



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

Property description:	LOT: 1 DP: 1155012 Pacific Highway BANGALOW
Development	Relocated Dwelling, Alterations and Additions and New Garage
Determination	Consent granted subject to the attached schedule of conditions
Date determined:	13 October 2017
Consent to operate from:	16 October 2017
Consent to lapse on:	13 October 2022
Concurrent approvals:	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:

Plan No.	Description	Prepared by	Dated:
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 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 2,000m² 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.

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

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

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.

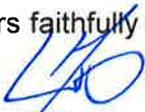
NOTE: This clause does not relate to Integrated Development Applications, applications determined by the Joint Regional Planning Panel or applications previously considered under Section 82A of the Environmental Planning and Assessment Act 1979.

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



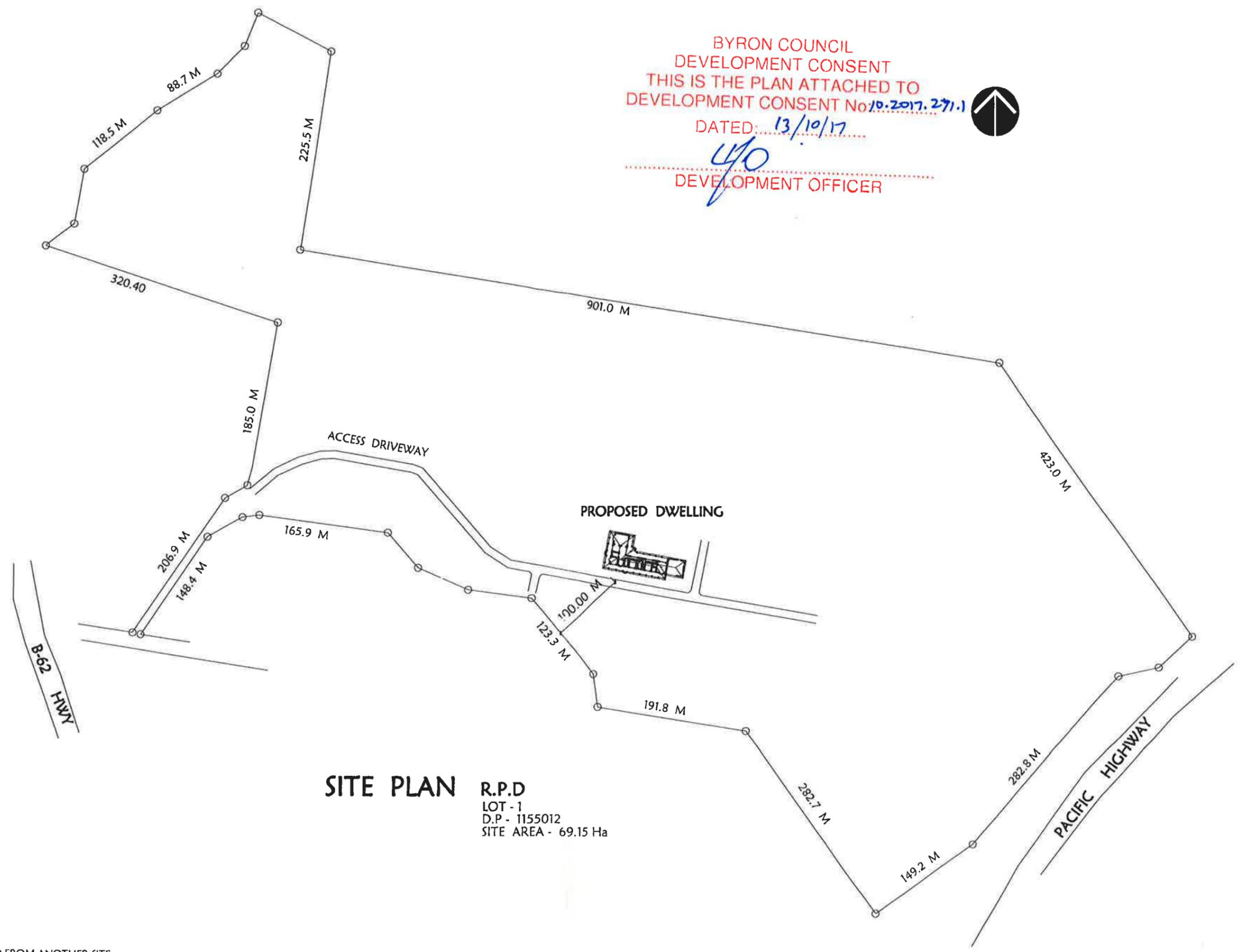
Mr L J Munro
Planner

Dated: 16 October 2017

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



SITE PLAN R.P.D
 LOT - 1
 D.P. - 1155012
 SITE AREA - 69.15 Ha

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.

