

DA090/14
DEVELOPMENT ASSESSMENT REPORT
PROPOSED DWELLING, 16 WINDARRA PLACE
MARRANGAROO

1. PROPOSAL

Council is in receipt of Development Application DA090/14 from Rawson Homes for a Dwelling on land known as Lot 19 DP 1029863, 16 Windarra Place Marrangaroo.

The residential lot is approximately 2983m² in size and was created by previously approved subdivision DA91/98. The residential lot currently contains a colourbond shed approved under DA239/13 located at the northern end of the property. The proposal consists of a single storey 4 bedroom brick veneer dwelling with colourbond roof. The floor area of the proposed dwelling is approximately 361.67m².



View to the north across building site

2. SUMMARY

DA279/13 has been assessed and is recommended for approval subject to the conditions attached.

3. LOCATION OF THE PROPOSAL

Legal Description : Lot 19 DP 1029863
Property Address : 16 WINDARRA PLACE MARRANGAROO NSW 2790

4. ZONING: The land is zoned 2(a) Residential in accordance with Lithgow City Local Environmental Plan 1994.

5. PERMISSIBILITY: The dwelling development is permissible under Lithgow City Council's Local Environmental Plan 1994 Zone, 2(a) Residential, subject to development consent.

5.1 POLICY IMPLICATIONS (OTHER THAN DCP's)

None

5.2 FINANCIAL IMPLICATIONS (eg Section 94)

Lithgow Section 94A Contributions Plan June 2012 is applicable for the proposed dwelling development.

| Estimated Cost of Development | Percentage (%) Contribution/Levy |
|---------------------------------------------------------------|-----------------------------------------|
| All development types valued at \$100,000 or less | Nil |
| All development types valued at \$100,001 and up to \$200,000 | 0.5% |
| All development types valued in excess of \$200,000 | 1% |

Comment: The total construction cost is expected to be approximately \$415,774.00 Therefore Council's Section 94A Contributions are applicable to the development. A section 94 contribution of \$4157.74 was paid on 24 April 2014.

5.3 LEGAL IMPLICATIONS

Environmental Protection and Biodiversity Conservation Act 1991

The property is grassed and surrounded by residential properties with managed lawns and gardens. No federally listed Threatened Species or Endangered Ecological Community is required to be cleared as a result of this application. Accordingly, there are no legal implications of this act on the proposed development.

Fisheries Management Act 1994

There are no legal implications of this act on the proposed development.

Heritage Act 1977

There are no legal implications of this act on the proposed development.

Local Government Act 1993

A section 68 application has been submitted for the connection of the development to Council's water and sewer mains. Approval will be forwarded to the applicant with the Development Consent.

An application under Part 3, Division 2, Subdivision 3, Local Government Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005, will be submitted by the owners. The application will request approval to occupy a caravan onsite whilst the dwelling is under construction.

Mine Subsidence Compensation Act 1961

The property is not located in a Mine Subsidence Area. Therefore, there are no legal implications of this act on the proposed development.

Mining Act 1992

There are no legal implications of this act on the proposed development.

National Parks and Wildlife Act 1974

There are no legal implications of this act on the proposed development.

Native Vegetation Act 2003

No native vegetation is required to be cleared as a result of this application. Accordingly, there are no legal implications of this act on the proposed development.

Petroleum (Onshore) Act 1991

There are no legal implications of this act on the proposed development.

