



**NOTICE TO APPLICANT OF DETERMINATION OF A  
DEVELOPMENT APPLICATION**

**Environmental Planning and Assessment Act, 1979**

**Pooja Chugh – Development Assessment Planner**  
Telephone: 02 6660 0300

To: Professional Planning Group -  
PPlan  
PO Box 340  
HAMILTON CENTRAL QLD 4007

Being the applicant in respect of: **Development Application No. DA2023/0017**

**Construction of two (2) single storey dwellings with attached tandem garages to  
create a detached dual occupancy development and associated works**

Pursuant to Section 4.16 of the Environmental Planning and Assessment Act, notice is hereby  
given of the determination by the Council, as Consent Authority, of the Development Application  
lodged **20 July 2022** relating to the land described as follows:

**Lot 19 DP 1248978 - 84 Currajong Street, Evans Head**

The Development Application has been determined by:

**GRANTING OF CONSENT subject to the conditions specified in the notice.**

This consent operates from **8 September 2022**

Lapses on **8 September 2027**

**ACTIVITIES ACKNOWLEDGED UNDER THE LOCAL GOVERNMENT ACT 1993, IN  
CONJUNCTION WITH THIS APPLICATION:**

1. *Carry out water supply work.*
2. *Carry out sewerage work.*
3. *Carry out stormwater drainage work.*

**IMPORTANT NOTICE**

**THIS IS A LEGAL DOCUMENT. ENSURE THAT YOU READ THE DOCUMENT CAREFULLY,  
AND PARTICULARLY NOTE ALL ATTENDANT INSTRUCTIONS AND CONDITIONS**

## **DETAILS OF CONDITIONS**

The conditions of consent are set out as follows:

1. In granting this development consent, Council requires:
  - All proposed buildings be constructed in accordance with any amendment or modification outlined in these conditions
  - All proposed works be carried out in accordance with any amendment or modification outlined in these conditions
  - Any proposed use of buildings or land be in accordance with any amendment or modification outlined in these conditions

and be substantially in accordance with the Statement of Environmental Effects, and/or supporting documents submitted with the application, and stamped approved plan(s) No

<b>Plan/Document Title</b>	<b>Ref.</b>	<b>Sheet</b>	<b>Dated</b>	<b>Prepared By</b>
<b>House A</b>				
Site Plan	34175	2 of 13	13/07/2022	Coral Homes
Driveway layout	34175	3 of 13	13/07/2022	
Floor Plan	34175	4 of 13	13/07/2022	
Elevation Plan	34175	5 of 13	13/07/2022	
Section Plan	34175	13 of 13	13/07/2022	
<b>House B</b>				
Site Plan	34176	2 of 13	13/07/2022	
Driveway layout	34176	3 of 13	13/07/2022	
Floor Plan	34176	4 of 13	13/07/2022	
Elevation Plan	34176	5 of 13	13/07/2022	
Section Plan	34176	13 of 13	13/07/2022	
BASIX Certificate Number: 1323107M, issued on 15 July 2022				
NatHERS Certificate No. 0007748908 , dated 29 May 2022				
NatHERS Certificate No.0007748999, dated 29 May 2022				
Acoustic Compliance Report - Ref ATP220102-R-AD-01_Lot 19 (No. 84A & 84B) Currajong Street				

A copy/copies of the approved plan is/are attached to this consent.

**Reason:** *To correctly describe what has been approved. (EPA Act Sec 4.15).*

## **PLANNING**

2. This consent does not include Torrens or Strata title Subdivision of the approved dual occupancy development.

NOTE: Strata Subdivision of the building in accordance with *Richmond Valley Local Environmental Plan 2012* may take place without Council consent, provided a Strata Subdivision Certificate application is lodged to Council within 12 months of the buildings being issued a Certificate of Occupancy.

**Reason:** *To correctly describe what has been approved*

3. No approval is implied or granted for removal of any trees on the subject site or in the surrounding area.

**Reason:** *To minimise impact on the natural environment*

4. A minimum of 30% of the total site area of each dwelling shall be maintained as landscape area for the life of the development.

**Reason:** *To ensure compliance with Richmond Valley Development Control Plan 2021*

5. A minimum of 50% of the area forward of the building line of each dwelling shall be maintained as landscape area for the life of the development.

**Reason:** *To ensure compliance with Richmond Valley Development Control Plan 2021*

6. A native tree capable of achieving a minimum mature height of 3-5m shall be planted in the front yard. A native tree capable of achieving a minimum mature height of 3m shall be planted in the rear yard. The trees shall be planted **prior to the release of the Occupation Certificate**.

**Reason:** *To ensure compliance with Richmond Valley Development Control Plan 2021*

7. The approved landscaping shall be maintained for the life of the development.

**Reason:** *To ensure landscape area is maintained*

8. The proponent shall place road number identification for each dwelling (1/84 and 2/84 Currajong Street). The street numbers shall be installed **prior to the issue of an Occupation Certificate**.

**Reason:** *To provide visual identification*

9. A 1.8m high fence shall be erected, between Dwelling A and B, behind the front master bedroom wall of Dwelling A, **prior to the issue of an Occupation Certificate**. The fence shall be maintained for the life of the development.

**Reason:** *To maintain internal privacy and amenity*

10. All fill imported onto the site must be certified to ensure it meets relevant classification. To ensure that fill material is suitable, only material classified as Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM) is permitted to be imported onsite.

**Reason:** *To protect the environment and public health*

11. All outdoor lighting shall be appropriately located or shielded so no additional light is cast on adjoining land or distract traffic as specified in Australian Standard 4282 - *The Obtrusive Effects of Outdoor Lighting*.

**Reason:** *To preserve the amenity of the area*

12. If the development requires any excavations below 1m, acid sulfate soils may be encountered. In this instance, a preliminary acid sulfate soils assessment will be required to determine whether any acid sulfate soils are present on the site. The preliminary assessment shall be submitted to and approved by the principle certifying authority **prior to the release of the Construction Certificate.**

If the preliminary assessment identifies acid sulfate soils are present at the site, an acid sulphate management plan will be required. The acid sulphate management plan shall be submitted to and approved by the principle certifying authority **prior to the release of the Construction Certificate.**

**Reason:** *To protect the environment.*

13. Any heat pumps for hot water systems and/or pumps attached to rainwater tanks must not cause offensive noise. The pumps must be housed in enclosures suitably designed and installed to prevent the emission of offensive noise as defined in the Protection of the Environment Operations Act (1997).

**Reasons:** *To protect the amenity of the area*

## **BUILDING**

14. A Construction Certificate must be obtained from Council or an accredited certifier at least two (2) days prior to any building or ancillary work commencing. Where the Construction Certificate is obtained from an accredited certifier the determination and all appropriate documents must be notified to Council within seven (7) days of the date of determination.

**Reason:** *Required by Section 6.6 (formerly 81A) of the Environmental Planning and Assessment Act, 1979 and Part 4, Division 2 of the Environmental Planning and Assessment Regulation, 2021.*

15. Notice of Commencement of work at least two (2) days prior to any building or ancillary work being carried out must be submitted to Council on the relevant form.

**Reason:** *Required by Section 6.6(2) (formerly Section 81A(2)) of the Environmental Planning and Assessment Act, 1979 and Section 59 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation, 2021..*

16. An Owner/Builder permit or the Home Owner's Warranty Insurance, if required under the Home Building Act 1989, must be submitted to Council **prior to commencement of works.**

**Reason:** *To satisfy the requirements of the Home Building Act 1989.*

17. **Prior to any work commencing** toilet facilities must be provided at or in the vicinity of the work site.

**Reason:** *To provide sanitary facilities for workers.*

18. A fence must be erected between the work site and a public place.

**Reason:** *To protect the health and safety of the public.*



19. Burning of site refuse and materials is not permitted and all such materials shall be prevented from escaping onto adjoining land and shall be maintained in a tidy manner on site at all times.

**Reason:** *To protect the environment and prevent a nuisance.*

20. Plant equipment or materials of any kind shall not be placed or stored upon the public footpath or roadway, which is open for use by pedestrians.

**Reason:** *So as not to cause a public hindrance or nuisance.*

21. The **outdoor living** must not be enclosed, either wholly or in part, without the prior written approval of Council.

**Reason:** *Any such work requires the consent of Council.*

22. Construction works must not unreasonably interfere with the amenity of the neighbourhood. In particular construction noise, when audible on adjoining residential premises, can only occur:

a) Monday to Friday - 7.00 am to 6.00 pm.

b) Saturday - 8.00 am to 1.00 pm.

c) No construction work which will adversely impact on the amenity of the area is to take place outside the above hours, including Public Holidays.

**Reason:** *To preserve the amenity of the area.*

23. All building waste must be stored in a designated waste storage area and removed from the site to an approved waste disposal facility.

**Reason:** *To ensure the site is left in a clean condition and ensure proper disposal of waste.*

24. Erosion and sediment control measures must be put in place and be maintained to prevent soil erosion and the transportation of sediment from the site and eventually into natural or constructed drainage lines or watercourses. Control measures are to remain in place until the site has been adequately revegetated or landscaped to prevent soil erosion. Work may not proceed until the sedimentation controls are in place.

Failure to comply with these requirements may result in penalty notices being issued without further notice.

**Reason:** *To protect the environment.*

25. Drainage is to be provided to divert surface water clear of the building and building platform and dispose of such water in a way that avoids the likelihood of damage or nuisance to any other property.

**Reason:** *To ensure adequate drainage and comply with Building Code of Australia.*

26. Details and certification prepared by a Practising Structural Engineer must be submitted to the certifying authority for the following **prior to the issue of a Construction Certificate**:
- a) site classification.
  - b) all footings and slabs.
  - c) all bracing and tie downs including design wind speed assessment.
  - d) structural steelwork.

The certification must:

- i) certify that the design complies with the requirements of the Building Code of Australia; and
- ii) set out the basis on which it is given and the extent to which relevant codes of practice, specifications, rules or other publications have been relied upon.
- iii) Details of bore log results (if applicable)

**Reason:** *To ensure that the key structural elements of the building or structure have been designed to suit the site conditions.*

27. The building must be protected against attack by subterranean termites. This can be achieved by:
- a) Soil treatment in accordance with AS 3660.1 - 2000 of the subsoil area beneath all concrete slabs and including additional treatment of a 300mm wide horizontal barrier around the perimeter, edge protection and treatment of all slab penetrations.
  - b) Maintenance of a 75 mm wide strip around the entire slab to allow visual inspection. The area immediately adjoining the external wall is to be kept clear of landscaping or gardens.
  - c) Other chemical or physical measures which meet the objective of protecting primary building elements against subterranean termite attack. If this option is chosen, full details are required to be submitted for Council's consideration.

NOTE 1: The approved chemical for underslab spraying does not provide protection against termites over the economic life of the building.

NOTE 2: Depending on the slab construction a vertical 150 mm wide chemical barrier may be required to the external perimeter of the slab.

NOTE 3: Landscaping and Gardens - Most termite barriers require the area immediately adjoining an external wall to be kept clear of any landscaping or gardens. This is necessary either to prevent the bridging of the termite barrier or to ensure the area is visible for inspection.

NOTE 4: It is recommended that the slab penetrations be protected by a physical barrier where a non reticulated chemical protection is used.

A durable notice must be permanently fixed to the building in a prominent location such as a meter box, indicating;

- a) the method of protection; and
- b) the date of installation of the system; and
- c) where a chemical barrier is used, its life expectancy as listed on the National Regulation Authority label; and
- d) the installer's or manufacturer's recommendations for the scope and frequency of

future inspections for termite activity.

**Reason:** *To ensure adequate termite risk management measures are provided.*

28. All plumbing, drainage and stormwater work must be in accordance with AS3500, All Plumbing and Drainage work must be carried out by a licensed person.

**Reason:** *Required by the Plumbing and Drainage Act 2011 and its Regulation (2017).*

29. Roof water shall be disposed by connection to;
- a) the street drainage system by means of a fully sealed downpipe and stormwater system. Where applicable a metal kerb-box to suit kerb profile shall be fitted.
  - b) water storage tanks. To ensure water quality, a first flush system and bi-annual cleaning are recommended. The tank overflow is to be connected to the existing drainage system or street drainage system, or by connection to pipe-work or drains and dispersed without nuisance to adjoining premises or soil erosion and directed clear of the effluent disposal area.

**Reason:** *To ensure adequate and safe disposal of stormwater.*

30. Prior to commencement of any Plumbing Works a Notice to Commence Plumbing Works must be lodged with Council and required inspection fees paid. Upon completion of works a Certificate of Compliance and Sewer Service Diagram must be provided to Council for its records.

**Reason:** *To comply with Plumbing and Drainage Act 2011.*

31. The **dwelling**s must comply and be constructed in accordance with the BASIX Certificate for the subject development and all commitments contained therein.

NOTE: Certification/verification must be provided to Council on completion for:

- Thermal properties
- Glazing requirements
- Lighting fixtures
- Plumbing requirements

**Reason:** *To comply with statutory requirements.*

32. Mechanical ventilation shall be provided to the amenities area in accordance with the provisions of the Building Code of Australia. Exhaust air is to be ducted directly to the outside of the building.

