



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

Development Application No. 10.2017.170.1

Mr A S Kinross-Rowe
9/146 Old Bangalow Road
BYRON BAY NSW 2481

Email: alexander@evolvd.com.au

Property description:	LOT: 18 SEC: 4 DP: 4721, LOT: 17 SEC: 4 DP: 4721 15 New City Road MULLUMBIMBY
Development	Relocation of Dwelling House on the Site, Alterations and Additions to the Dwelling House and Subdivision of Two (2) Lots into Two (2) Lots (Boundary Adjustment)
Determination	Consent granted subject to the attached schedule of conditions
Date determined:	4 September 2017
Consent to operate from:	8 September 2017
Consent to lapse on:	8 September 2022
Concurrent approvals:	Not issued with this consent
BCA Classification	

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. Additional fees are payable for this application.

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:
03 Rev B	Proposed Site Plan	Evolve Design Studio	23.06.2017
04 Rev B	Proposed Services	Evolve Design Studio	23.06.2017
06 Rev A	Ground Floor Plan #1	Evolve Design Studio	07.04.2017
07 Rev A	Elevations	Evolve Design Studio	07.04.2017
08 Rev A	Elevations	Evolve Design Studio	07.04.2017
09 Rev A	Sections	Evolve Design Studio	07.04.2017
10 Rev B	Standard Engineering Details	Evolve Design Studio	23/6/17

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. **Interallotment Drainage**
 Proposed Lot 17 is to drain stormwater runoff to Hollingsworth Lane and proposed Lot 18 is to drain stormwater runoff to New City Road. Interallotment drainage is not permit to Hollingsworth Lane to ensure laneway drainage is not adversely impacted by additional runoff.

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

3. **Water and Sewerage - Section 68 approval required**
 An **Approval** under Section 68 of the Local Government Act 1993 to carry out water supply work and sewerage work must be obtained.
4. **Acid sulfate soil assessment**
 Works involving excavations beyond 1 metre below natural ground surface must not commence until an acid sulfate soil assessment has been undertaken and the results submitted to Council for approval, together with details of any measures needed for the management of these soils. This assessment must be in accordance with the Acid Sulfate Soil Manual (NSW ASSMAC 1998).
5. **Long Service Levy to be paid**
 A Long Service Levy must be paid to the Long Service Payments Corporation. This is a State Government Levy and is subject to change.

These payments may be made online at www.longservice.nsw.gov.au or at Council's Administration Office, Station Street, Mullumbimby. When paying to Council, cheques are to be made payable to 'Byron Shire Council'.

For further information regarding the Long Service Payment please refer to the website above.

6. **Compliance with BASIX Certificate requirements**

The development is to comply with Basix Certificate No. **A277624_02**, dated **29 August 2017**

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.

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

Proposed colours must be consistent with the provisions of Section D2.2.3 of Council's Development Control Plan, 2014. White colours are not permissible.

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

7. **Site Waste Minimisation and Management Plan**

Part B: Chapter B8 of Byron Shire Development Control Plan 2014 (DCP 2014) aims to facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development. Prior to the issue of a Construction Certificate, a Site Waste Minimisation and Management Plan (SWMMP) must be submitted outlining measures to minimise and manage waste generated during demolition, construction and the ongoing operation and use of the development. The SWMMP must specify the proposed method of recycling or disposal and the waste management service provider.

A template is provided on Council's website to assist in providing this information [www.byron.nsw.gov.au/files/publications/swmmp - pro-forma-.doc](http://www.byron.nsw.gov.au/files/publications/swmmp_-_pro-forma-.doc)

8. **Tree Removal**

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

9. **Consent required for works within the road reserve**

Consent from Council must be obtained for works within the road reserve pursuant to Section 138 of the Roads Act 1993. Three (3) copies of engineering construction plans must accompany the application for consent for works within the road reserve.

Such plans are to be in accordance with Council's current Design & Construction Manuals and are to provide for the following works:

Driveway (residential areas)

A driveway(s) in accordance with Council's current "Northern Rivers Local Government Development Design & Construction Manuals and Standard Drawings".

Full Width Lane Construction and Drainage

Full width bitumen sealed lane and drainage construction of Hollingsworth Lane for the full frontage of proposed Lot 17 and extending east to tie in with existing bitumen seal on Hollingsworth Lane. The open drainage channels are to be cleaned out and profiled

10. **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) typical cross section(s);

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

11. **On-site stormwater detention - Section 68 approval required**

An approval under Section 68 of the Local Government Act 1993 to carry out on proposed Lot 17 on-site detention drainage system and connection to a Council approved drainage system.

The plans must be in compliance with the Northern Rivers Local Government Development Design and Construction Manuals, Byron Shire Council Comprehensive Guidelines for Stormwater Management and relevant Australian Standards. Refer to Council's website for copies of Council documents.

12. **Flood Planning Level for new buildings**

The flood planning level for this development is 3.74m A.H.D. The plans and specifications to accompany the construction certificate application are to indicate a minimum habitable floor level that is at or above the flood planning level.