Protection of the Environment Operations Act 1997

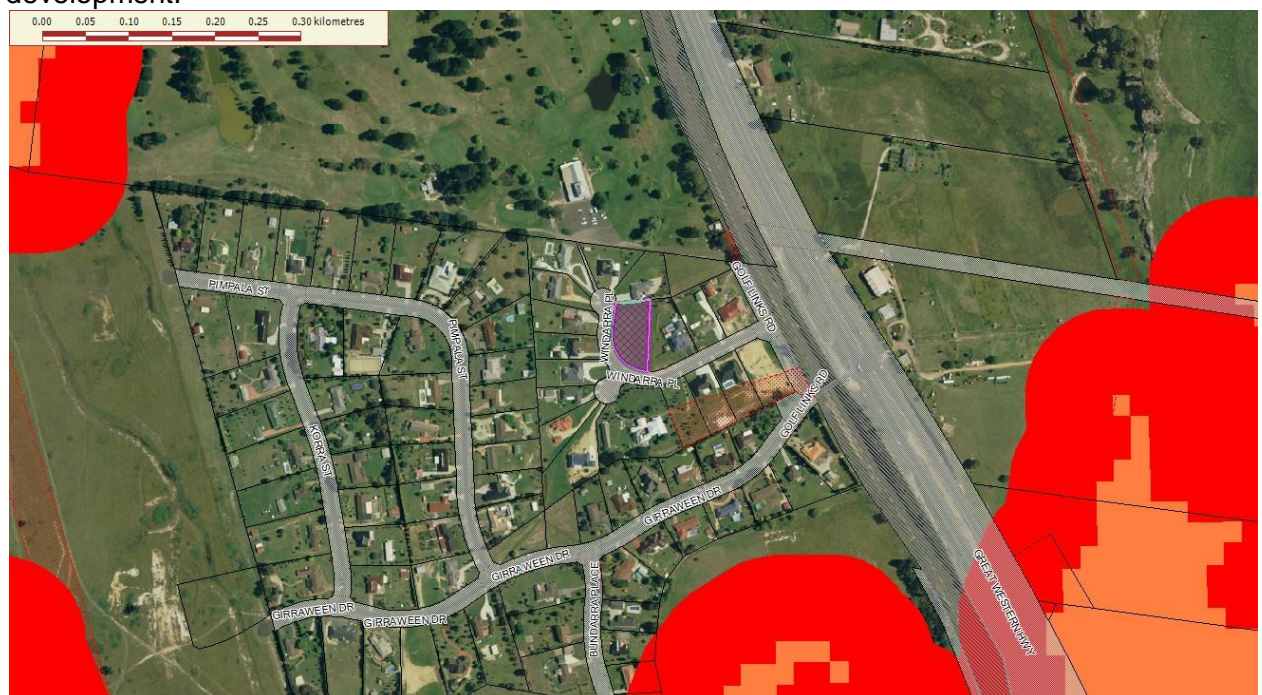
There are no legal implications of this act on the proposed development.

Roads Act 1993

There are no legal implications of this act on the proposed development.

Rural Fires Act 1997

The property is not classified as bushfire prone in accordance with Council's Bushfire Map. Therefore, there are no legal implications of this act on the proposed development.



Property not bushfire prone as shown on copy of above bushfire map

Strata Schemes Management Act 1994

There are no legal implications of this act on the proposed development.

Threatened Species Conservation Act 1995

No state listed Threatened Species or Endangered Ecological Community is required to be cleared as a result of this application. Accordingly, there are no legal implications of this act on the proposed development.

Water Management Act 2000

There are no legal implications of this act on the proposed development.

Environmental Planning and Assessment Act 1979

In determining a development application, a consent authority is required to take into consideration the matters of relevance under Section 79C of the *Environmental Planning and Assessment Act 1979*. These matters for consideration are as follows:

5.3.1 Any Environmental Planning Instruments

Lithgow City Local Environmental Plan 1994

| LEP 1994 – Compliance Check | | |
|------------------------------------|--------------------------------------------------------------------------------------|-------------------|
| | Clause | Compliance |
| 4A | Covenants, agreements, etc | Yes |
| 9 | 2(a) zoning table | Yes |
| 21 | Notification of certain development and development in Residential and Village Zones | Yes |

Comment:

The proposed dwelling is permissible within the zone and consistent with the above zone objectives.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

| SEPP(Sydney Drinking Water Catchment) 2011 – Compliance Check | | |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------|
| | Clause | Compliance |
| 10 | Development consent cannot be granted unless neutral or beneficial effect on water quality | Yes |
| 11 | Development that needs concurrence of the Chief Executive | Yes |

Comment: The proposal was assessed using Module 1 of the Neutral or Beneficial Effect on Water Quality Assessment Tool and the NORBE outcome was satisfied.

State Environmental Planning Policy 44 – Koala Habitat Protection

There are no legal implications of this act on the proposed development.

State Environmental Planning Policy (Infrastructure) 2007

There are no legal implications of this act on the proposed development.

5.3.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

Draft Local Environmental Plan 2013 has been exhibited but has not yet been gazetted. The proposed zoning under the Draft LEP is R2 Low Density Residential. LEP 2013 permits the construction of a dwelling with consent. Given that the dwelling is permissible with consent under both LEP 1994 and LEP 2013, the development is considered acceptable.

