

DEVELOPMENT PROPOSAL FOR PUBLIC COMMENT

The following development proposal has been submitted to the Council and although not designated under the Environmental Planning & Assessment Act, 1979, is notified for public comment due to the front setback variation:

Portal Application Number	DA No.	Location	Proposal
PAN-547767	145/2025	LOT: 22 DP: 1311079, 323 Martins Creek Road PATERSON Applicant: Domaine Homes Owners: Mrs G F & Mr P Evans Consent Authority: Dungog Shire Council	Dwelling

Details of the above proposal are available for inspection on the NSW Planning Portal website from **Friday 18 July 2025**.

<https://www.dungog.nsw.gov.au/Council/Council-Advertisements/Development-Applications>

Submissions can be made via the NSW Planning Portal until **Friday 1 August 2025**. If you require assistance making a submission via the Planning Portal, please contact Council.

In accordance with *Section 10.4* of the *Environmental Planning & Assessment Act 1979*, a person who makes a public submission to Council in relation to this application is required to disclose all reportable political donations within two years prior to the submission being made and ending when the application is determined.

If the submission includes an objection to the proposal, the grounds of objection must be given. Council may also be obliged to release your submission as required by the *Government Information (Public Access) Act 2009* and the *Environmental Planning and Assessment Act 1979*.

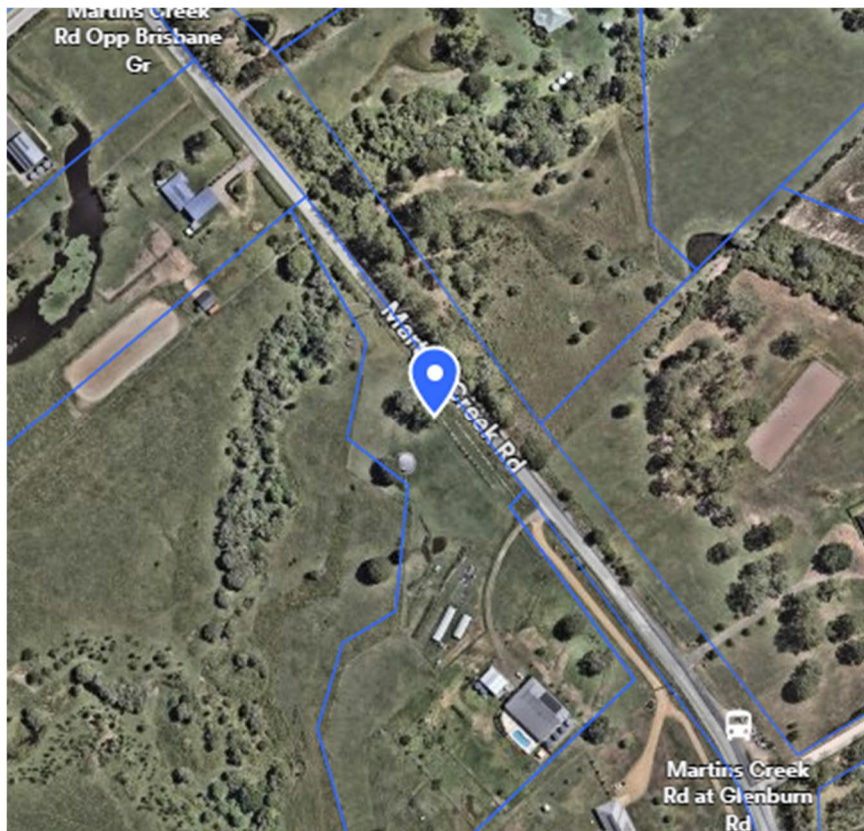
Further, as stipulated in Council's Public Submissions Policy C1.19, Council will not place any weight on anonymous submissions when determining the respective development application.

DUNGOG SHIRE COUNCIL EXHIBITED COPY

Commencement Date 18 July 2025

Closing Date 1 August 2025

STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:
Domaine Homes
PO Box 7105
BAULKHAM HILLS NSW 2153

Site Address:
Lot 22 DP 1311079
323 Martins Creek Road
PATERSON NSW 2421

Construction of a Single Storey Dwelling.

INTRODUCTION

This Statement of Environmental Effects is submitted to Dungog Shire Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a new single storey dwelling containing four (4) bedrooms, living, family and meals rooms, along with an attached garage and outdoor alfresco dining area.

The site is a large rural residential allotment, with a frontage to Martins Creek Road and a total land area of 1.181ha. The lot is currently vacant and forms part of a recent subdivision, no trees require removal to site the proposed dwelling.

The site has a moderate fall over the building footprint with drainage to be directed to an approved system as per the drainage plans.

The neighbourhood is currently vacant in anticipation of a general mix of detached single storey dwellings and outbuildings as anticipated within a rural-residential area.

The proposed dwelling will contribute positively to the surrounding area and the streetscape of Martins Creek Road.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Dungog Local Environmental Plan 2014
- Dungog Shire Wide Development Control Plan

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Dungog Local Environmental Plan 2014

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

The subject site is zoned R5 Large Lot Residential, RU1 Primary Production and C3 Environmental Management pursuant to Clause 2.1 of Dungog Local Environmental Plan 2014.

The proposed development is defined in the plan as a '*dwelling house*', being '*a building containing only one dwelling*'.

The identified zones all permit the construction of a '*dwelling house*' subject to development consent from Council. The area to be developed is entirely within the R5 Zone, and as such, the applicable controls for that development are applied to the DCP. Shown below, all Zone Objectives are maintained.

Clause 2.3 Zone objectives and land use table

The objectives of the R5 Zone are:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To isolate housing from existing intensive agriculture or future intensive agricultural areas.*

The objectives of the RU1 Zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

- *To provide for recreational and tourist activities that are compatible with the agricultural, environmental and conservation value of the land.*
- *To promote the rural amenity and scenic landscape values of the area and prevent the silhouetting of unsympathetic development on ridgelines.*

The objectives of the C3 Zone are:

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that does not have an adverse effect on those values.*
- *To promote the rural amenity and scenic landscape values of the area and prevent the silhouetting of unsympathetic development on ridgelines.*

The proposed development is for a low density residential dwelling, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for its residents by providing appropriate setbacks and spatial separation whilst considering the natural constraints of the site. The dwelling will preserve the scenic quality of the area and will not unreasonably increase demand for public services or facilities. The dwelling is not anticipated to have any conflict between land uses within the zone, with surrounding properties largely consisting of dwelling houses on large rural allotments. The dwelling is not located within any protected area and does not involve excessive clearing or vegetation removal. The proposed dwelling is considered to meet the objectives of the Zones.

Clause 4.6 Exceptions to development standards

The development does not contravene any development standards within the LEP.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance or being within proximity of a heritage item.

Clause 6.1 Acid Sulfate Soils

The subject property is not identified as being affected by Acid Sulphate Soils.

Clause 6.3 Flood Planning

The subject site has been identified as being within a flood planning area as per the 10.7 Certificate. The proposed dwelling has a suitable floor level to ensure minimal damage in the event of a flood. The dwelling will not unreasonably impact upon flood functions and behaviours and will not increase affectation on other properties. The dwelling is of an intended scale and incorporates a raised floor level to reasonably minimise risk in the event of a flood.

Clause 6.5 Drinking water catchments

The proposed development is unlikely to have any adverse impact to the quality and quantity of water draining into the water storage. The dwelling is suitably sited to manage and avoid any significant adverse impact upon water quality and flows.

6.10 Williams River catchment

The proposed development is unlikely to have any adverse impact to the environmental quality of the Williams River Catchment. The large rural nature of the site and low density of the dwelling will not detrimentally affect the water quality of the site.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the relevant objectives and development standards relating to dwelling houses as contained within DLEP 2014.

(a)(i) Other environmental planning instruments

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 8 – Sydney drinking water catchment

The main aims of this Chapter are to provide healthy water catchments and deliver high quality water while permitting development that will have a neutral or beneficial impact upon water quality and support maintenance of water quality for the Sydney drinking water catchment.

Given the location of the subject site and the low-density nature of the development, the proposed dwelling is not expected to have any detrimental impact on the objectives and will have a neutral impact upon water quality.

The proposed development will not cause any adverse impact or detriment to the health of ecosystems, or water quality associated with the Sydney Harbour Catchment Area. The development when carried out in accordance with standard conditions of consent, will be able to be completed without any adverse impact upon local drainage systems or the water quality of natural waterways.

(a)(ii) Relevant draft environmental planning instruments

There are no draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

Dungog Development Control Plan No. 1

Part C

C.2 Rural-Residential Development

2.5 Dwelling Design and Siting

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<i>Siting</i> Dwellings not to be located on prominent ridgelines.	Suitable siting and design of dwelling to ensure no impact upon prominent ridgelines.	Yes
Designed to suit natural landform.	Slab on ground design compatible with topography.	Yes
Cut and fill to be minimised, with split level dwellings preferred.	Approx. 800mm cut and 1m fill considered reasonable.	Yes
Impact upon existing vegetation to be minimised.	No tree removal required, suitable landscaping and planting capable of being provided.	Yes
Landscaping to screen development from public places.	Capable of being provided.	Yes
Access to roads and drainage works must respect topography.	Suitable access capable of being provided to suit topography.	Yes
<i>Design Standards</i> Design and height of dwelling to respond to natural and built environments.	Single storey design and suitable platform to respond to natural environment.	Yes
Materials to comply with bush-fire safety standards.	Provided.	Yes
Muted colours to blend with natural setting.	Suitable colours and materials provided.	For Councils Consideration

Verandahs and awnings encouraged to reduce apparent bulk.	Suitable articulation of the front façade provided.	Yes
Garages on front façade to be articulated.	Garage is well integrated into dwelling design and will not impact upon streetscape given large front setback provided.	Yes
Fences, screens and retaining walls to be compatible with overall building and landscape design.	Capable of complying.	Yes

C3. Building Line Setbacks

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<i>2.3.2 Front Setback</i> Land Zoned R5 and E4 Main Road – 70m Unclassified Road – 30m New roads within subdivisions – 15m	14m setback to Martins Creek Road N/A N/A	Yes N/A N/A
<i>2.4.2 Side and Rear Setbacks</i> Land Zoned R5 and E4 Property Boundary – 10m Corner lots – 10m	>10m to all other boundaries N/A	Yes N/A

*Front Setback – The subject development is located on a property with three zonings affecting the site. The dwelling is located wholly within (and has the largest portion) of Zone R5 and as such, these controls have been applied in this instance. The minimum setback required is 70m to Main Roads, and the proposal has a setback of 14m to Martins Creek Road boundary, resulting in a variation to Councils control. This is largely due to the irregular shape of the allotment, with the narrow widths which reduce the opportunities for the siting the dwelling with a compliant front setback.

The proposed dwelling is considered to be suitably sited for the allotment and still maintains an appropriate setback to ensure the dwelling is not intrusive to the streetscape. Landscaping is still capable of being provided forward of the building line and the proposed setback will still allow for reasonable separation from the public spaces to ensure the streetscape and visual character is maintained.

The dwelling is a high quality, articulated design that will positively contribute to the surrounding area, despite the reduced front setback. The setback will not interrupt surrounding land uses and is considered to maintain the objectives of the control. It is

requested Council consider a variation in this instance, given the irregular site shape and appropriate outcome that is achieved.

C.5 Bushfire

Subject site has been identified as being bushfire prone land. Please refer to the accompanying Bushfire Report.

C.17 Heritage

The subject site has not been identified as containing a heritage item and is not located within a Conservation area.

C.18 Water Efficiency

Refer to accompanying Basix Certificate for more information.

C.20 Off Street Parking

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
1 space per dwelling. Min. 1 space to be undercover	Provided within proposed double garage.	Yes

PART D

D3. Paterson Local Area Plan

No development specific controls applicable to subject site. Development maintains rural-residential character.

* * *

Conclusion with respect to DCP requirements

The proposal generally complies with the objectives of the relevant development standards relating to dwelling houses, as contained within Dungog DCP.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed single storey development will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwelling provides generous boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within a new residential area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The single storey dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding residential setting.

The dwelling is permissible with development consent under the provisions of Dungog LEP 2014, and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

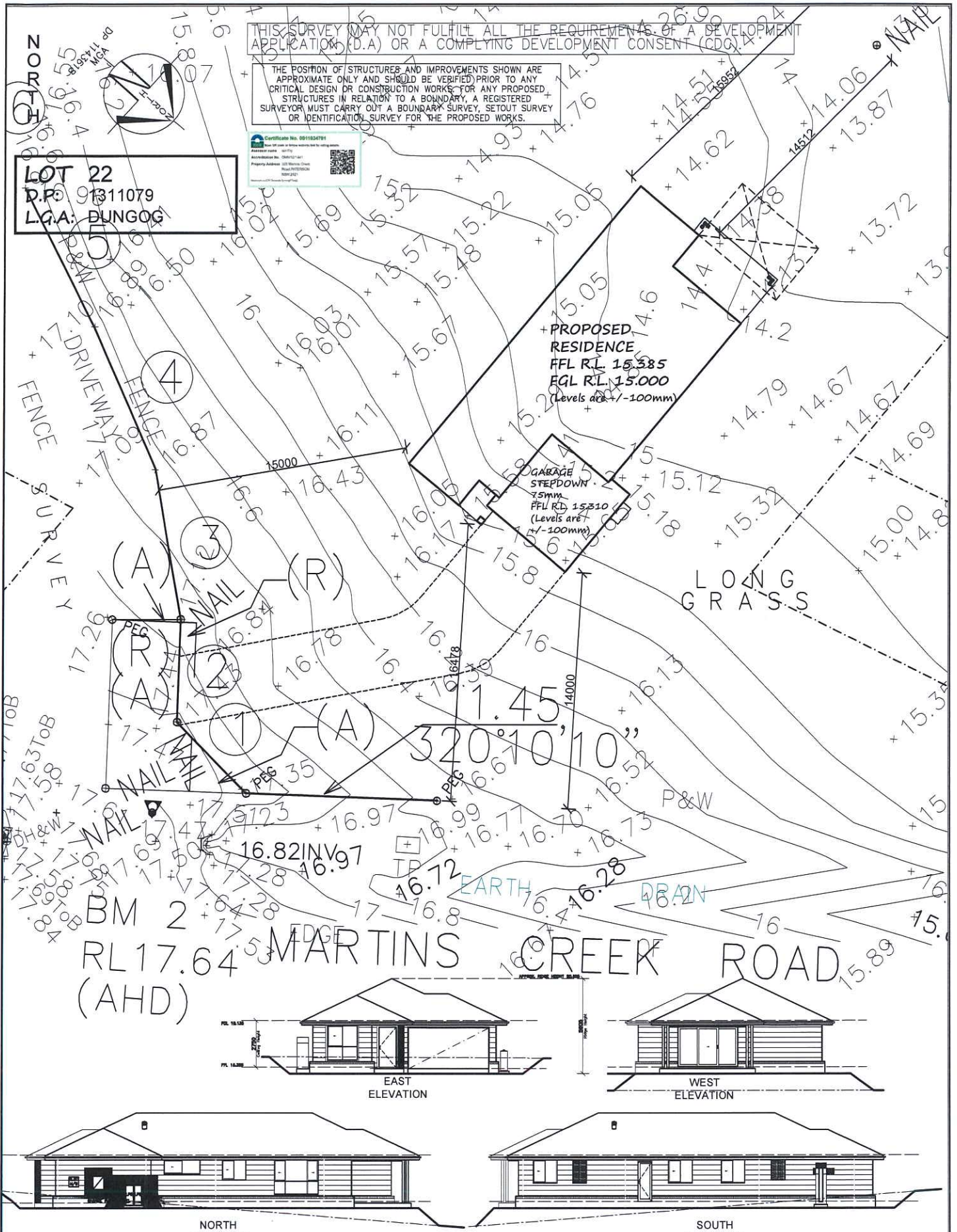
As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject development is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Dungog LEP 2014 and can satisfy the objectives of the relevant development control plan.