The plans and specifications to accompany the construction certificate application are to also indicate the use of flood compatible materials and services below the flood planning level in accordance with the requirements of Council's Development Control Plan 2014 – Chapter C2 – Areas Affected by Flood; and

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

13. **Engineering Construction Plans**

Three (3) copies of engineering construction plans and specifications must accompany the construction certificate application demonstrating compliance with Council's standards for the required engineering works. Each set of drawings shall be accompanied by a Certification Report which must be signed by a suitably qualified Civil Engineer or Registered Surveyor. The Certification Report will comprise the certificate and check lists set out in Annexure DQS-A of the Northern Rivers Local Government Development & Design Manuals. The information shown on the drawings shall be logically collected on discrete sheets generally in accordance with Annexure DQS-B and the Sample Drawings of the Northern Rivers Local Government Development & Designs. The drawings are to provide for the following works :

- a) **Service Conduits**
Service conduits to each of the proposed new allotments laid in strict accordance with the service authorities' requirements.

14. **Traffic Control Plan**

The plans and specifications to accompany the construction certificate application are to include a traffic control plan to indicate the measures to be employed to control traffic during construction of the subdivision. The traffic control plan is to be designed in accordance with the requirements of the Roads and Traffic Authority's Manual (1998), *Traffic Control at Work Sites*, and Australian Standard 1742.3 - 1985, *Manual of Uniform Traffic Control Devices Part 3, 'Traffic Control Devices for Works on Roads'*.

The traffic control plan must be prepared by a suitably qualified and RTA accredited Work Site Traffic Controller.

15. **Bond required to guarantee against damage to public land**

A bond of \$3000 is to be paid to Council as guarantee against damage to surrounding public land and infrastructure during construction of the proposed development. 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/repared 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.

The following conditions must be complied with prior to commencement of subdivision works

16. **Subdivision Work**

Subdivision work in accordance with the development consent must not be commenced until a construction certificate has been issued, a principal certifying authority has been appointed and at least 2 days' written notice for the intention to commence works has been made, in accordance with the requirements of the Environmental Planning and Assessment Act and Regulations. The written notice for the intention to commence works must also include names and contact details of the certifying engineer and principal contractor.

Note.

Subdivision work means any physical activity authorised to be carried out under the conditions of this development consent for the subdivision of land, including earthwork, road work, stormwater drainage work, landscaping work, tree/vegetation removal, erosion and sediment control, traffic control, etc.

17. **Public Liability Insurance**

The developer and/or contractor must produce evidence to the Principal Certifying Authority of public liability insurance cover for a minimum of \$10 million. Council is to be nominated as an interested party on the policy.

18. **Erosion & 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:

- Temporary driveway from the edge of road to the building site
- Temporary downpipes immediately that the roof has been erected
- Silt fence or sediment barrier

The following conditions must be complied with during construction of subdivision works

19. **Public safety requirements**

All care is to be taken to ensure the safety of the public in general, road users, pedestrians and adjoining property. Council is not held responsible for any negligence caused by the undertaking of the works.

20. **Council Specification**

All works to be constructed to at least the minimum requirements of the "Northern Rivers Local Government Design and Construction Manual"

21. **Approved Plans to remain on site**

A copy of the approved Construction Certificate including plans, details and specifications must remain at the site at all times during the construction of the subdivision.

22. **Services**

Services below the flood planning level must be in accordance with the requirements of Council's Development Control Plan 2014 – Chapter C2 – Areas Affected by Flood.

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. **Stormwater drainage work**

Stormwater for proposed Lot 17 shall be collected and disposed of in a controlled manner. The point of disposal shall be to Hollingsworth Lane drainage system. Drainage lines within the road reserve must be sewer class or other approved equivalent. All drainage works are to be installed by a suitably qualified person and in accordance with the requirements of AS/NZS 3500.3:2003 - Plumbing and drainage, Part 3: Stormwater drainage.

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

25. **Erosion and 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 any building or construction works

26. **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.

27. **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.

28. **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.

29. **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.

30. **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.

31. **Removal of asbestos**

All asbestos wastes associated with removal of the existing dwelling 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.

32. **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.

33. **Demolition**

Any required demolition works must be undertaken in accordance with the relevant requirements of Australian Standard AS 2601–1991: The Demolition of Structures published by Standards Australia, and the WorkCover Authority of NSW.

34. **Removal of demolition and other wastes**

All wastes, including asbestos and lead-contaminated wastes, associated with these works are to be handled and disposed of in accordance with the requirements of the Work Cover Authority. The applicant/owner is to produce documentary evidence that this condition has been met. Wastes must be disposed of at a Licenced Waste Facility. All wastes removed from the site must be managed and disposed of in accordance with the NSW DECC Waste Classification Guidelines (2008)

www.environment.nsw.gov.au/resources/waste/08202classifyingwaste.pdf

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

35. **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.

36. **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. Not concentrated so as to cause soil erosion, and
- c. Not onto adjoining land.

37. **Floor Levels – Certification for Flooding**

Prior to the issue of an Occupation Certificate, a certificate from a registered surveyor must be submitted to the Principle Certifying Authority confirming the height of habitable and non-habitable floors. An Occupation Certificate must not be issued unless the floor levels are at or above the relevant flood planning levels.

The following conditions must be complied with prior to issue of a Subdivision Certificate

38. **Subdivision Certificate application required**

An application for a Subdivision Certificate must be made on the approved form. The Subdivision Certificate fees, in accordance with Council's adopted schedule of fees and charges, must accompany such application.

NOTE: The application must address ALL those conditions of consent required to be complied with "Prior to the issue of a subdivision Certificate" with a clear explanation how that condition has been complied with, together with supplying ALL the relevant information/documents/certificate and/or plans that is required by that condition.

