



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

**Development Application No. 10.2017.271.1**

Ms H Sawyer  
PO Box 225  
BANGALOW NSW 2479

Email: [scr\\_heidi\\_sawyer@hotmail.com](mailto:scr_heidi_sawyer@hotmail.com)

<b>Property description:</b>	LOT: 1 DP: 1155012 <b>Pacific Highway BANGALOW</b>
<b>Development</b>	<b>Relocated Dwelling, Alterations and Additions and New Garage</b>
<b>Determination</b>	<b>Consent granted subject to the attached schedule of conditions</b>
<b>Date determined:</b>	13 October 2017
<b>Consent to operate from:</b>	16 October 2017
<b>Consent to lapse on:</b>	13 October 2022
<b>Concurrent approvals:</b>	Not issued with this consent

**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.

**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:

<b>Plan No.</b>	<b>Description</b>	<b>Prepared by</b>	<b>Dated:</b>
H-67-P2, 1 of 7	Site Plan	Jeff Clifton Design	April 2017
H-67-P2, 2 of 7	Floor Plan	Jeff Clifton Design	April 2017
H-67-P2, 3 of 7	Elevations – Front and South	Jeff Clifton Design	April 2017
H-67-P2, 4 of 7	Elevations – Rear and North	Jeff Clifton Design	April 2017
H-67-P2 6 of 7	Section	Jeff Clifton Design	April 2017
H-67-P2 7 of 7	Garage	Jeff Clifton Design	April 2017

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.

**The following conditions are to be complied with prior to issue of a Construction Certificate for building works****2. Compliance with BASIX Certificate requirements**

The development is to comply with Basix Certificate No. **819070S** , dated **9/05/2017**

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.

**3. 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](http://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.

**4. 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.

**5. Soil Testing – Building Envelope and Effluent Disposal Area**

Soils in proximity of the building envelope and effluent disposal area may contain elevated levels of chemicals from agricultural land use. Soil testing and A Remedial Action Plan (RAP) where required must be prepared for the management of these soils in accordance with the following requirements:

- a) Soils testing must take in a minimum of 2,000m<sup>2</sup> area that includes the building envelope and accessible gardens; and effluent disposal area (evapotranspiration bed area).
- b) The RAP must be prepared by a suitably qualified contaminated land specialist in conformance with the NSW EPA *Guidelines for Consultants Reporting on Contaminated Sites 1997* and all other statutory requirements.
- c) A Notice of Commencement must be submitted to Council Environmental Services Department prior to the issue of a construction certificate for building works.

A suitably qualified person with experience in contaminated land remediation must be engaged by the proponent to be responsible for overseeing all works. Contact details of the responsible person must be provided to Council.

**6. On-site sewage management facility Section 68 approval required**

An approval under Section 68 of the Local Government Act 1993 for on-site effluent disposal must be obtained from Council prior to issue of a Construction Certificate. Such approval must be issued after the date of this consent. The application for Section 68 approval must be accompanied by a report prepared by a suitably qualified professional with demonstrated experience in effluent disposal matters, which addresses the site specific design of sewage management in accordance with the requirements of the NSW Local Government Act, and Approvals Regulation and Guidelines approved by the Director General.

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

**7. 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 summary of these guidelines is attached. A full copy may be downloaded from Council's web site at [www.byron.nsw.gov.au](http://www.byron.nsw.gov.au).

**8. 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**

**9. Remediation of contaminated land**

Remedial works must be undertaken in conformance with the approved Remedial Action Plan and NSW EPA *Guidelines for Consultants Reporting on Contaminated Sites 1997* and all other applicable standards.

**10. 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.**

**11. 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.**

**12. 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.

**13. 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.

**14. Fill to be retained on the subject land**

Fill material must not encroach onto any adjoining land.

**15. 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.**

**16. 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.

**17. 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.

**18. 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.

**19. 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](http://www.environment.nsw.gov.au/resources/waste/08202classifyingwaste.pdf)

**20. 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, light or bright colours are not permissible.

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

**21. 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.

**22. 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.

**23. Remediation of contaminated land**

A notice of completion must be provided to Council's Health and Environment Section within 30 days of completion of the remediation work. The notice of completion must be accompanied by a Validation Report prepared by a suitably qualified person with experience in the remediation of contaminated land.

The Validation Report must specify the standard of remediation achieved and certify that the site is suitable for the proposed use. The report must conform to the NSW EPA *Guidelines for Consultants Reporting on Contaminated Sites 1997* and all other statutory requirements.

Documentary evidence must be provided confirming the method of disposal and destination of all contaminated soil removed from the site.