It is considered that the construction of a new single storey dwelling will complement and blend with the existing, and likely future character of Paterson. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Local Consultancy Services Pty Ltd
May 2025



NEIGHBOUR NOTIFICATION PLAN

CLIENT'S SIGNATURE: _____

DATE: _____

Domainehomes

BL No: 91387C
ABN: 19 080 788 069

Domaine Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 13 64 69

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DOMAINE HOMES (NSW) P/L
DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

PRODUCT:

SOHAR 23
Traditional
R/H Garage

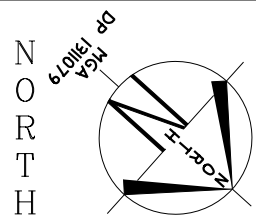
Domaine Specification

CLIENT:
EVANS

SITE ADDRESS:
LOT: 22 DP: 1311079
Martins Creek Road
PATERSON

LODGEMENT DRAWING

DRAWN: P.G	DATE: 08.12.22	Rev:
RATIO @ A3: 1:200	CHECKED: K.A.L	E
SHEET: 2.4	JOB No: 79902839	NSW



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THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.

LOCALITY SKETCH

UBD AREA: N/A REVISION:

MAP: REF:

S
GPS
E

David Burton

David Burton B. Surv. M.I.S.N.S.W.

Surveyor Registered under the Surveying

And Spatial Information Act, 2002.

Identification No. 693

- (A) RIGHT OF CARRIAGEWAY VARIABLE WIDTH
(B) RESTRICTION ON THE USE OF LAND (DP 1143618)(NO.2)(SITE)
(E) EASEMENT FOR OVERHEAD POWERLINES 20 WIDE (DP 1143618)
(R) RIGHT OF CARRIAGEWAY 5 WIDE (DP 1143618)

E NOTE: BUILDER TO CONFIRM WITH RELEVANT ENERGY/TELECOMMUNICATIONS PROVIDER THAT THE ZONE OF OVERHEAD LINES WILL NOT AFFECT HOUSE DESIGN & CONSTRUCTION. IF POSITION OF OVERHEAD LINES IS CRITICAL, EXTRA SURVEY MAY BE REQUIRED.

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY.
ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST

NOTE: POSITION OF SEWER MAIN NOT YET AVAILABLE. REFER TO HUNTER WATER DIAGRAM DATED 01/05/2025



NOTE:
THIS CONTOUR & DETAIL SURVEY IS **FOR TENDER PURPOSES ONLY** & IS CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING & SPATIAL INFORMATION REGULATION 2017.
IT MAY NOT FULFIL ALL THE REQUIREMENTS OF A DEVELOPMENT APPLICATION (DA) OR A COMPLYING DEVELOPMENT CONSENT (CDC). THE POSITION OF STRUCTURES & IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY. IF A DA OR CDC IS TO BE LODGED, IT IS RECOMMENDED THE BOUNDARIES BE SURVEYED MORE ACCURATELY & THE CONTOUR & DETAIL SURVEY BE UPDATED TO REFLECT THIS ACCURACY. IF THE POSITION OF THE PROPOSED RESIDENCE IS CRITICAL TO EXISTING STRUCTURES, ADDITIONAL SURVEY WORK MAY BE REQUIRED TO ENSURE FINAL DESIGN SATISFIES THE CLIENT. FOR ANY PROPOSED STRUCTURES IN RELATION TO A BOUNDARY, A REGISTERED SURVEYOR MUST CARRY OUT A BOUNDARY SURVEY, SETOUT SURVEY OR IDENTIFICATION SURVEY FOR THE PROPOSED WORKS.

HOW TO PROTECT SURVEY MARKS BEFORE WORKS COMMENCE

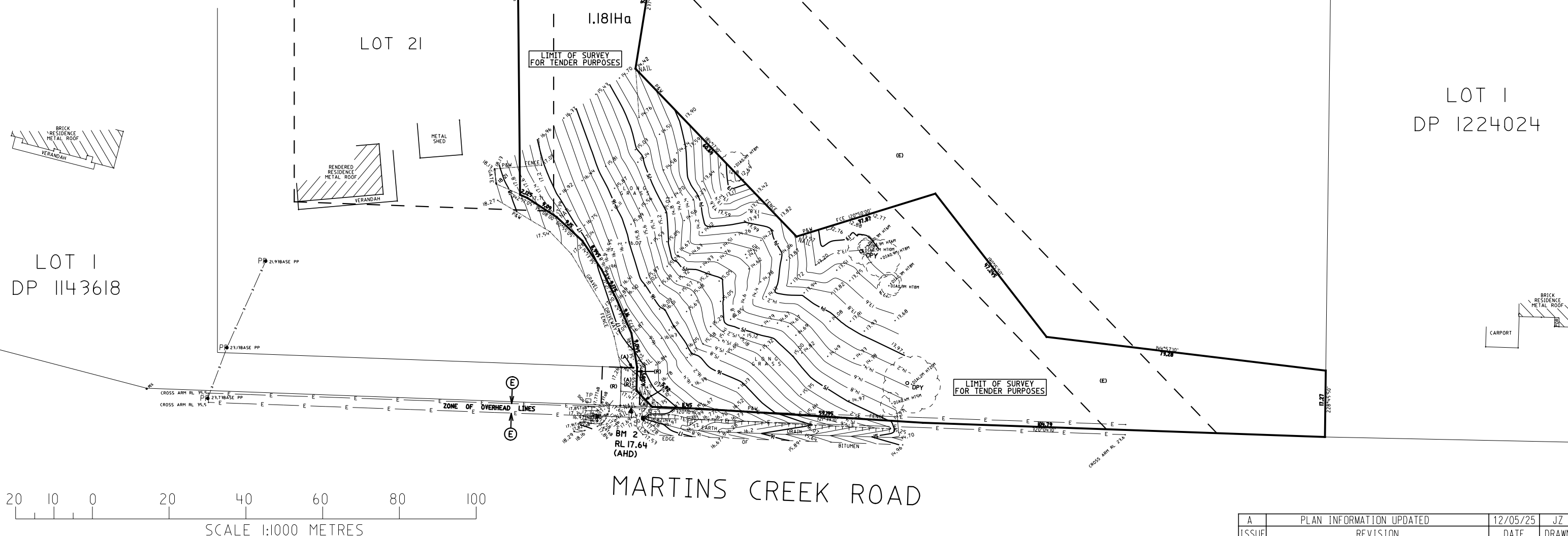
For details refer to -
[https://www.spatial.nsw.gov.au/data/assets/pdf/file/0003/221736/Protecting Survey Marks June2018 Final.pdf](https://www.spatial.nsw.gov.au/data/assets/pdf/file/0003/221736/Protecting%20Survey%20Marks%20June2018%20Final.pdf)
Find out if there are survey marks located in the area of interest by:
1. Viewing the Permanent survey mark layer on SIX Maps - maps.six.nsw.gov.au and print the map showing location of survey marks.
2. Download the Permanent Survey Mark Locality Sketches.
3. Inspecting the site, paying particular attention to survey marks located in the footpath, kerb or gutter.

IF NO SURVEY MARKS ARE AFFECTED COMMENCE WORKS BY THE WORKS, eg. disturbed or removed

1. Apply for Surveyor General Approval - Survey Mark(s) Removal.
2. Where required contact a Registered Surveyor to assist with the conditions of approval.

PENALTIES FOR DISTURBING SURVEY MARKS

The unauthorised removal, disturbance or destruction of survey marks is costly to the community. Section 24(1) of the Surveying and Spatial Information Act 2002 states a person must not remove, damage, destroy, displace, obliterate or deface any survey mark unless authorised to do so by the Surveyor-General.
Penalties such as \$10,000 towards the cost of reinstatement and up to \$10,000 towards loss or damage may apply.



GENERAL NOTES
A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.
C) PITS AND SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO DA & THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.
E) THIS SURVEY HAS BEEN CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017.
F) THIS SURVEY MAY NOT FULFIL ALL THE REQUIREMENTS OF A DEVELOPMENT APPLICATION (DA) OR A COMPLYING DEVELOPMENT CONSENT (CDC).

SYMBOLS & ABBREVIATIONS:			
	GP	GULLY PIT	-E- OVERHEAD ELEC LINE
	SIP	SURFACE INLET PIT	-S- SEWER LINE
	SIC	SEWER INSPECTION COVER	PP POWER POLE
	MH	SEWER MANHOLE	LP LIGHT POLE
	SWMH	STORMWATER MANHOLE	EC ELECTRICITY CONDUIT
	W/M	WATER METER	ECT ELEC & TELE CONDUIT
	EL	ELECTRICITY BOX	TC TELECOM CONDUIT
	TP	TELECOMMUNICATIONS PIT	WC WATER CONDUIT
	TD	TELECOMMUNICATIONS DOME	G GAS CONDUIT
	HYD	WATER HYDRANT	GM GAS METER
	R/W	RECYCLED WATER HYDRANT	GD GAS DISC
	SV	STOP VALVE	DRILL HOLE AND WING
	PM	PERMANENT MARK	TK TOP OF KERB
	RTK	ROLL TOP KERB	VC VEHICLE CROSSING
	INV	INVERT	KO KERB OUTLET
	TTT	TOB TOP OF BANK	BOB BOTTOM OF BANK
	OPSP	PRESSURE SEWER PUMP PIT	DPSP PRESSURE SEWER VALVE PIT
	FP	FLUSHING POINT	OL OVERHEAD LINE
	SM	STATE SURVEY MARK	DRILL HOLE

ASPECT DEVELOPMENT & SURVEY Pty. Ltd.
CONSULTING REGISTERED SURVEYORS
ABN 60 078 649 000

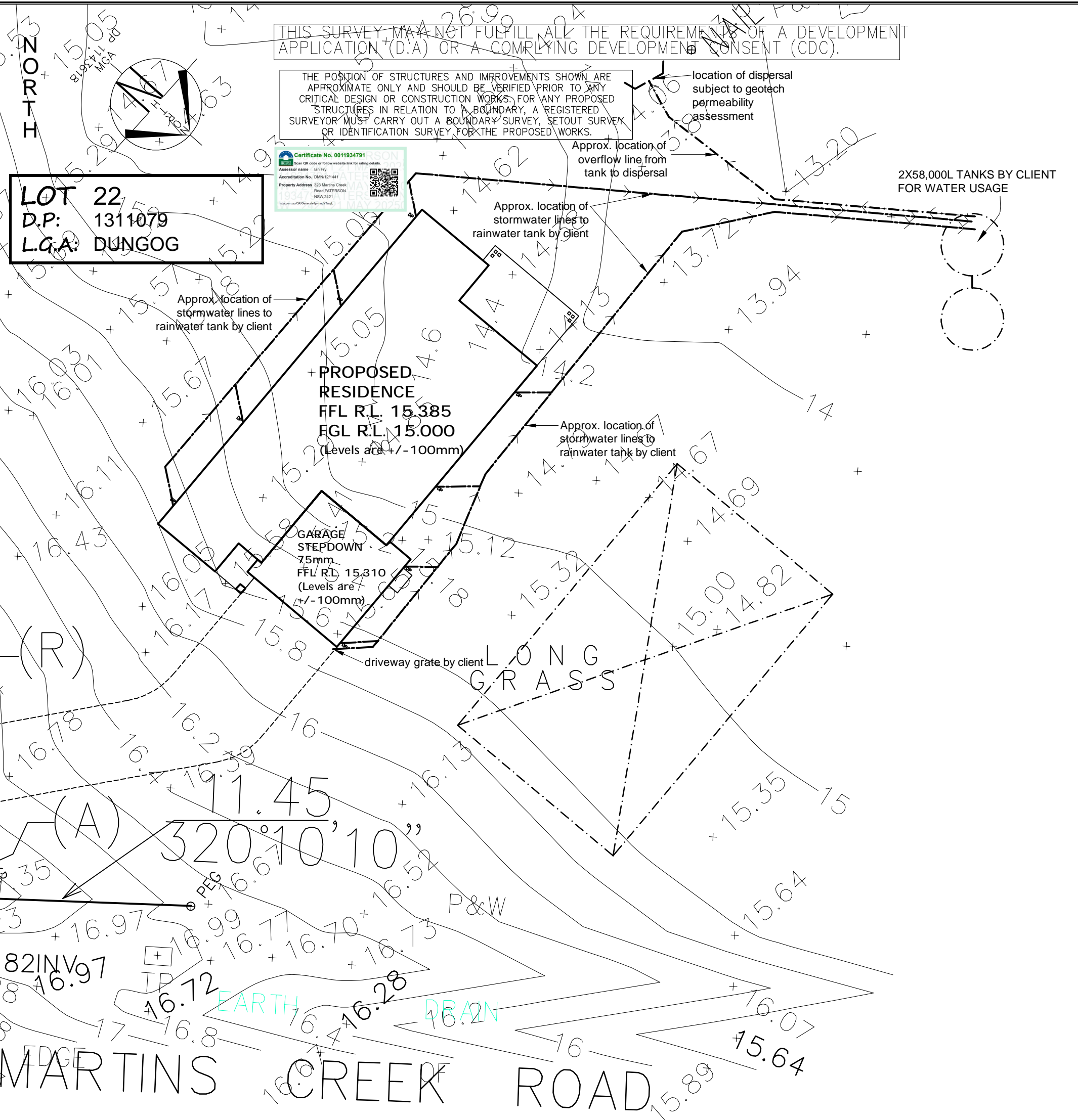
SUITE 1
103 VANESSA STREET
KINGSGROVE NSW 2208
PHONE (02) 9554 8388
FAX (02) 9554 8588
admin@aspectsurvey.com.au

PO BOX 161
KINGSGROVE NSW 1480
DX 11392
HURSTVILLE

PROJECT		
OUR REFERENCE	62/1063475/412823	
LOT 22	DP 1311079	SECTION
DATUM AHD	SOURCE SCIMS	15/11/22
ORIGIN OF LEVELS	SSM 55510	REDUCED LEVEL 24.954
SURVEYED AB/MD	DATE	22/11/2022
DRAWN RGJ	DATE	23/11/2022
SCALE 1: 1000	A3 SHEET	