5.3.3 Any Development Control Plan

Marrangaroo DCP

| Marrangaroo DCP – Compliance Check | |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Clause | Compliance |
| 2.0 Aims & Objectives | Yes |
| 3.0 Permitted land uses | Yes |
| 4.0 Preferred land uses | Yes |
| 5.0 Restrictions and development standards | Yes |
| 6.0 Building design and general guidelines | Yes |
| 9.0 Contribution to services and facilities (under the provisions of Section 94 of the Environmental Planning and Assessment Act) | Yes |

Comment:

The proposed development complies with the requirements of the Marrangaroo DCP.

5.3.4 Any planning agreement that has been entered into under Section 93F, or any draft planning agreement that a developer has offered to enter into under Section 93F?

No.

5.3.5 Any matters prescribed by the regulations that apply to the land

No

5.3.6 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The development shall have minimal impact on the surrounding environment.

Access:

Access to the property is from Windarra Place and is typical of surrounding residential developments.

Services:

The property will be connected to all available services including electricity, gas, reticulated water and sewer.

Bushfire:

The land is not bushfire prone land and no other natural, nor industrial and technological hazards, have been identified as applying to the land.

Context and Setting:

The proposed development will be located within an established residential area and will have no major impact on the context and setting of the area. The development has been designed to complement existing features of similar development in the area.

Public Domain:

The development will not impact on the public domain.

Heritage:

There is no known heritage item located on or in the vicinity of the site.

Other Land Resources:

The residential development will not impact on other land resources.

Water:

There will be no significant impact on water resources.

Soils:

The proposed development will have no significant impact on soils. There is no reason to believe the site would be affected by acid sulphate soil or contamination problems.

Air and Microclimate:

There will be no significant impact on air or microclimate.

Flora and Fauna:

The property is cleared and no native vegetation is required to be cleared within the dwelling site and as a result of this application. There are no state listed Threatened Species or Endangered Ecological Community required to be cleared as a result of this application.

Waste:

The property is connected to Council's sewerage system and a garbage service is provided to the property. A condition of approval is included regarding the collection and disposal of building waste.

Natural Hazards:

There are no known natural hazards that affect this site.

Noise and Vibration:

There are no nearby sources of noise or vibration that would impact detrimentally on residents of the proposed dwelling. The proposal will further not cause any noise issues.

5.3.7 The Suitability of the site for the development

The development is considered suitable for the site for the following reasons:

- It is located within an established residential area.
- There are no natural or man-made hazards, other than those identified.
- The size and nature of the development is consistent with those in the surrounding area.
- The proposal is compatible with the objectives of the zone.

5.3.8 Any submissions made in accordance with this Act or the Regulations

The proposal was sent to adjoining neighbours for comment for a period of 14 days.

5.3.9 The public interest

No issues have been raised from the public regarding this development or planning issues.

6. DISCUSSION AND CONCLUSIONS

The proposal is considered to generally comply with the relevant provisions of the applicable Environmental Planning Instruments. The proposal is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality. As such it is recommended that development consent is issued subject to the conditions outlined below.

7. ATTACHMENTS

Schedule A- Conditions of consent.

8. RECOMMENDATION

THAT development application DA279/13 is approved subject to conditions set out in Schedule A.

Report prepared by:.....Supervisor:.....

Dated:.....Dated:.....

REASONS FOR CONDITIONS

The conditions in Schedule A have been imposed for the following reasons:

- To ensure compliance with the terms of the relevant Planning Instruments
- To ensure no injury is caused to the existing and likely future amenity of the neighbourhood
- Due to the circumstances of the case and the public interest.
- To ensure that adequate road and drainage works are provided.
- To ensure that satisfactory arrangements are made to satisfy the increased demand for public recreation facilities.
- To ensure that satisfactory arrangements are made to satisfy the increased demand for public recreation facilities
- To ensure access, parking and loading arrangements will be made to satisfy the demands created by the development.
- To ensure the structural integrity of the development.
- To ensure the protection of the health and safety of the occupants of the development.
- To protect the environment.
- To prevent, minimise, and/or offset adverse environmental impacts.
- To ensure lots are adequately serviced.
- To ensure there is no unacceptable impact on the water quality.
- To ensure compliance with the requirements of the Rural Fire Services.
- To ensure adequate soil conservation and protect against movement of soil and sediments.

Schedule A

Please Note: It should be understood that this consent in no way relieves the owner or applicant from any obligation under any covenant affecting the land.

