



**NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**  
issued under the  
**Environmental Planning and Assessment Act, 1979 Section 81(1)(a)**

**Development Application No. 10.2016.758.1**

Mr J R Olivier  
C/- Rob Doolan  
PO Box 36  
BANGALOW NSW 2479

Email: [rob@balancedsystems.com.au](mailto:rob@balancedsystems.com.au)

<b>Property description:</b>	LOT: 1 DP: 301742 <b>659 Left Bank Road MULLUMBIMBY CREEK</b>
<b>Development</b>	<b>Dwelling House</b>
<b>Determination</b>	<b>Consent granted subject to the attached schedule of conditions</b>
<b>Date determined:</b>	29 March 2017
<b>Consent to operate from:</b>	30 March 2017
<b>Consent to lapse on:</b>	30 March 2022
<b>Concurrent approvals:</b>	On-site Sewage Management System (70)

**IMPORTANT INFORMATION**

**It is the responsibility of the applicant, landowner, builder, and any other contractors or agents involved with the development to read and understand all conditions of consent prior to commencing work.**

***The Environmental Planning and Assessment Act 1979 requires you to:***

1. Obtain a **Construction Certificate** prior to the commencement of any **building works** as required by conditions of this consent. An application may be lodged with Council, or you may apply to a private accredited certifier for a Construction Certificate. An accredited certifier **must obtain Council's approval** to certain conditions of this development consent, where indicated before issuing the Construction Certificate. Additional fees are payable for this application.
2. Nominate a **Principal Certifying Authority (PCA)** which may be either Council or an accredited certifier and notify Council of that appointment. You **cannot lawfully** commence works without complying with this requirement.
3. Give Council at least two days notice of your intention to commence the erection of a building **before** commencing construction works. You cannot lawfully commence works without complying with this requirement.
4. Obtain an **Occupation Certificate** before commencing occupation or commencing to use the building or on the completion of other works including the erection of a sign. You cannot lawfully commence occupation or the use of a building without complying with this requirement. Additional fees are payable for this application.

ALL COMMUNICATIONS TO BE ADDRESSED TO THE GENERAL MANAGER

PO Box 219 Mullumbimby NSW 2482 (70-90 Station Street)  
Tel: 02 6626 7000 DX20007 Mullumbimby  
Fax: 02 6684 3018 Email: [council@byron.nsw.gov.au](mailto:council@byron.nsw.gov.au)  
Web [www.byron.nsw.gov.au](http://www.byron.nsw.gov.au) ABN: 14 472 131 473

TRADITIONAL HOME OF THE BUNDJALING PEOPLE



**Parameters of this Consent**

**1) Development is to be in accordance with approved plans**

The development is to be in accordance with plans listed below:

<b>Plan No.</b>	<b>Description</b>	<b>Prepared by</b>	<b>Dated:</b>
Lot 1 DP 301742 Illustration 2	House Site	Geo View	22/07/2016
Project 16/719 Sheet 1 of 7	Site Plan Layout	Danlin Building and Design	22/08/2016
Project 16/719 Sheet 2 of 7 Rev 7	Floor Plan	Danlin Building and Design	22/08/2016
Project 16/719 Sheet 3 of 7 Rev 7	Floor Plan	Danlin Building and Design	22/08/2016
Project 16/719 Sheet 4 of 7 Rev 7	North Elevation, West Elevation	Danlin Building and Design	22/08/2016
Project 16/719 Sheet 5 of 7 Rev 7	East Elevation, South Elevation	Danlin Building and Design	22/08/2016
Project 16/719 Sheet 6 of 7 Rev 7	North Elevation of Library and Bedrooms, South Elevation of Main Living	Danlin Building and Design	22/08/2016
Project 16/719 Sheet 7 of 7 Rev 7	Bedroom Section, Living Room Section	Danlin Building and Design	22/08/2016
-	Site Waste Minimisation and Management Plan	J Olivier	12/11/2016

The development is also to be in accordance with any changes shown in red ink on the approved plans or conditions of consent.

The approved plans and related documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

**2) Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989**

- (1) For the purposes of section 80A (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:
- (a) that the work must be carried out in accordance with the requirements of the Building Code of Australia ,
  - (b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of

that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

- (2) This clause does not apply:
  - (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
  - (b) to the erection of a temporary building.
- (3) In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

### 3) Erection of signs

- (1) For the purposes of section 80A (11) of the Act, the requirements of subclauses (2) and (3) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the work site is prohibited.
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.
- (6) This clause applies to a development consent granted before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

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

### 4) Notification of Home Building Act 1989 requirements

- (1) For the purposes of section 80A (11) of the Act, the requirements of this clause are prescribed as conditions of a development consent for development that involves any residential building work within the meaning of the Home Building Act 1989 .
- (2) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
  - (a) in the case of work for which a principal contractor is required to be appointed:
    - (i) the name and licence number of the principal contractor, and
    - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
  - (b) in the case of work to be done by an owner-builder:

- (i) the name of the owner-builder, and
  - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- (3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.
- (4) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

## **5) Bush fire safety measures**

This land is identified as being designated bush fire prone land and under section 79BA of the Act, Council must be satisfied prior to making a determination for development on bush fire prone land that the development complies with "Planning for Bush Fire Protection 2006".

The development is approved subject to the following requirements applying:

1. The development proposal is to comply with the drawing titled 'Lot 1 DP 301742, Illustration 1' prepared by Balanced Systems Planning Consultants dated 7th July, 2016, as referred by Bryon Shire Council for DA 10.2016.757.1 on 7th February, 2017.

### **Asset Protection Zones**

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

2. At the commencement of building works and in perpetuity the property around the dwelling shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' as follows:
  - north for a distance of 100 metres as an IPA;
  - south for a distance of 60 metres as an IPA;
  - east to the property boundary as an IPA; and
  - west for a distance of 61 metres as an IPA.

### **Water and Utilities**

The intent of measures is 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:

3. In recognition that no reticulated water supply is available to the development, a total of 20,000 litres fire fighting water supply shall be provided for fire fighting purposes. The NSW Rural Fire Service (RFS) acknowledges a dam will be utilised.
  - A hardened ground surface for fire fighting truck access is to be constructed up to and within 4 metres of the fire fighting water supply (dam).
  - A minimum 5hp or 3kW petrol or diesel powered pump shall be made available to the water supply along with a 19 mm (internal diameter) fire hose and reel. The length of hose shall be sufficient to reach all external elevations of the building.
  - Pumps are to be shielded from the direct impacts of bush fire.
  - A Static Water Supply (SWS) sign shall be obtained from the local RFS and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:

- i. Markers must be fixed in a suitable location so as to be highly visible; and
  - ii. Markers should be positioned adjacent to the most appropriate access for the water supply.
4. Any new electricity and gas supply shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

#### **Access**

The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

5. Property access roads shall comply with section 4.1.3 (2) of 'Planning for Bush Fire Protection 2006', except:
- an alternative property access road is not required; and
  - a reversing bay may be provided in lieu of a loop road around the dwelling or a turning circle. Where a reversing bay is provided it shall be not less than 6 metres wide and 8 metres deep with an inner minimum turning radius of 6 metres and outer minimum radius of 12 metres.

#### **Design and Construction**

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

6. New construction shall comply with Sections 3 and 7 (BAL 29) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.

#### **Landscaping**

7. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

### **6) Concurrent Approvals**

The following approvals are provided under Section 78A of Environmental Planning and Assessment Act:

#### **Integrated Approvals under Section 68 of the Local Government Act 1993**

- C5 Installing, constructing or altering a waste treatment device or a human waste storage facility or a drain connected to any such device or facility.

