drawing Number: 17224SN02		
				DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS	43 Main Street, CLUNES NSW 2480 PO Box 12344, CLUNES NSW 2480	Site address: Lot 4 DP810118 219 The Saddle Road Myocum NSW 2482	Project: PROPOSED FARM STAY ACCOMMODATION BUILDINGS				
				REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE							
Z:\JOBS\17\17224 - O'Reilly\3. FARM STAY\CABIN PLANS\17224 farm Stay Accommodation 2.dwg				P:(02) 6629 1552 E:office@aldersonassociates.com.au W:aldersonassociates.com.au ABN 58 594 160 789							



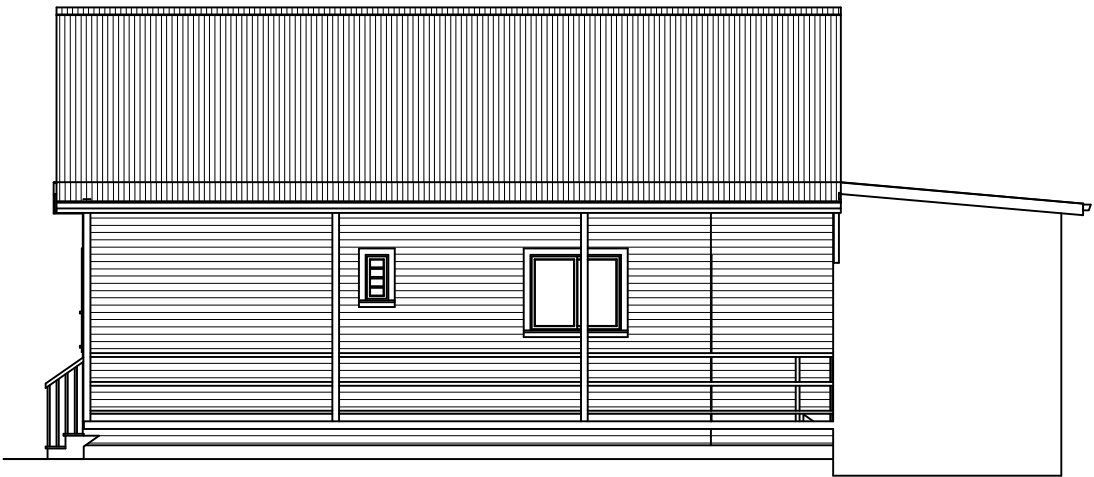
PROPOSED NORTH ELEVATION  
1:100 @ A3



PROPOSED EAST ELEVATION  
1:100 @ A3



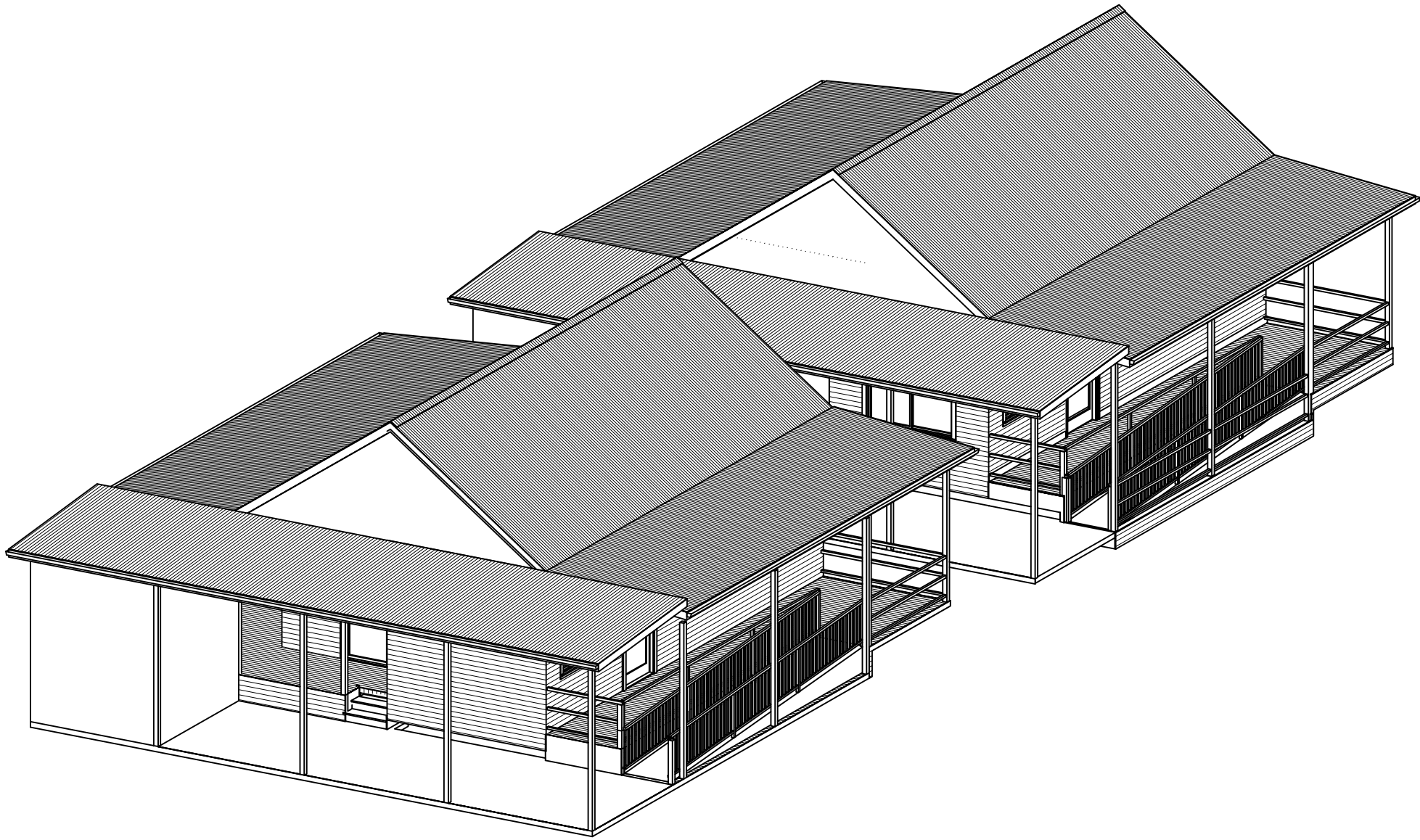
PROPOSED SOUTH ELEVATION  
1:100 @ A3



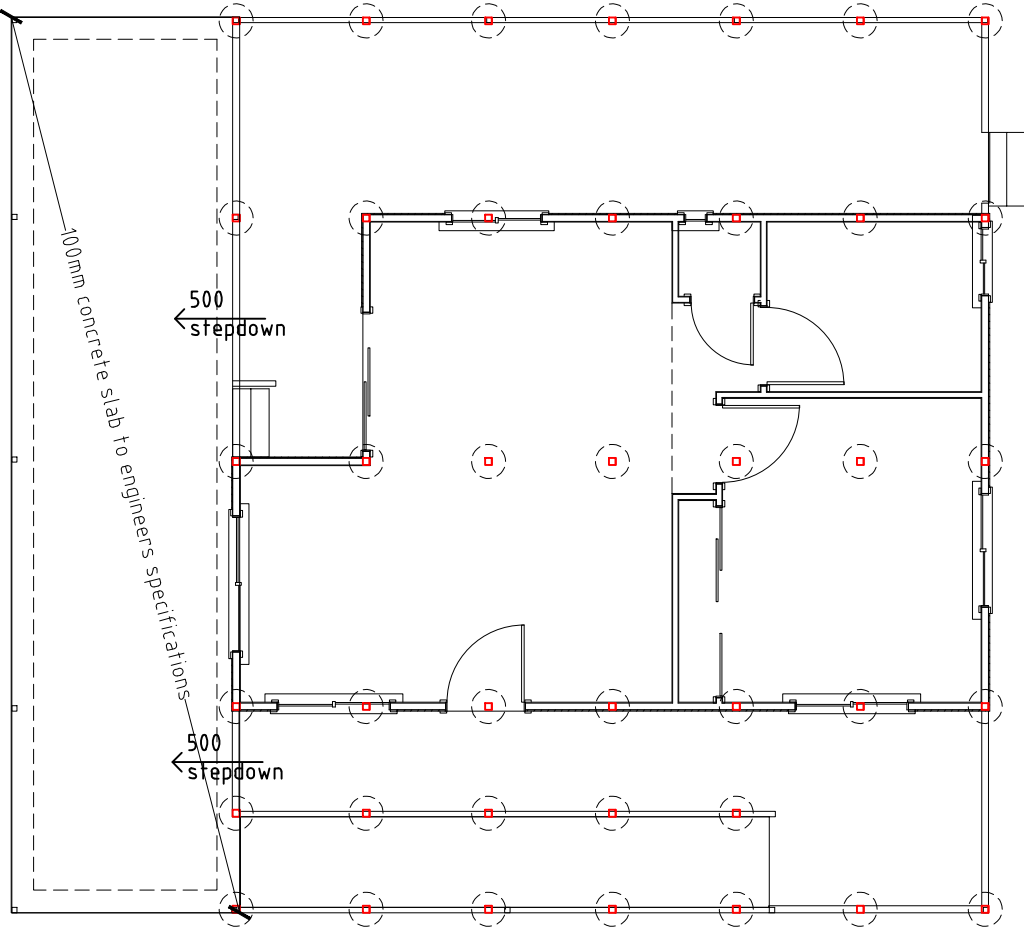
PROPOSED WEST ELEVATION  
1:100 @ A3

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0	ISSUED FOR CLIENT REVIEW	SN	01/09/20					Drawn:	Scale:	<div>0m1m2m3m4m5m</div> <div>Scale 1:100</div>
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0	REVISION TO CABIN PLAN	SN	22/01/21					Checked:	Original Size:	
								WA	A3	
				DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS				Job Number:	No. in set:	
				REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE				17224	03 of 06	
								Drawing Number:		
								17224 SN03		

