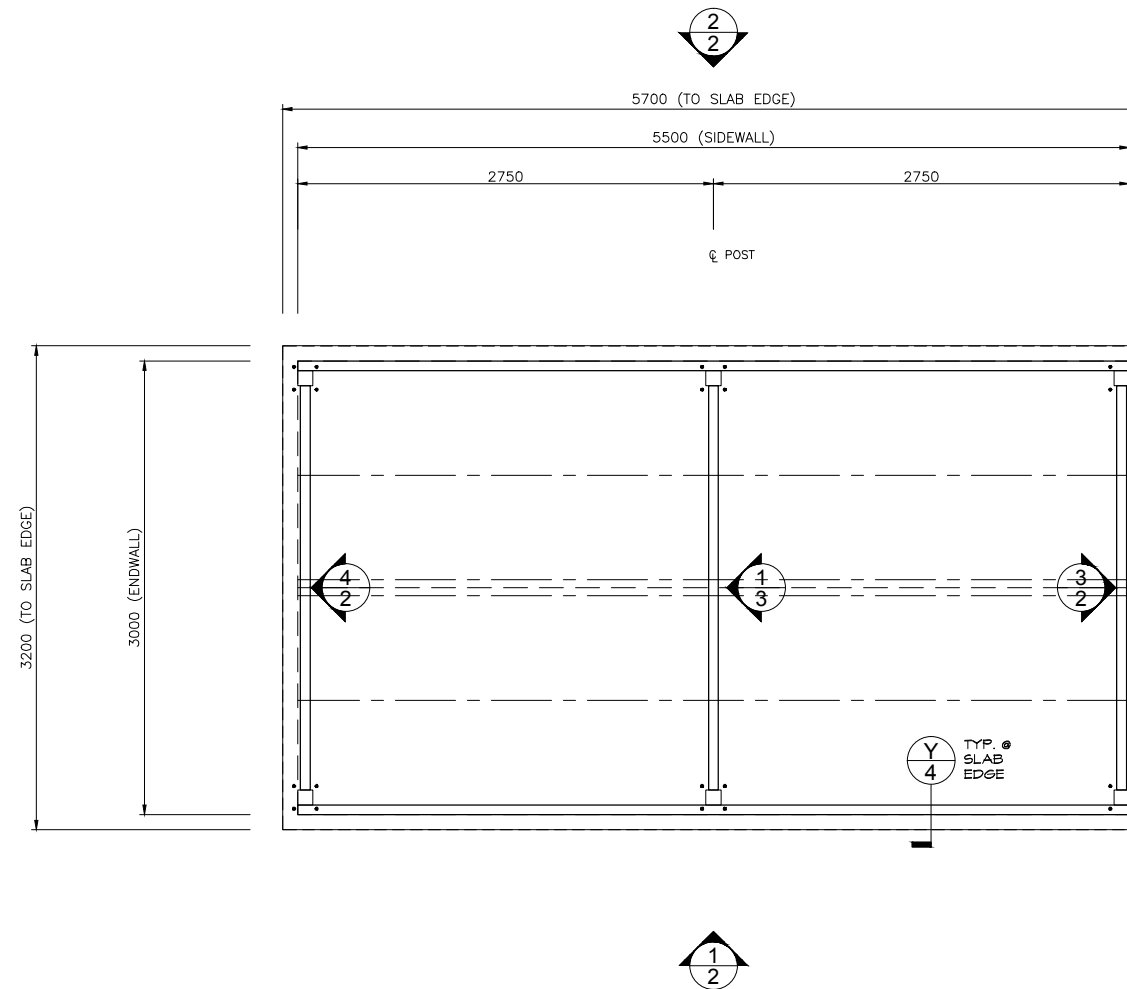


Attachment 1



1 FOUNDATION PLAN
 SCALE: 1:50

OF 1 OF 5	SHEET	JOB NO. CLV/S29013	DATE 15/4/2021	CHECKED TM	DRAWN FDS	PROPOSED
	FOR	CLARENCE VALLEY SHEDS 02 6643 2742 SASHA VASILIEFF 43 ALICE STREET GRAFTON				
	AT					

Civil & Structural Engineers
 50 Punari Street
 Currajong, Qld 4812
 Fax: 07 4725 5850
 Email: design@nceng.com.au
 ABN 341 008 173 56

