

Council Reference: DA17/0564 LN2292 SS/mp  
Your Reference:



29 November 2017

Customer Service | 1300 292 872 | (02) 6670 2400

Byron Bay Planning & Property Consultants  
PO Box 2585  
BYRON BAY NSW 2481

[tsc@tweed.nsw.gov.au](mailto:tsc@tweed.nsw.gov.au)  
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Fax (02) 6670 2429  
PO Box 816  
Murwillumbah NSW 2484

Please address all communications  
to the General Manager

ABN: 90 178 732 496

Dear Sir/Madam

**Development Application DA17/0564 - dwelling alterations  
and additions at Lot 12 Sec 3 DP 5077 & Lot 13 Sec 3 DP 5077;  
No. 125 River Street SOUTH MURWILLUMBAH**

Reference is made to your Development Application regarding the above. Please find enclosed Development Consent No. DA17/0564.

You should note that before building construction works can commence you are required to obtain a Construction Certificate.

For further information regarding this matter please contact Council's Building and Environmental Health Unit.

Yours faithfully

**Barry Stegeman**  
**TEAM LEADER BUILDING SURVEYING**

Enc

**NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**

To: Byron Bay Planning & Property Consultants  
PO Box 2585  
BYRON BAY NSW 2481

Pursuant to Section 81(1)(a) of the Environmental Planning and Assessment Act 1979, notice is hereby given of the determination by the Tweed Shire Council of Development Application No. **DA17/0564** relating to land described as:

**Lot 12 Sec 3 DP 5077 & Lot 13 Sec 3 DP 5077; No. 125 River Street SOUTH  
MURWILLUMBAH**

to be developed in accordance with plans and details submitted for the purpose of –

**DWELLING ALTERATIONS AND ADDITIONS**

The Development Application has been determined by the granting of consent subject to the conditions described below:

**GENERAL**

1. The development shall be completed in accordance with the Statement of Environmental Effects and the plans identified in the table below, except where varied by the conditions of this consent:

Date	Plan No.
03/08/17	DA P1 - DA P4
05/10/17	DA P5, DA P7 & DA P8
14/11/2017	DA P6, DA P9 - DA P11

[GEN0005]

2. The issue of this Development Consent does not certify compliance with the relevant provisions of the Building Code of Australia.

[GEN0115]

3. Sewer manholes are present on this site. Manholes are not to be covered with soil or other material.

Should adjustments be required to the sewer manhole, then applications for these works must be submitted on Council's standard Section 68 Application form accompanied by the required attachments and the prescribed fee. Works will not be approved until prior separate approval to do so has been granted by Council under Section 68 of the Local Government Act.

[GEN0155]

4. The owner is to ensure that the proposed building is constructed in the position and at the levels as nominated on the approved plans or as stipulated by a condition of this

consent, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.

[GEN0300]

5. All existing trees within the road reserve are to be retained where possible and protected during construction. Where this is not possible, street trees are to be replaced with a similar species in a 45L pot in accordance with Council's Development Design Specification D14.08.03C *Tree Planting and Location* and Standard Drawing '*Tree and Shrub Planting Details*' dwg no SD701 to the satisfaction of the General Manager or his delegate.
6. The proposed alterations and additions shall not exceed a maximum height of RL 14.745m AHD, as indicated on the approved plans.

[GEN0355]

[GENNS01]

### **PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

7. In accordance with Section 109F(i) 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. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment is to be provided.

[PCC0285]

8. Design detail shall be provided to address the flood compatibility of the proposed structure including the following specific matters:
  - (a) Design flood level of RL 7.3m AHD.
  - (b) The minimum habitable floor level for the building is RL 7.8m AHD.
  - (c) All building materials used below Council's design flood level must not be susceptible to water damage.
  - (d) Subject to the requirements of the local electricity supply authority, all electrical wiring, outlets, switches etc. should, to the maximum extent possible be located above the design flood level. All electrical wiring installed below the design flood level should to suitably treated to withstand continuous submergence in water and provide appropriate earth leakage devices.
  - (e) Define adequate provision for the flood free storage for goods and equipment susceptible to water damage.
  - (f) Prior to Construction Certificate approval, the applicant shall provide the Principal Certifying Authority with a certificate of structural adequacy with regard to flooding, prepared by a qualified structural/civil engineer to satisfy Tweed Shire Council's Development Control Plan Section 2008 A3.8.2

[PCC0705]

9. Construction Certificate design detail shall confirm the area below Council's design flood level is not totally enclosed. The enclosure of laundry, stairway entry and double garage space is permitted provided the area of enclosure does not exceed 50 square metres. The free flow of flood water must be a major consideration in the design of any area enclosed, and therefore all reasonable effort should be made in the Construction

Certificate design detail to allow the through flow of flood waters in the expected direction of flood water travel.

- [PCC0715]
10. Fencing detail is to be provided detailing a form that will either allow the free passage of flood water or be of a light construction such as timber paling that will collapse as a result of any build up of floodwater or debris.

- [PCC0725]
11. A Construction Certificate application for works that involve any of the following:

- connection of a private stormwater drain to a public stormwater drain
- installation of stormwater quality control devices
- erosion and sediment control works

will not be approved until prior separate approval to do so has been granted by Council under Section 68 of the Local Government Act.

- a) Applications for these works must be submitted on Council's standard Section 68 stormwater drainage application form accompanied by the required attachments and the prescribed fee. The Section 68 Application must be approved by Council prior to the associated Construction Certificate being issued.
- b) Where Council is requested to issue a Construction Certificate for subdivision works associated with this consent, the abovementioned works can be incorporated as part of the Construction Certificate application, to enable one single approval to be issued. Separate approval under Section 68 of the Local Government Act will then NOT be required.

- [PCC1145]
12. Erosion and Sediment Control shall be provided in accordance with the following:

- (a) The Construction Certificate Application must include a detailed erosion and sediment control plan prepared in accordance with Section D7.07 of *Development Design Specification D7 - Stormwater Quality*.
- (b) Construction phase erosion and sediment control shall be designed, constructed and operated in accordance with *Tweed Shire Council Development Design Specification D7 - Stormwater Quality* and its Annexure A - "Code of Practice for Soil and Water Management on Construction Works".

[PCC1155]

### **PRIOR TO COMMENCEMENT OF WORK**

13. The proponent shall accurately locate and identify any existing sewer main, stormwater line or other underground infrastructure within or adjacent to the site and the Principal Certifying Authority advised of its location and depth prior to commencing works and ensure there shall be no conflict between the proposed development and existing infrastructure prior to start of any works.

- [PCW0005]
14. The erection of a building in accordance with a development consent must not be commenced until:

- (a) a construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and
- (b) the person having the benefit of the development consent has:

- (i) appointed a principal certifying authority for the building work, and
  - (ii) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
- (c) the principal certifying authority has, no later than 2 days before the building work commences:
- (i) notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
  - (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- (d) the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
- (i) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and
  - (ii) notified the principal certifying authority of any such appointment, and
  - (iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspection and other inspections that are to be carried out in respect of the building work.

[PCW0215]

15. Prior to work commencing, a "Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority" shall be submitted to Council at least **2 days** prior to work commencing.

[PCW0225]

16. Residential building work:

- (a) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
- (i) in the case of work for which a principal contractor is required to be appointed:
    - \* in the name and licence number of the principal contractor, and
    - \* the name of the insurer by which the work is insured under Part 6 of that Act,
  - (ii) in the case of work to be done by an owner-builder:
    - \* the name of the owner-builder, and
    - \* if the owner-builder is required to hold an owner builder permit under that Act, the number of the owner-builder permit.
- (b) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (1) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

[PCW0235]

17. A temporary builder's toilet is to be provided prior to commencement of work at the rate of one closet for every 15 persons or part of 15 persons employed at the site. Each toilet provided must be:
- (a) a standard flushing toilet connected to a public sewer, or
  - (b) if that is not practicable, an accredited sewage management facility approved by the council

[PCW0245]

18. **Where prescribed by the provisions of the Environmental Planning and Assessment Regulation 2000**, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

[PCW0255]

19. Prior to commencement of work on the site all erosion and sedimentation control measures are to be installed and operational including the provision of a "shake down" area, where required. These measures are to be in accordance with the approved erosion and sedimentation control plan and adequately maintained throughout the duration of the development.

In addition to these measures the core flute sign provided with the stormwater approval under Section 68 of the Local Government Act is to be clearly displayed on the most prominent position of the sediment fence or erosion control device which promotes awareness of the importance of the erosion and sediment controls provided.

This sign is to remain in position for the duration of the project.

[PCW0985]

20. An application to connect to Council's sewer or carry out plumbing and drainage works, together with any prescribed fees including inspection fees, is to be submitted to and approved by Council prior to the commencement of any building works on the site.

[PCW1065]

## **DURING CONSTRUCTION**

21. Commencement of work, including the switching on and operation of plant, machinery and vehicles is limited to the following hours, unless otherwise permitted by Council:

Monday to Saturday from 7.00am to 6.00pm

No work to be carried out on Sundays or Public Holidays

The proponent is responsible to instruct and control subcontractors regarding hours of work.

