



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

issued under the

Environmental Planning and Assessment Act, 1979 Section 4.18(1)(a)

Development Application No. 10.2019.324.1

Mrs S Campbell & Mr S R Campbell
9 Leslie Street
BANGALOW NSW 2479

Email: sarah.e.c.scott@gmail.com

Property description:	LOT: 9 DP: 6041 9 Leslie Street BANGALOW
Development	Demolition of Existing Dwelling House and New Dwelling House
Determination	Consent granted subject to the attached schedule of conditions
Date determined:	7 November 2019
Consent to operate from:	7 November 2019
Consent to lapse on:	7 November 2024

IMPORTANT INFORMATION

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

The Environmental Planning and Assessment Act 1979 require you to:

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

CONDITIONS OF CONSENT:

SCHEDULE 1 CONDITIONS OF CONSENT

Parameters of consent

1. Development is to be in accordance with approved plans

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

Plan No.	Description	Prepared by	Dated:
19-184 Sheet 1 of 7	Proposed Site Plan	Utopian Design	May 2019
19-184 Sheet 3 of 7	Demolition Plan	Utopian Design	May 2019
19-184 Sheet 4 of 7	Proposed Floor Plan	Utopian Design	May 2019
19-184 Sheet 5 of 7	Proposed Elevations and Sections	Utopian Design	May 2019

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

- House is to be setback a minimum of 10m from the front boundary;
- Car parking is to be setback a minimum of 4.5m from the front boundary;
- Maximum 3m wide crossover over the Leslie Street road reserve.

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. Support for neighbouring buildings

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made or builder must:

- Inform the neighbouring property owner immediately.
- Engage a structural engineer to determine any remedial works that may need to be undertaken.
- Preserve and protect the adjoining building from damage.
- If necessary, underpin and support the building in an approved manner.

3. Essential Energy Infrastructure

Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the land must be complied with.

4. Disconnection of existing power supply

Prior to demolition of the existing dwelling, the overhead powerline supplying the existing dwelling will need to be disconnected – refer Essential Energy's Contestable Works team for requirements.

5. Provision of Power

Satisfactory arrangements must be made with Essential Energy for the provision of power to the development. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the development, which may include the payment of fees and contributions.

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

6. Plans of retaining walls and drainage

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

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

7. Water and Sewerage - Section 68 Part B 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.

Water metering to be in accordance with Byron Shire Council's water metering requirements

See: <https://www.byron.nsw.gov.au/Services/Building-development/Other-approvals-and-permits/Plumbing-and-Drainage-Applications>

Any new water service and meter will be at applicants cost.

8. Stormwater Drainage – Connection to Public Drainage

The application for a Construction Certificate is to include plans and specifications for stormwater drainage in accordance with the relevant Australian Standard. All stormwater drainage for the development must be conveyed by a gravity system to the kerb and gutter at the street frontage via a kerb adaptor.

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

All stormwater drainage systems within the lot and the connection to a public or an inter-allotment drainage system must:

- (a) comply with any requirements for the disposal of stormwater drainage contained in Council's Development Control Plan, Stormwater Guideline and Local Approvals Policy; and
- (b) unless exempt from obtaining an approval under section 68 of the Local Government Act 1993 by a Local Approvals Policy, an approval must be obtained under that Act prior to issue of a Construction Certificate.

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".

10. Access & Parking

The application for a Construction Certificate is to include plans and specification that indicate access, parking and manoeuvring details in accordance with the plans approved by this consent.

The access, parking and manoeuvring for the site is to comply with the requirements of AS 2890.1-2004: Parking facilities, Part 1: Off-street car parking and AS 2890.2 – 2010 - Parking facilities. Plans are to include, but not be limited to, the following items:

- a) pavement design, comprising an all weather surface, such as asphalt, bitumen seal, concrete, pavers or other similar treatment;
- b) site conditions affecting the access;
- c) existing and design levels; and
- d) longitudinal section from the road centreline to the car space(s).

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

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

11. Building materials and colours to be specified

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

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

12. Compliance with BASIX Certificate requirements

The development is to comply with Basix Certificate No. 1008679S_02, dated 16 April 2019.

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 measures may be undertaken without the issue of any amendment under Section 4.55 of the Act, provided that the changes do not affect the form, shape or size of the building.

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

13. Long Service Levy to be paid

In accordance with Section 6.8 of the Environmental Planning and Assessment Act 1979 (as amended), a Construction Certificate for SUBDIVISION WORKS OR BUILDING WORKS shall NOT be issued until any Long Service Levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid (as applicable).

