

LORD HOWE ISLAND BOARD

Development Application

Section 78A, Environmental Planning and Assessment Act 1979

RECEIVED

15 DEC 2020

Lord Howe Island Board



Development Application No.: Date Lodged:

Use this form to apply for development consent to:

- Erect, alter or demolish a building or structure;
- Change the use of land or a building;
- Subdivide land;
- Display an advertisement;
- Any other development that requires consent from the Lord Howe Island Board.

To minimise delay in receiving a decision about your application, please ensure you submit all relevant information. To complete the form, please place a cross in the boxes and fill out the sections provided as appropriate. When your application has been assessed, you will receive a Notice of Determination. If you need help please phone or call the Board's office and discuss your queries with a development officer.

APPLICANT DETAILS

Mr Mrs Ms Other:

Name: Diane Owens

Organisation: Lorhifi Apartments ABN: 66044632590

Postal Address: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED]

Email: [REDACTED]

OWNER CONSENT

Has Owner Consent been issued? Yes No Owner Consent No.: OC + DA submitted simultaneously

IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Portion/Lot No.: 2 Deposited Plan No.: DP 1261010

Lease No.: 2020-02

Address: [REDACTED]

PROPOSED DEVELOPMENT

Describe the proposed development; give a detailed outline of what you are going to do. If it involves a building, indicated what it will be used for.

Replace an existing shed damaged by storm, used for drying an storage with a workshop and store room for residential use on an existing concrete slab

Building Material: _____ Roofing Material: _____

PAST/PRESENT LAND USESState the past known uses of the site: Tourist accommodation + DwellingState the present known uses of the site: Tourist accommodation and dwelling

STAGED DEVELOPMENT

You can apply for development consent for only part of your proposal now, and for the remaining part/s at a later time.

Are you applying for development consent in stages? Yes No

If yes please attach:

- Information which describes the stages of your development;
 - A copy of any development consents you already have which relate to your development.
-

PLANS OF THE LAND AND DEVELOPMENTYou need to provide a number of different plans that show what you intend to do. Step 4 of the Development Application Guide sets out which plans to provide and the details to include. **3 copies** of the plans must be submitted with the application. Please attach:

- A site plan of the land, drawn to scale;
 - Plans or drawings of the proposal, drawn to scale and, where relevant;
 - An A4 size plan of the proposed building and other structures on the site;
 - A plan of any existing buildings (and uses), drawn to scale.
-

ENVIRONMENTAL EFFECTS OF YOUR DEVELOPMENT

To assess your proposal, we need to understand the impacts it will have. Depending upon the nature and scale of your proposal, you need to provide one or more of the statements listed below to explain the environmental effects of your proposal.

Is your proposal likely to cause a major environmental impact (e.g. designated development)?

- Yes Please attach an environmental impact statement.
 No Please attach a statement of environmental effects (SEE).

Is your proposal likely to cause have significant effect on threatened species, populations, ecological communities or their habitats?

- Yes Please attach a species impact statement.
 No
-

SUPPORTING INFORMATION

You can support your application with additional material such as photographs (including aerial photographs), slides and models to illustrate your proposal.

Please list what you have attached.

Maps and plans

NOTE: It will be necessary for you to place pegs showing the location of all building extremities and height of buildings within seven days of lodging your development application. These pegs will allow inspection by Board staff at an early stage of your development assessment.

APPLICATION FEE

For development that involves a building or other work, the fee for your application is based on the estimated cost of the development. If your development needs to be advertised to the public you may also need to include an advertising fee. Clauses 246 to 263 of the Environmental Planning and Assessment Regulation 2000 provide a schedule of fees.

NOTE: Fees will be calculated in accordance with Cordell's Building estimates and will form the basis for the fee. To save time and any delays in processing your application, please contact us if you need help to calculate the fee for your application.

Estimated cost of the development: \$20,000.00

Total fees lodged: Date: Receipt No.:

APPLICANT/S OR APPLICANT'S AGENT DECLARATION


Have you or any associated persons with a financial interest in this application in the last two years made any political donations or given any gifts to any local Board Member or Board employee? Yes No

If you ticked yes please fill out a Political Donations and Gift Disclosure Statement.

IMPORTANT NOTICE: It is an offence under the EP&A Act 1979 if you fail to disclose reportable donations and gifts.

LEASEHOLDER AUTHORISATION – All leaseholder/s of the land must sign this application.

As the leaseholder/s of the above property, I/we consent to this application.


Signature:  Signature:

Name: Diane Owens Name:

Date: 12-12-20 Date:

APPLICANT AUTHORISATION – The applicant/s or the applicant's agent must sign the application.

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that, if incomplete, the application may be delayed or rejected and more information may be requested within 21 days of lodgement.

Signature:  Signature:

Name: Diane Owens Name:

Date: 12-12-20 Date:

State the capacity in which you are signing if you are not the applicant:

PRIVACY POLICY

The information you provide in this application will enable us, and any relevant state agency, to assess your application under the Environmental Planning and Assessment Act 1979 and other applicable state legislation. If the information is not provided, your application may not be accepted.

If your application is for designated development or advertised development, it will be available for public inspection and copying during a submission period. Written notification of the application will also be provided to the neighbourhood. You have the right to access and have corrected information provided in your application. Please ensure that the information is accurate and advise us of any changes.

LODGEMENT

Before submitting your application, please ensure you have attached all the information the consent authority needs to assess your proposal. You can use the following checklist. Please place a cross in the box next to any items you have attached:

Plans

- A site plan of the land — **all applications**
- Plans or drawings of the proposal showing all dimensions — **all applications**
- An A4 size plan of the proposed building and other structures on the site - **all applications**
- A plan which is drawn to scale of all existing buildings.

Environmental effects

- An environmental impact statement for a designated development proposal and an electronic version of the executive summary
- A statement of environmental effects — **required for all applications** that are not designated development
- An environmental report — **if required under clause 42 of the LHI LEP 2010**. Contact the Board to see if you need to prepare an environmental report.
- A species impact statement
- A Basix Certificate – The Building Sustainability Index (BASIX) applies to all residential dwelling types and is part of the development application process in NSW. A BASIX certificate **MUST** be obtained for “**BASIX affected development**”. For further information please refer to www.basix.nsw.gov.au
- Electrical supply form must be completed (for new / alteration / addition to existing supply).

Staged development

- Information which describes the stages of the development
- A copy of any consents already granted for part of the development

Supporting information

- Other material to support your application, such as photos, slides and models. *Please ensure any items listed as an Advisory Note as part of the Owner Consent approval have been addressed.*

Application fee

- Your application fee — **required for all applications**.

Where to lodge your application

You can lodge your completed application form, together with attachments and fees at the Lord Howe Island Board's office. Contact details below.