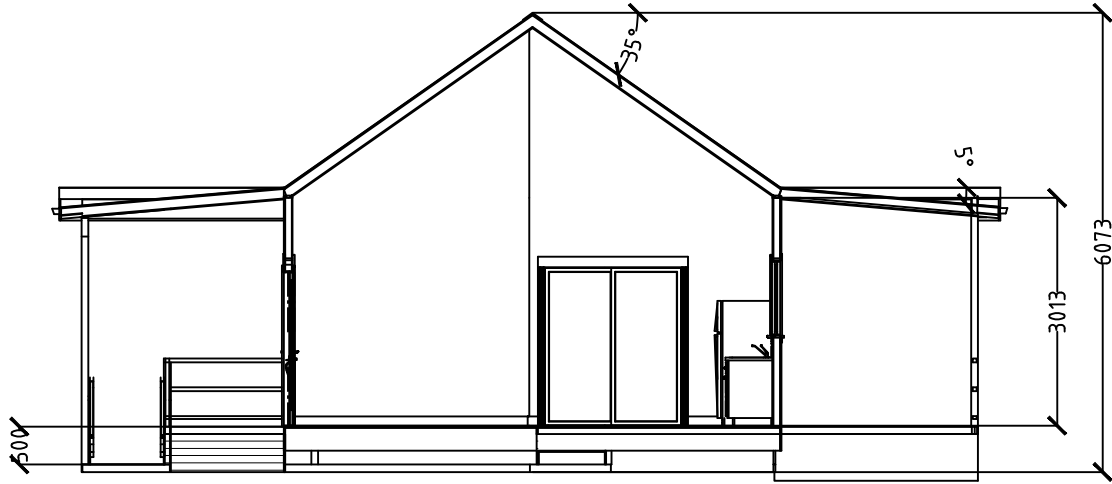




PROPOSED OVERVIEW SHOWING ADJOINING BUILDINGS  
1:100 @ A3



FOUNDATION PLAN  
1:100 @ A3  
Locations for footings shown are indicative and to be confirmed or altered to engineers specifications



PROPOSED SECTION 1  
1:100 @ A3

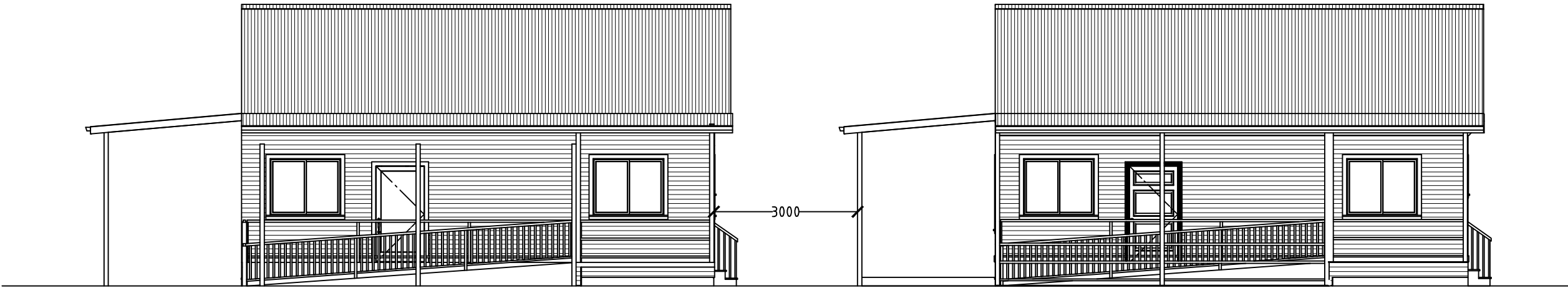


PROPOSED SECTION 2  
1:100 @ A3

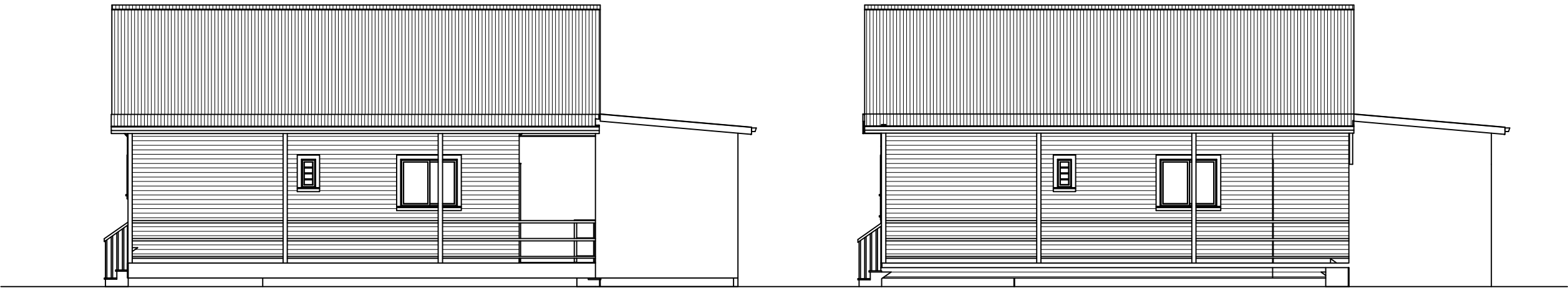
Rev	Revision Description	BY	DATE	THIS DRAWING IS CONFIDENTIAL AND IS THE PROPERTY OF GREG ALDERSON AND ASSOCIATES. IT MUST NOT BE DISCLOSED TO A THIRD PARTY, REPRODUCED, COPIED, OR LENT WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.	<div><div></div><div>Greg Alderson Associates</div></div> <div>43 Main Street, CLUNES NSW 2480 PO Box 12344, CLUNES NSW 2480</div>	Client: Koresoft Pty Ltd	Title: PROPOSED OVERVIEW, FOUNDATION PLAN & SELECTIONS	ISSUE FOR DA			
0	ISSUED FOR CLIENT REVIEW	SN	01/09/20					Drawn: SN	Scale: As shown at A3	<div>Scale:</div> <div><div>0m1m2m3m4m5m</div><div>Scale 1:100</div></div>	
0	ISSUED FOR DA	SN	27/10/20					Checked: WA	Original Size: A3		No. in set: 04 of 06
0	REVISION TO CABIN PLAN	SN	22/01/21					Job Number: 17224	Drawing Number: 17224SN04		
				DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS	P:(02) 6629 1552 E:office@aldersonassociates.com.au W:aldersonassociates.com.au ABN 58 594 160 789						
				REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE							

Z:\JOBS\17\17224 - O'Reilly\3. FARM STAY\CABIN PLANS\17224 farm Stay Accommodation 2.dwg