These payments can be made online at www.longservice.nsw.gov.au. Proof of payment is required to be submitted with the Construction Certificate application.

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

14. Site Waste Minimisation and Management

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

15. **Tree Removal**

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

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

16. **Erosion and Sediment measures**

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

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

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

Note: Council may impose on-the-spot fines for non-compliance with this condition. Any such measures that are deemed to be necessary because of the local conditions must be maintained at all times until the site is made stable (i.e. by permanent vegetation cover or hard surface).

17. **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).

18. **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.

19. **Water service to be connected**

A water service must be connected to the property using an approved backflow prevention device. It is the applicant's responsibility to engage a licensed plumber who shall liaise with council during this process.

Any new water service will be at the applicants cost.

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

20. 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.

21. 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.

22. Disconnection of existing water and sewer prior to demolition

Existing water and sewer services must located on site and be properly capped at the main by a licenced plumber. All water and sewer disconnections must be inspected by the Byron Shire Council inspectors prior to backfilling.

- If a property is demolished and no longer needs water supply and/or a sewerage service, a licensed plumber must disconnect the service at the main (also known as 'capping the service').. The plumber must also return the water meter to Council's inspector at the time of inspection.
- If your development involves consolidating lots and you don't need all the existing services, you must correctly disconnect them. This ensures that you aren't billed for unused services and helps avoid future hidden leaks.

Your Plumber must obtain a **Plumbing Permit** at least **two (2) working days prior to commencing work**. Please forward an Application for a Plumbing Permit to your plumber to complete and to return to Council prior to commencement of disconnection works. Refer to http://www.byron.nsw.gov.au/files/Forms/Plumbing_Drainage_Permit.pdf.

23. 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.

24. **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.

25. **Fill to be retained on the subject land**
Fill material must not encroach onto any adjoining land.

26. **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.

27. **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.

28. **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.

29. **Aboriginal Relics**
If any Aboriginal archaeological relics or items are exposed during construction works, the Applicant shall:

- immediately cease works;
- notify the NSW National Parks and Wildlife Service (NPWS);
- obtain any necessary permits and/or approvals to continue the work under the National Parks and Wildlife Act 1974.

The Applicant shall comply with any further request made by the NPWS to cease work for the purposes of archaeological assessment and recording.

30. **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.

31. **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

32. **Essential Energy Infrastructure**

Essential Energy's records indicate there is electricity infrastructure located within close proximity of the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.

Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines/Underground Assets*.

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

33. **Works to be completed prior to issue of a Final Occupation Certificate**

All of the works indicated on the plans and approved by this consent, including any other consents that are necessary for the completion of this development including approvals issued under the Local Government Act 1993 and the Roads Act 1993, are to be completed and approved by the relevant consent authority/s prior to the issue of a Final Occupation Certificate.

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

34. **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.

The following conditions are to be complied with at all times

35. **Temporary use - Dwelling house**

The use of the development is limited to 3 years from the date of issue of any occupation certificate and will cease after 3 years. All improvements and structures must be removed after the temporary use ceases.

36. **Approved use**

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

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

37. **Safety clearance to overhead powerlines**

Minimum safety clearance requirements are to be maintained at all times for any proposed driveway access (concrete crossovers) to the new dwellings, as such driveways will pass under Essential Energy's existing overhead powerlines, located at the front of the

properties. Refer Essential Energy's policy *CEOM7106.25 Minimum Clearance Requirements for NSW* and *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*

38. **Safety clearance to power pole**

To prevent accidental damage, any proposed driveway access (concrete crossovers) to the new dwellings must remain at least three (3) metres away from any electrical infrastructure (power pole) at all times.

39. **Use of dwelling-house**

The dwelling house is not approved for holiday letting and/or for the use as a tourist facility.

SCHEDULE 2 PRESCRIBED CONDITIONS

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

Clause 98 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

Clause 98A Erection of signs

Clause 98B Notification of Home Building Act 1989 requirements

Clause 98E Condition relating to shoring and adequacy of adjoining property

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

SCHEDULE 3 NOTES

Construction Certificate required:

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

Principal Certifying Authority:

Work must not commence until the applicant has:-

- a. appointed a Principal Certifying Authority (if the Council is not the PCA); and
- b. given Council at least two days notice of the intention to commence the erection of the building. Notice must be given by using the prescribed 'Form 7'.
- c. notified the Principal Certifying Authority of the Compliance with Part 6 of the Home Building Act 1989.

Occupation Certificate required:

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

Protection of the Environment Operations Act 1997:

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

Penalties apply for failure to comply with development consents

Failure to comply with conditions of development consent may lead to an on the spot fine being issued pursuant to section 4.2(1) of the Environmental Planning & Assessment Act 1979 or prosecution pursuant to section 9.50 of the Environmental Planning & Assessment Act 1979.

