



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION
issued under the
Environmental Planning and Assessment Act, 1979 Section 4.18(1)(a)

Development Application No. 10.2019.395.1

Balanced Systems Planning Consultants
ATTN: Luke Houghton
PO BOX 36
BANGALOW NSW

Email: planners@balancedsystems.com.au

Property description:	LOT: 1 DP: 631177 163 The Saddle Road BRUNSWICK HEADS
Development	Relocated Dwelling House including Alterations and Additions, Carport and Tree Removal Five (5) Trees
Determination	Consent granted subject to the attached schedule of conditions
Date determined:	18 September 2019
Consent to operate from:	20 September 2019
Consent to lapse on:	20 September 2024

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 require 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.

CONDITIONS OF CONSENT:

SCHEDULE 1 CONDITIONS OF CONSENT

Parameters of consent

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

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

Plan No.	Description	Prepared by	Dated:
19.18.01	Site Plan	Michael Spiteri Architectural Drafting	JUL 2019
19.18.05	Floor Plan	Michael Spiteri Architectural Drafting	JUL 2019
19.18.06	Elevations 1	Michael Spiteri Architectural Drafting	JUL 2019
19.18.07	Elevations 2	Michael Spiteri Architectural Drafting	JUL 2019
19.18.08	Section	Michael Spiteri Architectural Drafting	JUL 2019
19.18.09	Carport Details	Michael Spiteri Architectural Drafting	JUL 2019

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. **Bushfire safety measures**

This land is identified as being designated bushfire prone land and Under S79B of the act, Council must be satisfied prior to making a determination for development on bushfire prone land that the development complies with "Planning for Bush fire Protection 2006".

The development is approved subject to the following conditions:

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:

1. At the commencement of building works and in perpetuity the property around the building shall be managed as an Inner Protection Area of 15m.

Requirements for an Inner Protection Area are outlined within section 4.1.3 and appendix 5 of 'Planning for Bush Fire Protection 2006' (PBP) and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

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:

2. 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 fire fighting water supply shall be installed and maintained in the following manner:
 - a) Fire fighting water supply may be provided by a tank, a swimming pool or a dam that shall be located not less than 5 metres and not more than 20 metres from the approved structure
 - b) New above ground fire fighting water supply storage's are to be manufactured using non combustible material (concrete, metal, etc). Where existing fire fighting water supply storage's are constructed of combustible (polycarbonate, plastic, fibreglass,

- etc) materials, they shall be shielded from the impact of radiant heat and direct flame contact.
- c) Non combustible materials (concrete, metal, etc) will only be used to elevate or raise fire fighting water supply tank(s) above the natural ground level.
 - d) A 65mm metal Storz outlet with a gate or ball valve shall be fitted to any fire fighting water supply tank(s) and accessible for a fire fighting truck.
 - e) The gate or ball valve, pipes and tank penetration are adequate for the full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material.
 - f) All associated fittings to the fire fighting water supply tank(s) shall be non-combustible.
 - g) Any below ground fire fighting water supply tank(s) constructed of combustible (polycarbonate, plastic, fibreglass, etc) materials shall be shielded from the impact of radiant heat and direct flame contact.
 - h) 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.
 - i) Any fire fighting water supply tank(s) located below ground shall be clearly delineated to prevent vehicles being driven over the tank.
 - j) All water supplies for fire fighting purposes shall be clearly signposted as a fire fighting water supply.
 - k) Below ground fire fighting water supply tank(s) shall have an access hole measuring a minimum 200mm x 200mm to allow fire fighting trucks to access water direct from the tank.
 - l) A Static Water Supply (SWS) sign shall be obtained from the local NSW Rural Fire Service (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.

Note: The definition of below ground dedicated fire fighting water supply tank(s) is when the outlet valve is located below natural ground level.

Electricity and gas services are to 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:

- 3. Property access roads shall comply with section 4.1.3 (2) of 'Planning for Bush Fire Protection 2006'. However an alternative property access road is not required. Additionally 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:

- 4. New construction shall comply with Sections 3 and 5 (BAL 12.5) 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

5. Landscaping within the required inner protection area is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

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

6. Plans of retaining walls and drainage

The application for a Construction Certificate is to include plans and specifications that indicate retaining walls or other approved methods of preventing movement of the soil, where any excavation or filled area exceeds 600mm in height. Adequate provision must be made for drainage.

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

7. Long Service Levy to be paid

In accordance with Section 4.68 of the Environmental Planning and Assessment Act 1979 (as amended), a Construction Certificate for SUBDIVISION WORKS OR BUILDING WORKS shall NOT be issued until any Long Service Levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid (as applicable). These payments can be made online at www.longservice.nsw.gov.au. Proof of payment is required to be submitted with the Construction Certificate application. For further information regarding the Long Service Payment please refer to the website above.

8. Bond required to guarantee against damage to public land

A bond of \$10,000 is to be paid to Council as guarantee against damage to surrounding public land and infrastructure during construction of the proposed development, together with payment of an asset inspection fee in accordance with Council's fees and charges. Evidence is to be provided to Council indicating the pre development condition of the surrounding public land and infrastructure. Such evidence must include photographs. The proponent will be held responsible for the repair of any damage to roads, kerb and gutters, footpaths, driveway crossovers or other assets.

Such bond will be held until Council is satisfied that the infrastructure is maintained/repaired to pre development conditions and that no further work is to be carried out that may result in damage to Council's roads, footpaths etc.

9. Amendment to the plan required – Rainwater Tank

The plans submitted for approval must be amended to show one rainwater tank with a minimum capacity of 40,000 litres.

10. Site Waste Minimisation and Management

All works must comply with the objectives of waste minimisation and waste management of Part B8.1.2 of DCP 2014.

11. Tree Removal

No trees or vegetation to be cleared or removed until a Construction Certificate has been issued.

The following conditions are to be complied with prior to any building or construction works commencing

12. Erosion and Sediment measures

Erosion and sedimentation controls are to be in place in accordance with the *Guidelines for Erosion & Sediment Control on Building Sites*. A copy may be downloaded from Council's web site at http://www.byron.nsw.gov.au/pdfs/stormwater/sediment_erosion.pdf. Particular attention is to be given to the provision of the following sediment and erosion control measures:

- a. Temporary driveway from the edge of road to the building site;
- b. Temporary downpipes immediately installed after the roof has been erected;
- c. Silt fence or sediment barrier.

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

Note: Council may impose on-the-spot fines for non-compliance with this condition. 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).

13. Toilet facilities

Toilet facilities are to be provided, at or in the vicinity of the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be a toilet connected to an accredited sewage management system approved by the Council.

The following conditions are to be complied with during any building or construction works

14. Construction times

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

- a. Monday to Friday, from 7 am to 6 pm.
- b. Saturday, from 8 am to 1 pm.

No construction work to take place on Saturdays and Sundays adjacent to Public Holidays and Public Holidays and the Construction Industry Awarded Rostered Days Off (RDO) adjacent to Public Holidays.

Note: Council may impose on-the-spot fines for non-compliance with this condition.

15. 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)

Note: Council may impose on-the-spot fines for non-compliance with this condition.