CLIENT:	DOMAINE HOMES (NSW) Pty Ltd
REF:	79902839
REF:	
ADDRESS:	323 MARTINS CREEK ROAD
SUBURB:	PATERSON

DRAWN: P.G	DATE: 08.12.22	Rev: E
RATIO @ A3: 1:200	CHECKED: K.A.L	
SHEET: 2.3	JOB No: 79902839	NSW



CONCEPT STORMWATER MANAGEMENT PLAN

SLAB CLASSIFICATION: " N3 "
WIND CLASSIFICATION: " H1 "
Stormwater to absorption/dispersal/ infiltration via tank
SUBJECT TO GEOTECH PERMEABILITY







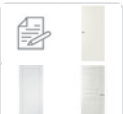
CLIENT'S SIGNATURE: _____ DATE: _____


<div>Domainehomes</div> <div>BL No. 91387C ABN 19 080 788 969</div> <div>Domaine Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 13 64 69</div>	<div>© ALL RIGHTS RESERVED This plan is the property of DOMAINE HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from DOMAINE HOMES (NSW) P/L</div> <div># DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</div>	<div>PRODUCT: SOHAR 23 Traditional R/H Garage</div> <div>Domaine Specification</div>	<div>CLIENT: EVANS</div>	LODGEMENT DRAWING		
			<div>SITE ADDRESS: Lot 22 (DP 1143618) Martins Creek Road PATERSON</div>	<div>DRAWN: P.G</div>	<div>DATE: 08.12.22</div>	<div>Rev: E</div>
				<div>RATIO @ A3: 1:200</div>	<div>CHECKED: K.A.L</div>	
				<div>SHEET: 2.3</div>	<div>JOB No: 79902839</div>	<div>NSW</div>

Colour Selections - Schedule










Date: 25/02/2025
Job Number: 79902839
Client: Mr Paul & Mrs Georgina Fay Evans
Address: Lot Lot 2 321 (B) Martins Creek Road PATERSON NSW 2421
Specification: Standard
Colour Consultant: Rebecca Lees

UPGRADE PACKS			QTY	INCLUSION
	Kitchen Pack	Designer		Kitchen Pack Options
	Bathroom Pack	Designer		Bathroom Pack Options
	Laundry Pack	Designer		Laundry Pack Options
	Electrical Pack	Classic		Electrical Pack Options
	Comfort Pack	Classic		Comfort Pack Options
	Exterior & Security Pack	Standard		Exterior & Security Pack Options
	Alfresco Pack	No items chosen		
	Interior Pack - Lift Your Lifestyle	Lift Your Lifestyle Plus		Lift your Lifestyle Options



EXTERNAL SCHEME			QTY	INCLUSION
	External Scheme	Seaspray (Fully Cladded)		External Colour Scheme




NOTE			QTY	INCLUSION
Whilst Domaine make every effort to ensure materials and finishes are as true a representation of the finished product, Domaine cannot be held responsible should a supplier or manufacturer of a product alter, change, or discontinue, what was on offer, at the time of selection.				








ROOF			QTY	INCLUSION
	Colorbond Roof & Gutter (Includes Anticon Blanket)	Surfmist Colorbond		Included
	Fascia Colour	Surfmist Colorbond		Included
	Anticon Blanket	Anticon 50mm		Included
	Roof Flashing Colour	To match Colorbond Roof		Lifestyle Option
	Main Dwelling Roof Pitch	25 Degrees Pitch		Lifestyle Option



BRICK INFORMATION			QTY	INCLUSION
	Bricks	Dark & Stormy - Whirlwind PGH Bricks		Included
	Mortar Colour	Off White		Included
	Mortar Joint Type	Ironed Joint		Included


NOTE: Domaine Homes cannot guarantee consistency of brick colour, mortar colour, or applied finish as it is subject to supplier product at the time of Construction.

WINDOWS			QTY	INCLUSION
	Windows and Sliding Doors	Surfmist Wideline		Included
	Windows Trims	Mt Aspiring LRV Rating: 82 Taubmans SW1E4		Lifestyle Option





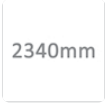


EXTERNAL FINISHES			QTY	INCLUSION
	Render Colour 1	Mt Aspiring LRV Rating: 82 Taubmans SW1E4		Included
Capping to render will be painted to match render (where applicable)				
	Cladding Colour	Mt Aspiring LRV Rating: 82 Taubmans SW1E4		Included
	Cladding Profile	Scyon Stria - Horizontal Board - 325mm 300mm face James Hardie		Lifestyle Option

	Single Storey Post	To match cladding colour (for fully clad homes) Taubmans	Included
	Front Door External Colour	Mt Aspiring LRV Rating: 82 Taubmans SW1E4	Included
	Downpipes	To match Cladding Colour	Included
	Watertank	To match Cladding Colour	Lifestyle Option
	Meterbox	To match cladding Taubmans	Included
	Eaves & External Ceiling Colour	Mt Aspiring LRV Rating: 82 Taubmans SW1E4	Included
	Laundry Door Colour Laundry	Mt Aspiring LRV Rating: 82 Taubmans SW1E4	Included



GARAGE DOOR		QTY	INCLUSION
	Garage Door Style Garage	Slimline Dynamic Garage Doors	Included
	Garage Door Colour Garage	Surfmist Dynamic Garage Doors	Included

EXTERNAL TILING		QTY	INCLUSION
	Porch Tiling Porch	Alps Light Grey Matt External - 500 x 500mm Thynk ALPLIGGRE5050X	Included
	Alfresco Tiling Alfresco	Included to match Porch	Lifestyle Option

DRIVEWAY		QTY	INCLUSION
	Driveway	No items chosen	












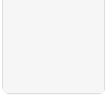

DOORS			QTY	INCLUSION
	Front Door	Blonde Oak - AWOWS 5VG Corinthian Doors		Lifestyle Option
	Front Door Handle	Bela - Square Lockset with Dani Double Cylinder Deadbolt - Matt Black Gainsborough 1440PROSQBELMBK & 1450PRODANMB		Lifestyle Option
	Front Door Height	2340mm		Lifestyle Option
	Internal Door Style	Balmoral - PBAL2 Corinthian Doors		Lifestyle Option
	Internal Door Height	2340mm		Lifestyle Option
	Internal Door Hardware	Bela Round Leverset - Matt Black Including passage set, privacy, cavity slider and hinges to suit Gainsborough 1400PROBELMB & 1410PROBELMB & 386MBC		Lifestyle Option
	Wardrobe Sliding Door Frames	Chrome		Lifestyle Option


Laundry

	Laundry Door	Blonde Oak - AWO 21 Corinthian Doors		Included
	Laundry Door Handle	Bela Lockset Square - Matt Black Gainsborough 1440PROSQBELMBK		Included


INTERNAL SCHEME			QTY	INCLUSION
	Internal Scheme	Wattle		Internal Colour Scheme














GENERAL			QTY	INCLUSION
	Internal Door Paint Finish	Mt Aspiring LRV Rating: 82 Taubmans SW1E4		Included
	Wall Colour	Mt Aspiring LRV Rating: 82 Taubmans SW1E4		Included
	Ceiling & Cornices Paint Colour	Ceiling White Taubmans		Included















	Window Reveals, Skirting & Architraves	Mt Aspiring LRV Rating: 82 Taubmans SW1E4	Included
	Cornice Style	Cove - 90mm Knauf	Included
	Skirting	Single Bevelled - 67x18 - Pine Corinthian Doors	Included
	Architrave	Single Bevelled - 67x18 - Pine Corinthian Doors	Included
Ground Floor Ceiling Height		2750mm Ceiling Height	Lifestyle Option
Alfresco			
	BBQ Gas Point	External Gas Point	Lifestyle Option
Water		Not Included	Included
SPECIFICATIONS			QTY INCLUSION
	Shelving (WIP/Butlers & Linen where applicable)	5 Melamine Shelves	Lifestyle Option
	Hot Water Heater	Enviroflo Heat Pump - 315L Rinnai EHPA315VM(H)	Lifestyle Option
Kitchen			
	Chrome or Black finishes	Black Styling	Included
Upgrade appliance pack		No SMEG appliance pack	Included
	Benchtop Colour	White Swirl Quantum Zero	As per pack inclusion
	Benchtop Type and Thickness	Pencil Round Edge - 20mm Quantum Zero	Included
	Joinery Finish and Door Profile	Polytec - Matt Finish Polytec	Included
	Overheads Colour	Polar White - Matt Polytec	As per pack inclusion
	Rear Base Cabinet Colour	Stone Grey - Matt Polytec	As per pack inclusion













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	Island Bench Colour	Stone Grey - Matt Polytec	As per pack inclusion
	Cabinetry Handle	Studio Handle - 134mm - Matt Black Hafele 109.79.221	Included
	Grand Island Bench	Standard Island Bench as per plans	Included
	Splashback	Urban White Gloss - Rectified - Brickbond Layout - 100 x 300mm Thynk URBWHI1030G	Included
	Kitchen Sink	Santorini - Double Bowl Undermount Sink - Black Oliveri ST-BL1563U	Lifestyle Option
	Tap	Sansa - Pull Down Sink Mixer - Matte Black Cooks Plumbing 229109B	Included
	Appliances	900mm Haier Under Bench Oven & Gas Cooktop Haier HW O90S10EX2 & HCG905WFCX3	Included
	Rangehood	Built-in Telescopic Slide-Out Rangehood - 900mm Haier HS90X4	Included
Rangehood is externally ducted			
	Dishwasher	Freestanding Dishwasher Haier HDW13F0PS1	Lifestyle Option
	Microwave	Built-in Microwave Includes Stainless Steel Trim Haier OM25BLSX1	Included
	Fridge	Provision for Cold Water Point	Included
Butler's Pantry			
	Butlers Overheads Colour	No items chosen	
Laundry			
	Chrome or Black finishes	Black Styling	Included
	Benchtop Colour	White Swirl Quantum Zero	As per pack inclusion

	Benchtop Type and Thickness - Laundry	Pencil Round Edge - 20mm Quantum Zero	Lifestyle Option
	Joinery Finish and Door Profile - Laundry	Polytec - Matt Finish Polytec	Included
	Laundry Overheads Colour	Polar White - Matt Polytec	As per pack inclusion
	Rear Base Cabinet Colour	Stone Grey - Matt Polytec	As per pack inclusion
	Cabinetry Handle - Laundry	Studio Handle - 134mm - Matt Black Hafele 109.79.221	Lifestyle Option
	Splashback	Urban White Gloss - Rectified - Brickbond Layout - 100 x 300mm Thynk URBWHI1030G	Included
	Laundry Tub	Essential - 45L Laundry Tub Cooks Plumbing	Included
	Laundry Tap	Senza - Square Line Sink Mixer - Black Cooks Plumbing A1103B	Lifestyle Option
	Stacking Kit	Not Included	Included
Bathrooms/Ensuites			
	Chrome or Black finishes	Black Styling	Included
	Benchtop Colour	White Swirl Quantum Zero	As per pack inclusion
	Benchtop Type and Thickness - Bathrooms	Pencil Round Edge - 20mm Quantum Zero	Included
	Joinery Finish and Door Profile	Polytec - Matt Finish Polytec	Lifestyle Option
	Rear Base Cabinet Colour	Stone Grey - Matt Polytec	As per pack inclusion
	Cabinetry Handle	Studio Handle - 134mm - Matt Black Hafele 109.79.221	Lifestyle Option

	Basin	Parisa - Semi-Inset Basin - 1TH Fienza RB5033-1	Included
	Tapware	Senza Tapware (Harmony) & Arlo Bath Spout (Pheonix) - Black Basin Mixer & Bath/Shower Mixer (Where applicable) A1100-B & A1106B & 151-7620-10	Lifestyle Option
	Bath	Chios 102 Tondo 1675 - Inset Bath Including Overflow Seima 191527	Included
	Shower Frame	2000mm Semi-Frameless Shower Screen	Included
	Shower Frame Colour	Black	Included
	Shower Arm	Krome Twin Shower System - Black Methven 17-7134MBK	Included
	Shower Waste	Square Slotted Chrome Floor Waste	Included
	Toilet Suite	Latilla Back-to-Wall Toilet Suite Back Entry Harmony Bathrooms HARMONY10160	Included
	Accessories	Meno Accessories - Black Toilet Roll Holder, Towel Ring (If Applicable) & Towel Rail Harmony Bathrooms 35001-LB & 35004B & 35007B	Lifestyle Option
	Bathroom Wall Tiling	Standard Wall Tiling Heights	Included
	Ensuite Wall Tiling	Standard Wall Tiling Heights	Included
	Powder Wall Tiling	No items chosen	
	WC Wall Tiling	No items chosen	
	Floor Tile - Designer	Stone 2.0 White Matt - 500 x 500mm Thynk STOWHI5050M	Lifestyle Option
	Floor Tile - Deluxe	No items chosen	
	Vanity Wall Feature Tile	To match bathroom floor tile - Vanity Wall only	Included
	Wall Tile	Urban - White Satin (Unrectified) Thynk URBWHI3060S(NR)	Lifestyle Option

Theatre			
	Upgraded Insulation	Not Included	Included
FLOORING		QTY	INCLUSION
	Main Flooring	Spotted Gum - 6.5mm Carpet Call	Lifestyle Option
	Carpet Style/Colour	Saturn - Moon Dust Carpet Call	Lifestyle Option
WINDOW TREATMENTS		QTY	INCLUSION
	Window Treatments	Not Included	Included
	Flyscreens to Windows & Sliding Doors	Standard Flyscreen Mesh	Included
ELECTRICAL SPECIFICATIONS		QTY	INCLUSION
	Light Fittings	Tri-colour LED Downlight 90mm – Flush Face HPM LDLE90TRIWE	Included
	Downlight Globe Colour	Cool White - Globe Temperature HPM	Included
	Bathroom Heating	Not Included	Included
	Kitchen Island Pendant Lights	Not Included	Included
	Ceiling Fans	Aria - 132cm Ceiling Fan - White Beacon Lighting 213100	Lifestyle Option
Double Power Points are included to Each Room			
Single Power Points are included to Kitchen Appliances			
	USB/Double Power Point Combo to Kitchen	Included HPM	Included
	USB / Double Power Point Combo to Bedrooms	Not Included	Lifestyle Option
	Double Power Point to Kitchen Island Bench *Design Specific	Not Included	Lifestyle Option
	TV, Data & Single Power Point to Living, Family & Leisure	Included	Lifestyle Option
	TV, Data & Single Power Point to Main Bedroom	Included	Lifestyle Option
	Data & Additional Double Power Point to Study or IT Nook	Not Included	Lifestyle Option

	Data & Additional Double Power Point to Bedrooms	Not Included	Lifestyle Option
	TV Antenna	Included	Included
	Gas	Internal Gas Outlet	Included
	Airconditioning	Not Included	Included
Porch			
	Front Facade Up-Down Lights	Sentinel - 2 Light Up/Down Exterior Wall Bracket - Marine Grade Stainless Steel Beacon Lighting 230309	Lifestyle Option
Alfresco			
	Alfresco Up-Down Lights	Not Included	Included
	Alfresco Ceiling Fans	Aria - 132cm Ceiling Fan - White Beacon Lighting 213100	Lifestyle Option
	Weatherproof Power Points	External Waterproof Double Power Point - White	Lifestyle Option

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Date: 21/05/2025

Our Ref: BR-2025-00622-A

BUSH FIRE ASSESSMENT

323 Martins Creek Road Paterson 2421

Plan Reference: 22/-/DP1311079

Development Proposal: Proposed Sole Occupancy Dwelling



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REPORT NUMBER
BR-2025-00622-A

BAL ASSESSMENT CERTIFICATION

Provided to support the Development Application

323 Martins Creek Road Paterson 2421

Certified by: Matthew Noone | BPAD Accreditation Number: BPAD-25584 (Level 3)



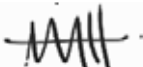
Site Address: 323 Martins Creek Road Paterson 2421 | Lot / DP: 22/-/DP1311079

Project Description: Proposed Sole Occupancy Dwelling

PBP Development Type: Infill (Chapter 7)

I hereby certify that:

1	I (Matthew Noone) am a person recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment holding accreditation with the Fire Protection Association (BPAD-PD 25584).
2	Subject to the recommendations contained in the attached Bushfire Risk Assessment Report the proposed development conforms to the relevant specifications and requirements *.
*	The relevant specifications and requirements being; specifications and requirements of the document entitled Planning for Bush Fire Protection prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and any other document as prescribed by s.4.14 of the Environmental Planning and Assessment Act 1979.
*	The development complies with the relevant specifications and requirements. RFS referral is not required.
3	I am aware that the Bushfire Assessment Report, prepared for the above mentioned site is to be submitted in support of a development application for this site and will be relied upon by Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with Planning for Bushfire Protection (2019).