Plumbing Standards and requirements.

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

Relics Provisions- Advice

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

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

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

Schedule 2 – Statement of Reasons**Statement of Reasons**

The proposed modifications were minor and substantially the same as the original development approval with no detrimental environmental impacts.
The proposed development complies with the provisions of Byron Local Environmental Plan 2014.
The proposed development complies with relevant State Environmental Planning Policies
The proposed development complies with relevant provisions of Development Control Plan 2014
The proposed development complies with Environmental Planning & Assessment Regulation 2000 considerations.
The proposed development will not have significant adverse impact on the natural, built or social environment or economic impacts on the locality.
The proposed development is considered suitable for the proposed site.
The proposed development is unlikely to prejudice or compromise the public interest.
The proposed development will not have a detrimental impact on the heritage character of the precinct or the buildings contained on the site. It is considered consistent with the heritage provisions contained within Clause 5.10 of Local Environmental Plan 2014.
The proposed development will not have a detrimental impact on the heritage character of the precinct. It is considered consistent with the heritage provisions contained within Development Control Plan 2014.

How community views were addressed

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

Reason for conditions

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

Dial Before You Dig

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

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

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

Are you dissatisfied with conditions of consent?

If you are unhappy with conditions of consent discuss your concerns with the officer who dealt with your application. You may submit an application to Council to modify the consent under Section 4.55 of the Environmental Planning & Assessment Act, 1979.

You will need to provide reasons why the conditions should be changed or deleted. You may lodge a Section 4.55 application at any time after the notice of determination. If you are not happy with Council's decision on your request for modification, then you may appeal to the Land & Environment Court within six (6) months of the notification by Council.

Right of Review

You may request Council to review its decision under Section 8.2 of the Environmental Planning and Assessment Act, 1979. Such a request must be made within six (6) months of the date of the determination, or if there is an appeal to the Land and Environment Court, up to the time when the court hands down its decision. In reviewing its decision Council is able to consider alterations to the above plans, provided that the Development Application remains substantially the same as the one for which the consent was originally sought, and the changes are publicly notified.

NOTE: This clause does not relate to Integrated Development Applications, applications determined by the Joint Regional Planning Panel or applications previously considered under Section 8.2 of the Environmental Planning and Assessment Act 1979.

Right of Appeal

If you are dissatisfied with this decision, Section 8.7 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.

Signed on behalf of the Consent Authority

Yours faithfully

A handwritten signature in black ink, appearing to be 'LJ Munro', written over the printed name.

Mr L J Munro
Planner

Dated: 7 November 2019

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1008679S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au



Planning &
Environment

Secretary

Date of issue: Tuesday, 16 April 2019

To be valid, this certificate must be lodged within 3 months of the date of issue.

Project summary		
Project name	9 Leslie Street Cabin_02	
Street address	9 Leslie Street Bangalow 2479	
Local Government Area	Byron Shire Council	
Plan type and plan number	deposited DP 6041	
Lot no.	9	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 52	Target 50

Certificate Prepared by	
Name / Company Name: Samuel Campbell	
ABN (if applicable): N/A	

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/GDG plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 40 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but ≤ 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 57 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> all toilets in the development at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓	✓

Thermal Comfort Commitments

Windows, glazed doors and skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

- For the following glass and frame types, the certifier check can be performed by visual inspection.

- Aluminium single clear
- Aluminium double (air) clear
- Timber/uPVC/fibreglass single clear
- Timber/uPVC/fibreglass double (air) clear

- Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W02	916	1374	timber/LPVC/fibreglass, double (air), clear	eave 600 mm, 210 mm above head of window or glazed door	>4 m high, 8-12 m away
W01	2000	1580	timber/LPVC/fibreglass, double (air), clear	eave 600 mm, 210 mm above head of window or glazed door	>4 m high, 8-12 m away
East facing					
W03	1957	3914	timber/LPVC/fibreglass, double (air), clear	verandah 1800 mm, 2216 mm above base of window or glazed door	>4 m high, 2-5 m away
South facing					
W04	1050	1374	timber/LPVC/fibreglass, double (air), clear	eave 600 mm, 210 mm above head of window or glazed door	not overshadowed

Energy Commitments		Show on DA plans	Show on CG/CDC plans & specs	Certifier check
Hot water				
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.		✓	✓	✓
Cooling system				
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a			✓	✓
Heating system				
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
Ventilation				
The applicant must install the following exhaust systems in the development:				
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a			✓	✓
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a			✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a			✓	✓
Artificial lighting				
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:				
• at least 2 of the bedrooms / study; dedicated			✓	✓
• at least 1 of the living / dining rooms; dedicated			✓	✓
• the kitchen; dedicated			✓	✓