[DUR0205]

22. The wall and roof cladding is to have low reflectivity where they would otherwise cause nuisance to the occupants of buildings with direct line of sight to the proposed building.  
[DUR0245]
23. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).  
[DUR0375]
24. Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council.  
[DUR0395]
25. The Principal Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.  
[DUR0405]
26. It is the responsibility of the applicant to restrict public access to the construction works site, construction works or materials or equipment on the site when construction work is not in progress or the site is otherwise unoccupied in accordance with WorkCover NSW requirements and Work Health and Safety Regulation 2011.  
[DUR0415]
27. During construction the Principal Certifying Authority is to be provided with a Registered Surveyors floor level certificate at each floor platform stage (before any concrete pour) and when the roof framework is in place, to confirm that the height of the building is proceeding in accordance with the approved plans/consent conditions.  
[DUR0485]
28. All demolition work is to be carried out in accordance with the provisions of Australian Standard AS 2601 "The Demolition of Structures" and to the relevant requirements of the WorkCover NSW, Work Health and Safety Regulation 2011.  
The proponent shall also observe the guidelines set down under the Department of Environment and Climate Change publication, "A Renovators Guide to the Dangers of Lead" and the Workcover Guidelines on working with asbestos.  
[DUR0645]
29. Any cut or fill on the property is to be battered at a ratio not greater than 1:2 (v:h) within the property boundary, stabilised and provided with a dish drain or similar at the base in accordance with Tweed Shire Councils Design and Construction Specifications, Development Control Plan Part A1 to the satisfaction of the Principal Certifying Authority.  
Please note timber retaining walls are not permitted.  
[DUR0835]
30. The development is to be carried out in accordance with the current BASIX certificate and schedule of commitments approved in relation to this development consent.  
[DUR0905]

31. All work associated with this approval is to be carried out so as not to impact on the neighbourhood, adjacent premises or the environment. All necessary precautions, covering and protection shall be taken to minimise impact from:
- Noise, water or air pollution.
  - Dust during filling operations and also from construction vehicles.
  - Material removed from the site by wind.
- [DUR1005]
32. Any damage caused to public infrastructure (roads, footpaths, water and sewer mains, power and telephone services etc) during construction of the development shall be repaired in accordance with Councils Development Design and Construction Specifications prior to the issue of a Subdivision Certificate and/or prior to any use or occupation of the buildings.
- [DUR1875]
33. No portion of the structure may be erected over any existing sullage or stormwater disposal drains, easements, sewer mains, or proposed sewer mains.
- [DUR1945]
34. The builder must provide an adequate trade waste service to ensure that all waste material is suitably contained and secured within an area on the site, and removed from the site at regular intervals for the period of construction/demolition to ensure no material is capable of being washed or blown from the site.
- [DUR2185]
35. Council is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:
- (a) internal drainage, prior to slab preparation;
  - (b) water plumbing rough in, and/or stackwork prior to the erection of brick work or any wall sheeting;
  - (c) external drainage prior to backfilling.
  - (d) completion of work and prior to occupation of the building.
- [DUR2485]
36. Plumbing
- (a) A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.
  - (b) The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the Plumbing Code of Australia and AS/NZS 3500.
- [DUR2495]
37. Overflow relief gully is to be located clear of the building and at a level not less than 150mm below the lowest fixture within the building and 75mm above finished ground level.
- [DUR2545]
38. All new hot water installations shall deliver hot water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding:-
- \* 45°C for childhood centres, primary and secondary schools and nursing homes or similar facilities for aged, sick or disabled persons; and
  - \* 50°C in all other classes of buildings.



A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of works.

[DUR2555]

## **PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

39. A person must not commence occupation or use of the whole or any part of a new building or structure (within the meaning of Section 109H(4)) unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units).
- [POC0205]
40. A final occupation certificate must be applied for and obtained within 6 months of any Interim Occupation Certificate being issued, and all conditions of this consent must be satisfied at the time of issue of a final occupation certificate (unless otherwise specified herein).
- [POC0355]
41. Prior to the issue of a final occupation certificate adequate proof and/or documentation is to be submitted to the Principal Certifying Authority to identify that all commitment on the BASIX "Schedule of Commitments" have been complied with.
- [POC0435]
42. The lots are to be consolidated into one lot under one title. The plan of consolidation shall be registered with the Land and Property Information (LPI) (formerly the Lands Titles Office), prior to issue of an Occupation Certificate.
- [POC0855]
43. Prior to the occupation or use of any building and prior to the issue of any occupation certificate, including an interim occupation certificate a final inspection report is to be obtained from Council in relation to the plumbing and drainage works.
- [POC1045]
44. Prior to the issue of an occupation certificate or use of the alterations and additions, smoke detectors shall be installed in the new and existing dwelling in accordance with the provisions of part 3.7.2 of the Building Code of Australia. The smoke detectors shall comply with the provisions of Australian Standard 3786 and shall be interconnected.

[POCNS01]

## **USE**

45. All externally mounted air conditioning units and other mechanical plant or equipment are to be located so that any noise impact due to their operation which may be or is likely to be experienced by any neighbouring premises is minimised. Notwithstanding this requirement all air conditioning units and other mechanical plant and or equipment is to be acoustically treated or shielded where considered necessary to the satisfaction of the General Manager or his delegate such that the operation of any air conditioning unit, mechanical plant and or equipment does not result in the emission of offensive or intrusive noise.
- [USE0175]
46. The building is to be used for single dwelling purposes only.

[USE0505]

The reasons for the imposition of conditions are to minimise any adverse impact the development may cause and to give effect to the objectives of the Environmental Planning and Assessment Act, 1979.

The application was determined on: **28 November 2017**  
The consent to operate from: **29 November 2017**  
The consent to lapse on 29 November 2022 unless commenced prior to that date.

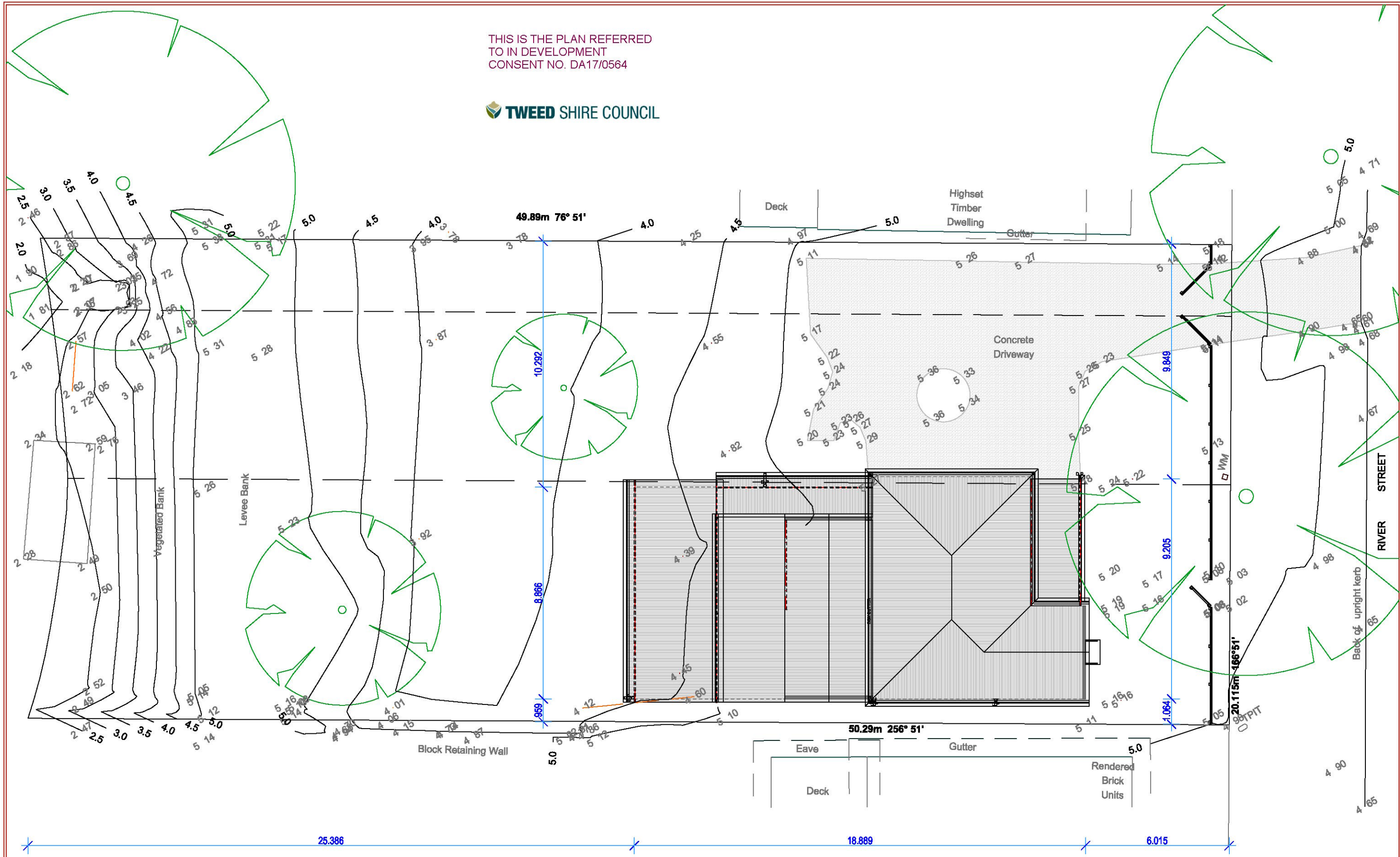
## **RIGHT OF APPEAL**

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 6 months after the date on which you receive this notice.