CONTACT DETAILS FOR YOUR INFORMATION

Lord Howe Island Board

Bowker Avenue
(PO Box 5)
LORD HOWE ISLAND NSW 2898
Phone: 02 6563 2066
Fax: 02 6563 2127
Email: administration@lhib.nsw.gov.au
Website: www.lhib.nsw.gov.au

Lord Howe Island Marine Park Authority

Phone: 02 6563 2359
Fax: 02 6563 2367
Email: lordhowe.marinepark@npws.nsw.gov.au
Website: www.mpa.nsw.gov.au

Department of Infrastructure, Planning and Natural Resources – General Enquiries

Internet: www.dipnr.nsw.gov.au
Phone: 02 9228 6111
Email: infocentre@dipnr.nsw.gov.au

Department of Infrastructure, Planning and Natural Resources – North Coast Office

49 Victoria Street
(PO Box 6)
GRAFTON NSW 2460
Phone: 02 6642 0622
Fax: 02 6642 0640
Email: northcoast@dipnr.nsw.gov.au
Website: www.dipnr.nsw.gov.au also for BASIX Certificate www.basix.nsw.gov.au

LORD HOWE ISLAND BOARD

Statement of Environmental Effects

RECEIVED
15 DEC 2020
Lord Howe Island Board

A Statement of Environmental Effects must be completed and submitted with your development application, this is a requirement under the *Environmental Planning & Assessment Act 1979*. The Statement of Environmental Effects report explains the likely impacts of the development proposal taking into consideration relevant planning and environmental matters. If you require any clarification about what information needs to be included, please contact the Board's office on (02) 6563 2066.

Failure to submit a completed Statement of Environmental Effects report will result in the development application being rejected or incurring unnecessary delays before the application can be determined. This report must be signed by applicant on last page.

APPLICANT DETAILS

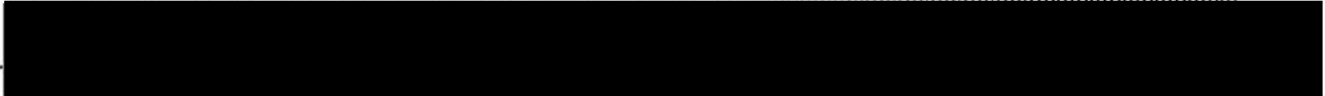
Name: Diane Owens

Preferred Contact Phone No.: 

PROPOSED DEVELOPMENT

Portion/Lot No.: Lot 2 Deposited Plan No.: DP 1261010

Lease No.: 2020-02

Address: 

Please tick the type/s of development you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Dwelling House | <input checked="" type="checkbox"/> Shed or Garage |
| <input checked="" type="checkbox"/> Additions to Dwelling House | <input type="checkbox"/> Dual Occupancy |
| <input type="checkbox"/> Home Business | <input type="checkbox"/> Additions to Dual Occupancy |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Subdivision including Boundary Realignments |
| <input type="checkbox"/> Other – please describe: | |

DEVELOPMENT DESIGN ATTRIBUTES

EXISTING BUILDINGS

What buildings and/or structures already exist on the subject site? Existing structures located on the subject site (including their gross floor area where applicable) as well as adjoining properties need to be shown on a site plan. Please show floor space.

<u>Tourist Accommodation 6 apartments</u>	<u>826.79 m²</u>
<u>Guest Transit lounge and laundry</u>	<u>27.74 m²</u>
<u>Dwelling 1</u>	<u>87 m²</u>
<u>Dwelling 2</u>	<u>91 m²</u>

DEVELOPMENT CONSENTS

If known, please list previous development and building approvals for the last 10 years which are considered relevant to this application. If necessary please consult Board staff.

DA Number	Development Description	Date of Consent
CC 2018-05	Extension Dwelling 2 (IB)	9-8-16
DA 2012-21	Building	
FOL 2019-08 + CC 2019-08	Cyclone Alley + Shearwater	Dwelling 2-3-19
DA 2017-22	Subdivision	23-5-17

OWNERS CONSENT

Please provide the reference number for the Owners Consent application. Please confirm that all conditions of owners consent have been met for this development application.

Submitted with DA

DEVELOPMENT REQUIREMENTS

DWELLINGS/RESIDENTIAL

Does your development comply with the maximum gross floor area and the minimum dwelling area (under Clause 20 & 23 LHI Local Environmental Plan 2010)? If yes, this must be demonstrated below.

Yes, see DA calculations for commercial buildings on site + 2 dwellings (dual occupancy)

Please specify if your development complies with the enlargements or extensions of a dwelling (under clause 27 LHI Local Environmental Plan 2010)? If yes, this must be demonstrated below.

N/A

COMMERCIAL

Please specify if your development complies with the requirements in Clause 22 for tourist accommodation, staff accommodation and commercial premises? If yes, this must be demonstrated below.

Yes, there is adequate land available. 7269.13 sqm used and 8446.5 sq available

ALL BUILDINGS – MAXIMUM BUILDING HEIGHT

Please specify if your development complies with the maximum building height (under clause 29 LHI LEP 2010)? If yes, this must be demonstrated below.

Yes

SUBDIVISION

Please specify if your development complies with the subdivision requirements under clause 21 of LHI LEP 2010? If yes, this must be demonstrated below.

N/A

ZONING – Does your development meet the objectives of the zone in which the site is in? Please provide how the development meets these objectives (clause 13-19 LHI LEP 2010).

Yes, Zone 2 settlement

ENERGY EFFICIENCY

Does the development achieve the minimum BASIX requirements? To determine whether a BASIX certificate needs to be submitted with your application, please refer to www.basix.nsw.gov.au/information/index.jsp. Each development application for a residential dwelling and each development application for alterations and additions must have a BASIX certificate.

Yes, the building complies

BOUNDARY SETBACKS

How far is your development setback from the front boundary?

50 m (Lot 2)

How far is your development setback from the side and rear boundaries?

5.047 m from side and 7.944 m from rear

Does the development comply with the Board’s minimum setback requirements? If no, provide reasons why the development should be supported?

Yes

LANDSCAPING – Please specify if the development complies with the landscaping requirements for Zone 2 land (clause 33 LHI LEP 2010)? If yes, this must be demonstrated below.

Landscaping exists, the building is screened by trees

LAND ADJACENT TO ZONE 7 OR 8 – Please specify if your development complies with the requirements for land adjacent to Zone 7 or 8 (under clause 34 LHI LEP 2010)? If yes, this must be demonstrated below.

N/A

CONSTRAINTS

FORESHORE DEVELOPMENT

Is your land within the foreshore development area? If yes, please how the development complies with foreshore development requirements (Clause 35 LHI LEP 2010).

No N/A

AIRCRAFT NOISE

Is your land subject to the Australian Noise Exposure Forecast? If yes, the development may need to include an Acoustic Report with the application.

No N/A

FLOODING

Is your land flood prone? If yes, what measures will be undertaken to ensure that:

- water is efficiently drained from your property without impacting upon any adjoining neighbours.
- the proposed development will not be adversely affected by flooding.