**The following conditions will need to be complied with at all times**

**24. Rain Water Supply**

Given the proposed location of the dwelling within an agricultural catchment dominated by commercial macadamia plantations and in order to reduce the amount of contaminants entering the rain water supply the applicant is required to divert water from the first rainfall using a first flush or bypass device.

## **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>.



**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:-

- 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](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

A handwritten signature in blue ink, appearing to be 'LJ Munro', written over the words 'Yours faithfully'.

Mr L J Munro  
Planner

*Dated: 16 October 2017*



DEVELOPMENT OFFICER



**NOTE:**

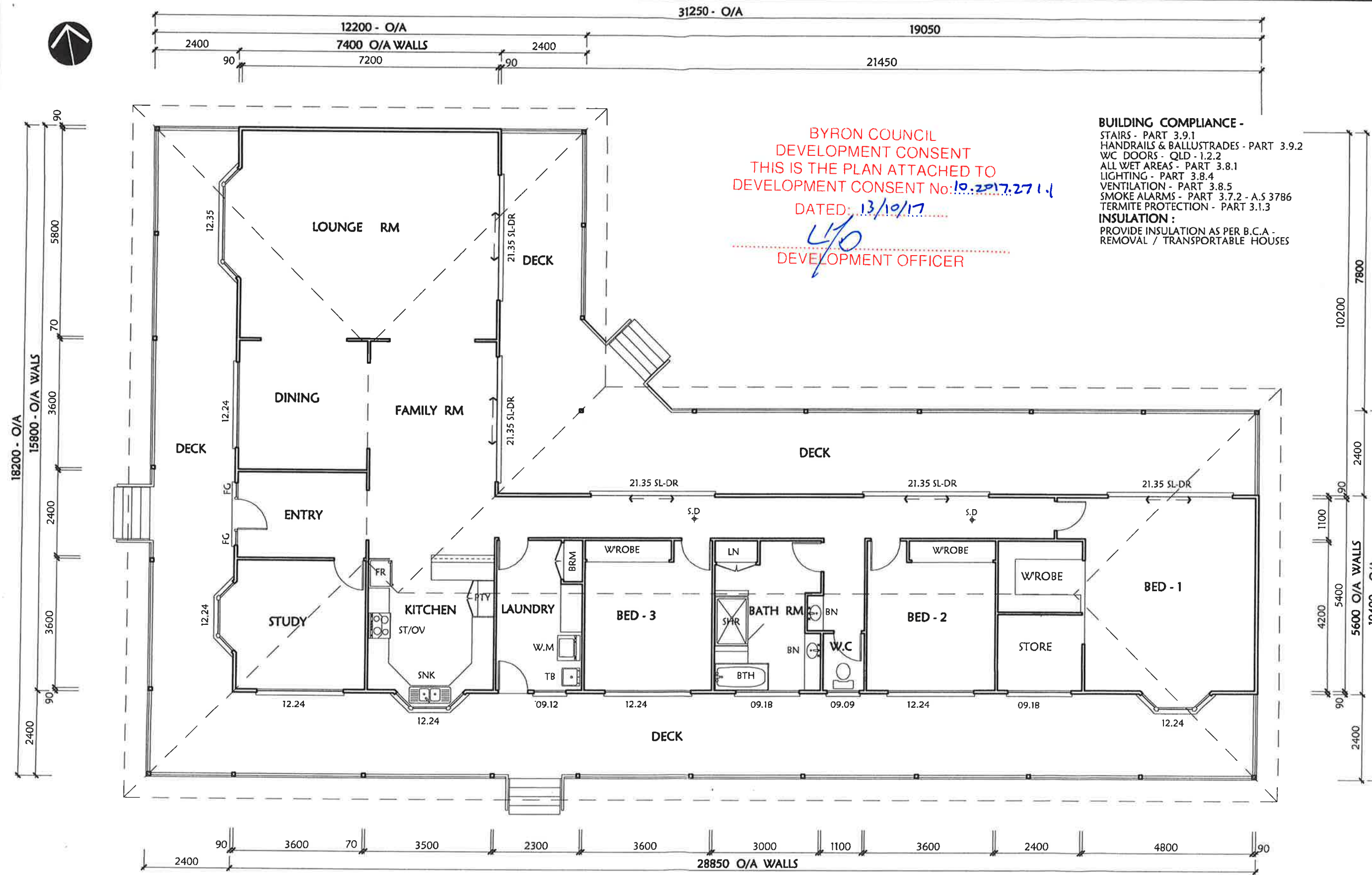
- THIS BUILDING HAS BEEN RELOCATED FROM ANOTHER SITE .
- CONFIRM LOCATION OF BUILDING ON SITE WITH OWNER
- BUILDING MUST COMPLY WITH LOCAL COUNCIL MINIMUM SETBACK REQUIREMENTS
- ALL PLUMBING AND DRAINAGE TO LOCAL COUNCIL APPROVAL .