PROPOSED EAST ELEVATION SHOWING ADJOINING BUILDINGS  
1:100 @ A3

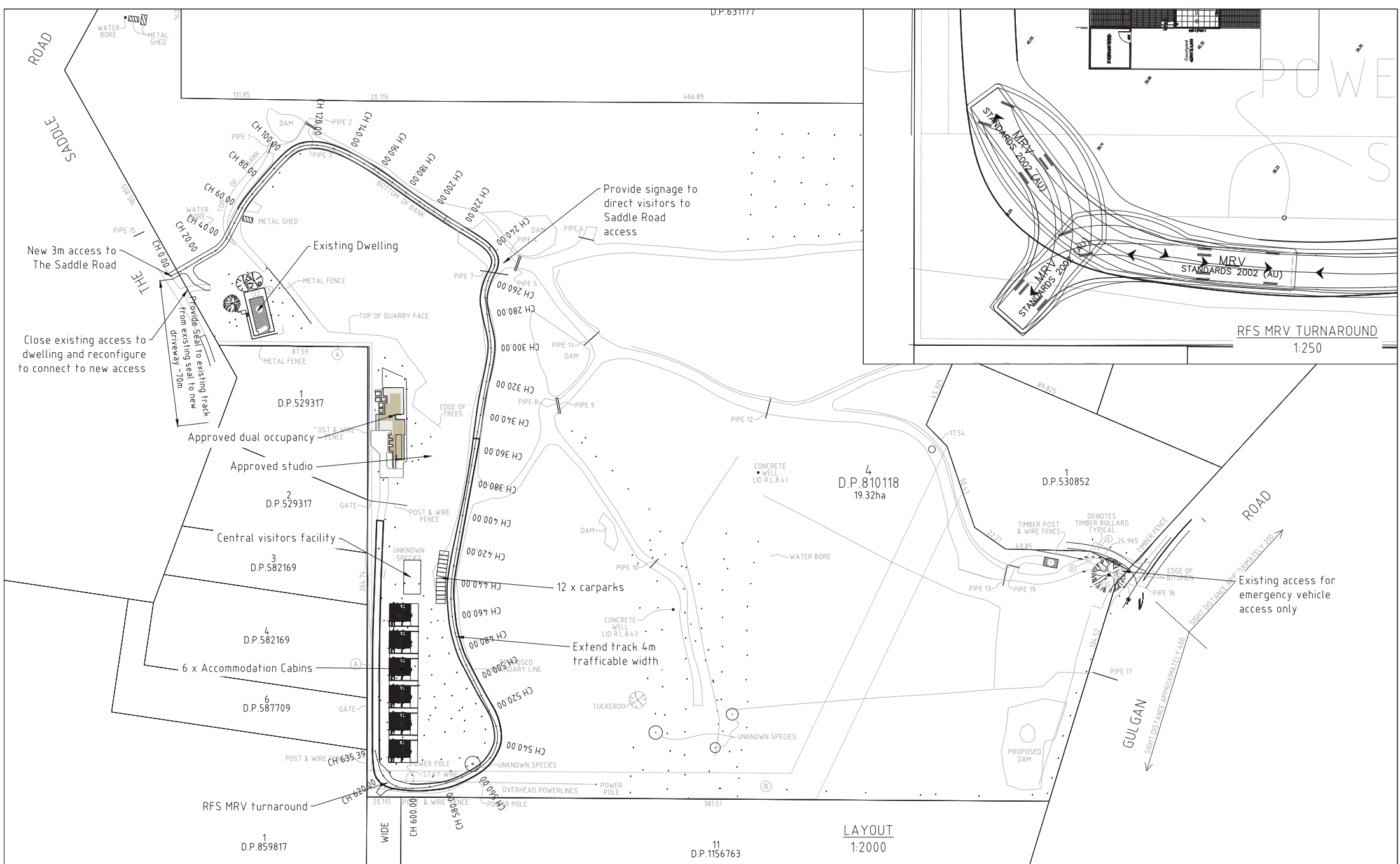


PROPOSED WEST ELEVATION SHOWING ADJOINING BUILDINGS  
1:100 @ A3

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0	ISSUED FOR CLIENT REVIEW	SN	01/09/20							Drawn: SN	Scale: As shown at A3	<div>Scale: 0m1m2m3m4m5m</div> <div>Scale 1:100</div>			
0	ISSUED FOR DA	SN	27/10/20							Checked: WA	Original Size: A3		No. in set: 05 of 06		
0	REVISION TO CABIN PLAN	SN	22/01/21							Job Number: 17224	Drawing Number: 17224SN05				
Z:\JOBS\17\17224 - O'Reilly\3. FARM STAY\CABIN PLANS\17224 farm Stay Accommodation 2.dwg				DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS											
				REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE											







Rev	Revision Description	BY	DATE
A	FOR INFORMATION	AE	23/10/2020

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Client: KORESOF

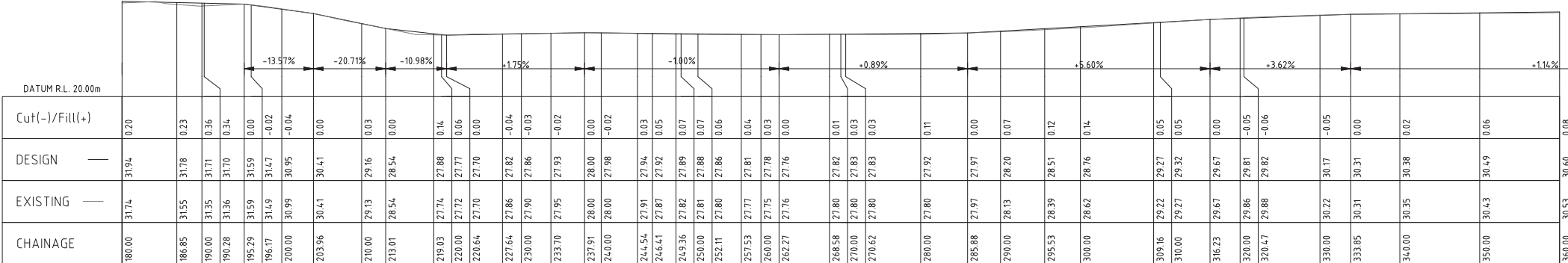
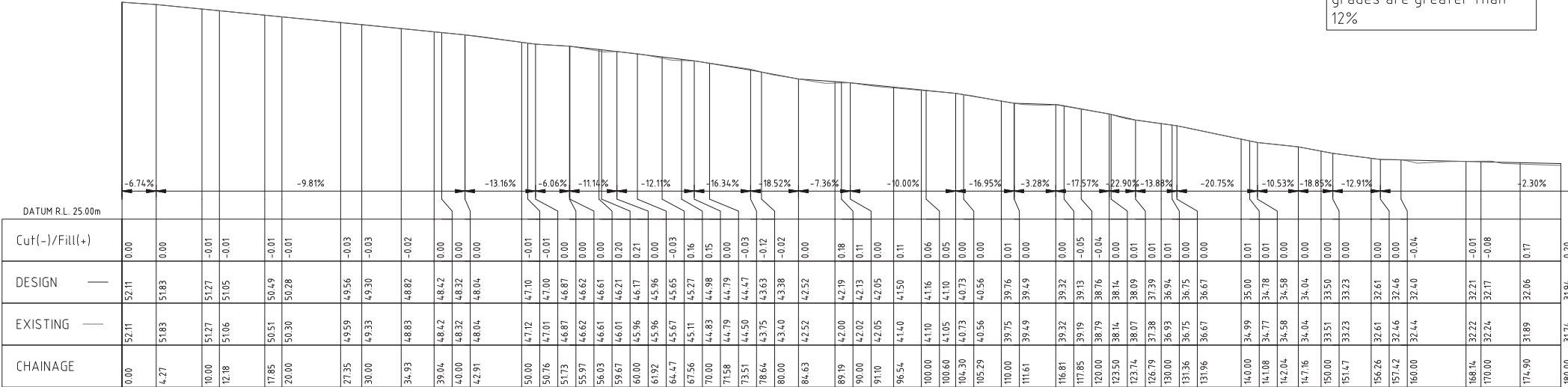
Site address: 219 THE SADDLE ROAD  
BRUNSWICK HEADS  
Lot 4 DP 810118

Title: CONCEPT ACCESS AND PARKING LAYOUT

Project: FARM STAY ACCOMMODATION

NOT FOR CONSTRUCTION				
Drawn: AE	Scale: AS SHOWN		Checked:	Date:
Checked: AE	Original Size: A3	No. in set:		Revision:  A
Job Number: 17224	Drawing Number: 17224-DAFS-01			

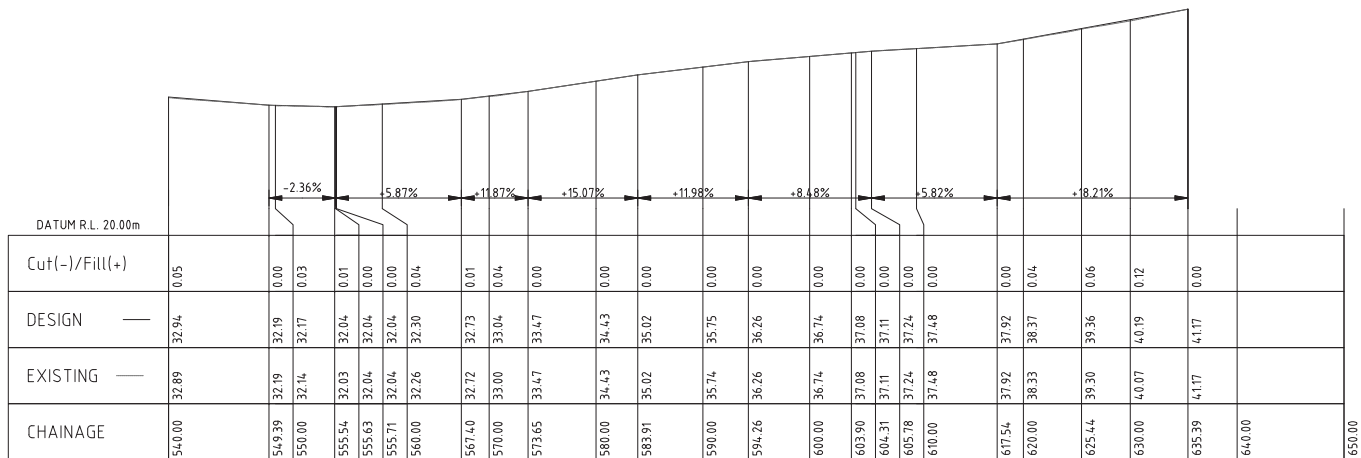
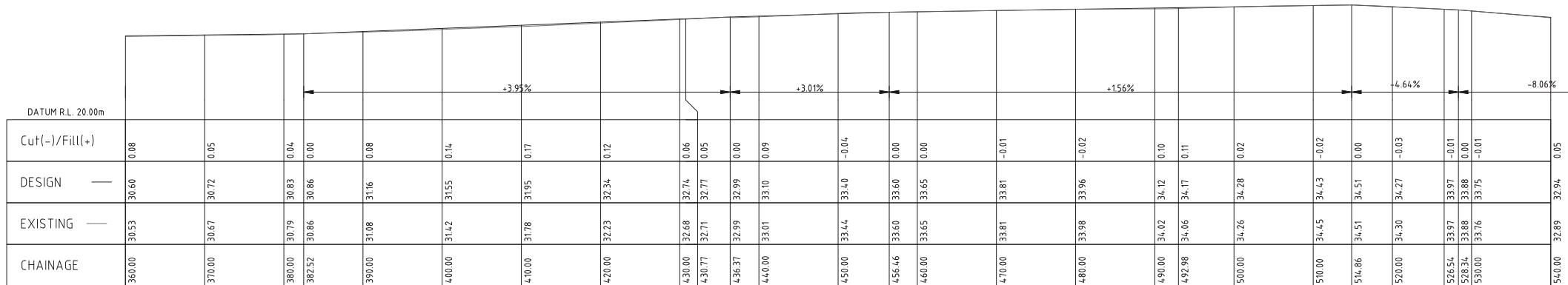
Note: seal required where grades are greater than 12%