No

HERITAGE

Is the development listed as a heritage item, located in a heritage conservation area or located adjacent to any known heritage item or archaeological site? If yes, a Statement of Heritage Impact and referral to NSW Heritage Branch may be required.

No

SIGNIFICANT VEGETATION

Will the development require the removal of any vegetation in areas mapped as 'significant vegetation' in LHI LEP 2010 Sheet 3 as well as the proposed 'significant vegetation' map on exhibition? If yes, the proposed development may be prohibited.

No

RETENTION OF TREES AND LANDSCAPING

Will the development require the removal of any native trees and/or shrubs? If yes, please specify how many trees/shrubs need to be removed and indicate their location on the site/landscape plan.

No

RECOVERY PLANS AND HABITAT AREAS

Is the development consistent with approved Recovery Plans for the island? Does the development have any impacts on threatened species? If the answer to this question is yes then an Environmental Report, a seven part test or a Species Impact Statement may be required (Clause 42 of LHI Local Environment Plan 2010). It is important to remember that it is illegal to clear, modify, underscrub or remove any vegetation within areas of identified habitat.

No, the building will be reconstructed on the existing concrete slab

Can the development be sited to retain existing vegetation? If no, explain why this is not possible.

No, the building will be reconstructed on the existing concrete slab

Do you intend to provide any landscaping to compensate for the removal of vegetation? If yes, please include a landscape plans specifying the species to be used. If no, please explain why supplementary landscaping is not necessary.

No, the building will be erected on an existing concrete slab

VISUAL APPEARANCE

Explain how the external appearance of the development has been designed to take into consideration of the adjoining properties and character of the area.

Yes, the building cladding is rusticated weatherboard and roof colorband

VISUAL AND ACOUSTIC PRIVACY

Describe how the development has been designed to reduce any possible impact on the visual or acoustic privacy of adjoining properties. Consider the use of screening, landscaping, offsetting windows and balconies.

The building is screened with suitable windows & doors

SOLAR ACCESS

Has the development been designed so that the main indoor and outdoor living spaces face north and east to take advantage of solar access? If yes, please specify the parts of the dwelling facing north and east.

Yes, the windows face North

Does the development overshadow adjoining properties?

No

VIEWS

Does the development obstruct any views from adjoining properties?

No

1

Is it possible to site the development to minimise the obstruction of views? If no, explain why this is not possible.

No, the concrete slab exists

PARKING AND TRAFFIC

How many on-site parking spaces are existing and how many will result from the proposed development?

4 on site parking spaces

Does the development provide adequate manoeuvring areas without impacting on existing access and parking arrangements? If no, please justify why the development should be supported.

Yes

EARTHWORKS AND RETAINING WALLS

Does the site need to be excavated or filled? If yes, specify the maximum retaining wall heights and type of construction. Retaining wall details need to be shown on the development plans.

No

WASTEWATER MANAGEMENT

Have you completed the Lord Howe Island Board Onsite Wastewater Management System checklist for Applicants and submitted with this application?

No, Lot 2 uses an existing approved ES 9000
wastewater system

STORMWATER RUNOFF DISPOSAL

How will excess stormwater runoff be disposed?

Roof stormwater pipes join the unit block (existing)

EROSION AND SEDIMENT CONTROL

What erosion and sediment control measure will be used to keep the soil on your site? Consider siltation fencing, diversion channels, stockpile protection, stormwater pit protection and gravel vehicle access.

There is no erosion

Where will the erosion and sediment control measures be provided on-site? Please identify the location of the erosion and sediment control measures on the site plan.

N/A

OTHER CONSIDERATIONS

Are there any other particular measures proposed to mitigate and/or offset any significant impact caused by the development?

APPLICANT AUTHORISATION

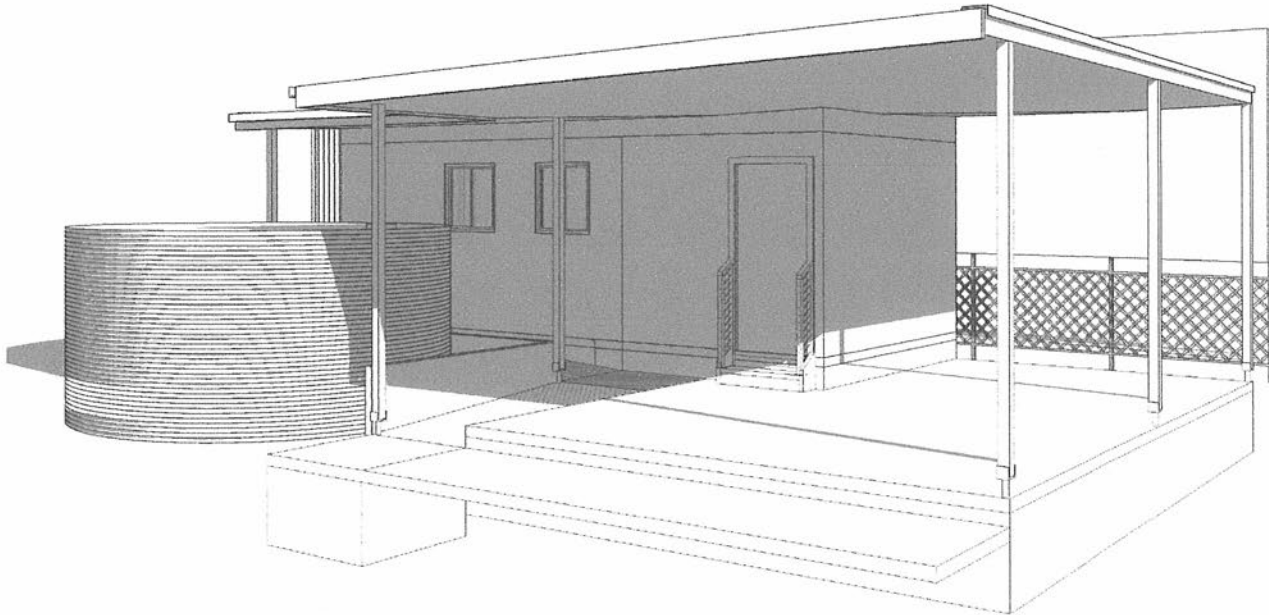
Name:

Signature: Date:

CURRENT REVISION + NOTES

Date: 07.12.20
Description: CLIENT CHANGES

Issue: C
Drawn: DC



RENOVATION/EXTENSION

LOT No: 2

DP No: 1261010

STREET No: 78 ANDERSON ROAD

STREET NAME: LORHITI APARTMENTS, LORD HOWE ISLAND.