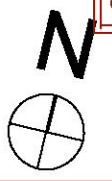
**Signed on behalf of the Tweed Shire Council**

Barry Stegeman  
Team Leader Building Surveying  
29 November 2017

THIS IS THE PLAN REFERRED  
TO IN DEVELOPMENT  
CONSENT NO. DA17/0564

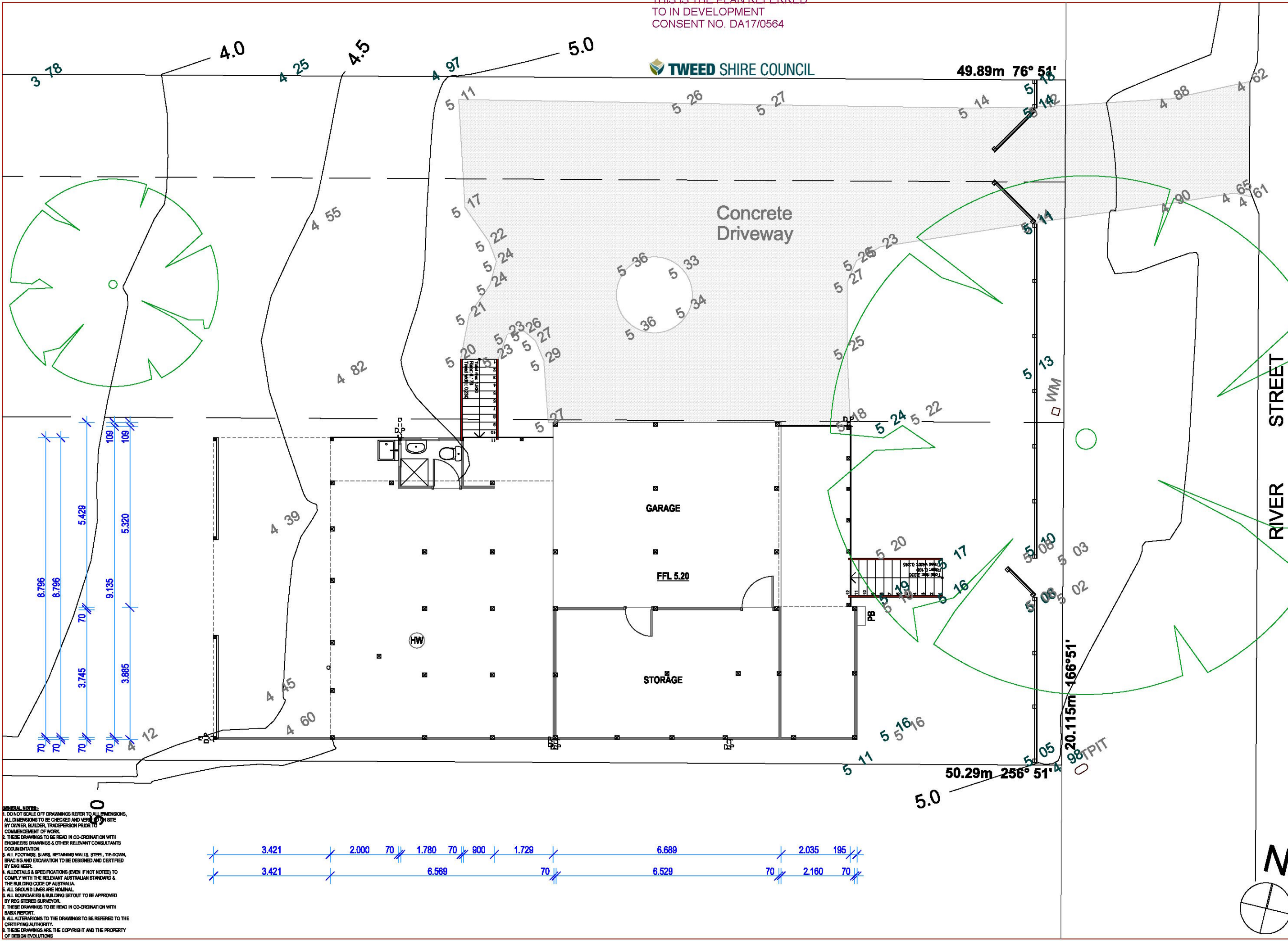


- GENERAL NOTES:**
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  3. THESE DRAWINGS TO BE READ IN CO-ORDINATION WITH ENGINEERS DRAWINGS & OTHER RELEVANT CONSULTANTS DOCUMENTATION.
  4. ALL FOOTINGS, SLABS, RETAINING WALLS, STEEL, TIE-DOWN, BRACING AND EXCAVATION TO BE DESIGNED AND CERTIFIED BY ENGINEER.
  5. ALL DETAILS & SPECIFICATIONS (EVEN IF NOT NOTED) TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARD & THE BUILDING CODE OF AUSTRALIA.
  6. ALL BOUNDARIES & BUILDING SETOUT TO BE APPROVED BY REGISTERED SURVEYOR.
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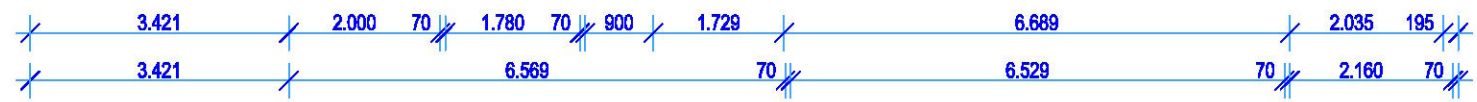


Client: Ms. R. TRICKEY	Proj. Name: ALTS DWELLING	Plan Type: EXISTING SITE PLAN	Job No. Scale: 1:150@A3 Date: 03/08/17	<p>design evolutions drafting &amp; design</p>	<p>PLAN No. DA P1</p> <p>Shop 5 / 130 Jonson Street Byron Bay, NSW 2481 P.O. Box 2885, Byron Bay 2481 Ph: (02) 6680255 ttono@designevolutions.com.au</p>
	Description: PROPOSED CONSTRUCTION ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND RAISING OF FLOOR TO BE ABOVE FLOOD LEVEL	Property Description: Lots 12 & 13; SECTION 3; DP5077 No. 125 RIVER STREET, 5th Murwillumbah, Tweed Shire			

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CONSENT NO. DA17/0564



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**PLAN No. DA P2**

**design evolutions**  
 drafting & design

Shop 5 / 130 Johnson Street  
 Byron Bay, NSW 2481  
 P.O. Box 2565, Byron Bay 2481  
 Ph. (02) 66602555 Fax. (02) 66809277  
 info@designevolutions.com.au

**Job No.** Scale: 1:100@A3  
**Date:** 03/08/17

**Property Description:**  
 Lots 12 & 13; SECTION 3; DP6077

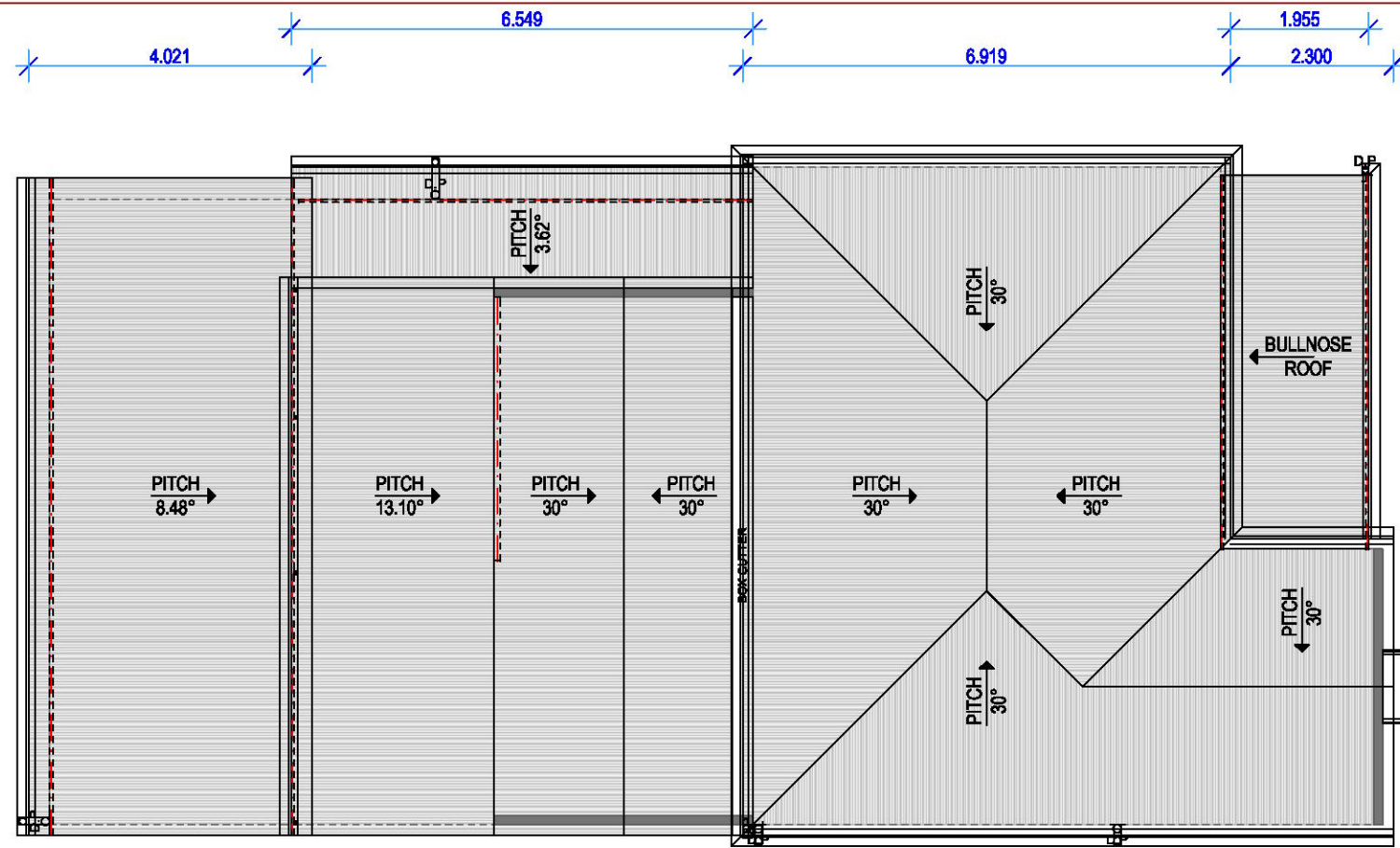
**Plan Type:** EXISTING GROUND FLOOR PLAN