General Requirements

1. The development shall take place in accordance with the approved development plans containing Council's approved development stamp and all associated documentation submitted with the application, except as modified in red by Council and/or any conditions of this consent.
2. All building work must be carried out in accordance with the provisions of the Building Code of Australia.
3. Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense.
4. That the external cladding and roofing of the dwelling are of a natural tone and non-reflective condition.
5. It is noted that the applicant has paid to Council a Section 94A contribution of \$4157.74 in accordance with the Lithgow City Council Section 94A Development Contribution Plan 2012. This payment was made on the 22 April 2014 and therefore satisfies the provisions of the Lithgow City Council Section 94A Development Contribution Plan 2012.
6. The dwelling is to be located wholly within the confines of the property boundaries in accordance with the approved site plan.

Retaining of excavations and filled areas

7. Only those areas involved in construction works are to be disturbed and minimal disturbance is caused to the site during construction works and any disturbed areas are to be generally made good and revegetated to the satisfaction of Council prior to the issue of the occupation certificate. Any excavated and filled areas are to be graded and drained and all constructed batters are to be topsoiled, and turfed. Batters exceeding a ratio of 3 horizontal to 1 vertical must be retained with retaining walls, stoneflagging or terracing prior to occupation. (Note retaining walls over 600mm in height require Development Consent).
8. All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land or boundary fencing, the person causing the excavation to be made:

- Must preserve and protect the building/fencing from damage; and
- If necessary, must underpin and support the building/fencing in an approved manner, and footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Access and driveway

9. That the vehicular crossing to the kerb and guttering and access to the allotment is constructed in accordance with the requirements of and is to the satisfaction of Council's Engineering Services Division.

10. The concrete driveway is to be constructed in accordance with Lithgow City Council's "Specification for the construction of Driveways, Footpath/Gutter Crossings and Footpaving".

Stormwater, surface water, plumbing and drainage

11. That seepage and surface waters are collected and diverted clear of the dwelling site by a drainage system to the satisfaction of Council. Care is to be taken to ensure that no nuisance is created to adjoining properties.

12. The applicant shall install a water meter and provide Council with the relevant serial number of the water meter upon installation by the applicant's licensed plumber.

13. Rainwater drains shall be connected to the water storage tank as shown on the approved plan.

Note: Overflow pipes are to be discharged into Council's stormwater easement to Council's satisfaction.

14. Prior to issuing the Certificate of Compliance for all sanitary plumbing and drainage, the plumbing and drainage works are to be inspected and approved by Council as the delegated regulatory authority for plumbing and drainage work within the Lithgow City Council area.

15. All plumbing and drainage works shall be carried out by a licensed plumber and drainer.

Requirements Prior to Commencement of Work

16. A construction certificate is required prior to commencement of any site or building works. Note: Council as your Principal Certifying Authority has issued this certificate concurrently with the development consent. Therefore this requirement is fulfilled.

17. Prior to commencing any construction works, Council is to be notified at least two days prior of the intention to commence building works, in accordance with Section 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.

18. Building work that involves 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:

a. In the case of work to be done by a Licensee under the Act:

- i) has been informed in writing of the licensee's name and contractor Licensee Number, and
- ii) it is satisfied that the Licensee has complied with the requirements of Part 6 of the Act, or

b. In the case of work to be done by any other person:

- i) has been informed in writing of persons name and Owner-Builder Permit Number, or
- ii) has been given a declaration signed by the owner of the land that states that the reasonable market cost of the labour and materials involved in work is less than the amount prescribed for the purposes of the definition of Owner-Builder Work in Section 29 of that Act, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of dated any information or declaration previously given under either of those paragraphs.

Requirements prior to commencement of construction works

19. Prior to commencing any construction works, Council is to be notified at least two days prior of the intention to commence building works, in accordance with Section 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.

20. To contain soil and sediment on the property, controls are to be implemented prior to clearing of the site vegetation and the commencement of site works. This will include:

- a) The installation of a sediment fence with returned ends across the low side of the site so that all water flows through. These shall be maintained at no less than 70% capacity at all times. Drains, gutters, roadways etc., shall be kept clean and free of sediment.
- b) To prevent the movement of soil off site, a single entry/exit point to the property shall be constructed of 40mm blue metal aggregate or recycled concrete to a depth of 150mm. The length must be at least 5 metres with the width at least 3 metres.

Soil erosion fences shall remain and must be maintained until all disturbed areas are restored by turfing, paving, revegetation.

21. Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person can be contacted outside working hours.
- b. Stating that unauthorised entry to the work site is prohibited and
- c. Showing the name, address and telephone number of the principle certifying authority for the work.

The sign/s are 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.

22. A copy of the stamped and approved plans, development consent and the construction certificate are to be on the site at all times.

