

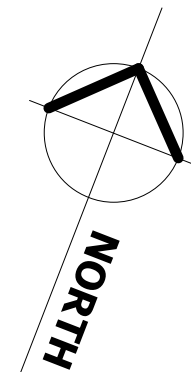
LOT 8 DP 758604

EXMOUTH STREET
79.86 m

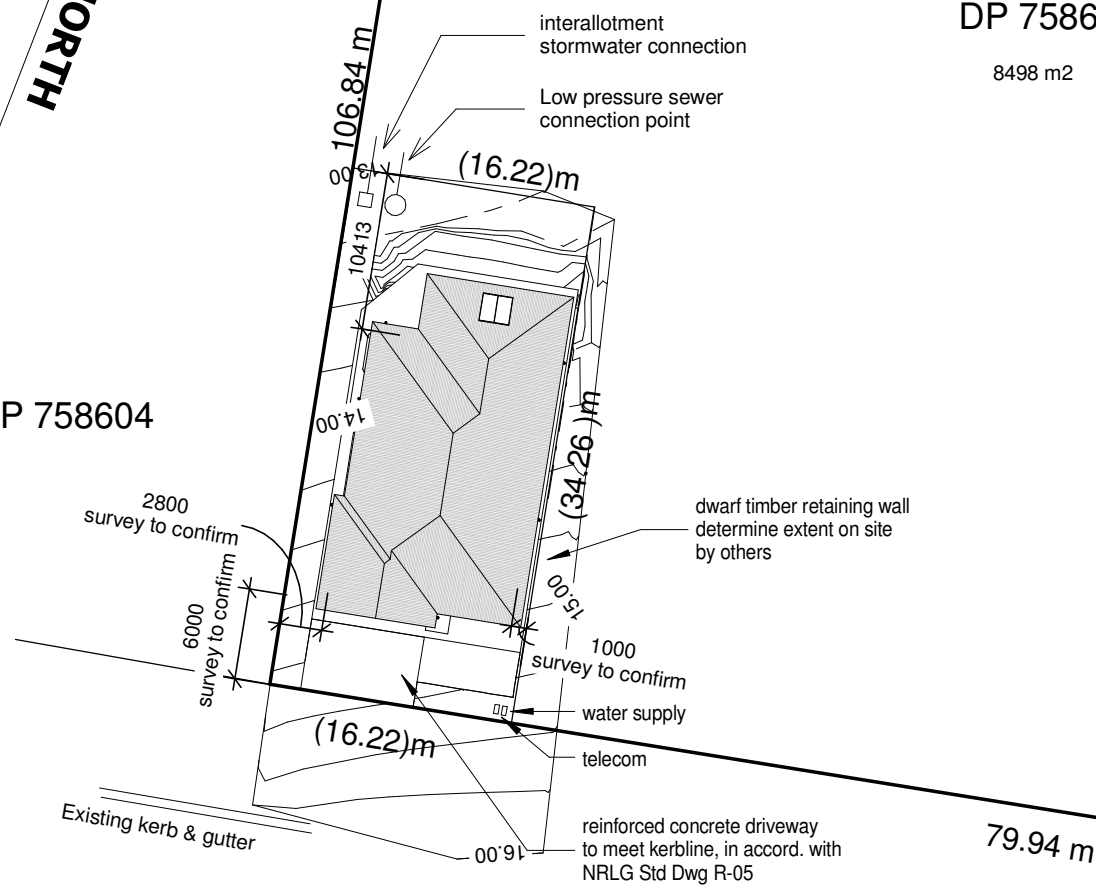
LOT 4
DP 758604
8498 m2

RAWDON STREET

106.82 m



LOT 3 DP 758604



Floor Areas	
Floor description	Floor area (m2)
Main floor area	156 (incl ext walls)
Garage	41.9 (incl ext walls)
Alfresco area	30
West area	19.6
Front Porch area	5
Roof	307.8
Allotment - Site	8498
Floor - Site ratio	.027