16. Aboriginal Relics

If any Aboriginal archaeological relics or items are exposed during construction works, the Applicant shall immediately cease works, notify the NSW National Parks and Wildlife Service (NPWS) and obtain any necessary permits and/or approvals to continue the work under the National Parks and Wildlife Act 1974. The Applicant shall comply with any further request made by the NPWS to cease work for the purposes of archaeological assessment and recording.

17. 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

18. Signs to be erected on building and demolition sites

A sign must be erected in a prominent position on the work site:

- a. stating that unauthorised entry to the work site is prohibited, and
- b. showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

Any such sign is to be removed when the work has been completed.

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. Fill to be retained on the subject land

Fill material must not encroach onto any adjoining land.

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.

Note: Council may impose on-the-spot fines for non-compliance with this condition.

22. Removal of asbestos

All asbestos wastes associated with removal of the existing building to be disposed of in accordance with the requirements of the Workcover Authority. The applicant/owner is to produce documentary evidence that this condition has been met.

Please note the Byron Resource Recovery Centre can not accept asbestos. You will need to arrange disposal at an alternate landfill site.

- 23. 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.
- 24. Muted bushland tones external finishes**
To ensure the development is compatible with the surrounding environment, colours and finishes are to be muted bushland tones. In this regard white or bright colours are not permissible, and no roof is to be highly reflective.

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

- 25. 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 including approvals issued under the Local Government Act 1993 and the Roads Act 1993, 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.
- 26. Stormwater disposal**
Stormwater must be collected and disposed of in a controlled manner such that stormwater flows are:
- Clear of buildings and infrastructure,
 - Clear of effluent disposal areas,
 - Not concentrated so as to cause soil erosion,
 - Not directly to a watercourse, and
 - Not onto adjoining land.
- 27. 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.
- 28. 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>'.
- 29. 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.
- 30. Compensatory Planting**
Fifteen (15) locally native trees are to be planted as compensation for the loss of 3 mature native trees of local (Brunswick Valley) provenance. A Plan showing the intended planting location and a list of species to be planted is required as a consent condition. Plantings must be located outside of any Asset Protection Zone.

31. **Approved Use**

Dwelling house – Use of the development is approved for a dwelling house. Any activity other than that defined as dwelling house must not be carried out unless development consent is sought.

(Note. **dwelling house** means “a building containing only one dwelling”, and **dwelling** means “a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile”. The dwelling house is not approved as Short term rental accommodation, tourist and visitor accommodation or to be “holiday let”.

SCHEDULE 2 PRESCRIBED CONDITIONS

The prescribed conditions in accordance with Division 8A of the Environmental Planning and Assessment Regulation apply as are of relevance to this application:

- Clause 98 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989
- Clause 98A Erection of signs
- Clause 98B Notification of Home Building Act 1989 requirements
- Clause 98E Condition relating to shoring and adequacy of adjoining property

Refer to the NSW State legislation for full text of the clauses under Division 8A of the [Environmental Planning and Assessment Regulation 2000](http://www.legislation.nsw.gov.au). This can be accessed at <http://www.legislation.nsw.gov.au>.

SCHEDULE 3 NOTES

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

Principal Certifying Authority:

Work must not commence until the applicant has:-

- a. appointed a Principal Certifying Authority (if the Council is not the PCA); and
- b. given Council at least two days notice of the intention to commence the erection of the building. Notice must be given by using the prescribed 'Form 7'.
- c. 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 being issued pursuant to section 4.2(1) of the Environmental Planning & Assessment Act 1979 or prosecution pursuant to section 9.50 of the Environmental Planning & Assessment Act 1979.

Plumbing Standards and requirements.

All Plumbing, Water Supply, Sewerage and Stormwater Works shall be installed in accordance with the Local Government Act 1993, Plumbers Code of Australia and AS/NZS 3500 Parts 0-5, the approved plans (any notations on those plans) and the approved specifications. Any plumbing inspections required under a Section 68 Approval are to occur in accordance with that approval.

Relics Provisions - Advice

Attention is directed to the NSW Heritage Act 1977 and the provisions of the Act in relation to the exposure of relics. The Act requires that if:

- a) a relic is suspected, or there are reasonable grounds to suspect a relic in ground, that is likely to be disturbed damaged or destroyed by excavation; and/or
- b) any relic is discovered in the course of excavation that will be disturbed, damaged or destroyed by further excavation;

Those responsible for the discovery must notify nominated management personnel who will in turn notify the Heritage Council of New South Wales or its delegate, the Office of Environment and Heritage, NSW Heritage Branch, and suspend work that might have the effect of disturbing, damaging or destroying such relic until the requirements of the NSW Heritage Council have been satisfied (ss139, 146).

Statement of Reasons

The proposed development complies with the provisions of Byron Local Environmental Plan 2014.
The proposed development complies with relevant State Environmental Planning Policies
The proposed development complies with relevant provisions of Development Control Plan 2014
The proposed development complies with Environmental Planning & Assessment Regulation 2000 considerations.
The proposed development will not have significant adverse impact on the natural, built or social environment or economic impacts on the locality.
The proposed development is considered suitable for the proposed site.
The development application was notified/advertised in accordance with Development Control Plan 2014. Issues raised in the submissions have been addressed during assessment of the application.
The proposed development is unlikely to prejudice or compromise the public interest.

How community views were addressed

The DA did not require advertising or notification as per Development Control Plan 2014.
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Reason for conditions

The conditions imposed have been included in response to development considerations and to ensure a high standard of development having regard to the effect upon the environment and the amenity of the neighborhood.

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 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 4.55 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 4.55 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 8.2 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 8.2 of the Environmental Planning and Assessment Act 1979.

Right of Appeal

If you are dissatisfied with this decision, Section 8.7 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



Ms R Mercer
Planner

Dated: 20 September 2019

MICHAEL SPITERI ARCHITECTURAL DRAFTING

www.michaelspiteridrafting.squarespace.com

michaelspiteri66@bigpond.com

ph. 0417 713033



JULY 2019
JOB NO. 19. 18

PROJECT DETAILS

PROPOSED HOUSE RELOCATION NEW
DECK & ALTERATIONS
LOT 1 DP 631177
163 SADDLE RD. BRUNSWICK HEADS

CLIENT DETAILS

PETER & VICKI ULRICK
163 SADDLE RD.
BRUNSWICK HEADS

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STANDARD NOTES:

ALL CONSTRUCTION WILL COMPLY WITH THE BUILDING CODE OF AUSTRALIA

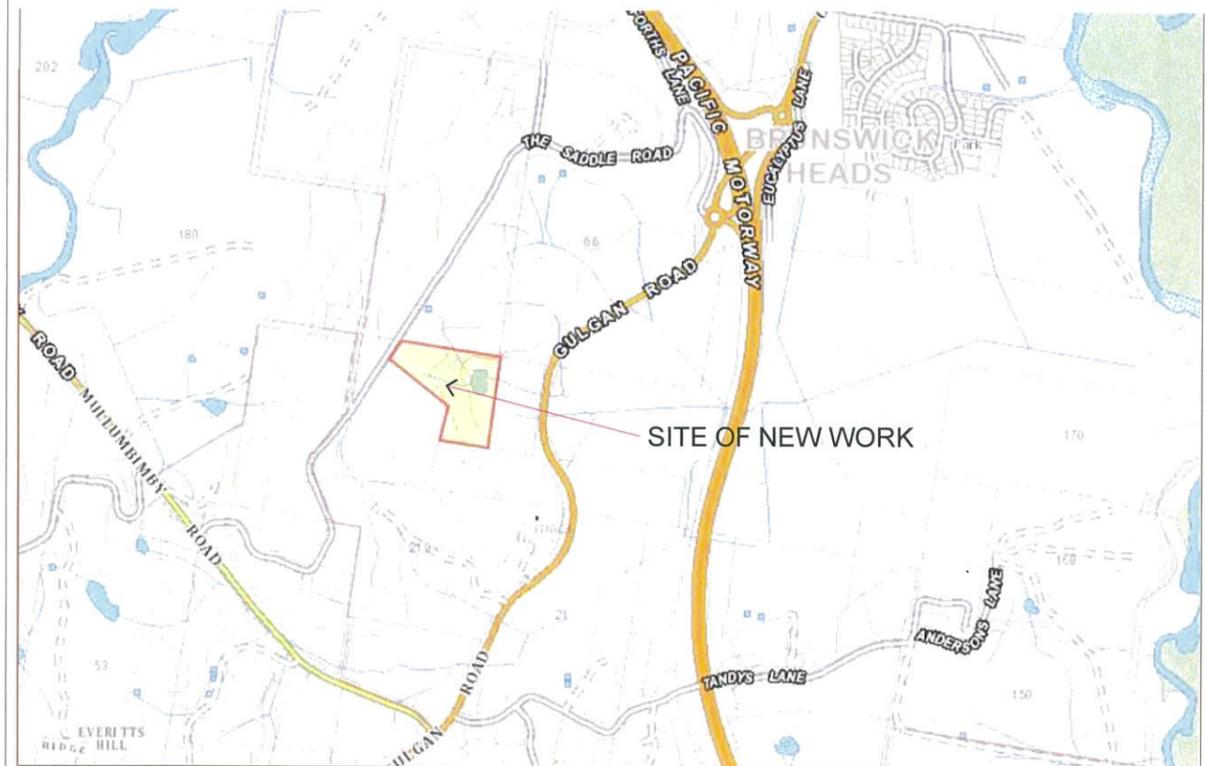
DO NOT SCALE FROM DRAWING

ENSURE ALL BUILDING CONSTRUCTION WITHIN BUILDING ENVELOPE.

CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION

CONFIRM DIMENSIONS AND RELEVANT INFORMATION ON SITE BEFORE COMMENCING WORK.

DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS.



LOCALITY PLAN

NTS



STANDARD NOTES:

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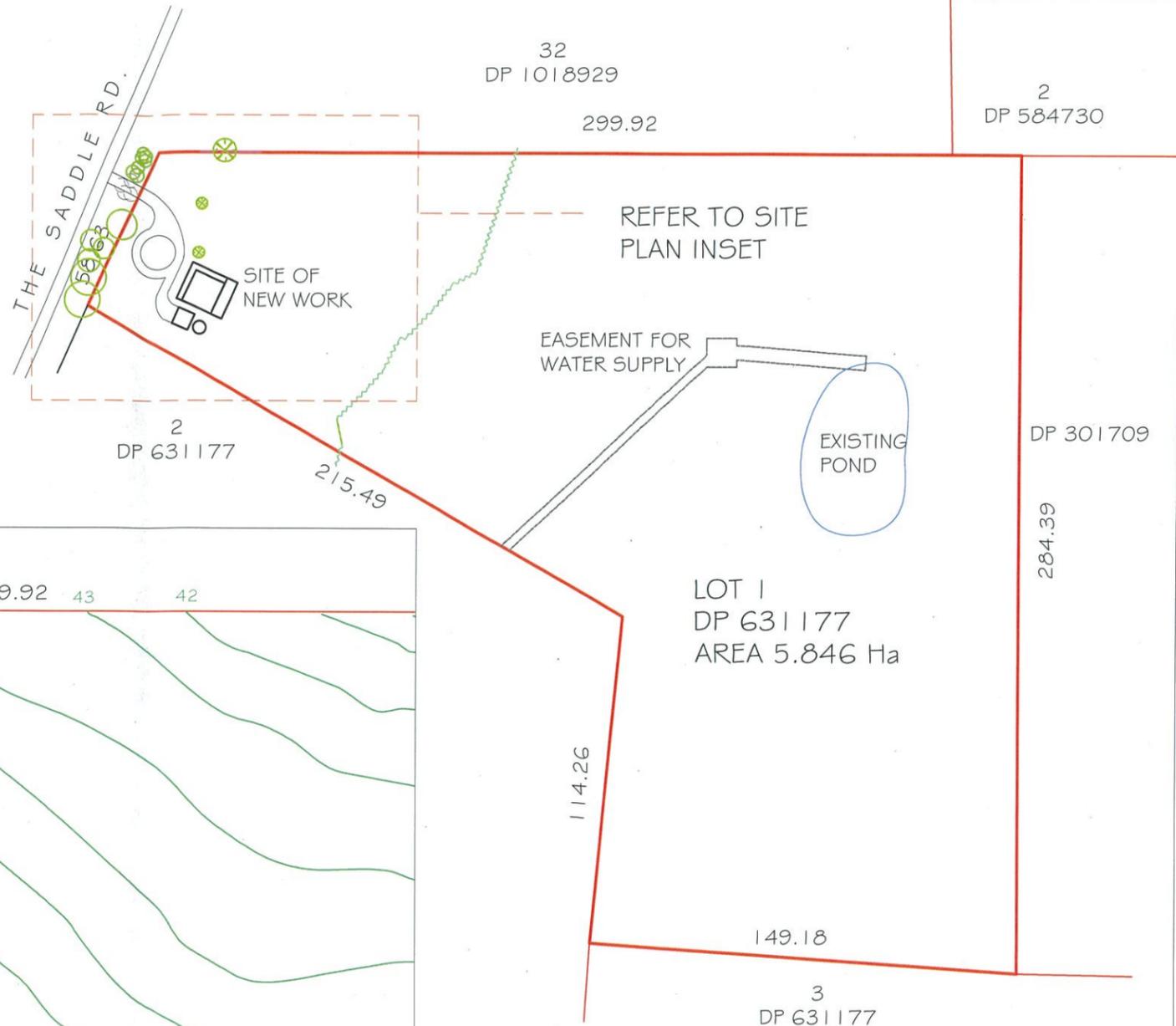
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NEW DRIVEWAY CROSSOVER IN ACCORDANCE WITH NORTHERN RIVERS LOCAL GOVERNMENT STANDARD DRAWING R14 NON KERBED ROADS