SERIES	DATE	DESCRIPTION

**David Wright** Properties Pty Ltd  
HOUSE REMOVALS  
GOOD QUALITY REMOVAL HOMES  
BOUGHT AND SOLD  
Phone: (07) 3888 2234 Fax: (07) 3888 2231  
REG. A88,284 ERM/02  
www.davidwright.com.au  
Bryce Highway Brisbane

**JAC** Jeff Clifton  
Drafting  
BSA Lic No - 1087707  
41 Swallow St - Wurtulla  
Ph - 54 939 576 Mobile - 0448 989 356  
Email - j-clifton@bigpond.com

CLIENT :	PAUL CROXSON & HEIDI SAWYER	SCALE :	1 : 5000 @ A3	
TITLE :	SITE PLAN	JOB NO :	H- 67- P2	
	LOT 1 PACIFIC HWY - BANGALOW	DRG NO :	1 OF 7	
		SERIES :	A	DATE : APR-17



BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No: 10.2017.271.1  
DATED: 13/10/17  
4/0  
DEVELOPMENT OFFICER

**BUILDING COMPLIANCE -**  
STAIRS - PART 3.9.1  
HANDRAILS & BALLUSTRADES - PART 3.9.2  
WC DOORS - QLD - 1.2.2  
ALL WET AREAS - PART 3.8.1  
LIGHTING - PART 3.8.4  
VENTILATION - PART 3.8.5  
SMOKE ALARMS - PART 3.7.2 - A.S 3786  
TERMITE PROTECTION - PART 3.1.3  
**INSULATION :**  
PROVIDE INSULATION AS PER B.C.A -  
REMOVAL / TRANSPORTABLE HOUSES

## FLOOR PLAN

DWELLING AREA : 237 SQ M  
DECKS : 183 SQ M  
TOTAL : 420 SQ M

**David Wright** Property Pty Ltd  
HOUSE REMOVERS  
GOOD QUALITY REMOVAL HOMES  
BOUGHT AND SOLD  
Phone: (02) 3888 2234 Fax: (02) 3888 2235  
www.davidwright.com.au

**JAC** Jeff Clifton Drafting  
BSA Lic No - 1087707  
41 Swallow St - Wurtulla  
Ph - 54 939 576 Mobile - 0448 989 356  
Email - j-clifton@bigpond.com