### **7) Rainwater tanks**

Where rainwater tanks are provided, they must be installed in accordance with the "NSW Code of Practice, Plumbing & Drainage, 1 July 2006" and AS/NZS 3500 Parts 0-5.

### **8) No native tree removal**

This consent does not provide approval for removal of any native vegetation that may be required to establish the asset protection zones as specified on condition 5 of this consent. If any tree removal is required to establish the asset protection zones, this may require a separate approval from Council.

### **The following conditions are to be complied with prior to issue of a Construction Certificate for building works**

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### **9) Terms of approval for on-site sewage management required**

Refer to Local Government Act Section 68 Application No. **70.2016.758.1** or Local Government Act Section 68 approvals issued subsequent to this consent.

**10) Long Service Levy to be paid**

A Long Service Levy must be paid to the Long Service Payments Corporation. These payments may be made at Council's Administration Office, Station Street, Mullumbimby. Cheques are to be made payable to 'Byron Shire Council'.

This is a State Government Levy and is subject to change.

**11) Compliance with Basix Certificate requirements**

The development is to comply with Basix Certificate No. **760346S**, dated 21 September 2016. The commitments indicated in the Certificate are to be indicated on the plans submitted for approval of the Construction Certificate.

The plans submitted must clearly indicate all windows numbered or identified in a manner that is consistent with the identification on the Basix Certificate.

The plans submitted for the construction certificate must clearly indicate a 2000L rainwater tank for the dwelling as indicated on 3 of the BASIX certificate.

Minor changes to the energy efficiency measures may be undertaken without the issue of an amendment under Section 96 of the Act, provided that the changes do not affect the form, shape or size of the building.

Such plans and specifications must be approved as part of the Construction Certificate.

**12) Building materials and colours to be specified**

The application for a Construction Certificate is to include plans and specifications that indicate the proposed building materials and colours consistent with the provisions of Section D2.2.3 of Byron Development Control Plan 2014. Please note that colours must be non-reflective earth tone colours and that the use of white and near white colours is not permissible

Such plans and specifications must be approved as part of the Construction Certificate.

**13) Water Supply**

Amended plans are to be provided for approval as part of the construction certificate which show rainwater tank(s) to service the dwelling with a minimum combined capacity of at least 40,000L.

**14) Internal Driveway Details Required**

The application for a Construction Certificate is to include plans and specification that indicate vehicular access from the site boundary to the proposed car space(s). Vehicular access must be in accordance with AS 2890.1-2004: Parking facilities, Part 1: Off-street car parking. Plans are to include the following items:

- a) pavement description;
- b) site conditions affecting the access;
- c) existing and design levels;
- d) longitudinal section from the road centreline to the car space(s);
- e) cross sections every 20 metres;
- f) drainage (open drains, pipes, etc.), including calculations and catchment details;
- g) property access roads shall comply with section 4.1.3 (2) of Planning for Bushfire Protection 2006.

**NOTE: The plans must be in compliance with Council's current "Northern Rivers Local Government Development Design & Construction Manuals and Standard Drawings".**

**The following conditions are to be complied with prior to commencement of building works**

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**15) Erosion & sediment measures**

Where erosion of soils or runoff of any substance is likely to occur, erosion and sedimentation controls are to be in place in accordance with the Guidelines for Erosion & Sediment Control on Building Sites. This may include stockpiled materials such as sand, etc.

Any such measures that are deemed to be necessary because of the local conditions must be maintained at all times until the site is made stable (i.e. by permanent vegetation cover or hard surface).

**The following conditions are to be complied with during construction**

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**16) Inspection for on-site sewage management**

All plumbing and drainage works is to be installed by a suitably qualified person. The plumber must adhere to the requirements of the NSW Code of Practice and AS/NZ 3500. The plumber is to arrange for the following inspections to be undertaken:

- a) Internal drainage prior to covering of the works.
- b) External drainage prior to the covering of works.
- c) Irrigation installation prior to the covering of works.
- d) Final

**17) Construction times**

Construction works must not unreasonably interfere with the amenity of the neighbourhood. In particular construction noise, when audible on adjoining residential premises, can only occur:

- a) Monday to Friday, from 7 am to 6 pm.
- b) Saturday, from 8 am to 1 pm.
- c) No construction work to take place on Sundays or Public Holidays.

**18) Construction noise**

Construction noise is to be limited as follows:

- a) For construction periods of four (4) weeks and under, the L10 noise level measured over a period of not less than fifteen (15) minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).
- b) For construction periods greater than four (4) weeks and not exceeding twenty six (26) weeks, the L10 noise level measured over a period of not less than fifteen (15) minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

**19) Builders rubbish to be contained on site**

All builders rubbish is to be contained on the site in a 'Builders Skips' or an enclosure. Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

**20) Maintenance of sediment and erosion control measures**

Sediment and erosion control measures must be maintained at all times until the site has been stabilised by permanent vegetation cover or hard surface.

**21) Prevention of water pollution**

Only clean and unpolluted water is to be discharged to Council's stormwater drainage system or any watercourse to ensure compliance with the Protection of Environment Operations Act.

## **The following conditions are to be complied with prior to occupation of the building**

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### **22) Compliance with bushfire conditions**

Documentary evidence from a suitably qualified professional is to be submitted demonstrating that the bush fire conditions of this Notice of Determination have been complied with.

### **23) On-site sewage management system must be completed**

The on-site sewage management system is to be constructed in accordance with approved plans and in accordance with current specifications and standards. The system is not to be used and/or operated until a Council Officer has inspected the system and authorised its use.

### **24) Approval to Operate required**

In accordance with the Local Government Act, an Approval to Operate the onsite sewage management system must be obtained from Council. Forms may be downloaded from Council's website with '<http://www.byron.nsw.gov.au/on-site-sewage>'.

### **25) Stormwater disposal**

Stormwater must be collected and disposed of in a controlled manner such that stormwater flows are:

- a) Clear of buildings and infrastructure,
- b) Clear of effluent disposal areas,
- c) Not concentrated so as to cause soil erosion,
- d) Not directly to a watercourse, and
- e) Not onto adjoining land.

### **26) Works to be completed prior to issue of a Final Occupation Certificate**

All of the works indicated on the plans and approved by this consent, including any other consents that are necessary for the completion of this development, are to be completed and approved by the relevant consent authority/s prior to the issue of a Final Occupation Certificate.

Any Security bond paid for this application will be held until Council is satisfied that no further works are to be carried out that may result in damage to Councils road/footpath reserve.

## **Notes**

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### **Bushfire Survival Plan**

The proposed dwelling is considered to be isolated rural development. The RFS recommends a Bush Fire Survival Plan is prepared by the resident/s and is available at <http://www.rfs.nsw.gov.au> or the nearest Fire Control Centre.

### **Work on neighbouring land to upgrade internal driveway**

If any upgrades to the internal driveway which traverses Lot 4 DP 568386 are required to comply with 'Planning for Bushfire Protection 2006', this may require a separate approval from Council, depending on the nature of the work to be undertaken. Land owners consent must be obtained for any works undertaken on neighbouring land.

### **Construction Certificate required:**

This development consent is issued under the Environmental Planning and Assessment Act 1979 and does not relate to structural aspects or specifications of the building under the Building Code of Australia. All buildings and alterations require the issue of a Construction Certificate prior to works commencing. Application forms are available from the customer services counter or Council's website [www.byron.nsw.gov.au](http://www.byron.nsw.gov.au).