**Description:**  
 PROPOSED CONSTRUCTION ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND RAISING OF FLOOR TO BE ABOVE FLOOD LEVEL

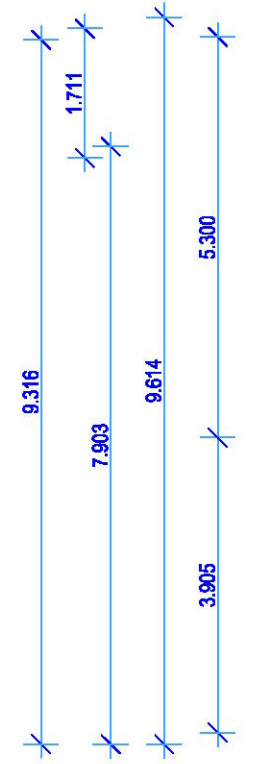
**Client:** Ms. R. TRICKEY

**Proj. Name:** ALTS DWELLING

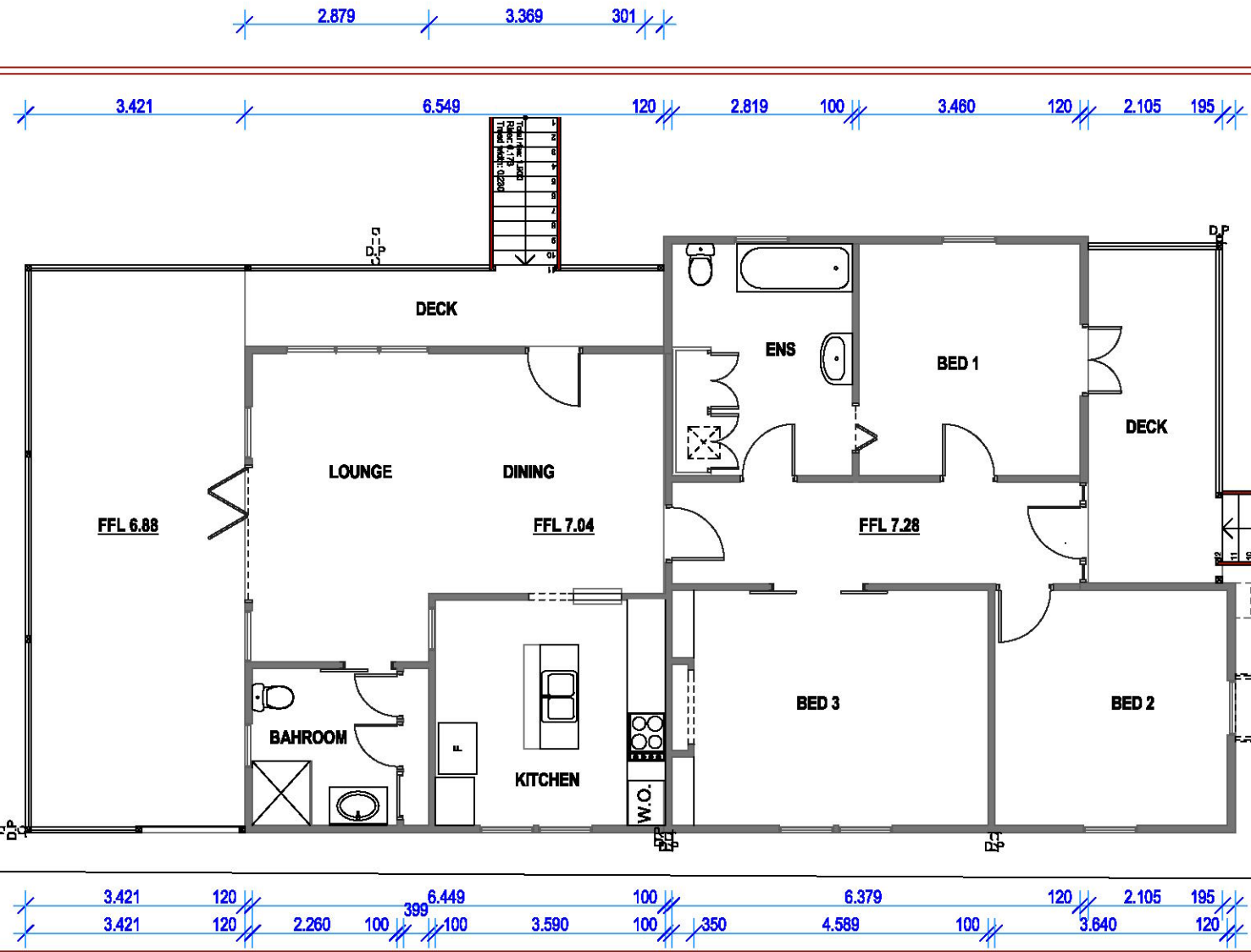
**No. 125 RIVER STREET, 5th Murwillumbah, Tweed Shire**



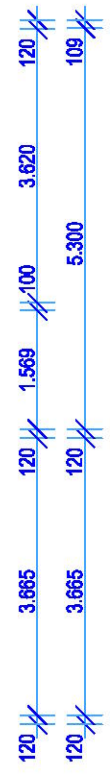
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**ROOF PLAN**  
**FIRST FLOOR PLAN**



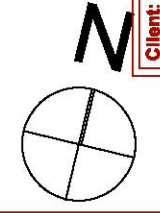
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50.29m 256° 51'

20.115m 166° 51'

20.115m 166° 51'



**Client:** Ms. R. TRICKEY

**Proj. Name:** ALTS DWELLING

**Plan Type:** EXISTING FIRST FLOOR & ROOF PLAN

**Job No.:** Scale: 1:100@A3

**Date:** 03/08/17

**Description:** PROPOSED CONSTRUCTION ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND RAISING OF FLOOR TO BE ABOVE FLOOD LEVEL

**Property Description:** Lots 12 & 13; SECTION 3; DP6077

**Address:** No. 125 RIVER STREET, Stn Murwillumbah, Tweed Shire

**PLAN No.:** DA P3

**Design Evolutions:** Shop 5 / 130 Janson Street, Byron Bay, NSW 2481, P.O. Box 2585, Byron Bay 2481, Ph. (02) 66609255 Fax. (02) 66609277, info@designevolutions.com.au

**drafting & design**

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 CONSENT NO. DA17/0564



**EAST ELEVATION**

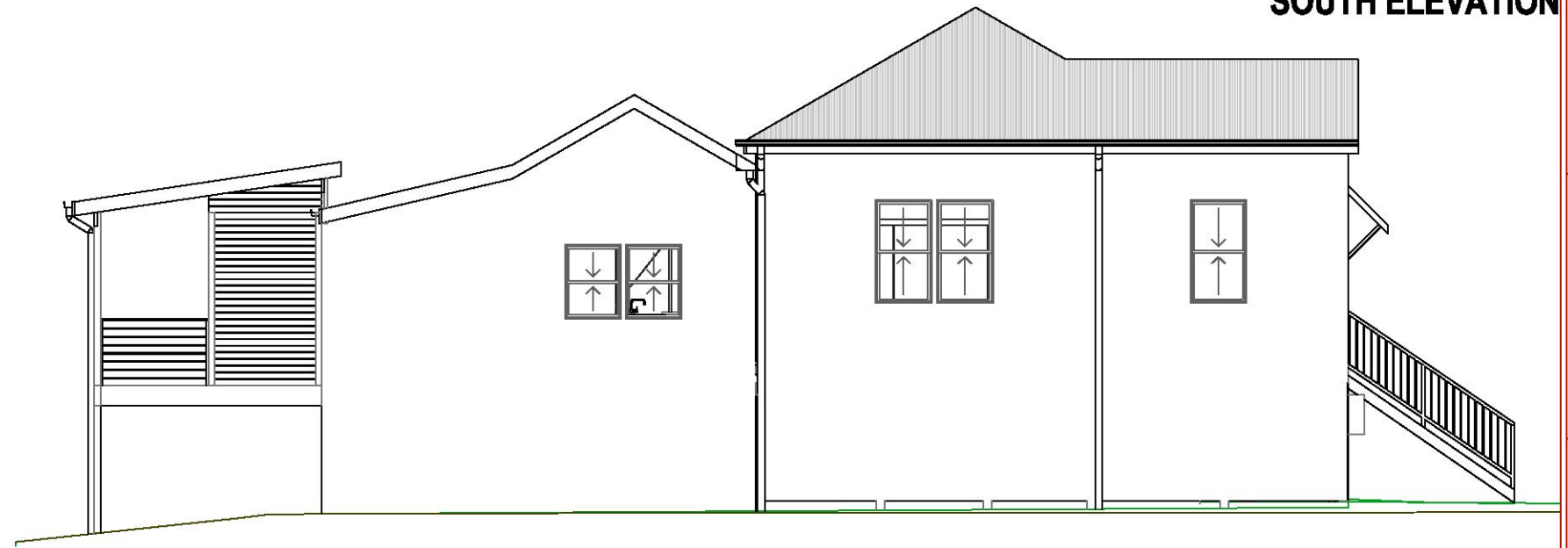


**NORTH ELEVATION**

**WEST ELEVATION**



**SOUTH ELEVATION**



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 6. ALL BOUNDARIES & BUILDING SETOUT TO BE APPROVED BY REGISTERED SURVEYOR.  
 7. THESE DRAWINGS TO BE READ IN CO-ORDINATION WITH BANK REPORT.  
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**PLAN No.** DA P4  
 Shop 5 / 130 Johnson Street  
 Byron Bay, NSW 2481  
 P.O. Box 2565, Byron Bay 2481  
 Ph. (02) 66809255 Fax. (02) 66809277  
 info@designevolutions.com.au