CLIENT: PAUL CROXSON & HEIDI SAWYER  
TITLE: FLOOR PLAN  
LOT 1 PACIFIC HWY - BANGALOW

SCALE: 1 : 100 @ A3  
JOB NO: H-67-P2  
DRG NO: 2 OF 7  
SERIES: A DATE: APR-17

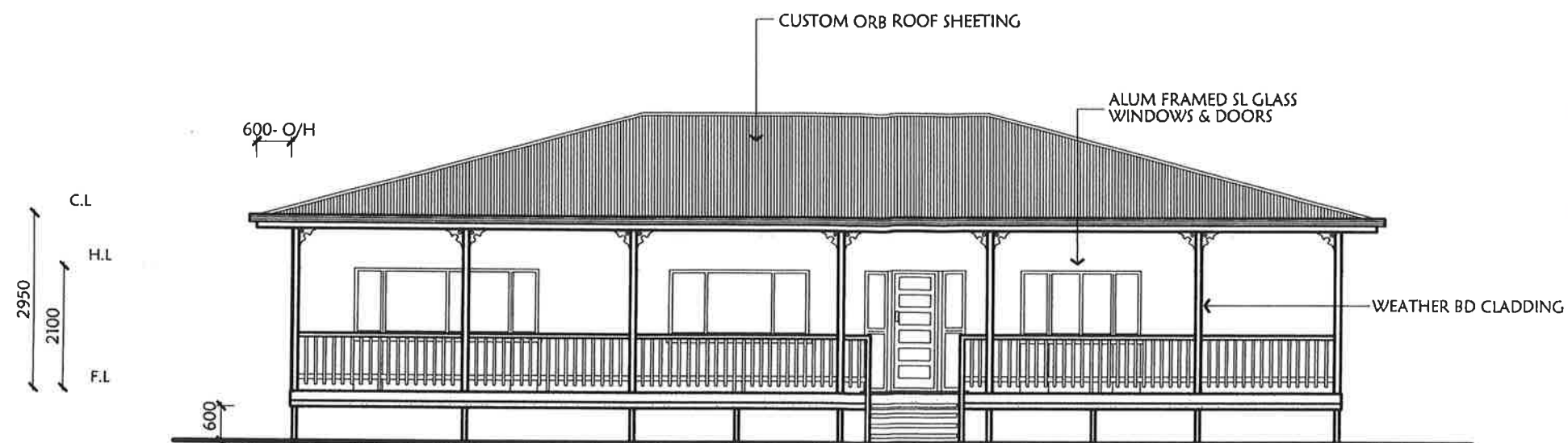
SERIES	DATE	DESCRIPTION



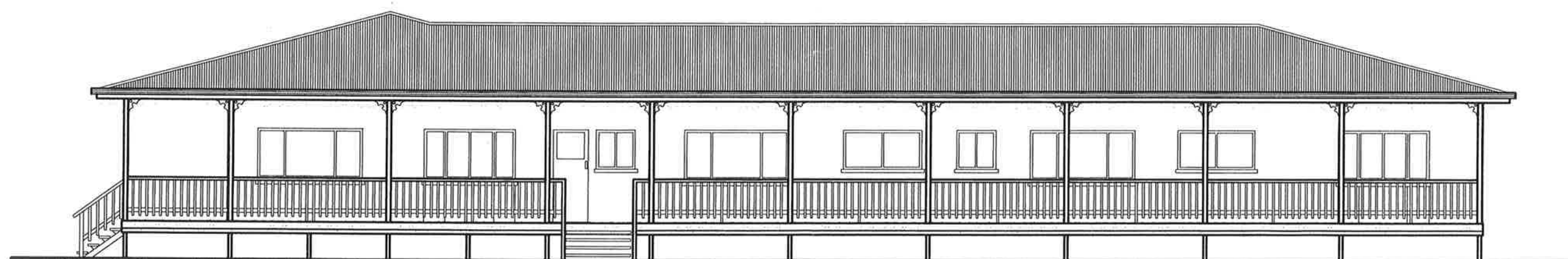
BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No: 10-2017-271-1

DATED: 13/10/17

4/0  
DEVELOPMENT OFFICER



FRONT ELEVATION WEST



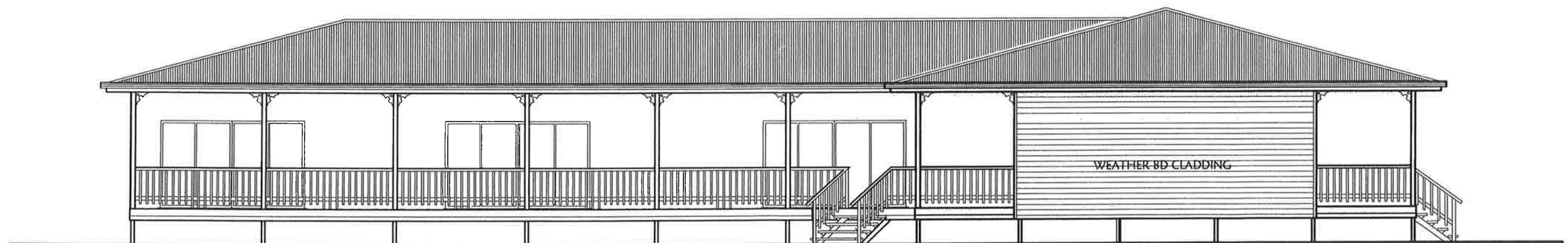
SIDE ELEVATION SOUTH

SERIES	DATE	DESCRIPTION

**David Wright** Proprietor Pty Ltd  
HOUSE REMOVERS  
GOOD QUALITY REMOVAL HOMES  
BOUGHT AND SOLD  
Phone: (07) 3888 2234 Fax: (07) 3888 2231  
440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000  
www.davidwright.com.au

**JAC** **Jeff Clifton**  
Drafting  
BSA Lic No - 1087707  
41 Swallow St - Wurtulla  
Ph - 54 939 576 Mobile - 0448 989 356  
Email - j-clifton@bigpond.com

CLIENT:	PAUL CROXSON & HEIDI SAWYER	SCALE:	1 : 100 @ A3
TITLE:	ELEVATIONS - FRONT & SOUTH LOT 1 PACIFIC HWY - BANGALOW	JOB NO:	H- 67- P2
		DRG NO:	3 OF 7
		SERIES:	A
		DATE:	APR-17