CERTIFICATE NUMBER BR-2025-00622-A			FPAA Accreditation Number BPAD-25584 
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DOCUMENT TRACKING

Issue Date	Issued to	Description	Version
21/05/2025	Domaine Homes	Issued for DA.	A

DISCLAIMER and TERMS OF USE

"It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature of behaviour of fire, and extreme weather conditions." (AS3959 2018).

Bushfire Planning & Design cannot be held liable for the loss of life or property caused by a bushfire event. This report has considered the relevant planning instruments, bushfire constructions codes and practices applicable at the time of writing. Should additional information be provided after this report has been issued, we reserve the right to review and if necessary modify our report. Bushfire Planning and Design has no control over workmanship, buildings degrade over time and vegetation if not managed will regrow. In addition legislation and construction standards are subject to change. Due to significant variance of bushfire behaviour, we do not guarantee that the dwelling will withstand the passage of bushfire even if this development is constructed to the prescribed standards.

This report has been based on our interpretation of Planning for Bushfire Protection (2019), AS3959 (2018) and the methodology for site specific bushfire assessment. As a consultant, our view can be subjective. Our opinions may differ from the opinions provided by you the Client (or Client Representative), the Council, the RFS or another bushfire consultant. The Rural Fire Service (RFS) has a higher authority and can upon their review, increase a nominated BAL-rating or entirely reject a development proposal. Any such recommendations made by the RFS take precedence. Our role is intermediary between our Client (or Client Representative) and the consenting authority. We apply our knowledge of the relevant bushfire protection standards to provide the best possible outcome for our Client (or Client Representative), both from a bushfire safety and financial perspective. Should the RFS modify our recommendations or reject the proposal to which this report relates to we will not be held liable for any financial losses as a result. By using this document, you the Client (or Client Representative) agree to and acknowledge the above statements

Bushfire Planning and Design accepts no liability or responsibility for any use or reliance upon this report and its supporting material by any unauthorized third party. The validity of this report is nullified if used for any other purpose than for which it was commissioned. Unauthorized use of this report in any form is deemed an infringement of our intellectual property. By using this document to support your development you the Client (or Client representative) agree to these terms.

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GLOSSARY

The abbreviations that are commonly used are explained below. Not all are present in this report.

APZ	Asset Protection Zone
AS3959	Australian Standard for the Construction of a Building in a Bushfire Prone Area
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BFPL	Bush Fire Prone Land
BFPLM	Map Bush Fire Prone Land Map
BFDB	Bush Fire Design Brief
BPM	Bush Fire Protection Measure
DA	Development Application
DCP	Development Control Plan
DPIE	Department Of Planning, Industry And Environment
DTS	Deemed to Satisfy
EPA ACT	Environmental Planning And Assessment Act 1979
FDI	Fire Danger Index
FFDI	Forest Fire Danger Index
GFDI	Grassland Fire Danger Index
IPA	Inner Protection Area
LEP	Local Environmental Plan
NASH	National Association of Steel Framed Housing
NCC	National Construction Code
OPA	Outer Protection Area
PBP	Planning for Bush Fire Protection
RF ACT	Rural Fires Act
RF REG	Rural Fires Regulation
NSW RFS	New South Wales Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SFR	Short Fire Run
SSD	State Significant Development

ASSESSMENT DETAILS

Client	Domaine Homes		
Location	323 Martins Creek Road Paterson 2421		
Title reference	22/-/DP1311079		
LGA	Dungog Shire		
Zoning	R5: Large Lot Residential, C3: Environmental Management & RU1: Primary Production		
Development Proposal	Sole Occupancy Dwelling		
PBP (2019) Assessment Type	Infill (Chapter 7)		
Assessed BAL-rating	BAL-29		
Bushfire Consultancy	Bushfire Planning and Design - Director Matthew Noone - Accreditation number BPAD-25584 (Level 3)		
Report no.	Date of Issue	BR-2025-00622-A	21/05/2025

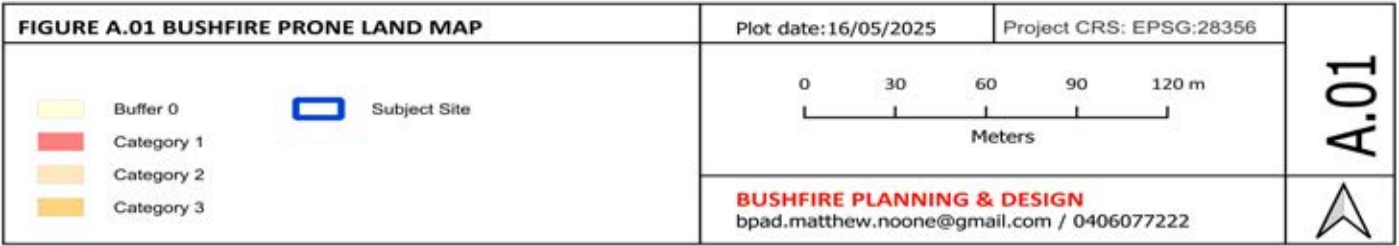
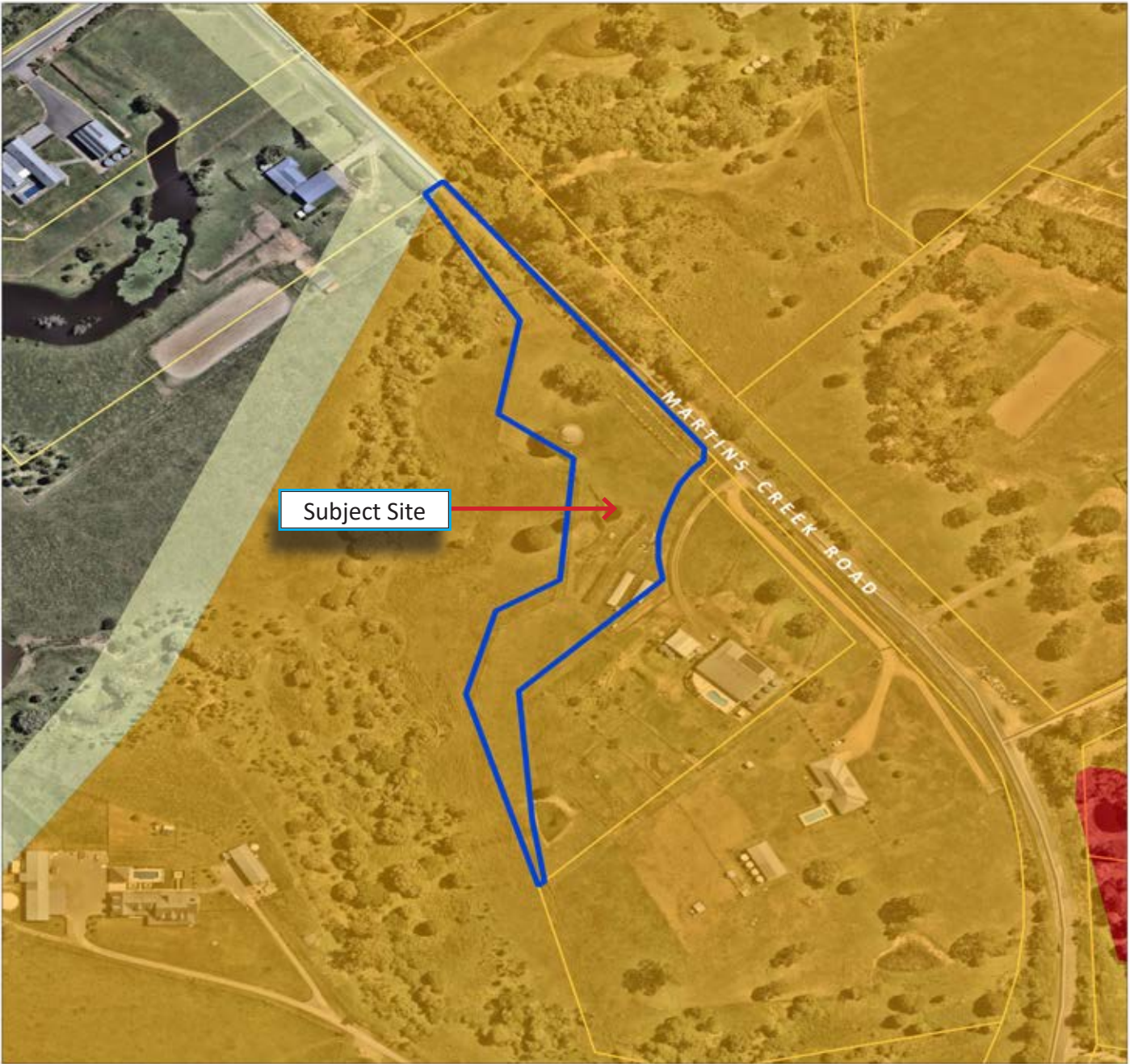
SCOPE

The first intended audience for our report is our Client and the design team. The recommendations in this report should be adopted integral to design development and prior to the DA being lodged. Additionally our recommendations are to be included in the DA consent and should be confirmed prior to the release of the Construction Certificate. Whereas our report will be used to support the development application to which this report relates, our report is not necessarily written for RFS or Council and the information within is to be considered in the same context as a set of specifications that if employed will achieve compliance with PBP.

Our report provides an assessment of the Bushfire Attack Level (BAL) and outlines the Bushfire Protection Measures (BPM's) that must be incorporated into the development design to ensure compliance with AS3959 (2018) Construction of Buildings in Bushfire Prone Areas and the New South Wales Rural Fire Service document Planning for Bushfire Protection (PBP 2019).

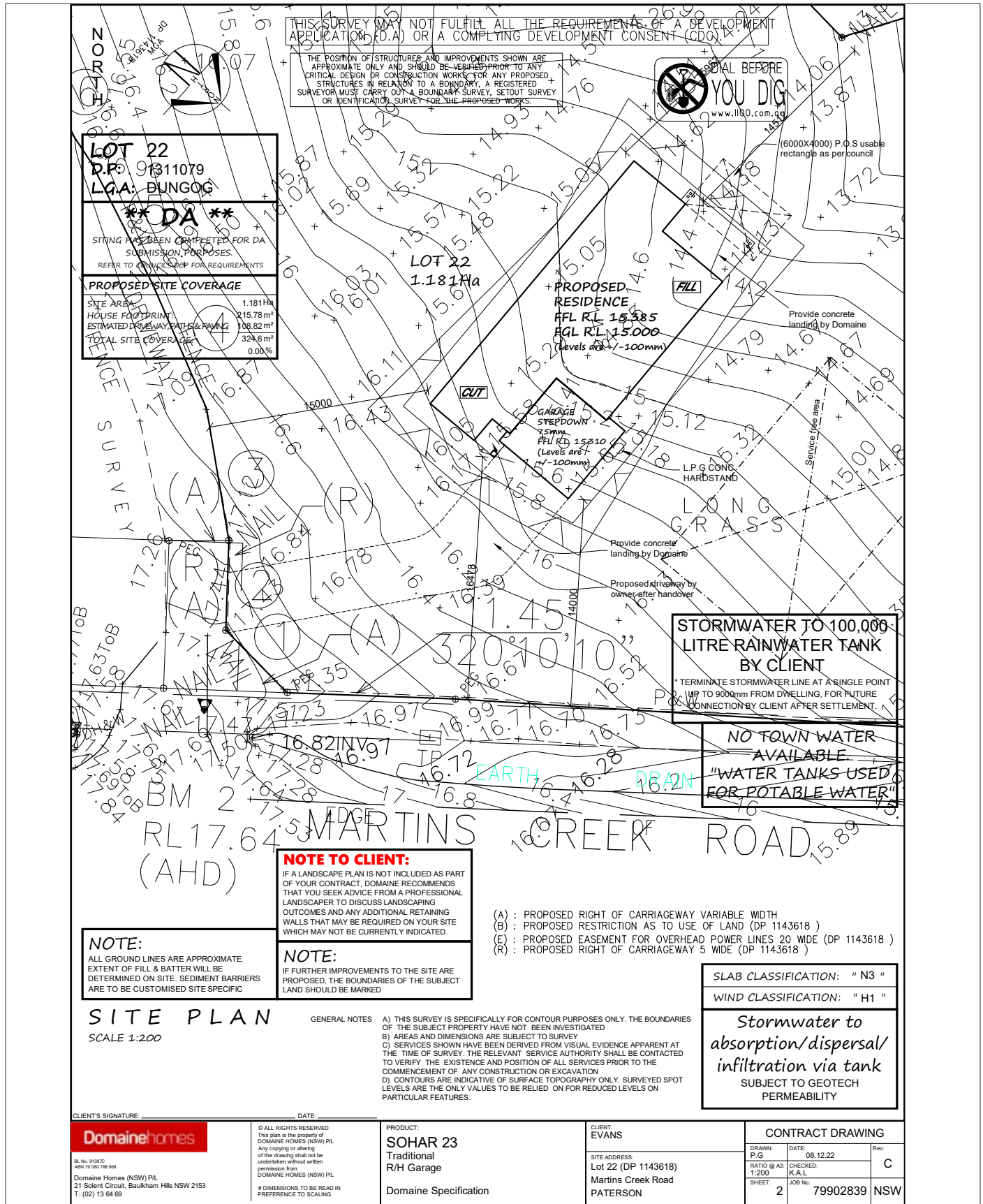
A.01 BUSHFIRE PRONE LAND

The subject site whether in whole or part is recorded as bushfire affected on a relevant map certified under Section 10.3 (2) of the Environmental Planning and Assessment Act 1979 (refer to Figure A.01). All developments on certified bushfire prone are required to address bushfire as per Section 4.14 of the Environmental Planning and Assessment Act 1979.