**design evolutions**  
 drafting & design

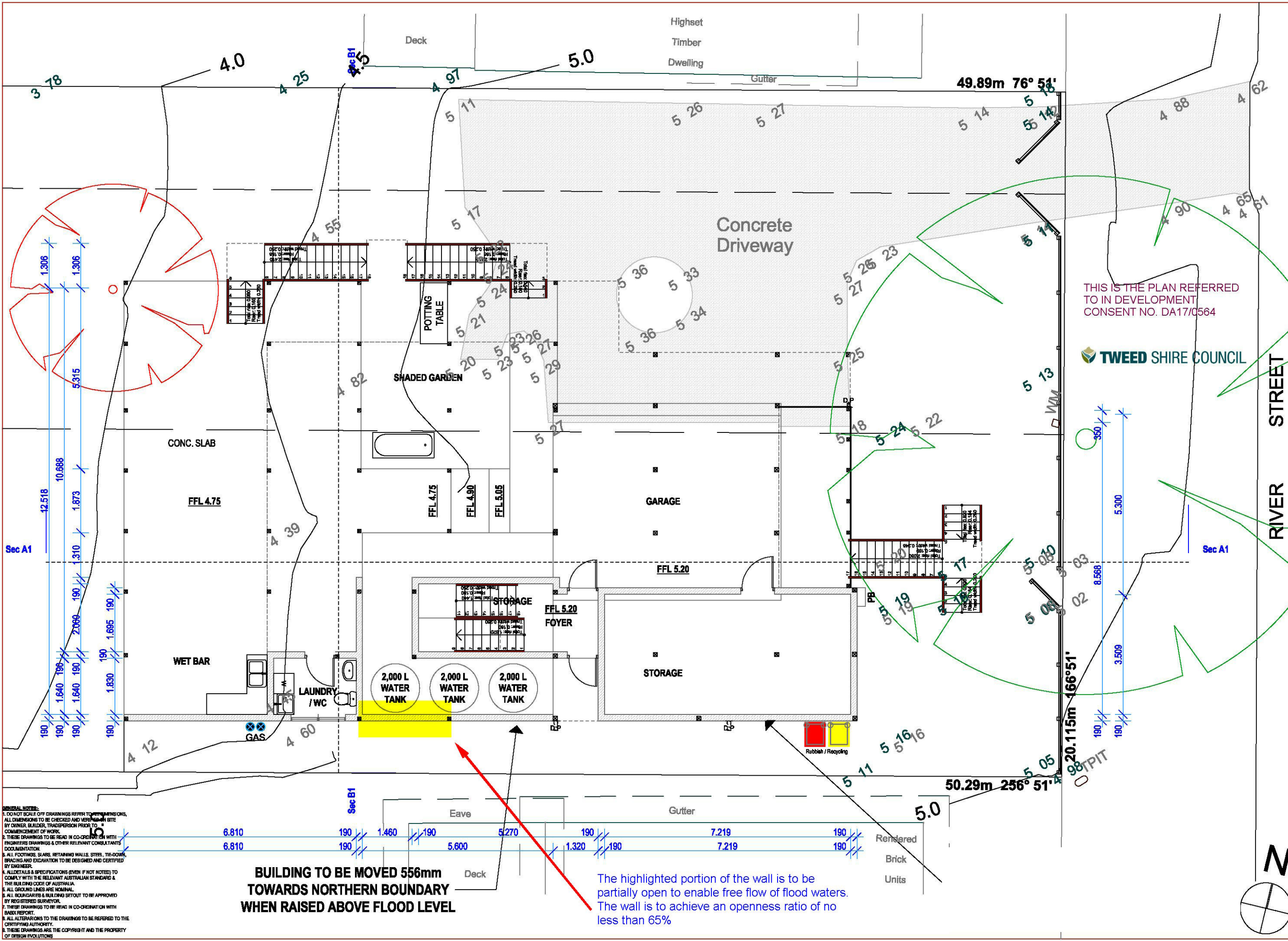


**Job No.** Scale: 1:100@A3  
**Date:** 03/08/17

**Plan Type:** EXISTING ELEVATIONS PLAN  
**Property Description:**  
 Lots 12 & 13; SECTION 3; DP6077  
 No. 125 RIVER STREET, 5th Murwillumbah, Tweed Shire

**Client:** Ms. R. TRICKEY  
**Description:**  
 PROPOSED CONSTRUCTION ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND RAISING OF FLOOR TO BE ABOVE FLOOD LEVEL





**GENERAL NOTES:**

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- THESE DRAWINGS TO BE READ IN CO-ORDINATION WITH ENGINEERS DRAWINGS & OTHER RELEVANT CONSULTANTS DOCUMENTATION.
- ALL FOOTINGS, STAIRS, RETAINING WALLS, STEEL, TIE-DOWN, BRICKS AND EXCAVATION TO BE DESIGNED AND CERTIFIED BY ENGINEER.
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**BUILDING TO BE MOVED 556mm TOWARDS NORTHERN BOUNDARY WHEN RAISED ABOVE FLOOD LEVEL**

The highlighted portion of the wall is to be partially open to enable free flow of flood waters. The wall is to achieve an openness ratio of no less than 65%

THIS IS THE PLAN REFERRED TO IN DEVELOPMENT CONSENT NO. DA17/0564



**PLAN No.** DA P6

**design evolutions**  
drafting & design

Shop 5 / 130 Johnson Street  
Byron Bay, NSW 2481  
P.O. Box 2565, Byron Bay 2481  
Ph. (02) 66809255 Fax. (02) 66809277  
info@designevolutions.com.au

**Job No.** Scale: 1:100@A3

**Date:** 14/11/17

**Property Description:** Lots 12 & 13; SECTION 3; DP6077

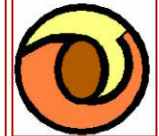
**Plan Type:** PROPOSED GROUND FLOOR PLAN

**Description:** PROPOSED CONSTRUCTION ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND RAISING OF FLOOR TO BE ABOVE FLOOD LEVEL

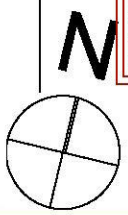
**Client:** Ms. R. TRICKEY

**Proj. Name:** ALTS DWELLING

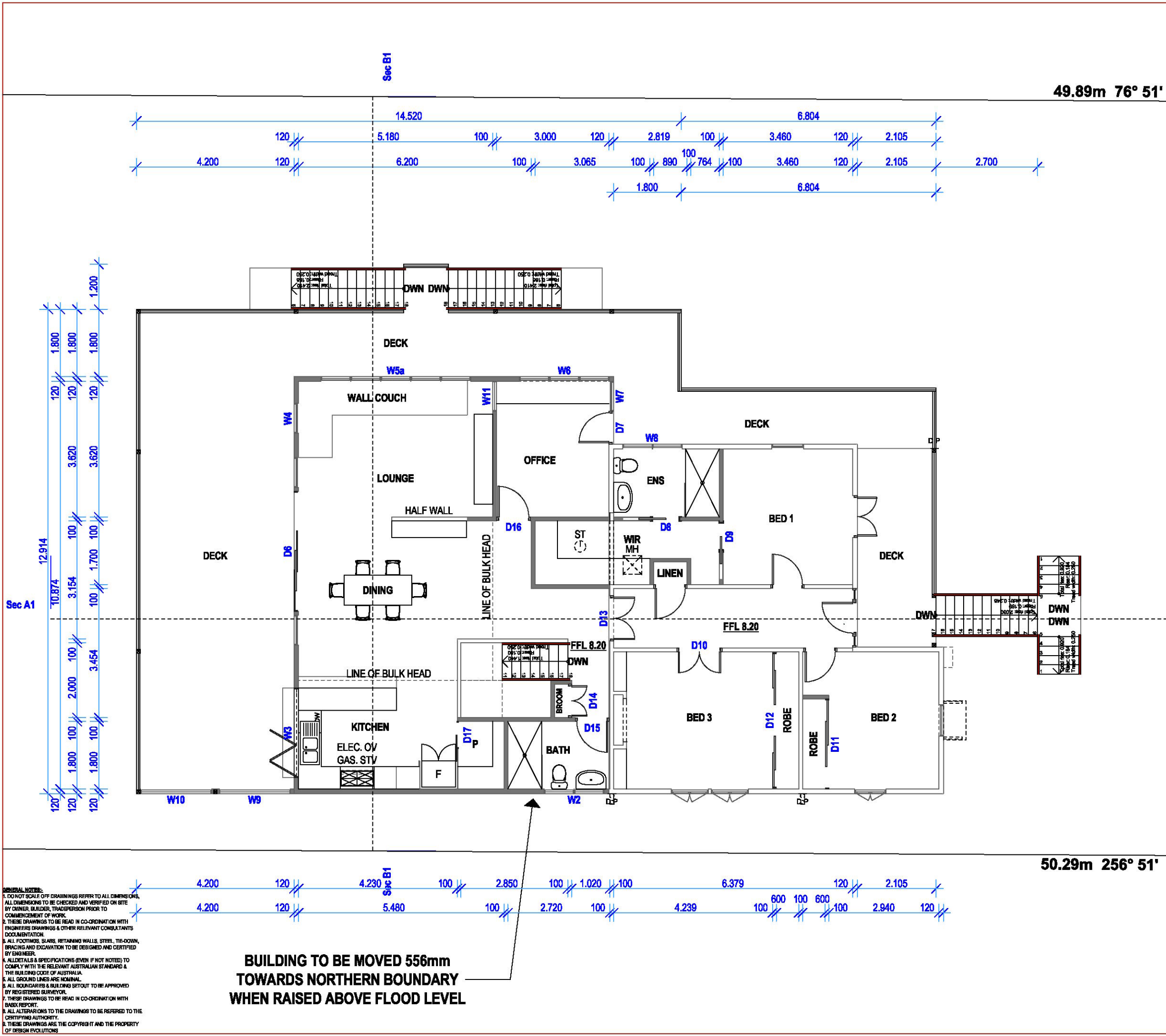
**No.** 125 RIVER STREET, 5th Murwillumbah, Tweed Shire



