LORD HOWE ISLAND BOARD

Development Application

Date Received:

Section 78A, Environmental Planning and Assessment Act 1979

Development Application No.: .. DA2023.1.1 **..... Date Lodged:** 19/04/2023 **.....**

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: [redacted]

Postal Address: [redacted]

Telephone: [redacted]

Email: [redacted]

OWNER CONSENT

Has Owner Consent been issued? ☐ Yes ☐ **X** No Owner Consent No.: ...submitted with DA

OWNER CONSENT AND DA SUBMITTED SIMULTANEOUSLY

IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Portion/Lot No: **1** Deposited Plan No.: **DP1261010**

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.

Construct tourist accommodation and transit lounge and install wastewater system

Building Material: timber Roofing Material: colorbond zinkalum

PAST/PRESENT LAND USES

State the past known uses of thesite: lawn and exotic garden

State the present known uses of the site: lawn and exotic garden

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: OC and DA submitted simultaneously

- 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 DEVELOPMENT

You 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 allows 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: **$400,000.00**

Total fees lodged: $1511.00 ..... Date: 19/04/2023 ..... Receipt No.: 23657 .....

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.

[redacted]

Signature: .....

Name: **DIANE OWENS**

Name: .....

Date: 24-1-23

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 [redacted]

Signature: .....

Name: **DIANE OWENS**

Name: .....

Date: : 24-1-23

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 inthe box ☐ next to any items you have attached:

Plans

- ☐ X A site plan of the land — **all applications**
- ☐ X Plans or drawings of the proposal showing all dimensions — **all applications**
- ☐ X An A4 size plan of the proposed building and other structures on the site - **all applications**
- ☐ X 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
- ☐ XA 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
- ☐ X 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
- ☐ X 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

- ☐ XYour 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
Em
ail: 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

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.: [redacted]

PROPOSED DEVELOPMENT

Portion/Lot No.: LOT 1 Deposited Plan No.: DP1261010

Lease No.: 2020-02

Address: [redacted]

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

- ☐ Dwelling House
- ☐ Additions to Dwelling House
- ☐ Home Business
- ☐ X Commercial
- ☐ Shed or Garage
- ☐ Dual Occupancy
- ☐ Additions to Dual Occupancy
- ☐ Subdivision including Boundary Realignments

☐ X Other – please describe: WASTEWATER SYSTEM INSTALLATION

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.

1 x Dwelling

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
DA2017-22	SUBDIVISION	16 JUNE 2017

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 simultaneously with this 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, there is 109 sq m of commercial area. The building GFA is 109 sqm

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 SURVEY ATTACHED

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 FOR THE COMMERCIAL BUILDING (3,735 SQM)

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, TOURIST UNIT IS SINGLE STORY AND LESS THAN 7.5 M ABOVE NATURAL GROUND LEVEL

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 SETTLWMENT

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

BOUNDARY SETBACKS

How far is your development setback from the front boundary?

75 METRES

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

5 METRES

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.

YES, LANDSCAPING EXISTS, NO NATIVE VEGETATION TO BE REMOVED

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).

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.

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 IMPACT ON THREATENED SPECIES

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

YES , EXISTING VEGETATION IS RETAINED

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 REMOVAL OF VEGETATION

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.

LOW ROOF LINE, BUILDING MATERIALS TO MATCH EXISTING DWELLING

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.

LIVING AREA FACES NORTH AWAY FROM EXISTING BUILDINGS. BUILDING IS SCREENED BY TREES

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 , LIVING AREAS FACE NORTH

Does the development overshadow adjoining properties?

NO

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VIEWS

Does the development obstruct any views from adjoining properties?
Is it possible to site the development to minimise the obstruction of views? If no, explain why this is not possible.

NO

PARKING AND TRAFFIC

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

3 ONSITE 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 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?

YES

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STORMWATER RUNOFF DISPOSAL

How will excess stormwater runoff be disposed?

PIPES INTO RAINWATER TANKS CONNECTED TO EXISTING TANKS ON SITE

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.

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?

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.....

APPLICANT AUTHORISATION

Name: Diane Owens

[redacted]

Date: 24-1-23

Signature: ..... Date: .....

Date:	Description:	Issue:	Drawn:
01.02.23	ADDED BASIX	E	LN

TOURIST UNIT

CLIENT: OWENS
STATUS: CONSTRUCTION
LOT No: 1 **DP No:** 1261010 LEASE NO: 2021.02
STREET:
CWC JOB #: D4426

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Building Designers
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GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

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. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.*

REVISED JANURARY 2021

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

- LOT BOUNDARY
- SEWER LINE
- STORMWATER LINE
- WATER CONNECTION LINE
- DOWNPIPE TO WATER TANK
- DOWNPIPE FROM TANK TO APPLIANCE
- SILTATION CONTROL FENCING
- SITE HOARDING FENCING
- BATTER EXTREMITIES LINE
- EASEMENT BOUNDARY
- OVERHEAD POWER LINES
- FALL OF BATTER SLOPE
- DRIVEWAY SURFACE
- GARDEN TAP
- WATER METER / ALTERNATE WATER METER
- SANDBAG
- TEMPORARY HOARDING GATES
- STREET TREE / SITE TREE
- LIGHT POLE (LP)
- POWER POLE (PP)
- E.P — ELECTRICAL CUBICLE / PIT
- NBN — NBN PIT
- T.PIT — TELECOMMUNICATIONS PIT
- TO BE DEMOLISHED / REMOVED
- DEMOLITION LINE

FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

- OVERHEAD ITEM
- DEMOLITION LINE
- UPPER FLOOR OUTLINE
- ROOF OUTLINE OVER
- RAKED CEILING LINE
- BEAM LINE
- SQUARE SET OPENING
- TERMITE PROTECTION: *TO A.S 3660.1*
- NATURAL GROUND LINE (EXCAVATED)
- COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)
- MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)
- ENGAGED PIERS: *TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010*
- INSULATION BATTING
- TO BE DEMOLISHED / REMOVED
- EARTH / SOIL
- FILL (TO ENGINEERS DETAIL)
- WET AREA TILED FLOOR SURFACE
- COMMON / OUTDOOR TILED FLOOR SURFACE
- BROOM FINISH CONCRETE FLOOR SURFACE
- MASONRY WALL
- CONCRETE
- TIMBER/METAL STUD FRAMED WALL
- CONCRETE BLOCK WALL
- MASONRY VENEER WALL
- METAL SHEET ROOFING
- KLIP LOK (OR SIMILAR) METAL SHEET ROOFING
- TILED ROOF
- WAFFLE POD (TO ENGINEERS DETAIL)
- TACTILE GROUND SURFACE INDICATORS: TO AS 1428.4.1:2009
- STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
- RAMP INCLUDING DIRECTION OF TRAVEL (UP)
- GTAP — GARDEN TAP
- DP — RAINWATER DOWN PIPE: *TO AS 3500*
- SMOKE ALARMS: *TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS*
- MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO NCC 3.8.7.3 & 3.8.7.4
- SLIDING DOOR UNIT OPENING DIRECTION
- SLIDING WINDOW OPENING DIRECTION
- AWNING/CASEMENT WINDOW OPENING DIRECTION
- HINGED DOOR OPENING DIRECTION
- GAS BOTTLES
- ELECTRICAL METER BOX
- GAS INSTANTANEOUS HOT WATER SERVICE
- HOT WATER TANK
- SOLAR HOT WATER SERVICE
- COOKTOP
- SINK TYPICAL

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

- NORTH
- W01 — WINDOW TAG (DA/CC)
- D01 — DOOR TAG (DA/CC)
- TYPICAL SECTION MARKER (# / SHEET)
- TYPICAL ELEVATION MARKER (# / SHEET)
- TYPICAL CALL OUT MARKER (# / SHEET)
- VIEW TAG AND SCALE (VIEW / SCALE)

RENOVATION / DEMOLITION SYMBOLS

- TO BE DEMOLISHED OR REMOVED
- EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)
- PROPOSED NEW ITEM / ELEMENT
- TO BE DEMOLISHED OR REMOVED
- EXISTING AREA / FACADE / ROOM

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

- LOWEST FLOOR (GROUND TYPICAL)
- MIDDLE FLOOR
- UPPER FLOOR

GENERAL ABBREVIATIONS

ARI	AVERAGE RECURRANCE INDEX	**F**	FIXED GLASS / PANEL	**PB**	PLASTER BOARD
AHD	AUSTRALIAN HEIGHT DATUM	**FG**	FIXED GLASS WINDOW	**RET. WALL**	RETAINING WALL
CLT	CROSS LAMINATED TIMBER	**GLT**	GLUE LAMINATED TIMBER	**RC**	REINFORCED CONCRETE
COL.	COLUMN	**GTAP**	GARDEN TAP	**PV**	PHOTO VOLTAIC
COW	COST OF WORKS	**GPO**	GENERAL POWER OUTLET	**RL**	REDUCED LEVEL
DCP	DEVELOPMENT CONTROL PLAN	**GRG**	GARAGE	**SB**	SUB ELECTRICAL METER BOX
DEG.	DEGREES	**HWS**	HOT WATER SERVICE	**SL**	SURFACE LEVEL
DGPO	DOUBLE GENERAL POWER OUTLET	**LEP**	LOCAL ENVIRONMENT PLAN	**SW**	STORM WATER
DH	DOUBLE HUNG WINDOW	**LOH**	LIFT OFF HINGE	**TRH**	TOILET ROLL HOLDER
DP	RAINWATER DOWN PIPE	**LVL**	LAMINATED VENEER LUMBER	**T.O.K**	TOP OF KERB
DTR	DOUBLE TOWEL RAIL	**MECH.**	MECHANICAL	**T.O.W**	TOP OF WALL
HWS	HOT WATER SERVICE	**MB**	ELECTRICAL METER BOX	**WC**	WATER CLOSET
FC	FIBRE CEMENT	**MR**	MOISTURE RESISTANT	**1650B**	BATH SIZING
F.S.L	FINISHED SURFACE LEVEL	**MH**	MAN HOLE	**900V**	VANITY SIZING
		NGL	NATURAL GROUND LINE	**820**	INTERIOR DOOR SIZING

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PROJECT: TOURIST UNIT

STATUS: CONSTRUCTION

LOT No: 1 DP No: 1261010

SHEET: 1 OF 13

STREET: [redacted]