A.02 DEVELOPMENT PROPOSAL

The development relates to the construction of a sole occupancy dwelling on a large allotment.



Concept Drawing

A.03 REGULATORY FRAME WORK

The relevant legislative instruments applicable to the subject development are outlined below.

PRE-DEVELOPMENT CONSENT

- 10.3 (2) of the Environmental Planning and Assessment Act 1979.
- 4.14 of the Environmental Planning and Assessment Act 1979
- Planning for Bush Fire Protection (2019).

POST-DEVELOPMENT CONSENT

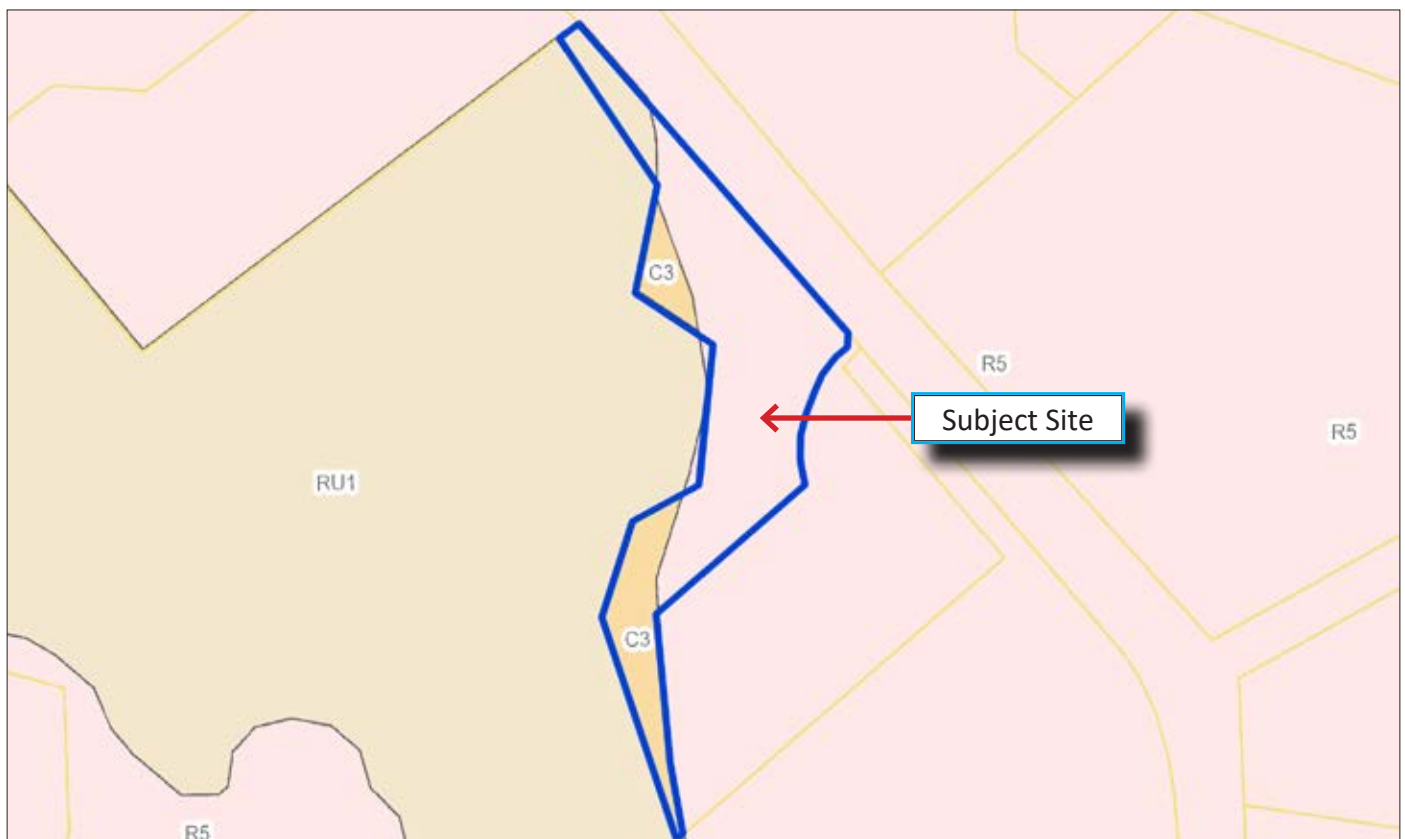
- National Construction Code (2022).
- AS3959 (2018) Construction of Buildings in Bush Fire Prone Areas.

A.04 SITE LOCATION, DESCRIPTION AND POTENTIAL BUSHFIRE THREATS

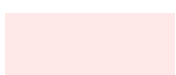
The subject site is located in Paterson which is within the Dungog Shire Local Government Area (LGA). The site is a large property (> 10,000m²) in a rural setting. Access to the site is via Martins Creek Road to the east. Adjoining land to the southeast is managed land. A riparian corridor is located to the north, west and southwest of the site. A narrow vegetation corridor and grassland is located to the north of Martins Creek Road. The land in all other directions is managed land for at least 100m.

A.05 LAND USE, ZONING AND PERMISSIBILITY

The subject site is zoned R5: Large Lot Residential, C3: Environmental Management & RU1: Primary Production.



LAND ZONING LEGEND



R5: Large Lot Residential


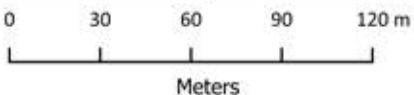


RU1: Primary Production



C3: Environmental Management



FIGURE A.04 LOCATION DRAWING		Plot date: 16/05/2025	Project CRS: EPSG:28356	A.04
 Subject Site				
	BUSHFIRE PLANNING & DESIGN bpad.matthew.noone@gmail.com / 0406077222			

A.06 SIGNIFICANT ENVIRONMENTAL FEATURES

Our BAL-assessment in Part-B of this report has considered the environmental features that are relevant to our assessment. There are no additional significant environmental features within the 140m study area that would influence our opinion of the assessed Bushfire Attack Level.

A.07 DETAILS OF ABORIGINAL HERITAGE

To our knowledge the site is not associated with any items of Aboriginal heritage.

A.08 THREATENED SPECIES, COMMUNITIES AND CRITICAL HABITATS

The subject site is not mapped by the Department of Planning, Industry and Environment (DPIE) under Part 7 of the Biodiversity Conservation Act 2016 (BC Act) as having Biodiversity Values (BV).

There is no biodiversity values mapped land within or surrounding the subject site.

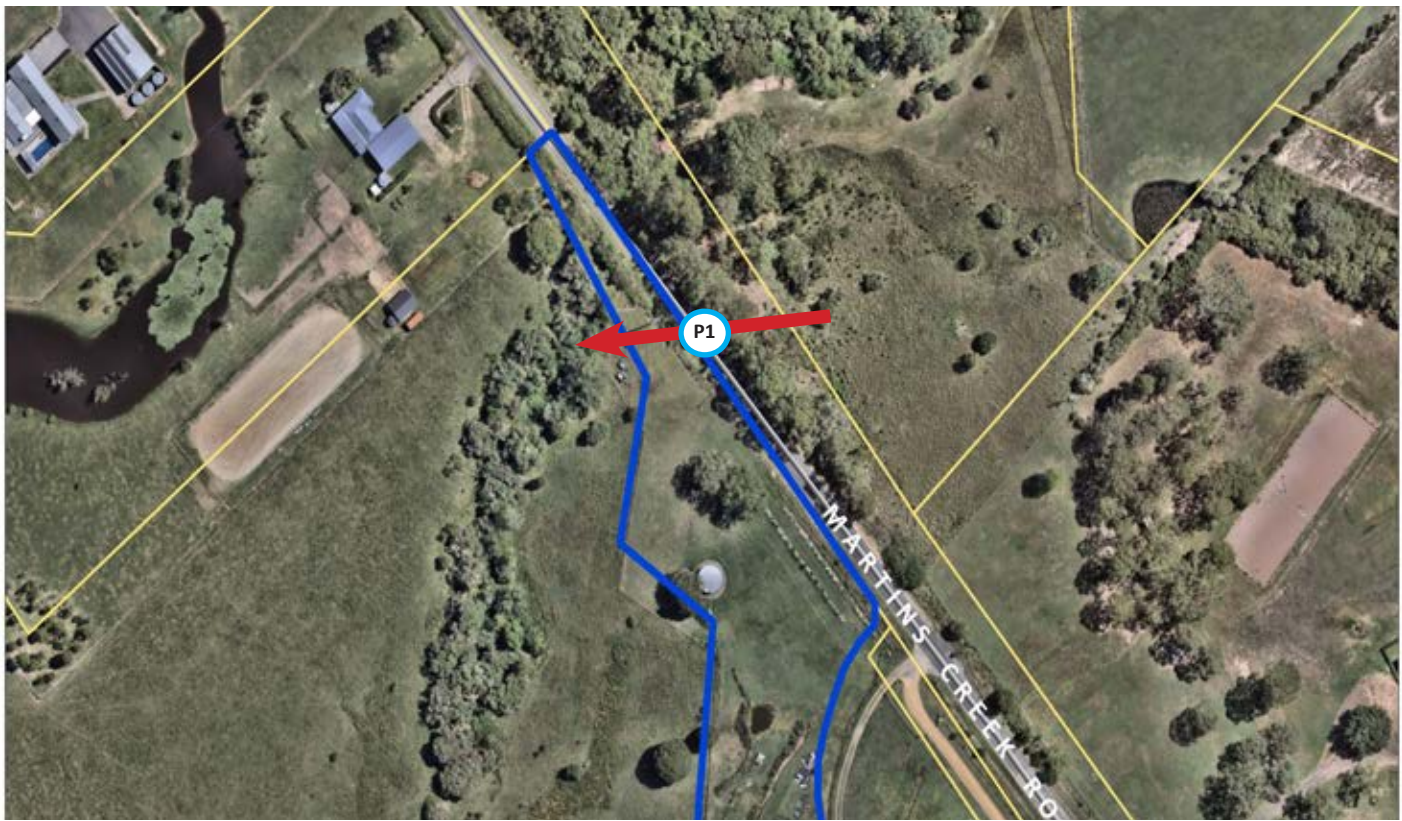


FIGURE A.09 BIODIVERSITY		Plot date:16/05/2025	CRS: EPSG:28356	A.09
<div>BIODIVERSITY VALUES</div> <div><div><div></div><div>Subject Site</div></div></div> <div><div><div></div><div>Biodiversity Values</div></div><div><div></div><div>Biodiversity Values added in the last 90 days</div></div></div> <div>The BV Map has been prepared by the Department of Planning, Industry and Environment (DPIE) under Part 7 of the Biodiversity Conservation Act 2016 (BC Act).</div>	<div><div>0</div><div>150 m</div></div> <div>Meters</div>			
	<div><div>BUSHFIRE PLANNING & DESIGN</div><div>bpad.matthew.noone@gmail.com / 0406077222</div></div>			

PHOTOS



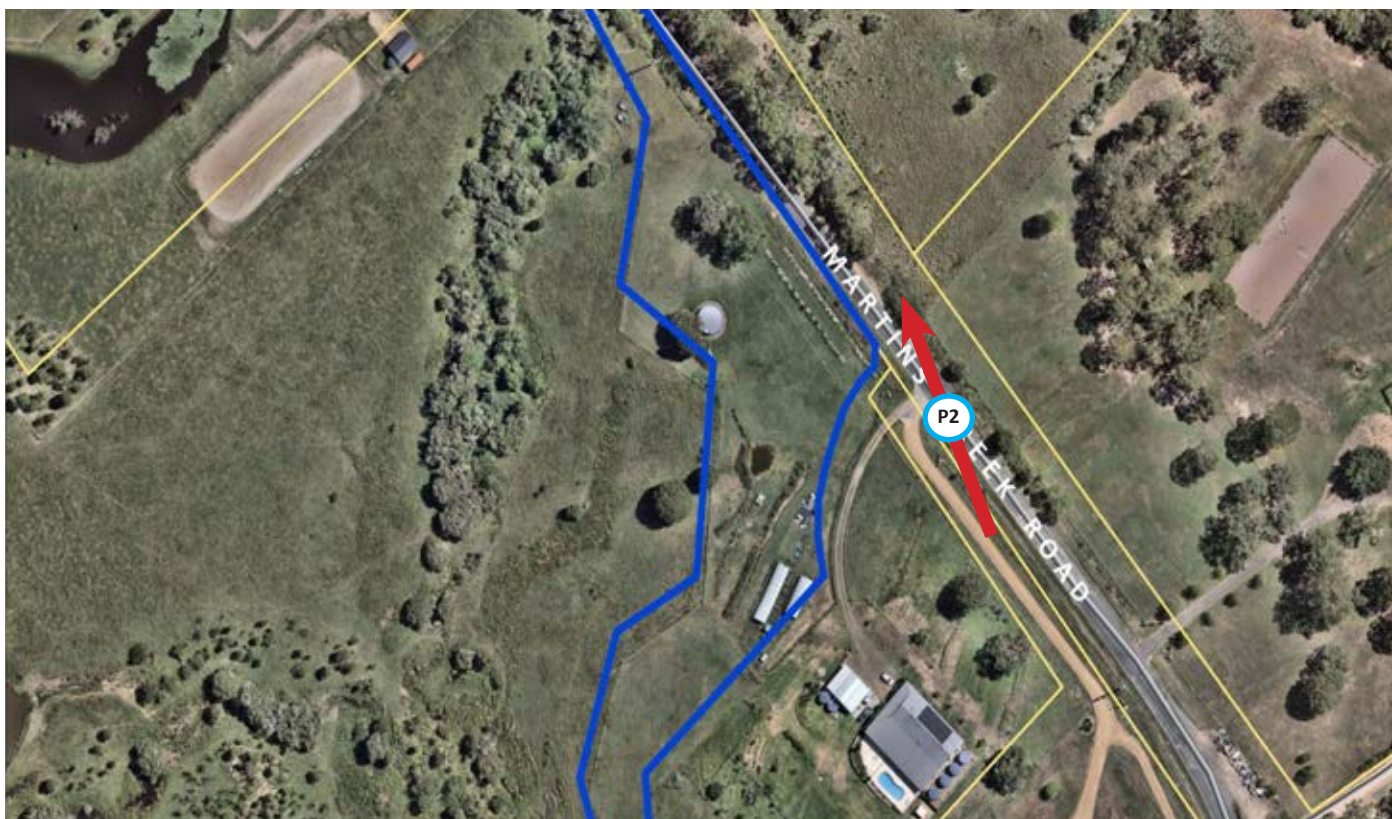
01: A riparian corridor to the northwest.