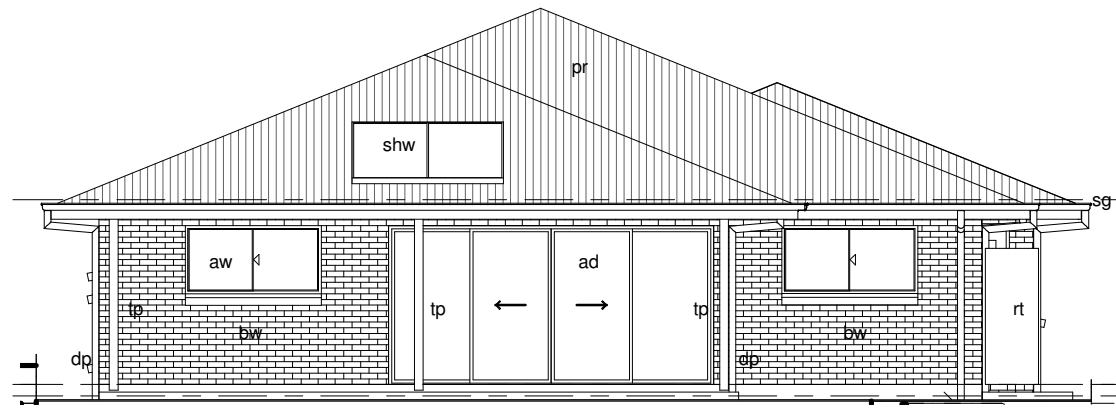
DRAWING LIST			
Sheet Number	Sheet Name	Sheet Issue Date	Drawn By
14-2175/101	Site Plan	20/6/21	ms
14-2175/102	Floor Plan	20/6/21	ms
14-2175/103	Elevations	20/6/21	ms
14-2175/104	Sections	20/6/21	ms
14-2175/105	3D Views	20/6/21	ms
14-2175/106	Electrical Plan	20/6/21	ms
14-2175/107	Kitchen Details	20/6/21	ms
14-2175/108	Ensuite Details	20/6/21	ms
14-2175/110	Slab Setout Plan	20/6/21	ms
14-2175/111	Construction Notes	20/6/21	ms
14-2175/ NP	Notification Plan	20/6/21	ms