The application **MUST** be one complete, concise package, addressing all those conditions. Failure to provide the abovementioned information in one package, will likely result in the application being refused/rejected and returned to you.

39. **Plan of Subdivision**

The final plan of subdivision must be in accordance with the approved plan/s. A Deposited Plan Administration Sheet (original plus one (1) copy), two (2) copies of the plan of subdivision and any necessary section 88B instrument (original plus one (1) copy) are to be submitted with the application for a subdivision certificate.

An additional copy of the final plan of subdivision is to be submitted showing the location of all buildings and/or other permanent improvements including any fences, internal access driveways/roads, effluent disposal areas and where relevant, the 1 in 100 year flood and flood planning level extents on land within or adjacent to a flood planning area. Where the building/s or improvements are close to boundaries, offset distances are to be included on the additional copy of the plan. This plan must be endorsed by a Registered Surveyor.

Any encroachments over new boundaries or on the road reserve must be removed or relocated wholly within the allotment.

40. **Completion of All Works**

All subdivision works required by this development consent, and associated Construction Certificate, are to be completed prior to issue of the subdivision certificate. A copy of the final completion letter/s, issued by the Principal Certifying Authority, and final plumbing certificate, issued by the water supply authority, for the relevant subdivision works must be submitted with the application for a subdivision certificate.

41. **Works-As-Executed Plans**

Following completion of works and prior to issue of the subdivision certificate, Work-as-Executed Drawings, together with a Work-As-Executed Certification Report, in accordance with Council's requirements are to be submitted to Council. Two categories of Work-as-Executed Drawings are to be submitted to Council, being **Amended Design Work-as-Executed Drawings** and **Summary Work-as-Executed Drawings**.

Amended Design Work-as-Executed Drawings, being certified copies of all approved design plans with as constructed departures, deletions and additions clearly noted and detailed on the plans, are to be submitted to Council in the following formats:-

- (a) One (1) paper copy at the same scale and format as the approved design plans, but, marked appropriately for as constructed information and with original signatures; and
-

-
- (b) An electronic copy of above in PDF format and provided to Council on CD, DVD or via email.

Summary Work-as-Executed Drawings are to be prepared on a background plan of lot layout and kerb lines with a set of separate plans for stormwater drainage, sewerage, water supply and site works. The site works drawing/s shall include the 1 in 100 year flood and flood planning level extents and levels, where relevant. Such drawings are to be submitted to Council in the following formats:-

- (a) One (1) paper copy of each drawing with original signatures and in accordance with Council's requirements.
- (b) Electronic copy of the above in AutoCAD DWG or DXF format and provided to Council on CD, DVD or via email. The AutoCAD (DWG or DXF) files are to be spatially referenced to MGA Zone 56.
- (c) Electronic copy of above in PDF format and provided to Council on CD, DVD or via email.

Note: Council's requirements are detailed in Council's adopted engineering specifications, currently the Northern Rivers Local Government Development Design and Construction Manuals, and on Council's website.

42. **Certificate for services within easements**

The submission of a certificate from a registered surveyor certifying that all pipelines, structures, access driveways and/or services are located wholly within the relevant easements.

43. **Electricity Supply Certificate**

Written evidence from an electricity supply authority is to be submitted with the application for a subdivision certificate stating that satisfactory arrangements have been made for the provision of underground electricity supply throughout the subdivision.

44. **Telephone Supply Certificate**

Written evidence from a telephone supply authority is to be submitted with the application for a subdivision certificate stating that satisfactory arrangements have been made for the provision of underground telephone supply throughout the subdivision.

45. **Geotechnical Report (Lot Classification)**

A certificate from a practicing Geotechnical Engineer must be provided in conjunction with a Lot Classification Report prepared in accordance with Australian Standard AS2870.1. Such certificate must certify that all vacant allotments have a building site of adequate size and shape on each lot that is not subject to slip or subsidence.

46. **Maintenance Bond**

A maintenance bond of 5% (**minimum bond amount of \$1,000.00**) of the value of the works constructed is to be lodged with Council. A copy of the contract construction cost of the subdivision works is to be submitted with the bond. The maintenance period is 6 months in accordance with Council's current Design & Construction Manuals and will commence from the date of issue of the **Subdivision Certificate**. The security may be provided, at the applicant's choice, by way of cash bond or a satisfactory bank guarantee. An application in writing for the release of the bond must be made at the satisfactory completion of the maintenance period.

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](#). 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 (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.

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.

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 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 L J Munro
Planner

Dated: 8 September 2017

BITUMEN SEAL DRIVEWAY FROM
EDGE OF EXISTING NEW CITY ROAD
SEAL TO CURB AS PER NRLC STD DWG R-14.
PIPE OR CONCRETE DISH
NOT REQUIRED.