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

Energy Commitments		Show on DA plans	Show on GC/GDC plans & specs	Certifier check
<ul style="list-style-type: none"> • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated 			<p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p>
Natural lighting				
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.		✓	✓	✓
Other				
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.			✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.			✓	

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W05	1050	1374	timber/UPVC/fibreglass, double (air), clear	eave 600 mm, 210 mm above head of window or glazed door	not overshadowed
West facing					
W08	650	1500	timber/UPVC/fibreglass, double (air), clear	eave 600 mm, 210 mm above head of window or glazed door	>4 m high, 2-5 m away
W06	650	1500	timber/UPVC/fibreglass, double (air), clear	eave 600 mm, 210 mm above head of window or glazed door	>4 m high, 2-5 m away
W07	650	650	timber/UPVC/fibreglass, double (air), clear	eave 600 mm, 210 mm above head of window or glazed door	>4 m high, 2-5 m away

Thermal Comfort Commitments				
General features				
The dwelling must not have more than 2 storeys.	✓	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓	✓
Floor, walls and ceiling/roof				
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.				
	✓		✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above open subfloor, framed	nil	
external wall - other/undecided	2.20 (including construction)	
external wall - other/undecided	2.20 (including construction)	
external wall - other/undecided	2.20 (including construction)	
external wall - other/undecided	2.20 (including construction)	
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 3.5 (down), roof: foil backed blanket (75 mm)	framed; light (solar absorptance < 0.475)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Description of project

Project address	
Project name	9 Leslie Street Cabin_02
Street address	9 Leslie Street Bangalow 2479
Local Government Area	Byron Shire Council
Plan type and plan number	Deposited Plan DP 6041
Lot no.	9
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	2
Site details	
Site area (m ²)	304
Roof area (m ²)	114
Conditioned floor area (m2)	53.79
Unconditioned floor area (m2)	6.2
Total area of garden and lawn (m2)	173

Assessor details and thermal loads	
Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m ² .year)	n/a
Area adjusted heating load (MJ/m ² .year)	n/a
Project score	
Water	✓ 40 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 52 Target 50



INDEX	PAGE	SITE NOTES
PROPOSED SITE PLAN	1	FOR ALL SITE DETAILS REFER TO COPY OF
EXISTING SITE PLAN	2	TITLE
EXISTING FLOOR PLAN	3	- REFER TO GENERAL NOTES FOR SITE AND STORMWATER
PROPOSED FLOOR PLAN	4	NOTES
PROPOSED ELEVATIONS & SECTION	5	- ALL DOWNPIPE POSITIONS ARE NOM. FINAL POSITIONS ARE
PROPOSED CROSSOVER DETAILS	6	TO BE CONFIRMED BY PLUMBER
PROPOSED LANDSCAPE PLAN	7	- CONNECT DOWNPIPES & SEWER TO LEGAL POINT OF
		DISCHARGE (LPD).
		- ALL WORKS SHALL BE IN ACCORDANCE THE RELEVANT
		AUTHORITIES REQUIREMENTS.

THE BUILDER, THE OWNER/BUILDER, AND/OR THE SUBCONTRACTOR SHALL BE RESPONSIBLE IRRESPECTIVE OF ANY NOTATIONS, OMISSIONS OR IRREGULARITIES HEREIN AND VERIFY ALL SPECIFICATIONS, DIMENSIONS, LEVELS AND SETBACKS PRIOR TO COMMENCING ANY WORKS OR ORDERING ANY MATERIALS. THEY SHALL ALSO BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, ALL RELEVANT AUSTRALIAN STANDARDS (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DETAILS/DRAWINGS AND ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

TERMITE PROTECTION - WHERE THE BUILDING (EXCLUDES CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE AREA TO THE UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK. THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD. TERMITE CONTROL TO AS3660.1

WET AREAS - WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2004: WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS. PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECT SURFACE FINISH TO FLOORS WITHIN 1500MM OF AN UNENCLOSED SHOWER AND SAME TO WALLS AT 1800MM ABOVE FLOORS AND 150MM ABOVE BATH, SINKS, BASINS AND TROUGH SPLASHBACKS AND THE LIKE.