PHOTOS



02: A narrow vegetation corridor and Grassland to the north.



A.09 REPORT LIMITATIONS

This bushfire assessment is developed based on the current accepted standards. The severity of bushfire attack is reliant on many variables. Due to these variables the bushfire attack on any given day could be higher due to the limitations outline below. The bushfire protection measures contained in this document does not guarantee that loss of life, injury or property damage will not occur during a bush fire event.

Fire Danger Index

It may be possible that days of higher Fire Danger Index (FDI) may be experienced than the FDI levels used for assessment. This may result in fire situations where conditions challenge survivability of buildings and their occupants.

Fuel Load

The fuel loads and vegetation classes used in our assessment are based on the State Vegetation Mapping and Comprehensive Fuel Loads based on The University of Wollongong's (UoW) Fuels Modelling Project. Fuel loads in some areas may be higher than those used in this document. This can influence bush fire behaviour and the potential impact on property. The DTS APZs in PBP (2019) are based on the UoW fuel loads and are therefore suitable for design purposes.

Climate change

Climate change has led to longer, more intense fire seasons and an increase in the average number of elevated fire weather days, as measured by the Forest Fire Danger Index (FFDI). Last year saw the highest annual accumulated FFDI on record. Australia was the first country in the world to report the impact of climate change on bushfires through CSIRO's work to model the increase in high fire danger days.

Legislative Standards

Recommendations relating to development of bushfire prone land are a directive through the legislative standards applicable at the time of writing. Legislative standards change over time. All recommendations made are based on the current standards. We cannot guarantee that the current standards will be suitable in comparison to future standards.

Maintenance

After the issuance of an Occupancy Certificate (OC) it is imperative that the bushfire protection recommendations are carried out for the life of the development. Failure to maintain a property in accordance with the RFS standards for Asset Protection Zones could lead to the failure of the building, property and life. We have no control over the extent of how well a property will be maintained post OC.

B.01 INTRODUCTION

For the purpose of this bushfire assessment, the vegetation is required to be described to a distance of 140m from the boundary and the slope to 100m from boundary. Vegetation type and slope under vegetation are the factors that will significantly affect bushfire behaviour.

‘Research has shown that 85% of houses are lost in the first 100m from bushland and that ember attack is a significant form of attack on properties’ (RFS 2006).

B.02 SLOPE DETERMINATION

The effective slope has been assessed for a distance of at least 100m from the proposed development. The slope data has been calculated from a 1m LiDAR Digital Elevation Model (DEM). The source data sets have been captured to standards that are generally consistent with the Australian ICSM LiDAR Acquisition Specifications which require a fundamental vertical accuracy of at least 0.30m (95% confidence) and horizontal accuracy of at least 0.80m (95% confidence). The slope arrows indicated in figure A represent the slope calculated across the length of the arrow direct from the digital elevation model.

B.03 HOW THE VEGETATION COVER IS MEASURED

The distance to vegetation is measured from the extent of vegetation cover interpolated from high resolution aerial imagery. For the areas beyond the line of sight we have defaulted to interpreting the extent of vegetation cover high resolution aerial image.

B.04 PREDOMINANT VEGETATION FORMATIONS

This assessment considers the vegetation within the site and if relevant, vegetation external to the site boundaries. Where mixes of vegetation formations are located together, the vegetation formation providing the greater hazard (highest radiant heat load) shall be used to determine the BAL and APZ. The combination of vegetation and slope that yields the worst case scenario shall be used (A1.2 PBP 2019). The vegetation mapping provides an overview of the types of vegetation proximal to the site. The vegetation mapping shown in Figure B.04 is not intended to be conclusive.

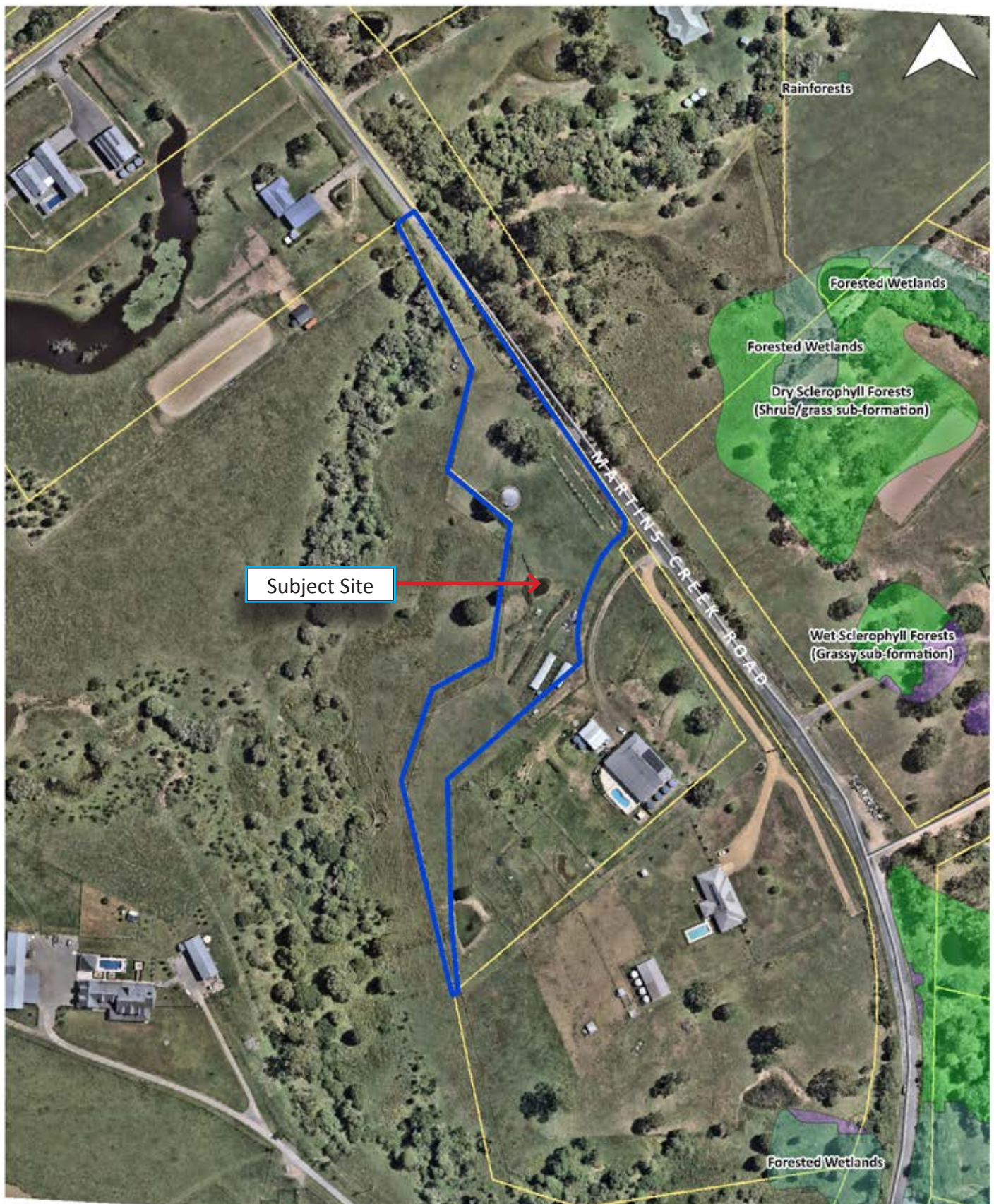


FIGURE B.04 VEGETATION FORMATIONS

- | | | |
|--|--|---|
| Subject Site | Forested Wetlands | Wet Sclerophyll Forests (Grassy sub-formation) |
| Dry Sclerophyll Forests (Shrub/grass sub-formation) | Rainforests | |

CRS: EPSG:28356

Plot date: 16/05/2025

0 Meters 100 m

BUSHFIRE PLANNING & DESIGN
projects@bpad-nsw.com / 0406077222

B.05 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT

The vegetation that will have the greatest influence on bushfire behaviours is the Grassland located 14m to the west of the proposed dwelling. A riparian corridor, classified as a Narrow Vegetation Corridor (NVC), is located further to the west. The land immediately to the north and northeast of Martins Creek Road contains Grassland and an NVC. As per PBP (2019) s. A1.11.1, NVCs are assessed as Rainforest. The land in all other directions is managed land for at least 100m from the proposed dwelling.

Based on PBP (2019) Table A1.12.5 and the parameters shown in Table 1 below, the proposed building could experience radiant heat loads up to and including 29 kW/m² in the event of a bushfire.

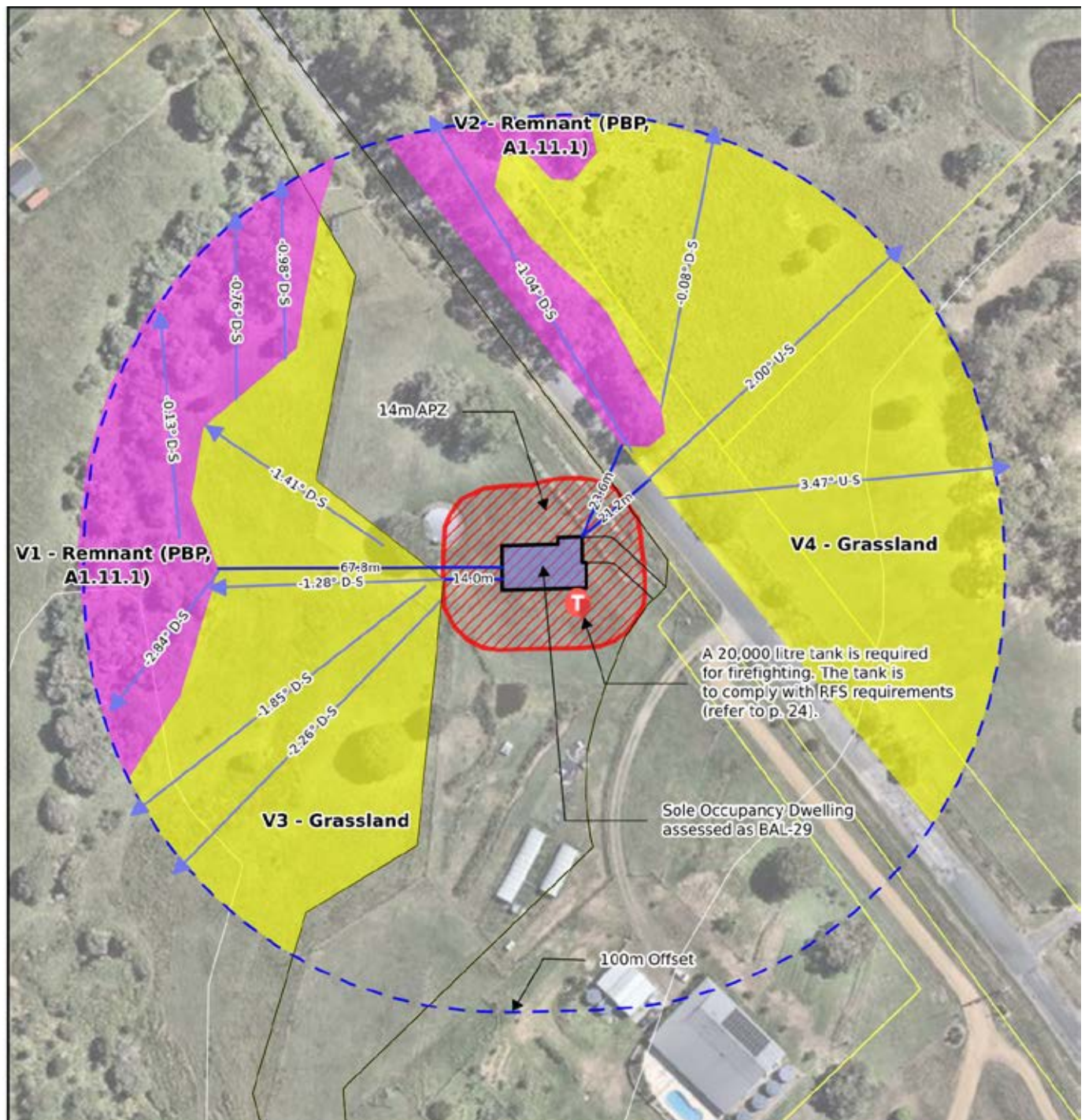
TABLE 1 - To be read in conjunction with Figure A.				
LGA = Dungog Shire Council			Forest Fire Danger Index = 100	
ASPECT ¹	Vegetation Class ²	Max Effective Slope ³	DTV ⁵	Predicted Radiant Heat
W	Grassland	0-5° D-S	14.0m	29 kW/m ²
NW	Grassland	U-S	21.2m	19 kW/m ²
N	Rainforest ⁷	0-5° D-S	23.6m	19 kW/m ²
W	Rainforest ⁷	0-5° D-S	67.8m	12.5 kW/m ²

Footnotes:

¹	Cardinal direction from each proposed building facade based on grid north.
²	Vegetation Classifications are as described in PBP (2019) A1.2.
³	Site slope is calculated from 1m LiDAR contours.
⁴	Minimum APZ required stated as Acceptable Solutions within Table 1.12.2 and A1.12.5. PBP (2019).
⁵	Distance to Vegetation (DTV) Actual dimensional setback from the face of the building to the assessed vegetation. Achieved Asset Protection Zone (APZ) or extent of managed land (EML).
⁶	Where the direct line of sight between the proposed building and assessed vegetation is obstructed (by a wall or building) the assessed rating can be lowered by one BAL-rating (PBP 2019, s. A1.8).
⁷	Remnant bushland and narrow vegetation corridors (NVC) as stated in PBP (2019) s.A1.11 can be assessed as rainforest as a simplified approach or be assessed as Short Fire Run using method 2 (AS3959).
⁸	Deeming provisions for grassland s.7.9 PBP (2019).