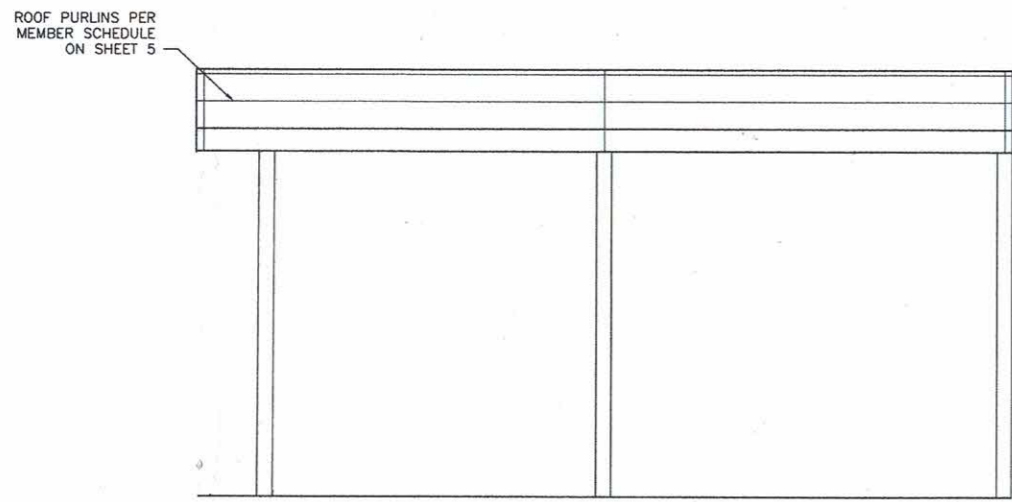
Registered Chartered Professional Engineer
 Registered Professional Engineer (Civil & Structural) QLD
 Registered Certifying Engineer (Structural) N.T.
 Registered Engineer - (Civil) VIC
 Registered Engineer - (Civil) TAS

Mr Timothy Roy Messer BE MIEAust RPEQ
 Registered Professional Engineer 2558980

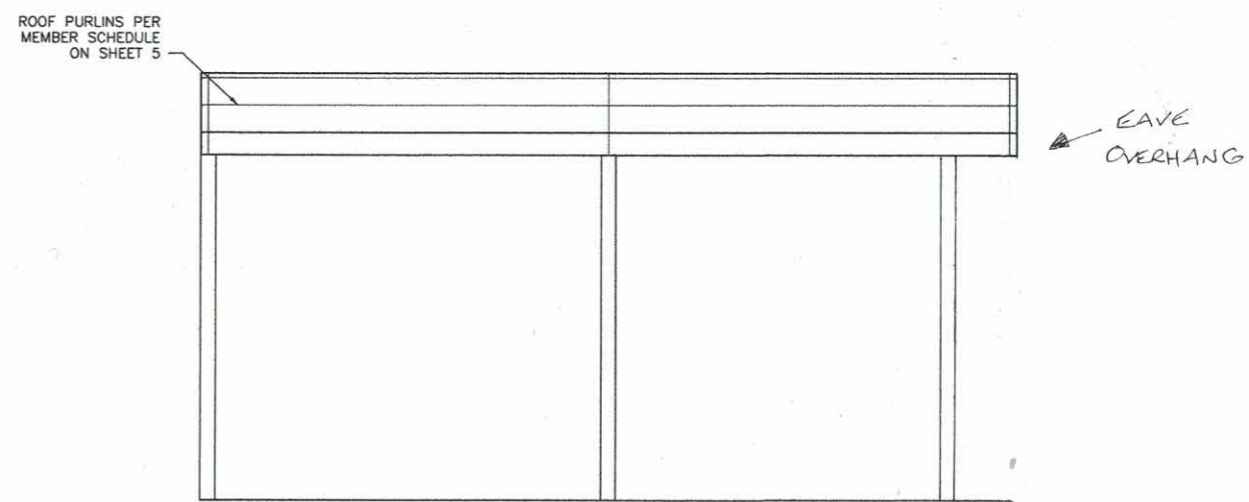
Signature

Date 15/4/2021

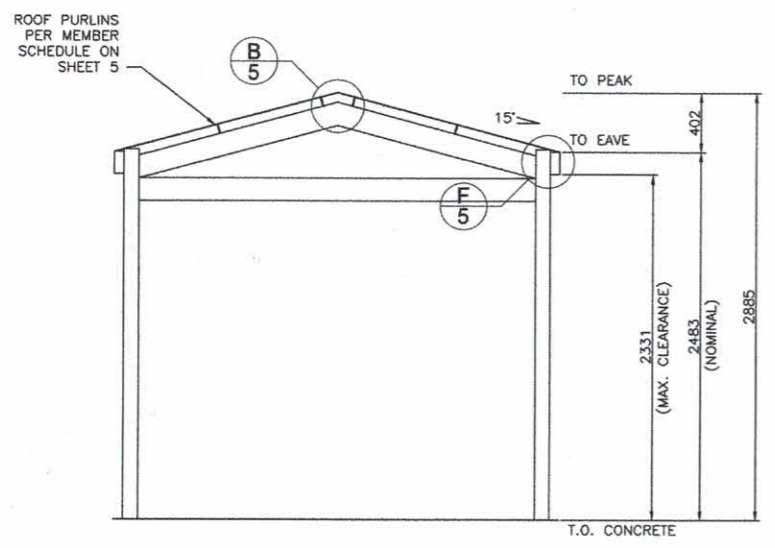
Registered on the NPER in the areas of practice
 of Civil & Structural National Professional
 Engineers Register