**Reason:** *To ensure adequate ventilation and air quality, including sufficient air changes and fresh air quantities.*

33. The wet areas are to be treated and impervious to moisture at all floor wall junctions with an approved material in accordance with the Building Code of Australia, and Australian Standard 3740 - 2010. The shower area is to be provided with a completely impervious tray using either a preformed tray of approved material or an in-situ treatment complying with AS 3740 - 2010. Floor surfaces shall be water resistant and graded to a floor waste where required.

**Reason:** *To prevent water damage to the building structure and comply with the Building Code of Australia.*

34. An approved smoke detection alarm system must be installed and maintained in the dwelling in accordance with Part 3.7.2.3 of the Building Code of Australia, Housing Provisions. For your information the following will satisfy the above:

A smoke detector with battery backup and wired to mains power where available, must be located on or near the ceiling in:

- a) Any storey containing bedrooms:
  - i) Between each part of the dwelling containing bedrooms and the remainder of the dwelling; and
  - ii) Where bedrooms are served by a hallway, in that hallway; and,
- b) Any other storey not containing bedrooms.

**Reason:** *To aid in the evacuation of occupants from the building in the case of fire.*

35. The door to a fully enclosed sanitary compartment must;
- a) open outwards; or
  - b) slide; or
  - c) be readily removable from outside of the compartment unless there is a clear space of 1.2 m between the nearest part of the closet pan and the doorway.

**Reason:** *To ensure there are means of removing an unconscious occupant from a fully enclosed sanitary compartment.*

36. New construction shall comply with Section 5 BAL 12.5 Australian Standard AS3959-2018 'Construction of buildings in bush fire-prone areas' and 'Planning for Bush Fire Protection 2019'.

**Reason:** *To comply with Planning for Bushfire Protection 2019.*

37. The occupation or use of the building must not commence until an Occupation Certificate has been issued by the Principal Certifying Authority. Where Council is not the Principal Certifying Authority then all documentation must be forwarded to Council within seven (7) days of issue.

(N.B. All Critical Stage Inspections must have been completed prior to the issue of the Occupation Certificate).

**Reason:** *To monitor compliance with the Development Consent and Construction Certificate.*

38. Where Council is not the Principal Certifying Authority the following inspections will be required with 48 hours notice:
- a) the external sewer drainage lines which have been installed by a licensed plumber. A water test is required prior to drains being covered. A layout plan of the house drains certified by the plumber must be submitted to Council.

**Reason:** *To ensure compliance with Local Government Act 1993.*

39. At completion/occupation, the following certification must be submitted to Council, if Council is not the Principal Certifying Authority:
- a) 'Works as executed' diagram of external and internal drainage. A licensed plumber's certification that 'works as executed' complies with AS 3500 must accompany the diagram.

**Reason:** *To monitor compliance with the Development Consent and Construction Certificate.*

40. Where Council is not the Principal Certifying Authority, all Compliance Certificates must be submitted to Council **within seven (7) days**.

**Reason:** *To comply with the Environmental Planning and Assessment Act.*

## **ENGINEERING**

41. Any damage caused to public infrastructure (roads, footpaths, kerb and gutter, stormwater, water and sewer mains, power and telephone services etc) during construction of the development shall be repaired to the satisfaction of the Executive Manager Infrastructure and Environment (and delegated staff). The repairs shall be carried out **prior to the issue of the Occupation Certificate**.

Council shall be notified in writing, **prior to commencement of works**, of any existing damage to roads, stormwater drainage, kerb and gutter or footpaths.

Absence of notification signifies that no damage exists, and the applicant is therefore liable for the cost of reinstatement of any damage found at the completion of the works.

**Reason:** *To protect the existing and future amenity of the locality and to formally record any pre-existing damage to existing assets.*

42. Payment to Richmond Valley Council of contributions levied under Section 64 of the Local Government Act, Richmond Valley Council's Revenue Policy and Development Servicing Plans, and Rous Water's Development Servicing Plan is required generally in accordance with the attached current schedule, and shall be payable at the rates applicable at the date of payment. (Where the total contribution payable exceeds \$10,000, payment to Council must be by bank cheque or cash. Personal cheques are not acceptable. #Payments may be made to Richmond Valley Council as an agent for Rous Water.)

All contributions shall be paid **prior to the issue of any Construction Certificate**.

<b>Section 64 Local Govt Act &amp; Water Management Act 2000 Levy Area - Evans Head, Woodburn and Broadwater</b>	TechOne Code	No. of ET's	\$ / ET	Amount Payable (\$)
RVC Water Headworks	WatS64Hwks	1.0	\$ 2,180.00	\$ 2,180.00
RVC Sewerage Headworks	SewS64Hwks	1.0	\$ 8,000.00	\$ 8,000.00
Rous Water # Water Headworks	Rous64Hwks	1.0	\$ 9,256.00	\$ 9,256.00
<b>Total Section 64 contributions</b> (current @ 8/9/2022 but generally applicable for payment 1/7/2022 to 30/6/2023) Payments will be in accordance with Council's Revenue Policy at the time of payment				<b>\$ 19,436.00</b>

**Reason:** To provide funds for the provision of services and facilities identified in Richmond Valley Council's Water and Sewer Development Servicing Plans, and Rous Water's Development Servicing Plan.

43. Payment to Richmond Valley Council of contributions levied under Section 7.12 (formerly 94A) of the Environmental Planning and Assessment Act 1979 and Richmond Valley Council's Revenue Policy and Contributions Plan is required in accordance with the attached schedule. The levy is applied to all development over \$100,000.00 (with legislated exemptions). Such levies shall contribute towards the provision, extension or augmentation of public amenities or public services in accordance with Richmond Valley Council's Section 94A Development Contributions Plan. (available on Council's website at [www.richmondvalley.nsw.gov.au](http://www.richmondvalley.nsw.gov.au) under Planning & Development, then Development Policies & Guidelines)

Total cost of the development shall be in accordance with Section 5 of the Richmond Valley Council Section 94A Development Contributions Plan and shall include all private and proposed Council infrastructure, and include such items as consultant fees, demolition works, excavation, site preparation, all buildings, power supply, telecommunications supply, water supply, sewerage pipelines/manholes, stormwater pipelines/pits, inter allotment drainage lines, stormwater treatment devices, driveways/roads, lighting, earthworks, retaining walls, preparing executing and registering plans of subdivision and covenants and easement, etc.. Costs shall include GST (Environmental Planning and Assessment Regulation 2021 Section 208 (4)).

Contributions required by this condition may be adjusted at the time of payment of the contribution in accordance with the formula detailed in Section 1.2 of Richmond Valley Council's Development Contributions Plan ie by CPI from the date of consent, or recalculated in accordance with changes greater than CPI in the total cost as shown on the Construction Certificate(s).

All contributions shall be paid **prior to the issue of any Construction Certificate**. Personal cheques are not acceptable where the contribution exceeds \$10,000.00.

<b>Richmond Valley Section 94A Development Contributions Plan 2010</b>			
<b>Environmental Planning and Assessment Act 1979</b>		<b>(Receipt Code - S712DCPlan)</b>	
<b>Levy area - full Richmond Valley Council</b>			
Total Cost of Development: \$710,045 (as per DA application, but may be adjusted in accordance with Construction Certificate(s) where increased cost is greater than CPI)		@ % of total cost	Contribution
\$ 0 - \$ 100,000	No levy	NIL - No levy	No levy
or 100,001 - \$ 200,000	\$ N/A	0.5 %	\$ N/A
or > \$ 200,000	\$ 710,045	1.0 %	\$ 7,100.45

**Reason:** To provide funds for the provision of services and facilities identified in Richmond Valley Council's Section 94A Development Contributions Plan.

44. Two light duty concrete driveway aprons are to be constructed in accordance with Council's standard at the applicant's cost. Previous approval has been granted for the construction of the driveway works within the road reserve.

The driveway works shall be completed and pass final inspection **prior to the issue of the Occupation Certificate.**

Under Section 142 of the Roads Act 1993, the property owner is responsible for all future maintenance.

**Reason:** To provide adequate access for the anticipated traffic that will be generated by the development.

45. The proposed stormwater grate should be located at the lowest ground level point of the rear yard to maximise the benefit of stormwater drainage.

**Reason:** To ensure stormwater is adequately managed.

## **ENVIRONMENTAL**

46. The disposal of waste material, associated with any construction shall be taken to an approved Landfill facility lawfully able to accept the waste.

**Reason:** To ensure the environment is protected.

47. The land use shall not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise.

**Reason:** To preserve the environment and existing or likely future amenity of the neighbourhood. (EPA Act Sec 4.15)).

48. All measures recommended in the Acoustical Compliance Report prepared by ATP Consulting Engineers, dated 19 July 2022 are to be implemented and complied with.

**Reason:** To preserve the environment and existing or likely future amenity of the neighbourhood. (EPA Act Sec 4.15).

49. Stormwater must be collected and disposed of in a controlled manner for the life of the development such that stormwater flows are:
- Clear of buildings and infrastructure,
  - Not concentrated so as to cause soil erosion,
  - Not directly to a watercourse, and
  - Not onto adjoining land.

**Reason:** To ensure that the land or adjoining land is not damaged by the uncontrolled discharge of stormwater runoff.

## **INTEGRATED DEVELOPMENT GENERAL TERMS OF APPROVAL**

### **General terms of approval for Heritage Council of NSW under Section 4.47 of the *Environmental Planning and Assessment Act 1979***

#### **Approved Development**

1. Development must be in accordance with:

Dwg No	Dwg Title	Date	Rev
<b>Project Name: Lot 19 House A, 84 Currajong Street Evans Head (Ref. 34175)</b>			
Sheet 2 of 13	Site plan	13/07/2022	Council req.
Sheet 3 of 13	Driveway Layout	13/07/2022	Council req.
Sheet 4 of 13	Floor plan	13/07/2022	Council req.
Sheet 5 of 13	Elevation	13/07/2022	Council req.
Sheet 6 of 13	Slab plan	13/07/2022	Council req.
Sheet 13 of 13	Section	13/07/2022	Council req.
<b>Project Name: Lot 19 House B, 84 Currajong Street Evans Head (Ref. 34176)</b>			
Sheet 2 of 13	Site Plan	13/07/2022	Council req.
Sheet 3 of 13	Driveway layout	13/07/2022	Council req.
Sheet 4 of 13	Floor plan	13/07/2022	Council req.
Sheet 5 of 13	Elevation	13/07/2022	Council req.
Sheet 6 of 13	Slab plan	13/07/2022	Council req.
Sheet 13 of 13	Section	13/07/2022	Council req.

**Except as amended** by the following general terms of approval:

2. **Unexpected historical archaeological relics**

The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

**Reason:** This is a standard condition to identify to the applicant how to proceed if historical archaeological deposits or relics are unexpectedly identified during works.



### 3. **Aboriginal Objects**

Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and the Office of Environmental & Heritage is to be informed in accordance with the National Parks and Wildlife Act 1974 (as amended). Works affecting Aboriginal objects on the site must not continue until the Office of Environment and Heritage has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the National Parks and Wildlife Act 1974.

**Reason:** *This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.*

### 4. **Compliance**

If requested the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

**Reason:** *To ensure that the proposed works are completed as approved.*

### 5. **Section 60 Application**

An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

**Reason:** *To meet legislative requirements.*

## **INFORMATION TO APPLICANTS**

### **ADVISORY NOTES**

**NOTE 1:** Prior to commencing any construction works, the following provisions of the Environmental Planning and Assessment Act, 1979 are to be complied with:

- (i) A Construction Certificate is to be obtained from the Consent Authority or an Accredited Certifier in accordance with Section 6.7 of the Act.
- (ii) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 6.6 of the Act.
- (iii) Council is to be given at least two (2) days notice of the persons intention to commence building works, in accordance with Section 6.6 of the Act.

**NOTE 2:** The applicant may apply to the Council or an Accredited Certifier for the issuing of a Construction Certificate and to be the Principal Certifying Authority to monitor compliance with the approval and issue of any relevant documentary evidence or certificates.

**NOTE 3:** In accordance with Section 69 of the Environmental Planning and Assessment Regulation, it is a condition of Development Consent for development that involves any building work, that the work must be carried out in accordance with the requirements of the Building Code of Australia.

**NOTE 4:** If the provision of services or the construction of any infrastructure or any other thing required by this consent occurs, and a GST is payable by Council, the applicant will pay to the Council the GST (as defined below) which is payable by the Council in respect of this consent.

**NB:** GST means any tax levy charge or impost under the authority of any GST law (as defined by the GST Act) and includes GST within the meaning of the GST Act.

The GST Act means a New Tax System (Goods and Services Tax) Act 1999 or any amending or succeeding legislation.

**NOTE 5:** This development approval does not guarantee compliance with the Disability Discrimination Act and the developer should therefore investigate their liability under the Act. Council can assist developers by directing them to Parts 2, 3 and 4 of the Australian Standard 1428 – Design for Access and Mobility (Part 1 is mandatory in the BCA).

**NOTE 6:** The granting of the development consent does not negate the owner/applicant's obligations under Part 6 of the *National Parks and Wildlife Act 1974*, where it is declared an offence to harm, or desecrate, an Aboriginal object or declared Aboriginal Place. The Office of Environment and Heritage's *Due Diligence Code of Practice* should be used to determine whether harm is likely, and whether consent in the form of an Aboriginal Heritage Impact Permit (AHIP) is required.