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A	FOR INFORMATION	AE	23/10/2020					Drawn: AE	Scale: 1:200	Checked:			Revision:  A
										Original Size: A3	No. in set:		
Z:\JOBS\17\17224 - O'Reilly\Civil 2020\Cabins\17224-Cabins traffic.dwg				DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS		Project: FARM STAY ACCOMMODATION		Job Number: 17224		Drawing Number: 17224 -DAFS-02			
				REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE		Site address: 219 THE SADDLE ROAD BRUNSWICK HEADS Lot 4 DP 810118							



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Rev	Revision Description	BY	DATE
A	FOR INFORMATION	AE	23/10/2020

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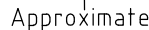
Client:  
**KORESOF**

Site address:  
**219 THE SADDLE ROAD  
BRUNSWICK HEADS  
Lot 4 DP 810118**

Title:  
**SADDLE ROAD ACCESS  
LONG SECTION 2**

Project:  
**FARM STAY ACCOMMODATION**

NOT FOR CONSTRUCTION				
Drawn: AE	Scale: 1:500		Checked:	Date:
Checked: AE	Original Size: A3	No. in set:		Revision: A
Job Number: 17224	Drawing Number: 17224-DAFS-03			



## STREETLIGHTING IN ACCORDANCE WITH AS1158

KEY:

PROPOSED 2 COAT SEAL 14/7mm

2.19- PROPOSED SPOT LEVEL

-2.0% SURFACE GRADE (IN DIRECTION INDICATED)

\_\_\_\_\_ BOUNDARY LINE

DESIGN IN ACCORDANCE  
WITH RMS REQUIREMENTS

INVERT  
RCP R.L.51.3

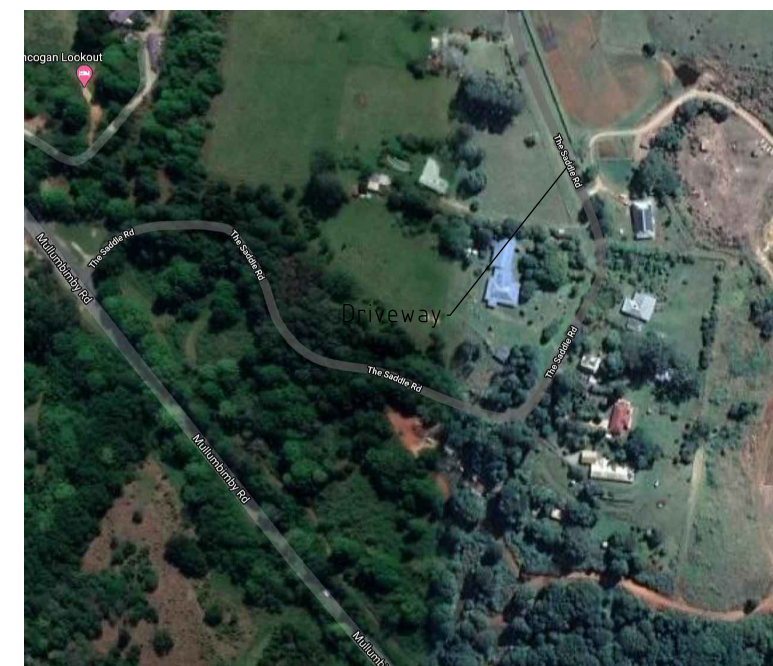
CENTRELINE  
OF OPEN DRAIN

### TRAVEL LANES AT 3.0m WIDTH

## RAISED CONCRETE ISLAND

## CONCEPT DRIVEWAY PLAN

SITE LOCALITY  
N.T.S.



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0	FOR CONSTRUCTION	JC	1/2/21					Drawn: JIMMY	Scale: 1:100	Checked:	Date:  4/2/21
						DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS		Site address: 219 THE SADDLE ROAD BRUNSWICK HEADS	Project: S138 DRIVEWAY ACCESS	Checked: AE	Original Size: A3
				REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE		Job Number: 17224	Drawing Number: 17224-CC-D251.C03				
Z:\JOBS\1717224 - O'Reilly Civil 2021\251 The Saddle Rd - NEW ACCESS\CAD\17224 - 251 The Saddle Rd access cross											



Legend

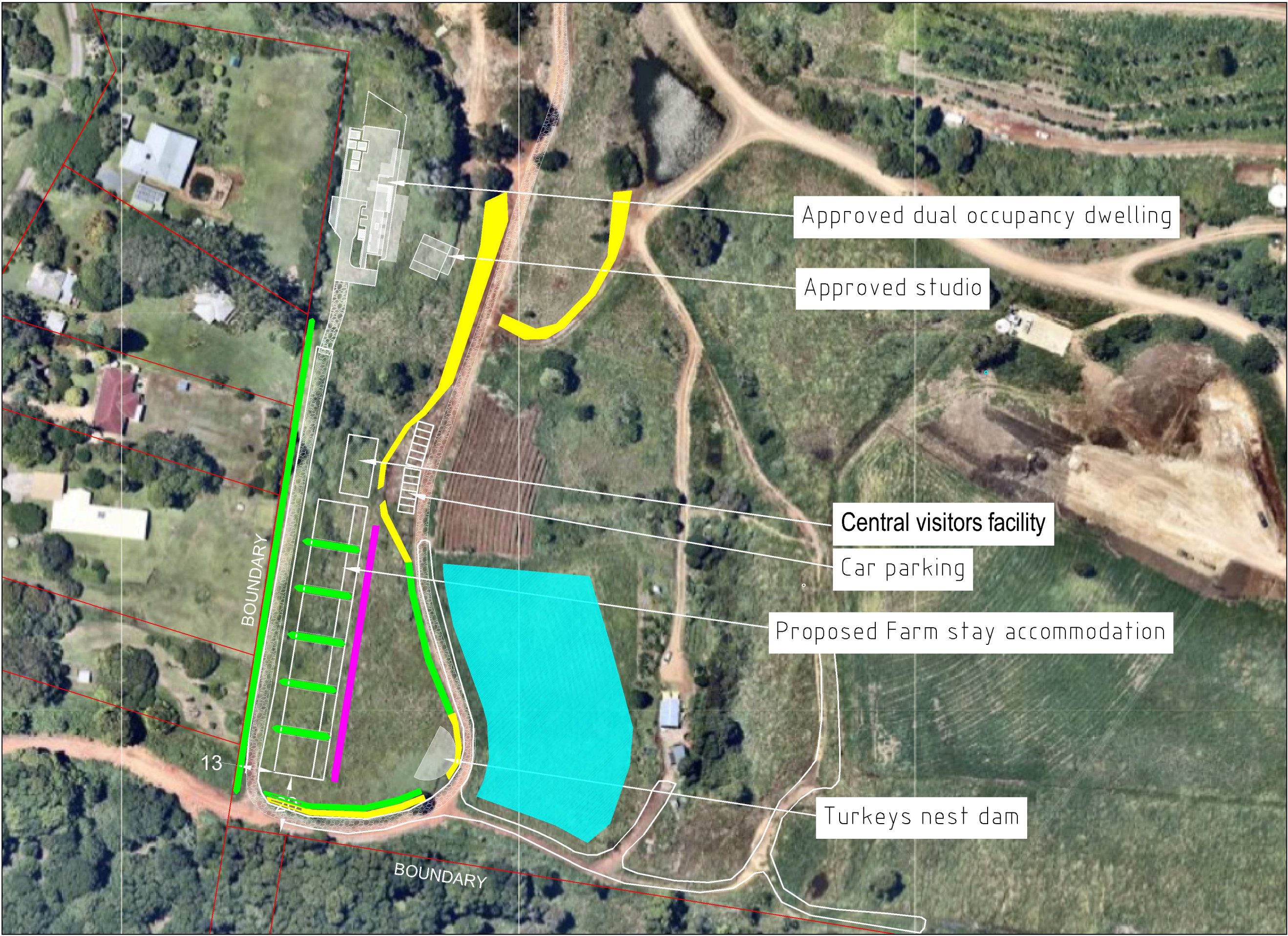
- Area to consist of native grasses to provide bank stabilisation. A non-conclusive species list includes:

  - Vetiver grass (introduced and native *Chrysopogon filipes*)
  - *Lomandra* species
  - Other native tufting grasses (*Aristida ramosa* & *Austrostipa densiflora*)
  - African Iris can be planted in high visual areas to improve aesthetics
- Area to consist of fire retardant native screening plantings (maintained at desired height). A non-conclusive species list includes:

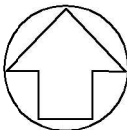
  - Lilly pillies (*Syzygium*, *Waterhousea* & *Acmena* species)
  - *Grevillia* species
- Aesthetic planting parallel with access path, with a preference for bush tucker species. A non-conclusive species list includes:

  - Midgen berry (*Austromyrtus dulcis*)
  - Native Ginger (*Alpinia caerulea*)
  - *Heliconias*
  - Giant spear lilly (*Doryanthes palmeri*)
  - Dwarf banksias
  - Other native tufting grasses (*Aristida ramosa*, *Austrostipa densiflora*, etc)
- Area of forestry irrigated by treated wastewater. Forestry typically made up of the following species:

  - *Eucalyptus* species (Tallowwood, Flooded gum, Blackbutt, Red gum)
  - *Lophostemon* species (Swamp mahogany)
  - *Elaeocarpus* species
  - Other subtropical rainforest species



Notes:  
1. All existing native trees in shown landscaping areas to be retained.