CLIENT: OWENS

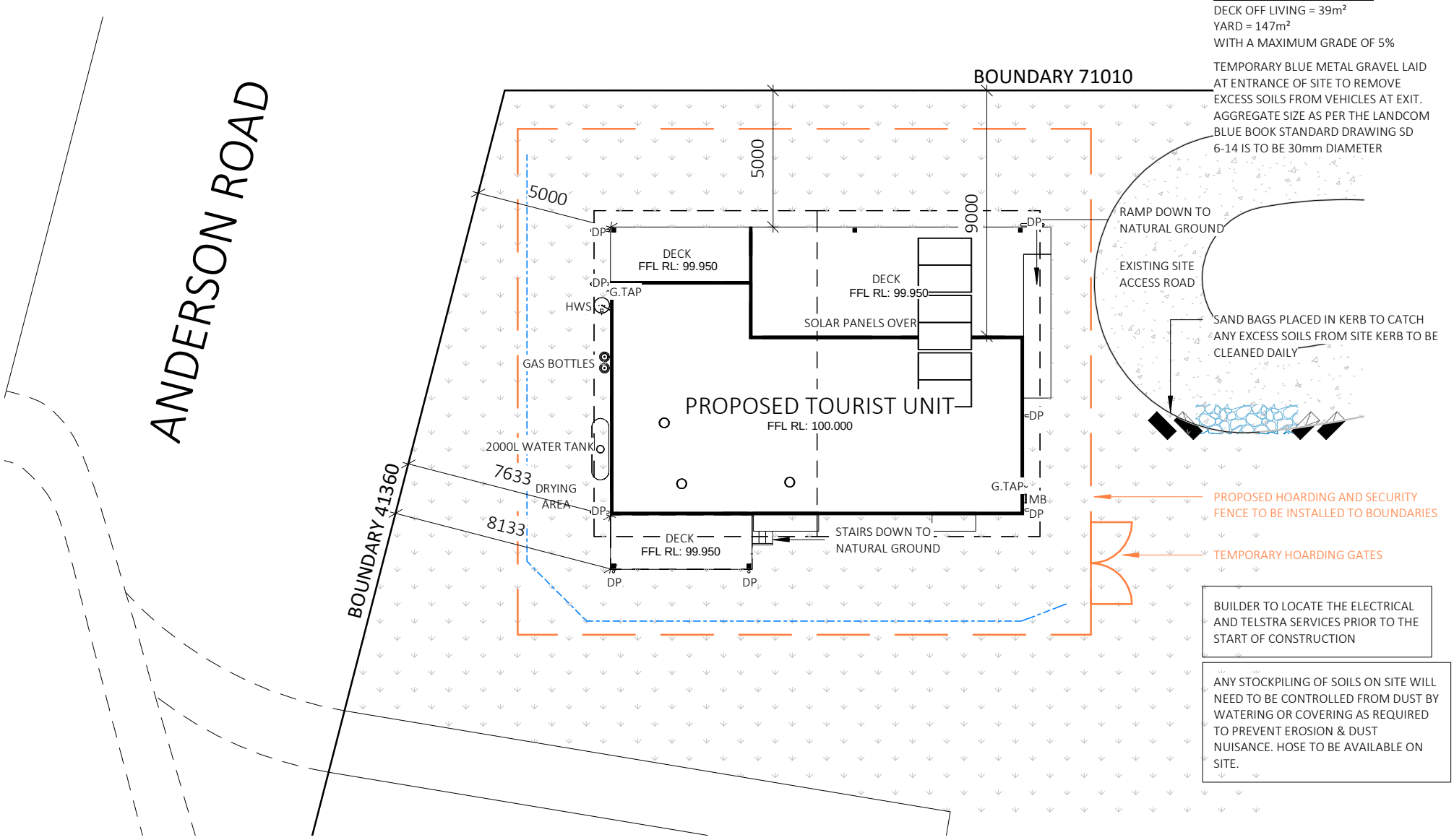
LEGENDS

SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
21.05.20	INITIAL ISSUE	A	DS
16.01.23	CLIENT CHANGES	C	LN
17.01.23	CC PLANS + CL/BASIX	D	LN
01.02.23	ADDED BASIX	E	LN

AREAS - FSR	
MEASURE FROM INTERNAL FACE OF EXTERNAL WALL.	
NAME	AREA
PROPOSED UNIT FSR	105 m²
Total FSR	105 m²



PRIVATE OPEN SPACE AREA
DECK OFF LIVING = 39m²
YARD = 147m²
WITH A MAXIMUM GRADE OF 5%

TEMPORARY BLUE METAL GRAVEL LAID AT ENTRANCE OF SITE TO REMOVE EXCESS SOILS FROM VEHICLES AT EXIT. AGGREGATE SIZE AS PER THE LANDCOM BLUE BOOK STANDARD DRAWING SD 6-14 IS TO BE 30mm DIAMETER

BUILDER TO LOCATE THE ELECTRICAL AND TELSTRA SERVICES PRIOR TO THE START OF CONSTRUCTION

ANY STOCKPILING OF SOILS ON SITE WILL NEED TO BE CONTROLLED FROM DUST BY WATERING OR COVERING AS REQUIRED TO PREVENT EROSION & DUST NUISANCE. HOSE TO BE AVAILABLE ON SITE.

SITE PLAN

1 : 200

SITE INFORMATION & LEGEND

SITE AREA:	= 3735.2m²
HABITABLE AREA (including garages)	= 69.1m²
FSR (as per LEP)	= 0.018%
BUSHFIRE AFFECTED	= NO
APPROX 893m² HARDSTAND AREA	

SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD

SEWER LINE

GTAP — GARDEN TAP LOCATION

SITE HOARDING FENCING

FALL OF BATTER

CONTOURS AND SPOT LEVELS ARE INDICATIVE ONLY AND NOT TO AHD. FINAL SITE LEVELS COMPLETED BY A REGISTERED SURVEYOR IS RECOMMENDED BEFORE START OF CONSTRUCTION.

BUSHFIRE NOTES:

BAL - N/A — BAL = NOT BUSHFIRE AFFECTED

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 4 & 11 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS.

GENERAL PLAN SET NOTES:

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collinswcollins PTY LTD
Building Designers

PROJECT: TOURIST UNIT

STATUS: CONSTRUCTION
LOT No: 1 **DP No:** 1261010
STREE [redacted]
SHEET: 2 OF 13

CLIENT: OWENS

SITE PLAN

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
21.05.20	INITIAL ISSUE	A	DS
16.01.23	CLIENT CHANGES	C	LN
17.01.23	CC PLANS + CL/BASIX	D	LN
01.02.23	ADDED BASIX	E	LN

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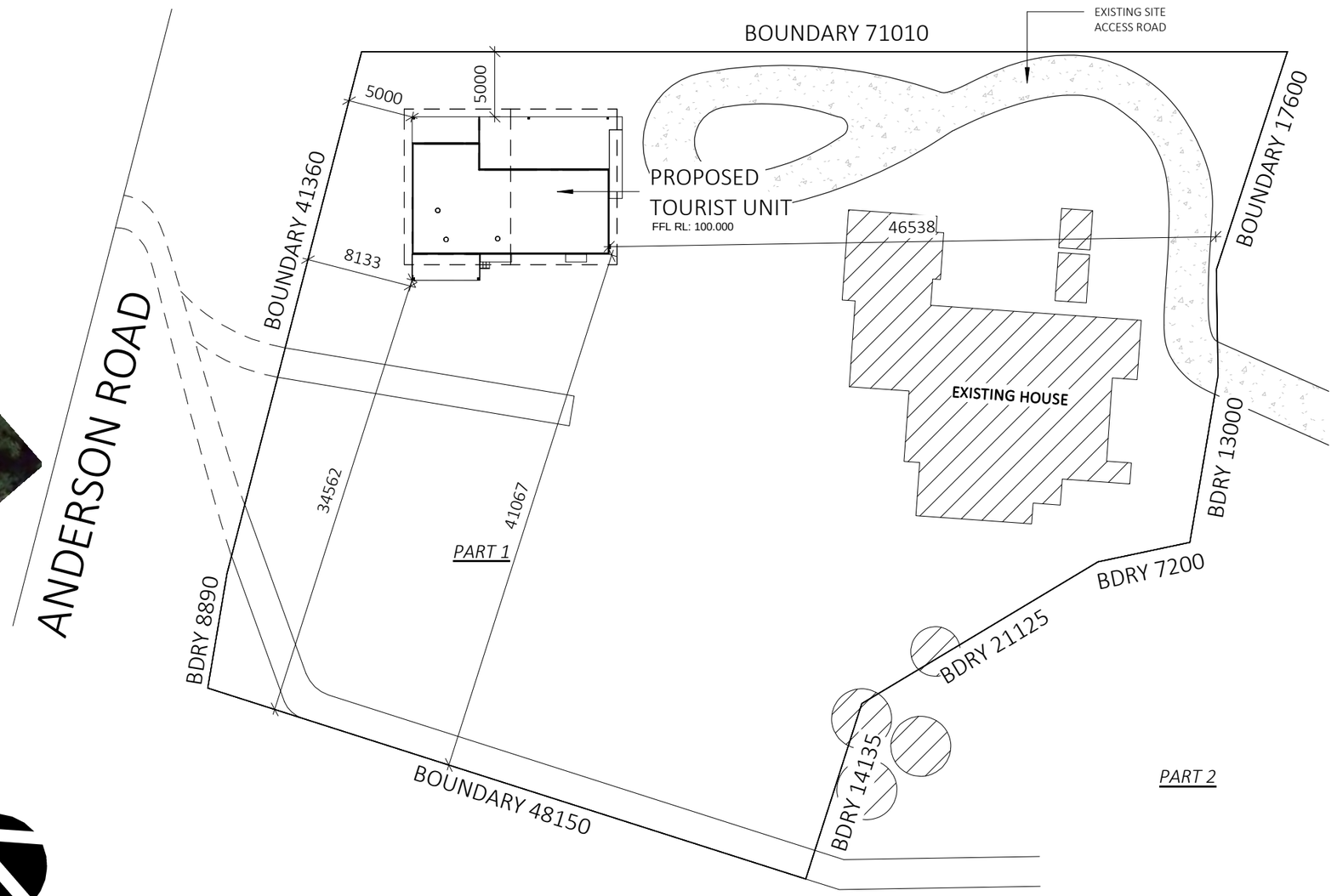

SITE LOCATION PLAN

1 : 400

BUSHFIRE NOTES:

BAL - N/A

BAL = NOT BUSHFIRE AFFECTED

BASIX NOTES:

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GENERAL PLAN SET NOTES:

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collinswcollins PTY LTD
Building Designers

PROJECT: TOURIST UNIT		SITE LOCATION PLAN	
STATUS: CONSTRUCTION	SHEET: 3 OF 13	SCALE:	As indicated
LOT No: 1 DP No: 1261010		SHEET SIZE:	A3
STREET [redacted]		START DATE:	12.05.20
CLIENT: OWENS		DWG No:	D4426