**NOTE 7:** Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

**NOTE 8:** 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 1800 810 443.

### **PRESCRIBED CONDITIONS OF DEVELOPMENT CONSENT**

Under the provisions of Section 69 of the Environmental Planning and Assessment Regulation for the purposes of Section 4.17(11) of the Environmental Planning and Assessment Act the following conditions are Prescribed Conditions:

1. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

**Reason:** *Required by Section 69 of the Regulation.*

2. In the case of residential building work for which the Home Building Act 1989 requires there be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force.

**Reason:** *Required by Section 69 of the Regulation.*

3. Any Development that requires building work, subdivision work or demolition work a sign must be erected on the development site in a prominent position before the commencement of any work showing:
  - a) Name, address and telephone number of the Principal certifying Authority for the work.
  - b) 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.
  - c) Stating that unauthorised entry to the work site is prohibited.

NOTE: The sign must be of rigid and durable material and maintained on the site until work has been completed. The sign must be easily read by anyone in any public road or public place adjacent to the site.

**Reason:** To ensure compliance with Section 4.17(11) of the Environmental Planning and Assessment Act, 1979 and Section 70 of the Accompanying Regulation.

4. If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
  - (a) protect and support the building, structure or work from possible damage from the excavation, and
  - (b) where necessary, underpin the building, structure or work to prevent any such damage.

The above requirements do not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

**Reason:** To ensure compliance with Section 4.17(11) of the Environmental Planning and Assessment Act, 1979 and Section 74 of the Accompanying Regulation.

#### **DATE FROM WHICH CONSENT OPERATES**

Sections 4.20 and 8.13 of the Environmental Planning and Assessment Act provides that the consent shall become effective and operate from the date endorsed upon the notice, **except** in the case of designated development to which objections have been lodged, when the consent shall become effective 28 days after the consent is issued.

Where an appeal is lodged, either by the applicant or an objector in respect of designated development, the consent shall remain in deferment and not become effective until the appeal has been determined. The consent shall be void if, on appeal, the development is refused.

#### **COMPLIANCE**

The development shall be carried out in accordance with the application, and "approved plans" as may be attached to this consent, and as amended by the foregoing conditions. **All conditions** shall be complied with prior to occupation of the development and, where appropriate, during the operating life of the development.

#### **REVIEW OF DETERMINATION**

Under the provisions of Sections 8.25 to 8.5 of the Environmental Planning and Assessment Act 1979, an applicant may request the Council to review a determination of the application. The request for a review must be made within six (6) months after the date of the determination.

### **RIGHT OF APPEAL**

If you are dissatisfied with this decision, Sections 8.7 and 8.10 of the Environmental Planning and Assessment Act 1979 gives you the right of appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.

Where an appeal is made in the case of a designated development, each person who objected is required to be given notice of the appeal, and will have the right to be heard at that hearing.

Except in the case of designated development, there is no provision within the Act for a third party (objector) to appeal against the consent issued by the Council.

### **LAPSING OF CONSENT**

Section 4.53 of the Environmental Planning and Assessment Act provides that a development consent lapses five years after the date from which it operates. Therefore, this consent lapses five years from the date of operation of this consent UNLESS:

- building, engineering, or construction work relating to this development is commenced on the land within the period of operation of the consent, or
- if no such works are required, the use of the premises commences within the period of operation of the consent.

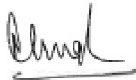
### **MODIFICATION OF CONSENTS**

Under the provisions of Section 4.55 of the Environmental Planning and Assessment Act an applicant may apply to Council for modification of the consent.

### **NOTICE TO COMPLETE**

Where development has been commenced, but the work not completed, Schedule 5 provides that the Council may issue an order requiring completion of the work within a specified time, being not less than twelve months.

For and on behalf of Richmond Valley Council.



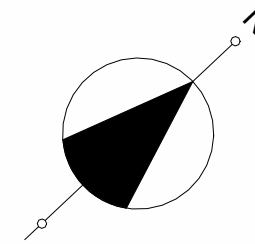
*per:* Andy Edwards  
**Manager Development  
and Certification**

**Encl.**

**Cc:** Mrs E & Mr C J Dujmovic

N3

0007883600 15 Jul 2022  
 Assessor Daniel Warda  
 Accreditation No. 101182  
 Address Currajong Street, Evans Head, NSW, 2473  
 hstar.com.au



**RICHMOND VALLEY COUNCIL  
 DEVELOPMENT CONSENT**

**This is the plan attached to:  
 Developmental Consent No. 2023/0017  
 Dated: 8/09/2022**

Per: *[Signature]*  
**General Manager**

- NOTE: - SEDIMENT FENCE TO OUTSIDE OF FILL
- NOTE: - SEDIMENT FENCE
- NOTE: - DENOTES 250 X 250 SURFACE WATER GRATE CONNECTED TO SEPARATE STORMWATER PIPE
- NOTE: - DENOTES 100mm DIA P.V.C STORMWATER PIPE
- NOTE: - EARTHEN SPOON DRAIN
- NOTE: - USE TEMPORARY DOWNPIPES
- NOTE: - TEMPORARY FENCING
- NOTE: - CLAMP ON TEMP. FENCING
- NOTE: - SURFACE WATER GRATES TO BE LOCATED TO CENTRE OF SPOON DRAIN
- NOTE: - PLACE FILL AROUND THE PERIMETER OF THE CONCRETE SLAB (IMMEDIATELY FOLLOWING SLAB POUR) TO DIVERT WATER AWAY FROM FOUNDATIONS.
- NOTE: - ROOF WATER CATCHMENT AREA
- NOTE: - S3 EASMENT TO DRAIN SEWAGE 3M WIDE AND VARIABLE WIDTH

CLIENT  
 C. & E. DUJMOVIC

ADDRESS  
 LOT 19 HOUSE B, 84 CURRAJONG STREET  
 EVANS HEAD NSW 2473

DESIGN ASPEN 16  
 FACADE SOUTH HAMPTON  
 PLAN SITE  
 SITE COST OPTION: 01/12/2021  
 SURVEYOR NO: X 456434

**PROPERTY DESCRIPTION**  
 ON: DP 1248978  
 LOCAL AUTH: RICHMOND VALLEY COUNCIL

**AREAS**

LAND	SITE COVERAGE
861.3 m <sup>2</sup>	23.26%

**SITWORKS**  
 NOTE: PLATFORM HEIGHT & RETAINING CAN VARY DUE TO SITE CONDITIONS

CUT: SCRAPE	PAD AHD: 7.080
FILL: 0.15	SLAB AHD: 7.405

**CRITICAL PAD LEVEL**  
 NO  YES

**CONDITIONED AREAS**

CONDITIONED AREA	Area (m <sup>2</sup> )
UNCONDITIONED AREA	127.77
UNCONDITIONED AREA	10.01

**FINAL SIGNED COPY**  
 I / WE ACCEPT THAT THESE PLANS ARE THE FINAL WORKING DRAWINGS THAT SUPERSEDED PRELIM PLANS & I / WE HAVE CHECKED THAT ANY ALTERATIONS OR ADDITIONS ARE SHOWN. THESE PLANS ALSO FORM PART OF OUR CONTRACT BETWEEN THE PROPRIETOR & CORAL HOMES.

PROPRIETOR SIGNATURE \_\_\_\_\_ PROPRIETOR SIGNATURE \_\_\_\_\_  
 BUILDERS SIGNATURE \_\_\_\_\_

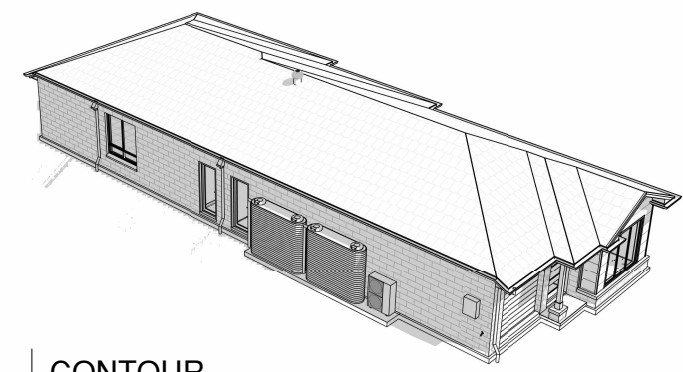
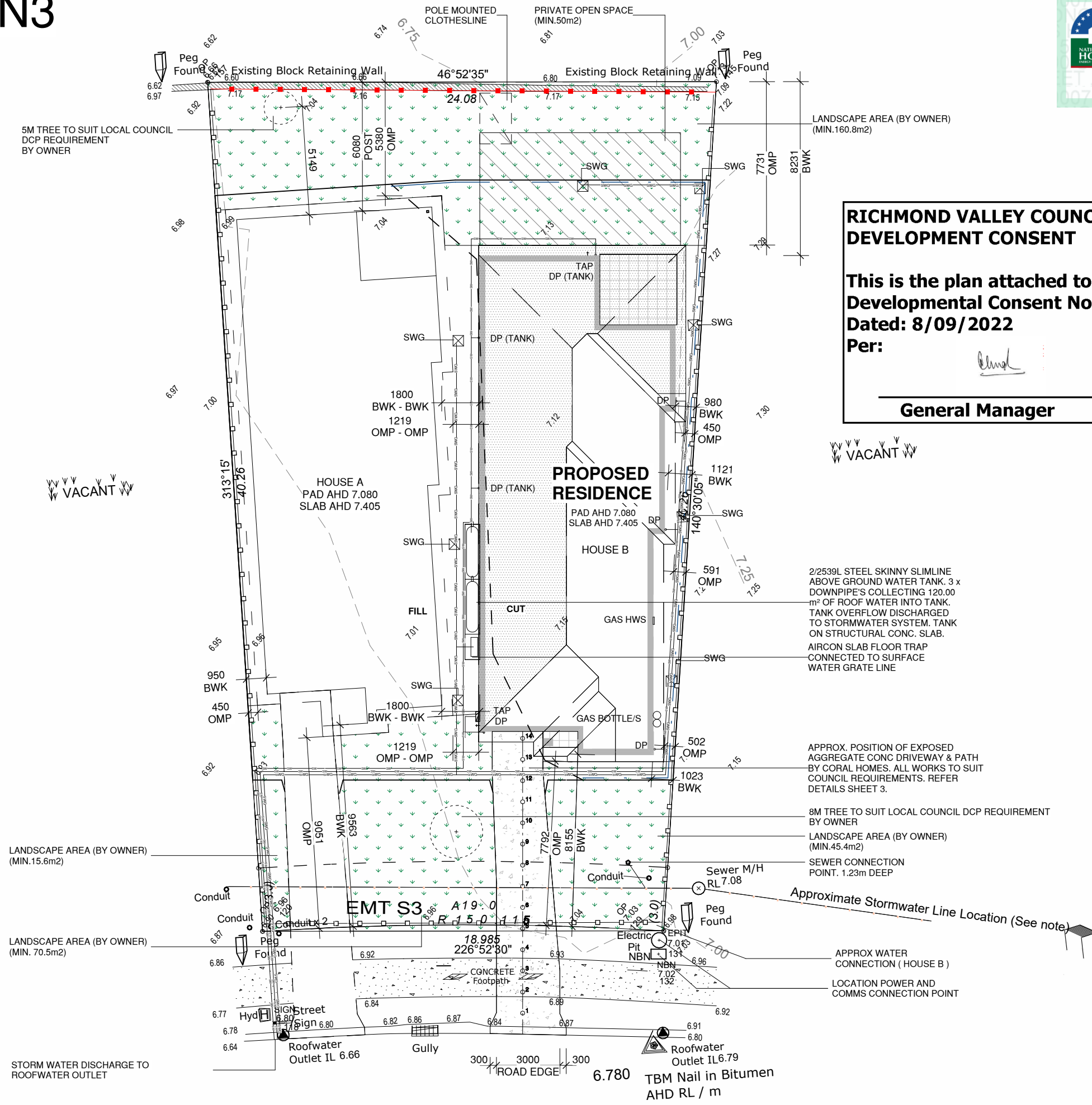


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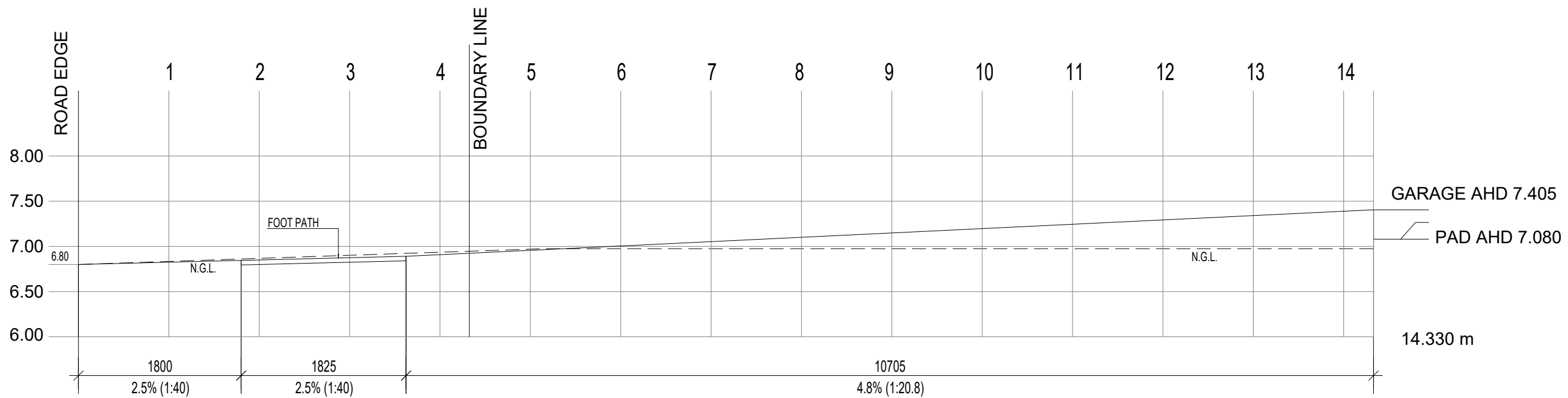
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DATE:	13/07/2022
REF:	34176
SCALE:	1 : 200
SHEET NUMBER:	02 of 13