STORMWATER 90MM DIA PVC PIPE UNLESS NOTED OTHERWISE. CLASS 6UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN

- 100MM UNDER SOIL
- 50MM UNDER PAVED OR CONCRETE AREAS
- 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75MM UNDER REINFORCED CONCRETE DRIVEWAYS

SERVICES, SEWER AND SEPTIC SHALL BE IN ACCORDANCE THE RELEVANT AUTHORITIES REQUIREMENTS & APPROVAL.

ROOF TRUSSES SHALL BE SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND DETAILS. ALL ROOFING MEMBERS SHALL BE GENERALLY TIED DOWN WITH (OR EQUIVALENT TO) A CONT. HOOP IRON STRAP OVER THE MEMBER AND FIXED DOWN ONTO THE STUD BELOW. ALL OTHER WALL AND ROOF BRACING AND FIXING (TIE DOWN) SHALL BE IN ACCORDANCE WITH AS 1684-2010 - THE NATIONAL TIMBER FRAMING CODE

ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT

THESE NOTES DO NOT REPLACE OR SUBSTITUTE ANY REGULATIONS, STATUTORY REQUIREMENTS AND/OR BUILDING PRACTICE. THEY ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.

THE OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SPECIFICATION ITEMS AND SIZES NOMINATED ARE CORRECT AND DOCUMENTED TO THEIR REQUIREMENTS.

BYRON COUNCIL
DEVELOPMENT CONSENT
THIS IS THE PLAN ATTACHED TO
DEVELOPMENT CONSENT No: 10-2019-324-1
DATED: 7/11/19

DEVELOPMENT OFFICER

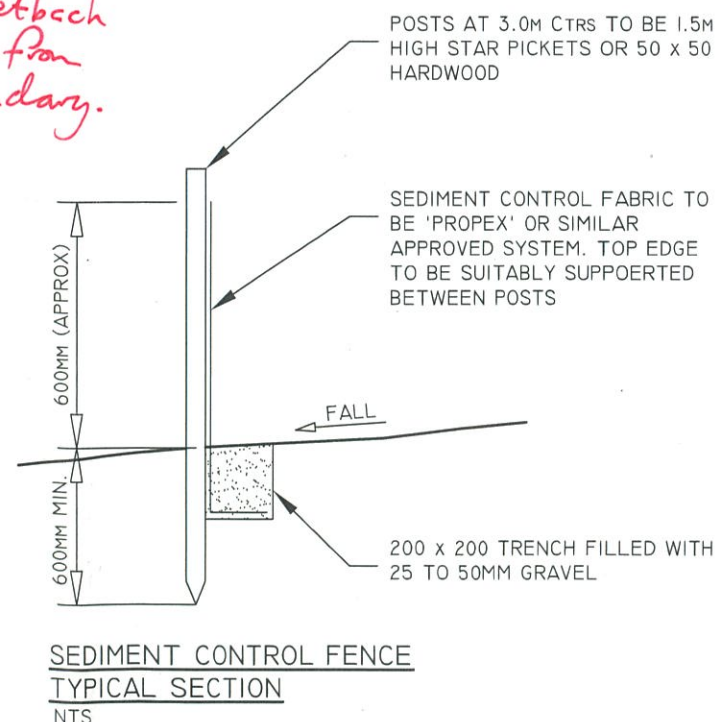
DEVELOPMENT APPROVAL
'DA ISSUE - FOR COUNCIL USE ONLY'

PROPOSED SITE PLAN

SCALE 1:200 (SHEET SIZE A3)

Title:	DEVELOPMENT APPROVAL DRAWINGS ~ 29-05-19
Project:	NEW PREFAB DWELLING
For:	SAM & SARAH CAMPBELL
At:	9 LESLIE ST, BANGALOW
Scale:	AS NOTED
Drawn:	JS
Date:	MAY 2019
Revision:	Issue: A
Sheet:	1 OF 7
Job No:	19-184