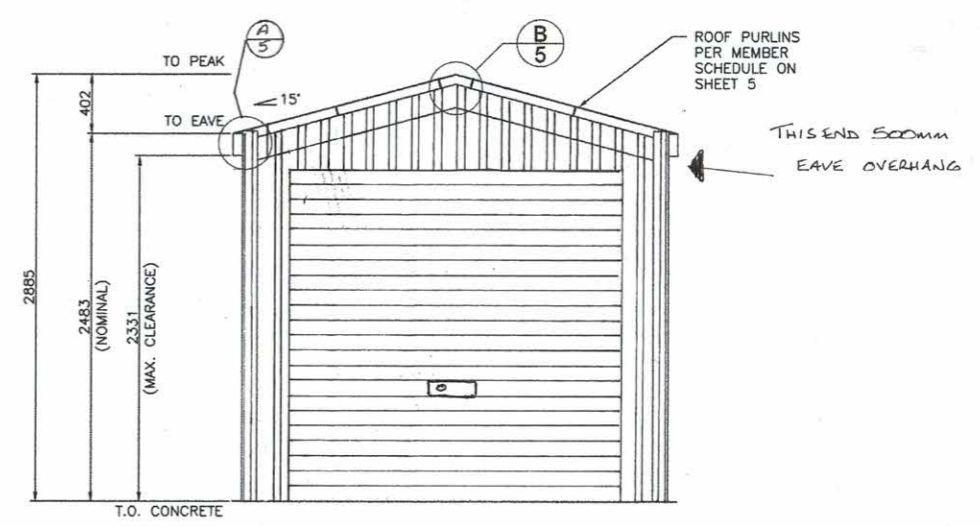
1 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1:50



2 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1:50



3 ENDWALL INTERIOR ELEVATION
2 SCALE: 1:50



4 ENDWALL INTERIOR ELEVATION
2 SCALE: 1:50

2 OF 5	SHEET	DATE	CHECKED	DRAWN	PROPOSED
	CLVS29013	15/4/2021	TM	FDS	FOR AT

CLARENCE VALLEY SHEDS
 02 6643 2742
SASHA VASILIEFF
 43 ALICE STREET
 GRAFTON



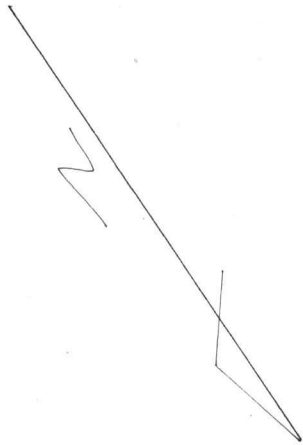
NORTHERN CONSULTING
 engineers
 Civil & Structural Engineers
 50 Punari Street
 Currajong, Qld 4812
 Fax: 07 4725 5850
 Email: design@nceng.com.au
 ABN 341 008 173 56

Mr Timothy Roy Messer BE MIEAust RPEQ
 Registered Professional Engineer 2558980
 Signature *T. Messer*
 Date 15/4/2021
 Registered on the NPER in the areas of practice
 of Civil & Structural National Professional
 Engineers Register