Lot 19
DP 1179670

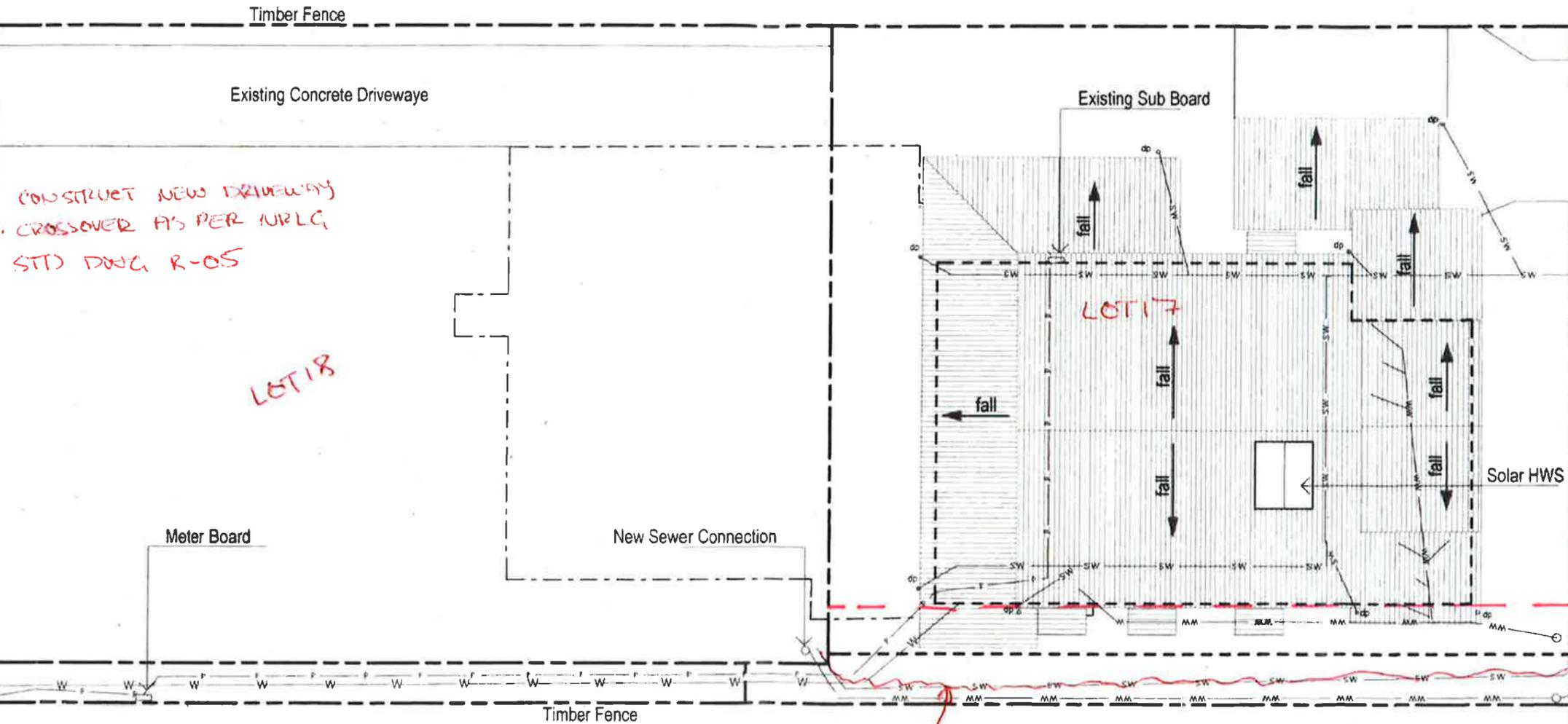
BYRON COUNCIL
DEVELOPMENT CONSENT
THIS IS THE PLAN ATTACHED TO
DEVELOPMENT CONSENT No. 10.2017.170.1

DATED: 4/9/17

4/0
DEVELOPMENT OFFICER

CONSTRUCT DRIVEWAY AS
PER NRLC STD DWG
R-14, R-15 AND FOR R-16

New City Road
EXISTING BITUMEN



LOT 18

LOT 17

Lane 6.235 Wide

3m easement for sewer.

INTER ALLOTMENT DRAINAGE
THROUGH TO REAR LANE NOT PERMITTED

Lot D
DP 358099

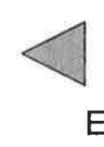
Legend

- Storm Water ——— SW ——— SW ———
- Waste Water ——— WW ——— WW ———
- Power ——— P ——— P ———
- Potable Water ——— W ——— W ———

Project: 15 New City Rd, Mullumbimby, NSW Lot 17 & 18, S4, DP4721 EVOLV D EVOLV DESIGN STUDIO	Client: Bruce Cameron	Drawing Title: Proposed Services	DA 7/4/17 DA#B 23/6/17	Development Application DA ADDITIONAL INFO	Scale: 1:150	Drwg. No.: 04
	Date: 4/07/2017	© COPYRIGHT THE COPYRIGHT OF THESE DESIGNS, PLANS & SPECIFICATIONS REMAIN WITH ALEXANDER KINROSS-ROWE AND MUST NOT BE USED, COPIED OR REPRODUCED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION	Revision Date Description	Issue: DA	Revision: B	