CONTOUR

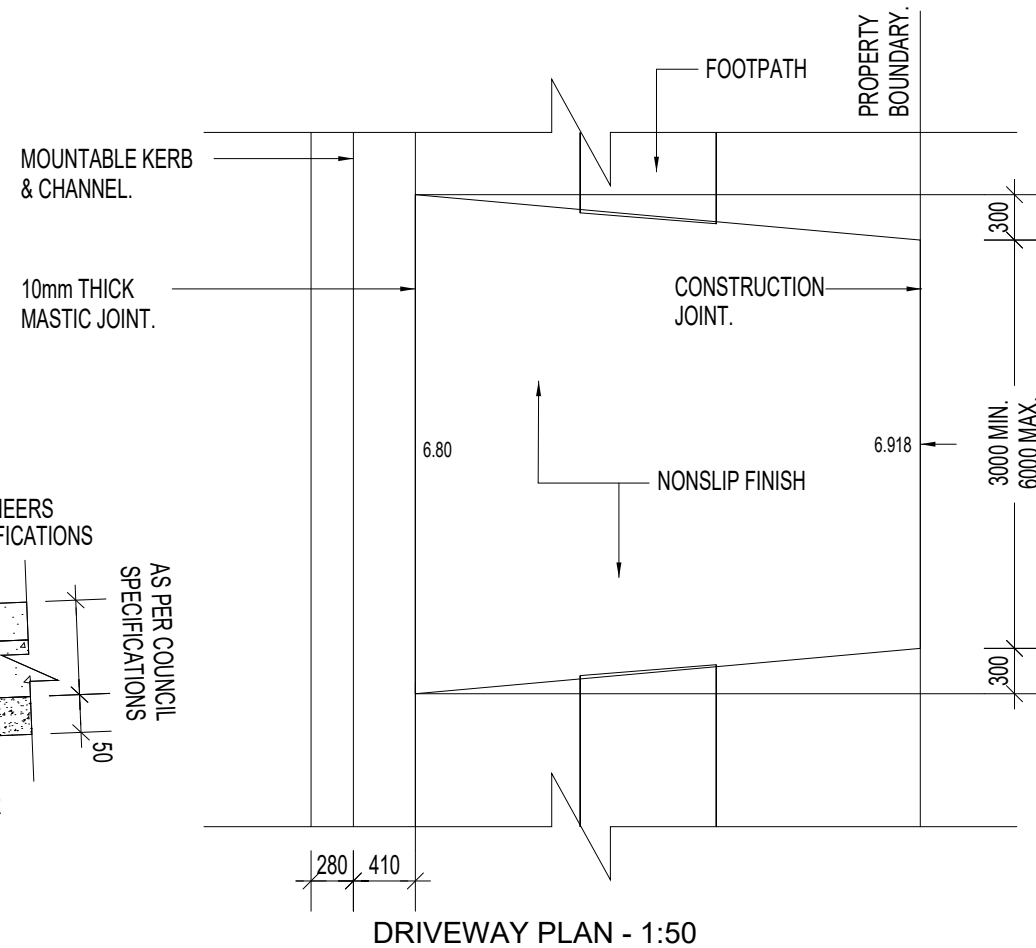
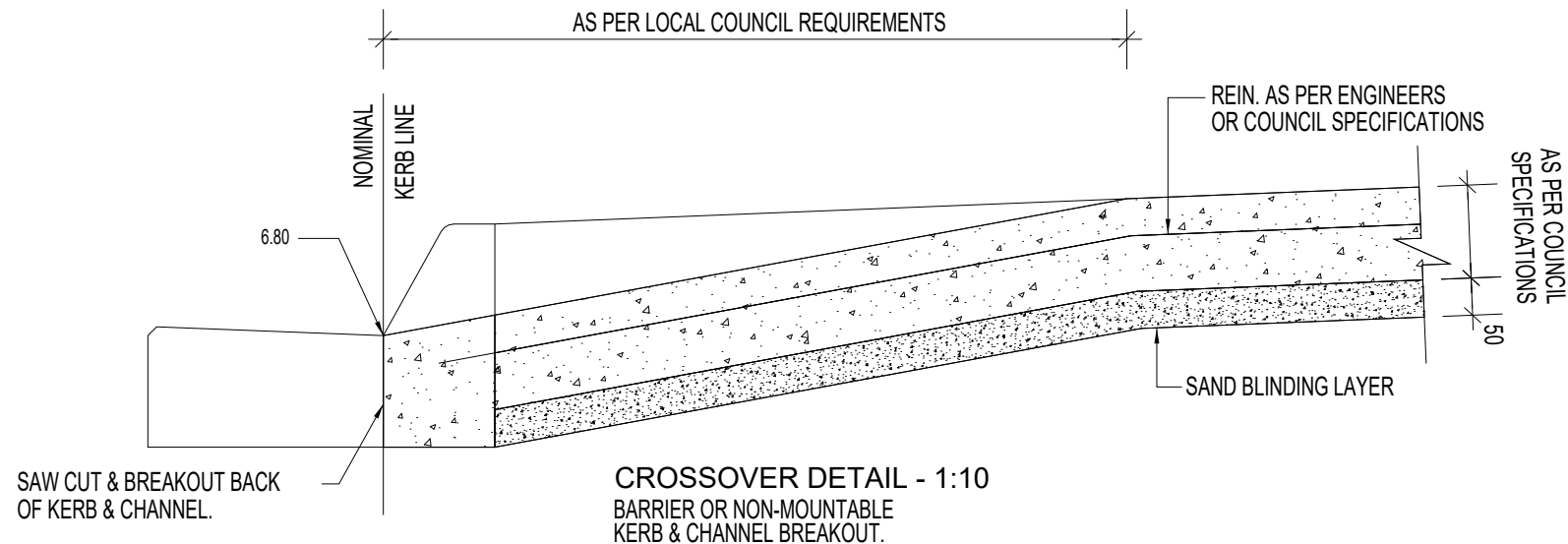
**CURRAJONG STREET**



**RICHMOND VALLEY COUNCIL  
 DEVELOPMENT CONSENT**

This is the plan attached to:  
**Developmental Consent No. 2023/0017**  
 Dated: 8/09/2022  
 Per: *[Signature]*  
**General Manager**

AS PER LOCAL COUNCIL REQUIREMENTS



**0007883600 15 Jul 2022**

Assessor Daniel Warda  
 Accreditation No. 101182  
 Address Currajong Street, Evans Head, NSW, 2473  
 hstar.com.au



CLIENT	DESIGN	ASPEN 16
C. & E. DUJMOVIC	FACADE	SOUTH HAMPTON
ADDRESS	PLAN	DRIVEWAY LAYOUT
LOT 19 HOUSE B, 84 CURRAJONG STREET EVANS HEAD NSW 2473		

**FINAL SIGNED COPY**

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\_\_\_\_\_  
 PROPRIETOR SIGNATURE

\_\_\_\_\_  
 PROPRIETOR SIGNATURE

\_\_\_\_\_  
 BUILDERS SIGNATURE

**CORAL HOMES**

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DATE:	13/07/2022
REF:	34176
SCALE:	1 : 100
SHEET NUMBER:	03 of 13

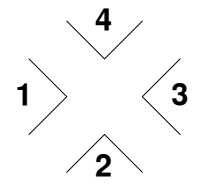
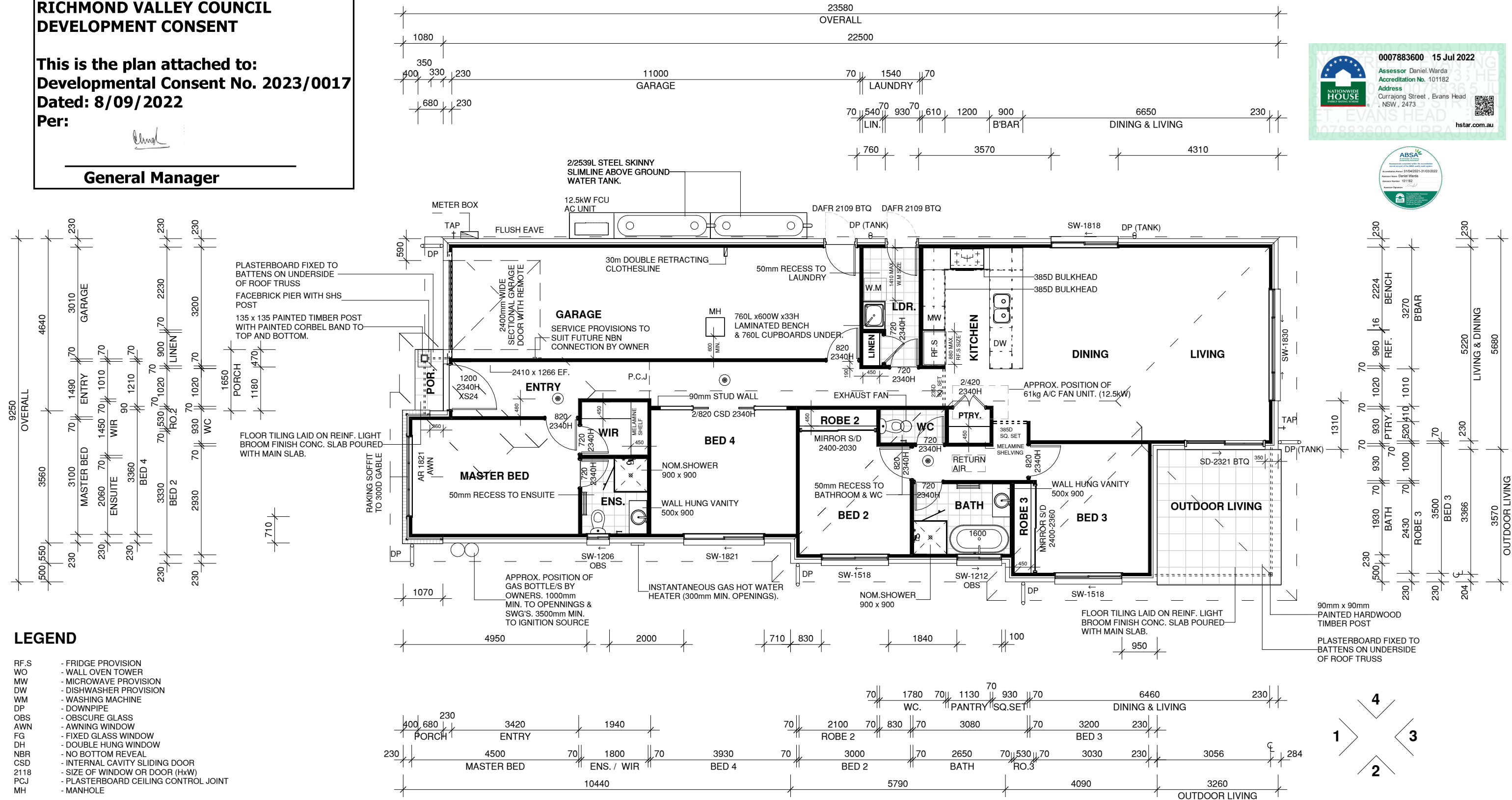


**RICHMOND VALLEY COUNCIL  
DEVELOPMENT CONSENT**

This is the plan attached to:  
**Developmental Consent No. 2023/0017**  
**Dated: 8/09/2022**

Per:

*[Signature]*  
**General Manager**



**ELEVATIONS**

CLIENT	DESIGN	AREA SCHEDULE
C. & E. DUJMOVIC	ASPEN 16	LIVING 150.40
ADDRESS	FACADE	GARAGE 37.20
LOT 19 HOUSE B, 84 CURRAJONG STREET EVANS HEAD NSW 2473	SOUTH HAMPTON	OUTDOOR LIVING 11.64
	PLAN	PORCH 1.12
	FLOOR PLAN	TOTAL 200.36