HAVELOCK STREET

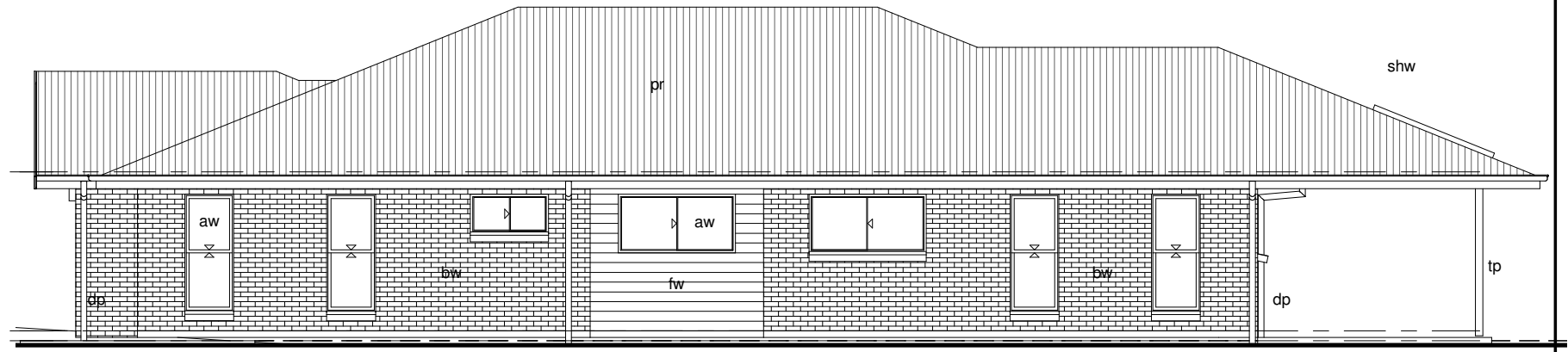
79.94 m

1 Site Plan
1 : 500

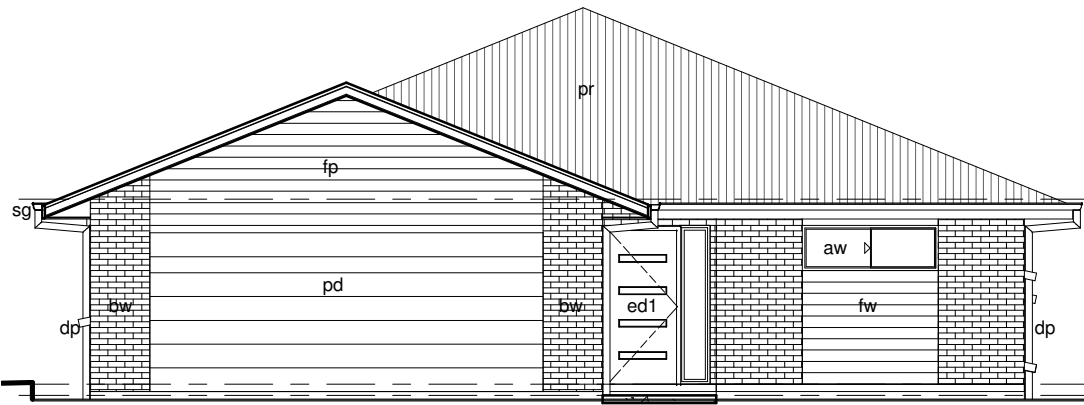
CLIENT			MicFi Pty Ltd		© copyright	
Proposed Residence			Date	20/6/21	CHK BY	-
PLAN			Scale	1 : 500	DRAWN BY	M.S.
No DATE AMENDMENT			TITLE		Sheet No. A-101 of 11	
APPROVED			Lot 4 DP 758604 Havelock Street, Lawrence Clarence Valley Council		DWG. No. 14-2175/ 101	