BYRON COUNCIL
 DEVELOPMENT CONSENT
 THIS IS THE PLAN ATTACHED TO
 DEVELOPMENT CONSENT No: 19-2017-17a
 DATED: 4/9/17

DEVELOPMENT OFFICER



new timber clad wall 1200 high

area to be demolished shown hatched

new awnings to detail

new ts walls with insulation to R1.5

demolished existing kitchen & bathroom

new deck roof over
 new deck additions shown shaded

replace existing window with sliding door & make good

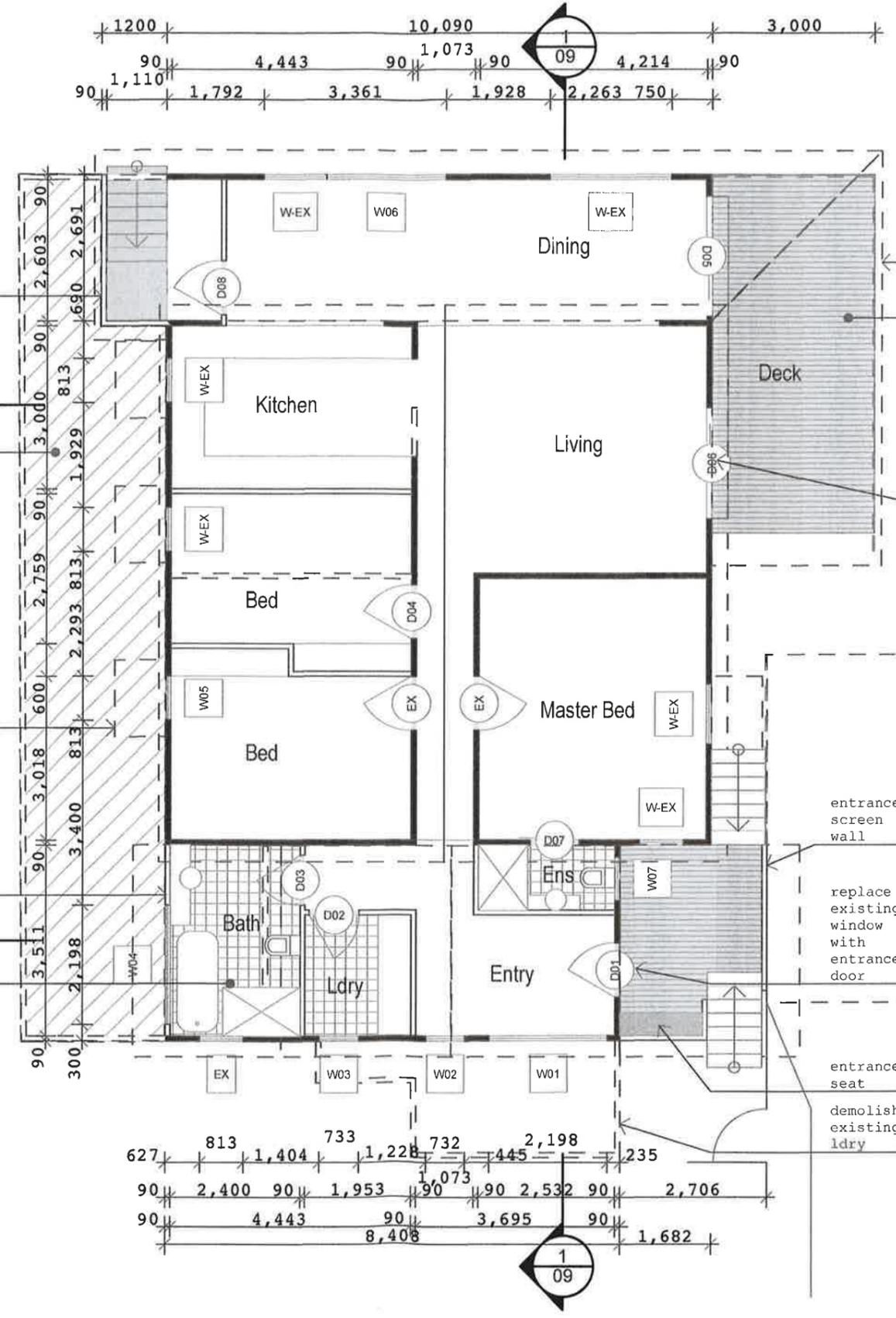
new carport roof over

entrance screen wall

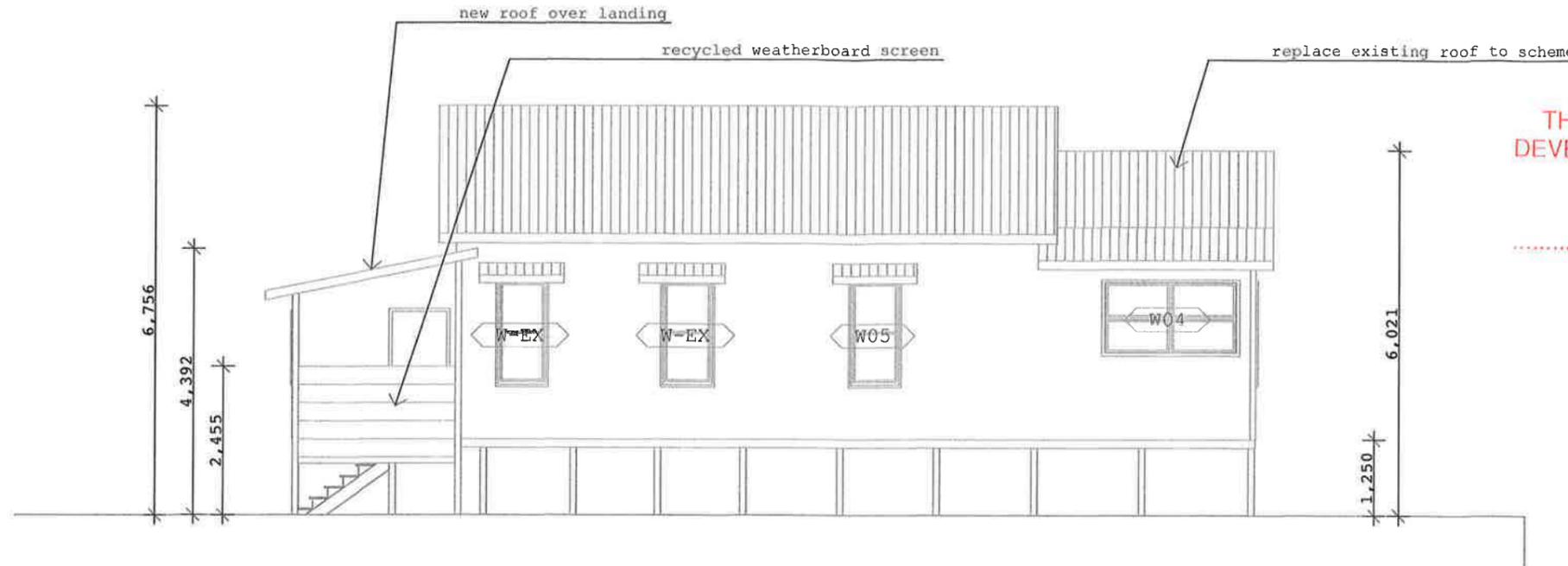
replace existing window with entrance door