### **Principal Certifying Authority:**

Work must not commence until the applicant has:-

- 1) appointed a Principal Certifying Authority (if the Council is not the PCA); and

- 2) given the Council at least two days notice of their intention to commence the erection of the building. Notice must be given by using the prescribed 'Form 7'.
- 3) notified the Principal Certifying Authority of the Compliance with Part 6 of the Home Building Act 1989.

**Occupation Certificate required:**

The building must not be occupied until the Principal Certifying Authority has issued an Occupation Certificate.

**Protection of the Environment Operations Act 1997:**

It is an offence under the provisions of the Protection of the Environment Operations Act 1997 to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice ("on-the-spot fine") or prosecution.

**Penalties apply for failure to comply with development consents**

Failure to comply with conditions of development consent may lead to an on the spot fine (generally \$600) being issued pursuant to section 127A of the Environmental Planning & Assessment Act 1979 or prosecution pursuant to section 125 of the Environmental Planning & Assessment Act 1979.

**Reasons**

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- To comply with the provisions of *Byron Local Environmental Plan 2014*.
- To ensure the development is completed in accordance with conditions of consent and approved plans.
- To preserve the environment and existing or likely future amenity of the neighbourhood.
- To ensure that the land or adjoining land is not damaged by the uncontrolled discharge of runoff from any buildings and paved areas that may be constructed on the land.
- To ensure adequacy of services to the development.
- To ensure public health and safety.
- To ensure compliance with Section 68 of the *Local Government Act 1993*.
- To protect the environment.
- To minimise the possible adverse effects from bushfires.

**Dial Before You Dig**

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

Telecommunications Act 1997 (Commonwealth) Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

**Are you dissatisfied with conditions of consent**

If you are unhappy with conditions of consent discuss your concerns with the officer who dealt with your application. You may submit an application to Council to modify the consent under Section 96 of the Environmental Planning & Assessment Act, 1979.

You will need to provide reasons why the conditions should be changed or deleted. You may lodge a Section 96 application at any time after the notice of determination. If you are not happy with Council's decision on your request for modification, then you may appeal to the Land & Environment Court within six (6) months of the notification by Council.

**Right of Review**

You may request Council to review its decision under Section 82A of the Environmental Planning and Assessment Act, 1979. Such a request must be made within six (6) months of the date of the determination, or if there is an appeal to the Land and Environment Court, up to the time when the court hands down its decision. In reviewing its decision Council is able to consider alterations to the above plans, provided that the Development Application remains substantially the same as the one for which the consent was originally sought, and the changes are publicly notified.

**NOTE:** This clause does not relate to Integrated Development Applications, applications determined by the Joint Regional Planning Panel or applications previously considered under Section 82A of the Environmental Planning and Assessment Act 1979.

**Right of Appeal**

If you are dissatisfied with this decision, Section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.

**Signed on behalf of the Consent Authority**

Yours faithfully



Mr B J Grant  
Planner

*Dated: 30 March 2017*

# Proposed House Site

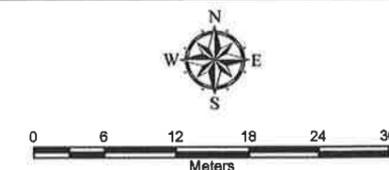


- The Subject Site
- Byron LEP Zoning 2014

**BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No: 10.2016.7581  
DATED: 29 March 2017**

*[Signature]*  
DEVELOPMENT OFFICER

SOURCE:  
Cadastral Boundary: Byron Shire Council 2015  
Zoning: Byron Shire Council LEP 2014  
Aerial Photo: NearMap May 2016

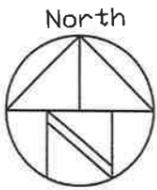


File:OliverMullumCreek-FigX2-HouseSite-160722 Date: 22/07/2016

The information shown on this plan may be insufficient for some types of design. GEOVIEW should be consulted as to the suitability of the information shown herein prior to the commencement of any works based on this plan.

This map is not guaranteed to be free from error or omission. GEOVIEW hereby disclaims liability for any act done or omission made on the basis of the information in this plan, and any consequences of such acts or omissions.





PRELIMINARY PLANS FOR  
COUNCIL SUBMISSION  
NOT FOR CONSTRUCTION

BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No: 10.2016.758-1  
DATED: 29 March 2017  
*Penelope*  
DEVELOPMENT OFFICER

POND

PROPOSED DWELLING

ROCK

PROPOSED DWELLING

CELLAR

S I T E P L A N



ISSUE	DATE	ISSUE	DATE
REV 7	22.8.16		

NOTES:  
PLEASE PRINT TO A3 SIZE PAPER FOR ACCURATE SCALE.  
VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE  
CONSTRUCTION. ALL STRUCTURAL DETAILS TO ENGINEERS  
SPECIFICATIONS. ANY VARIATIONS TO BE REFERRED TO  
THE DESIGNER BEFORE FABRICATION. ALL MATERIALS AND  
WORKMANSHIP TO COMPLY WITH RELEVANT CODES.