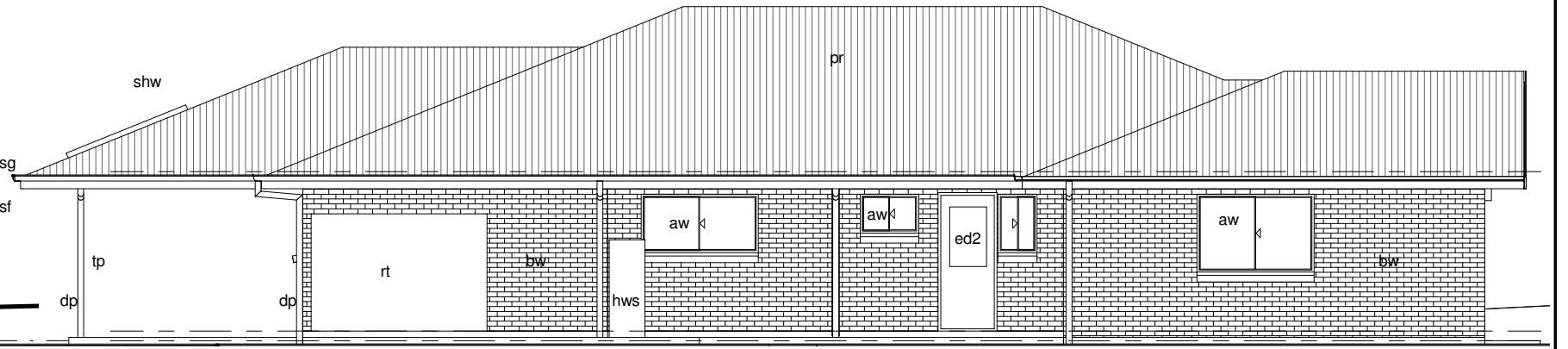
1 North Elevation
1 : 100



2 East Elevation
1 : 100



3 South Elevation
1 : 100

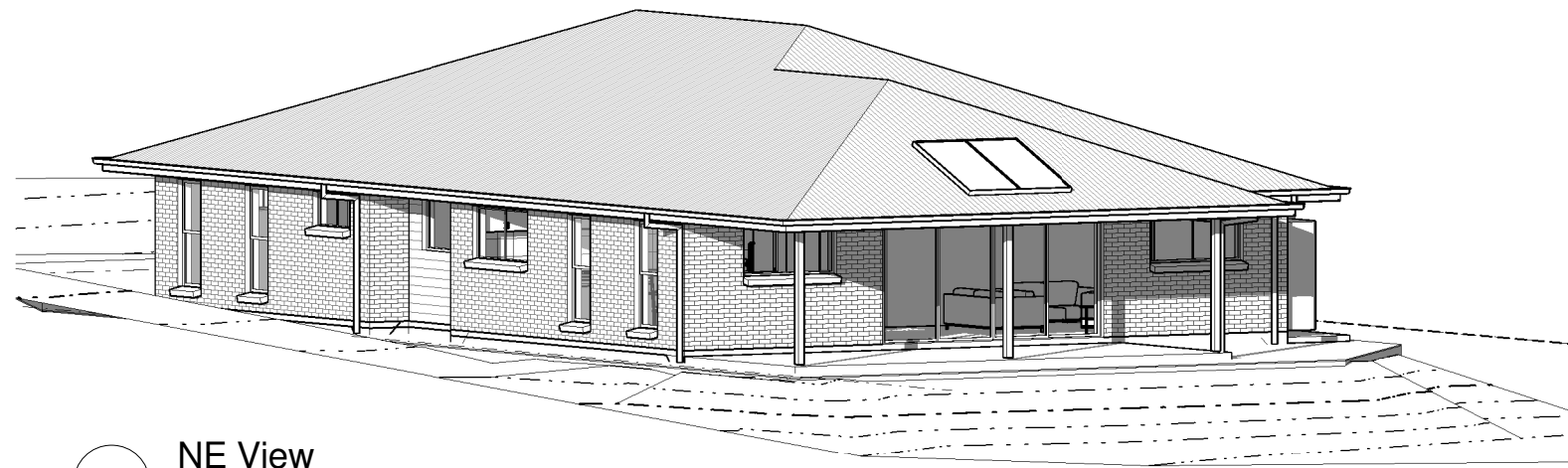


4 West Elevation
1 : 100

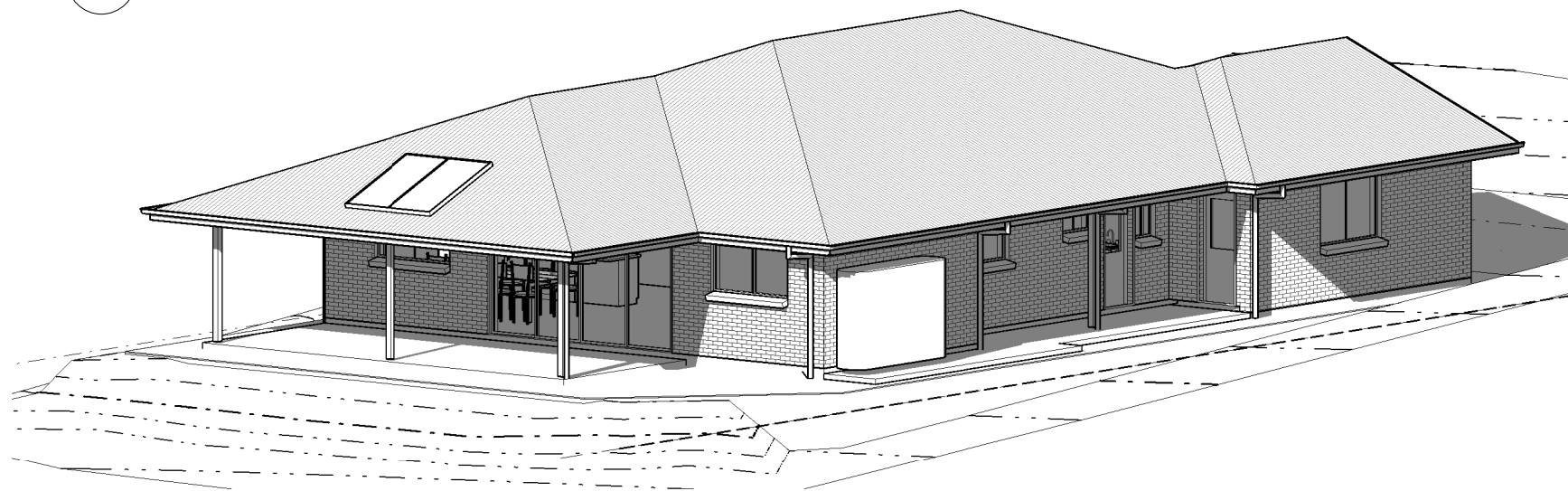
Schedule of Materials

- ad aluminium framed door (white)
- aw aluminium framed window (white)
- bw select face brickwork (hampton)
- ce select sheeting to eaves & soffits
- dp select down pipe (tbc)
- ed1 select entry door (tbc)
- ed2 exterior half glass solid core door
- et edge thickening to slab
- fb select feature brick wall (tbc)
- fw select wall cladding
- hc hose cock - exterior
- shw solar hot water service
- id select internal door & furniture to suit
- pd select panel lift door (tbc)
- pr select (surfmist) colourbond roof (custom orb) & support structure
- pw timber framed wall & plasterboard lining in accord. with NCC
- rt rainwater tankin accord. with BASIX requirements
- rw timber retaining wall, by others
- sg select steel gutter (tbc)
- sf select steel fascia (tbc)
- tp timber post
- sog slab on ground to engineers detail
- tr trussed roof, incl. R1.5 foil back blanket, R2.5 ceiling insulation, 10 plasterboard ceiling

			CLIENT	MicFi Pty Ltd	© copyright	
			Proposed Residence		Date	20/6/21
			Elevations		CHK BY	-
			PLAN		Scale	1 : 100
			TITLE		DRAWN BY M.S.	
A			20/6/21	CC issue	Sheet No. A-103 of 11	
APPROVED			Lot 4 DP 758604 Havelock Street, Lawrence Clarence Valley Council		DWG. No. 14-2175/ 103	