entrance seat

demolished existing ldry



Project: 15 New City Rd, Mullumbimby, NSW Lot17 & 18, S4, DP4721 EVOLV D EVOLV DESIGN STUDIO	Client: Bruce Cameron	Drawing Title: Ground Floor Plan #1	DA	7/4/17	Development Application	Scale: 1:100	Drwg. No.: 06
	Date: 7/04/2017	© COPYRIGHT THE COPYRIGHT OF THESE DESIGNS, PLANS & SPECIFICATIONS REMAIN WITH ALEXANDER KINROSS-ROWE AND MUST NOT BE USED, COPIED OR REPRODUCED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION	Revision	Date	Description	Issue: DA	Revision: A



BYRON COUNCIL
 DEVELOPMENT CONSENT
 THIS IS THE PLAN ATTACHED TO
 DEVELOPMENT CONSENT No.: 10.2017.170.1

LOD: 4/9/17

4/0
 DEVELOPMENT OFFICER

WEST ELEVATION

1:100



EAST ELEVATION

1:100

Project:
 15 New City Rd, Mullumbimby, NSW
 Lot17 & 18, S4, DP4721

Client:
 Bruce Cameron

Drawing Title:
 Elevations

Scale:
 1:100

Drwg. No.:

EVOLV D
 EVOLV DESIGN STUDIO

Date:
 7/04/2017

© COPYRIGHT
 THE COPYRIGHT OF THESE DESIGNS, PLANS & SPECIFICATIONS REMAIN
 WITH ALEXANDER KINROSS-ROWE AND MUST NOT BE USED, COPIED OR
 REPRODUCED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION

Revision	Date	Description
DA	7/4/17	Development Application

Issue:	Revision:
DA	A

07

BYRON COUNCIL
 DEVELOPMENT CONSENT
 THIS IS THE PLAN ATTACHED TO
 DEVELOPMENT CONSENT No 10.2017.170.1

DATED: 4/9/17

[Signature]
 DEVELOPMENT OFFICER



N NORTH ELEVATION 1:100



S SOUTH ELEVATION 1:100

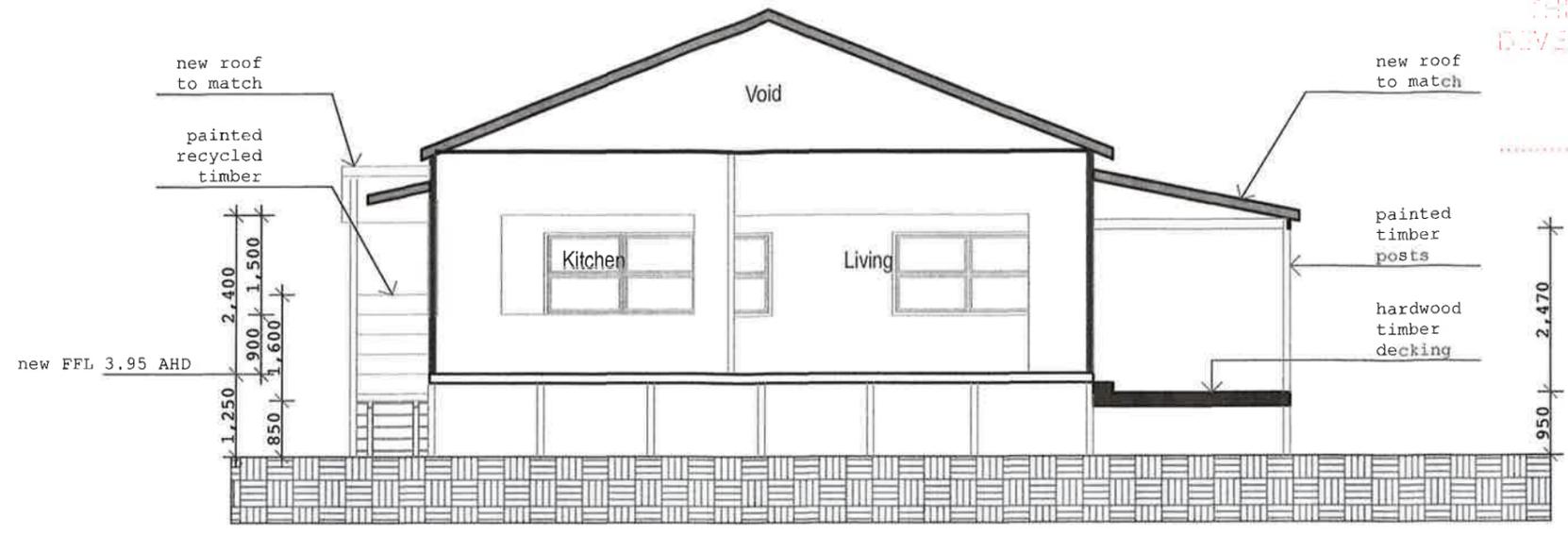
Project: 15 New City Rd, Mullumbimby, NSW Lot17 & 18, S4, DP4721 EVOLV D EVOLV DESIGN STUDIO	Client: Bruce Cameron	Drawing Title: Elevations				Scale: 1:100	Drwg. No.: 08
	Date: 7/04/2017	© COPYRIGHT THE COPYRIGHT OF THESE DESIGNS, PLANS & SPECIFICATIONS REMAIN WITH ALEXANDER KINROSS-ROWE AND MUST NOT BE USED, COPIED OR REPRODUCED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION	DA 7/4/17 Development Application	Revision Date Description	Issue: DA Revision: A		