CWC JOB #: D4553

CONTENTS

SHEET # SHEET NAME

- 1 SITE PLAN
- 2 PROPOSED FLOOR PLAN
- 3 EXISTING/DEMO FLOOR PLAN
- 4 ELEVATIONS
- 5 GLAZING
- 6 BUILDING SPECIFICATIONS
- 7 WORK SAFETY NOTES



collinswcollins
Building Designers

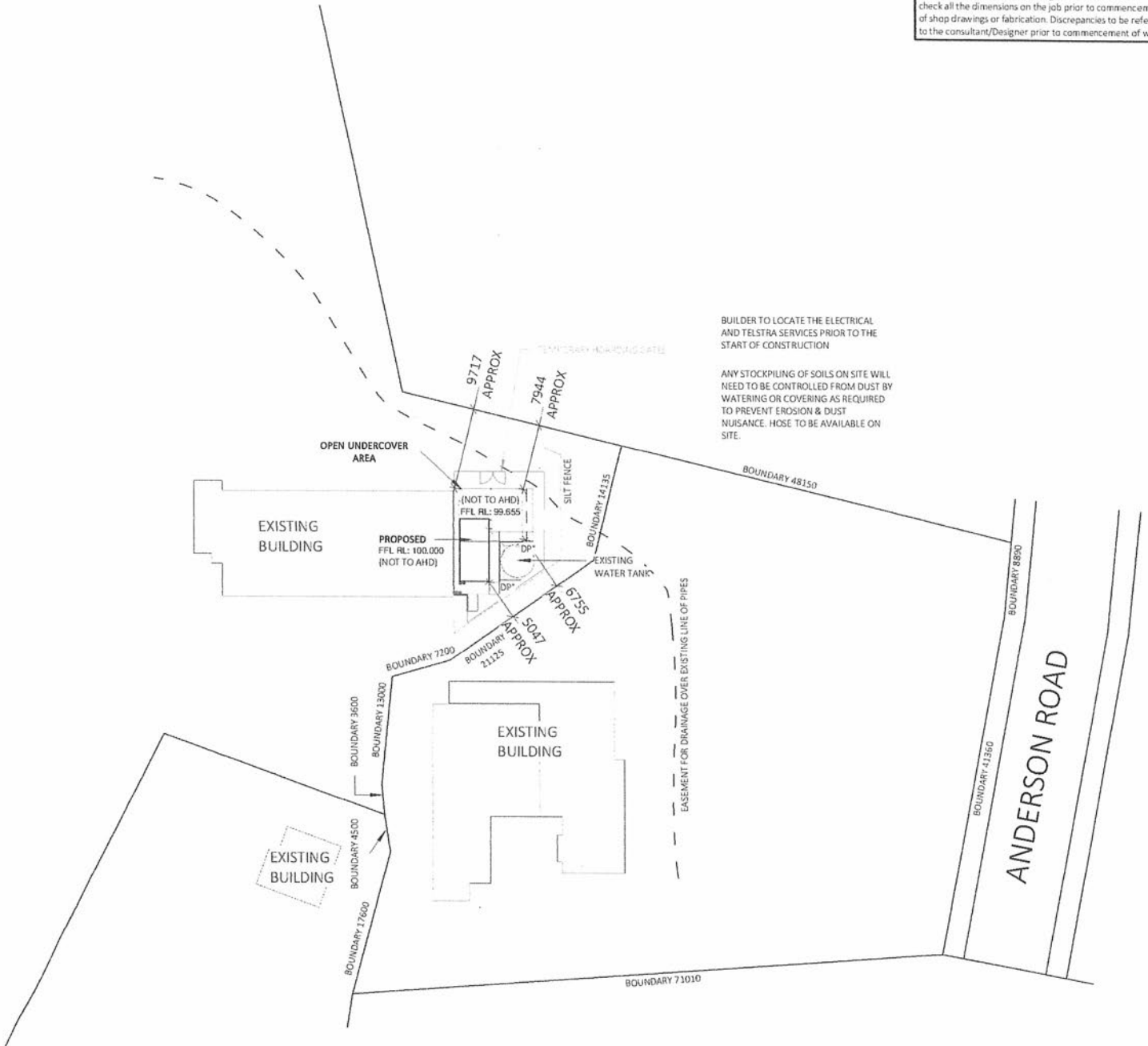
89A lord street (PO Box 5667), Port Macquarie NSW 2444 | Shop 17 Centrepoint Arcade, Taree NSW 2430

T. 02 6583 4411

F. 02 6583 9820

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• SITE PLAN SCALE 1:500

SITE INFORMATION & LEGEND

NOTE: CONTOURS AND SPOT LEVELS ARE INDICATIVE ONLY AND FINAL SITE LEVELS COMPLETED BY A REGISTERED SURVEYOR IS RECOMMENDED BEFORE START OF CONSTRUCTION.

SITE AREA: = NO CHANGE TO SITE
 HABITABLE AREA (including garages) = NO CHANGE

- SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
- SEWER LINE
- GTAP GARDEN TAP LOCATION
- DP* DOWN PIPE LOCATION
- SITE HOARDING FENCING
- FALL OF BATTER

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

ALL LEVELS & CONTOURS ARE INDICATIVE AND ARE NOT TO AHD. ALL LEVELS AND CONTOURS TO BE CONFIRMED BY BUILDER PRIOR TO START OF CONSTRUCTION.