PERIMETER SCHEDULE	65.66 m
ROOF SCHEDULE	245.94 m <sup>2</sup>
GUTTER SCHEDULE	PER LENGTH 66.37 m

**FINAL SIGNED COPY**

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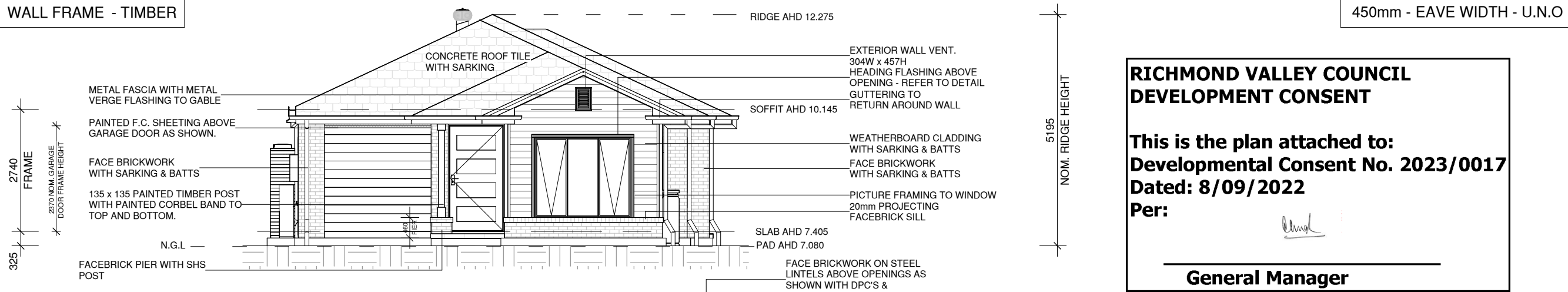
PROPRIETOR SIGNATURE \_\_\_\_\_ PROPRIETOR SIGNATURE \_\_\_\_\_ BUILDERS SIGNATURE \_\_\_\_\_

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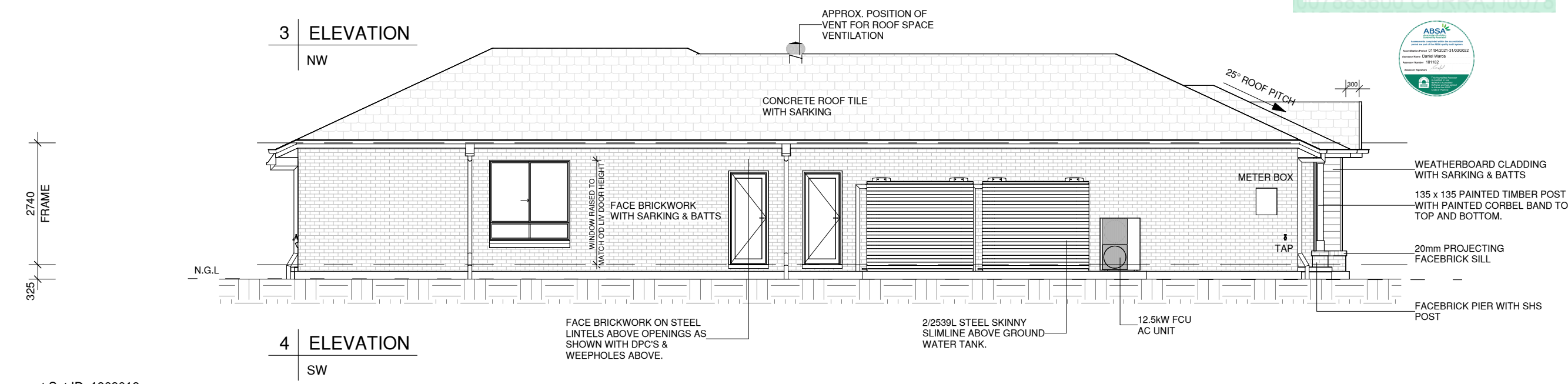
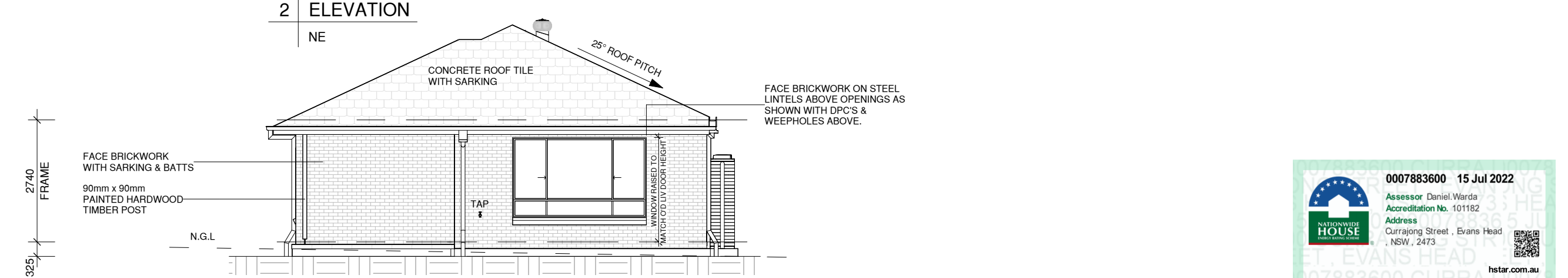
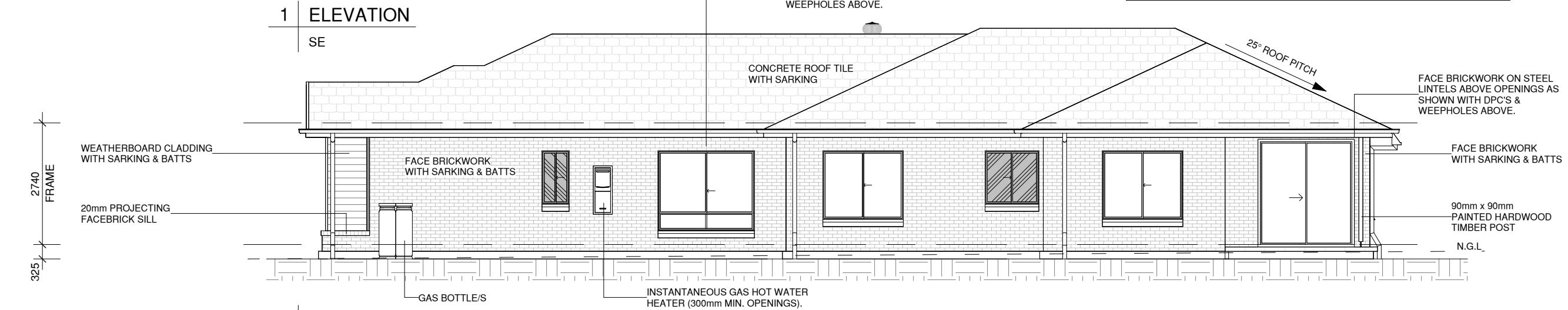
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DATE:	13/07/2022
REF:	34176
SCALE:	1 : 100
SHEET NUMBER:	04 of 13



**RICHMOND VALLEY COUNCIL  
DEVELOPMENT CONSENT**

**This is the plan attached to:  
Developmental Consent No. 2023/0017  
Dated: 8/09/2022  
Per:**

*[Signature]*  
**General Manager**



CLIENT  
C. & E. DUJMOVIC

ADDRESS  
LOT 19 HOUSE B, 84 CURRAJONG STREET  
EVANS HEAD NSW 2473

DESIGN ASPEN 16

FACADE SOUTH HAMPTON

PLAN ELEVATION

- GLASS TYPE LEGEND**
- CLEAR
  - CLEAR TOUGHENED
  - OBS - OBSCURE
  - TINT - STANDARD
  - TINT - DARK
  - CLEAR TOUGHENED - TINT STANDARD
  - DOUBLE GLAZING
  - OBS - OBSCURE TOUGHENED
  - ENERGY ADVANTAGE - STANDARD
- MATERIAL TYPE LEGEND**
- FACE BRICKWORK
  - FEATURE BRICKWORK
  - RENDERED BRICKWORK
  - BAG N PAINT BRICKWORK
  - PAINTED FC SHEET
  - RENDERED FC SHEET
  - AAC PANEL

**NOTE:**  
PATTERNS, SIZE AND SETOUTS ARE INDICATIVE ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE

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0007883600 15 Jul 2022

Assessor Daniel Warda  
Accreditation No. 101182  
Address Currajong Street, Evans Head, NSW, 2473

hstar.com.au



PROPRIETOR SIGNATURE \_\_\_\_\_ PROPRIETOR SIGNATURE \_\_\_\_\_

BUILDERS SIGNATURE \_\_\_\_\_

**CORAL HOMES**

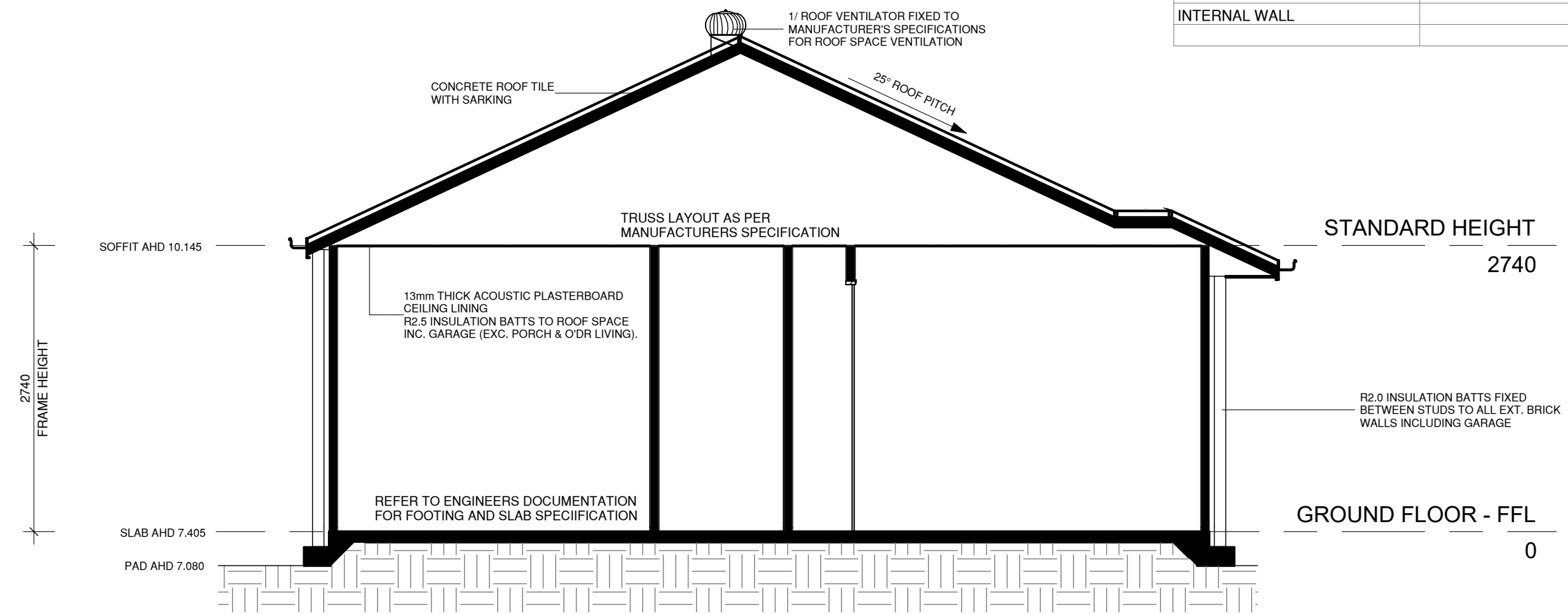
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REV: COUNCIL REQ.  
DATE: 13/07/2022  
REF: 34176  
SCALE: 1 : 100  
SHEET NUMBER: 05 of 13



ENERGY EFFICIENCY	
ROOF	SARKING
INTERNAL CEILING	R3.5 GLASSWOOL BATTS
EXTERNAL WALL	SARKING
INTERNAL WALL	R2.0 ACOUSTIC BATTS



TYPICAL BUILDING SECTION  
1 : 50

CLIENT	C. & E. DUJMOVIC
ADDRESS	LOT 19 HOUSE B, 84 CURRAJONG STREET EVANS HEAD NSW 2473
DESIGN	ASPEN 16
FACADE	SOUTH HAMPTON
PLAN	SECTION

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PROPRIETOR SIGNATURE \_\_\_\_\_  
PROPRIETOR SIGNATURE \_\_\_\_\_  
BUILDERS SIGNATURE \_\_\_\_\_



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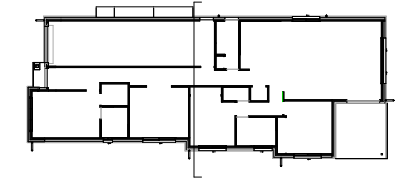
REV:	COUNCIL REQ.
DATE:	13/07/2022
REF:	34176
SCALE:	As indicated
SHEET NUMBER:	13 of 13