Bushfire Attack Level Assessment

Figure A - Site Diagram

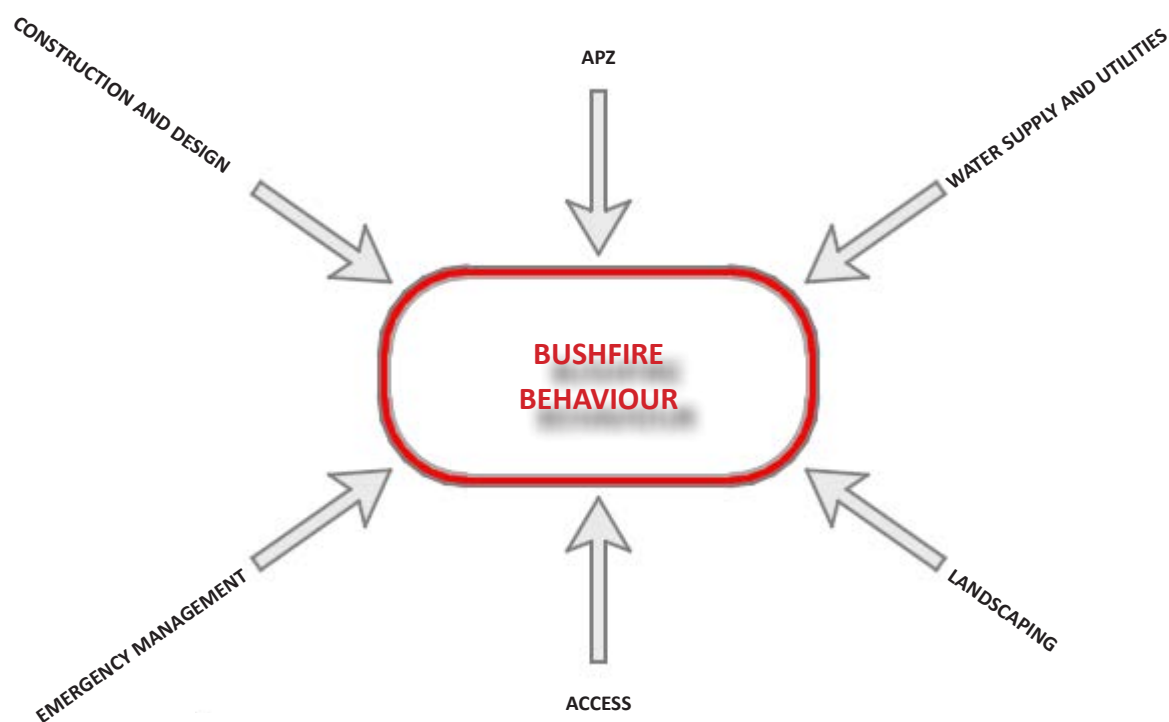


Read in conjunction with Table 1.1

This site diagram has been produced for the express intent of supporting the development application described in this report. Use of this drawing for any other purpose, or by any persons other than those for whom this document was prepared is prohibited. This drawing is representative only and should not be used to scale. Unless otherwise specified, all height data is derived from the NSW Government Spatial Services Digital Elevation Model.

PART C BUSHFIRE PROTECTION MEASURES / RECOMMENDATIONS

BPMs can mitigate the impact of bush fire attack on people and assets. The types of protection measures include APZs, access, landscaping, water supply, building design and construction and emergency management arrangements. These measures assist building survival during a bush fire. They also contribute to the safety of firefighters and members of the community occupying buildings during the passage of a bush fire front. There are a range of different BPMs which should be applied in combination based upon the development type and the level of bush fire risk. All requirements for BPMs that relate to the development must be provided, as required by this document.



C.01 ASSET PROTECTION ZONES (APZs)

There is sufficient space within the site to provide an asset protection zone (APZ). The land between the proposed buildings and the grassland to the west is to be managed as an Inner APZ. A minimum 14m APZ is to be provided (and achieved), which is sufficient to achieve the nominated BAL-ratings and defensible space. Grass within the APZ is to be managed as short-cropped minimum 100mm in height. The Inner APZ is to be managed in accordance with Appendix 4 of PBP (2019) in perpetuity.

Vegetation management guidelines are provided below.

TREE CANOPY TREATMENT

- Inner APZ tree canopy cover should be less than 15% at maturity;
- Inner APZ trees at maturity should not touch or overhang the building;
- Inner APZ lower limbs should be removed up to a height of 2m above the ground;
- Outer APZ tree canopy cover should be less than 30% at maturity;
- 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 in the Inner APZ should not form more than 10% groundcover; and
- shrubs in the Outer APZ should not form more than 20% groundcover; 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.

VEGETATION IMPACT STATEMENT

No tree removal is required to comply with PBP (2019) Appendix 4.

C.02 CONSTRUCTION

Our assessment of the Bushfire Attack Level indicates the proposed building could experience radiant heat loads up to 29 kW/m² if exposed to bushfire.

The proposed building is to be constructed to comply with BAL-29 as specified in AS3959 (2018). This includes the general requirements of Section 3 of AS3959 (2018) and the additional construction requirements stipulated in Section 7.5 of PBP 2019.

The northeastern elevation of the proposed work can be reduced to the next lower BAL in accordance with the shielding provisions in AS3959 (2018) and PBP (2019), i.e. BAL-19. The reduction in BAL rating does not include subfloors and roofs.

Where a Class 10a building is located within 6m of a dwelling it must be constructed in accordance with the NCC.

Any proposed fencing should be constructed from hardwood or non combustible materials. New fencing within 6m of any habitable building should be made of non-combustible material only.

C.03 WATER

The site will rely on a static water supply for fire fighting. To comply with PBP (2019) 20,000 litres is required. The supply outlet must be located within 4m of the driveway to allow efficient access for RFS. Where applicable, the following requirements are to be adhered to;

- A connection for fire-fighting purposes is to be located within the IPA or non-hazard side and away from the structure; 65mm Storz outlet with a ball valve is fitted to the outlet.
- Ball valves and pipes are to be adequate for water flow and are metal.
- Supply pipes from tank to ball valve are to have the same bore size to ensure flow volume.
- Underground tanks are to have an access hole of 200mm to allow tankers to refill direct from the tank.
- A hardened ground surface for truck access is to be provided within 4m.
- Above-ground tanks are to be manufactured from concrete or metal.
- Raised tanks are to have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F of AS 3959).
- Unobstructed access is to be provided at all times.
- Underground tanks are to be clearly marked.
- Tanks on the hazard side are to be provided with adequate shielding for the protection of firefighters.
- All exposed water pipes external to the building are to be metal, including any fittings.
- Where pumps are provided, they are to be a minimum 5hp or 3kW petrol or diesel-powered pump, and are to be shielded against bush fire attack. Any hose and reel for fire-fighting connected to the pump shall be 19mm internal diameter.
- Fire hose reels are to be constructed in accordance with AS/NZS 1221:1997 and installed in accordance with the relevant clauses of AS 2441:2005.

C.04 ELECTRICITY & GAS

GAS PROVISIONS

Should the Applicant wish to install a gas supply to the dwelling, the following criteria are to be complied with;

- | |
|--|
| • Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is to be 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 to be metal. |
| • Polymer-sheathed flexible gas supply lines are not to be used. |
| • Above-ground gas service pipes are to be metal, including and up to any outlets. |

ELECTRICAL PROVISIONS

For infill development, the electrical frame work is an existing condition. Should there be a need to install new electrical connections the following should be considered;

- | |
|--|
| • Where practicable place electrical transmission lines are underground or, |
| • If overhead electrical transmission lines are proposed:- lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and no part of a tree is closer to a power line than the distance set out in accordance with the specifications in 'Vegetation Safety Clearances' issued by Energy Australia (NS179, April 2002). |
| • No part of a tree is to be closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines. |

C.04 ACCESS

In bushfire-prone areas, the road system serves several purposes. It provides firefighters with access to structures, allowing for more efficient use of resources. It also offers evacuation routes for both firefighters and the public. Additionally, it enables access to areas of bushfire hazard for firefighting and hazard mitigation purposes. Roads must have sufficient width and other dimensions to ensure safe, unobstructed access and to allow firefighting crews to operate equipment around their vehicles.

ACCESS - PUBLIC ROADS

The subject site is accessed from Martins Creek Road. Martins Creek Road is a sealed public road. The public road system is deemed to be adequate for emergency services appliances.

ACCESS - PROPERTY ACCESS

A driveway suitable for a category 1 fire appliance will connect the dwelling to Martins Creek Road. To comply with the RFS requirements, the following are to be specified:

<i>property access roads are two-wheel drive, all weather roads.</i>
<i>the capacity of road surfaces and any bridges/ causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes), bridges and causeways are to clearly indicate load rating.</i>
<i>Provide "suitable access for a Category 1 fire appliance to within 4m of the static water supply"</i>
<i>minimum 4m carriageway width;</i>
<i>a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;</i>
<i>property access must provide a suitable turning area in accordance with Appendix 3;</i>
<i>curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;</i>
<i>the minimum distance between inner and outer curves is 6m;</i>
<i>the crossfall is not more than 10 degrees;</i>
<i>maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads;</i>

PART D SUMMARY

The development relates to the construction of a sole occupancy dwelling on a large allotment.

The development is captured under Section 4.14 of the Environmental Planning and Assessment Act 1979; Consultation and development consent – certain bush fire prone land. For the purpose of bushfire assessment the development is considered infill development as described in the New South Wales Rural Fire Service document Planning for Bushfire Protection (2019).



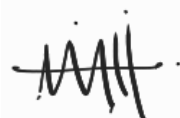
The subject site is located in Paterson which is within the Dungog Shire Local Government Area (LGA). The site is a large property (> 10,000m²) in a rural setting. Access to the site is via Martins Creek Road to the east. Adjoining land to the southeast is managed land. A riparian corridor is located to the north, west and southwest of the site. A narrow vegetation corridor and grassland is located to the north of Martins Creek Road. The land in all other directions is managed land for at least 100m.

There is sufficient space within the site to provide an asset protection zone (APZ). The land between the proposed buildings and the grassland to the west is to be managed as an Inner APZ. A minimum 14m APZ is to be provided (and achieved), which is sufficient to achieve the nominated BAL-ratings and defensible space. Grass within the APZ is to be managed as short-cropped minimum 100mm in height. The Inner APZ is to be managed in accordance with Appendix 4 of PBP (2019) in perpetuity.

The proposed dwelling is assessed as BAL-29 as indicated in Figure A and as specified in AS3959 (2018) the Australian Standard for the Construction of Buildings in a Bushfire Prone Area.

Access to the site via the public road system is suitable for emergency response vehicles. A driveway suitable for a category 1 fire appliance will connect the dwelling to Martins Creek Road. To comply with the RFS requirements, see p.26. 20,000L static water supply is required for fire fighting. The supply outlet must be located within 4m of the driveway.

Should you have any questions in relation this report please get in contact.

Report prepared by:	Bushfire Planning and Design Author: Tatsuya Ishii	Reviewed: Matthew Noone
	 Bushfire Consultant BSc (Environmental Science)	 

D.01 REFERENCES

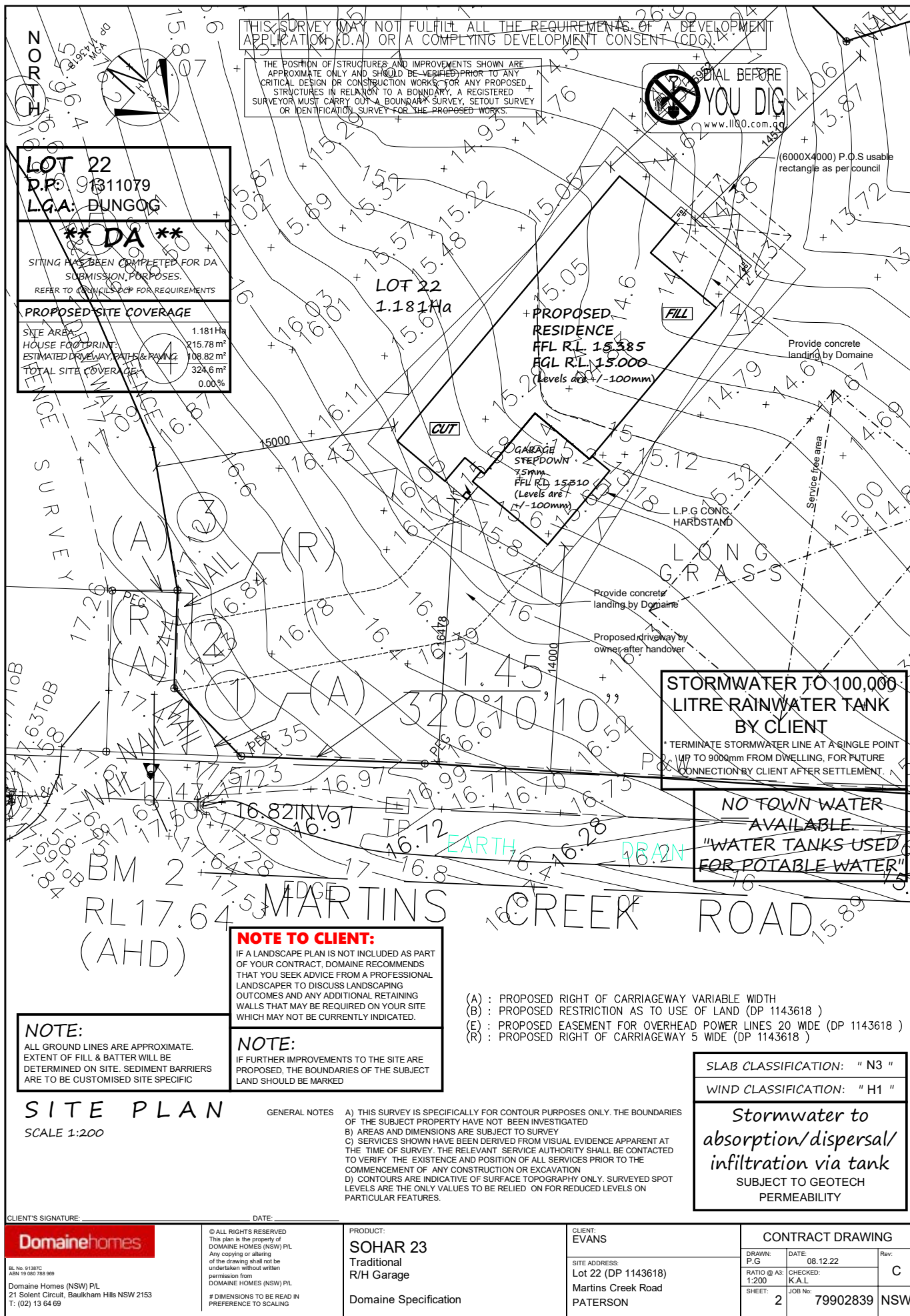
AS3959 (2018)	Australian Standard, Construction of buildings in bushfire-prone areas, AS 3959, Third edition 2018 Standards Australia International Ltd, Sydney.
BCA (2019)	Building Code of Australia 2019, Building Code of Australia, Australian Building Codes Board, Canberra 2019.
EPA Act (1979)	Environmental Planning and Assessment Act 1979, NSW Government, NSW, legislation found at www.legislation.nsw.gov.au
Keith (2004)	Keith, D.A. (2004), Ocean shores to desert dunes: The Native Vegetation of New South Wales and the ACT. NSW Department of Environment and Conservation (2004).
PBP (2019)	Planning for Bushfire Protection, a Guide for Councils,Planners, Fire Authorities, Developers and Home Owners. Rural Fire Service 2019, Australian Government Publishing Service, Canberra.
RFS (2015)	Rural Fire Service, Guide For Bush Fire Prone Land Mapping, Version 5b.