SERIES	DATE	DESCRIPTION

**David Wright** Proprietor P3 Ltd  
**HOUSE REMOVERS**  
**GOOD QUALITY REMOVAL HOMES**  
**BOUGHT AND SOLD**

**Private: (07) 3888 2224      Fax: (07) 3888 2251**  
**Bruce Highway Bursery**



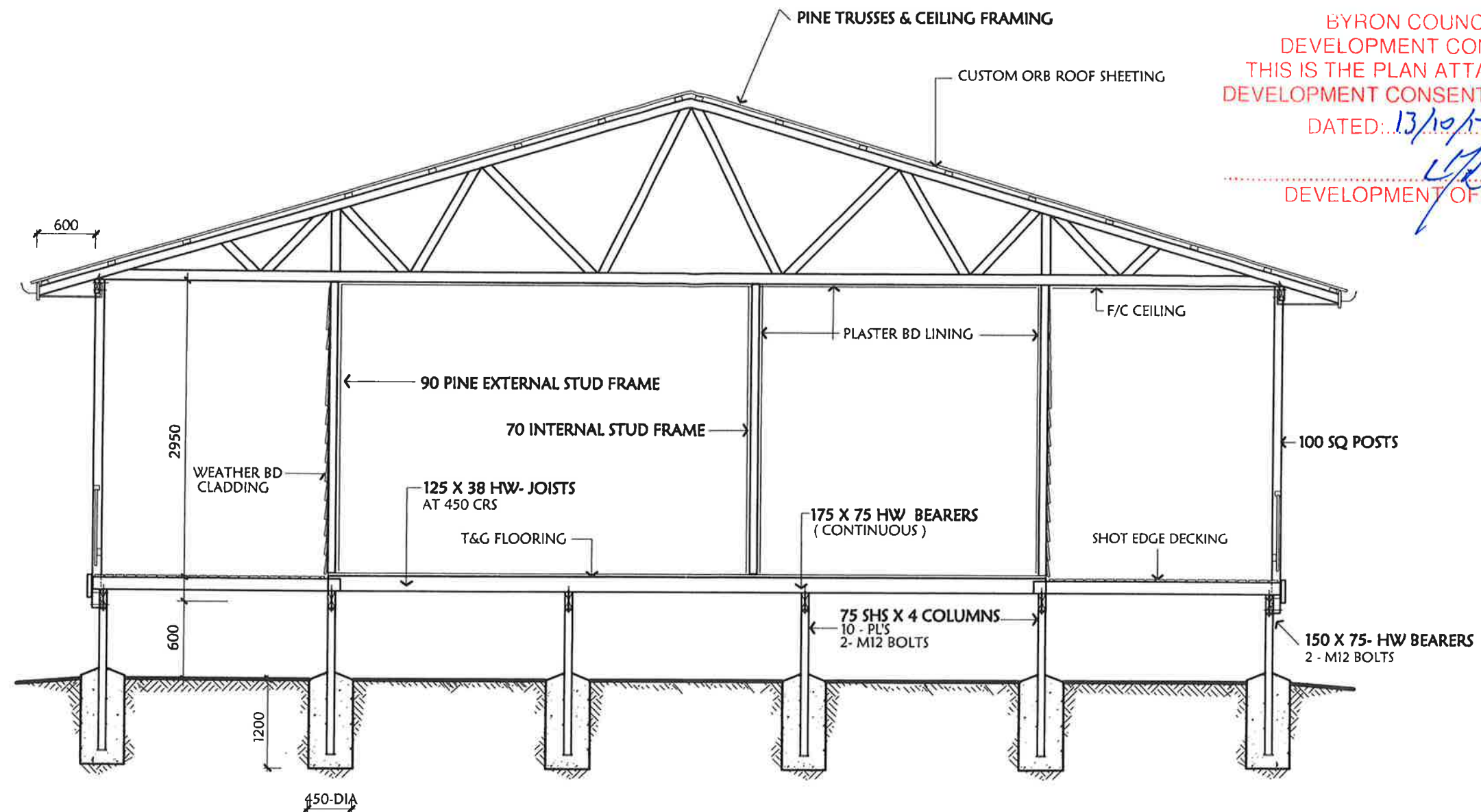
**REC. 08-00-0000**      **AM: 03-11-17-00**

[www.davidwright.com.au](http://www.davidwright.com.au)

**JAC** Jeff Clifton  
Drafting  
BSA Lic No - 1087707  
41 Swallow St - Wurtulla  
Ph - 54 939 576 Mobile - 0448 989 356  
Email - j-clifton@bigpond.com

CLIENT: <b>PAUL CROXSON &amp; HEIDI SAWYER</b> TITLE: <b>ELEVATIONS - REAR &amp; NORTH LOT 1 PACIFIC HWY - BANGALOW</b>	SCALE: 1:100 @ A3	
	JOB NO:	H-67- P2
	DRG NO:	4 OF 7
	SERIES:	A      DATE: APR-17





BYRON COUNCIL  
DEVELOPMENT CONSENT  
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No: 10-207-271-1  
DATED: 13/10/17  
4/0  
DEVELOPMENT OFFICER

**FOOTING NOTE :**  
BORED PIERS 450 DIA X 1200 MIN DEEP  
OR DETERMINED ON SITE . ( MANY TREES )  
MIN 300 INTO NATURAL GROUND.  
SITE CLASSIFICATION : " M - P "  
REFER SOIL TEST BY- RON RICHARDS  
( INDEPT SOIL TEST ) JOB No - 17 / 297 ( 18-04-2017 )