23. Before work starts, toilet facilities must be provided for construction personnel on the site on the basis of 1 toilet for every 20 workers. Amenities are to be installed and operated in an environmentally responsible and sanitary manner. Toilets cannot remain on site for any longer than 12 months, without the further approval of Council.

24. Prior to any building works commencing a suitable Waste Container for the deposit of all building rubbish and litter must be provided and emptied as soon as full. Building rubbish and litter must be contained on the building site.

25. A temporary security fence to WorkCover Authority requirements is to be provided to the property prior to commencement of construction and maintained for the duration of the building works.

Note. Fencing is not to be located on Council's reserve area.

Requirements during construction

26. The new works shall be constructed in accordance with, and comply with the undertakings given on BASIX Certificate 541535S as obtained on 11 April 2014 from the Department of Infrastructure, Planning and Natural Resources.

Appropriate certification is to be submitted to Council prior to issue of the occupation certificate indicating that all BASIX requirements have been undertaken.

27. All work on site shall only occur between the following hours:

Monday to Friday

7.00am to 6.00pm

| | |
|----------------------------|------------------|
| Saturday | 8.00am to 1.00pm |
| Sunday and public holidays | No work |

28. Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – “Soils and Construction” (2004) (Bluebook).

29. Only those areas involved in construction works are to be disturbed and minimal disturbance is caused to the site during construction works and any disturbed areas are to be generally made good and revegetated to the satisfaction of Council prior to the issue of the occupation certificate. Any excavated and filled areas are to be graded and drained and all constructed batters are to be topsoiled, and turfed. Batters exceeding a ratio of 3 horizontal to 1 vertical must be retained with retaining walls, stoneflagging or terracing prior to occupation.

30. Effective erosion and sediment controls are to be installed prior to any construction activity, including earthworks for the dwelling and site access. The controls must be regularly maintained and retained until works have been completed and groundcover established.

31. Building rubbish and litter must be contained on the building site.

32. Fill material used must be virgin excavated natural material within the meaning of the Protection of Environmental Operations Act 1997 (POEO) or any other waste- derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Note: Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material’s compliance with the exemption conditions and must be provided to the Principal Certifying Authority.

Prior to the issue of an Occupation Certificate

33. The conditions of consent must be complied with prior to the issue of an Occupation Certificate either by Lithgow Council or an accredited principal certifying authority. All necessary information to comply with the conditions of consent must be submitted prior to the occupation of the building.

Advisory Notes

Building Inspection schedule

1. To ensure structural integrity, the maintenance of minimum health standards, the management of the buildings surrounds and the protection of the environment, compliance certificates are to be issued at significant stages throughout the construction period. These stages are:

- a) Pier holes/pad footings before filling with concrete.
- b) Trenches complete with reinforcing and prior to filling with concrete.
- c) Internal drainage carried out by licensed plumber prior to covering
- d) Reinforcing steel in position and before concrete is poured (footings, lintels, beams, columns, floors, walls and the like).
- e) Framing when external wall and roof cladding is in place and prior to internal linings.
- f) External drainage (including onsite waste disposal system) installed by a licensed plumber and prior to covering.
- g) Wet area flashing prior to tiling or covering.
- h) Stormwater drainage between building and discharge point (drainage pipes, soakage pits and the like) prior to covering.

- i) Completion of the development and sign off to all conditions of the consent including landscaping, prior to occupation and use.

At each inspection, erosion and sediment control measures and site management will be inspected.

Note: forty-eight (48) hours notice shall be given to Council prior to inspections

Requirements during Construction

2. Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98% standard compaction.

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer. Alternatively, all footings/piers are to be taken through filled ground to foundation material of uniform adequate bearing pressure in accordance with Structural Engineers requirements.

3. Masonry walls, piers, associated tie downs and connections are to comply with AS3700 – 2011.

4. That the building is to be protected from the attack of subterranean termites by employing construction methods conforming with Australian Standard 3660.1. A durable notice must be permanently fixed to the building in a prominent location (such as the meter box) indicating:

- (i) the method of protection and
- (ii) the date of installation of the system and
- (iii) the installer's or manufacturers recommendations for the scope and frequency of future inspections for termite activity.

5. That glazing comply with the provisions of Part 3.6, Building Code of Australia, Housing Provisions. The serviceability design wind pressure and the ultimate strength test pressure of the glazing must be suitable for the wind load for the site. Certification is to be provided to Council at frame stage.

6. That the dwelling is set out by a Registered Surveyor and copies of the Survey Report are submitted to the Principal certifying authority prior to the issue of the Occupation Certificate.