BASIX® commitments	
Assessor	Mr. Daniel Warda
Date	29 / 05 / 22
BASIX Certificate No.	12988715
NatHERS Certificate No.	0007748999
Project details	
Site Address	Lot 19, Currajong Street, Evans Head NSW 2473 (House B)
Municipality	Richmond Valley
Reference	34116
Thermal Comfort	
Floors	225mm Waffle pod slab
Ceiling Between Floors	N/A
External Walls	R2.0 Bulk Insulation + Sarking to all external walls (excl. Garage)   Medium
Internal Walls	R2.0 Bulk Insulation to Garage internal walls
Ceilings	R3.5 Bulk Insulation to all trussed ceilings over living areas
Roof	Roof Tiles   Dark
Roof Insulation	Sarking
Windows:	
ASL Raising Windows (Aluminium Framed - Single Glazed 4mm Clear)	U-Value: 5.79 SHGC: 0.65
ASL Sliding Windows (Aluminium Framed - Single Glazed 3mm Clear)	U-Value: 6.15 SHGC: 0.78
ASL Sliding Door (Aluminium Framed - Single Glazed 4mm Clear)	U-Value: 6.09 SHGC: 0.72
*Refer to NatHERS Certificate for location and dimensions of windows.	
Skylights	N/A
Water	
Landscape Area	250m²
W.C.'s	4 star
Kitchen Taps	3 star
Shower Heads	3 star (7.5 but <= 9 L/min)
Basin Taps	3 star
Alternative Water	50/8L Rainwater Tank
Roof Water to Tank/20m³	
Alt. Water Uses	Garden Tap, Laundry & WC
Phone: 0488 203 806	Email: giuseppe@energyassessments.com.au
ABN: 77 614 736	

**RICHMOND VALLEY COUNCIL  
DEVELOPMENTAL CONSENT**

This is the plan attached to:  
**Developmental Consent No. 2023/0017**  
Dated: 8/09/2022  
Per: \_\_\_\_\_  
**General Manager**

0007883600 15 Jul 2022  
Assessor Daniel Warda  
Accreditation No. 101182  
Address Currajong Street, Evans Head, NSW, 2473  
hstar.com.au

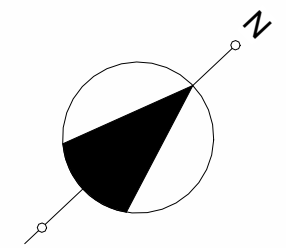


KEY PLAN  
1 : 500



N3

0007883600 15 Jul 2022  
 Assessor Daniel Warda  
 Accreditation No. 101182  
 Address Currajong Street, Evans Head, NSW, 2473  
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CLIENT  
 C. & E. DUJMOVIC

ADDRESS  
 LOT 19 HOUSE A #84A, CURRAJONG STREET  
 EVANS HEAD NSW 2473

DESIGN ASPEN 16  
 FACADE MORNINGTON  
 PLAN SITE

SITE COST OPTION: 01/12/2021  
 SURVEYOR NO: X 456434

**PROPERTY DESCRIPTION**  
 ON: DP 1248978  
 LOCAL AUTH: RICHMOND VALLEY COUNCIL

**AREAS**

LAND	SITE COVERAGE
861.3 m <sup>2</sup>	23.49%
861.3 m <sup>2</sup>	23.49%

**SITWORKS**  
 NOTE: PLATFORM HEIGHT & RETAINING CAN VARY DUE TO SITE CONDITIONS

CUT: SCRAPE | PAD AHD: 7.080  
 FILL: 0.15 | SLAB AHD: 7.405

- NOTE: - SEDIMENT FENCE TO OUTSIDE OF FILL
- NOTE: - SEDIMENT FENCE
- NOTE: - DENOTES 250 X 250 SURFACE WATER GRATE CONNECTED TO SEPARATE STORMWATER PIPE
- NOTE: - DENOTES 100mm DIA P.V.C STORMWATER PIPE
- NOTE: - EARTHEN SPOON DRAIN
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- NOTE: - ROOF WATER CATCHMENT AREA
- NOTE: - S3 EASMENT TO DRAIN SEWAGE 3M WIDE AND VARIABLE WIDTH

**RICHMOND VALLEY COUNCIL  
 DEVELOPMENT CONSENT**

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Per: \_\_\_\_\_  
**General Manager**

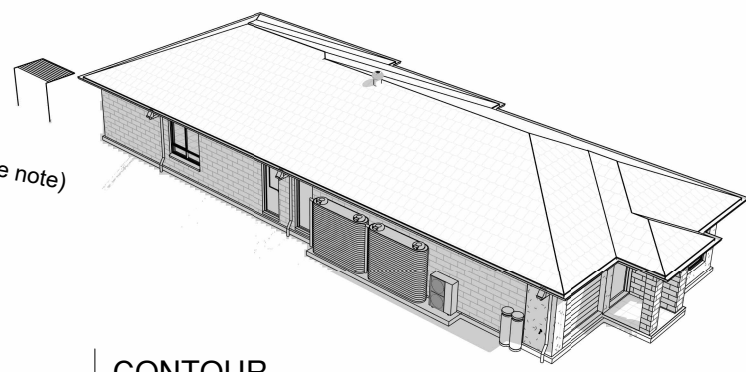
**CRITICAL PAD LEVEL**  
 NO  YES

**CONDITIONED AREAS**

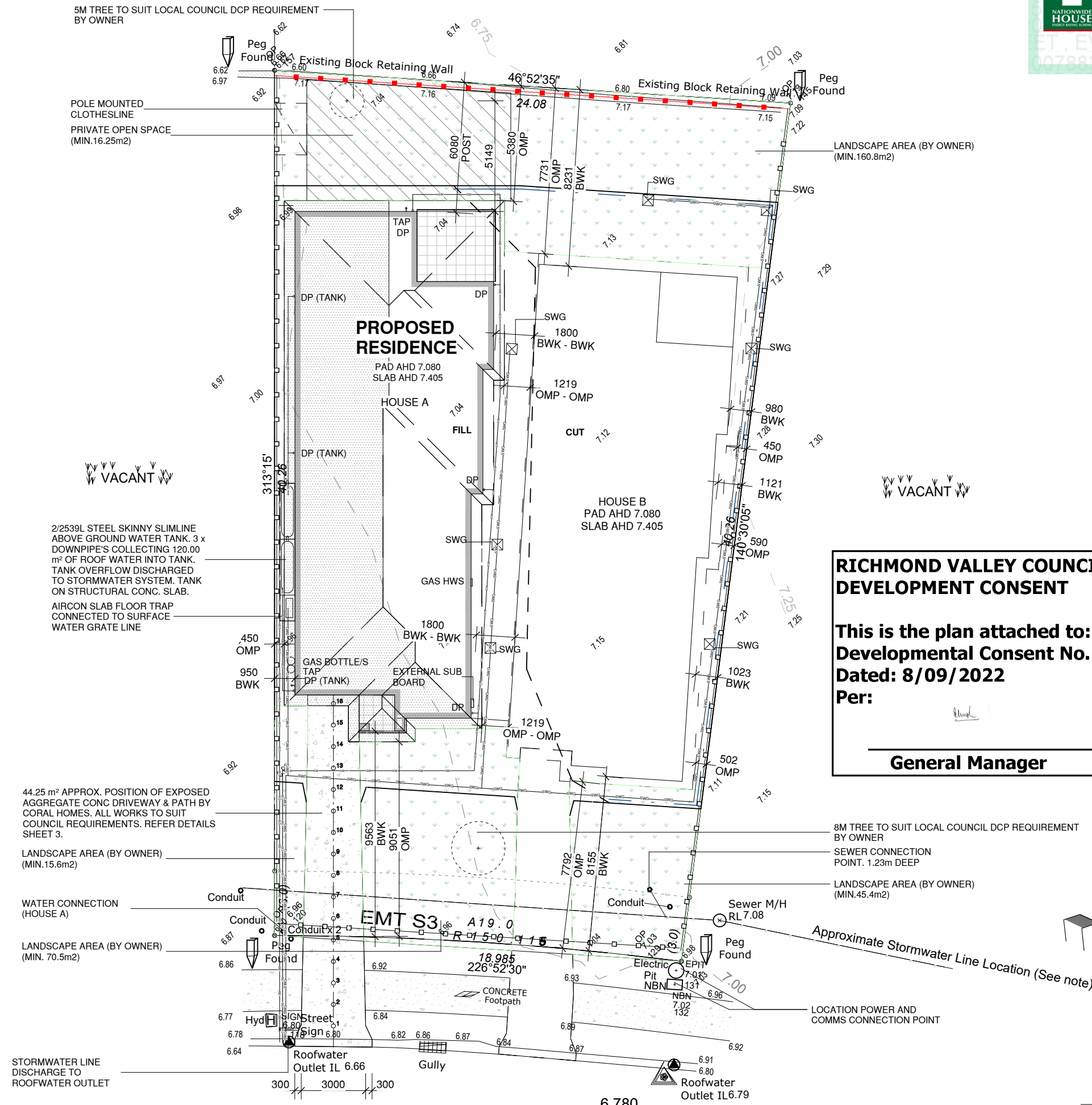
CONDITIONED AREA	Area (m <sup>2</sup> )
UNCONDITIONED AREA	127.77
	10.01

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PROPRIETOR SIGNATURE \_\_\_\_\_ PROPRIETOR SIGNATURE \_\_\_\_\_  
 BUILDERS SIGNATURE \_\_\_\_\_

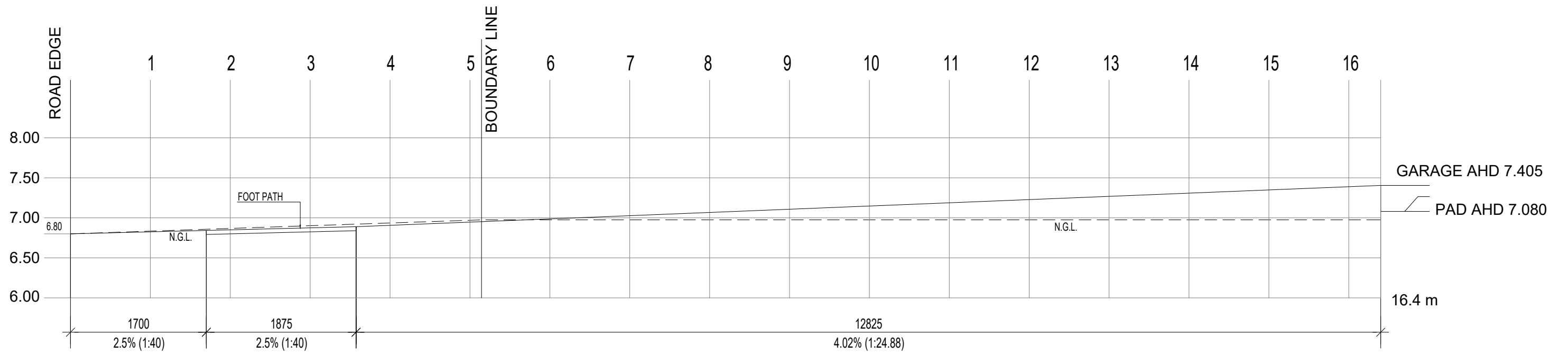


CONTOUR



**CURRAJONG STREET**

6.780 TBM Nail in Bitumen AHD RL / m



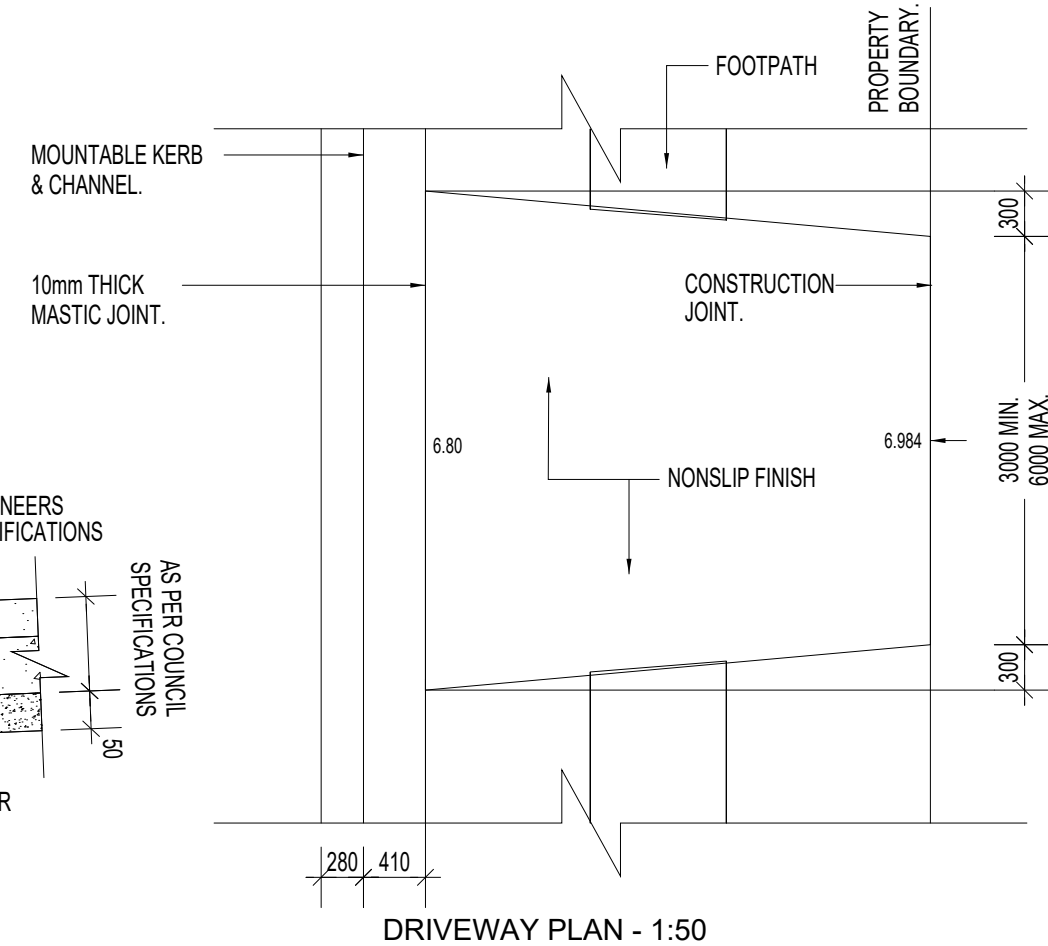
**DRIVEWAY DETAIL - 1:50**  
 NOTE: THE ABOVE IS SIMPLIFIED TRANSITIONS, THERE IS TO BE A CURVATURE ALLOWANCE AT CHANGE OF GRADE.