## TYPICAL SECTION 1 : 50

### GENERAL NOTES :

**DESIGN :**  
THIS DWELLING COMPLIES WITH THE BUILDING CODES OF AUSTRALIA

**TERRAIN :**  
DESIGN WIND VELOCITY - N3 ( W41N )

**CONCRETE :**  
CONCRETE F'C = 20 MPA

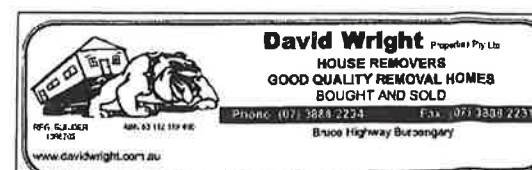
**TIMBERWORK :**  
THIS BUILDING IS AN EXISTING PINE- MIN MPG10 FRAMED BUILDING  
CLAD WITH WEATHER BOARD

**TIMBER SCHEDULE :**  
REFER TO FRAMING PLAN  
VERIFY EXISTING TIMBER FRAMING ON SITE .

**STUMPS :**  
STUMP POSITIONS ARE INDICATIVE ONLY . ACTUAL STUMP POSITIONS SHOULD  
BE DETERMINED WHEN ON SITE . ALL DIMENSIONS TO BE CHECKED AND VERIFIED  
ON SITE . FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED .

**BRACING :**  
16 DIA R.M.S WELDED TO SIDE OF STUMP

**TIE DOWN :**  
REFER ENGINEERS REPORT FOR TIE DOWN DETAIL



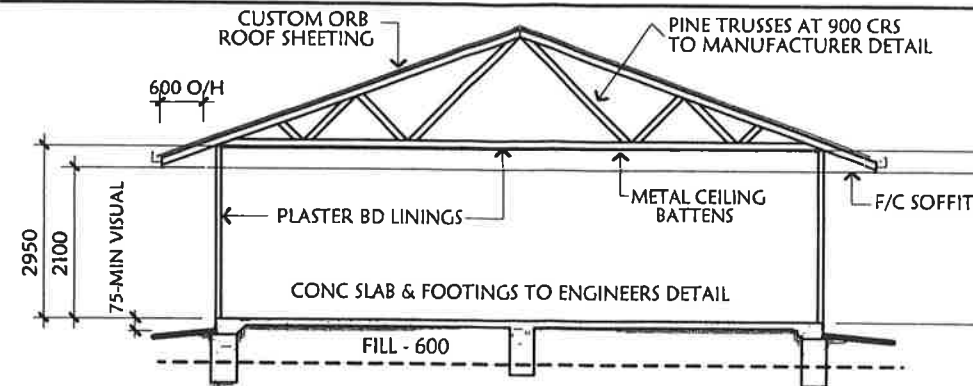
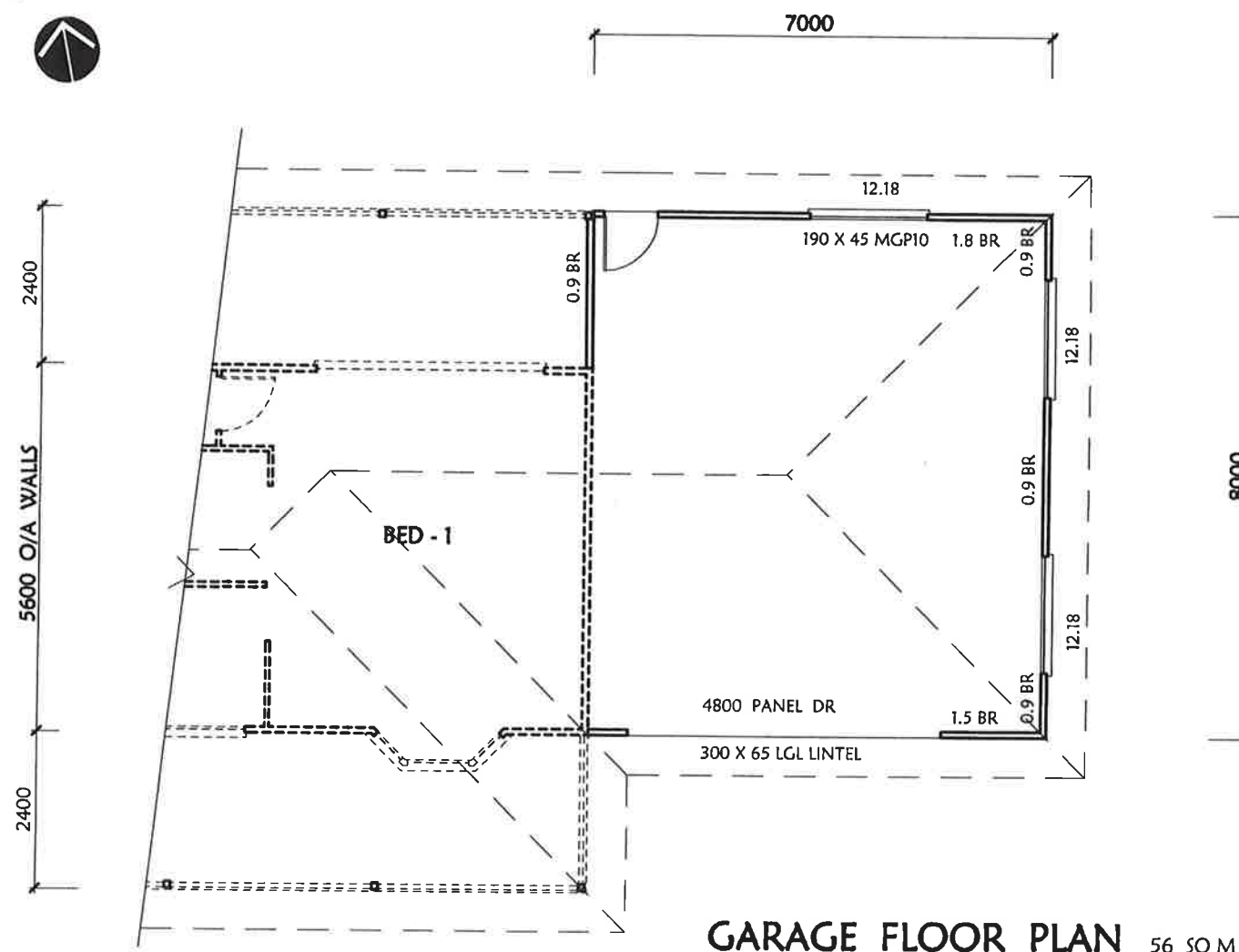
**JAC** Jeff Clifton  
Drafting  
BSA Lic No - 1087707  
41 Swallow St - Wurtulla  
Ph - 54 939 576 Mobile - 0448 989 356  
Email - j-clifton@bigpond.com