RIVER STREET







THIS IS THE PLAN REFERRED TO IN DEVELOPMENT  
 CONSENT NO. DA17/0564



RIVER STREET



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**BUILDING TO BE MOVED 556mm TOWARDS NORTHERN BOUNDARY WHEN RAISED ABOVE FLOOD LEVEL**

Client: Ms. R. TRICKEY	Proj. Name: ALTS DWELLING	Plan Type: PROPOSED FIRST FLOOR PLAN	Job No. Scale: 1:100@A3	PLAN No. DA P7
Description: PROPOSED CONSTRUCTION ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND RAISING OF FLOOR TO BE ABOVE FLOOD LEVEL		Property Description: Lots 12 & 13; SECTION 3; DP6077	Date: 05/10/17	design evolutions drafting & design
Shop 5 / 130 Jonsen Street Byron Bay, NSW 2481 P.O. Box 2565, Byron Bay 2481 Ph. (02) 66609255 Fax. (02) 66809277 info@designevolutions.com.au				

20.115m 166° 51'

50.29m 256° 51'

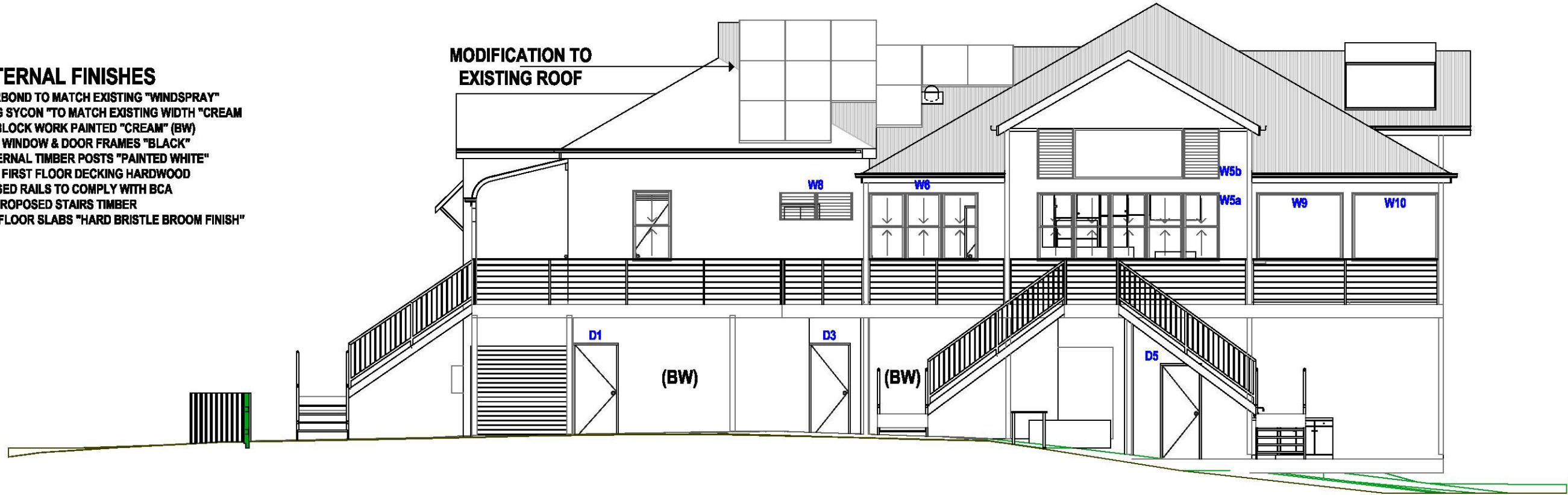
49.89m 76° 51'



### EXTERNAL FINISHES

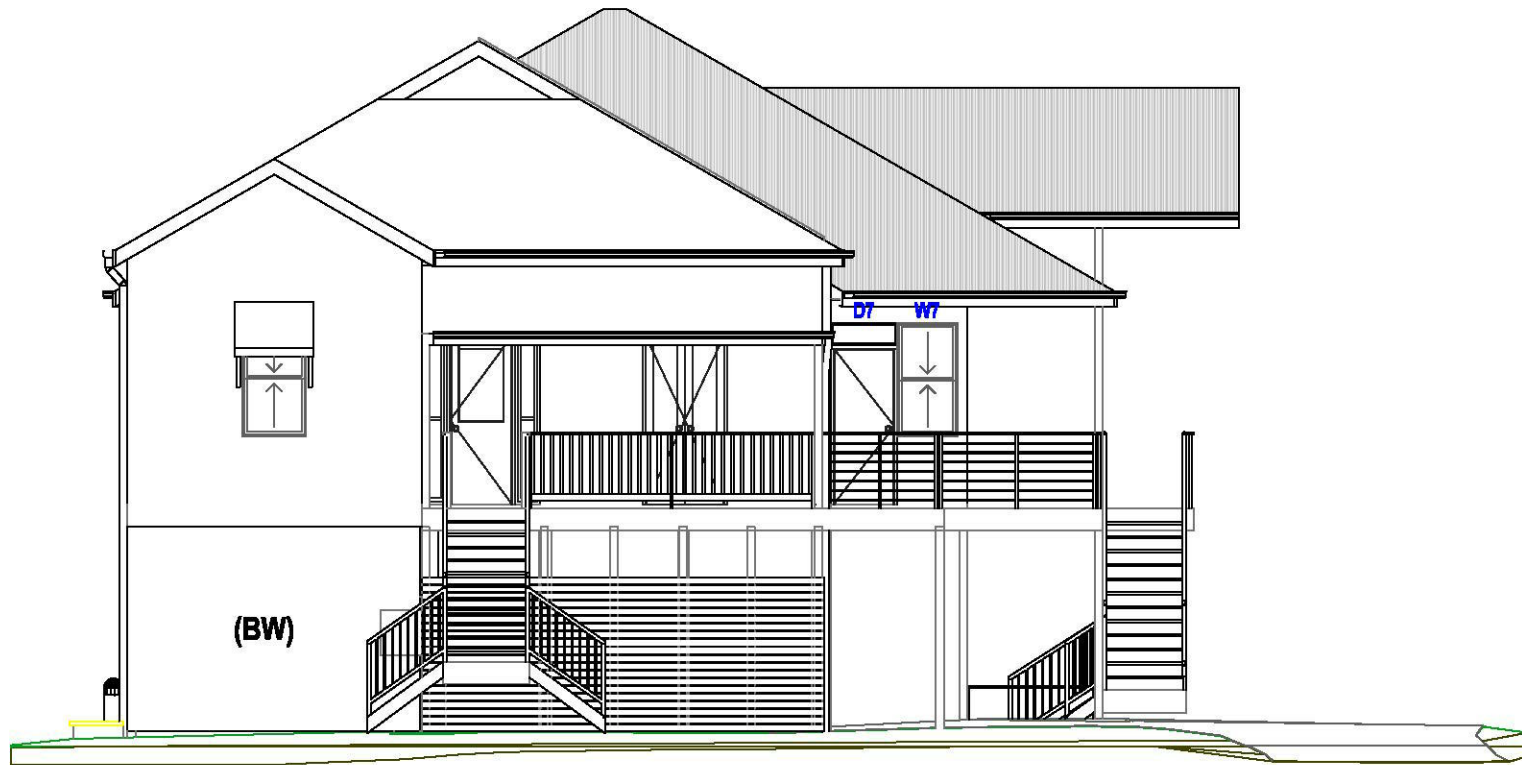
- ROOFING COLORBOND TO MATCH EXISTING "WINDSPRAY"
- EXTERNAL CLADDING SYCON "TO MATCH EXISTING WIDTH "CREAM"
- EXTERNAL BLOCK WORK PAINTED "CREAM" (BW)
- PROPOSED WINDOW & DOOR FRAMES "BLACK"
- PROPOSED EXTERNAL TIMBER POSTS "PAINTED WHITE"
- PROPOSED FIRST FLOOR DECKING HARDWOOD
- PROPOSED RAILS TO COMPLY WITH BCA
- PROPOSED STAIRS TIMBER
- PROPOSED GROUND FLOOR SLABS "HARD BRISTLE BROOM FINISH"