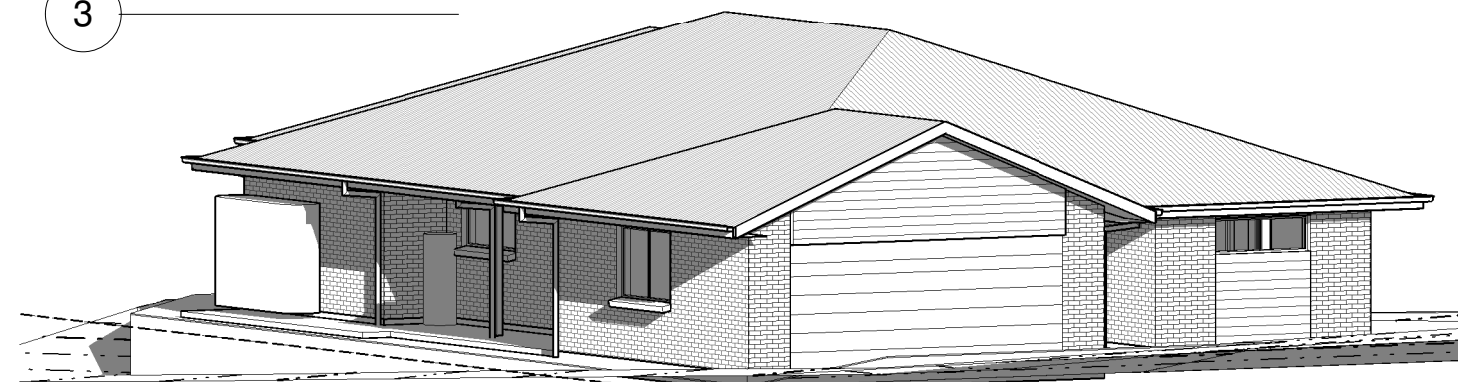
1 NE View



2 NW View



3 SE View



4 SW View

			CLIENT MicFi Pty Ltd	© copyright	
			Proposed Residence	Date 20/6/21	CHK BY -
A	20/6/21	CC issue	PLAN 3D Views	Scale	DRAWN BY M.S.
No	DATE	AMENDMENT	TITLE Lot 4 DP 758604 Havelock Street, Lawrence Clarence Valley Council	Sheet No. A-105 of 11	
APPROVED				DWG. No. 14-2175/105	

CLARENCE VALLEY COUNCIL
DEVELOPMENT APPLICATION ASSESSMENT REPORT – Building Surveyor
Site Evaluation & Section 4.15 Evaluation (EP&A Act)

Application No: DA2021/0788**Address: Havelock Street LAWRENCE NSW 2460****Lot and DP: Lot 4 Sec 73 DP 758604****Description: Dwelling****Classification: 1a (dwelling)****Site inspection date: 07/10/2021**

Street number / Rural Road Number		<input type="checkbox"/> Existing No:		<input checked="" type="checkbox"/> New No:47	
Kerb and gutter/footpath condition/photo taken:			Photo taken		
Building clear of easement:		Clear of proposed stormwater easement at rear			
Building clear of influence sewer main:		n/a			
Vehicular access satisfactory/ required:		Yes – see condition re location - trees			
Means of stormwater disposal:		To easement /street as temporary measure			
Surface water drainage issues:		no			
Effluent disposal:		n/a			
Wind category:		T	S	TC	N
Foundation classification:					
Any building envelopes / restriction on the title:		no			
For a replacement dwelling, additions to a dwelling, secondary dwelling – is the existing dwelling lawful:		n/a			
Any internal referrals required?		Yes – environment officer			
Any demolition work required/asbestos present:		no			
Other site characteristics that may affect proposal:					
BCA Compliance:		<input type="checkbox"/> Yes		<input type="checkbox"/> No	

Comments:

Side setback of dwelling on site to be adjusted so that driveway installation does not require removal of trees in road reserve (koalas)

SEPP'S

SEPP	Consistent:			Comment:
SEPP 44: Koala Habitat Protection	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Clearing proposed: none on site and adjusted site plan will allow retention of koala habitat street trees
SEPP 55: Remediation of Land	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Potentially contaminated land (e.g. former horticulture land)?
SEPP Building Sustainability Index: BASIX 2004	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
SEPP Coastal Management 2018	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Within the coastal zone, coastal environmental area, wetland, or littoral rainforest?
SEPP Infrastructure 2007	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Clause 45 - Buildings < 5m from power pole or wires = Essential Energy referral:
SEPP Affordable Rental Housing 2009	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	

Any draft SEPP affecting the land? Yes No

CVC LEP 2011

Zone: Consistent with zone objectives: Yes No Permissible with consent: Yes / No

Clause	Consistent:			Comment:
Clause 4.2B: Erection of dwelling houses and dual occupancies on land in certain rural, residential and environmental protection zones	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Does the land have a dwelling entitlement?
Clause 4.2D: Erection of dual occupancies (detached) and secondary dwellings in Zones RU1, RU2, and R5	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Impact rural use: Shared access: 100m separation (rural): Land suitable: OSM suitable: Impact scenic amenity:
Clause 4.3: Height of Building	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Max height:
Clause 5.10: Heritage Conservation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Heritage item: no Conservation area: no Aboriginal heritage (AHIMS): OK
Clause 5.16: Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones (applicable to R5 and Rural and E zones)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Impact on existing / approved land uses in vicinity of the development: ? Impact on preferred or predominant approved land uses in vicinity of the development: ? Incompatible with above uses: ?
Clause 7.1: Acid Sulfate Soils	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	ASS class: 5 – no works to lower water table Earthworks: minor
Clause 7.2: Earthworks	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	See conditions
Clause 7.3: Flood Planning	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Clause 7.5: Coastal Risk Planning	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Clause 7.6: Development on land subject to riverbank erosion	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Clause 7.7: Drinking Water Catchment	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Clause 7.8: Essential Services	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Power: available Water connection: available Sewer / effluent disposal: available Road frontage: yes