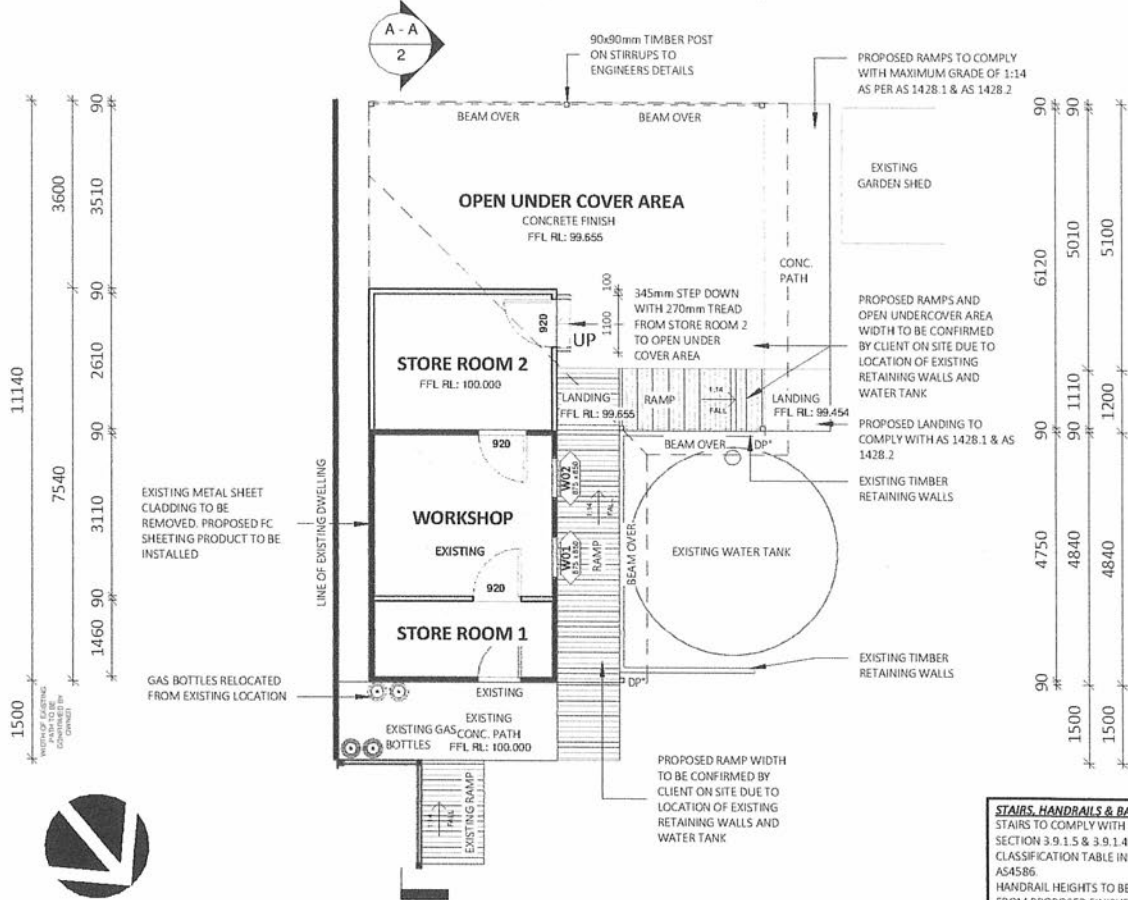
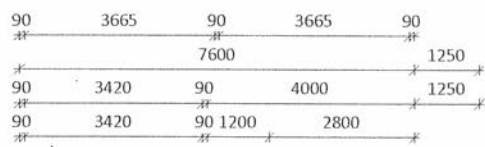
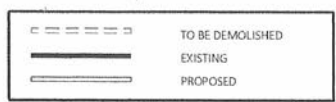


PROJECT: RENOVATION/EXTENSION		SHEET: 1 OF 7	
LOT No: 2	DP No: 1261010		
STREET No: 78 ANDERSON ROAD			
STREET NAME: LORHITI APARTMENTS, LORD HOWE ISLAND.			
CLIENT: OWENS			

SITE PLAN	
SCALE:	As indicated
SHEET SIZE:	A3
START DATE:	14.10.2020
DWG No:	D4553

DRAWING REVISION + NOTES			
Date:	Revision Description:	Issue:	Drawn:
15.10.20	INITIAL ISSUE	A	TMR
03.12.20	CC PLANS	B	TMR
07.12.20	CLIENT CHANGES	C	DC

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STAIRS, HANDRAILS & BALUSTRADE NOTES:
 STAIRS TO COMPLY WITH SECTION 3.9.1.2, 3.9.1.3 & SECTION 3.9.1.5 & 3.9.1.4 SLIP RESISTANCE CLASSIFICATION TABLE IN ACCORDANCE WITH AS4586
 HANDRAIL HEIGHTS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH 3.9.2.3 & 3.9.2.4 OF THE BCA

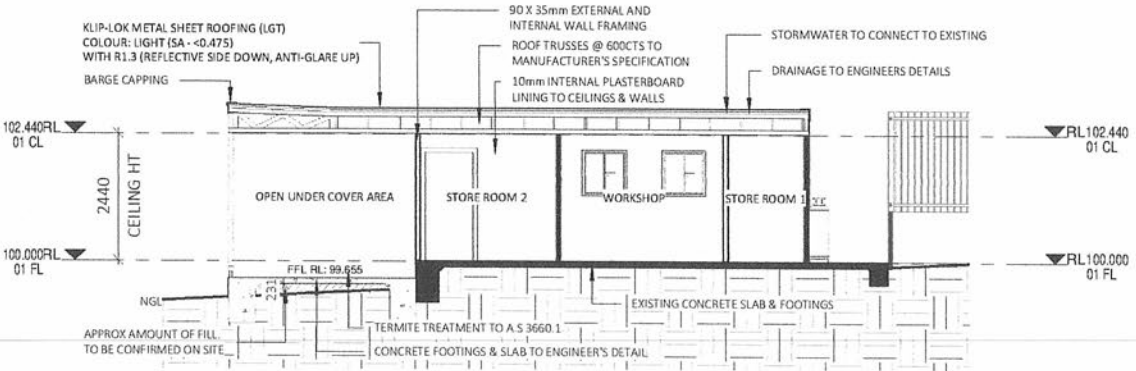
PROPOSED FLOOR PLAN SCALE 1:100

AREAS - FLOOR - PROPOSED	
*FLOOR AREA MEASURED FROM EXTERNAL FACE...	
NAME	AREA
PROPOSED OPEN OUTDOOR AREA	33.4 m ²
PROPOSED STORE ROOM 2 AREA	9.7 m ²
EXISTING STORE/WORKSHOP AREA	17.4 m ²
EXISTING CONCRETE AREA	6.3 m ²
PROPOSED TIMBER DECK RAMP	12.4 m ²
PROPOSED CONCRETE RAMP AREA	7.9 m ²
TOTAL	87.1 m²

AREAS - ROOF AREA - PROPOSED	
Name	Area
PROPOSED ROOF AREA	78.0 m ²
TOTAL	78.0 m²

AREAS - FLOOR - EXISTING	
MEASURE FROM INTERNAL FACE OF EXTERNAL WALL...	
NAME	AREA
EXISTING CONCRETE AREA	6 m ²
EXISTING UTILITY AREA	17 m ²
EXISTING CONCRETE PAD AREA	10 m ²
TOTAL	33 m²