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
21.05.20	INITIAL ISSUE	A	DS
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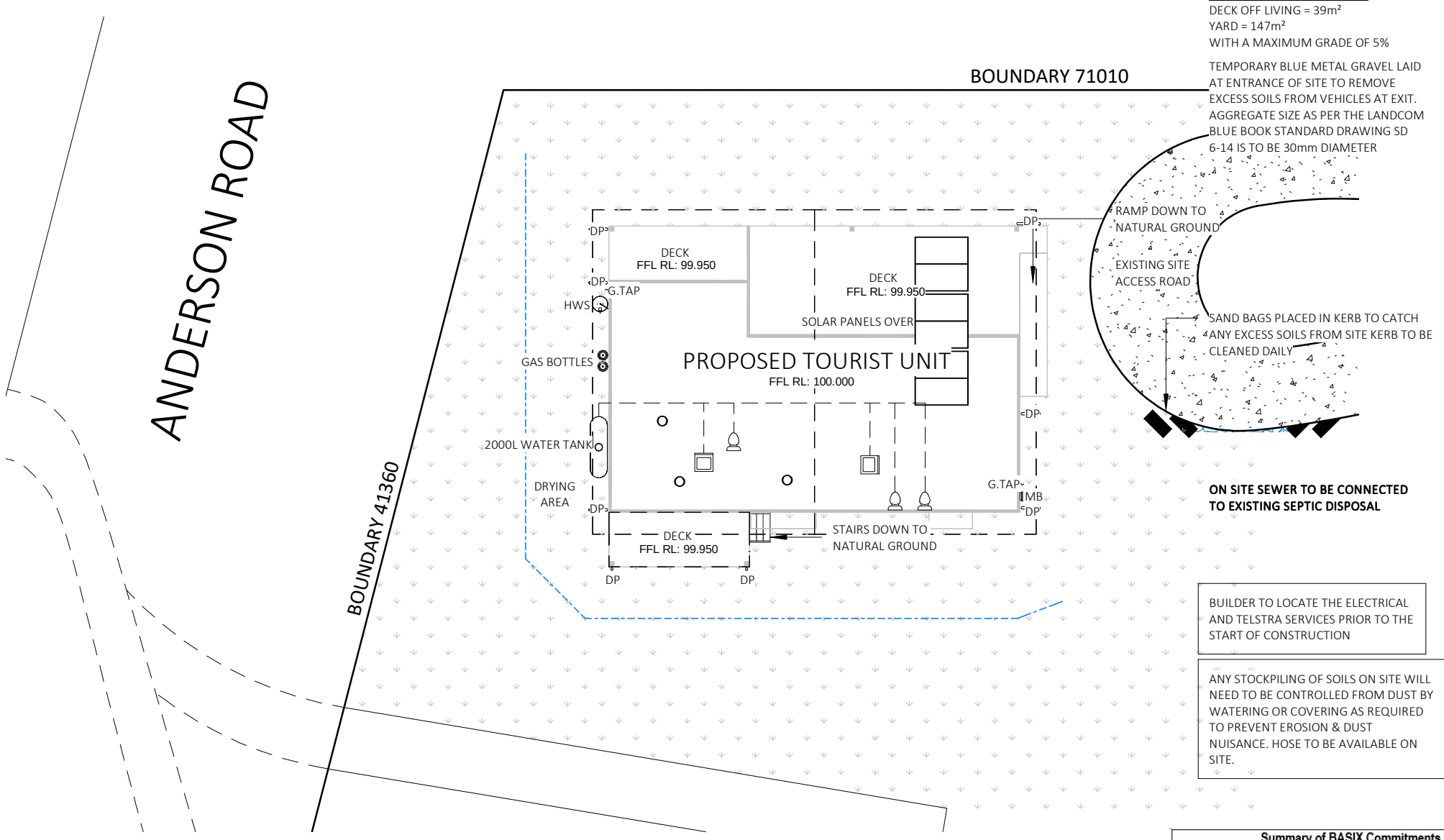
AREAS - ROOF AREAS	
Name	Area
PROPOSED ROOF AREA	201.1 m²
TOTAL	201.1 m²



PRIVATE OPEN SPACE AREA
DECK OFF LIVING = 39m²
YARD = 147m²
WITH A MAXIMUM GRADE OF 5%

TEMPORARY BLUE METAL GRAVEL LAID AT ENTRANCE OF SITE TO REMOVE EXCESS SOILS FROM VEHICLES AT EXIT. AGGREGATE SIZE AS PER THE LANDCOM BLUE BOOK STANDARD DRAWING SD 6-14 IS TO BE 30mm DIAMETER

ON SITE SEWER TO BE CONNECTED TO EXISTING SEPTIC DISPOSAL

BUILDER TO LOCATE THE ELECTRICAL AND TELSTRA SERVICES PRIOR TO THE START OF CONSTRUCTION

ANY STOCKPILING OF SOILS ON SITE WILL NEED TO BE CONTROLLED FROM DUST BY WATERING OR COVERING AS REQUIRED TO PREVENT EROSION & DUST NUISANCE. HOSE TO BE AVAILABLE ON SITE.

S68 PLAN

1 : 200

Summary of BASIX Commitments (Refer to Certificate for exact details)					
Thermal Comfort Commitments					
External Wall	Framed | Insulation: R1.80 (or R2.20 including construction)				
Floors	Timber, Open Sub-floor | Insulation: Nil				
Ceiling	Flat - Insulation: R4.5 (Down)				
Roof	Pitched - Colour: Light (SA<0.475) | Insulation: Foil Backed Blanket (55mm)				
Shading	(As per plans): excluding gutter/fascia | Roof over deck.				
Glazing	Single clear with aluminum frames throughout				
Water Commitments					
Showerheads:	4* (>6 but <=7.5 L/min)			Toilets:	4*
Basin Taps:	4*	Kitchen Taps:	4*		
Individual Water Tank:	2,000 ltr	Individual Roof Collection:	201.1m²		
Rainwater Connection:	All toilets in the development Cold water supply to washing machine. At least 1 external tap				
Energy Commitments					
HWS:	Solar (electric boosted) STCs 31 – 35				
Cooling:	Ceiling Fans in at least 1 living room and 1 bedroom				
Heating:	No active heating system in the development				
Ventilation:	Bathroom, Kitchen & Laundry – individual fan ducted to façade or eave. -manual switch on/off control				
Appliances:	Gas cooktop & Gas oven to be installed				
Artificial Lighting:	The following rooms are to be primarily lit by fluorescent or LED dedicated fittings: All Bedrooms/Study | All Living/Dining Rooms | The Kitchen | All Hallways | The Laundry | All Bathrooms/Toilets				
Alternative Energy:	A photovoltaic system with the capacity to generate at least **1.5** peak kW is to be installed and connected to the development's electrical system				

S68 & S138 SITE INFORMATION & LEGEND

STORMWATER/RAINWATER OVERFLOW TO STORMWATER DRAINAGE ON SITE, CONNECT TO COUNCIL SERVICES
(SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)

CATCHMENT OF ROOF AREA TO BE: 201.1m²
DIRECTED TO TANK (TO BE USED AS GUIDE ONLY)

PROPOSED TANK LOCATION: 2,000LTRS (MIN)

SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD

WATER FLOW FROM TANK TO APPLIANCES
(TO BE USED AS A GUIDE ONLY)

LAWN & GARDEN AREA TO BE 300m²
(AS PER BASIX CERTIFICATE TO BE USED AS A GUIDE ONLY)

SEWER LINE

GTAP — GARDEN TAP LOCATION

DP° — DOWN PIPE LOCATION

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

BUSHFIRE NOTES:

BAL - N/A — BAL = NOT BUSHFIRE AFFECTED

BASIX NOTES:
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GENERAL PLAN SET NOTES:
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collinswcollins PTY LTD
Building Designers

PROJECT: TOURIST UNIT
STATUS: CONSTRUCTION
LOT No: 1 DP No: 1261010
SHEET: 4 OF 13
STREET: [redacted]
CLIENT: OWENS

S68 PLAN
SCALE: As Shown
SHEET SIZE: A3
START DATE: 12.05.20
DWG No: D4426

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
21.05.20	INITIAL ISSUE	A	DS
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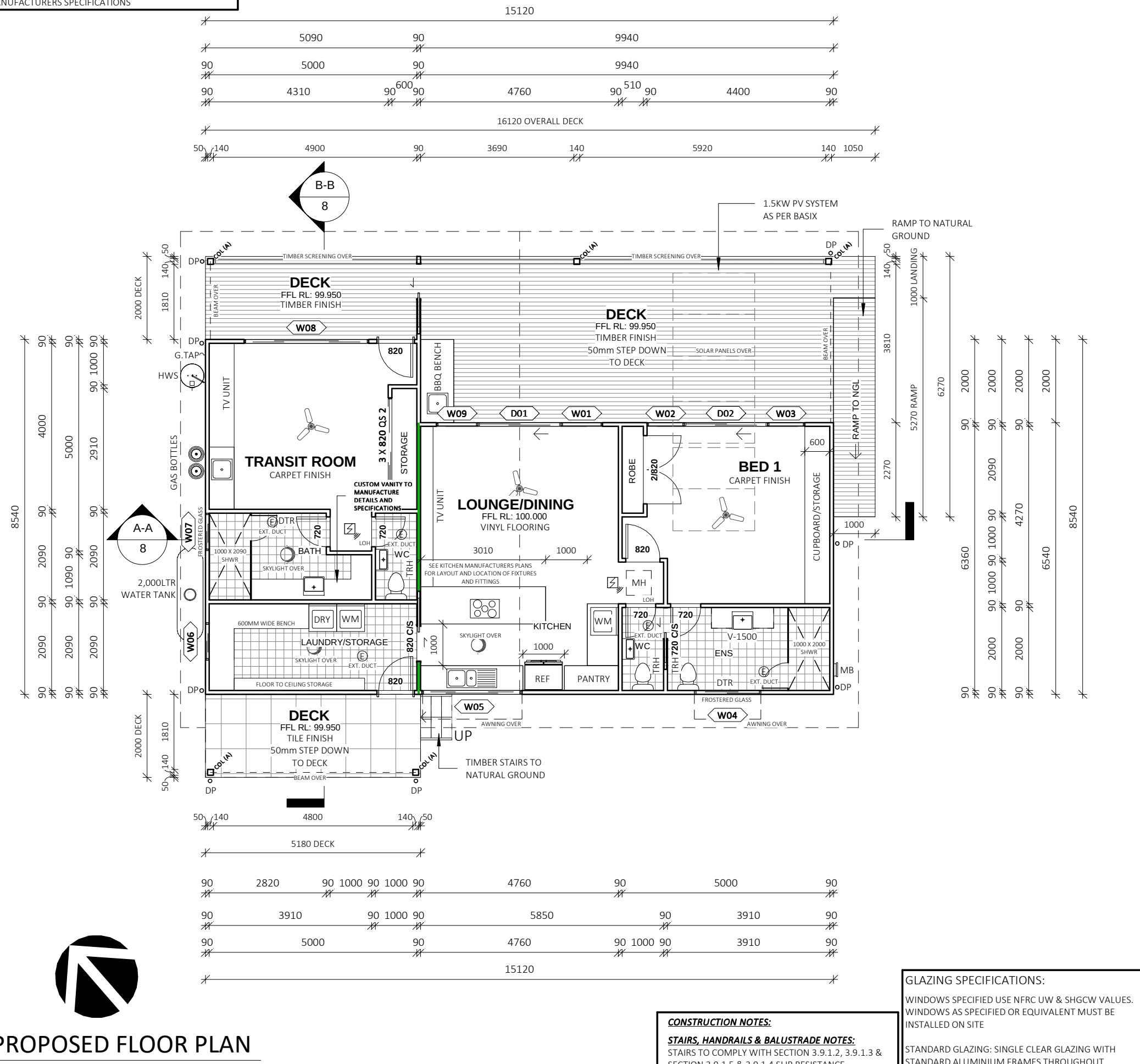
SMOKE ALARMS/DETECTORS:
SMOKE ALARMS TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS

COLUMN SCHEDULE		
LABEL	COLUMN TYPE	QTY
COL-A	140 x 140mm HARDWOOD POST ON STIRRUP	5



PROPOSED FLOOR PLAN

1 : 100

AREAS - ROOF AREAS	
Name	Area
PROPOSED ROOF AREA	201.1 m²
TOTAL	201.1 m²

AREAS - FLOOR	
*FLOOR AREA MEASURED FROM EXTERNAL FACE *UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS	
NAME	AREA
NE DECK FLOOR AREA	46.1 m²
PROPOSED FLOOR AREA	109.2 m²
SW DECK FLOOR AREA	10.4 m²
NE TRANSIT DECK FLOOR AREA	10.3 m²
TOTAL	176.0 m²

LEGEND

	SMOKE ALARMS TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS
DP°	DOWN PIPE LOCATION TO AS 3500
Ⓔ EXT. DUCT	MECHANICAL VENTILATION EXTERNALLY DUCTED TO NCC 3.8.7.3 & 3.8.7.4
GT	GARDEN TAP LOCATION
LOH	LIFT OFF HINGE
1815	1800mm HIGH x 1500mm WIDE
820	820mm DOOR
MH	ACCESS MAN HOLE
DTR	DOUBLE TOWEL RAIL
TRH	TOILET ROLL HOLDER

CONSTRUCTION NOTES:

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

WINDOW NOTES:
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.6.