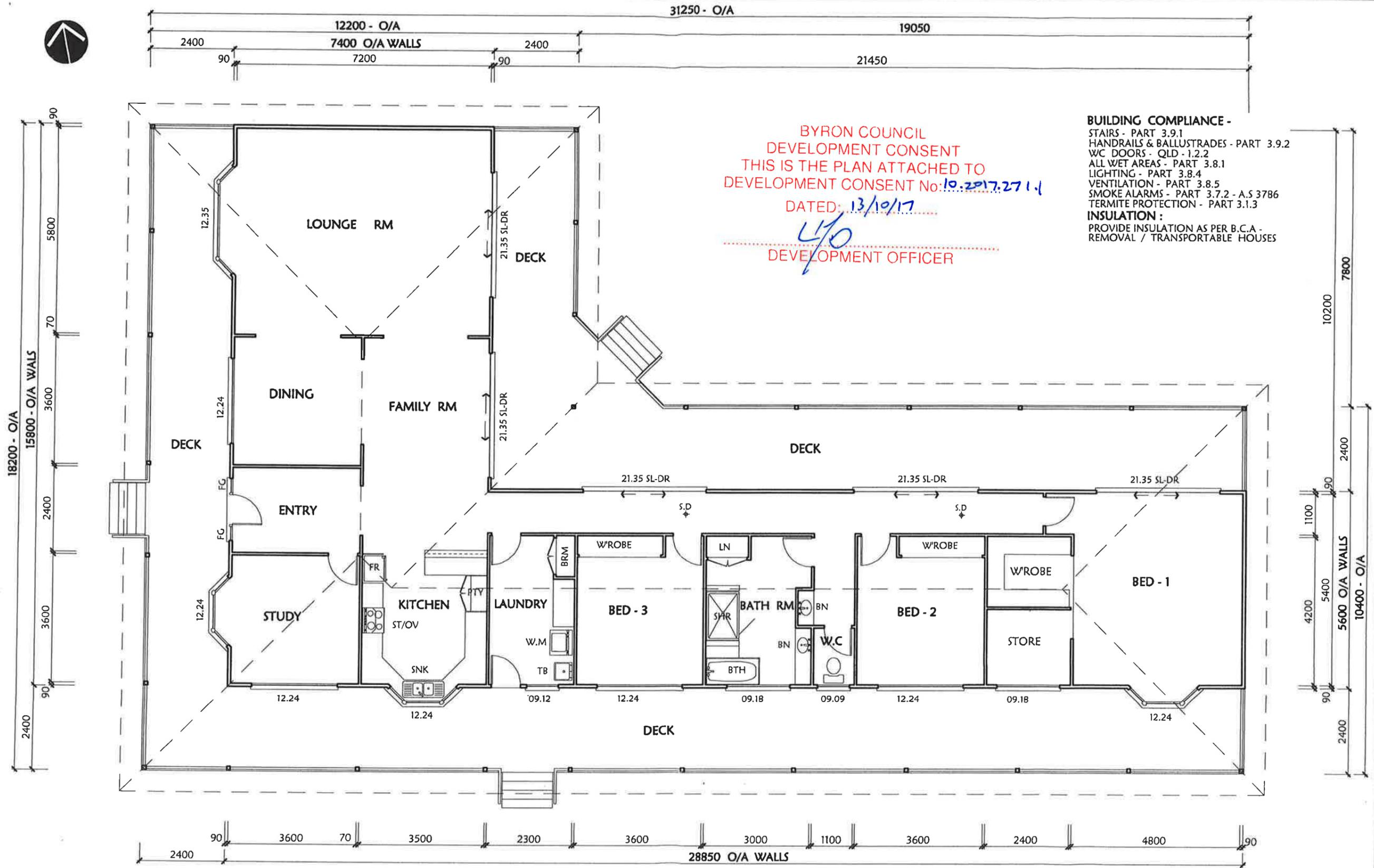
SERIES	DATE	DESCRIPTION

David Wright Proprietors Pty Ltd
 HOUSE REMOVERS
 GOOD QUALITY REMOVAL HOMES
 BOUGHT AND SOLD
 Phone: (07) 3488 2234 Fax: (07) 3888 2251
 REG. 813,268 1987/02
 41 Swallow St - Wuriulla
 Bruce Highway Brisbane
 www.davidwright.com.au

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

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

SCALE:	1 : 5000 @ A3
JOB NO:	H- 67- P2
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