Any draft LEP affecting the land? Yes No

Residential DCP (delete or leave blank if not applicable)

Clause	Consistent:			Comment:
C3: Site Assessment Requirements	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
C4: Streetscape requirements	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
C5: Building Design	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Cut & Fill: Retaining walls: BASIX / Energy efficiency:
C7: Requirements where there is potential to impact on coastal view	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
C13: Building Height	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Maximum height: Top Plate height:
C14: Building height controls on internal lots	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
C16: Setbacks	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Front setback: Side and rear setback: side setback to be adjusted Other (levees, sewer):
C19: Landscaped area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Area:
C20: Private Open Space	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Area:
C22: Landscaping	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Plan required?
C26: Controls for bush fire prone land	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	BAL Rating:
C28: Sites subject to land slip/ geotechnical	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
C29: Waste Management	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
C30: Sheds and occupation of sheds and Caravans	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Floor area: Wall height: Building height: Setback:
Part D: Floodplain management controls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	1 in 100year flood level:
Part F Heritage Conservation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Part G: Parking and Vehicle Assess	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Parking: Assess: driveway location and side setback to be adjusted so street trees can be retained.
Part I Erosion and Sediment Control	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Suitable: yes
Part P: Controls for Developing Steep Land	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Part Q: Angourie Village Controls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Part R: Glenreagh Village Controls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Part S: Controls for Gulmarrad	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Part T: Palmers Island Village Controls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Part S: Ulmarra Village Controls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Part V: Woolli Village Controls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Part W: Yamba Hill Controls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	
Part Y: Controls for Biodiversity and Habitat Protection	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Clearing: nil on site Threshold: Offset:

DCP variation proposed? Yes No Approved by Senior / DAP? Yes No**Other**

AFFECT ON ADJOINING LAND

In forming an opinion as to the likely impact and whether the enjoyment of the adjoining land may be detrimentally affected by the proposal, the following have been taken into consideration:

1. The views to and the views from the adjoining land			Considered and OK
2. The overshadowing of the adjoining land			Considered and OK
3. Visual and acoustic privacy of the adjoining land			Considered and OK
4. The likely affect from noise			Considered and OK
5. Relationship and compatibility of adjacent sites			Considered and OK
Comments:			
Likely impacts of development, including environmental impacts on natural and built environments and social and economic impacts in locality:	Loss of street trees to accommodate proposed driveway access can be prevented if side setback of dwelling on western side is reduced – applicant is agreeable.		
Suitability of the site for the development:	Suitable subject to above		
Prescribed matters in EP&A regulations apply?	Applied as conditions on consent		
Any submissions	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Concerns addressed? yes Report to Council required? yes
Within the public interest	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If street trees are retained as koala habitat

Other relevant matters:

RECOMMENDATION: **APPROVE** **REFUSE**

ASBESTOS CONDITONS ON CONSENT Yes **No**

See conditions/advices schedule in Council report

Refer to Council report for consideration of submissions received.