7. The installation of hard wired smoke alarm/s is required to be carried out in accordance with AS3786 and the Building Code of Australia. The licensed electrical contractor is required to submit to the Principal certifying authority a certificate certifying compliance with AS 3000 and AS 3786.

8. That truss validation details supplied by the truss manufacturer shall be provided to Council or the accredited certifier at or prior to the time of frame inspection (**alternatively, full design details are to be submitted prior to commencement of construction**).

Details shall include:

- (i) job address and builder's name;
- (ii) **design wind velocity and ground snow load;**
- (iii) terrain category;
- (iv) truss spacing;
- (v) roof pitch;
- (vi) material of roof;
- (vii) roof batten/purlin spacing;
- (viii) material of ceiling;
- (ix) job number

This includes design wind speed of the site incorporating tie-down details and bracing details in accordance with AS 1684.2 (Residential Timber Framed Construction). Also includes window assembly being certified to AS 1288 (Glazing) and AS 2047 (Wind Speed Pressure).

9. That, owing to the area being subject to high wind velocities from time to time, every precaution is to be taken to ensure the building and the roof cladding are effectively secured. Manufacturer's details and directions for anchorage and fixing are to be adhered to.

10. The property is located in an area subject to snow falls and manufactured frames and trusses are to be designed to withstand a ground snow loading of 1.444kPa. Frame and truss details from the manufacturer are to be designed and certified for a ground snow loading of 1.444Kpa and details are to be submitted to Council prior to the frame inspection being undertaken by Council.

11. That all timber sizes, spacings and spans used in the construction of the building shall comply with the requirements of Australian Standard 1684 – 2010 "Timber Framing Code".

12. Doors to sanitary compartments must either open outwards, slide, be readily removable from the outside of the compartment or provide a minimum 1,200 mm distance between the closet pan and the nearest part of the doorway.

Requirements prior to Occupation

13 . Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority.

14. A house number must be displayed in a position clearly visible from the street with numbers having a height of not less than 75mm. **(Note; letter boxes, garden beds and the like are to be established within the confines of the property boundaries and not on Council's footpath).**

Reference to Building Code of Australia

15. A reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

Section 68 – Solid Fuel Heater

Requirements prior to installation of Solid Fuel Heater

1. That the manufacturer's detail of the solid fuel heater complying with Australian Standards 2918, 4012 and 4013 are to be submitted to and approved by Council prior to installation.

General conditions

2. The development shall take place in accordance with the approved development plans containing Council's approved development stamp and all associated documentation submitted with the application.

3. The installation of the wood burning solid fuel heater must be carried out in accordance with the provisions of the Building Code of Australia, Australian Standard 2918 "Domestic solid fuel burning appliances – installation" and manufacturers details.

4. Approval is for a wood burning solid fuel heater only and no coal or other unapproved fuel is to be used to operate the heater.

5. That soot and smoke emissions from the solid fuel burning appliance be maintained to an acceptable level so as to prevent interference with public health and convenience.

Requirements during and after installation

6. The solid fuel heater is to be installed by a licensed installer strictly in accordance with manufacturer's specifications and AS2918 and relevant Australian Standards. Certification from the installer is to be submitted to Council prior to the final inspection.

7. To ensure structural integrity, the maintenance of minimum health standards, the management of the buildings surrounds and the protection of the environment, compliance certificates are to be issued at significant stages throughout the construction period. These stages are:

a. Completion of the solid fuel heater and sign off to all conditions of the consent prior to use.

Note: forty-eight (48) hours notice shall be given to Council prior to inspections.

8. Suitable flashing shall be installed to weatherproof the building in accordance with the Building Code of Australia.

9. A copy of the manufacturer's installation and operating manuals must be provided with every installation to the owner or occupier of the premises upon installation of the unit. The owner is to ensure that the storage and type of fuel used and cleaning, servicing and maintenance of the unit is carried out in accordance with the manual.

10. For any material other than outlined in the manufacturers details or masonry used as a hearth or floor protector, certification (for resistance to temperature rises and stability) is required that the material complies with Section 3.3, AS2918.