 LYO
 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

SERIES	DATE	DESCRIPTION

David Wright Property Pty Ltd
 HOUSE REMOVERS
 GOOD QUALITY REMOVAL HOMES
 BOUGHT AND SOLD
 Phone: (01) 3888 2234 Fax: (01) 3888 2235
 400-5114 119 VIC
 17810
 www.davidwright.com.au

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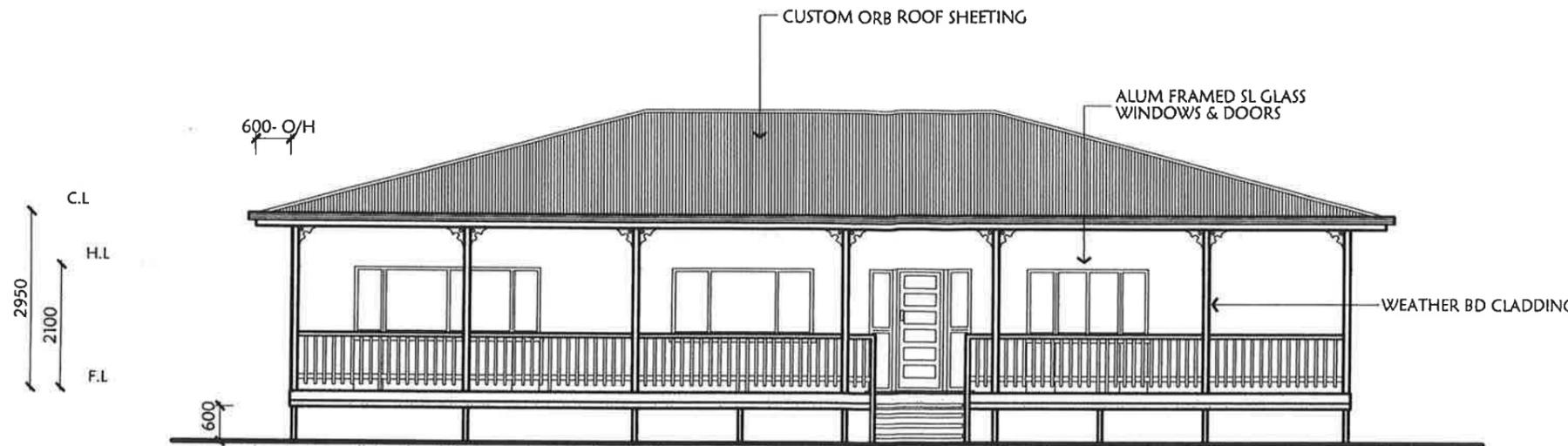
CLIENT: PAUL CROXSON & HEIDI SAWYER
 TITLE: FLOOR PLAN
 LOT 1 PACIFIC HWY - BANGALOW