Assessing officer:	Kerry Harre/Carmen Landers	Date:	09/11/2021
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OTHER APPROVALS:

<input type="checkbox"/> Water	<input type="checkbox"/> Sewerage	<input type="checkbox"/> Onsite wastewater management	<input type="checkbox"/> Stormwater
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Has a Construction Certificate been applied for? Yes No

If Yes:				Comment
1. Have conditions of DA been satisfied?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
2. Have contributions been paid? Amount: Date: Receipt No:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
3. Section 79E Fire Protection & structural strength.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
4. Has HBCF/OB permit been received?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
5. Has Long Service Levy been paid?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
6. Have engineer's details been received?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
7. Has a PC contact been submitted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
8. Is the building in a pressure sewer area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	

Recommendation for issue of Construction Certificate

<input type="checkbox"/> Approve	<input type="checkbox"/> Refuse	<input type="checkbox"/> Add info letter:	
Assessing officer:		Date:	

Please send Add Info letter: Yes No

- Certificate of Insurance – Home Building Compensation (HBC) for residential building work, **OR**
- An Owner-Builder Permit.
- Structural engineer's details for footings/slab, bracing and tie downs.
- A completed Bushfire Attack Level form for BAL.....
- A completed and signed contract for appointment as Principal Certifier.
- Revised plans with all Basix commitments included.
- Any other items

A Construction Certificate can be issued upon receipt of the above items.

BCA Compliance Checklist Class 1-10 Building – CC No:

Part 3.1 - Site Preparation		Compliance
3.1.1	Earthworks	
3.1.2	Drainage	
3.1.3	Termite Risk Management	
Part 3.2 - Footings and Slabs		
3.2.2	Preparation	
3.2.3	Concrete and Reinforcing	
3.2.4	Site Classification	
3.2.5	Footing and Slab Construction	
Part 3.3 - Masonry		
3.3.1	Unreinforced Masonry	
3.3.2	Reinforced Masonry	
3.3.3	Masonry Accessories	
3.3.4	Weatherproofing of Masonry	
3.3.5	Earthwall Construction	
Part 3.4 - Framing		
3.4.1	Sub-Floor Ventilation	
3.4.2	Steel Framing	
3.4.3	Timber Framing	
3.4.4	Structural Steel Members	
Part 3.5 - Roof and Wall Cladding		
3.5.1	Roof Cladding	
3.5.2	Gutters and Downpipes	
3.5.3	Wall Cladding	
Part 3.6 - Glazing		
3.6	Glazing	
Part 3.7 - Fire Safety		
3.7.1	Fire Separation	
3.7.2	Smoke Alarms	
3.7.3	Heating Appliances	
3.7.4	Bushfire Areas	See Planning for Bush Fire Protection 2019 Areas
3.7.5	Alpine Areas	N/A in CVC Area
Part 3.8 - Health and Amenity		
3.8.1	Wet Areas	
3.8.2	Room Heights	
3.8.3	Facilities	
3.8.4	Light	
3.8.5	Ventilation	
3.8.6	Sound Insulation	
Part 3.9 - Safe Movement and Access		
3.9.1	Stair Construction	
3.9.2	Balustrades	
3.9.3	Swimming Pool Access	See Swimming Pools Act

Comments

Pre-Certification Inspection Report

Record of Inspection – Clause 129B or Clause 143B Inspection Report		
Type of inspection	Prior to issue of certificate inspection	
Site / inspection Details		
Address:	Havelock Street LAWRENCE NSW 2460	
Description of works:	Dwelling	
Date of inspection:	Click here to enter a date.	
DA No: Date consent issued:	DA2021/0788	
CDC / CC No:		
Current Fire Safety Measures in the existing building	See attached fire safety list – tick relevant fire services in existing building and any comments	
Do the plans and specifications accompanying the application of the CC or CDC adequately and accurately depict the condition of the existing building or the existing site conditions of the site the subject of the certification	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:	
Are there any features of the site, or of any building on the site, that would result in the proposed development the subject of the application for the complying development certificate: (I) Not being complying development, or (II) Not complying with the Building Code of Australia.	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:	
Has any building work authorized by the relevant development consent commenced on the site	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:	
Accredited Certifier Details		
Details of Nominated Principal Certifying Authority	Name of PCA:	Clarence Valley Council
Details of Accredited Certifier undertaking Inspection	Officer:	
	Signature:	
	Date:	Click here to enter a date.