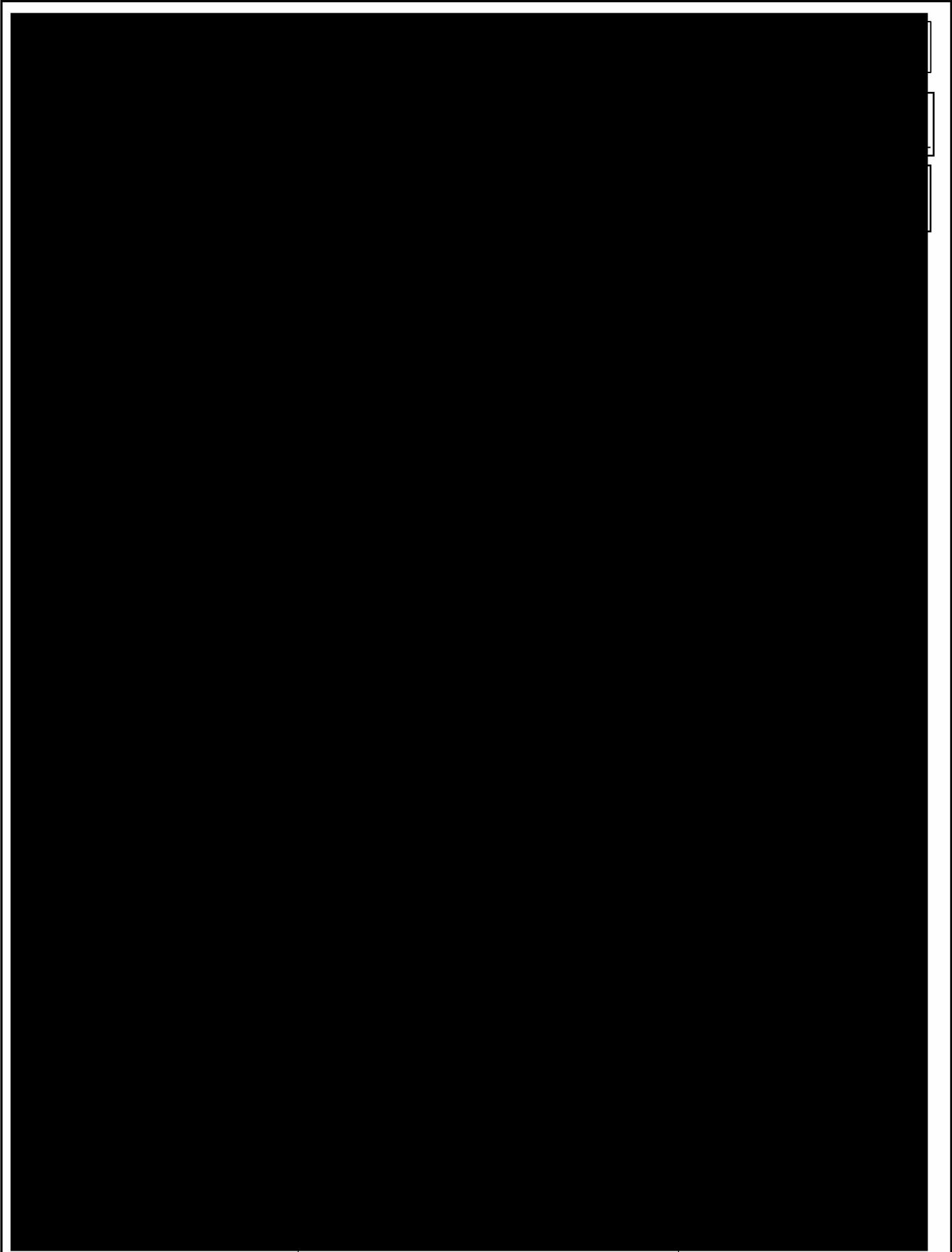
D.02 APPENDICES


Appendix A - Client Supplied Drawings.

APPENDIX A -

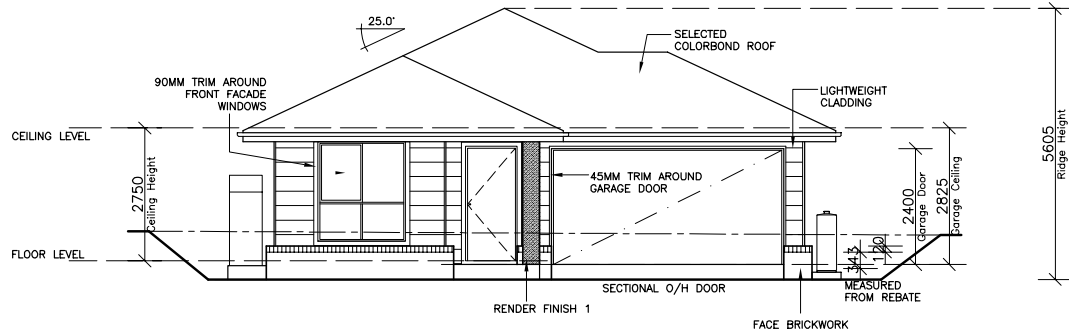
CLIENT SUPPLIED DRAWINGS



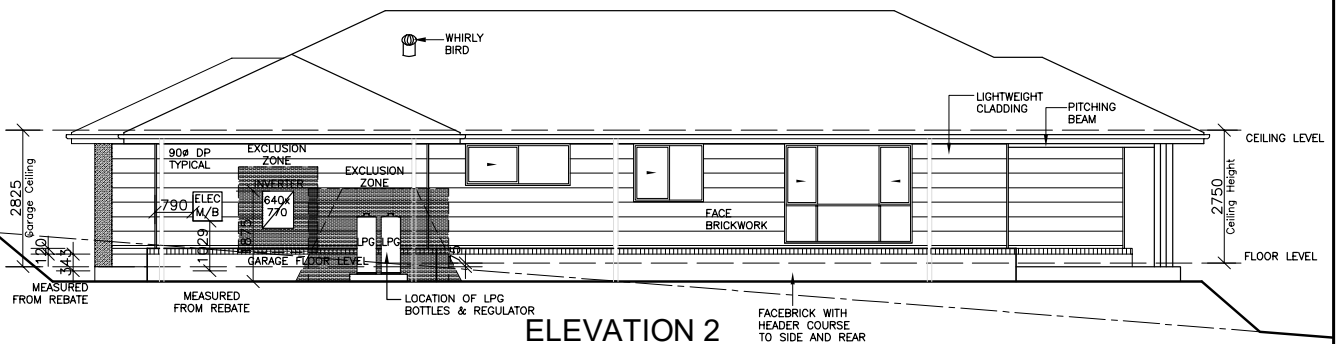


CLIENT'S SIGNATURE: _____		DATE: _____		PRODUCT: SOHAR 23 Traditional R/H Garage Domaine Specification	CLIENT: EVANS SITE ADDRESS: Lot 22 (DP 1143618) Martins Creek Road PATERSON	CONTRACT DRAWING		
<div></div> <div>BL No. 913670 ABN 19 080 788 989</div> <div>Domaine Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 13 64 69</div>		DRAWN: P.G	DATE: 08.12.22			Rev: C		
		RATIO @ A3: 1:100	CHECKED: K.A.L					
		SHEET: 3	JOB NO: 79902839			NSW		

NOTES:
FOR DROP-OFF'S REFER
TO FRAMING DETAILS
CDN 21.010-21.080



ELEVATION 1



ELEVATION 2

CLIENT'S SIGNATURE: _____

DATE: _____

Domaine homes
BL No: 91367C
ABN 19 080 758 969
Domaine Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 13 64 69

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DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

PRODUCT:
SOHAR 23
Traditional
R/H Garage
Domaine Specification

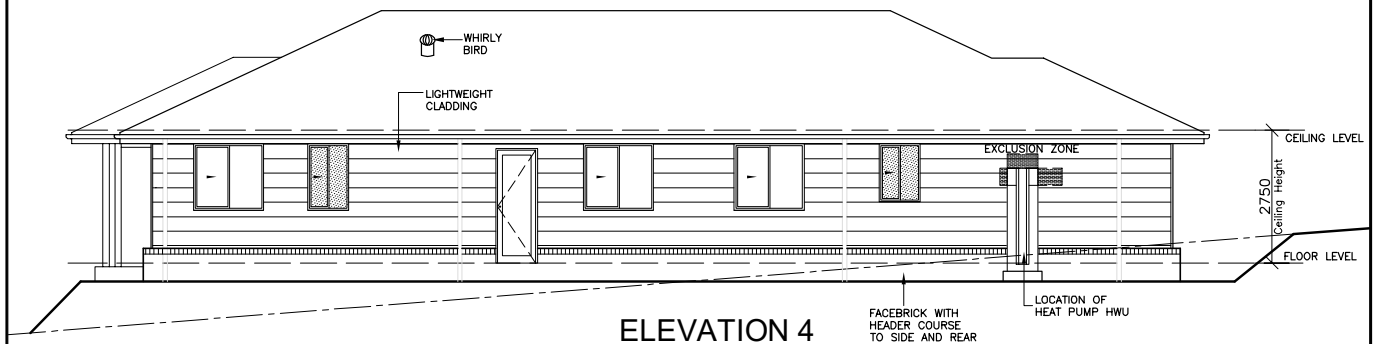
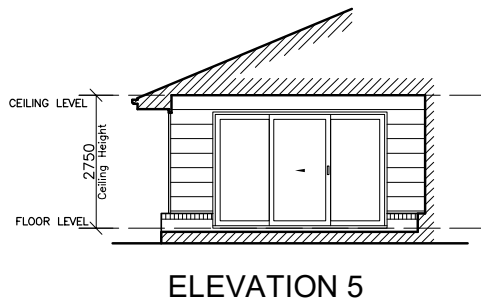
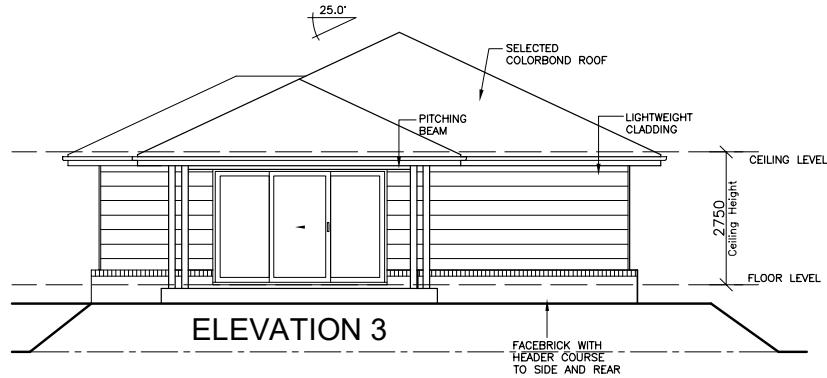
CLIENT:
EVANS

SITE ADDRESS:
**Lot 22 (DP 1143618)
Martins Creek Road
PATERSON**

CONTRACT DRAWING

DRAWN: P.G	DATE: 08.12.22	Rev: C
RATIO @ A3: 1:100	CHECKED: K.A.L	
SHEET: 4	JOB No: 79902839	NSW

NOTES:
FOR DROP-OFF'S REFER
TO FRAMING DETAILS
CDN 21.010-21.080



CLIENT'S SIGNATURE: _____

DATE: _____

Domaine homes
BL No: 91367C
ABN 19 080 758 969
Domaine Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 13 64 69

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PREFERENCE TO SCALING

PRODUCT:
SOHAR 23
Traditional
R/H Garage
Domaine Specification

CLIENT:
EVANS
SITE ADDRESS:
Lot 22 (DP 1143618)
Martins Creek Road
PATERSON

CONTRACT DRAWING

DRAWN:	DATE:	Rev:
P.G	08.12.22	C
RATIO @ A3:	CHECKED:	
1:100	K.A.L	
SHEET:	JOB No:	
5	79902839	NSW

WASTE MANAGEMENT PLAN

RESIDENTIAL

WASTE MANAGEMENT PLAN

CONSTRUCTION AND USE OF PREMISES

Outline of Proposal

Site Address:

Applicant's Name & Address: **Domaine Homes (NSW) Pty Ltd**

PO BOX 7105 BAULKHAM HILLS BC 2153

Telephone **8850 9030**

Facsimile **8850 9010**

Buildings and other structures currently on the site : **Vacant**

Brief Description of Proposal:

Storey Residential Dwelling

The details provided on this form are the intentions for managing waste relating to this project.

Date: February - 2024

WASTE MANAGEMENT PLAN**RESIDENTIAL****CONSTRUCTION AND USE**

Materials On-Site		DESTINATION		
		RE-USE & RECYCLING		
Type of Material	Estimated Volume (m ³) or Area (m ²)	ON SITE <ul style="list-style-type: none">Specify proposed re-use or on site recycling methods	OFF SITE <ul style="list-style-type: none">Specify contractor and recycling outlet	DISPOSAL <ul style="list-style-type: none">Specify contractor and land fill site
Excavation Material		spread on site		
Green Waste	N/A			
Bricks	4 Tonne	Crushed Material	Contractor: McLean Excavations Recycler: Brandowns, Kemps Creek	
Concrete	0.5 Tonne	Crushed Material returned to site for all weather access	Contractor: McLean Excavations Recycler: Brandowns, Kemps Creek	
Timber – please specify	0.1 Tonne			Contractor: McLean Excavations 0414 490 505 Landfill: Brandowns Kemps Creek
Plasterboard	0.5 Tonne		CSR Plasterboard	

WASTE MANAGEMENT PLAN**RESIDENTIAL**

Materials On-Site		DESTINATION		
		RE-USE & RECYCLING		
Type of Material	Estimated Volume (m ³) or Area (m ²)	ON SITE <ul style="list-style-type: none">Specify proposed re-use or on site recycling methods	OFF SITE <ul style="list-style-type: none">Specify contractor and recycling outlet	DISPOSAL <ul style="list-style-type: none">Specify contractor and land fill site
Metals – please specify Fascia/Gutter	0.2 Tonne		Longer lengths (1Mt) returned to Sramit for recycling	Smaller offcuts to Brandowns landfill
Other – please specify Waffle Pods/Pallets			Returned to Supplier	
General packaging/containers/rubbish	10 Tonne			To Brandowns landfill

WASTE MANAGEMENT PLAN**RESIDENTIAL**

TYPE OF WASTE BEING GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify, eg: glass, paper, food waste, off-cuts etc	Litre or m ³	For example: <ul style="list-style-type: none">• Waste storage & recycling area• Garbage chute• On-site composting• Compaction equipment	<ul style="list-style-type: none">• Recycling• Disposal• Specify contractor
Glass, paper, aluminium, plastic containers	0.05 m³	On Site composting	Recycled by Council Contractor
Food and Green Waste	0.005m³		
Packaging and other general rubbish	0.2m³		To Landfill by Council Contractor

WASTE MANAGEMENT PLAN

RESIDENTIAL

Ongoing Management

The new building is a single dwelling designed for domestic use and activity. The dwelling will be owner occupied with the owner managing all ongoing waste

Management tasks.