### MODIFICATION TO EXISTING ROOF



NORTH ELEVATION

WEST ELEVATION



THIS IS THE PLAN REFERRED TO IN DEVELOPMENT  
CONSENT NO. DA17/0564



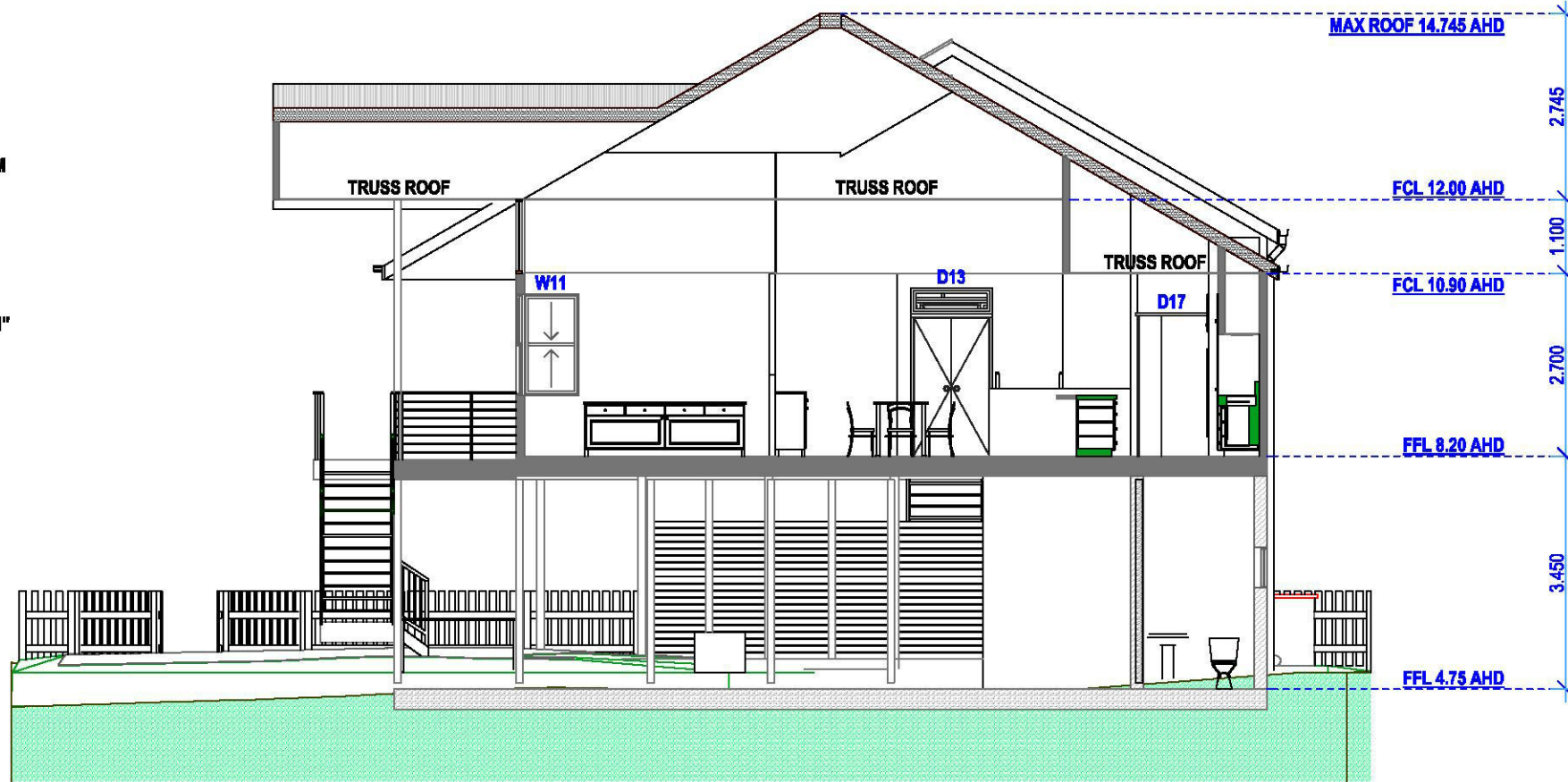
**ALL BLOCK WORK TO HAVE OPEN SECTIONS  
AS PER ENGINEER DETAIL  
TO ALLOW MOVEMENT OF FLOOD WATERS**

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Client: Ms. R. TRICKEY	Proj. Name: ALTS DWELLING	Plan Type: PROPOSED ELEVATIONS & SECTIONS PLAN	Job No. Scale: 1:100@A3	Date: 14/11/17
Description: PROPOSED CONSTRUCTION ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND RAISING OF FLOOR TO BE ABOVE FLOOD LEVEL		Property Description: Lots 12 & 13; SECTION 3; DP6077	No. 125 RIVER STREET, 5th Murwillumbah, Tweed Shire	
PLAN No. DA P11		design evolutions drafting & design		
Shop 5 / 130 Johnson Street Byron Bay, NSW 2481 P.O. Box 2565, Byron Bay 2481 Ph. (02) 66809255 Fax. (02) 66809277 info@designevolutions.com.au				

### EXTERNAL FINISHES

- ROOFING COLORBOND TO MATCH EXISTING "WINDSPRAY"
- EXTERNAL CLADDING SYCON "TO MATCH EXISTING WIDTH "CREAM"
- EXTERNAL BLOCK WORK PAINTED "CREAM" (BW)
- PROPOSED WINDOW & DOOR FRAMES "BLACK"
- PROPOSED EXTERNAL TIMBER POSTS "PAINTED WHITE"
- PROPOSED FIRST FLOOR DECKING HARDWOOD
- PROPOSED RAILS TO COMPLY WITH BCA
- PROPOSED STAIRS TIMBER
- PROPOSED GROUND FLOOR SLABS "HARD BRISTLE BROOM FINISH"



**SECTION B1**

**WEST ELEVATION**



THIS IS THE PLAN REFERRED TO IN DEVELOPMENT CONSENT NO. DA17/0564



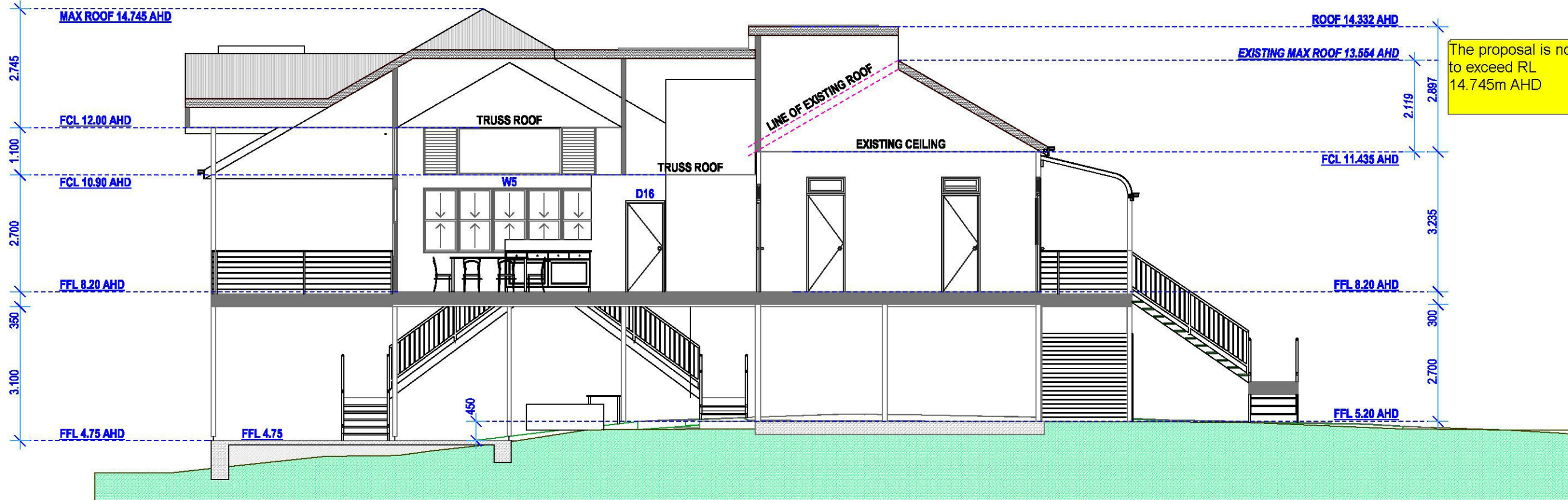
The proposal is not to exceed RL 14.745m AHD