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.7. BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH VOL 2 BCA PART 3.9.2.6 (c) & 3.9.2.7 (b)
WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

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 3.9.2.6

WINDOWS AND GLAZING TO COMPLY WITH:
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.

BUSHFIRE NOTES:

BAL - N/A — BAL = NOT BUSHFIRE AFFECTED

BASIX NOTES:
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Building Designers

PROJECT: TOURIST UNIT
STATUS: CONSTRUCTION
LOT No: 1 DP No: 1261010
SHEET: 5 OF 13
STREET: [redacted]
CLIENT: OWENS

PROPOSED FLOOR PLAN

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

DRAWING REVISION + NOTES

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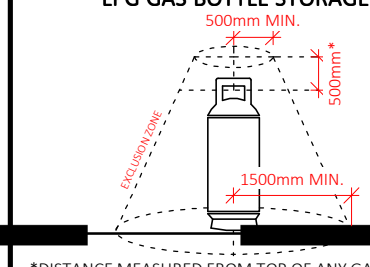
LABEL	MATERIAL DESCRIPTION
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
FBW	SELECTED FACE BRICK
WET	RUSTICATED WEATHERBOARD FINISH

LPG GAS BOTTLE STORAGE

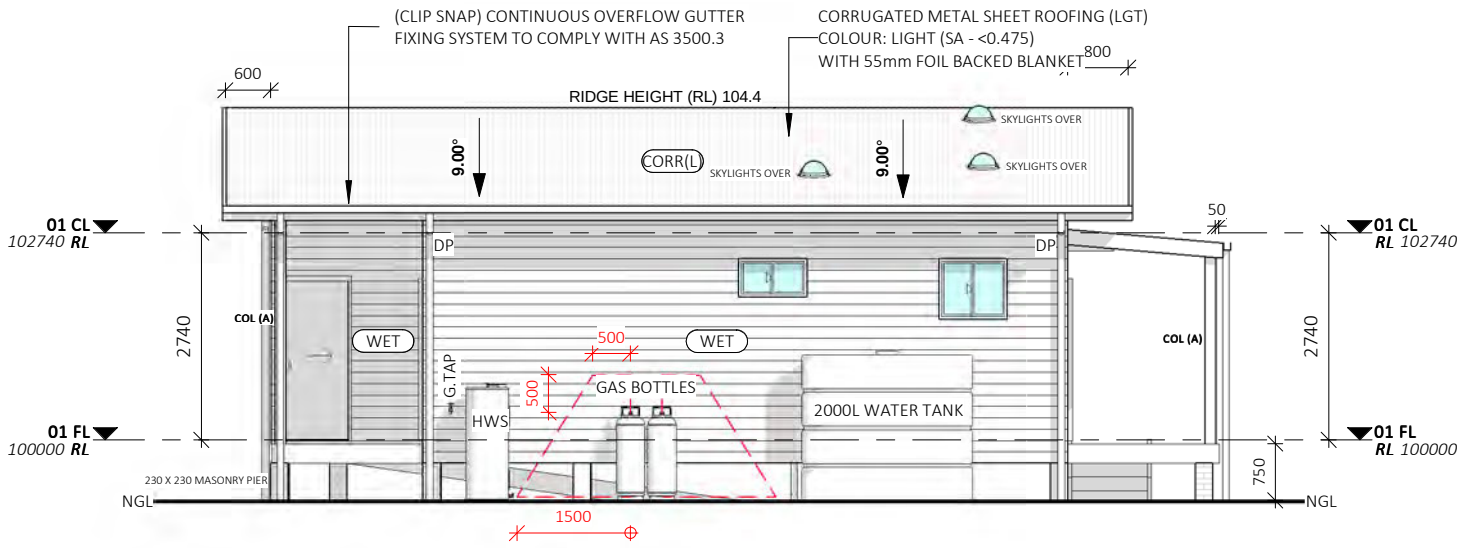


*DISTANCE MEASURED FROM TOP OF ANY GAS BOTTLE VALVE

ALL GAS BOTTLE STORAGE AND HANDLING IN ACCORDANCE WITH AS1596-2014

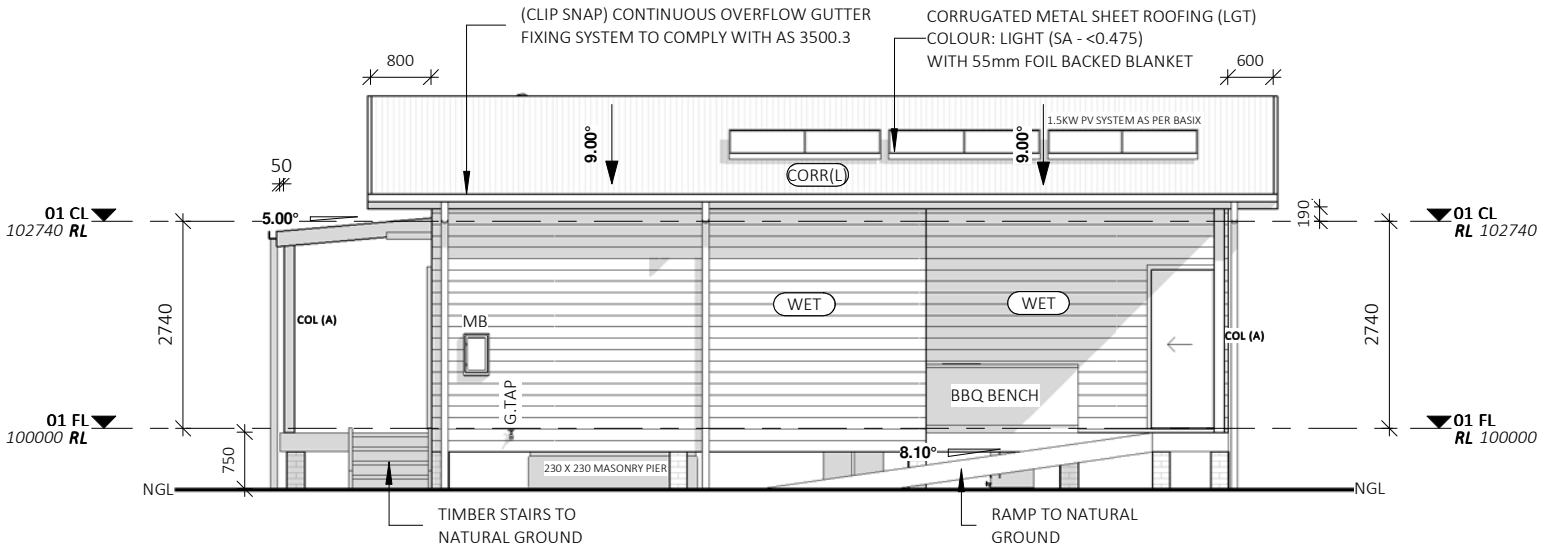
NORTH EAST ELEVATION

1 : 100



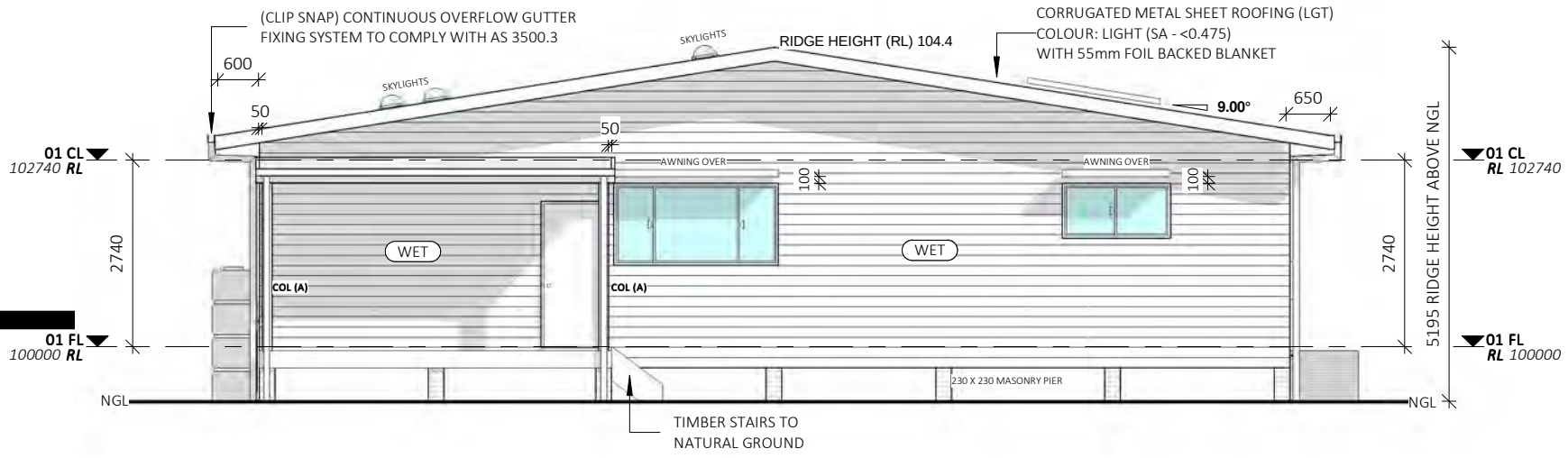
NORTH WEST ELEVATION

1 : 100



SOUTH EAST ELEVATION

1 : 100



SOUTH WEST ELEVATION

1 : 100

BUSHFIRE NOTES:

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Building Designers

PROJECT: TOURIST UNIT

STATUS: CONSTRUCTION

LOT No: 1 DP No: 1261010

SHEET: 6 OF 13

STREET: [redacted]