CLIENT: PAUL CROXSON & HEIDI SAWYER  
TITLE: SECTION  
LOT 1 PACIFIC HWY - BANGALOW

SCALE: 1 : 50 @ A3  
JOB NO: H- 67- P2  
DRG NO: 6 OF 7  
SERIES: A DATE: APR-17

SERIES	DATE	DESCRIPTION





SECTION

GENERAL NOTES :

ALL CONSTRUCTION TO BE IN ACCORDANCE W/- THE BUILDING CODES OF AUSTRALIA  
WIND CLASSIFICATION - N3 , - W41N  
PROVIDE TERMITE PROTECTION IN ACCORD W/- A.S 3660  
ALL TIMBER TO BE MGP10 MIN ( TREATED H2 ) - UNO

BRACING & TIE DOWN :

F27 - 4 MM PLYWOOD FIXED IN ACCORDANCE W/- TABLE 8.18 (H)  
METHOD - A - OF A.S 1684 ( ANCHOR RODS EACH END )  
PROVIDE M12 TIE DOWN TOP PLATE TO SLAB AT EACH END  
OF BRACING & OPENINGS , CORNERS & 1800 CRS ELSEWHERE  
RAFTERS TO TOP PLATE - 1- LOOPED STRAP W/- 4 NAILS EA LEG  
ROOF BATTENS - 2 X TYPE 17 SCREWS

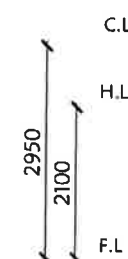
FRAMING :

STUDS - 90 X 35 AT 450 CRS - 1 ROW NOGGING  
TOP PLATE ( EXTERNAL - 2 X 90 X 35 - )  
BOT PLATE - 90 X 35  
ROOF BATTENS - 40 mm x 0.55 METAL TOP HAT @ 900 CRS  
LINTELS AS SHOWN