**DANIELIN**  
BUILDING & DESIGN  
ABN: 73 609 929 311

**LINDA GALLAGHER**  
0427 545 495  
lindajaynegallagher@gmail.com

PROJECT:  
OLIVIER RESIDENCE  
MULLUMBIMBY, NSW

DRAWING TITLE:  
SITE PLAN  
LAYOUT

PROJECT NO:  
16/719  
SCALE:  
1:100

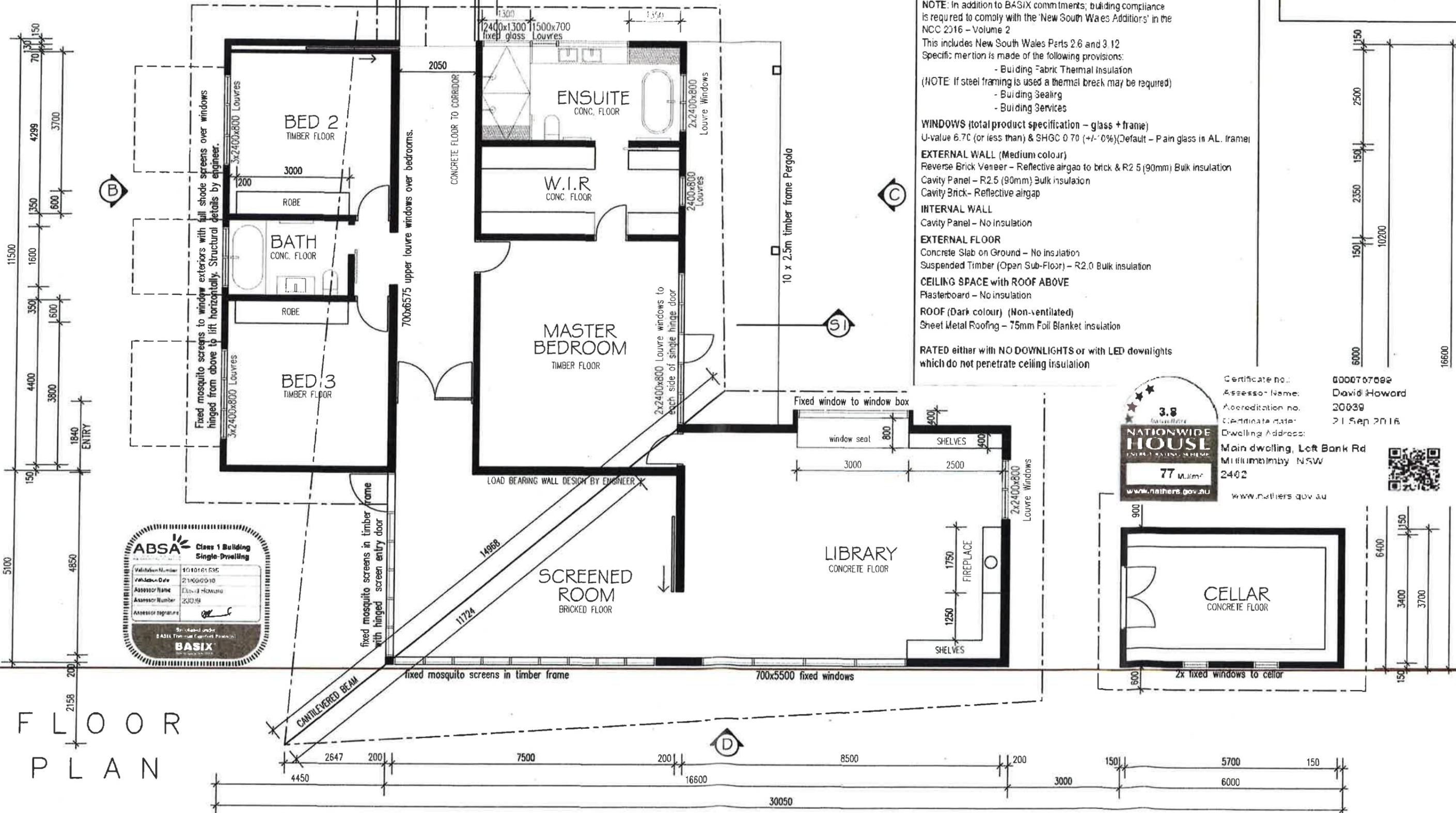
DRAWN BY:  
LG  
SHEET NO:  
1 OF 7

BYRON COUNCIL  
 DEVELOPMENT CONSENT  
 THIS IS THE PLAN ATTACHED TO  
 DEVELOPMENT CONSENT No. 10-2016-758-1  
 DATED: 29 March 2017  
 DEVELOPMENT OFFICER

perimetre line of Living area.  
 Refer floor plan - sheet 3.

PRELIMINARY PLANS FOR  
 COUNCIL SUBMISSION  
 NOT FOR CONSTRUCTION

LIVING AREAS:  
 DWELLING A - 153.7sqm  
 DWELLING B - 238.8sqm  
 TOTAL AREA - 392.5sqm  
 CELLAR - 22.2sqm  
 UNDER ROOF DECK 1 - 42.4sqm



**THERMAL PERFORMANCE SPECIFICATIONS: MAIN DWELLING**  
 The following specifications take precedence over other plan notations for the construction of this building.  
 NOTE: In addition to BASIX commitments, building compliance is required to comply with the 'New South Wales Additions' in the NCC 2016 - Volume 2  
 This includes New South Wales Parts 2.6 and 3.12  
 Specific mention is made of the following provisions:  
 - Building Fabric Thermal Insulation  
 - Building Sealing  
 - Building Services  
 (NOTE: If steel framing is used a thermal break may be required)  
**WINDOWS (total product specification - glass + frame)**  
 U-value 6.7C (or less than) & SHGC 0.70 (+/- 0%) (Default - Plain glass in AL frame)  
**EXTERNAL WALL (Medium colour)**  
 Reverse Brick Veneer - Reflective airgap to brick & R2.5 (90mm) Bulk insulation  
 Cavity Panel - R2.5 (90mm) Bulk insulation  
 Cavity Brick - Reflective airgap  
**INTERNAL WALL**  
 Cavity Panel - No insulation  
**EXTERNAL FLOOR**  
 Concrete Slab on Ground - No insulation  
 Suspended Timber (Open Sub-Floor) - R2.0 Bulk insulation  
**CEILING SPACE with ROOF ABOVE**  
 Plasterboard - No insulation  
**ROOF (Dark colour) (Non-ventilated)**  
 Sheet Metal Roofing - 75mm Foil Blanket insulation  
**RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation**

Certificate no.: 6000707092  
 Assessor Name: David Howard  
 Accreditation no.: 20039  
 Accreditation date: 21 Sep 2016  
 Dwelling Address: Main dwelling, Lot Bank Rd Mullumbimby NSW 2402  
 www.nathers.gov.au

**NATIONWIDE HOUSE**  
 3.8  
 77 m<sup>2</sup>

**ABSA** Class 1 Building Single Dwelling  
 Validation Number: 1010161535  
 Validation Date: 21/06/2016  
 Assessor Name: David Howard  
 Assessor Number: 20039  
 Assessor Signature: [Signature]  
 Registered under BASIX Thermal Control Provisions  
**BASIX**

FLOOR PLAN

NOTES: PLEASE PRINT TO A3 SIZE PAPER FOR ACCURATE SCALE. VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE CONSTRUCTION. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS. ANY VARIATIONS TO BE REFERRED TO THE DESIGNER BEFORE FABRICATION. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT CODES.

**DANIELIN**  
 BUILDING & DESIGN  
 ABN: 73 609 929 311

LINDA GALLAGHER  
 0427 545 495  
 lindajayne.gallagher@gmail.com

PROJECT: OLIVIER RESIDENCE MULLUMBIMBY, NSW

DRAWING TITLE: FLOOR PLAN

PROJECT NO: 16/719  
 SCALE: 1:100

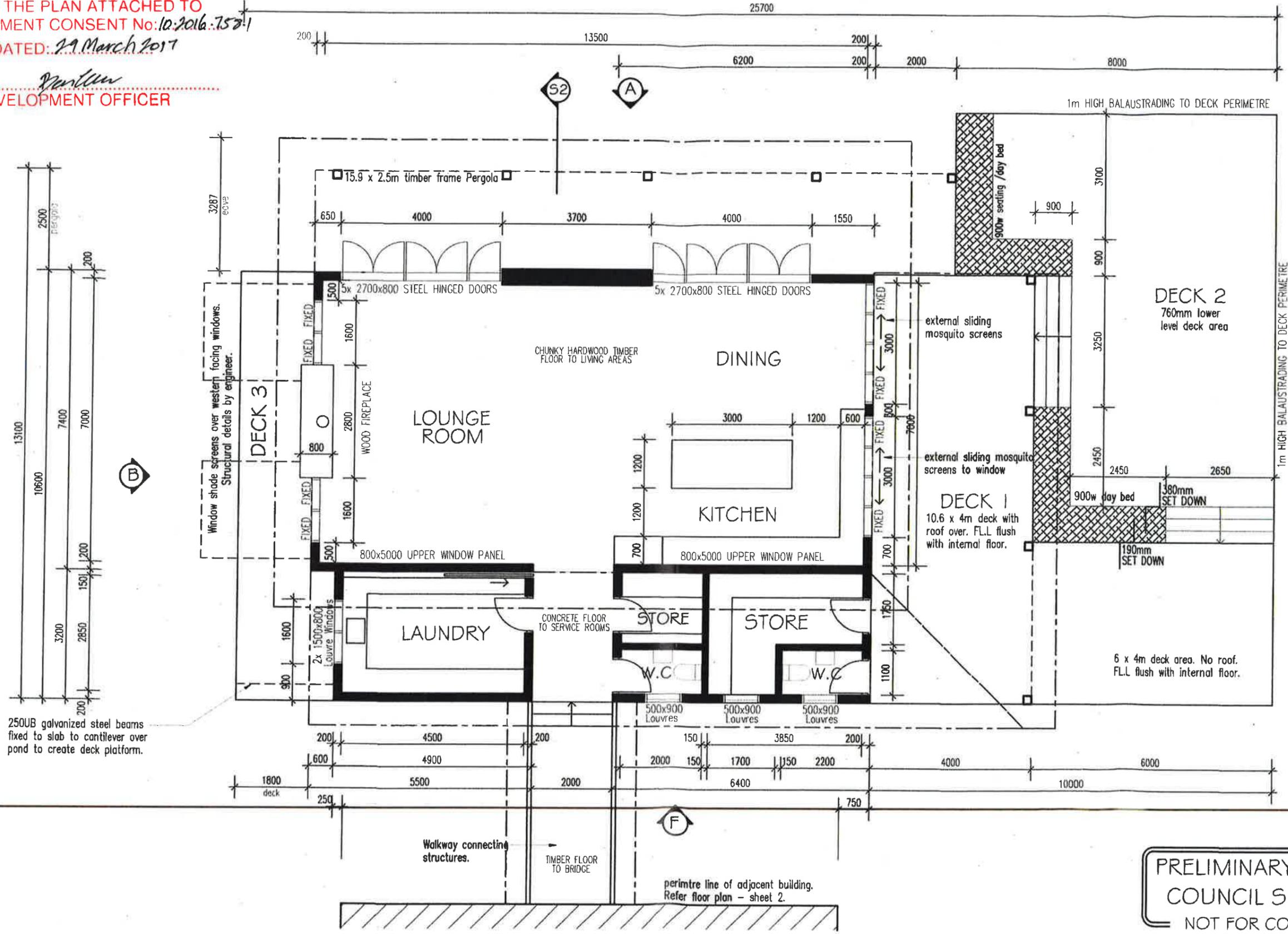
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 SHEET NO: 2 OF 7