CLIENT: OWENS

ELEVATIONS

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

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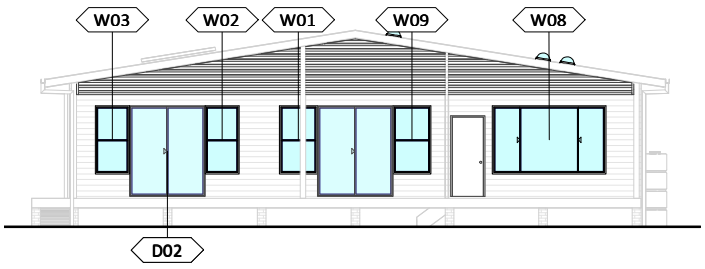
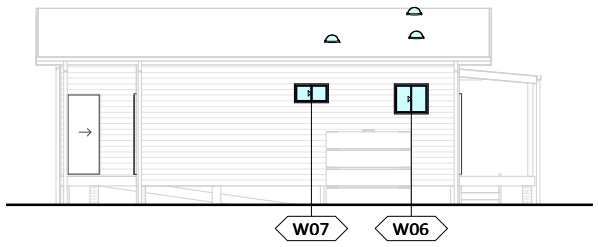


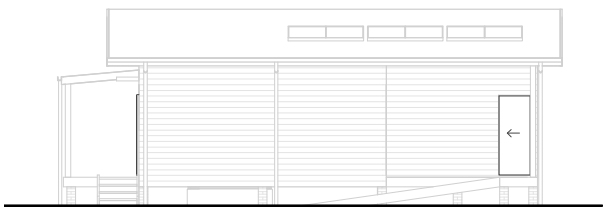
NORTH EAST FACE GLAZING

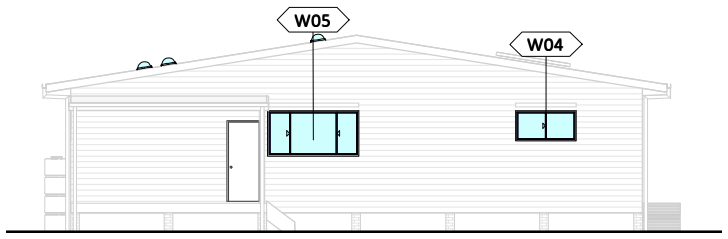
1 : 200



NORTH WEST FACE GLAZING

1 : 200





SOUTH WEST FACE GLAZING

1 : 200

DOOR GLAZING SCHEDULE

DOORS SPECIFIED USE NFRC UW & SHGCW VALUES.
DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO BASIX 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

AS 4055 : WIND LOADS FOR HOUSING
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NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
D01	01 FL	LOUNGE/DINING	**2400**	**2000**	2400	SLIDING DOOR	ALUMINIUM	STANDARD
D02	01 FL	BED 1	**2400**	**2000**	2400	SLIDING DOOR	ALUMINIUM	STANDARD

WINDOW GLAZING SCHEDULE

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES.
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NUMBER	LEVEL	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING
S01	01 CL	BATH	**350**	**350**	N/A	SOLARTUBE	ALUMINIUM	STANDARD
S02	01 CL	LAUNDRY/STORAGE	**350**	**350**	N/A	SOLARTUBE	ALUMINIUM	STANDARD
S03	01 CL	KITCHEN	**350**	**350**	N/A	SOLARTUBE	ALUMINIUM	STANDARD
W01	01 FL	LOUNGE/DINING	**1800**	**1000**	2400	DOUBLE HUNG	ALUMINIUM	STANDARD
W02	01 FL	BED 1	**1800**	**900**	2400	DOUBLE HUNG	ALUMINIUM	STANDARD
W03	01 FL	BED 1	**1800**	**900**	2400	DOUBLE HUNG	ALUMINIUM	STANDARD
W04	01 FL	ENS	**800**	**1600**	2400	SLIDING	ALUMINIUM	STANDARD
W05	01 FL	KITCHEN	**1200**	**2410**	2400	SLIDING	ALUMINIUM	STANDARD
W06	01 FL	LAUNDRY/STORAGE	**800**	**900**	2400	SLIDING	ALUMINIUM	STANDARD
W07	01 FL	SHWR	**500**	**900**	2400	SLIDING	ALUMINIUM	STANDARD
W08	01 FL	TRANSIT ROOM	**1800**	**3000**	2400	SLIDING	ALUMINIUM	STANDARD
W09	01 FL	LOUNGE/DINING	**1800**	**1000**	2400	DOUBLE HUNG	ALUMINIUM	STANDARD

BUSHFIRE NOTES:

BAL - N/A

BAL = NOT BUSHFIRE AFFECTED

BASIX NOTES:

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collinswcollins PTY LTD
Building Designers

PROJECT: TOURIST UNIT

STATUS: CONSTRUCTION
LOT No: 1 DP No: 1261010
SHEET: 7 OF 13
STREET: [redacted]
CLIENT: OWENS

GLAZING

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

DRAWING REVISION + NOTES

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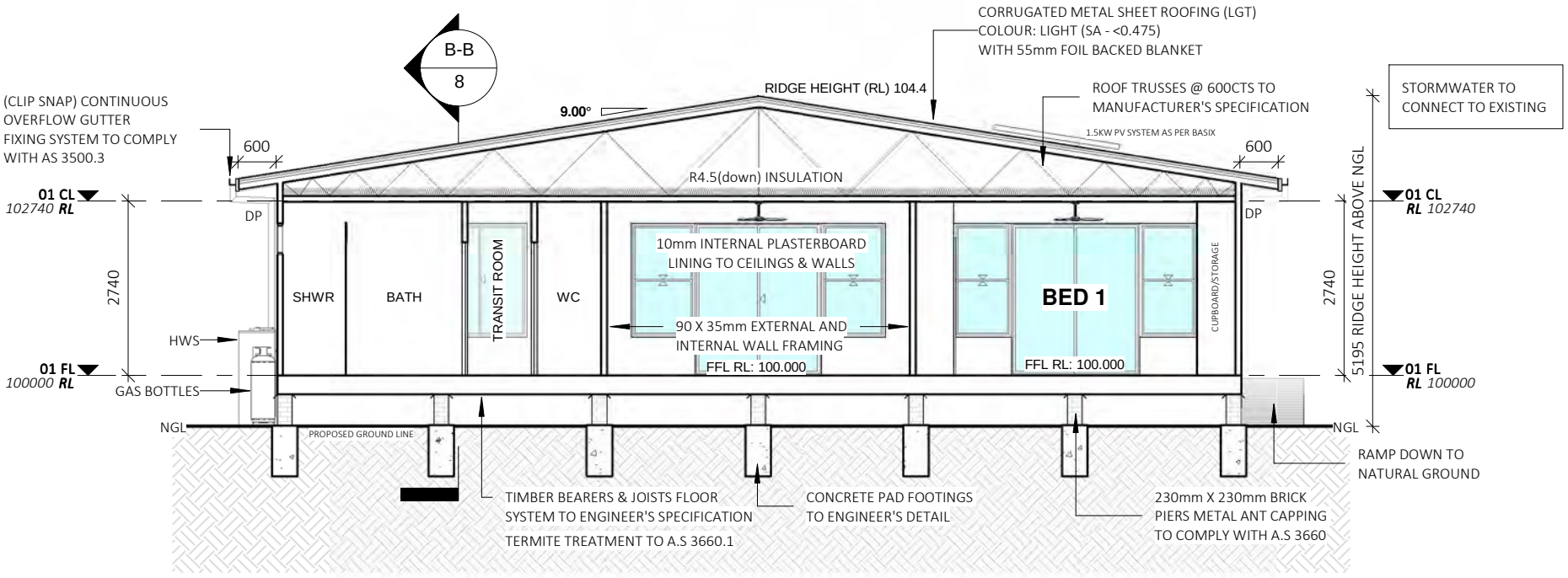
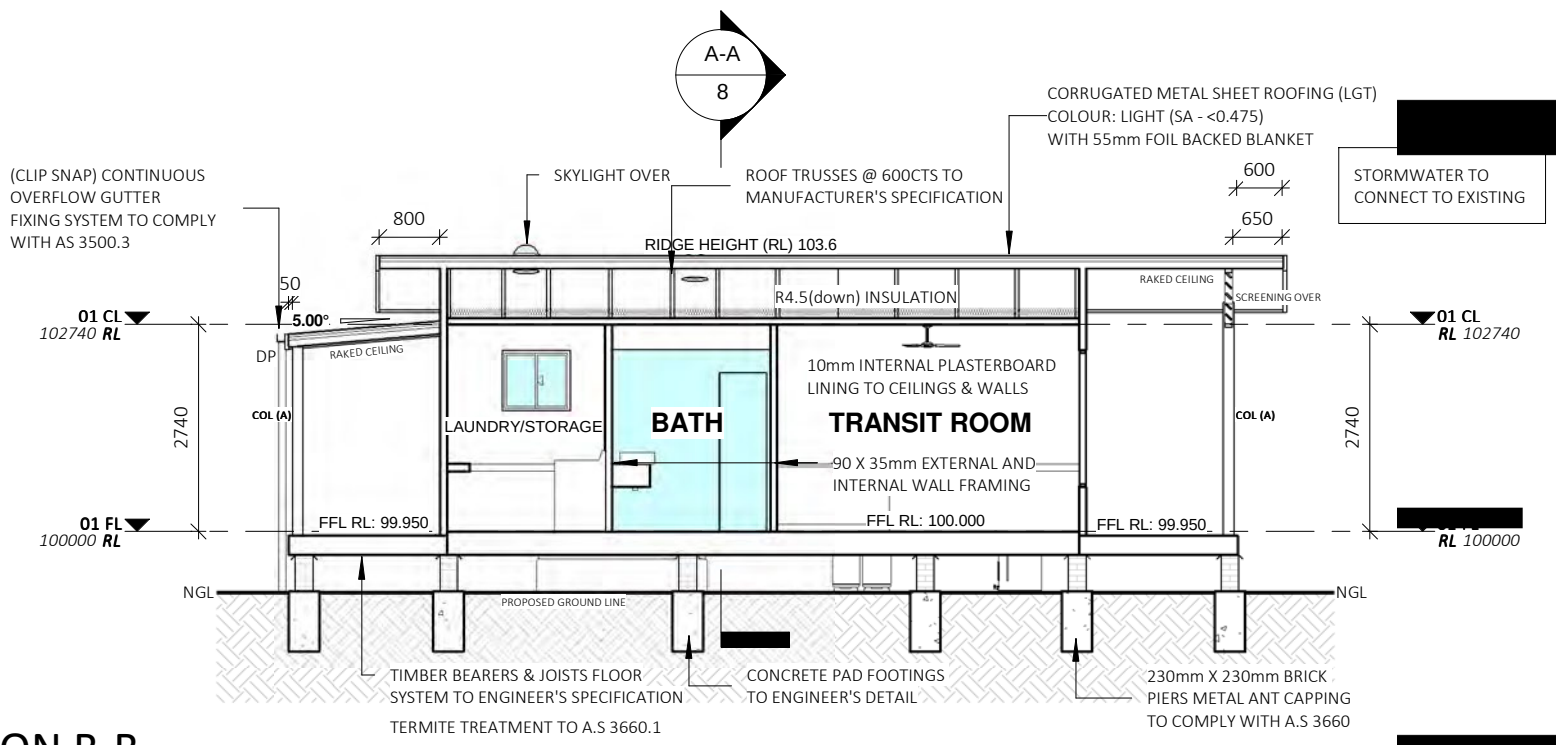
EXTERNAL FINISHES	
LABEL	**MATERIAL DESCRIPTION**
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
FBW	SELECTED FACE BRICK
WET	RUSTICATED WEATHERBOARD FINISH



SECTION A-A

1 : 100



SECTION B-B

1 : 100

CONSTRUCTION NOTES:

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

WINDOW NOTES:
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.6

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.7. BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH VOL 2 BCA PART 3.9.2.6 (c) & 3.9.2.7 (b)

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

BUSHFIRE NOTES:

BAL - N/A — BAL = NOT BUSHFIRE AFFECTED

BASIX NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 4 & 11 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS.