SITE PLAN
SCALE 1:2000



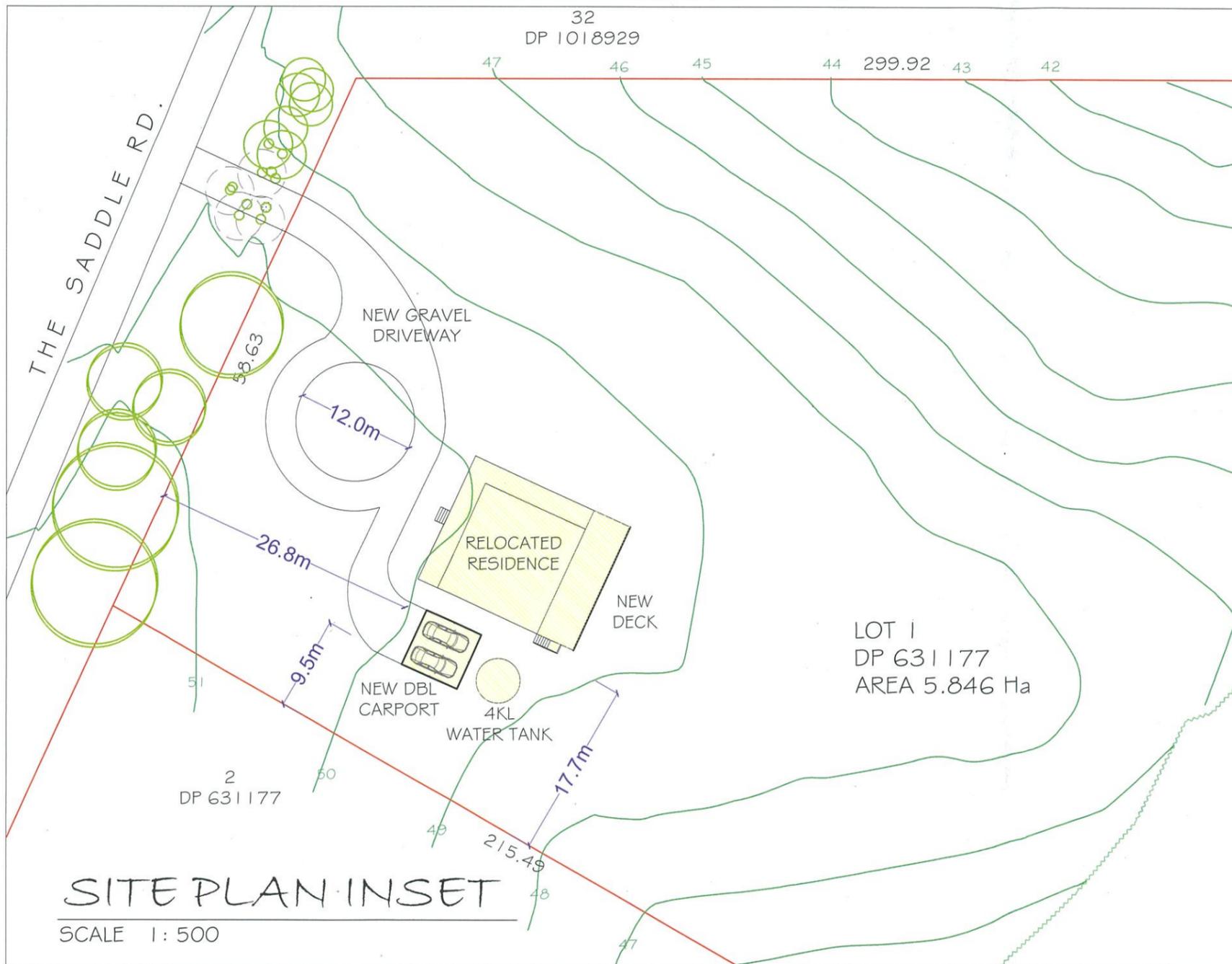
INDICATES NEW WORK
BYRON SHIRE COUNCIL

THIS IS THE PLAN ATTACHED TO
DEVELOPMENT CONSENT NO: DATED:

2019.395.1 20 SEP 2019

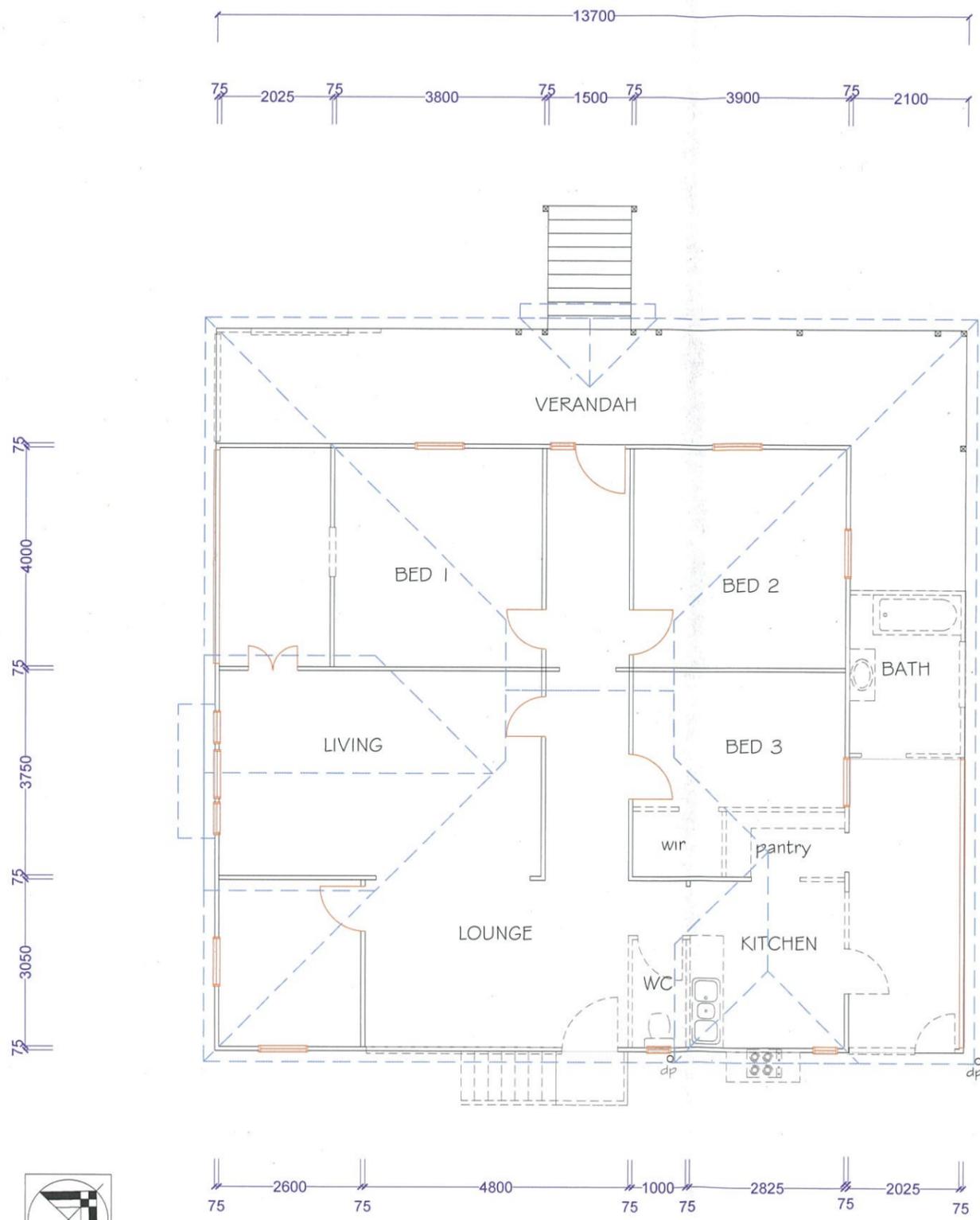
RM

DELEGATED OFFICER

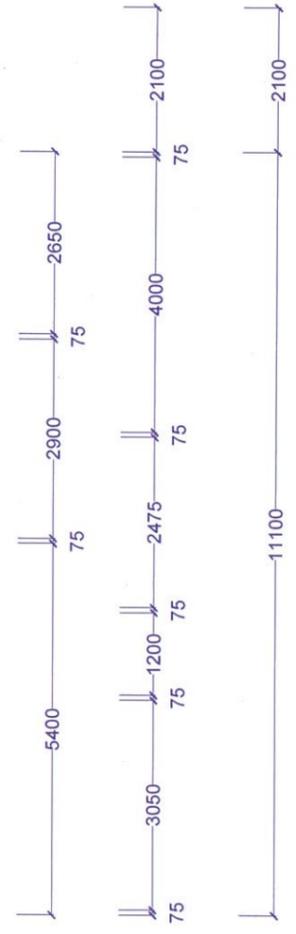


SITE PLAN INSET

SCALE 1:500



FLOOR AREAS	
HOUSE	142.8 m ²
VERANDAH	34.4 m ²



----- WALL TO BE DEMOLISHED



SCALE 1:100

DEMOLITION & EXISTING FLOOR PLAN

SCALE 1:100



S.E. ELEVATION
SCALE 1:100



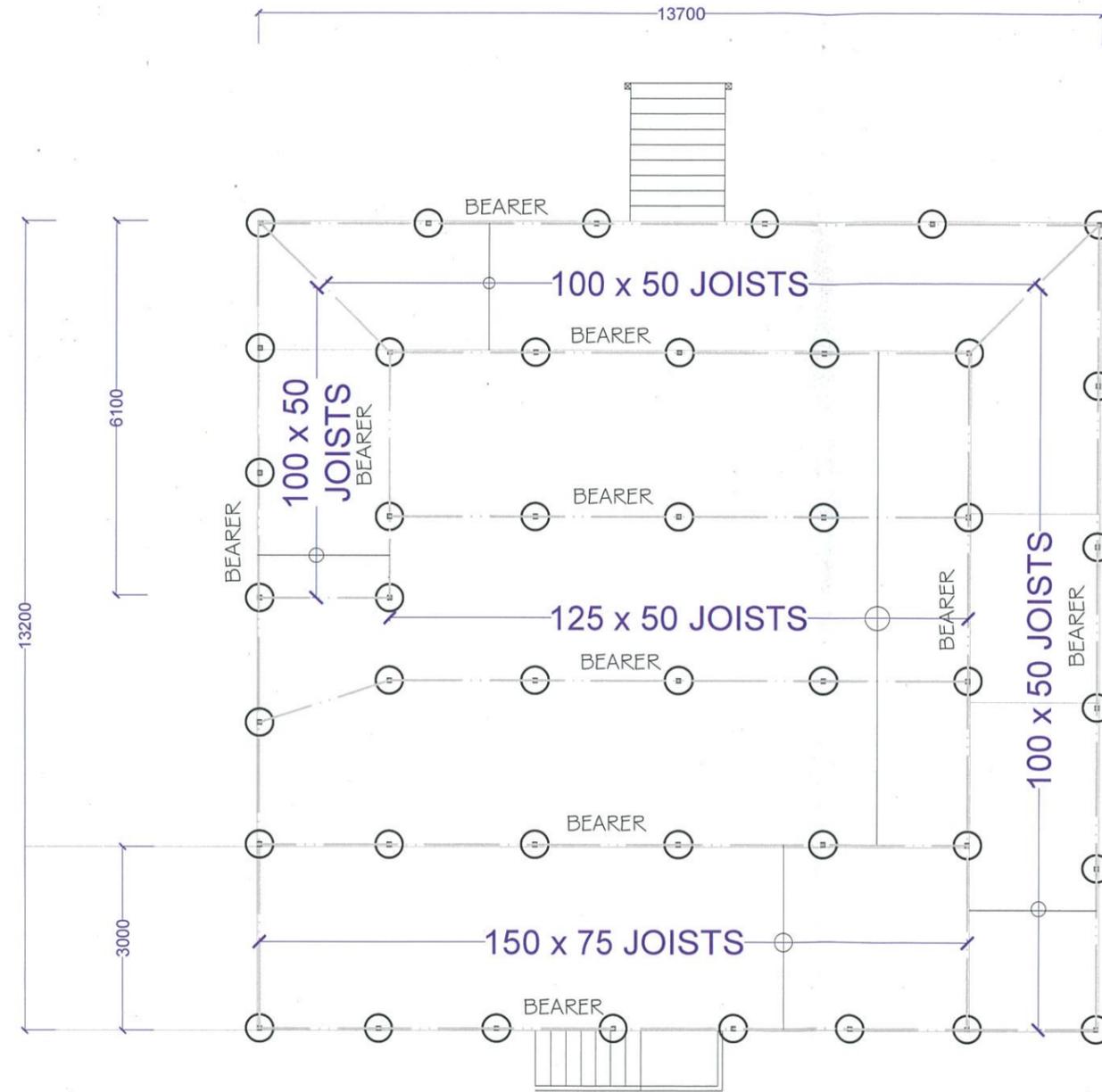
N.E. ELEVATION
SCALE 1:100



N.W. ELEVATION
SCALE 1:100



S.W. ELEVATION
SCALE 1:100



EXISTING SUB FLOOR PLAN

SCALE 1:100

⊙ INDICATES 75 x 75 x 4 SHS GALVANISED STEEL POSTS EMBEDDED INTO CONCRETE PAD FOOTING TO ENGINEERS SPECIFICATIONS

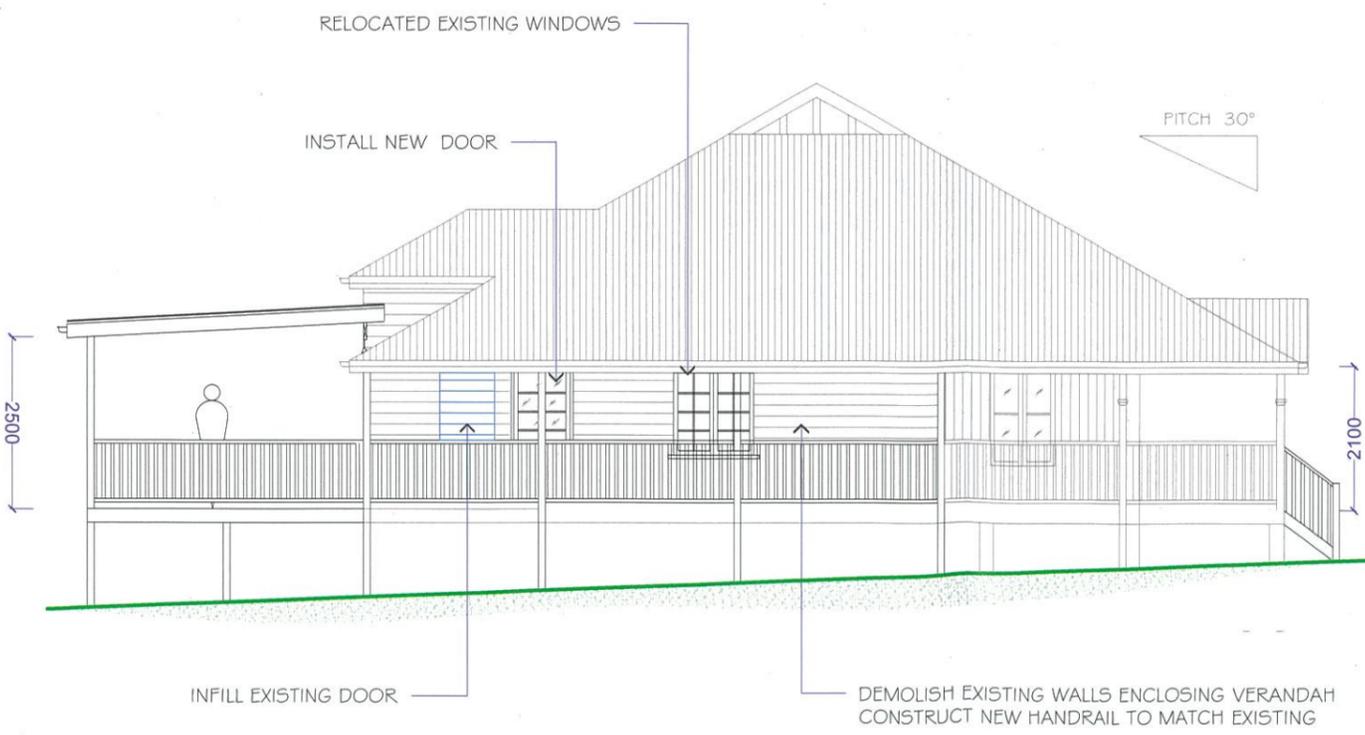
FOOTING PLAN INDICATION ONLY ‡ TO BE READ IN CONJUNCTION WITH ENGINEERING FOOTING DRAWINGS. ENGINEERING FOOTING PLAN TAKES PRECEDENT OVER ANY FOOTING LAYOUT DISCREPANCY. ANY VARIATION FROM THIS FOOTING PLAN TO BE CONFIRM BY CERTIFYING ENGINEER.