ISSUE	DATE	ISSUE	DATE
REV 1	22.7.16	REV 6	16.8.16
REV 2	24.7.16	REV 7	22.8.16
REV 3	28.7.16		
REV 4	31.7.16		
REV 5	04.8.16		

BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No: 10.2016.757-1

DATED: 29 March 2017

*Mullum*  
DEVELOPMENT OFFICER



FLOOR PLAN

PRELIMINARY PLANS FOR  
COUNCIL SUBMISSION  
NOT FOR CONSTRUCTION

NOTES: PLEASE PRINT TO A3 SIZE PAPER FOR ACCURATE SCALE.  
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lindajayne.gallagher@gmail.com

PROJECT: OLIVIER RESIDENCE  
MULLUMBIMBY, NSW

DRAWING TITLE: FLOOR PLAN

PROJECT NO: 16/719  
SCALE: 1:100

DRAWN BY: LG  
SHEET NO: 3 OF 7

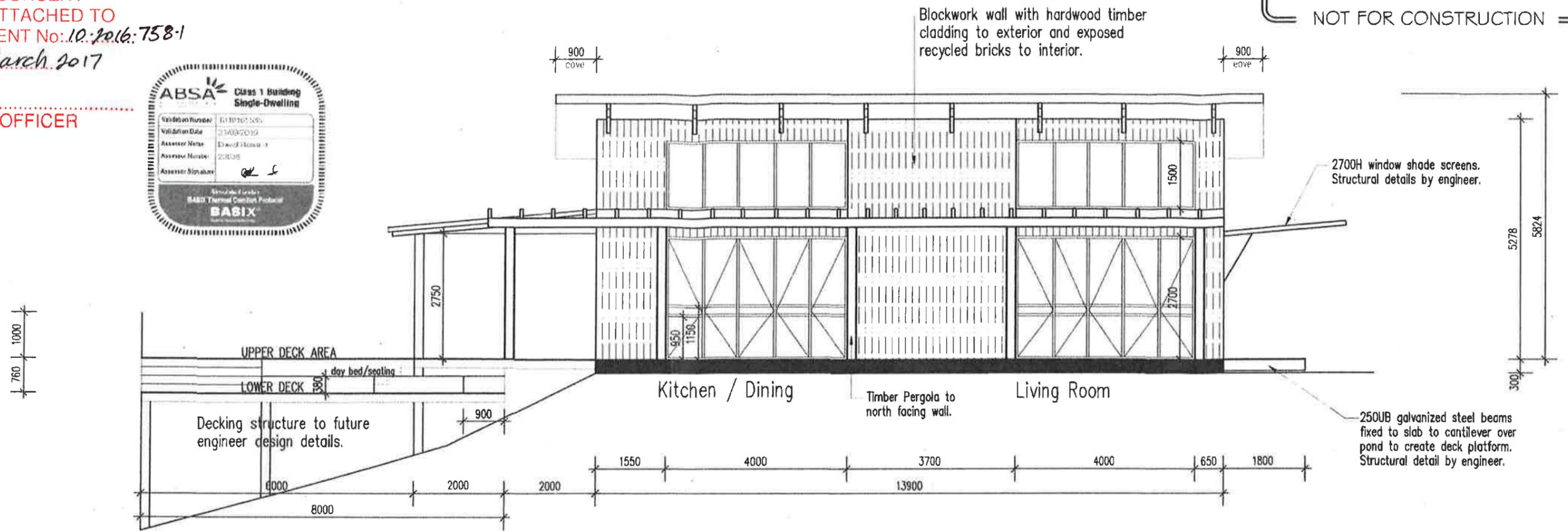
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REV 1	22.7.16	REV 6	16.8.16
REV 2	24.7.16	REV 7	22.8.16
REV 3	28.7.16		
REV 4	31.7.16		
REV 5	04.8.16		

BYRON COUNCIL  
 DEVELOPMENT CONSENT  
 THIS IS THE PLAN ATTACHED TO  
 DEVELOPMENT CONSENT No: 10.10.16.758-1  
 DATED: 29 March 2017