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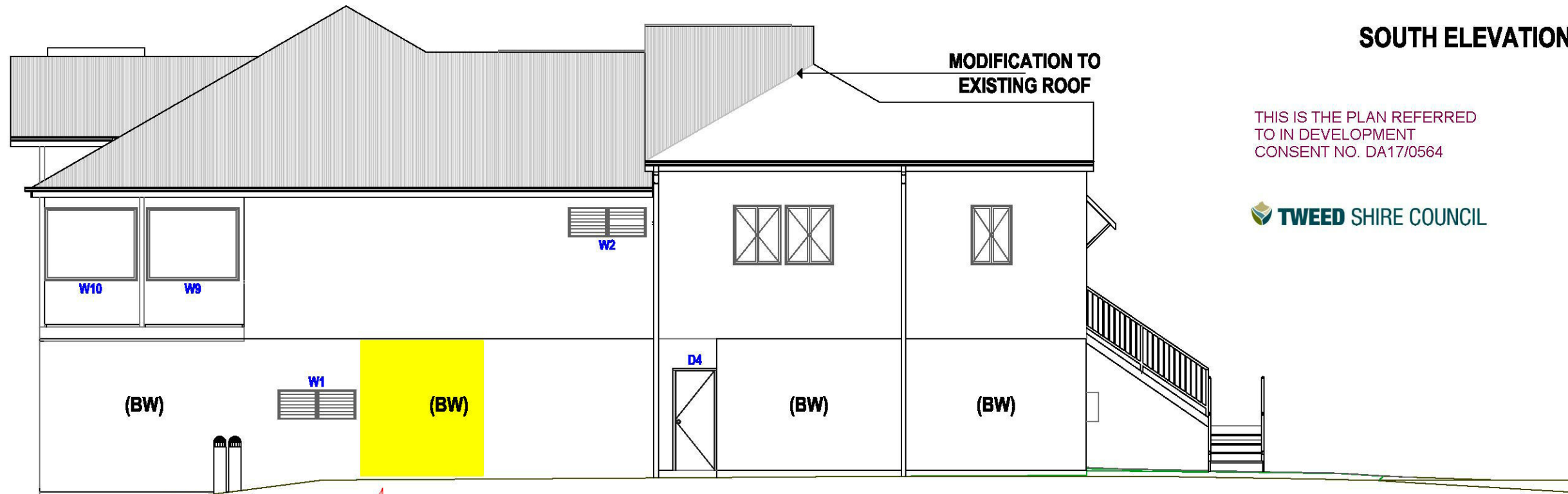
**ALL BLOCK WORK TO HAVE OPEN SECTIONS AS PER ENGINEER DETAIL TO ALLOW MOVEMENT OF FLOOD WATERS**

Client: Ms. R. TRICKEY	Description: PROPOSED CONSTRUCTION ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND RAISING OF FLOOR TO BE ABOVE FLOOD LEVEL	Plan Type: PROPOSED ELEVATIONS & SECTIONS PLAN	Job No. Scale: 1:100@A3 Date: 14/11/17
		Property Description: Lots 12 & 13; SECTION 3; DP6077	No. 125 RIVER STREET, 5th Murwillumbah, Tweed Shire
PLAN No. DA P10	design evolutions drafting & design	Shop 5 / 130 Johnson Street Byron Bay, NSW 2481 P.O. Box 2565, Byron Bay 2481 Ph. (02) 66809255 Fax. (02) 66809277 info@designevolutions.com.au	



The proposal is not to exceed RL 14.745m AHD

**SECTION A1**



**SOUTH ELEVATION**

THIS IS THE PLAN REFERRED TO IN DEVELOPMENT  
 CONSENT NO. DA17/0564



**ALL BLOCK WORK TO HAVE OPEN SECTIONS  
 AS PER ENGINEER DETAIL  
 TO ALLOW MOVEMENT OF FLOOD WATERS**

This portion of the side wall is to be partially open to ensure free flow of flood waters.  
 The wall is to achieve an openness ratio of 65%

- EXTERNAL FINISHES**
- ROOFING COLORBOND TO MATCH EXISTING "WINDSPRAY"
  - EXTERNAL CLADDING SYCON "TO MATCH EXISTING WIDTH "CREAM"
  - EXTERNAL BLOCK WORK PAINTED "CREAM" (BW)
  - PROPOSED WINDOW & DOOR FRAMES "BLACK"
  - PROPOSED EXTERNAL TIMBER POSTS "PAINTED WHITE"
  - PROPOSED FIRST FLOOR DECKING HARDWOOD
  - PROPOSED RAILS TO COMPLY WITH BCA
  - PROPOSED STAIRS TIMBER
  - PROPOSED GROUND FLOOR SLABS "HARD BRISTLE BROOM FINISH"

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**Client:** Ms. R. TRICKEY  
**Proj. Name:** ALTS DWELLING  
**Plan Type:** PROPOSED ELEVATIONS & SECTIONS PLAN  
**Job No.:** 1:100@A3  
**Scale:** 1:100@A3  
**Date:** 14/11/17  
**Property Description:** Lots 12 & 13; SECTION 3; DP6077  
 No. 125 RIVER STREET, 5th Murwillumbah, Tweed Shire  
**PLAN No.:** DA P9  
**DA P9**  
**design evolutions**  
 Shop 5 / 130, Johnson Street  
 Byron Bay, NSW 2481  
 P.O. Box 2565, Byron Bay 2481  
 Ph. (02) 66809255 Fax. (02) 66809277  
 info@designevolutions.com.au  
**drafting & design**

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Alterations and Additions

Certificate number: A289979

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 Alterations and Additions Definitions" dated 18/09/2014 published by Planning & Infrastructure. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Director-General

Date of issue: Monday, 14, August 2017

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



## Description of project

Project address	
Project name	Trickey 125 River St Murbah
Street address	125 River Street Murwillumbah 2484
Local Government Area	Tweed Shire Council
Plan type and number	Deposited Plan 5077
Lot number	12, 13
Section number	3
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

THIS IS THE PLAN REFERRED  
TO IN DEVELOPMENT  
CONSENT NO. DA17/0564



**Certificate Prepared by** (please complete before submitting to Council or PCA)

Name / Company Name: Chris Lonergan Town Planner

ABN (if applicable): 48489440278

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Hot water</b>			
The applicant must install the following hot water system in the development: solar (electric-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).	✓	✓	✓
<b>Lighting</b>			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
<b>Fixtures</b>			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

THIS IS THE PLAN REFERRED  
TO IN DEVELOPMENT  
CONSENT NO. DA17/0564



Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Insulation requirements</b>					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor with open subfloor: framed (R0.7).	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.00 (or R1.40 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.00 (or R1.40 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.00 (or R1.40 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.00 (or R1.40 including construction)				
flat ceiling, pitched roof	ceiling: R0.10 (down), roof: foil backed blanket (75 mm)	light (solar absorptance < 0.475)			

THIS IS THE PLAN REFERRED TO IN DEVELOPMENT  
 CONSENT NO. DA17/0564





Glazing requirements		TWEED SHIRE COUNCIL			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check																																					
<b>Windows and glazed doors</b>																																												
<p>The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.</p> <p>For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.</p> <p>Overshadowing buildings or 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 in the table below.</p>					✓	✓	✓																																					
<p><b>Windows and glazed doors glazing requirements</b></p> <table border="1"> <thead> <tr> <th rowspan="2">Window / door no.</th> <th rowspan="2">Orientation</th> <th rowspan="2">Area of glass inc. frame (m<sup>2</sup>)</th> <th colspan="2">Overshadowing</th> <th rowspan="2">Shading device</th> <th rowspan="2">Frame and glass type</th> </tr> <tr> <th>Height (m)</th> <th>Distance (m)</th> </tr> </thead> <tbody> <tr> <td>W1</td> <td>N</td> <td>0.96</td> <td>3</td> <td>7</td> <td>eave/verandah/pergola/balcony &gt;=900 mm</td> <td>improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)</td> </tr> <tr> <td>W2</td> <td>N</td> <td>3.6</td> <td>3</td> <td>6</td> <td>eave/verandah/pergola/balcony &gt;=900 mm</td> <td>improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)</td> </tr> <tr> <td>W3</td> <td>N</td> <td>6</td> <td>3</td> <td>6</td> <td>eave/verandah/pergola/balcony &gt;=900 mm</td> <td>improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)</td> </tr> <tr> <td>W4</td> <td>N</td> <td>4.4</td> <td>1</td> <td>6</td> <td>eave/verandah/pergola/balcony</td> <td>improved aluminium, single clear, (U-value:</td> </tr> </tbody> </table>					Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing		Shading device	Frame and glass type	Height (m)	Distance (m)	W1	N	0.96	3	7	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	W2	N	3.6	3	6	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	W3	N	6	3	6	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)	W4	N	4.4	1	6	eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value:	✓	✓	✓
Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing					Shading device	Frame and glass type																																			
			Height (m)	Distance (m)																																								
W1	N	0.96	3	7	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																																						
W2	N	3.6	3	6	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																																						
W3	N	6	3	6	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)																																						
W4	N	4.4	1	6	eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value:																																						

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
					>=900 mm	6.44, SHGC: 0.75)		
W5	S	0.96	2	3	eave/verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W6	S	0.96	5	3	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W7	E	1.2	4	10	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W8	W	1.2	4	6	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W9	W	5.5	2	6	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W10	W	12	4	6	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W11	W	3.6	4	6	eave/verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		

THIS IS THE PLAN REFERRED  
TO IN DEVELOPMENT  
CONSENT NO. DA17/0564



## 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 & 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 for the development may be issued.

THIS IS THE PLAN REFERRED  
TO IN DEVELOPMENT  
CONSENT NO. DA17/0564