FLOOR SUBSTRUCTURE INFORMATION PROVIDED BY DAVID WRIGHT HOUSE REMOVERS. FOR FURTHER CONFIRMATION OR CLARIFICATION OF DIMENSIONS CONTACT DAVIS WRIGHT PH. 041 2065 186

BEARERS 125 x 75 HW



S.E. ELEVATION
SCALE 1:100



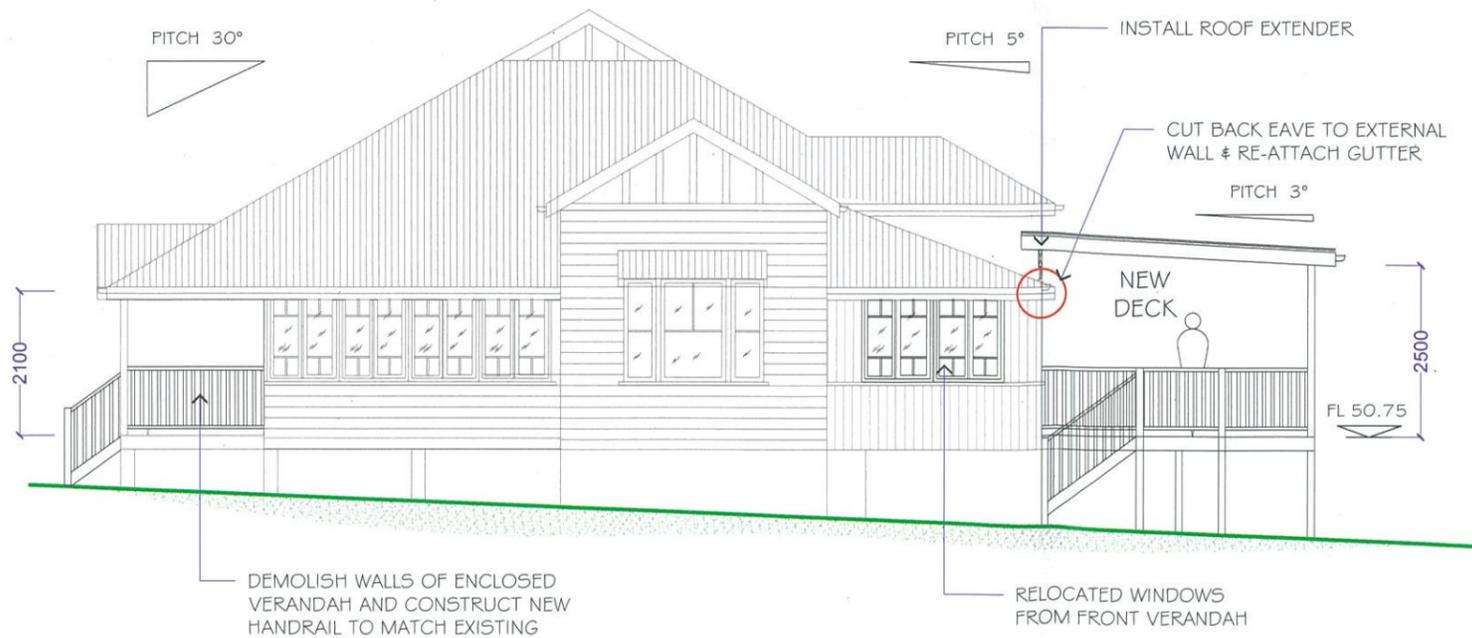
N.E. ELEVATION
SCALE 1:100

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R.M.
DELEGATED OFFICER

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N.W. ELEVATION
SCALE 1:100



S.W. ELEVATION
SCALE 1:100

BYRON SHIRE COUNCIL
THIS IS THE PLAN ATTACHED TO
DEVELOPMENT CONSENT NO: 2019.395.1 DATED: 20 SEP 2019

PM
DELEGATED OFFICER

STANDARD NOTES:

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- DO NOT SCALE FROM DRAWING
- ENSURE ALL BUILDING CONSTRUCTION WITHIN BUILDING ENVELOPE.
- CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION
- CONFIRM DIMENSIONS AND RELEVANT INFORMATION ON SITE BEFORE COMMENCING WORK.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS

EXISTING RELOCATED DWELLING

ROOF

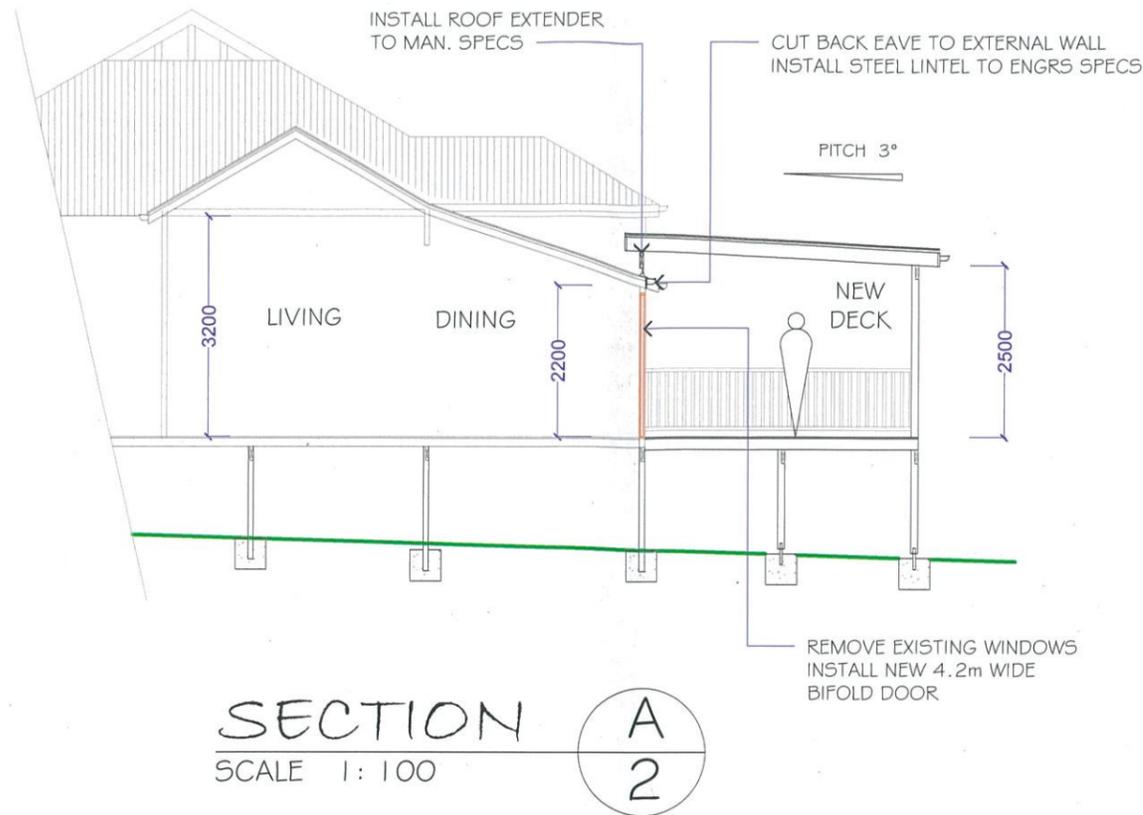
I 50 QUAD ROOF GUTTERING WITH 90 DIA DOWNPIPES
 COLORBOND CUSTOM ORB ROOF

COLOUR LIGHT TONE
 RETAIN EXISTING ROOF STRUCTURE
 INSULATION TO CEILING SPACE
 VJ BOARD CEILING AND WALL LINING

WALLS

EXISTING- HW STUD WALL - 90 x 35 MGF 10
 NEW STUD WALLS - 90 x 35 MGF 10

EXTERNAL CLADDING - WEATHERBOARD TO MATCH EXISTING
 COLOUR LIGHT TONE TO MATCH EXISTING
 VJ BOARD WALL LINING



SECTION A-2
 SCALE 1:100

FLOOR

RETAIN EXISTING TIMBER FLOOR STRUCTURE
 TILES ON COMPRESSED FIBRE CEMENT TO WET AREAS

FOOTINGS

RESIDENCE- GALVANISED STEEL POSTS EMBEDDED INTO CONCRETE PAD FOOTING TO ENGINEERS SPECIFICATIONS
 DECK- GALVANISED HD POSTS SUPPORTS EMBEDDED INTO CONCRETE PAD FOOTING TO ENGINEERS SPECIFICATIONS

DECK

ROOF EXTENDER TO ENGINEERS SPECS.
 TRIMDEK ROOF @ 3° PITCH
 TIMBER DECK STRUCTURE- MEMBER SIZES TO ENGRS SPECS.
 DECK POSTS- 100 X 100 F14
 DECK FLOOR- HW DECK TIMBER.
 TIMBER TOP RAIL & TIMBER BALUSTRADING TO MATCH EXISTING TO NCC REQUIREMENTS

BYRON SHIRE COUNCIL
 THIS IS THE PLAN ATTACHED TO DEVELOPMENT CONSENT NO: 2019.395.1 DATED: 20 SEP 2019

RM

NOTES

DELEGATED OFFICER

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA 2016, BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND LOCAL COUNCIL REGULATIONS / APPROVALS
- AS 1684 TIMBER FRAMING CODE
- AS 3700 MASONRY IN BUILDINGS
- AS 2870-2011 RESIDENTIAL SLABS AND FOOTINGS
- AS 3660.1 2014 TERMITE MANAGEMENT
- AS 3500. STORMWATER DISCHARGE
- AS 3740 WATERPROOFING OF WET AREAS
- AS 2047 WINDOWS IN BUILDINGS
- STAIRWAYS IN ACCORDANCE WITH BCA 2016 CLAUSE 3.9.1
- PHOTOELECTRIC SMOKE DETECTORS IN ACCORDANCE WITH BCA 2016 CLAUSE 3.7.2
- ALL VERANDAHS AT LEVELS GREATER THAN 1000 MM TO HAVE HANDRAIL ASSEMBLIES IN ACCORDANCE WITH BCA 3.9.1 & 3.9.2
- AS 1530.8- 2012 BUILDING MATERIALS IN BUSHFIRE PRONE AREAS
- INSULATION INSTALLED IN ACCORDANCE WITH BCA PART 3.12.1.1

ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ CLIENT PRIOR TO SETOUT, ORDERING OR FABRICATION OF NEW MATERIALS

CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION

FOOTINGS AND TIE DOWNS TO ENGINEERS SPECIFICATIONS

DO NOT SCALE FROM DRAWING

ENSURE ALL NEW CONSTRUCTION WITHIN BUILDING ENVELOPE

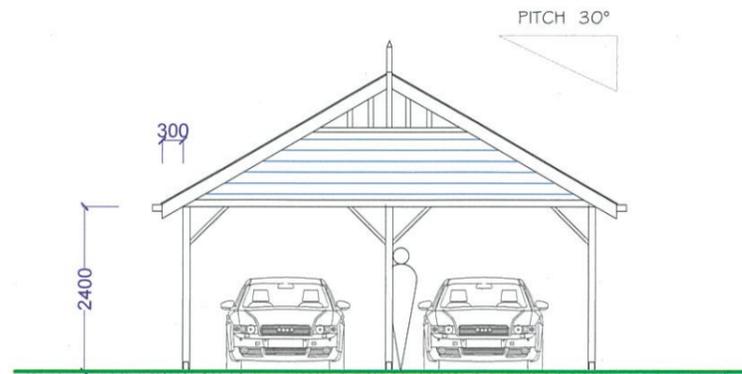
FIRE BAL 12.5

DRAWINGS TO BE READ IN CONJUNCTION WITH BUSH FIRE RISK ASSESSMENT REPORT & BASIX CERTIFICATE

CONSTRUCTION TO BE IN ACCORDANCE WITH BUSHFIRE ATTACK LEVEL (BAL) RATING BAL-12.5 AS PER AS 3959-2009.