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		Koresoft Pty Ptd	Drawn:	Source: Byron Shire Council mapping (2021). Survey from Canty's Surveyors	Exhibit No. 1	Date: 5/02/21	
		Site address: Lot 4 DP 810118 219 The Saddle Road, Brunswick Heads	Scale: 1:800	Original Size: A3	Project: Proposed six farm stay cabins and ancillary building	Revision: -	
			Job Number: 17224				
Z:\JOBS\17\17224 - O'Reilly\Landscaping\Tourist cabins\17224_Landscaping - Farm stay.dwg							











KEY:	
	PROPOSED GRASS SWALE
	PROPOSED ROCK CHECK
	PROPOSED SURFACE RL HEIGHT
	PROPOSED STORMWATER LINE

6 x Accommodation Cabins

CENTRAL  
TOURIST  
FACILITY

Culvert crossing  
or timber deck

CABIN 6

CABIN 5

12 x parking bays

Parking space for  
people with  
disabilities as to  
AS2890

Disabled access  
to AS1428.1

Rev	Revision Description	BY	DATE
0	FOR DA APPROVAL	JC	11/2/21

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Web: [aldersonassociates.com.au](http://aldersonassociates.com.au)

Client:  
KORESOF

Site address:  
219 THE SADDLE ROAD  
BRUNSWICK HEADS  
Lot 4 DP 810118

Title:  
EARTHWORKS PLAN - CENTRAL  
FACILITY & CARPARK TO RAMP  
ACCESS

Project:  
FARM STAY ACCOMODATION

NOT FOR CONSTRUCTION

Drawn:  
JIMMY

Scale:  
1:250

Checked:

Date:

11/2/21

Checked:  
AE

Original Size:  
A3

No. in set:

Revision:

0

Job Number:  
17224

Drawing Number:  
17224-CC-EWC.C03

ALL WORK MUST COMPLY WITH THE BCA AND THE FOLLOWING CLAUSES

All excavations and fill must comply with Part 3.1.1 EARTHWORKS.

1. Drainage must comply with Part 3.1.3 DRAINAGE

2. TERMITE RISK MANAGEMENT must comply with Part 3.1.4

a) A termite barrier or combination of barriers is installed in accordance with

i) AS3660.1 or

ii) 3.1.3.3 for concrete slabs on ground

b) A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating-

i) the method of protection; and

ii) the date of installation of the system; and

iii) where a chemical barrier is used, its life expectancy as listed on the National registration Authority label; and

iv) the installer's or manufacturers recommendations for the scope and frequency of future inspections for termite activity.

3. Filling under slabs must comply with Part 3.2.2 and clause 3.2.2.2

4. Vapour barriers must comply with clause 3.2.2.6

5. Concrete and reinforcing must comply with clauses 3.2.3.1 & 3.2.3.2 inclusive.

6. Footing and slab construction must comply with Part 3.2.5 Clause 3.2.5.1, or AS 2870 - Refer to Engineer's detail.

7. Timber frame is manufactured to comply with AS 1684.2-1999 National Timber Framing Code and certificate will be provided by Truss and Frame manufacturer when selected. Roof cladding must comply with Part 3.5.1 & 3.5.2

8. Gutters and downpipes must comply with Part 3.5.3

9. Timber wall cladding to comply with Part 3.5.4 & Clause 3.5.4.2

10. Glazing to windows must comply with Part 3.6

11. Smoke alarms must comply with Part 3.7.5

12. Wet areas must comply with Part 3.8.1

13. Ceiling heights to rooms must comply with Part 3.8.2

14. Lighting must comply with Part 3.8.4

15. All tie-downs to comply with Engineer's detail.

16. Soil classification to site to comply with Part 3.2.4 - Refer to Engineer's details.

17. Roof trusses to be designed to Engineer supplied Wind loading. Certification to be provided by Truss manufacturer.

18. Masonry Wall Ties to comply with Part 3.3

19. Lintels to comply with Part 3.4

20. Wall bracing to comply with AS 1684.2-1999 and as per Engineer's detail.

21. Sub-Floor Ventilation to comply with Part 3.4.1

22. Stair construction to comply with Part 3.9.1

23. Balustrades/Railings to comply with Part 3.9.2

24. All work to comply with Council Standards.

25. Protection of openable windows in bedrooms to comply with Part 3.9.2.6

#### GENERAL NOTES:

1. The contractor/s to inspect site and verify all levels and dimensions on site prior to commencing any work.

2. Figured dimensions take precedence over scaled dimensions.

3. Contractor/s to use architectural drawings for set out.

4. All discrepancies are to be referred to the client immediately.

5. All work to be in accordance with BCA, relevant standards & local authority requirements.

6. Verify location of existing services prior to construction & relocate as required in conjunction with the relevant authority.

7. Discharge stormwater in accordance with local authority requirements and relevant standards.

8. Discharge wastewater in accordance with local authority requirements and relevant standards.

9. Stabs, footings, steelwork, bracing, tie down, retaining walls & articulation joints to be in accordance with engineers details.

10. Roof and floor framing to be in accordance with the manufacturers specification and to be co-ordinated with the engineering design with regard to slab thickenings and floor support locations.

11. All timber work is to comply with AS 1684.1999 National Timber Framing Code.

12. Make good all damaged surfaces on completion of work.

#### SITE DETAILS

Site area

Proposed gross floor area for central facility building

Proposed BBQ floor area

Proposed deck area

Floor space ratio

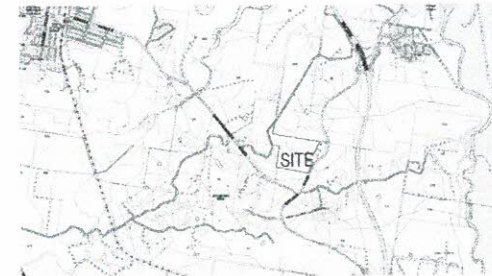
~19.5 Ha

300m<sup>2</sup>

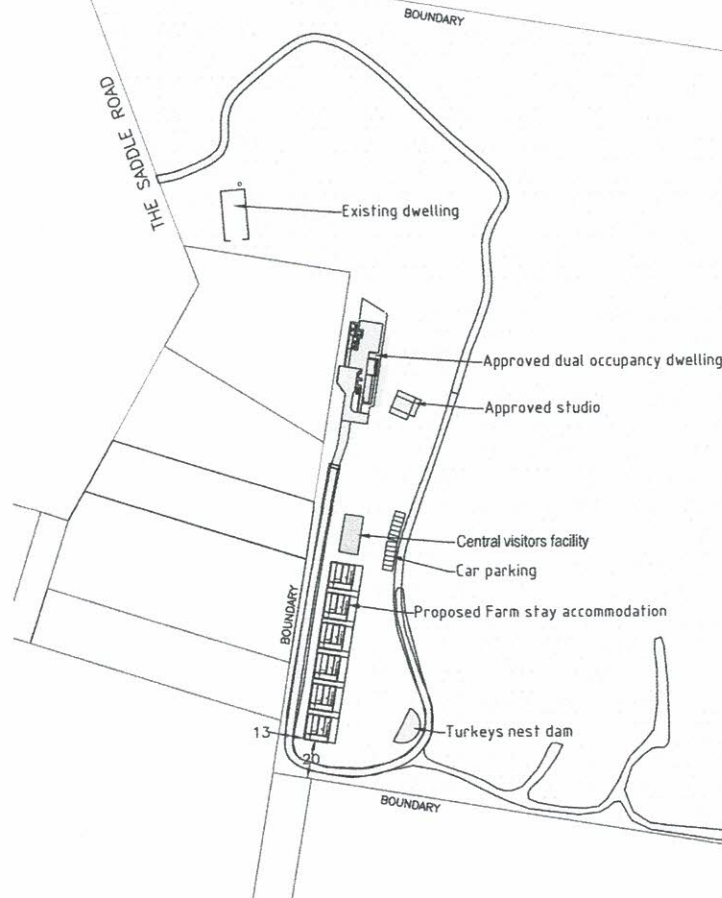
50m<sup>2</sup>



50m<sup>2</sup>

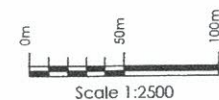
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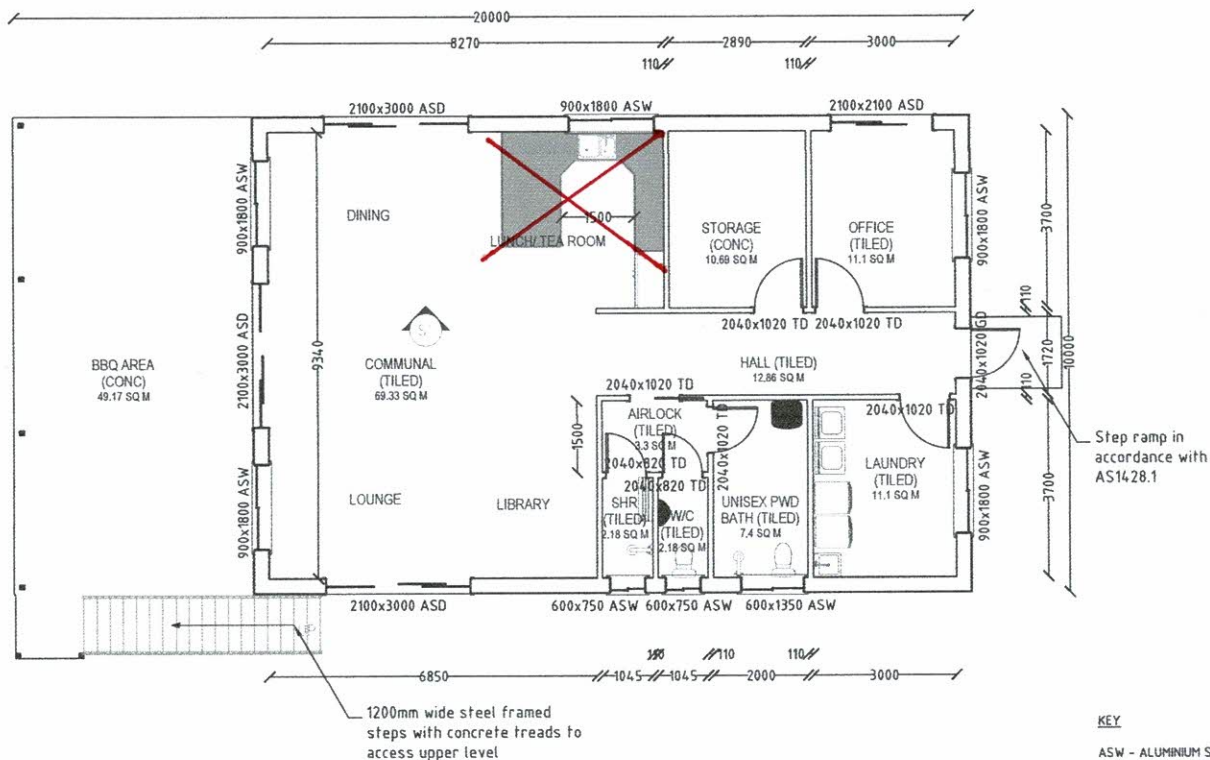
SITE LOCALITY PLAN (nts)