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

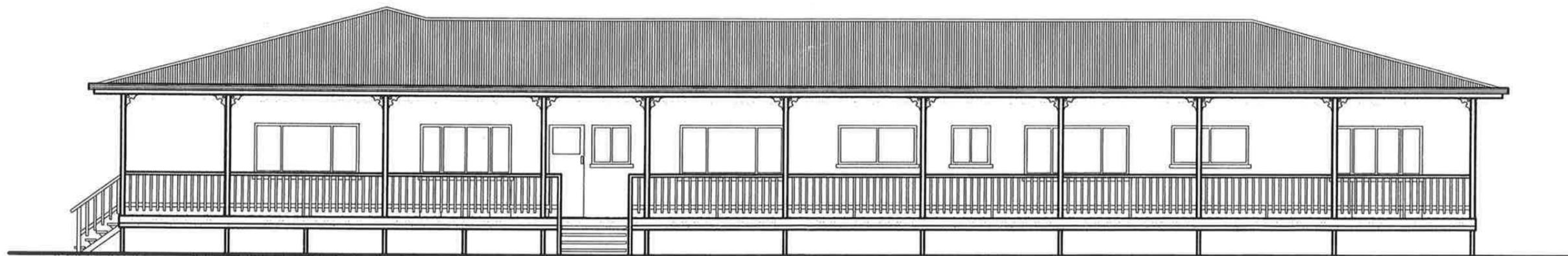
BYRON COUNCIL
 DEVELOPMENT CONSENT
 THIS IS THE PLAN ATTACHED TO
 DEVELOPMENT CONSENT No: 19-2017-271-1

DATED: 13/10/17

U/O
 DEVELOPMENT OFFICER



FRONT ELEVATION WEST



SIDE ELEVATION SOUTH

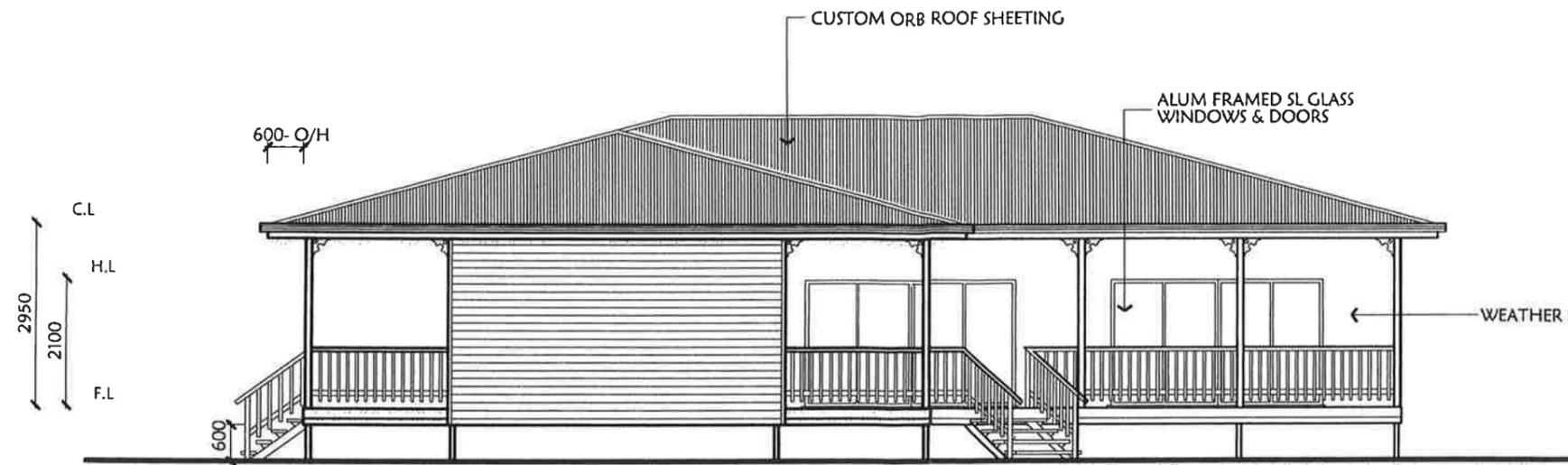
SERIES	DATE	DESCRIPTION

David Wright Proprietary Pty Ltd
 HOUSE REMOVERS
 GOOD QUALITY REMOVAL HOMES
 BOUGHT AND SOLD
 Phone: (07) 3886 2234 Fax: (07) 3886 2231
 41 Swallow St - Wurtulla
 Bruce Highway Boroona
 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