**RICHMOND VALLEY COUNCIL  
 DEVELOPMENT CONSENT**

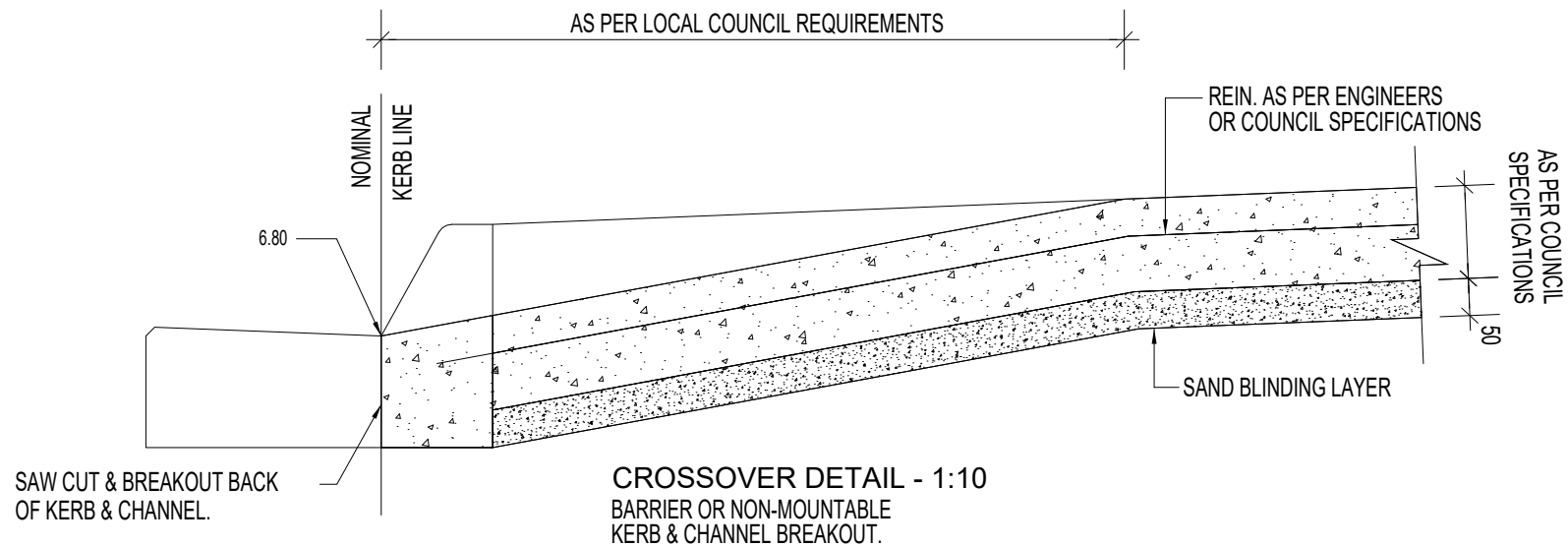
**This is the plan attached to:  
 Developmental Consent No. 2023/0017  
 Dated: 8/09/2022  
 Per:**

*[Signature]*  
**General Manager**

AS PER LOCAL COUNCIL REQUIREMENTS



**DRIVEWAY PLAN - 1:50**



**CROSSOVER DETAIL - 1:10**  
 BARRIER OR NON-MOUNTABLE  
 KERB & CHANNEL BREAKOUT.

**0007883600 15 Jul 2022**

Assessor Daniel Warda  
 Accreditation No. 101182  
 Address  
 Currajong Street, Evans Head  
 NSW, 2473

**NATIONWIDE HOUSE**  
 ENERGY RATING SERVICE

hstar.com.au



CLIENT	DESIGN	ASPEN 16
C. & E. DUJMOVIC	FACADE	MORNINGTON
ADDRESS	PLAN	DRIVEWAY LAYOUT
LOT 19 HOUSE A #84A, CURRAJONG STREET EVANS HEAD NSW 2473 Document Set ID: 1908016		

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\_\_\_\_\_  
 PROPRIETOR SIGNATURE

\_\_\_\_\_  
 PROPRIETOR SIGNATURE

\_\_\_\_\_  
 BUILDERS SIGNATURE

**CORAL HOMES**

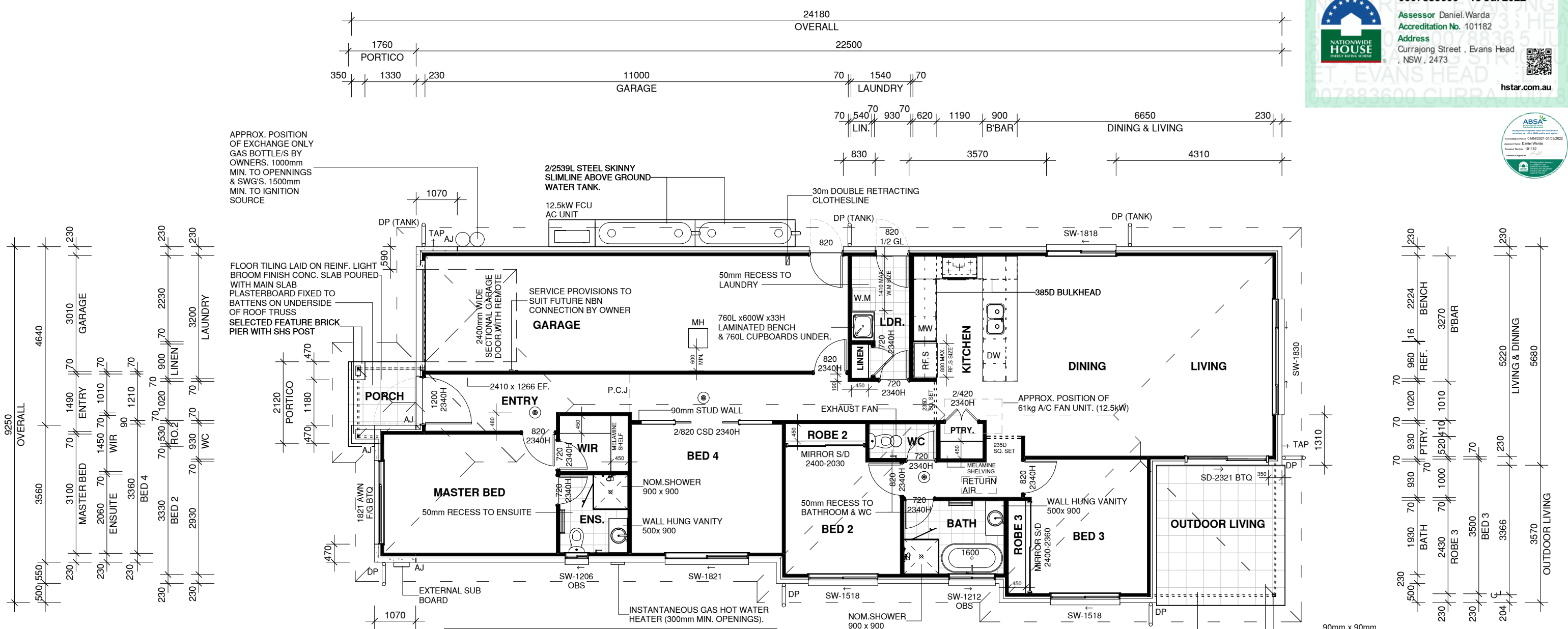
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REV:	COUNCIL REQ.
DATE:	13/07/2022
REF:	34175
SCALE:	1 : 100
SHEET NUMBER:	03 of 13

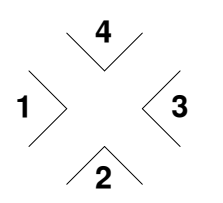


**0007883600 15 Jul 2022**  
 Assessor Daniel Warda  
 Accreditation No. 101182  
 Address Currajong Street, Evans Head, NSW, 2473  
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- LEGEND**
- RF.S - FRIDGE PROVISION
  - WO - WALL OVEN TOWER
  - MW - MICROWAVE PROVISION
  - DW - DISHWASHER PROVISION
  - WM - WASHING MACHINE
  - DP - DOWNPIPE
  - OBS - OBSCURE GLASS
  - AWN - AWNING WINDOW
  - FG - FIXED GLASS WINDOW
  - DH - DOUBLE HUNG WINDOW
  - NBR - NO BOTTOM REVEAL
  - CSD - INTERNAL CAVITY SLIDING DOOR
  - 2118 - SIZE OF WINDOW OR DOOR (HxW)
  - PC.J - PLASTERBOARD CEILING CONTROL JOINT
  - MH - MANHOLE
  - ⊙ - LOCATION OF SMOKE ALARM (TO COMPLY WITH B.C.A CLASS 1&10 PART 3.7-2 & WITH A.S 3786)

**RICHMOND VALLEY COUNCIL  
 DEVELOPMENTAL CONSENT**  
 This is the plan attached to:  
**Developmental Consent No. 2023/0017**  
 Dated: 8/09/2022  
 Per: *[Signature]*  
**General Manager**



**ELEVATIONS**

CLIENT	C. & E. DUJMOVIC
DESIGN	ASPEN 16
ADDRESS	MORNINGTON
PLAN	FLOOR PLAN

AREA SCHEDULE		PERIMETER SCHEDULE	
Area (m2)	65.66 m		
LIVING	150.40		
GARAGE	37.20		
OUTDOOR LIVING	11.64		
PORCH	3.05		
TOTAL	202.29	261.20 m <sup>2</sup>	PER LENGTH 70.86 m

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PROPRIETOR SIGNATURE: \_\_\_\_\_  
 PROPRIETOR SIGNATURE: \_\_\_\_\_  
 BUILDERS SIGNATURE: \_\_\_\_\_

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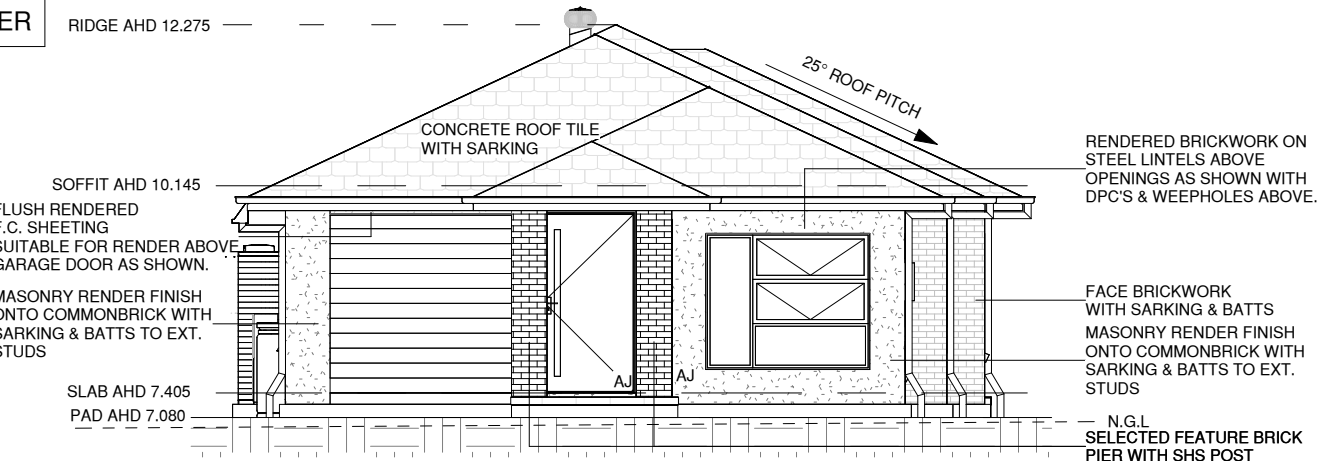
2740 FRAME  
325 2370 NOM. GARAGE DOOR FRAME HEIGHT