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0	ISSUED FOR CLIENT REVIEW	SN	18/01/21					Drawn: SN	Scale: As shown at A3	<div>Scale:</div> <div></div> <div>Scale 1:2500</div>	
								Checked: WA	Original Size: A3		No. in set: 01 of 05
								Job Number: 17224	Drawing Number: 17224.CF01		
2.1.035151V17224 - 01Rev1.3 FARM STAY CENTRAL FACILITY V17224 Central Facility DA DWG					P:021 6629 1552 E:office@aldersonassociates.com.au W:aldersonassociates.com.au ABN 58 594 160 789						







#### General

- 15 degree pitched roof
- Insulation to walls, floor and ceiling in accordance with thermal requirements
- Timber framed internal walls & steel framed main shed structure with infill walls and insulation.
- External cladding trimdek (or equivalent) in accordance with bushfire requirements
- Internal Ceilings lined with plasterboard.
- External ceilings & eaves lined with fibre cement sheeting in accordance with bushfire requirements
- 90mm internal walls with 10mm sheet either side used in dimensions shown
- Wet area walls lined with fibre cement sheeting and waterproofed in accordance with NCC requirements
- Aluminium framed windows and doors to comply with bushfire and wind load requirements.
- Windows to be screened to owners specifications in accordance with bushfire requirements.
- Tiles to lower level to owners specification (excluding BBQ area)
- Tile floors to wet areas to owners specification
- Australian hardwood decking in accordance with bushfire requirements as applicable
- Construction to comply with bushfire requirements as applicable
- Steel posts and balustrades

#### Colours

- Woodland grey colourbond roof (medium)
- External walls woodland grey colour
- Internal walls colour to owners specification

#### KEY



ASW - ALUMINIUM SLIDING WINDOW  
ASD - ALUMINIUM SLIDING DOOR  
LW - LOUVER WINDOW  
TD - TIMBER DOOR

☼ SMOKE ALARM IN ACCORDANCE WITH PART 3.7.2 OF THE NATIONAL CONSTRUCTION CODE

### PROPOSED CENTRAL FACILITY LOWER LEVEL FLOOR PLAN

1:100 @ A3

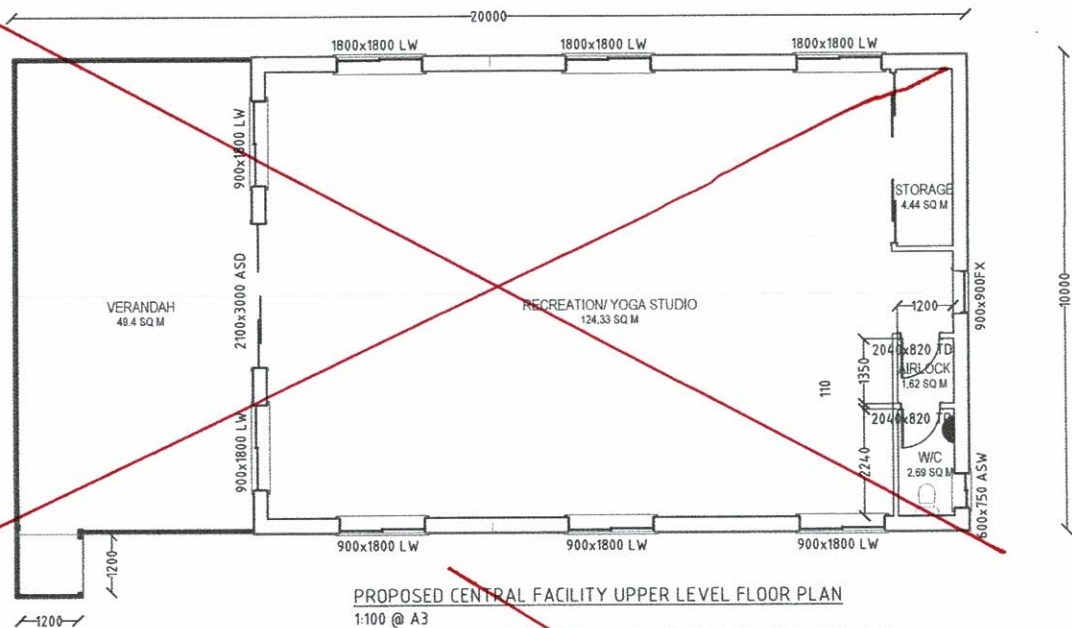
All building work carried out is to comply with the Building Code of Australia.  
Wind bracing & Footings to Engineers details.  
Plumber to comply with the relevant building Codes.  
Electrician to comply with the relevant Building Codes.  
Builder to confirm dimensions prior to the commencement of works.  
Construction to comply with bushfire requirements, as applicable BAL 12.5, BAL 19 & BAL 29 (refer to bushfire report prepared for the site)  
Lower level to be constructed for accessibility in accordance with AS1428.1 as shown.

Rev		Revision Description		BY	DATE	<div>THIS DRAWING IS CONFIDENTIAL AND IS THE PROPERTY OF GREG ALDERSON AND ASSOCIATES. IT MUST NOT BE DISCLOSED TO A THIRD PARTY, REPRODUCED, COPIED, OR LENT WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.</div> <div>DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS</div> <div>REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE</div>	<div><div>Greg Alderson Associates</div><div>43 Main Street, CLUNES NSW 2480 PO Box 12344, CLUNES NSW 2480</div></div>	Client: Koresoft Pty Ltd	Title: PROPOSED LOWER LEVEL FLOOR PLAN	ISSUE FOR DA				
0	ISSUED FOR CLIENT REVIEW	SN	18/01/21	Drawn: SN	Scale: As shown at A3					<div>Scale:  Scale 1:100</div>				
				Checked: WA	Original Size: A3						No. in set: 02 of 05			
				Job Number: 17224	Drawing Number: 17224.CF02									
2\JOBS\171\17224 - O'Reilly\3. FARM STAY\CENTRAL FACILITY\17224 Central Facility DA.dwg				P:\021 6629 1552 E:\office@aldersonassociates.com.au W:\aldersonassociates.com.au ABN 58 594 160 789										

# KEY

ASW - ALUMINIUM SLIDING WINDOW  
ASD - ALUMINIUM SLIDING DOOR  
LW - LOUVER WINDOW  
TD - TIMBER DOOR

☉ SMOKE ALARM IN ACCORDANCE WITH PART 3.7.2 OF THE NATIONAL CONSTRUCTION CODE



## PROPOSED CENTRAL FACILITY UPPER LEVEL FLOOR PLAN

1:100 @ A3

All building work carried out is to comply with the Building Code of Australia.

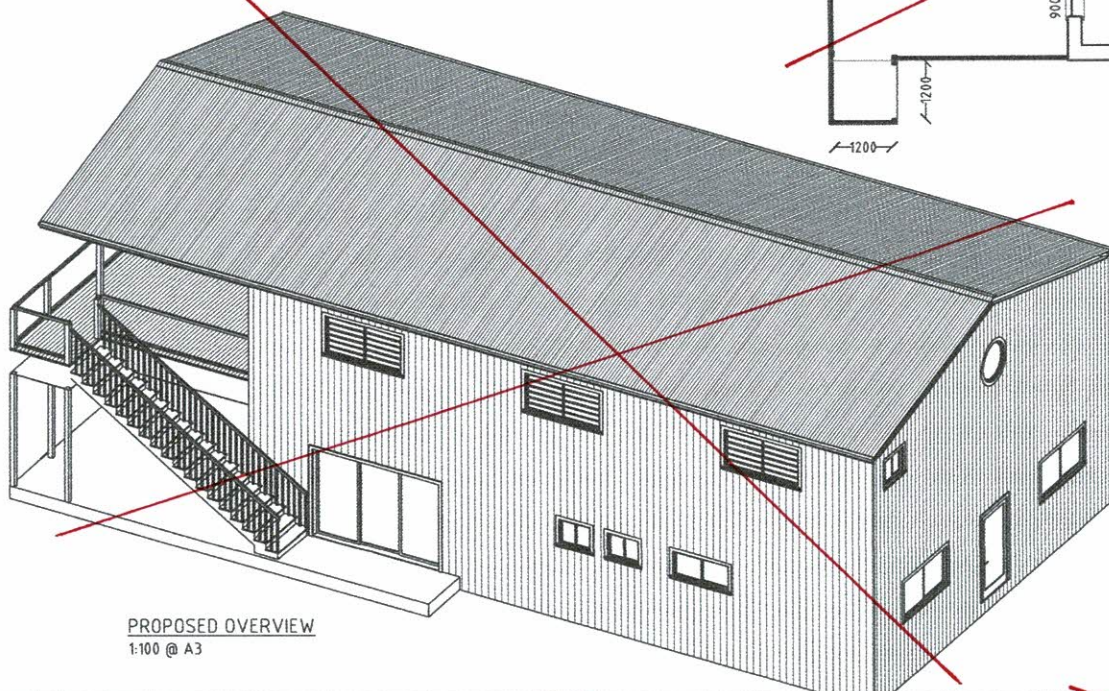
Wind bracing & Footings to Engineers details.