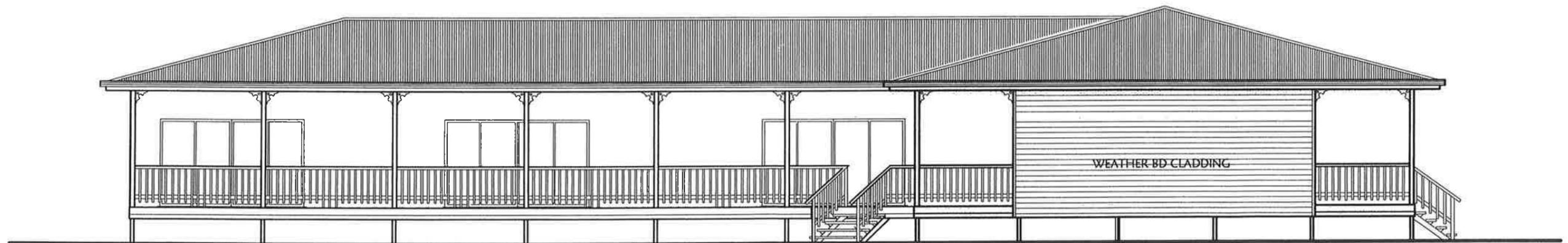
CLIENT: PAUL CROXSON & HEIDI SAWYER
 TITLE: ELEVATIONS - FRONT & SOUTH
 LOT 1 PACIFIC HWY - BANGALOW

SCALE:	1 : 100 @ A3
JOB NO:	H- 67- P2
DRG NO:	3 OF 7
SERIES:	A
DATE:	APR-17



REAR ELEVATION EAST

BYRON COUNCIL
 DEVELOPMENT CONSENT
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 DEVELOPMENT CONSENT No: 10-2017-2711
 DATED: 13/10/17
 LJO
 DEVELOPMENT OFFICER



SIDE ELEVATION NORTH

SERIES	DATE	DESCRIPTION

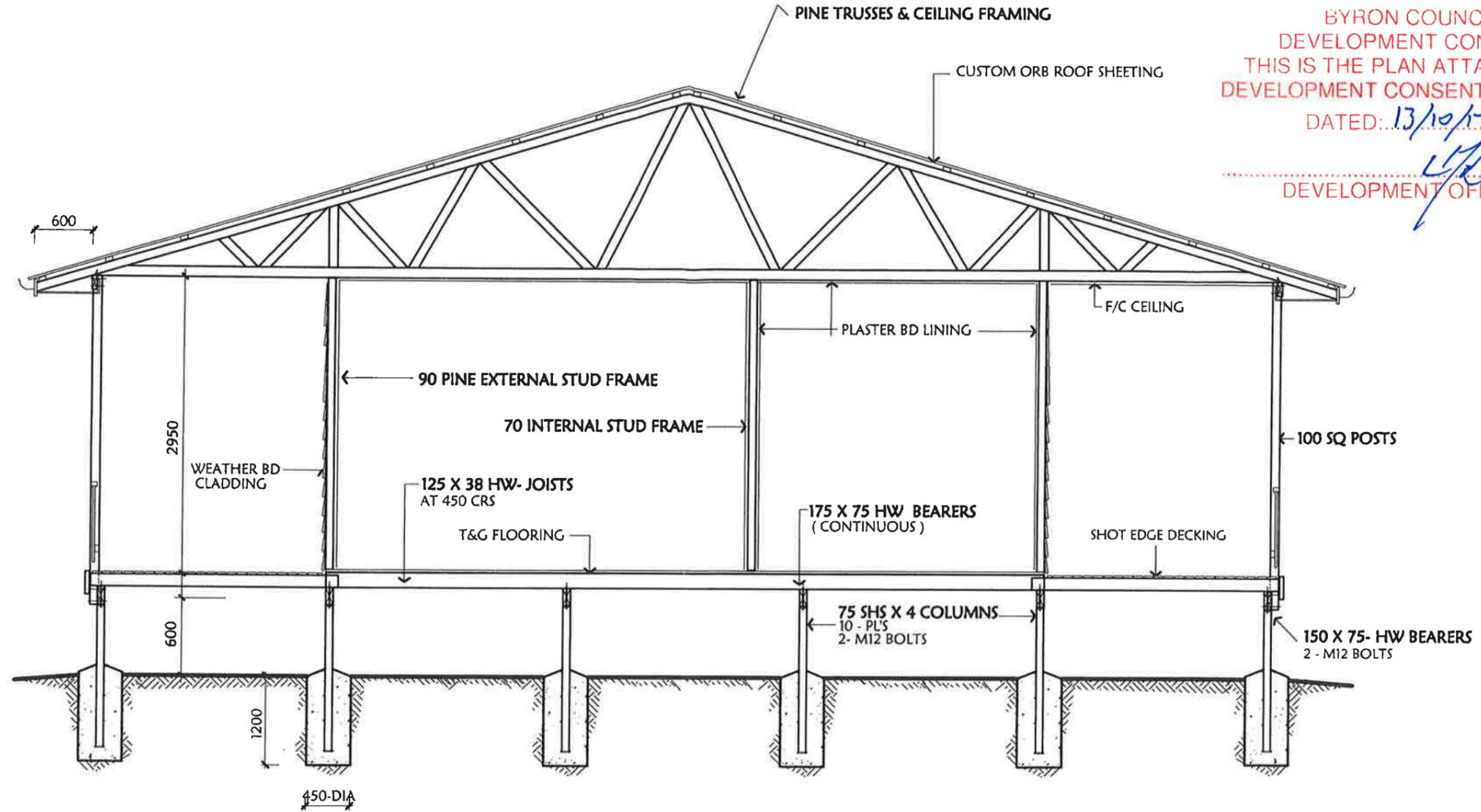
David Wright Pty Ltd
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 Email - j-clifton@bigpond.com