AREAS - ROOF AREA - EXISTING	
NAME	AREA
EXISTING ROOF AREA	23 m ²
TOTAL	23 m²

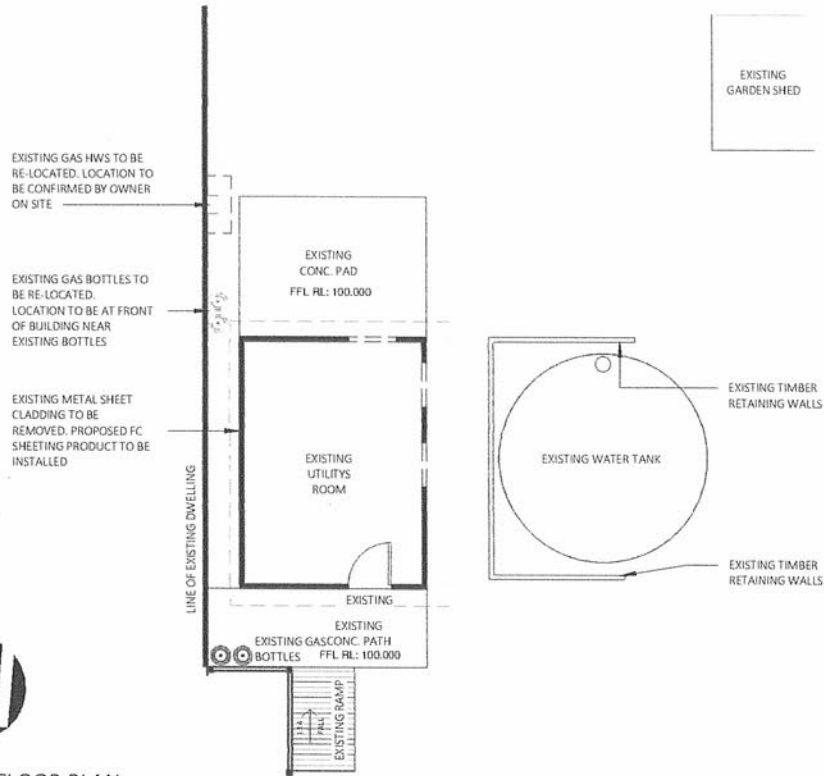


SECTION A - A SCALE 1:100

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

	PROJECT: RENOVATION/EXTENSION		PROPOSED FLOOR PLAN		DRAWING REVISION + NOTES	
	LOT No: 2	DP No: 1261010	SHEET: 2 OF 7		Date:	Revision Description:
	STREET No: 78 ANDERSON ROAD		STREET NAME: LORHITI APARTMENTS, LORD HOWE ISLAND.		15.10.20	INITIAL ISSUE
	CLIENT: OWENS		SCALE:	1 : 100	03.12.20	CC PLANS
			SHEET SIZE:	A3	07.12.20	CLIENT CHANGES
		START DATE:	14.10.2020	DWG No:	D4553	Issue: A TMR
						Issue: B TMR
						Issue: C DC

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EXISTING/DEMO FLOOR PLAN
 SCALE 1:100

AREAS - FLOOR - EXISTING	
MEASURE FROM INTERNAL FACE OF EXTERNAL WALL....	
NAME	AREA
EXISTING CONCRETE AREA	6 m ²
EXISTING UTILITY AREA	17 m ²
EXISTING CONCRETE PAD AREA	10 m ²
TOTAL	33 m ²

AREAS - ROOF AREA - EXISTING	
NAME	AREA
EXISTING ROOF AREA	23 m ²
TOTAL	23 m ²

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

PROJECT: RENOVATION/EXTENSION		SHEET: 3 OF 7	
LOT No: 2	DP No: 1261010		
STREET No: 78 ANDERSON ROAD			
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CLIENT: OWENS			

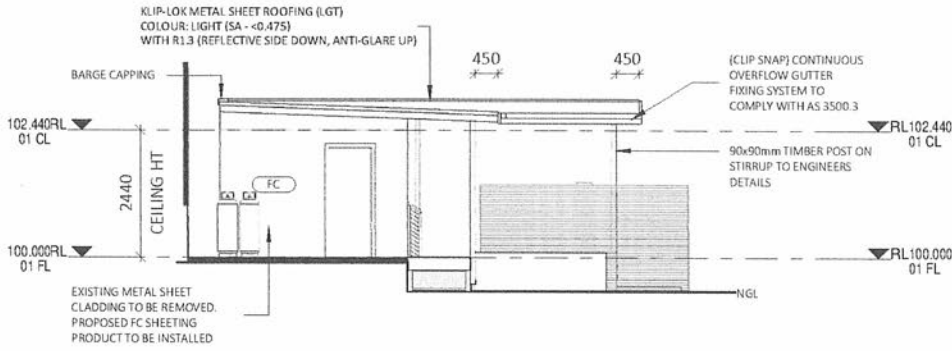
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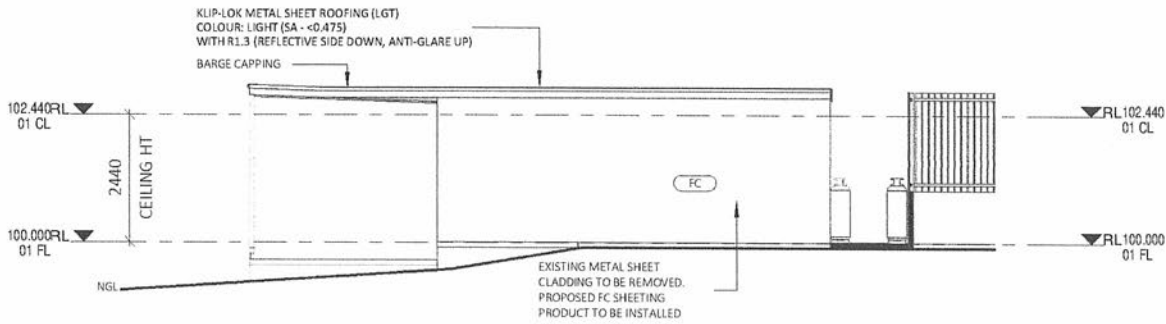


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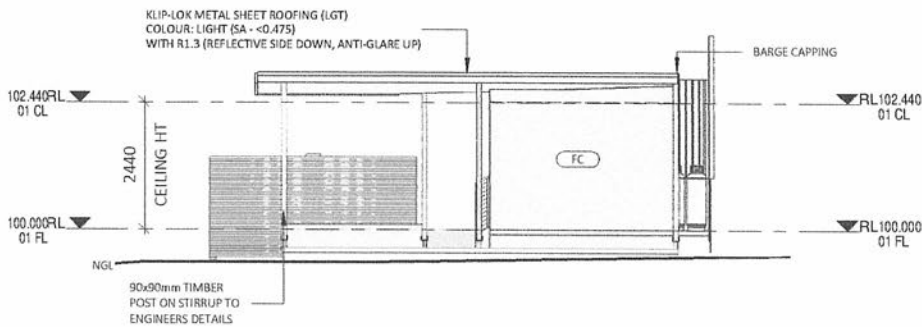
EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
FC	FC SHEET