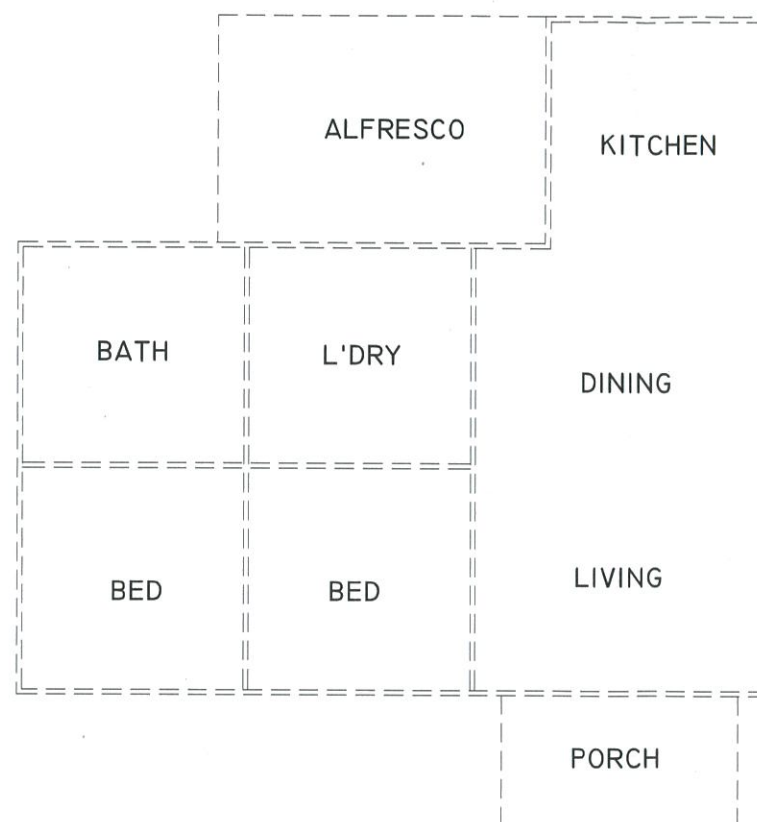
utopian design
ARCHITECTURAL DESIGN + DRAFTING
7 POTTSVILLE RD, MOOBALL NSW 2483
PHONE: (02) 6677 0151
MOBILE: 0448 329 025
EMAIL: jacobsmith01@hotmail.com.au





DEMOLITION NOTES:

- DEMOLITION TO TAKE PLACE DURING NORMAL WORK HOURS ONLY
- DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH AUSTRALIAN AND COUNCIL STANDARDS
- REUSE ALL MATERIALS WHERE POSSIBLE TO LIMIT LAND FILL
- ANY ASBESTOS PRESENT MUST BE WRAPPED & REMOVED CAREFULLY TO AUSTRALIAN STANDARDS



DEMOLISH EXISTING WEATHERBOARD CLAD, METAL ROOF RESIDENCE

AREAS

EXISTING RESIDENCE - 72 Sq M

BYRON COUNCIL
DEVELOPMENT CONSENT
THIS IS THE PLAN ATTACHED TO
DEVELOPMENT CONSENT No: 10-2019-324.1
DATED: 7/11/19

DEVELOPMENT OFFICER

DEMOLITION PLAN

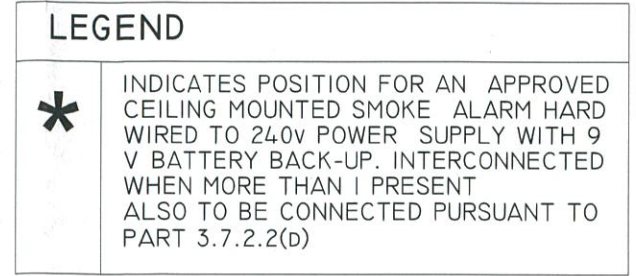
SCALE 1:100 (SHEET SIZE A3)

DEVELOPMENT APPROVAL
'DA ISSUE - FOR COUNCIL USE ONLY'

Title: DEVELOPMENT APPROVAL DRAWINGS ~ 29-05-19	For: SAM & SARAH CAMPBELL	scale: AS NOTED	sheet: 3 OF 7
Project: NEW PREFAB DWELLING	At: 9 LESLIE ST, BANGALOW	drawn: JS	job No: 19-184
		date: MAY 2019	
		revision:	issue: A