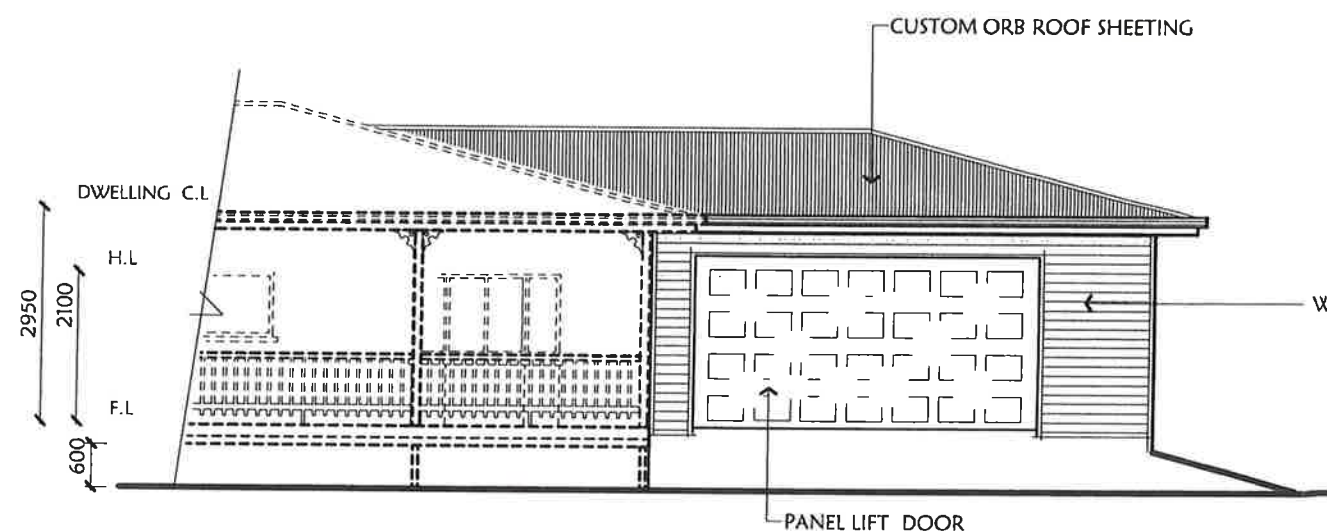
THIS IS THE PLAN ATTACHED TO  
DEVELOPMENT CONSENT No. 10.2017.271.1

DATED: 13/10/17

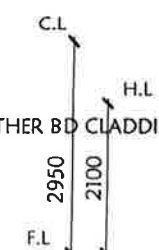
DEVELOPMENT OFFICER



EAST ELEVATION

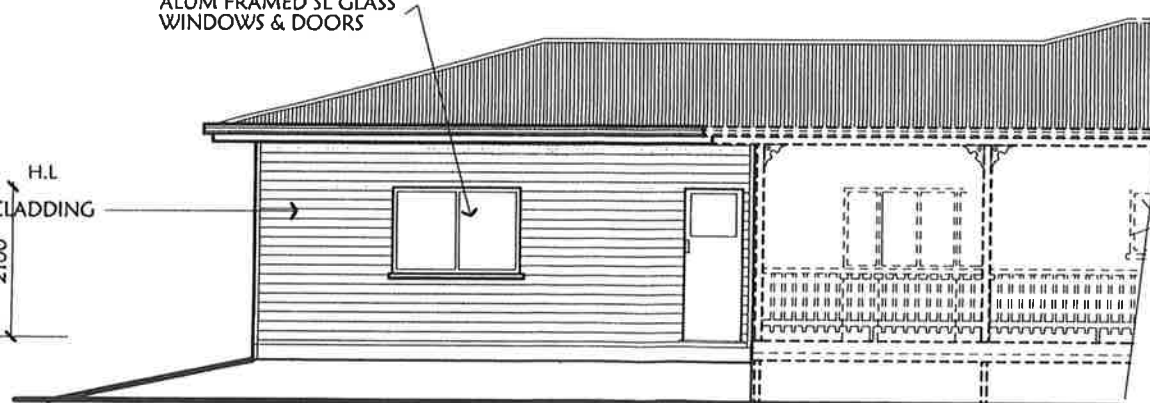


SOUTH ELEVATION



ALUM FRAMED SL GLASS  
WINDOWS & DOORS

WEATHER BD CLADDING



NORTH ELEVATION

SERIES	DATE	DESCRIPTION

**David Wright** Proprietor Pty Ltd  
HOUSE REMOVERS  
GOOD QUALITY REMOVAL HOMES  
BOUGHT AND SOLD  
Phone: (07) 3889 2234 Fax: (07) 3889 2231  
480, BALCONY 168702  
www.davidwright.com.au

**JAC** **Jeff Clifton**  
Drafting  
BSA Lic No - 1087707  
41 Swallow St - Wurtulla  
Ph - 54 939 576 Mobile - 0448 989 356  
Email - j-clifton@bigpond.com

CLIENT: **PAUL CROXSON & HEIDI SAWYER**  
TITLE: **GARAGE**  
**LOT 1 PACIFIC HWY - BANGALOW**

SCALE: 1 : 100 @ A3
JOB NO: <b>H- 67- P2</b>
DRG NO: <b>7 OF 7</b>
SERIES: <b>A</b> DATE: <b>APR-17</b>