GENERAL PLAN SET NOTES:
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collinswcollins PTY LTD
Building Designers

PROJECT: TOURIST UNIT
STATUS: CONSTRUCTION
LOT No: 1 DP No: 1261010
SHEET: 8 OF 13
STREET: [redacted]
CLIENT: OWENS

SECTIONS

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
21.05.20	INITIAL ISSUE	A	DS
16.01.23	CLIENT CHANGES	C	LN
17.01.23	CC PLANS + CL/BASIX	D	LN
01.02.23	ADDED BASIX	E	LN

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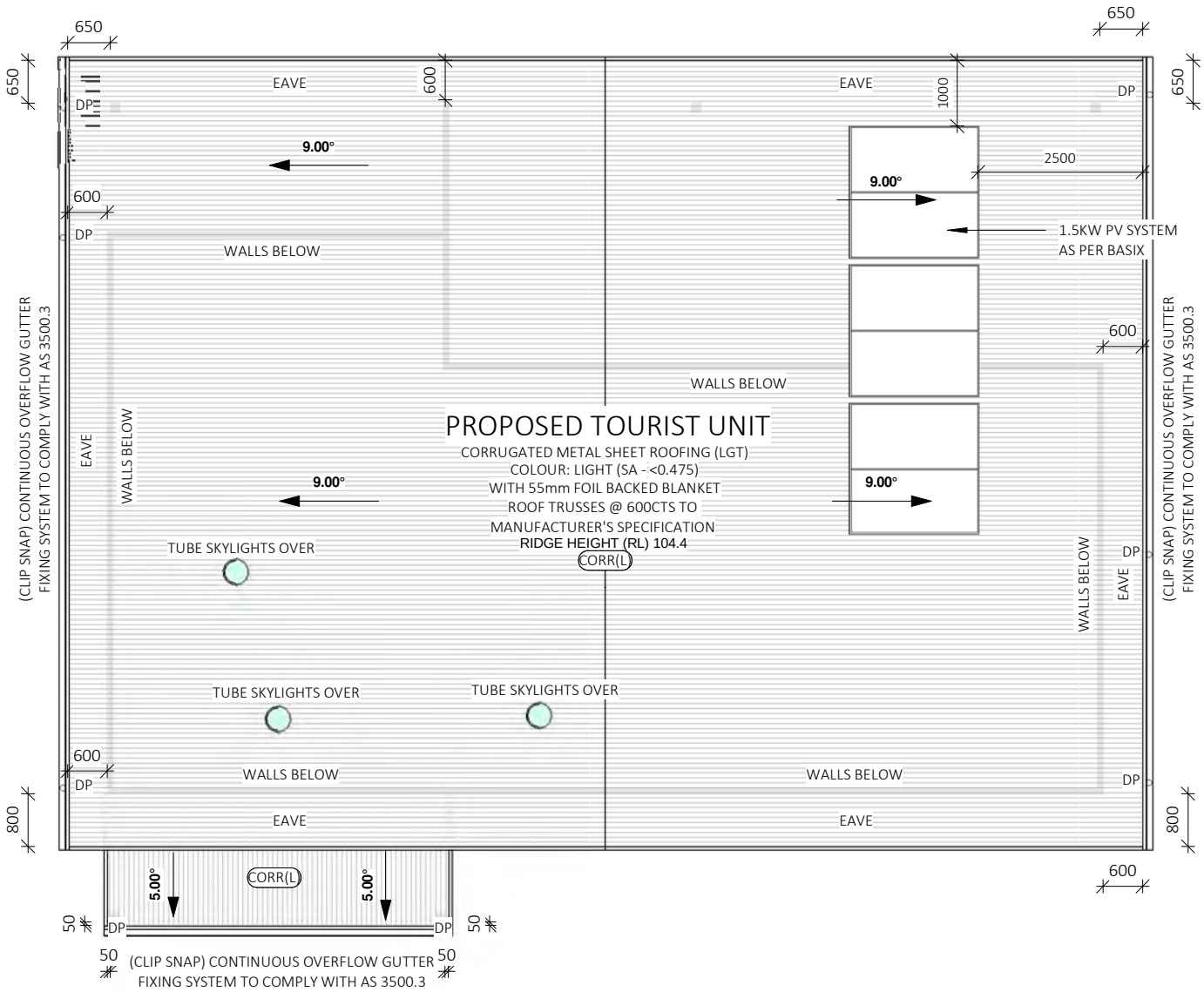
Name	Area
PROPOSED ROOF AREA	201.1 m²
TOTAL	201.1 m²



ROOF PLAN

1 : 100

BUSHFIRE NOTES:

BAL - N/A

BAL = NOT BUSHFIRE AFFECTED

BASIX NOTES:

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collinswcollins PTY LTD
Building Designers

PROJECT: TOURIST UNIT

STATUS: CONSTRUCTION

LOT No: 1 **DP No:** 1261010

SHEET: 9 OF 13

STREET: [redacted]

CLIENT: OWENS

ROOF PLAN

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
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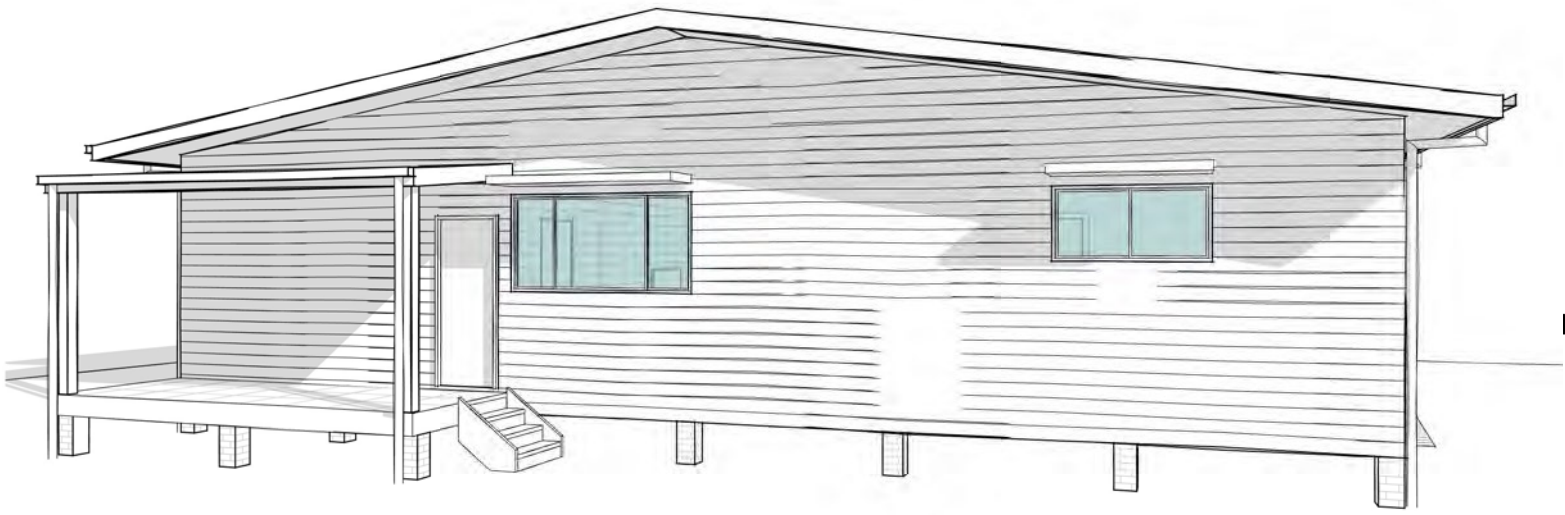
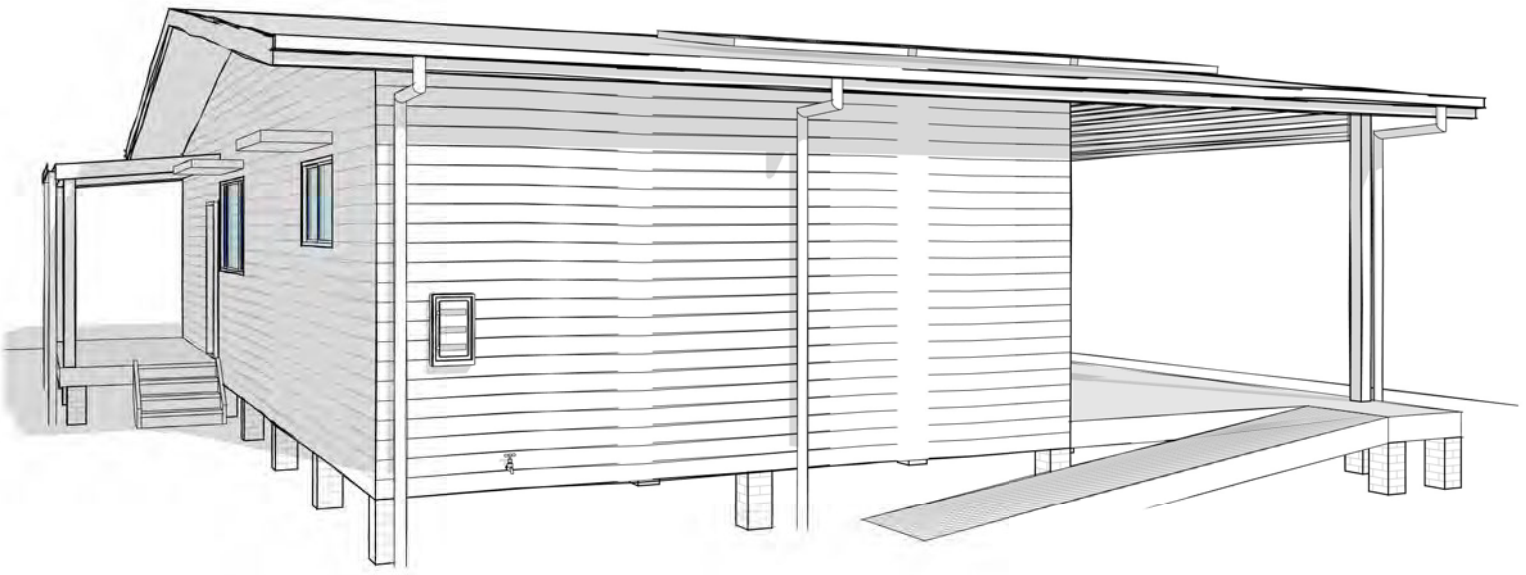
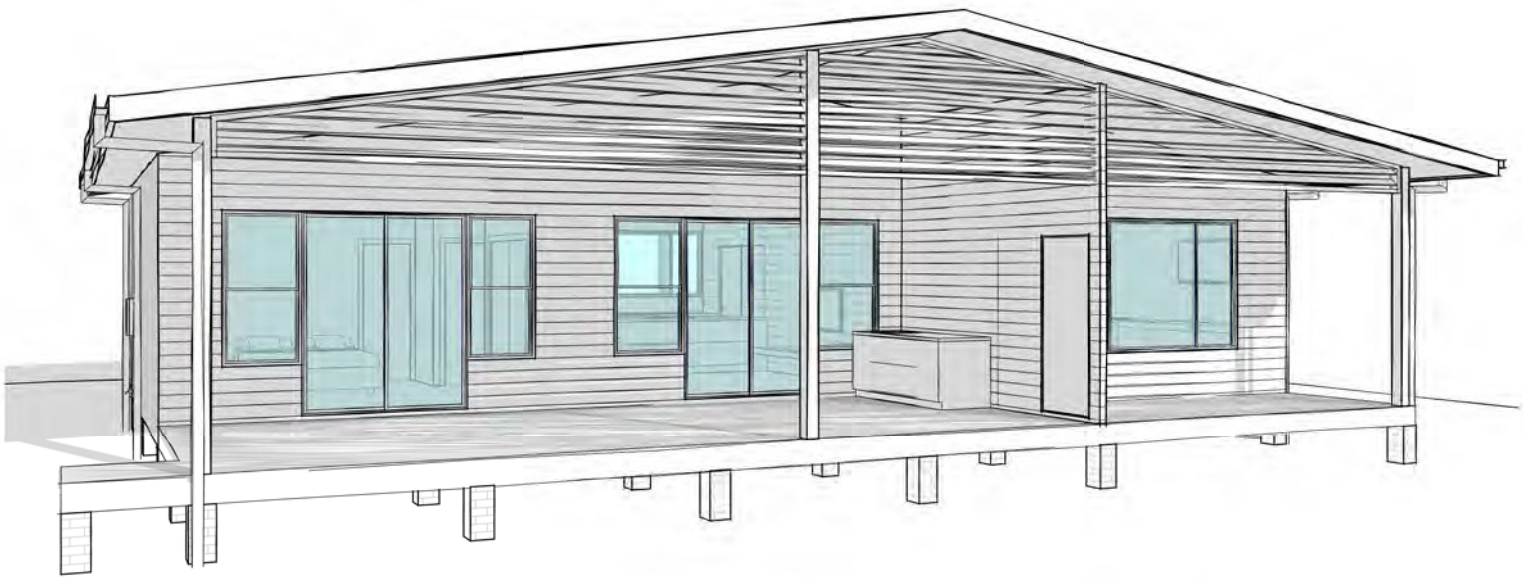