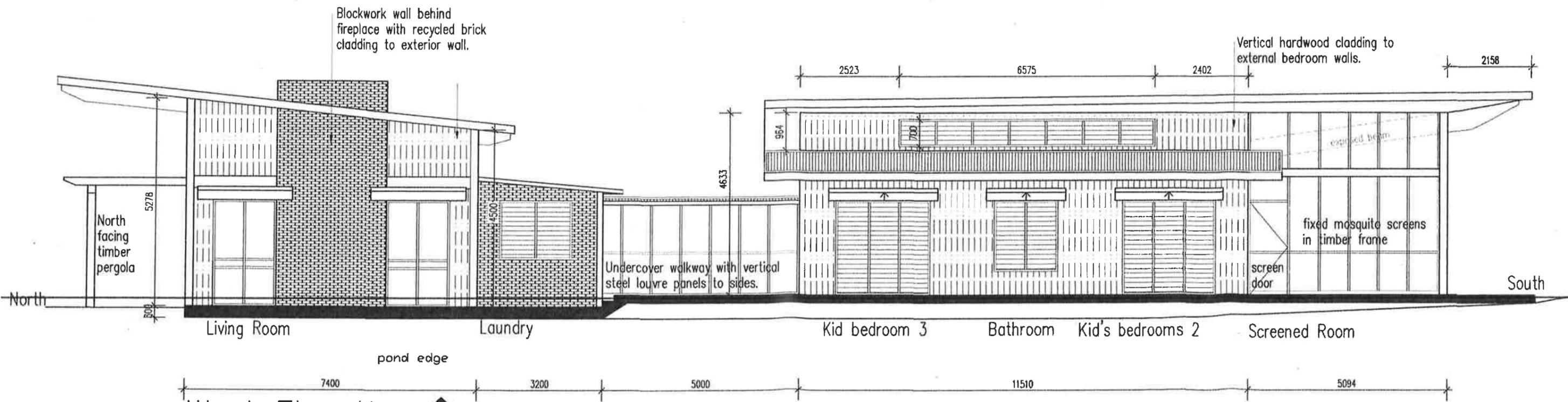
*Daniel*  
 DEVELOPMENT OFFICER



PRELIMINARY PLANS FOR  
 COUNCIL SUBMISSION  
 NOT FOR CONSTRUCTION



North Elevation A



West Elevation B

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PROJECT:  
 OLIVIER RESIDENCE  
 MULLUMBIMBY, NSW

DRAWING TITLE:  
 ELEVATIONS  
 NORTH & WEST

PROJECT NO:  
 16/719  
 SCALE:  
 1:100  
 DRAWN BY:  
 LG  
 SHEET NO:  
 4 OF 7

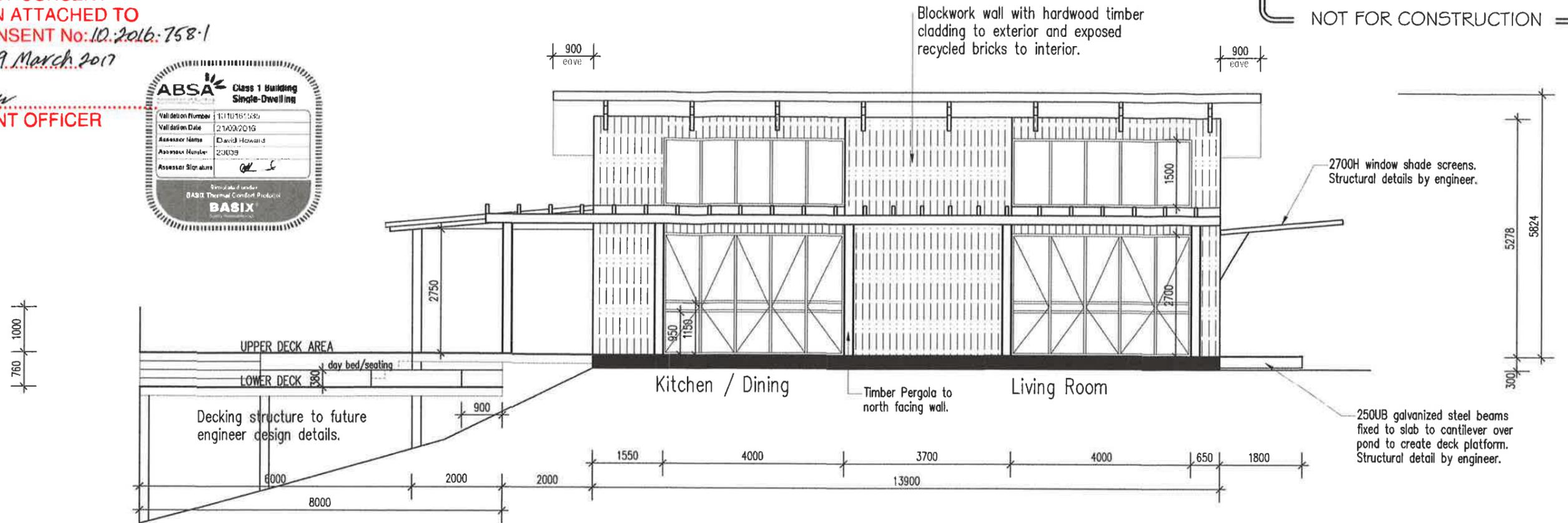
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REV 2	24.7.16	REV 7	22.8.16
REV 3	28.7.16		
REV 4	31.7.16		
REV 5	04.8.16		

BYRON COUNCIL  
 DEVELOPMENT CONSENT  
 THIS IS THE PLAN ATTACHED TO  
 DEVELOPMENT CONSENT No: 10.2016.758-1  
 DATED: 29 March 2017

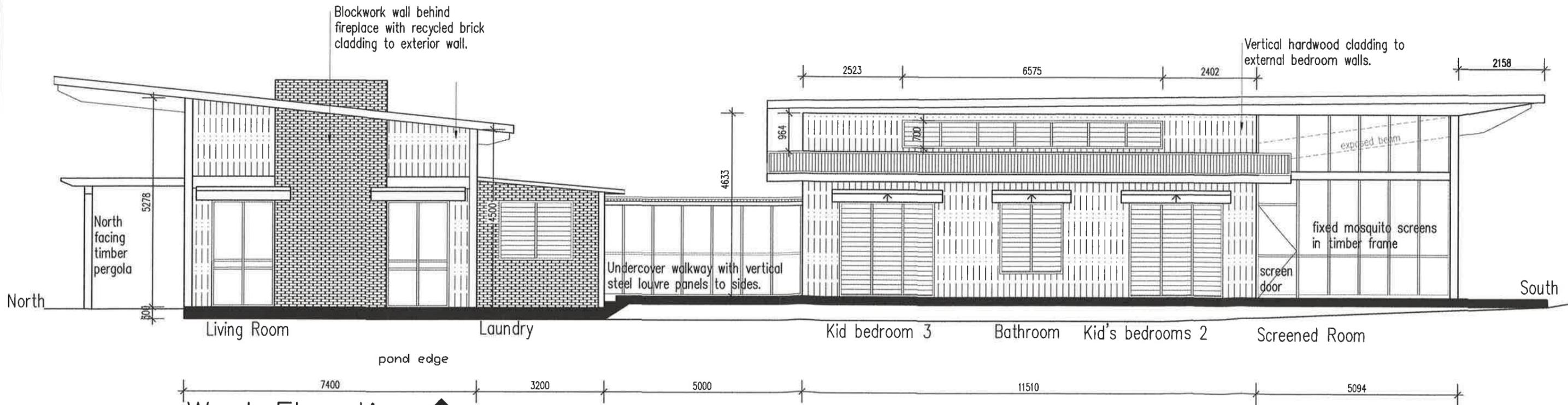
*Debra*  
 DEVELOPMENT OFFICER



PRELIMINARY PLANS FOR  
 COUNCIL SUBMISSION  
 NOT FOR CONSTRUCTION



North Elevation A



West Elevation B

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**DANIEL**  
 BUILDING & DESIGN  
 ABN: 73 609 929 311