BYRON COUNCIL
 DEVELOPMENT CONSENT
 THIS IS THE PLAN ATTACHED TO
 DEVELOPMENT CONSENT No: 10-2017-1701

DATED: 4/9/17

4/9

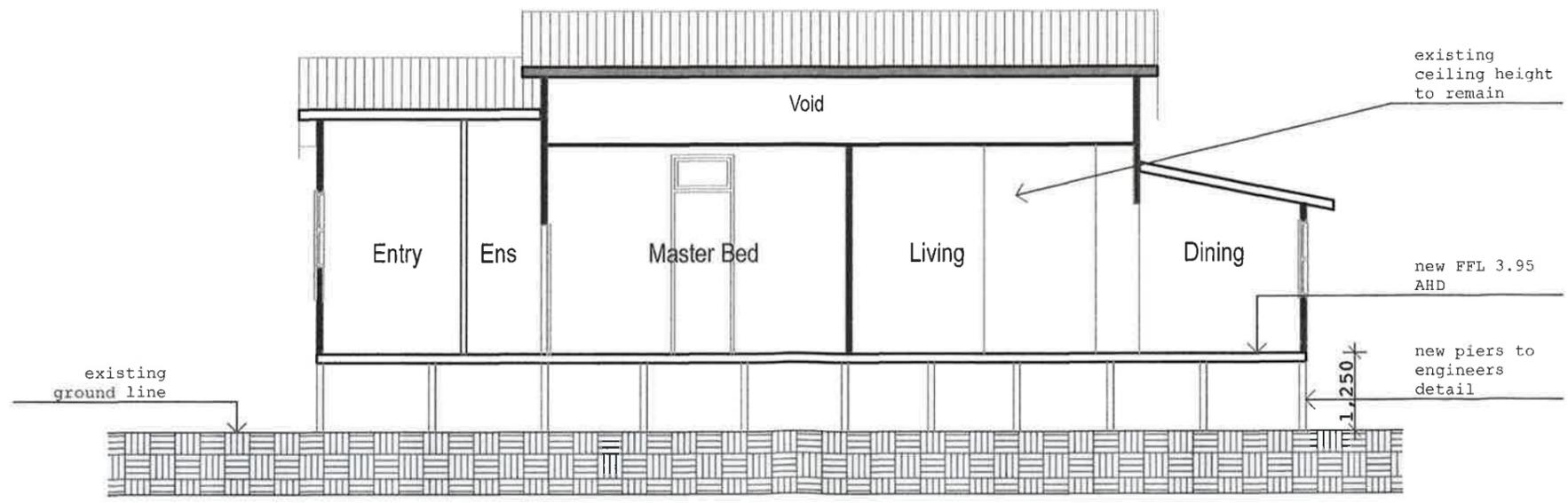
DEVELOPMENT OFFICER



3

SECTION

1:100

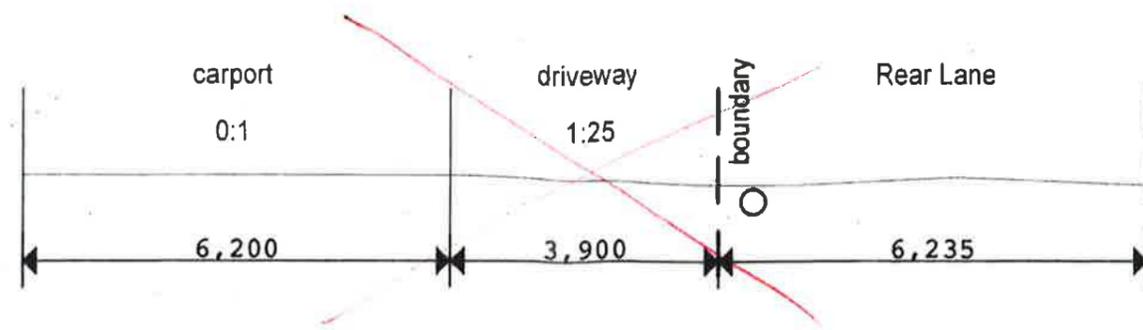


1

SECTION

1:100

Project: 15 New City Rd, Mullumbimby, NSW Lot17 & 18, S4, DP4721 EVOLV D EVOLV DESIGN STUDIO	Client: Bruce Cameron Date: 7/04/2017	Drawing Title: Sections © COPYRIGHT THE COPYRIGHT OF THESE DESIGNS, PLANS & SPECIFICATIONS REMAIN WITH ALEXANDER KINROSS-ROWE AND MUST NOT BE USED, COPIED OR REPRODUCED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION	DA	7/4/17	Development Application	Scale: 1:100	Drwg. No.: 09
			Revision	Date	Description	Issue: DA	