5195 NOM. RIDGE HEIGHT

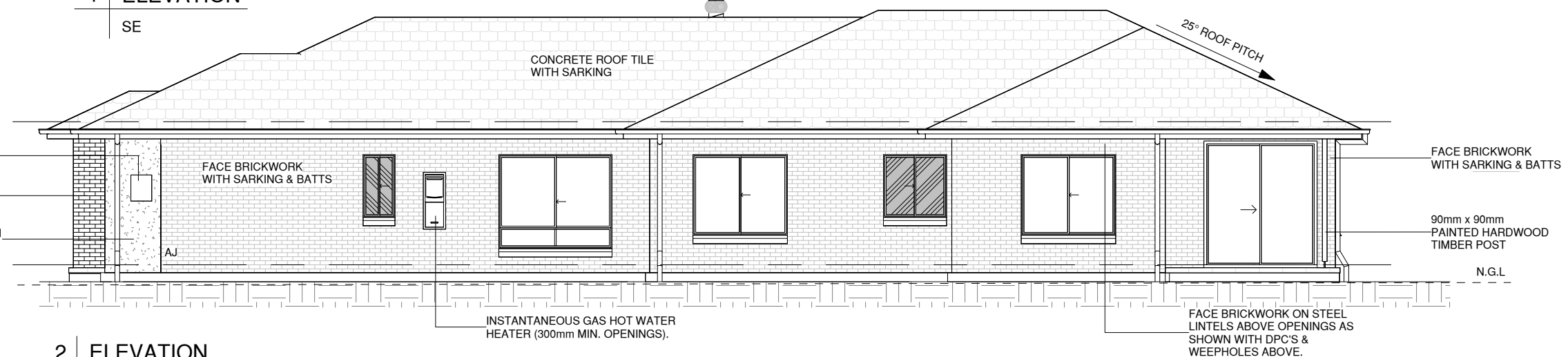
2740 FRAME  
325

2740 FRAME  
325

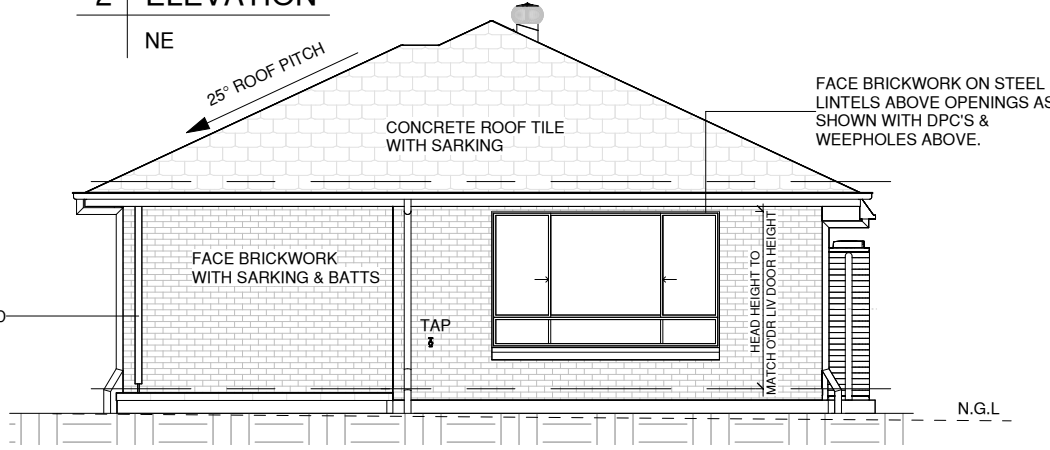
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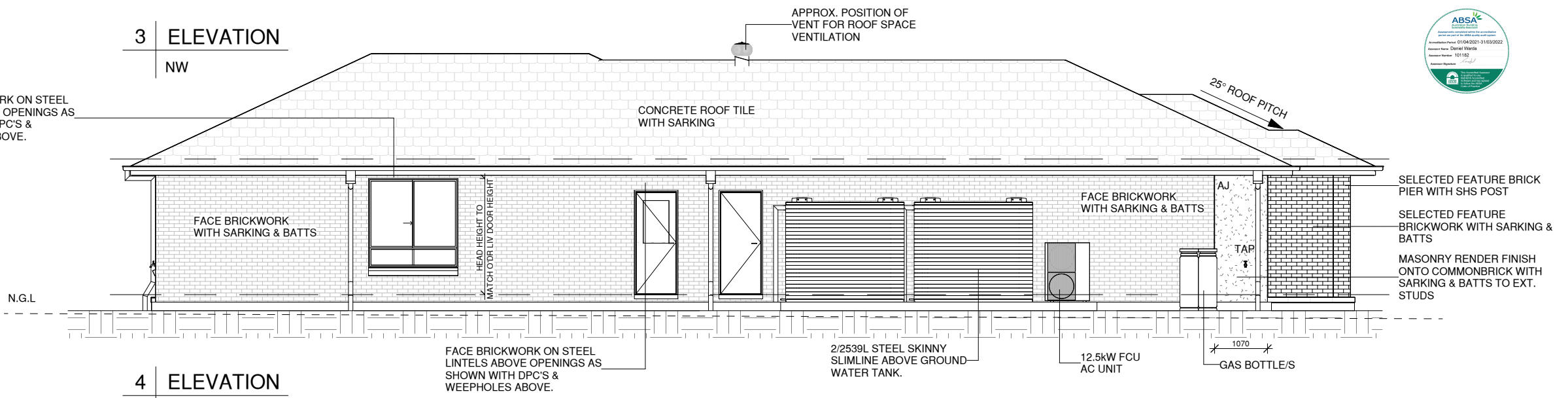
1 ELEVATION  
SE



2 ELEVATION  
NE



3 ELEVATION  
NW



4 ELEVATION  
SW

**RICHMOND VALLEY COUNCIL  
DEVELOPMENT CONSENT**

**This is the plan attached to:  
Developmental Consent No. 2023/0017  
Dated: 8/09/2022  
Per:**

*[Signature]*

**General Manager**

CLIENT  
C. & E. DUJMOVIC

ADDRESS  
LOT 19 HOUSE A #84A, CURRAJONG STREET  
EVANS HEAD NSW 2473

DESIGN ASPEN 16

FACADE MORNINGTON

PLAN ELEVATION

- GLASS TYPE LEGEND**
- CLEAR
  - CLEAR TOUGHENED
  - OBS - OBSCURE
  - TINT - STANDARD
  - TINT - DARK
  - CLEAR TOUGHENED - TINT STANDARD
  - DOUBLE GLAZING
  - OBS - OBSCURE TOUGHENED
  - ENERGY ADVANTAGE - STANDARD
- MATERIAL TYPE LEGEND**
- FACE BRICKWORK
  - FEATURE BRICKWORK
  - RENDERED BRICKWORK
  - BAG N PAINT BRICKWORK
  - PAINTED FC SHEET
  - RENDERED FC SHEET
  - AAC PANEL

**NOTE:**  
PATTERNS, SIZE AND SETOUTS ARE INDICATIVE ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE

**007883600 15 Jul 2022**

**Assessor Daniel Warda**  
**Accreditation No. 101182**  
**Address**  
Currajong Street, Evans Head  
, NSW, 2473

hstar.com.au



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PROPRIETOR SIGNATURE \_\_\_\_\_ PROPRIETOR SIGNATURE \_\_\_\_\_

BUILDERS SIGNATURE \_\_\_\_\_

**CORAL HOMES**

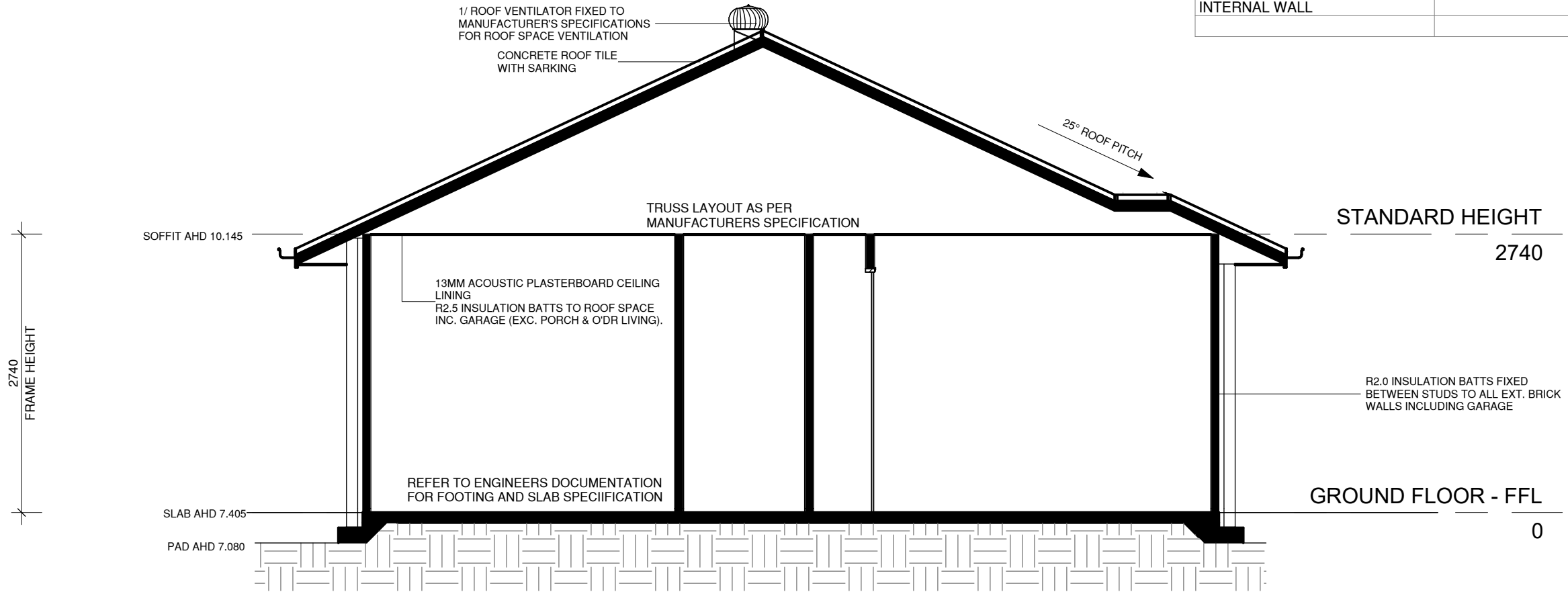
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SHEET NUMBER: 05 of 13

ENERGY EFFICIENCY	
ROOF	SARKING
INTERNAL CEILING	R3.5 GLASSWOOL BATTS
EXTERNAL WALL	SARKING
INTERNAL WALL	R2.0 ACOUSTIC BATTS

CLIENT	C. & E. DUJMOVIC
ADDRESS	LOT 19 HOUSE A #84A, CURRAJONG STREET EVANS HEAD NSW 2473
DESIGN	ASPEN 16
FACADE	MORNINGTON
PLAN	SECTION



TYPICAL BUILDING SECTION

1 : 50

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PROPRIETOR SIGNATURE \_\_\_\_\_  
PROPRIETOR SIGNATURE \_\_\_\_\_  
BUILDERS SIGNATURE \_\_\_\_\_

BASIX@ commitments	
Assessor	Mr. Daniel Warda
Date	29 / 05 / 22
BASIX Certificate No.	12988415
NatHERS Certificate No.	0007748608
Project details	
Site Address	Lot 19, Currajong Street, Evans Head NSW 2473 (House A)
Municipality	Richmond Valley
Reference	34175
Thermal Comfort	
Floors	300mm Waffle pool slab
Ceiling Between Floors	N/A
External Walls	R2.0 Bulk Insulation + Sarking to all external walls (exc. Garage)   Medium
Internal Walls	R2.0 Bulk Insulation to Garage internal walls
Ceilings	R3.5 Bulk Insulation to all trussed ceilings over living areas
Roof	Roof Tiles   Dark
Roof Insulation	Sarking
Windows:	
ASL Asealing Windows (Aluminium Framed - Single Glazed 4mm Clear)	U-Value: 5.79 SHGC: 0.65
ASL Sliding Windows (Aluminium Framed - Single Glazed 3mm Clear)	U-Value: 6.15 SHGC: 0.78
ASL Sliding Door (Aluminium Framed - Single Glazed 4mm Clear)	U-Value: 6.09 SHGC: 0.72
*Refer to NatHERS Certificate for location and dimensions of windows.	
Skylights	N/A
Water	
Landscape Area	250m <sup>2</sup>
W.C's	4 star
Kitchen Taps	3 star
Shower Heads	3 star (+7.5 but <= 9 Litres)
Basin Taps	3 star
Alternative Water	5078L Rainwater Tank
Roof Water to Tank	120m <sup>2</sup>
Alt. Water Uses	Garden Tap, Laundry & WC
Energy	
Hot Water	Gas Instantaneous   6 star
Air-Con (Heating)	1-Phase Ducted A/C   3.0 - 3.5
Air-Con (Cooling)	1-Phase Ducted A/C   3.0 - 3.5
Ventilation	As Per Basix Assessment
PV System	N/A
Cooking	Electric Cooktop & Electric Oven
Drying	Indoor & Outdoor Clothesline
Lighting	Dedicated LED
Phone: 0488 203 606	Email: gluneppe@energyassessments.com.au
ABN: 77 614 736	

**RICHMOND VALLEY COUNCIL  
DEVELOPMENT CONSENT**

**This is the plan attached to:  
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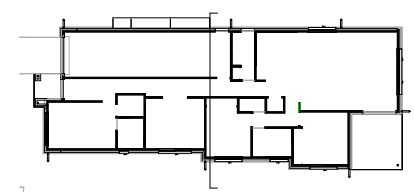
Per: \_\_\_\_\_  
**General Manager**

**0007883600 15 Jul 2022**

Assessor Daniel Warda  
Accreditation No. 101182  
Address Currajong Street, Evans Head, NSW, 2473

**NATIONWIDE HOUSE ENERGY RATING SCHEME**

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KEY PLAN

1 : 500



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