LINDA GALLAGHER  
 0427 545 495  
 lindajaynegallagher@gmail.com

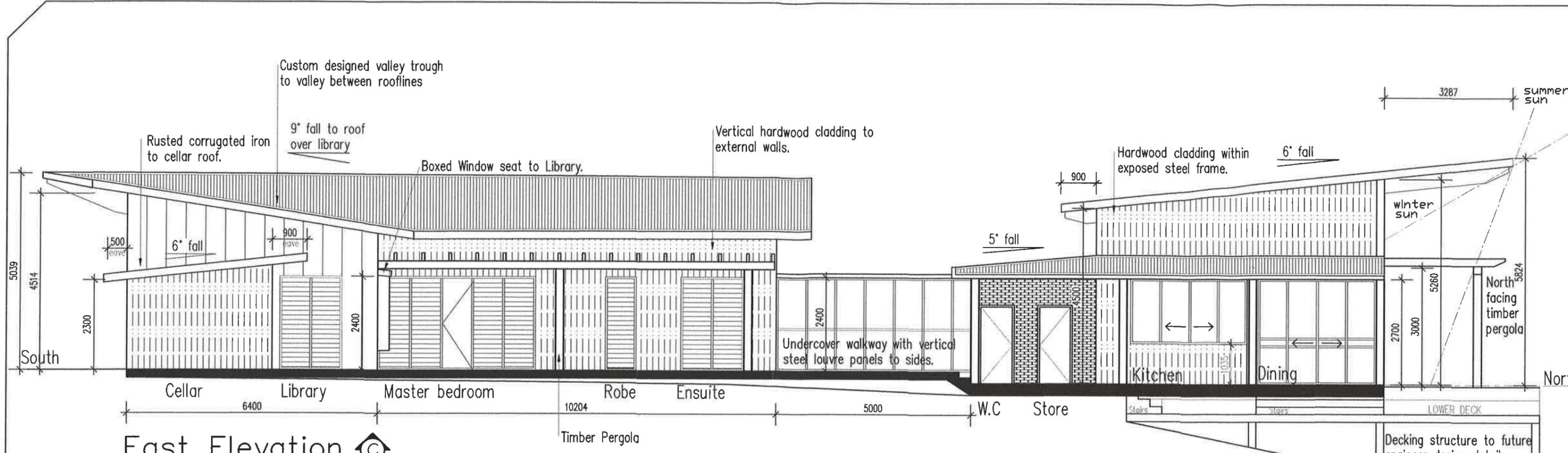
PROJECT:  
 OLIVIER RESIDENCE  
 MULLUMBIMBY, NSW

DRAWING TITLE:  
 ELEVATIONS  
 NORTH & WEST

PROJECT NO:  
 16/719  
 SCALE:  
 1:100

DRAWN BY:  
 LG  
 SHEET NO:  
 4 OF 7

ISSUE	DATE	ISSUE	DATE
REV 1	22.7.16	REV 6	16.8.16
REV 2	24.7.16	REV 7	22.8.16
REV 3	28.7.16		
REV 4	31.7.16		
REV 5	04.8.16		



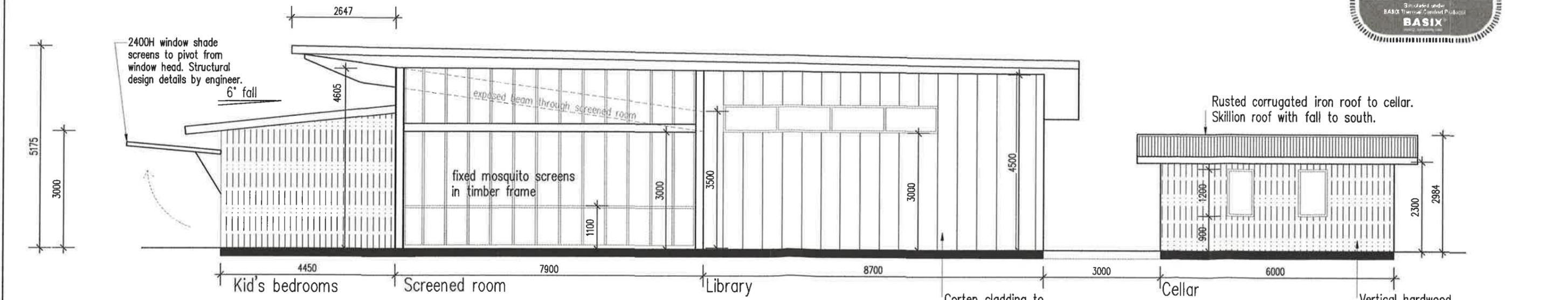
East Elevation

BYRON COUNCIL  
 DEVELOPMENT CONSENT  
 THIS IS THE PLAN ATTACHED TO  
 DEVELOPMENT CONSENT No: 10.2016.758-1  
 DATED: 29 March 2017

*[Signature]*  
 DEVELOPMENT OFFICER



CANTILEVERED EAVE AT SOUTH END  
 TAPERING BACK TO 900 WIDE AT  
 OPPOSITE ENDS. 500 WIDE EXPOSED  
 BEAM THROUGH CENTRE.



South Elevation

PRELIMINARY PLANS FOR  
 COUNCIL SUBMISSION  
 NOT FOR CONSTRUCTION

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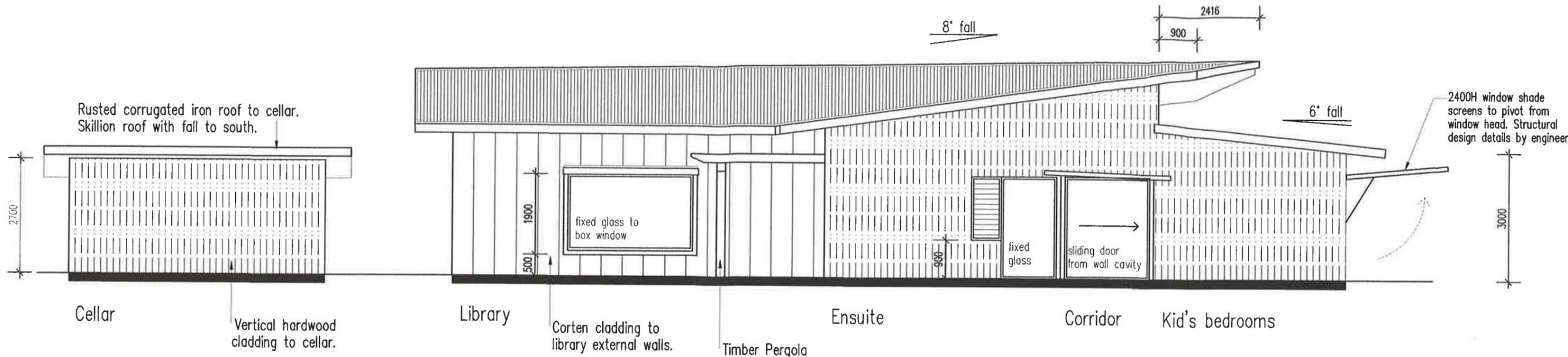
LINDA GALLAGHER  
 0427545 495  
 lindajaynegallagher@gmail.com

PROJECT:  
 OLIVIER RESIDENCE  
 MULLUMBIMBY, NSW

DRAWING TITLE:  
 ELEVATIONS  
 SOUTH & EAST

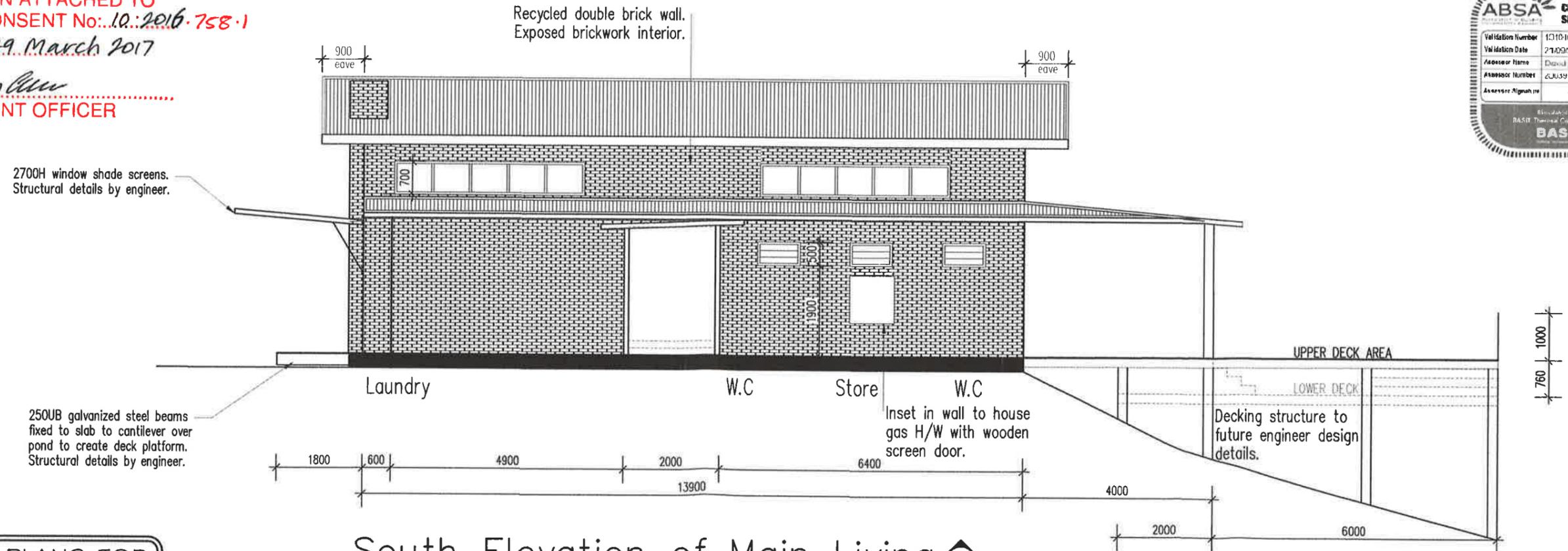
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 SCALE:  
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 SHEET NO:  
 5 OF 7