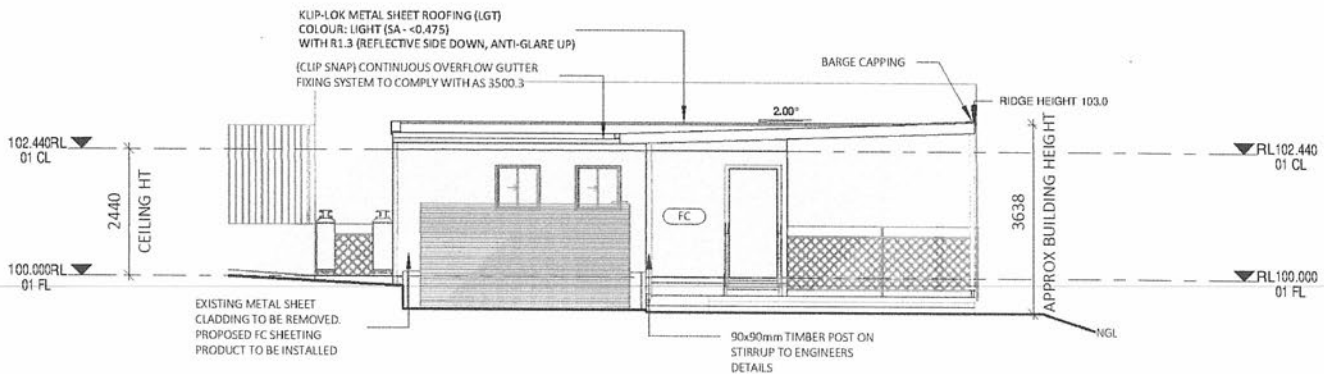
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LHS ELEVATION SCALE 1:100



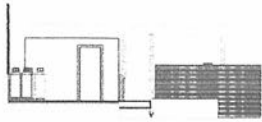
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RHS ELEVATION SCALE 1:100

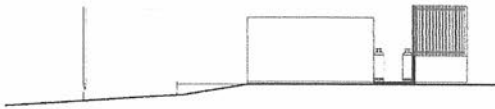
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

	PROJECT: RENOVATION/EXTENSION		ELEVATIONS		DRAWING REVISION + NOTES				
	LOT No: 2	DP No: 1261010	SHEET: 4 OF 7	SCALE:	1 : 100	Date:	Revision Description:	Issue:	Drawn:
	STREET No: 78 ANDERSON ROAD			SHEET SIZE:	A3	15.10.20	INITIAL ISSUE	A	TMR
	STREET NAME: LORHITI APARTMENTS, LORD HOWE ISLAND.			START DATE:	14.10.2020	03.12.20	CC PLANS	B	TMR
	CLIENT: OWENS			DWG No:	D4553	07.12.20	CLIENT CHANGES	C	DC
89A Lord street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepoint Arcade, Taree NSW 2430 T: 02 6583 4411 F: 02 6583 9820 WWW.COLLINSWCOLLINS.COM.AU									



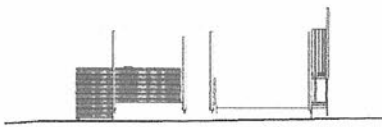
FRONT FACE GLAZING

SCALE 1:200



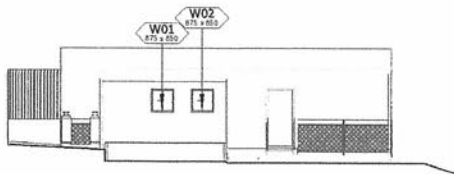
LHS FACE GLAZING

SCALE 1:200



REAR FACE GLAZING

SCALE 1:200



RHS FACE GLAZING

SCALE 1:200

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

WINDOW GLAZING SCHEDULE

<p>WINDOWS SPECIFIED USE NFRC U_w & SHGC_w VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO ABSA CERTIFICATE FOR DETAILS). STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT WEATHER STRIPPING TO BE INSTALLED THROUGHOUT. PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE BCA BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH BCA VOL 2 PART 3.9.2.5</p>	<p>AS 4055 : WIND LOADS FOR HOUSING AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING AS 1170-Part 2: WIND ACTIONS AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.</p>						
NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	TYPE	CONSTRUCTION	GLAZING

W01	01 FL	WORKSHOP	875	850	SLIDING	ALUMINIUM	STANDARD
W02	01 FL	WORKSHOP	875	850	SLIDING	ALUMINIUM	STANDARD



PROJECT: RENOVATION/EXTENSION
 LOT No: 2 DP No: 1261010 SHEET: 5 OF 7
 STREET No: 78 ANDERSON ROAD
 STREET NAME: LORHITI APARTMENTS, LORD HOWE ISLAND.
 CLIENT: OWENS

GLAZING		DRAWING REVISION + NOTES							
SCALE:	As indicated	Date:	15.10.20	Revision Description:	INITIAL ISSUE	Issue:	A	Drawn:	TMR
SHEET SIZE:	A3		03.12.20		CC PLANS		B		TMR
START DATE:	14.10.2020		07.12.20		CLIENT CHANGES		C		DC
DWG No:	D4553								

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

REVISED DECEMBER 2019

BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS
All works to be completed in accordance with the current version of the National Construction Code Series, including Building Code of Australia (BCA), Volume 2 and the Plumbing Code of Australia (PCA), Volume 3 as applicable.

All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series at the time of Construction Certificate or Complying Development Certificate Application.

STRUCTURAL PROVISIONS

Structural Design Manuals – is satisfied by complying with:
a) 3.0.3, 3.0.4, 3.0.5 of the BCA; or
b) the relevant provisions of other Parts of Section 3 of the Housing Provisions of the BCA relating to structural elements; or
c) any combination thereof.
3.0.5 - Structural Software – Must comply with the Australian Building Codes Board (ABCB) Protocol for Structural Software and Part 3.4.0.2 of the BCA.

SITE PREPARATION

Earthworks – Earthworks are to be undertaken in accordance with Part 3.1.1 of the BCA.

Earth Retaining structures (ie. retaining walls & batter) to be in accordance with AS4678.

Drainage – Stormwater drainage is to be undertaken in accordance with AS/NZS 3500.3, or, the Acceptable Construction Practice as detailed in Part 3.1.3 of the BCA.

Termite Risk Management – Where a primary building element is considered susceptible to termite attack the building shall be protected in accordance with the following:

- a) AS 3600.1, and
- b) A durable notice is permanently fixed to the building in a prominent location, such as in a meter box or the like, including the details listed in Part 3.1.4.4 of the BCA.
- c) The Acceptable Construction Practice as detailed in accordance with Part 3.1.4 of the BCA.

FOOTINGS AND SLABS

The footing or slab is to be constructed in accordance with AS 2870, except that for the purposes of Clause 5.3.3.1 of AS 2870, a damp-proofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in Part 3.2 of the BCA.

Piled footings are to be designed in accordance with AS 2159.

MASONRY

Unreinforced Masonry – to be designed and constructed in accordance with;

- a) AS 3700; or
 - b) AS 4773 Parts 1 and 2
- Reinforced Masonry – to be designed and constructed in accordance with;
- a) AS 3700; or
 - b) AS 4773 parts 1 and 2

Masonry Accessories – to be constructed and installed in accordance with;

- a) AS 3700; or
- b) AS 4773 Parts 1 and 2

Weatherproofing of Masonry

This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building.
This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.

The weatherproofing of masonry is to be carried out in accordance with;

- a) AS 3700; except as provided for by Part 3.3.2.0 (a), or
- b) AS 4773 Part 2 1 and 2

FRAMING

Sub-Floor Ventilation – is to comply with the Acceptable Construction Practice of Part 3.4.1 of the BCA.