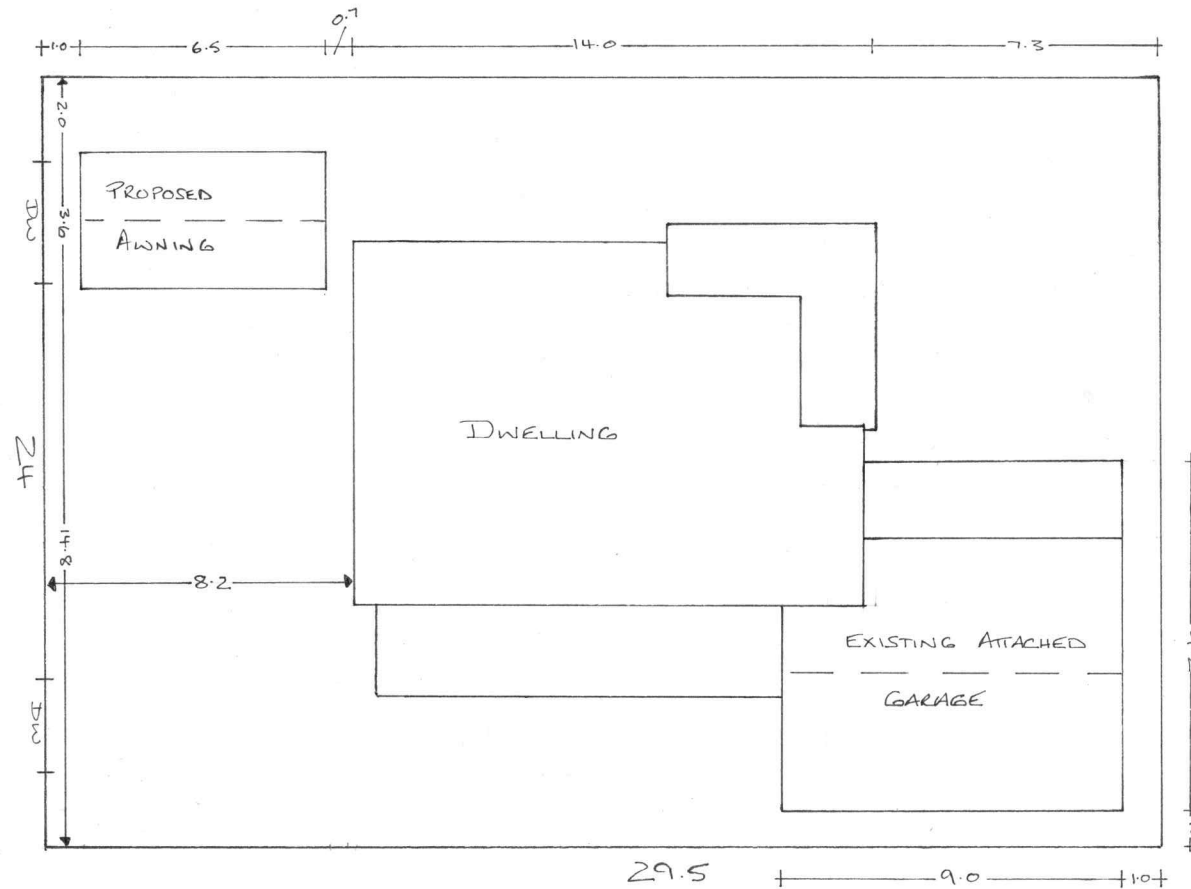
SITE PLAN: SASHA VASILIEFF
43 ALICE STREET
GRAFTON 2460

LOT 4 / DP 1177561

SCALE 1:200 @ A4



ALICE STREET



Draft Advices and Conditions of Consent for DA2021/0466, 43 Alice Street Grafton**Advices**

1. No construction is to be commenced until a Construction Certificate has been issued.

Conditions

1. The development being completed in conformity with the Environmental Planning & Assessment Act, 1979, the Regulations thereunder, the Building Code of Australia (BCA) and being generally in accordance with the following plan(s) as amended in red, or where modified by any conditions of this consent.

Plan No	Drawn by	Plan Date	Sheet No	Revision
CLVS 29013	Clarence Valley Sheds	15 April 2021	1 of 5, 2 of 5 and site plan	-

2. No portion of the carport is to be further enclosed without prior written approval being obtained from Council.
3. Roof water, including overflow from a tank, is to be discharged into the most appropriate street gutter. Provide non breakable fittings where the stormwater pipe meets the kerb. Where the gutter is unformed, concrete protection is to be provided to the end of the pipe.
4. **Working/Construction Hours** Working hours on construction or demolition shall be limited to the following:

7.00 am to 6.00 pm Monday to Friday

8.00 am to 1.00 pm Saturdays

No work permitted on Sundays and public holidays

The builder is responsible to instruct and control sub contractors regarding the hours of work and the requirements of the Protection of the Environment Operations Act 1997 and Regulations.

5. The following adjustments to the design shall be made to ensure the structure is in keeping with the historic character of the heritage conservation area:
 - Cladding on the front elevation to be blue board, fibro or similar to match the cladding on the dwelling.
 - A minimum 150mm deep barge board/capping shall be provided to the front gable roof overhang to provide a traditional appearance.
 - External colours shall match the dwelling.
 - Roof guttering to be unperforated quad profile. It is noted that the dwelling currently has slotted box guttering and it is suggested that this be altered to the more traditional quad guttering in the future when the house roof guttering eventually needs replacing.
6. Prior to commencement of works, a sign must be erected in a prominent position on any work site on which work is being carried out:
 - a Stating that unauthorised entry to the work site is prohibited;
 - b Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside of working hours, and
 - c Showing the name, address and telephone number of the principal certifier for the work.

Any such sign is to be removed when the work has been completed.

7. The development is not to be occupied or used until such time as an Occupation Certificate has been issued.