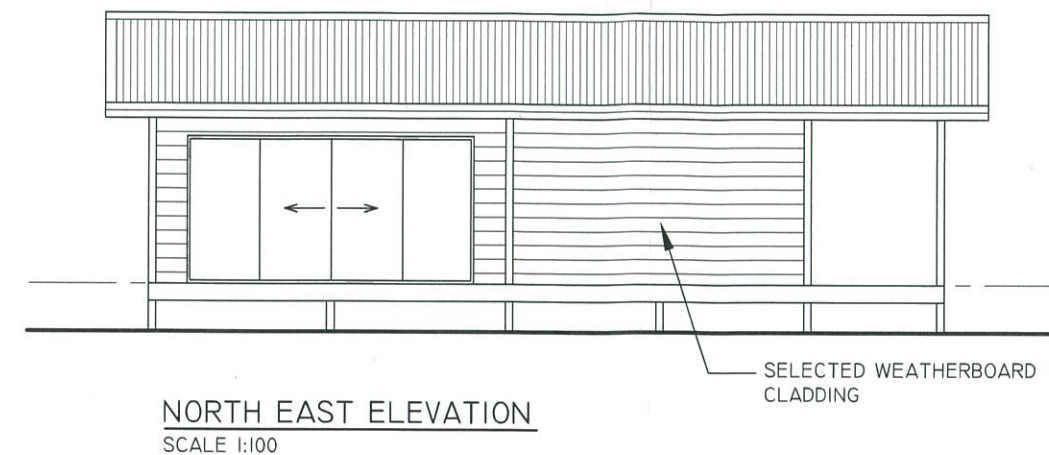
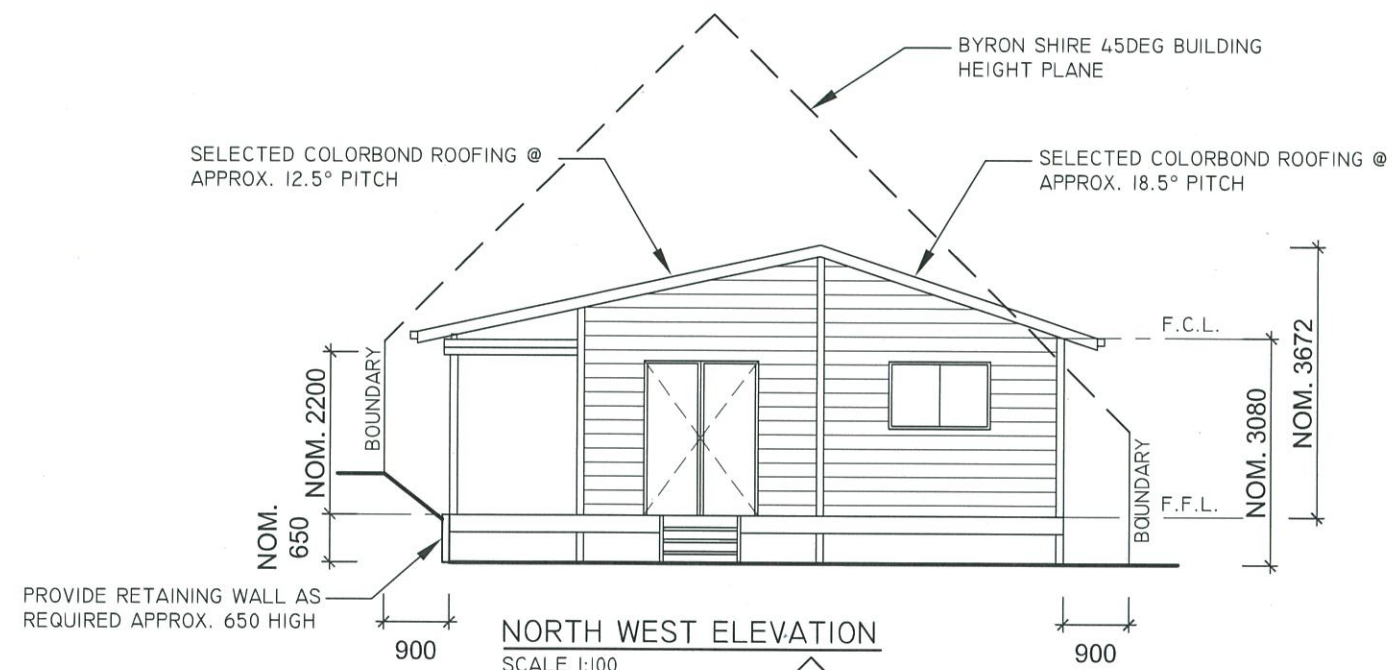