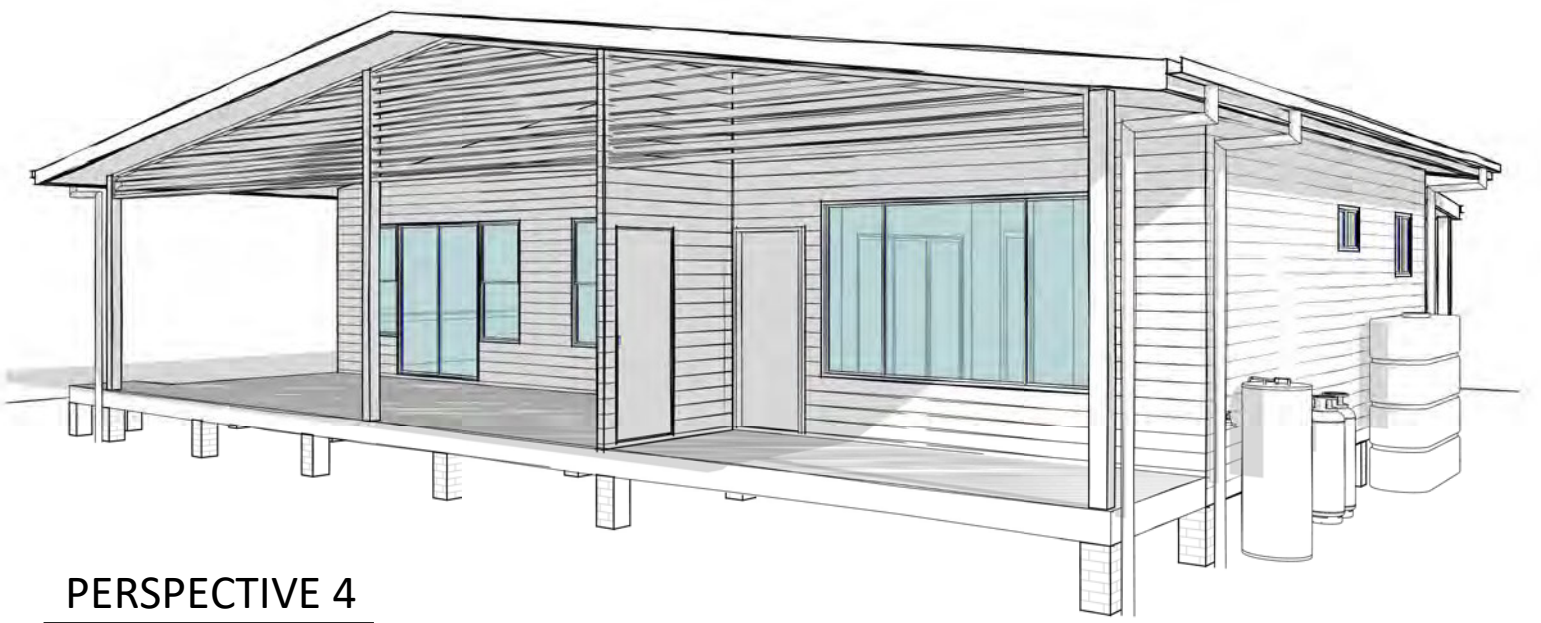
PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3



PERSPECTIVE 4

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Building Designers

PROJECT: TOURIST UNIT

STATUS: CONSTRUCTION

SHEET: 10 OF 13

LOT No: 1 DP No: 1261010

STREET: [redacted]

CLIENT: OWENS

PERSPECTIVES

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
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17.01.23	CC PLANS + CL/BASIX	D	LN
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GENERAL AND PROJECT SPECIFIC CONSTRUCTION NOTES FOR COLLINS W COLLINS ARCHITECTURAL PLANS

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. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.*

REVISED JANURARY 2021

GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

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 3.9.2.6

WINDOWS AND GLAZING TO COMPLY WITH:

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.

SMOKE ALARMS/DETECTORS:

SMOKE ALARMS TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS

CONSTRUCTION NOTES:

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.
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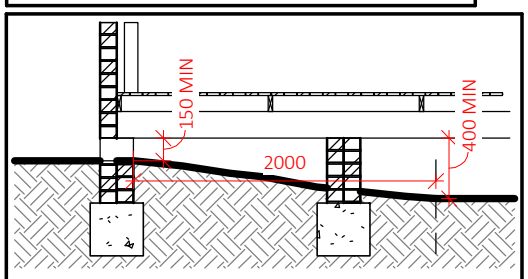
WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

GAS BOTTLES ON BUSHFIRE PRONE SITES:

DEVELOPMENT STANDARDS FOR BUSHFIRE PRONE LAND
- RETICULATED OR BOTTLED GAS ON THE LOT IS INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS/NZS 1596-2008, THE STORAGE AND HANDLING OF LP GAS AND THE REQUIREMENTS OF RELEVANT AUTHORITIES (METAL PIPING MUST BE USED, AND
- ANY GAS CYLINDERS ON THE LOT THAT ARE WITHIN 10M OF A DWELLING HOUSE:
- HAVE THE RELEASE VALVES DIRECTED AWAY FROM THE DWELLING HOUSE, AND
- ARE ENCLOSED ON THE HAZARD SIDE OF THE INSTALLATION, AND
- HAVE METAL CONNECTIONS TO AND FROM THE CYLINDERS

THE REQUIREMENTS OF AS 3959—2018, CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS SET OUT IN THE BUILDING CODE OF AUSTRALIA ALSO APPLY.



TYPICAL SUB-FLOOR VENTILATION DETAILS AS PER 3.4.1 OF THE BCA & FIGURE 3.4.3a OF THE BCA

LPG GAS BOTTLE STORAGE

*DISTANCE MEASURED FROM TOP OF ANY GAS BOTTLE VALVE

ALL GAS BOTTLE STORAGE AND HANDLING IN ACCORDANCE WITH AS1596-2014

Summary of BASIX Commitments
(Refer to Certificate for exact details)

Thermal Comfort Commitments			
External Wall	Framed | Insulation: R1.80 (or R2.20 including construction)		
Floors	Timber, Open Sub-floor | Insulation: Nil		
Ceiling	Flat - Insulation: R4.5 (Down)		
Roof	Pitched - Colour: Light (SA<0.475) | Insulation: Foil Backed Blanket (55mm)		
Shading	(As per plans): excluding gutter/fascia | Roof over deck.		
Glazing	Single clear with aluminum frames throughout		
Water Commitments			
Showerheads:	4* (>6 but <=7.5 L/min)	Toilets:	4*
Basin Taps:	4*	Kitchen Taps:	4*
Individual Water Tank:	2,000 ltr	Individual Roof Collection:	201.1m²
Rainwater Connection:	All toilets in the development Cold water supply to washing machine. At least 1 external tap		
Energy Commitments			
HWS:	Solar (electric boosted) STCs 31 – 35		
Cooling:	Ceiling Fans in at least 1 living room and 1 bedroom		
Heating:	No active heating system in the development		
Ventilation:	Bathroom, Kitchen & Laundry – individual fan ducted to façade or eave. -manual switch on/off control		
Appliances:	Gas cooktop & Gas oven to be installed		
Artificial Lighting:	The following rooms are to be primarily lit by fluorescent or LED dedicated fittings: All Bedrooms/Study | All Living/Dining Rooms | The Kitchen | All Hallways | The Laundry | All Bathrooms/Toilets		
Alternative Energy:	A photovoltaic system with the capacity to generate at least **1.5** peak kW is to be installed and connected to the development's electrical system		

BUSHFIRE NOTES:

BAL - N/A — BAL = NOT BUSHFIRE AFFECTED

BASIX NOTES:
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collinswcollins PTY LTD
Building Designers

PROJECT: TOURIST UNIT
STATUS: CONSTRUCTION
LOT No: 1 DP No: 1261010
SHEET: 11 OF 13
STREET: [redacted]
CLIENT: OWENS

CONSTRUCTION NOTES

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
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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 Part2 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 3.5.2 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 undersection 79BA 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.