ISSUE	DATE	ISSUE	DATE
REV 1	22.7.16	REV 6	16.8.16
REV 2	24.7.16	REV 7	22.8.16
REV 3	28.7.16		
REV 4	31.7.16		
REV 5	04.8.16		



North Elevation of Library & Bedrooms

BYRON COUNCIL  
 DEVELOPMENT CONSENT  
 THIS IS THE PLAN ATTACHED TO  
 DEVELOPMENT CONSENT No. 10:2016-758-1  
 DATED: 29 March 2017  
  
 DEVELOPMENT OFFICER



South Elevation of Main Living

PRELIMINARY PLANS FOR  
 COUNCIL SUBMISSION  
 NOT FOR CONSTRUCTION

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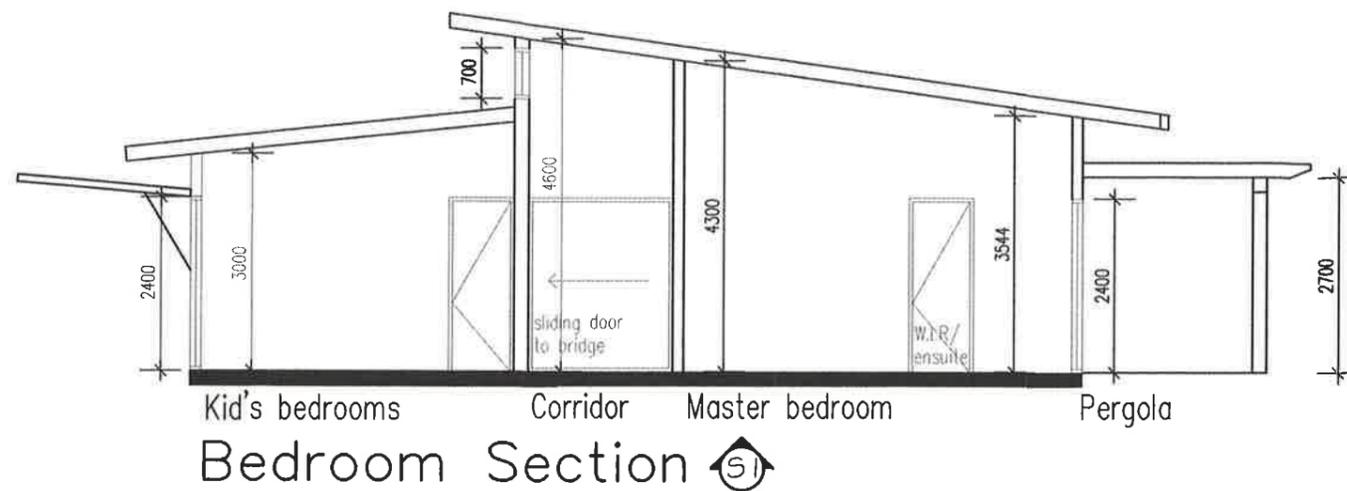
LINDA GALLAGHER  
 0427 545 495  
 lindajaynegallagher@gmail.com

PROJECT:  
 OLIVIER RESIDENCE  
 MULLUMBIMBY, NSW

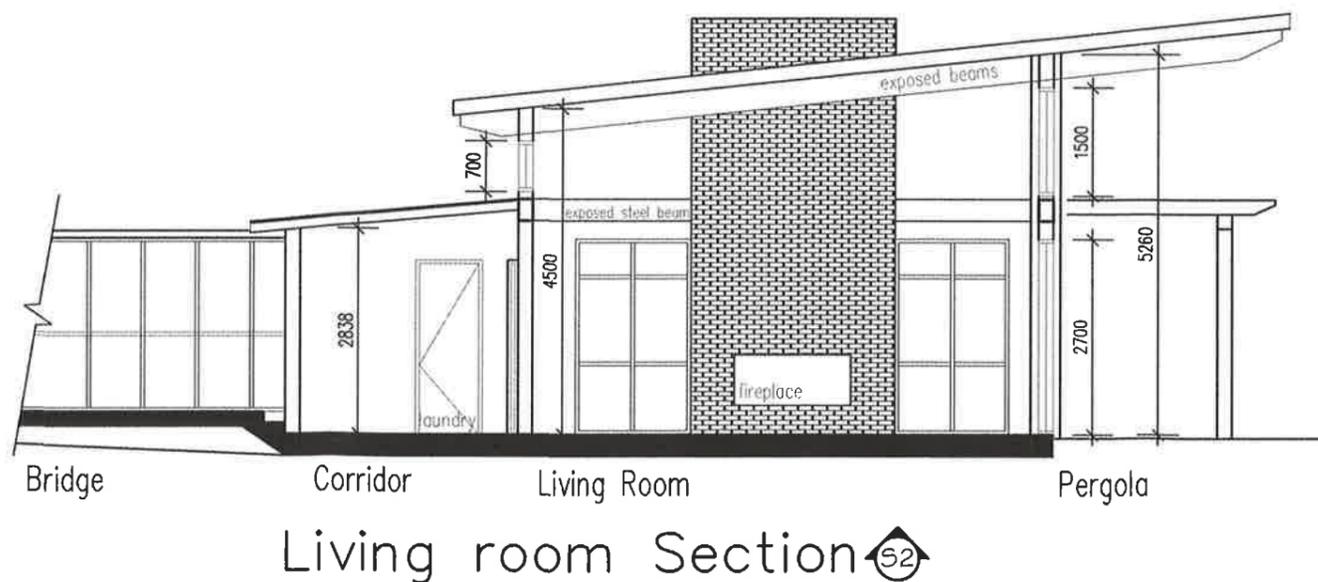
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PROJECT NO:  
 16/719  
 SCALE:  
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 LG  
 SHEET NO:  
 6 OF 7

ISSUE	DATE	ISSUE	DATE
REV 1	22.7.16	REV 6	16.8.16
REV 2	24.7.16	REV 7	22.8.16
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BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No.: 10-2016-758-1  
DATED: 29 March 2017  
*Ben Law*  
DEVELOPMENT OFFICER



PRELIMINARY PLANS FOR  
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lindajayne.gallagher@gmail.com

PROJECT:  
OLIVIER RESIDENCE  
MULLUMBIMBY, NSW

DRAWING TITLE:  
SECTIONS

PROJECT NO:  
16/719  
SCALE:  
1:100

DRAWN BY:  
LG  
SHEET NO:  
7 OF 7

REV	DATE	ISSUE	DATE
REV 7	22.8.16	ISSUE	DATE
REV 7	22.8.16		