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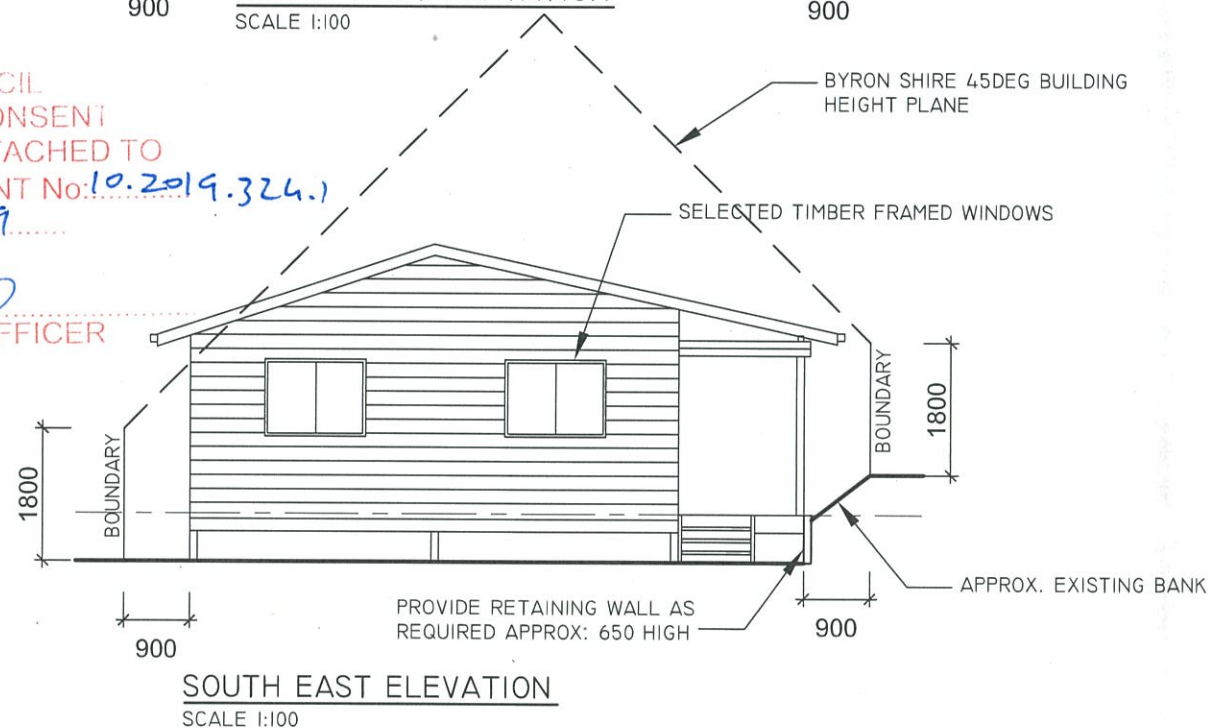


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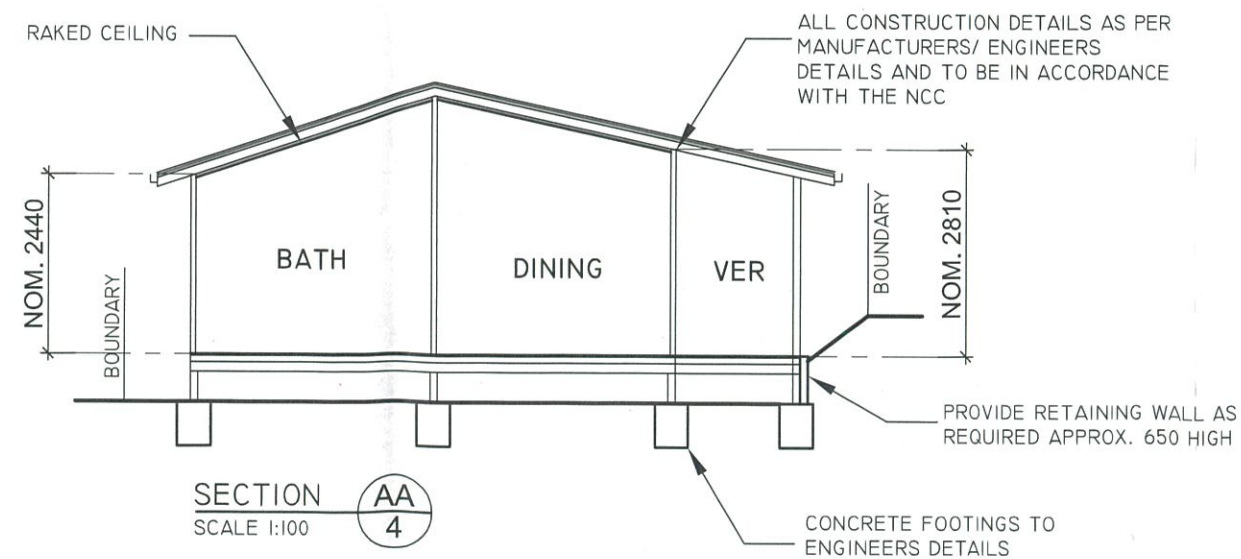
BYRON COUNCIL
DEVELOPMENT CONSENT
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DEVELOPMENT CONSENT No: 10.2019.324.
DATED: 7/11/19
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DEVELOPMENT APPROVAL
'DA ISSUE - FOR COUNCIL USE ONLY'

PROPOSED ELEVATIONS & SECTION

SCALE 1:100 (SHEET SIZE A3)



Title: DEVELOPMENT APPROVAL DRAWINGS ~ 29-05-19
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At: 9 LESLIE ST, BANGALOW

scale: AS NOTED
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