Steel Framing – is to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.4.2 of the BCA, or, one of the following manuals:

- a) Steel structures: AS 4100.
 - b) Cold-formed steel structures: AS/NZS4600.
 - c) Residential and low-rise steel framing: NASH Standard.
- Timber Framing – is to be designed and constructed in accordance with the following, as appropriate:
- a) AS 1684.2
 - b) AS 1684.4

Structural Steel Members – is to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.4.4 of the BCA, or, one of the following manuals:

- a) Steel Structures: AS 4100.
- b) Cold-formed steel structures: AS/NZS 4600.

ROOF AND WALL CLADDING

Roof Cladding – is to comply with the Acceptable Construction Practice of Part 3.5.1 of the BCA, or, one of the following:

- a) Roofing tiles: Part 3.5.1 BCA - AS2050.
- b) Metal Roof Cladding: Part 3.5.1 BCA - AS1562.1.
- c) Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS 1562.3.

Gutters and Downpipes – are to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.5.3 of the BCA, or, AS/NZS 3500.3 – Stormwater drainage.

Timber & Composite Wall Cladding – to be designed and constructed in accordance with Acceptable Construction Practice of Part 3.5.4 of the BCA.

Autoclaved Aerated Concrete to AS5146.1

Metal wall cladding to be designed and constructed in accordance with AS 1562.1.

GLAZING

Glazing – to be designed and constructed in accordance with the Acceptable Construction Practice of Part 3.6.1 of the BCA, or, one of the following manuals as applicable under Part 3.6.0 BCA

- a) AS 2047.
- b) AS 1288.

FIRE SAFETY

Fire Hazard properties of materials to comply with Part 3.7.1 of the BCA.
Fire Separation of external walls to comply with Part 3.7.2 of the BCA.
Fire Separation of separating walls & floors to comply with Part 3.7.3 of the BCA.
Fire Separation of Garage top dwelling to comply with Part NSW 1.1 of the BCA.
Smoke Alarms & Evacuation lighting to comply Part 3.7.5 of the BCA.

BUSHFIRE AREAS

Bushfire Areas – This section relates to:
a) A Class 1 building; or
b) A Class 10a building or deck associated with a Class 1 building.
If it is constructed in accordance with the following:
c) AS 3959, except as amended by planning for bushfire protection and, except for Section 9 Construction for Bushfire Attack Level FZ (BAL-FZ). Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or
d) The requirements of (c) above as modified by the development consent following consultation with the NSW Rural Fire Service under section 799A of the Environmental Planning and Assessment Act 1979; or
e) The requirements of (c) above as modified by the development consent with a bushfire safety authority issued under section 100B of the Rural Fire Act for the purposes of integrated development.

Alpine Areas – to be constructed in accordance with the Acceptable Construction Practice of Part 3.10.4 of the BCA if located in an alpine area.

HEALTH AND AMENITY

Wet Areas and External Waterproofing – building elements in wet areas within a building must:

- a) Be waterproof or water resistant in accordance with Table 3.8.1.1 of the BCA; and
- b) Comply with AS 3740.

External areas to comply with AS4654.1 & AS4654.2

Room Heights – are to be constructed in accordance with the Acceptable Construction Practice of Part 3.8.2 of the BCA.

Facilities – are to be constructed in accordance with Acceptable Practice of Part 3.8.3 of the BCA.

Light – is to be provided in accordance with the Acceptable Construction Practice of Part 3.8.4 of the BCA.

Ventilation – is to be provided in accordance with the Acceptable Construction Practice of Part 3.8.5 of the BCA.

Sound Insulation – (only applies to a separating wall between two or more class 1 buildings) is to be provided in accordance with the Acceptable Construction Practice of Part 3.8.6 of the BCA.

Condensation Management to be provided in accordance with ACP Part 3.8.7 BCA.

SAFE MOVEMENT AND ACCESS

Stair Construction – to be constructed and installed in accordance with the Acceptable Construction Practice of Part 3.9.1 of the BCA.

Barriers and Handrails – to be constructed and installed in accordance with the Acceptable Construction Practice of Part 3.9.2 of the BCA.

Protection of openable windows to Part 3.9.2 of the BCA.

ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS

3.10.1 - Swimming Pools

Swimming Pool Access – to be designed and installed in accordance with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and AS 1926 Parts 1 and 2.

Swimming Pool Water recirculation Systems – is to be designed and constructed in accordance with AS1926.3.

High Wind Areas – Applies to a region that is subject to design wind speeds more than N3 or C1 (see table 1.1.1 of the BCA). To be constructed in accordance with one or more of the relevant manuals of Part 3.10.1 of the BCA.

3.10.2 - Earthquake Areas subject to "seismic activity" to be constructed in accordance with Part 3.0 BCA.

3.10.3 - Flood Hazard Areas – applies to areas on a site (weather or not mapped) encompassing the land lower than the flood hazard level (as defined by the BCA) which has been determined by the appropriate authority (statutory authority), are to be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.

3.10.4 - Construction "Alpine Areas" in accordance with Part 3.10.4.

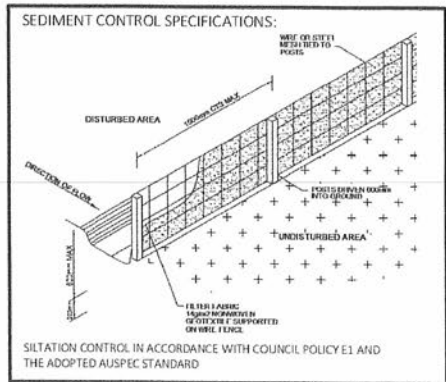
3.10.5 - Construction in Bushfire Prone Areas in accordance with Part 3.10.5.

3.10.6 - Attachment of Decks & Balconies to external walls of buildings to be in accordance with the acceptable construction practice of Part 3.10.6 of the BCA, or alternatively be engineer designed in accordance with Part 3.0 of the BCA.

3.10.7 - Boilers, Pressure Vessels, Heating Appliances, Fire Places, Chimneys & Flues to be in accordance with Part 3.10.7 of the BCA.

ENERGY EFFICIENCY

Energy Efficiency – to comply with the measures contained in the relevant BASIX certificate, and the requirements of NSW parts 3.12.1, 3.12.3 & 3.12.5 of the BCA.



	PROJECT: RENOVATION/EXTENSION		BUILDING SPECIFICATIONS		DRAWING REVISION + NOTES				
	LOT No: 2	DP No: 1261010	SHEET: 6 OF 7	SCALE:	As indicated	Date:	Revision Description:	Issue:	Drawn:
	STREET NAME: 78 ANDERSON ROAD			SHEET SIZE:	A3	15.10.20	INITIAL ISSUE	A	TMR
	CLIENT: OWENS			START DATE:	14.10.2020	03.12.20	CC PLANS	B	TMR
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