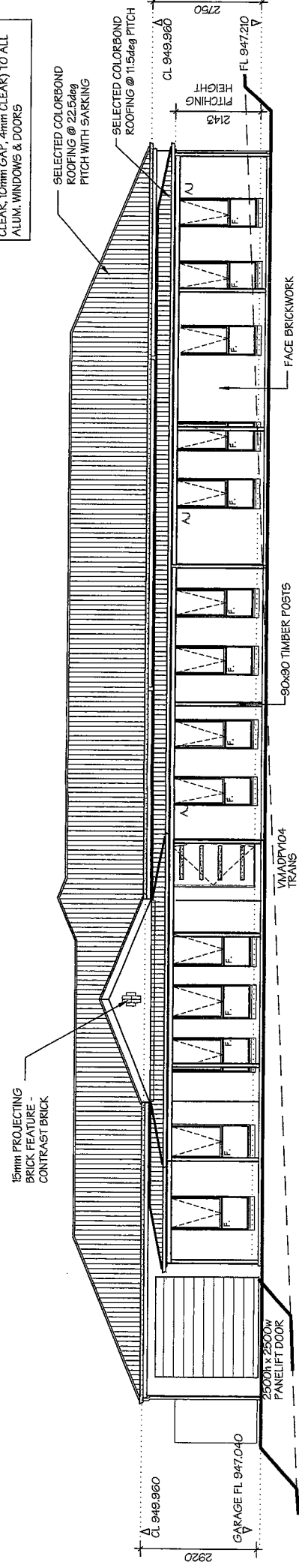
11. That the flue/chimney for the solid fuel burning appliance be taken to a height at least one (1) metre above the ridge of the roof. Such flue/chimney should be above any structure within a fifteen (15) metre radius.

Requirements prior to use

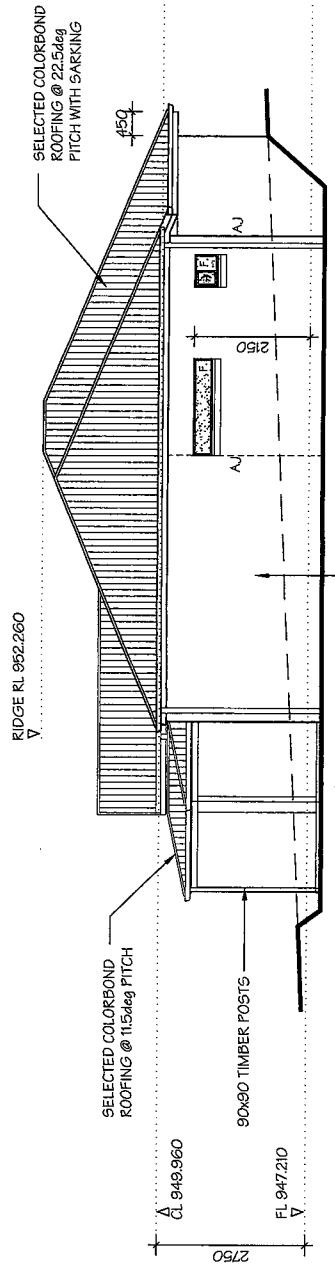
12. Prior to the use of the appliance a final completion certificate must be issued by Council.

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NOTE:
 NYLON MESH FLYSCREENS TO ALL OPENING-WINDOWS, SLIDING & STACKER DOORS (EXCLUDING HINGED DOORS)
 PROVIDE DOUBLE GLAZING (SPEC: 4mm CLEAR, 10mm GAP, 4mm CLEAR) TO ALL ALUM. WINDOWS & DOORS



FRONT ELEVATION - A



SIDE ELEVATION - B

NOTES:
 PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS
 * ALL DIMENSIONS ARE IN MILLIMETRES
 * DO NOT SCALE - USE WRITTEN DIMENSIONS

RAWSON HOMES
 UNIT 4/14 ERSKINE STREET
 DUBBO NSW 2830
 TELEPHONE: 02 6884 6999
 FAX : 02 6884 1075
 BUILDER'S LICENCE NO. 33483C

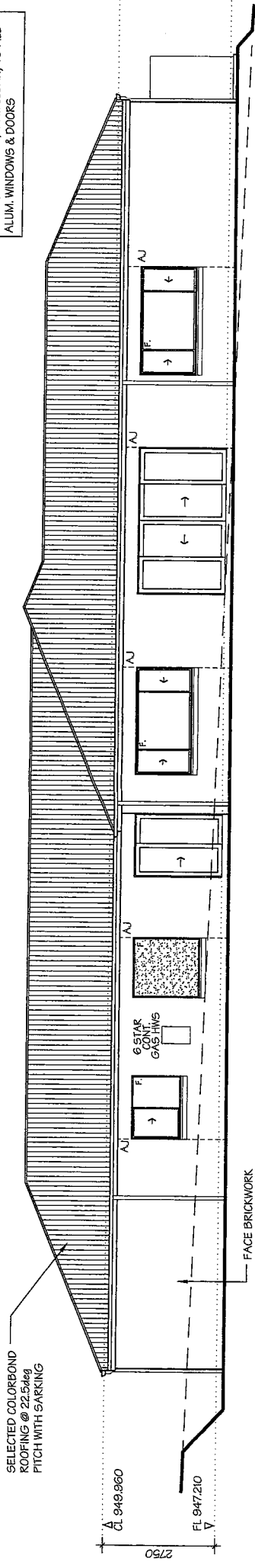
CLIENT:
MR & MRS McANDREW
 SITE ADDRESS:
**LO T19, DP 1029863
 WINDARRA PLACE
 MARRANGAROO**