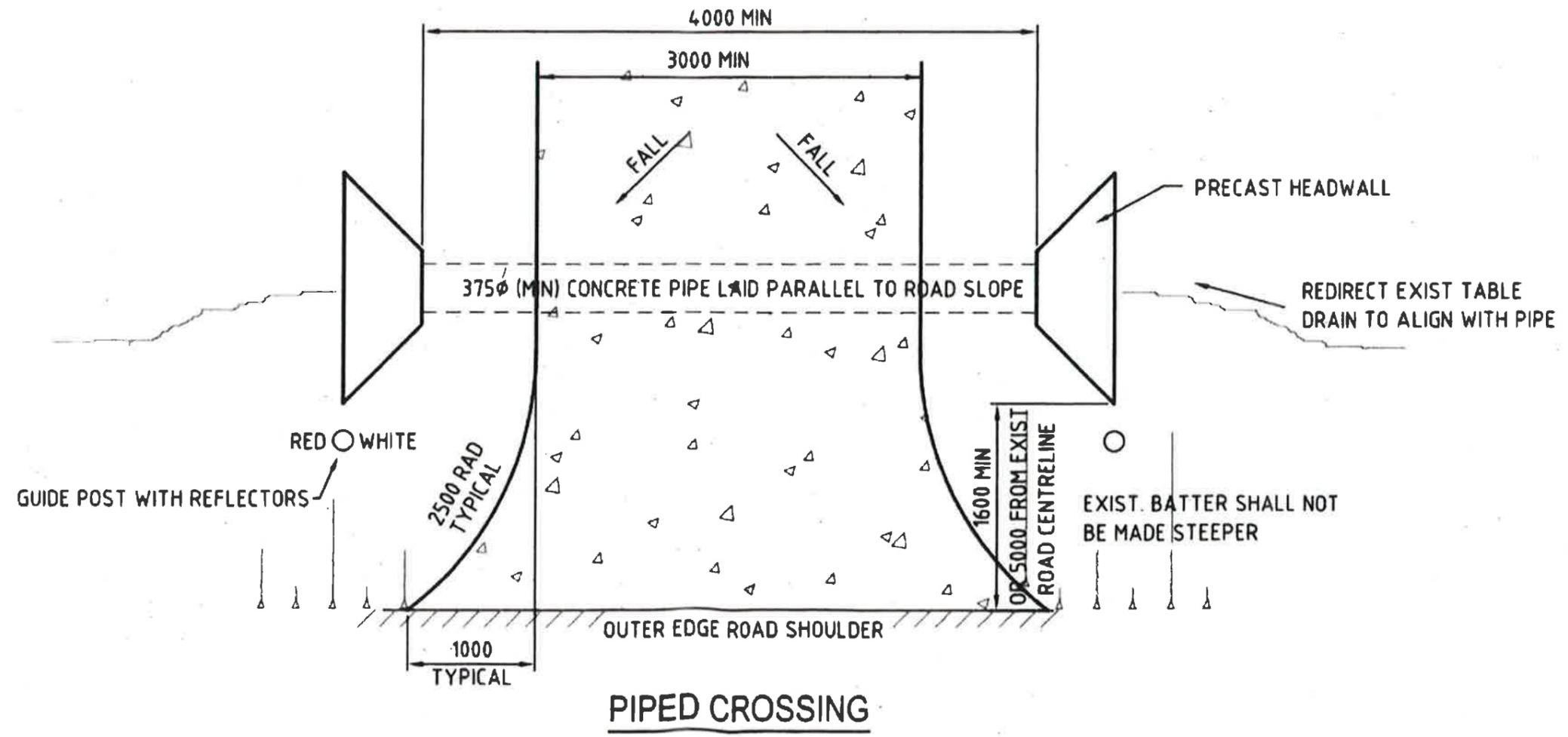
REFER TO NRLC
 STD DWG R-15
 FOR LONGSECTION DETAILS

1

Driveway Section

1:100

BYRON COUNCIL
 DEVELOPMENT CONSENT
 THIS IS THE PLAN ATTACHED TO
 DEVELOPMENT CONSENT No. 10.2017.170.1
 DATED: 4/9/17
 LJO
 DEVELOPMENT OFFICER



PIPED CROSSING

Project: 15 New City Rd, Mullumbimby, NSW Lot17 & 18, S4, DP4721 EVOLV D EVOLV DESIGN STUDIO	Client: Bruce Cameron	Drawing Title: Standard Engineering Details	DA 7/4/17 Development Application	Scale: 1:100	Drwg. No.: 10
	Date: 4/07/2017	© COPYRIGHT THE COPYRIGHT OF THESE DESIGNS, PLANS & SPECIFICATIONS REMAIN WITH ALEXANDER KINROSS-ROWE AND MUST NOT BE USED, COPIED OR REPRODUCED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION	DA#B 23/6/17 DA ADDITIONAL INPO	Issue: DA	Revision: B
			Revision Date Description		