CLIENT: PAUL CROXSON & HEIDI SAWYER
 TITLE: ELEVATIONS - REAR & NORTH
 LOT 1 PACIFIC HWY - BANGALOW

SCALE:	1 : 100 @ A3
JOB NO:	H- 67- P2
DRG NO:	4 OF 7
SERIES:	A
DATE:	APR-17

BYRON COUNCIL
 DEVELOPMENT CONSENT
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 DATED: 13/10/17
 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

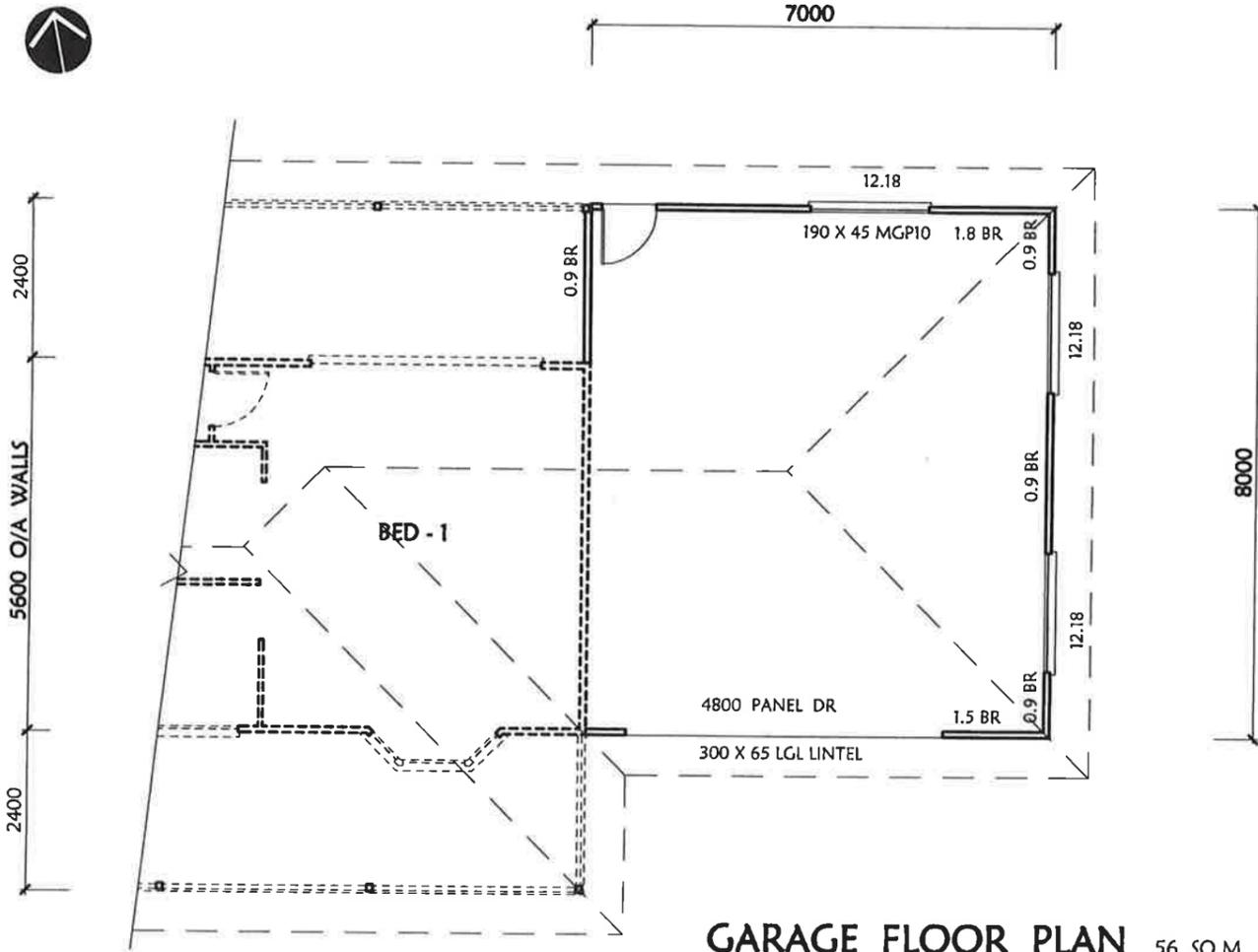
GENERAL NOTES :
DESIGN :
 THIS DWELLING COMPLIES WITH THE BUILDING CODES OF AUSTRALIA
TERRAIN :
 DESIGN WIND VELOCITY - N3 (W41N)
CONCRETE :
 CONCRETE F'C = 20 MPA
TIMBERWORK :
 THIS BUILDING IS AN EXISTING PINE- MIN MPG10 FRAMED BUILDING
 CLAD WITH WEATHER BOARD
TIMBER SCHEDULE :
 REFER TO FRAMING PLAN