Plumber to comply with the relevant Building Codes.

Electrician to comply with the relevant Building Codes.

Builder to confirm dimensions prior to the commencement of works.

Construction to comply with bushfire requirements, as applicable BAL 12.5, BAL 19 & BAL 29 (refer to bushfire report prepared for the site)



## PROPOSED OVERVIEW

1:100 @ A3

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**Greg Alderson Associates**

43 Main Street, CLUNES NSW 2480  
PO Box 12344, CLUNES NSW 2480

P: (02) 6629 1552 E: office@aldersonassociates.com.au  
W: aldersonassociates.com.au ABN 58 594 160 789

Client:  
Koresoft Pty Ltd

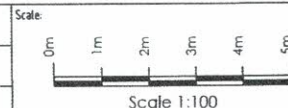
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Lot 4 DP810118  
219 The Saddle Road  
Myocum NSW 2482

Title:  
PROPOSED UPPER FLOOR  
PLAN & OVERVIEW

Project:  
PROPOSED CENTRAL  
FACILITY BUILDING

## ISSUE FOR DA

Drawn: SN	Scale: As shown at A3
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Job Number: 17224	No. in set: 03 of 05
	Drawing Number: 17224CF03

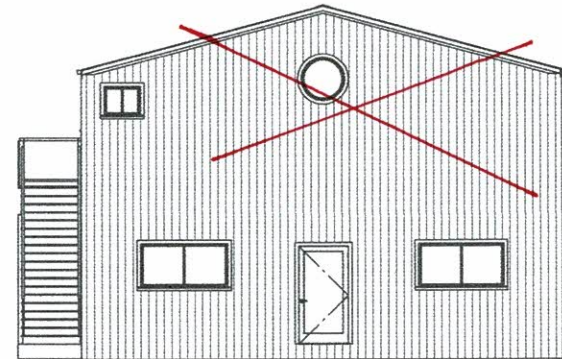




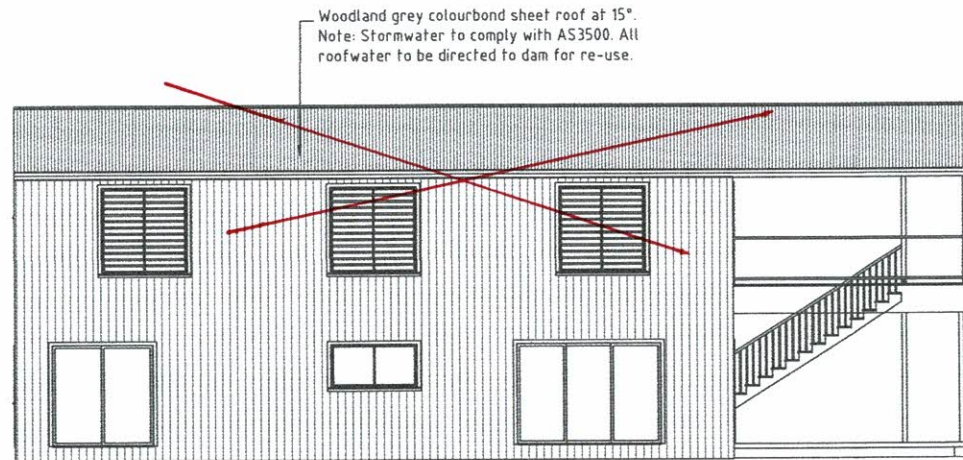


PROPOSED NORTH ELEVATION  
1:100 @ A3

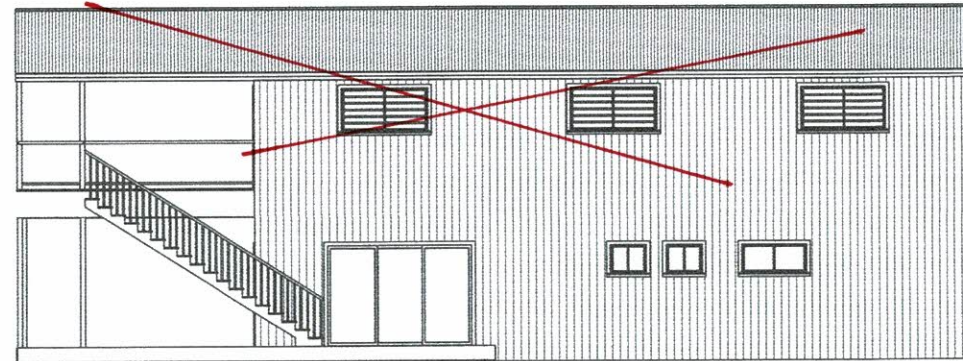
Verandah railings to comply  
with requirements of AS1428.1



PROPOSED SOUTH ELEVATION  
1:100 @ A3



PROPOSED EAST ELEVATION  
1:100 @ A3



PROPOSED WEST ELEVATION  
1:100 @ A3

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Associates**

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P.(02) 6629 1552 E:office@aldersonassociates.com.au  
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Client:  
Koresoft Pty Ltd

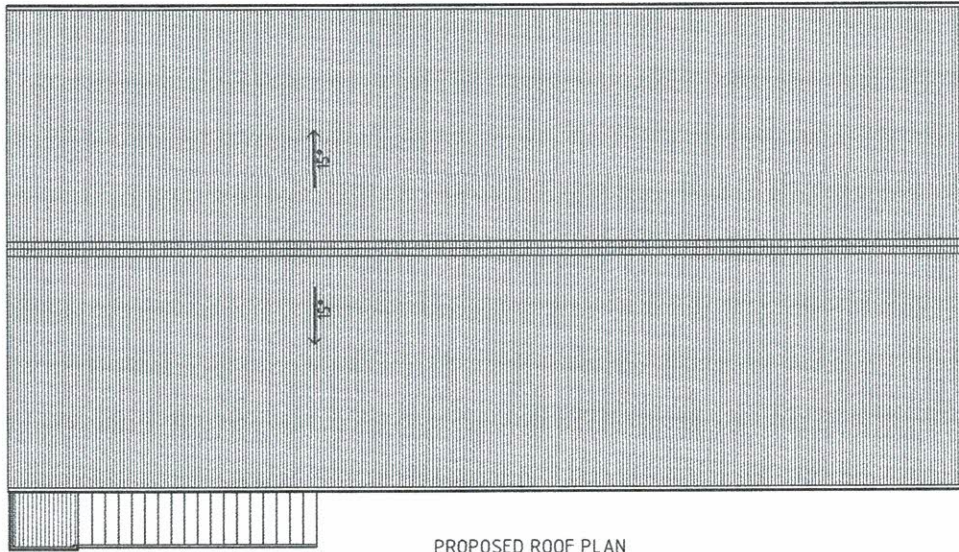
Site address:  
Lot 4 DP810118  
219 The Saddle Road  
Myocum NSW 2482

Title:  
PROPOSED ELEVATIONS

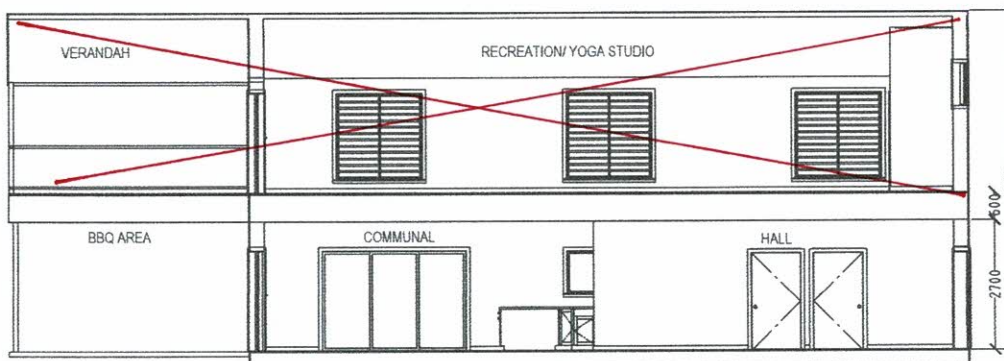
Project:  
PROPOSED CENTRAL  
FACILITY BUILDING

ISSUE FOR DA		
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Job Number: 17224	No. in set: 04 of 05 Drawing Number: 17224CF04	





PROPOSED ROOF PLAN  
1:100 @ A3



PROPOSED SECTION 1  
1:100 @ A3

Rev		Revision Description		BY	DATE	<p>THIS DRAWING IS CONFIDENTIAL AND IS THE PROPERTY OF GREG ALDERSON AND ASSOCIATES. IT MUST NOT BE DISCLOSED TO A THIRD PARTY, REPRODUCED, COPIED, OR LENT WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.</p> <p>DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS</p> <p>REFER COVER SHEET FOR NOTES UNLESS NOTED OTHERWISE</p>	<p><b>Greg Alderson Associates</b></p> <p>43 Main Street, CLUNES NSW 2480 PO Box 12344, CLUNES NSW 2480</p> <p>P.(02) 6629 1552 E:office@aldersonassociates.com.au W:aldersonassociates.com.au ABN 58 594 160 789</p>	<p>Client: Koresoft Pty Ltd</p> <p>Site address: Lot 4 DP810118 219 The Saddle Road Myocum NSW 2482</p>	<p>Title: PROPOSED ROOF PLAN &amp; SECTION</p> <p>Project: PROPOSED CENTRAL FACILITY BUILDING</p>	ISSUE FOR DA				
0	ISSUED FOR CLIENT REVIEW		SN	18/01/21	Drawn: SN					Scale: As shown at A3		<p>Scale:</p> <p>0 1 2 3 4 5</p> <p>Scale 1:100</p>		
					Checked: WA					Original Size: A3	No. in set: 05 of 05			
					Job Number: 17224					Drawing Number: 17224CF05				
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## NSW RURAL FIRE SERVICE

Byron Shire Council  
PO Box 219  
MULLUMBIMBY NSW 2482

Your reference: (CNR-15875) 10.2020.574.1  
Our reference: DA20201216004764-Original-1

**ATTENTION:** Chris Larkin

Date: Tuesday 2 March 2021

Dear Sir/Madam,

**Integrated Development Application**  
**s100B - SFPP - Infill - Farm Stay Accommodation**  
**219 The Saddle Road BRUNSWICK HEADS NSW 2483, 4//DP810118**

I refer to your correspondence dated 14/12/2020 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

### General Conditions

1. The development proposal is to comply with the layout identified on the drawing prepared by Greg Alderson Associates titled "Site Plan & General Notes" and dated 27/10/20.