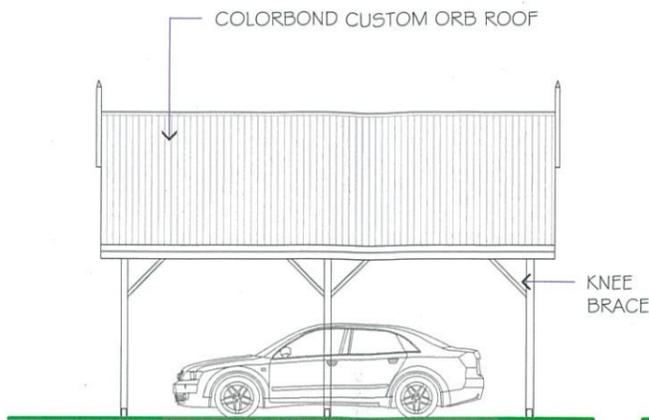
ALL WINDOWS & DOORS SHALL BE SCREENED TO PREVENT THE ENTRY OF EMBERS WHEN THE WINDOW IS OPEN.
 WHERE ANNEALED GLASS IS USED, BOTH THE OPENABLE AND FIXED PORTION OF THE GLASS SHALL BE SCREENED EXTERNALLY.
 WINDOW AND DOOR SCREENS SHALL HAVE A MESH OR PERFORATED SHEET WITH A MAX. APERTURE OF 2MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
 GAPS BETWEEN SCREEN AND THE BUILDING SHALL NOT EXCEED 3MM.
 THE FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM METAL OR BUSHFIRE-RESISTING TIMBER.

NON COMBUSTIBLE GUTTER GUARDS TO ALL GUTTERS



S.E. ELEVATION

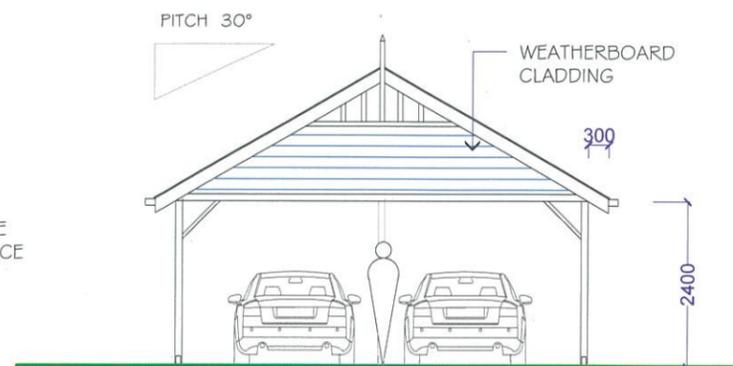
SCALE 1:100



N.E. ELEVATION

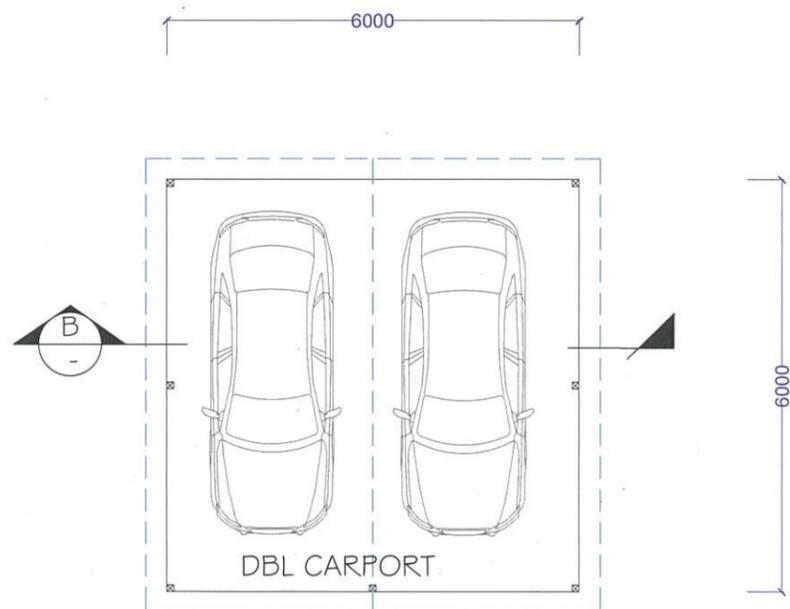
SCALE 1:100

S.W. ELEVATION OPPOSITE



N.W. ELEVATION

SCALE 1:100



CARPORT PLAN

SCALE 1:100



SCALE 1:100

SPECIFICATIONS

CONSTRUCTED FROM NON COMBUSTIBLE MATERIALS TO ENGRS SPECS.

COLORBOND CUSTOM ORB ROOF WITH CAPPINGS AND FLASHINGS TO MATCH EXISTING RESIDENCE

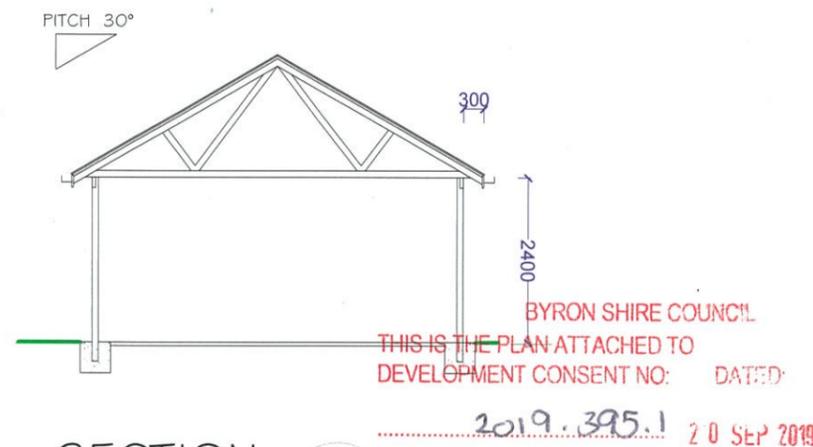
PREFABRICATED TRUSSES @ 900 TO MANUFACTURES SPECIFICATIONS

CARPORT POSTS 90 X 90 SHS

FC SHEET CEILING LINING

STEEL POSTS EMBEDDED INTO CONCRETE PAD FOOTING TO ENGRS SPECS

GRAVEL DRIVEWAY & FLOOR.



SECTION B

BYRON SHIRE COUNCIL
 THIS IS THE PLAN ATTACHED TO
 DEVELOPMENT CONSENT NO: 2019.395.1 DATED: 20 SEP 2019

RK
 DELEGATED OFFICER

CONSTRUCTION NOTES

ALL WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE 2014, BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND LOCAL COUNCIL REGULATIONS / APPROVALS

- A5 2870-2011 RESID. SLABS AND FOOTINGS
- A5 3500. STORMWATER DISCHARGE

ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ CLIENT PRIOR TO SETOUT, ORDERING OR FABRICATION OF NEW MATERIALS

CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION

DO NOT SCALE FROM DRAWING

ENSURE ALL NEW CONSTRUCTION WITHIN BUILDING ENVELOPE