 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

SERIES	DATE	DESCRIPTION

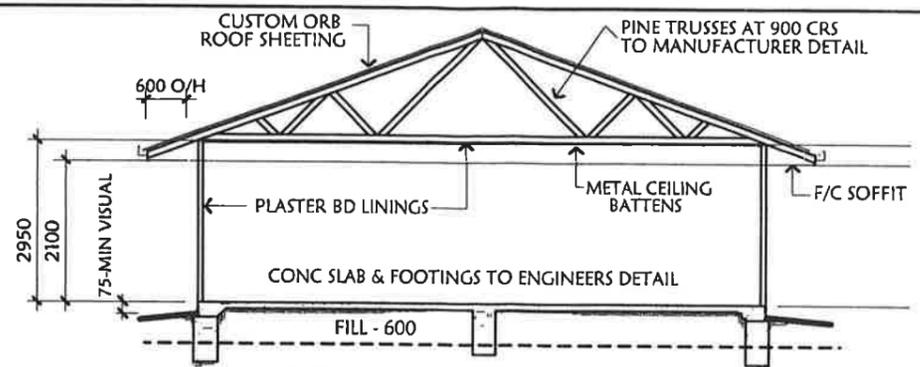
David Wright Property Pty Ltd
 HOUSE REMOVERS
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 41 Swallow St - Wurtulla
 Ph - 54 939 576 Mobile - 0448 989 356
 Email - j-clifton@bigpond.com

CLIENT: PAUL CROXSON & HEIDI SAWYER	SCALE: 1 : 50 @ A3
TITLE: SECTION	JOB NO: H-67-P2
LOT 1 PACIFIC HWY - BANGALOW	DRG NO: 6 OF 7
	SERIES: A DATE: APR-17



GARAGE FLOOR PLAN 56 SQ M



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 MGPI0 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

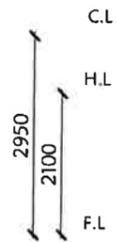
FRAMING :