### Asset Protection Zones

***Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants. To achieve this, the following conditions shall apply:***

2. From the start of building works, and then in perpetuity (to ensure ongoing protection from the impact of bush fires), the property around the farm stay cabins and central visitors facility buildings shall be maintained as an inner protection area (IPA), in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019, as follows:

- North for a distance of 10 metres;
- East for a distance of 14 metres;
- South to the boundary; and
- West to the boundary.

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555  
F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

## Construction Standards

***Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants. To achieve this, the following conditions shall apply:***

3. The construction of cabin No. 1 (cabin No. 1 being the most southern of the cabins) shall comply with the following specified outcomes;
  - The western, southern and eastern elevations shall comply Sections 3 and 7 (BAL-29) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019, and
  - The northern elevation shall comply Sections 3 and 6 (BAL-19) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019.
4. The construction of cabin No. 2 shall comply with the following specified outcomes;
  - The western and southern elevations shall comply Sections 3 and 7 (BAL-29) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019, and
  - The northern and eastern elevation shall comply Sections 3 and 6 (BAL-19) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019.
5. The construction of cabins numbered 3 to 6 (cabin No. 6 being the most northern of the cabins) and the central visitors facility shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019.

## Access - Internal Roads

***Intent of measures: to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:***

6. Internal roads, for the farmstay development, shall comply with the following property access requirements of Table 5.3b of PBP 2019:
  - minimum 4m carriageway width;
  - in forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay;
  - a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
  - provide a suitable turning area in accordance with Appendix 3;
  - curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
  - the minimum distance between inner and outer curves is 6m;
  - the crossfall is not more than 10 degrees;
  - maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and

Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.

## Water and Utility Services



***Intent of measures: to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:***

7. The provision of water, electricity and gas shall comply with the following, in accordance with Table 6.8c of Planning for Bush Fire Protection 2019:

- The 60000 litre "turkeys nest" dam shall have a 65 mm storz fitting provided to the supply pipe that is capable of water delivery from the dam at most dam levels. The storz fitting is to be not greater than 4 metres from the access roads near edge. The supply pipe shall have an internal diameter of at least 50 mm.
- All above-ground water service pipes are metal, including and up to any taps;
- Where practicable, electrical transmission lines are underground;
  - where overhead, electrical transmission lines are proposed as follows:
    - a) lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
    - b) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- Reticulated or bottled gas is installed and maintained in accordance with; AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
- All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- Connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- Above-ground gas service pipes are metal, including and up to any outlets.

#### **Landscaping Assessment**

***Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities. To achieve this, the following conditions shall apply:***

8. Landscaping, of the development, shall be in accord with the requirements of Table 7.4a of Planning for Bushfire Protection 2019.

#### **Emergency and Evacuation Planning Assessment**

***Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of SFPP developments. To achieve this, the following conditions shall apply:***

9. A Bush Fire Emergency Management and Evacuation Plan shall be prepared and be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. The plan must include, but not be limited to, the following:

- that the farm stay cabins are not to be occupied on days with an 'extreme' or 'catastrophic' fire danger rating;
- a mechanism for the relocation of occupants on days with an 'extreme' or 'catastrophic' fire danger rating or days declared as a total fire ban;
- contact details for the local Rural Fire Service office;
- procedures for co-ordinated evacuation of the site in consultation with local emergency services.

A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

#### **General Advice – Consent Authority to Note**

- The central visitors facility has not been assessed against the requirements of PBP 2019 as it is not intended for habitation (i.e. it is not a cabin or dwelling intended for short term or long term accommodation).

For any queries regarding this correspondence, please contact Bradford Sellings on 1300 NSW RFS.

Yours sincerely,

Alan Bawden

**Team Leader, Dev. Assessment & Planning  
Planning and Environment Services**



**NSW RURAL FIRE SERVICE**

# **BUSH FIRE SAFETY AUTHORITY**

SFPP - Infill – Farm Stay Accommodation  
219 The Saddle Road BRUNSWICK HEADS NSW 2483, 4//DP810118  
RFS Reference: DA20201216004764-Original-1  
Your Reference: (CNR-15875) 10.2020.574.1

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

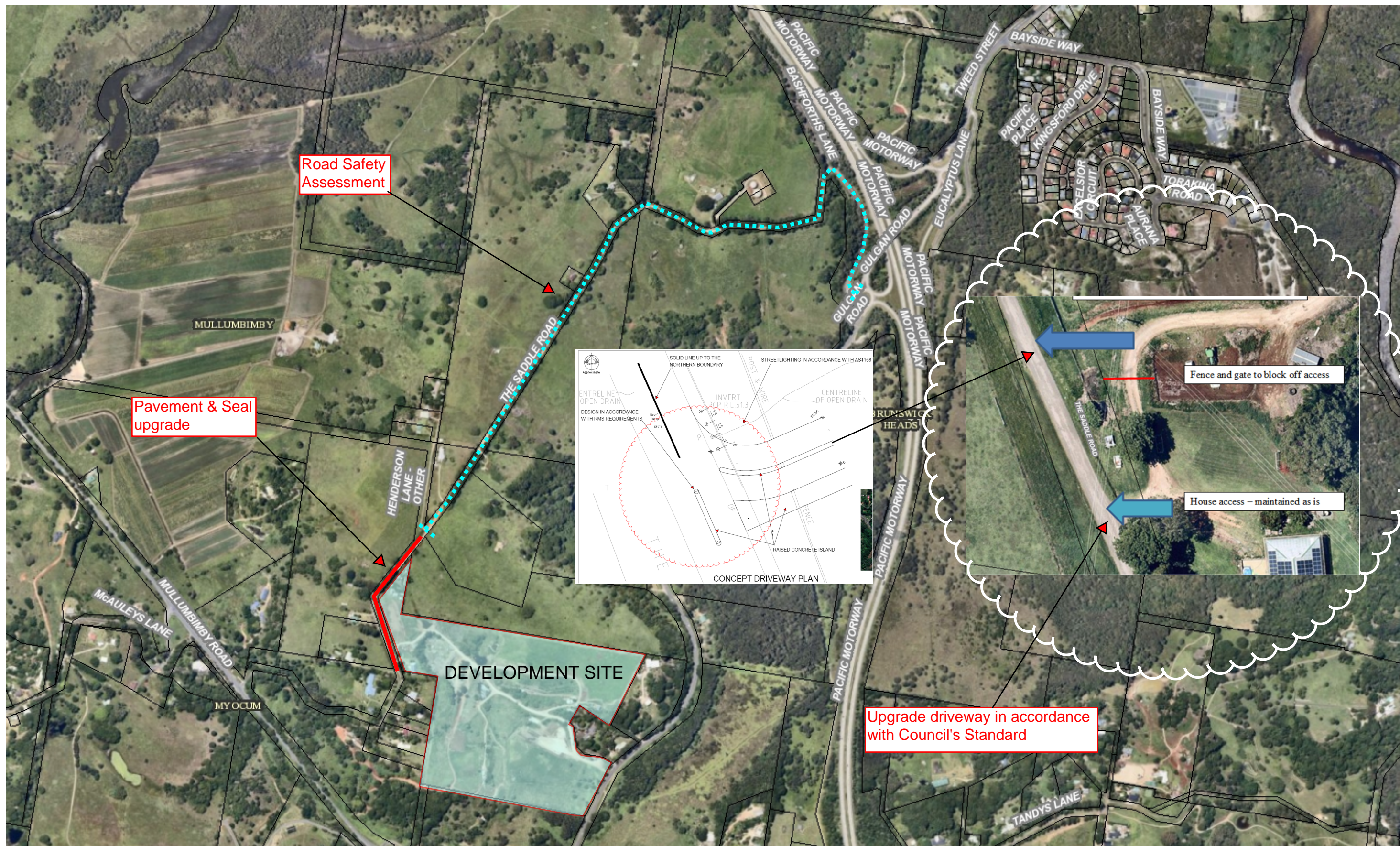
This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

**Alan Bawden**

**Team Leader, Dev. Assessment & Planning  
Planning and Environment Services**

Tuesday 2 March 2021





685

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Meters

1 : 10,000

( Scale @ A3 Size )

**Notes**

1. ROAD SAFETY ASSESSMENT
2. PAVEMENT & SEAL UPGRADE

SK01   
13-May-2021