HOUSE TYPE:
BOWEN
 MODEL:
SUNDOWNER
 FACADE:
SINGLE GARAGE
 TYPE:
LUX
 SPECIFICATION:
LUX

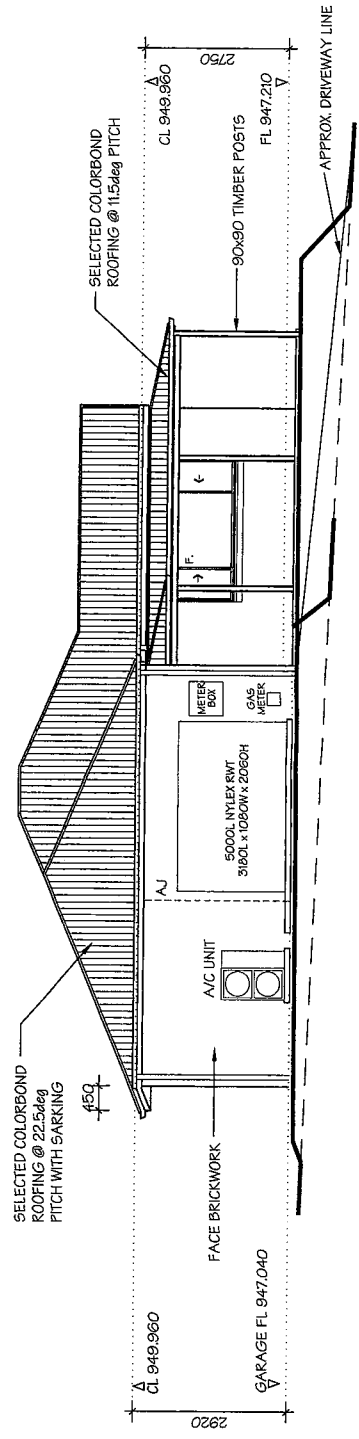
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 DATE DRAWN:
 04.02.14
 CHECKED BY:
 APPROVED FOR CONSTRUCTION:
 COUNCIL AREA:
LITHGOW
 SCALE:
 1:100
 JOB No:
J003445
 DRAWING TITLE:
ELEVATIONS 1
 DRWG No.:
05
 ISSUE:
B

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NOTE:
 NYLON MESH FLYSCREENS TO ALL OPENING WINDOWS, SLIDING & STACKER DOORS (EXCLUDING HINGED DOORS)
 PROVIDE DOUBLE GLAZING (SPEC: 4mm CLEAR, 10mm GAP, 4mm CLEAR) TO ALL ALUM. WINDOWS & DOORS



REAR ELEVATION - C



SIDE ELEVATION - D

NOTES:
 PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS
 * ALL DIMENSIONS ARE IN MILLIMETRES
 * DO NOT SCALE - USE WRITTEN DIMENSIONS

RAWSON HOMES
 UNIT 4/4 ERSKINE STREET
 DUBBO NSW 2830
 TELEPHONE: 02 6884 6999
 FAX : 02 6884 1075
 BUILDERS LICENCE No. 33493C



CLIENT:
MR & MRS McANDREW
 SITE ADDRESS:
 LO T19, DP 1029863
 WINDARRA PLACE
 MARRANGAROO

HOUSETYPE:
 MODEL: **BOWEN**
 FACADE: **SUNDOWNER**
 TYPE: **SINGLE GARAGE**
 SPECIFICATION: **LUX**

DRAWN BY: **SGD**
 DATE DRAWN: **04.02.14**
 COUNCIL AREA: **LITHGOW**
 SCALE: **1:100**
 JOB No.: **J003445**
 DRWG No.: **06**

APPROVED FOR CONSTRUCTION:
 ISSUE: **B**