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

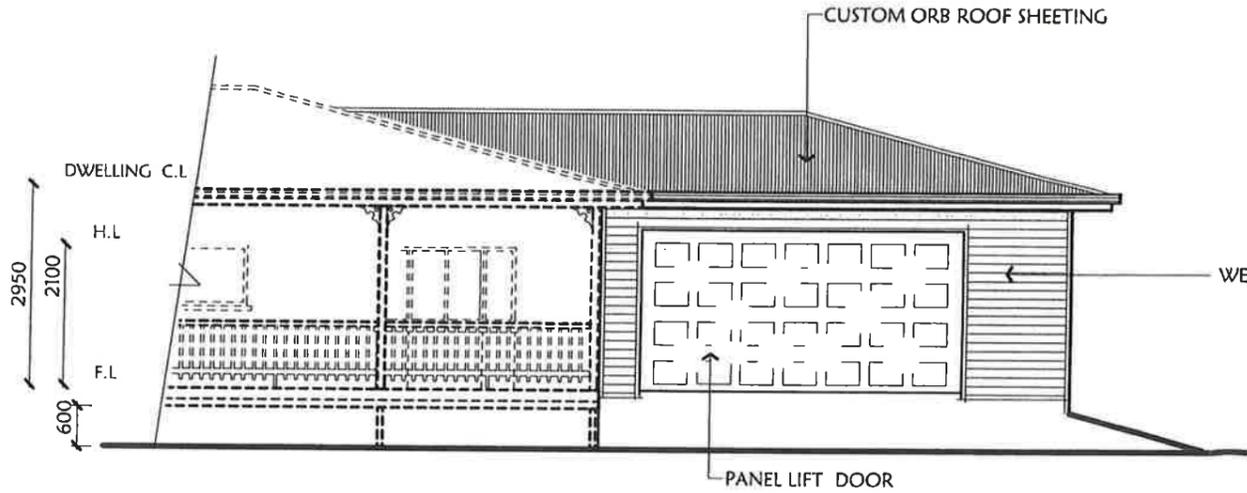
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DATED: 13/10/17

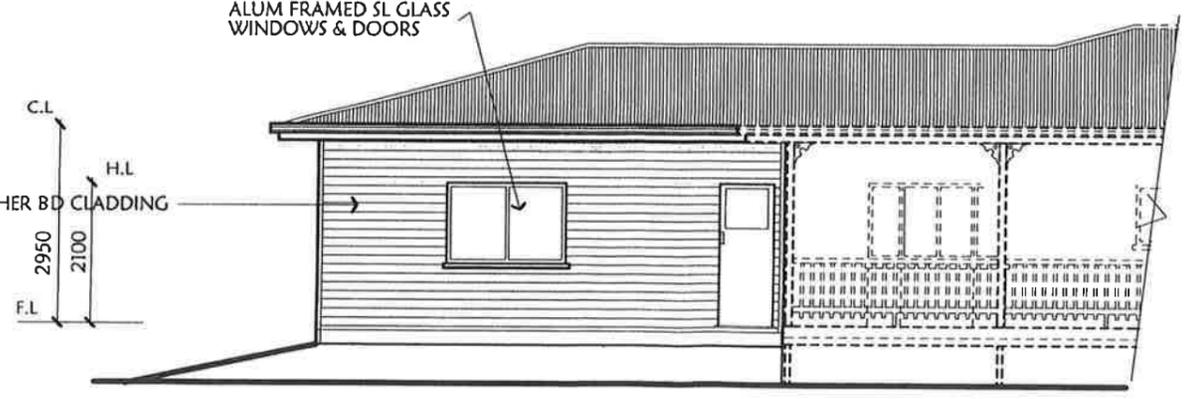
DEVELOPMENT OFFICER



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

SERIES	DATE	DESCRIPTION

David Wright Proprietor Pty Ltd
 HOUSE REMOVERS
 GOOD QUALITY REMOVAL HOMES
 BOUGHT AND SOLD
 Phone: (07) 3859 2234 Fax: (07) 3868 2231
 Bruce Highway Burpengary
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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: **H- 67- P2**
 DRG NO: **7 OF 7**
 SERIES: **A** DATE: **APR-17**