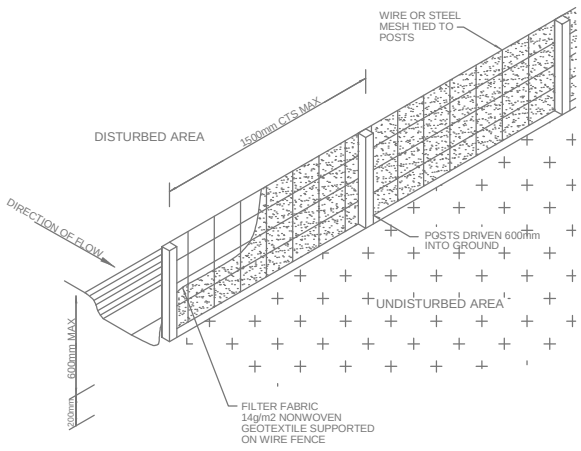
HEALTH AND AMENITY
Wet Areas and External Waterproofing – building elements in wet areas within a building must:
a) Be waterproof or water resistant in accordance with Table 3.8.1.1 of the BCA; and
b) Comply with AS 3740.
c) External areas to comply with AS4654.1 & AS4654.2
Room Heights – are to be constructed 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 Applicances, 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.

SEDIMENT CONTROL SPECIFICATIONS:



SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD

collinswcollins PTY LTD
Building Designers

PROJECT: TOURIST UNIT
STATUS: CONSTRUCTION
LOT No: 1 DP No: 1261010
SHEET: 12 OF 13
STREET: [redacted]
CLIENT: OWENS

BUILDING SPECIFICATIONS

SCALE:	As indicated
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

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1. FALLS, SLIPS, TRIPS
A) WORKING AT HEIGHTS
DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.
DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.
B) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.
2. FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. **Prevent or restrict access to areas below where the work is being carried out.**
2. **Provide toeboards to scaffolding or work platforms.**
3. **Provide protective structure below the work area.**
4. **Ensure that all persons below the work area have Personal Protective Equipment (PPE).**

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.
3. TRAFFIC MANAGEMENT
For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.
4. SERVICES
GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.
5. MANUAL TASKS
Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.
6. HAZARDOUS SUBSTANCES
ASBESTOS
For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: asbestos 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
7. CONFINED SPACES
EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.
ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.
SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.
8. PUBLIC ACCESS
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.
9. OPERATIONAL USE OF BUILDING
RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.
10.OTHER HIGH RISK ACTIVITY
Code All electrical work should be carried out in accordance with of Practice:
Managing Electrical Risks at the Workplace, AS/NZ and all licensing requirements. 3012 All work using Plant should be carried out in accordance with Code of Practice:
Managing Risks of Plant at the Workplace. Code of All work should be carried out in accordance with Practice:
Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.
EXCAVATIONS
1.Excavations
The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan.
Top soil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer's Recommendations or the BCA requirements.
FOUNDATIONS AND FOOTINGS
1. Underfloor Fill
Underfloor fill shall be in accordance with the BCA.
2. Termite Risk Management
Termite treatment shall be carried out in accordance with the BCA.
3. Vapour Barrier
The vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance polyethylene film installed in accordance with the BCA.
4. Reinforcement
Reinforcement shall conform and be placed in accordance with the Engineer's Recommendation and the BCA.
Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.
5. Concrete
Structural shall not be less than Grade N20 except otherwise approved by the engineer and in accordance with the BCA.
6. Curing
All concrete slabs shall be cured in accordance with AS 3600.
7. Footings and Slabs on Ground
Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the *Local Authority*.
8. Sub-Floor Ventilation
Where required, adequate cross ventilation will be provided to the space under suspended ground floor. Construction is to meet the requirements of the BCA. No section of the under floor area wall to be constructed in such manner that will hold pockets of still air.
9. Sub-Floor Access
If required, access will be provided under suspended floors in position where indicated on plan.
EFFLUENT DISPOSAL/DRAINAGE
1. Storm Water Drainage
Stormwater drainage shall be carried out in accordance with the BCA. The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan.
TIMBER FRAMING
1. Generally
All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structure shall comply with the BCA or AS 1684. Alternative structural framing shall be to structural engineer's details and certification.
The work shall be carried out in a proper and trades personal like manner and shall be in accordance with recognised and accepted building practices.
2. Roof Trusses
Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.
3. Bracing
Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.
4. Flooring
Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the BCA. Thickness of the flooring is to be appropriate for the floor joist spacing.
Strip and sheet flooring shall be installed in accordance with AS 1684.
When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.
5. Timber Posts
Posts supporting the carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on glavanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site.
6. Corrosion Protection
All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.
STEEL FRAMING
1. Generally
Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the BCA.
ROOFING
All roof cladding is to comply with the relevant structural performance and weathering requirements of the BCA and be installed as per the manufacturer's recommendations.
1.Tiled Roofing
The Builder will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for appropriate design and wind speed) to battens of sixes appropriate to the spacing of rafters/trusses in accordance with the manufacturer's recommendations. The Builder will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.
2. Metal Roofing
The *Builder* will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.
Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing sheets shall be strictly in accordance with the manufacturer's recommendation as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.
3. Gutters and Downpipes
Gutters and downpipes shall be manufactured and installed in accordance with the BCA. Gutters and downpipes are to be compatible with other materials used.
4. Sarking
Sarking under roof coverings must comply with and be fixed in accordance with manufacturer's recommendations.
5. Sealants
Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.
6. Flashing
Flashings shall comply with, and be installed in accordance with the BCA.
MASONRY
1. Damp Proof Courses
All damp proof courses shall comply with the BCA and Clause 1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.
2. Cavity Ventilation
Open vertical joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the BCA.
3. Mortar and Joining
Mortar shall comply with the BCA. Joint tolerances shall be in accordance with AS 3700.
4. Lintels
Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the BCA. The *Builder* will provide one lintel to each wall leaf. The *Builder* will provide corrosion protection in accordance with the BCA Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.
5. Cleaning
The *Builder* will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.
CLADDING AND LININGS
1. External Cladding
Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.
Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.
2.Internal Wall and Ceilings Linings
The *Builder* will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area and walls shall be constructed in accordance with the BCA. Wet area lining is to be fixed in accordance with the manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.
3.Waterproofing
All internal wet area and balconies over internal habitable rooms are to be waterproof in accordance with the BCA.
JOINERY
1. General
All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.
2. Door Frames
External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.
3. Doors and Doorsets
All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.
4. Window and Sliding Doors
Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047.
Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer's recommendations and AS 2047.
All glazing shall comply with the BCA and any commitments outlined in the relevant BASIX Certificate.
5. Stairs, Balustrades and other Barriers
The *Builder* will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the BCA.
SERVICES
1.Plumbing
All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber.
Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.
2.Electrical
The *Builder* will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.
3.Gas
All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.
4.Smoke Detectors
The *Builder* will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the BCA.
5.Thermal Insulation
Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the BCA or as outlined in the relevant BASIX Certificate.
TILING
1.Materials
Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendation.
2.Installation
Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The *Builder* will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

collinswcollins PTY LTD
Building Designers

PROJECT: TOURIST UNIT
STATUS: CONSTRUCTION
LOT No: 1 DP No: 1261010
SHEET: 13 OF 13
STREET: [redacted]
CLIENT: OWENS

WORK SAFETY NOTES

SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
21.05.20	INITIAL ISSUE	A	DS
16.01.23	CLIENT CHANGES	C	LN
17.01.23	CC PLANS + CL/BASIX	D	LN
01.02.23	ADDED BASIX	E	LN

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BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1369694S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 01 February 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT | Planning, Industry & Environment

Project summary	
Project name	D4426_OWENS_ANDERSON ROAD_LOT 1
Street address	[redacted]
Local Government Area	Lord Howe Island Board
Plan type and plan number	deposited 1261010
Lot no.	1
Section no.	-
Project type	unit
No. of bedrooms	1

Project score		
Water	✔ 56	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 86	Target 50

Certificate Prepared by
Name / Company Name: Collins W Collins Pty Ltd
ABN (if applicable): 44114314868

Description of project

Project address	
Project name	D4426_OWENS_ANDERSON ROAD_LOT 1
Street address	78 ANDERSON ROAD Road LORD HOWE ISLAND 2898
Local Government Area	Lord Howe Island Board
Plan type and plan number	Deposited Plan 1261010
Lot no.	1
Section no.	-

Project type	
Project type	unit
No. of bedrooms	1

Site details	
Site area (m²)	3735
Roof area (m²)	201
Conditioned floor area (m2)	83.0
Unconditioned floor area (m2)	20.0
Total area of garden and lawn (m2)	300

Assessor details and thermal loads	
Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m².year)	n/a
Area adjusted heating load (MJ/m².year)	n/a
Ceiling fan in at least one bedroom	n/a
Ceiling fan in at least one living room or other conditioned area	n/a

Project score		
Water	✔ 56	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 86	Target 50

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 201.1 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• the cold water tap that supplies each clothes washer in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔
• all hot water systems in the development		✔	✔
• all indoor cold water taps (not including taps that supply clothes washers) in the development		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above open subfloor, framed	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	1.80 (or 2.20 including construction)	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (down), roof: foil backed blanket (55 mm)	framed; light (solar absorptance < 0.475)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door: • For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear	✔	✔	✔ ✔

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North-East facing					
W03_BED 1	1800	900	aluminium, single, clear	eave 4000 mm, 300 mm above head of window or glazed door	not overshadowed
D02_BED 1	2400	2000	aluminium, single, clear	eave 4000 mm, 300 mm above head of window or glazed door	not overshadowed
W02_BED 1	1800	900	aluminium, single, clear	eave 4000 mm, 300 mm above head of window or glazed door	not overshadowed
W01_KITCHEN	1800	1000	aluminium, single, clear	eave 4000 mm, 300 mm above head of window or glazed door	not overshadowed
W09_LOUNGE	1800	1000	aluminium, single, clear	eave 4000 mm, 300 mm above head of window or glazed door	not overshadowed
W08_TRANSIT ROOM	1800	2400	aluminium, single, clear	eave 2000 mm, 300 mm above head of window or glazed door	not overshadowed
D01_LOUNGE	2400	2000	aluminium, single, clear	eave 4000 mm, 300 mm above head of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
South-West facing					
W05_KITCHEN	1200	2410	aluminium, single, clear	solid overhang 600 mm, 100 mm above head of window or glazed door	not overshadowed
W04_ENS	800	1600	aluminium, single, clear	solid overhang 600 mm, 100 mm above head of window or glazed door	not overshadowed
North-West facing					
W07_SHWR	500	900	aluminium, single, clear	eave 600 mm, 500 mm above head of window or glazed door	not overshadowed
W06_LAUNDRY	800	900	aluminium, single, clear	eave 600 mm, 500 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (electric boosted) with a performance of 31 to 35 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a		✔	✔
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✔	✔
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 2 of the bedrooms / study; dedicated		✔	✔
• at least 1 of the living / dining rooms; dedicated		✔	✔
• the kitchen; dedicated		✔	✔

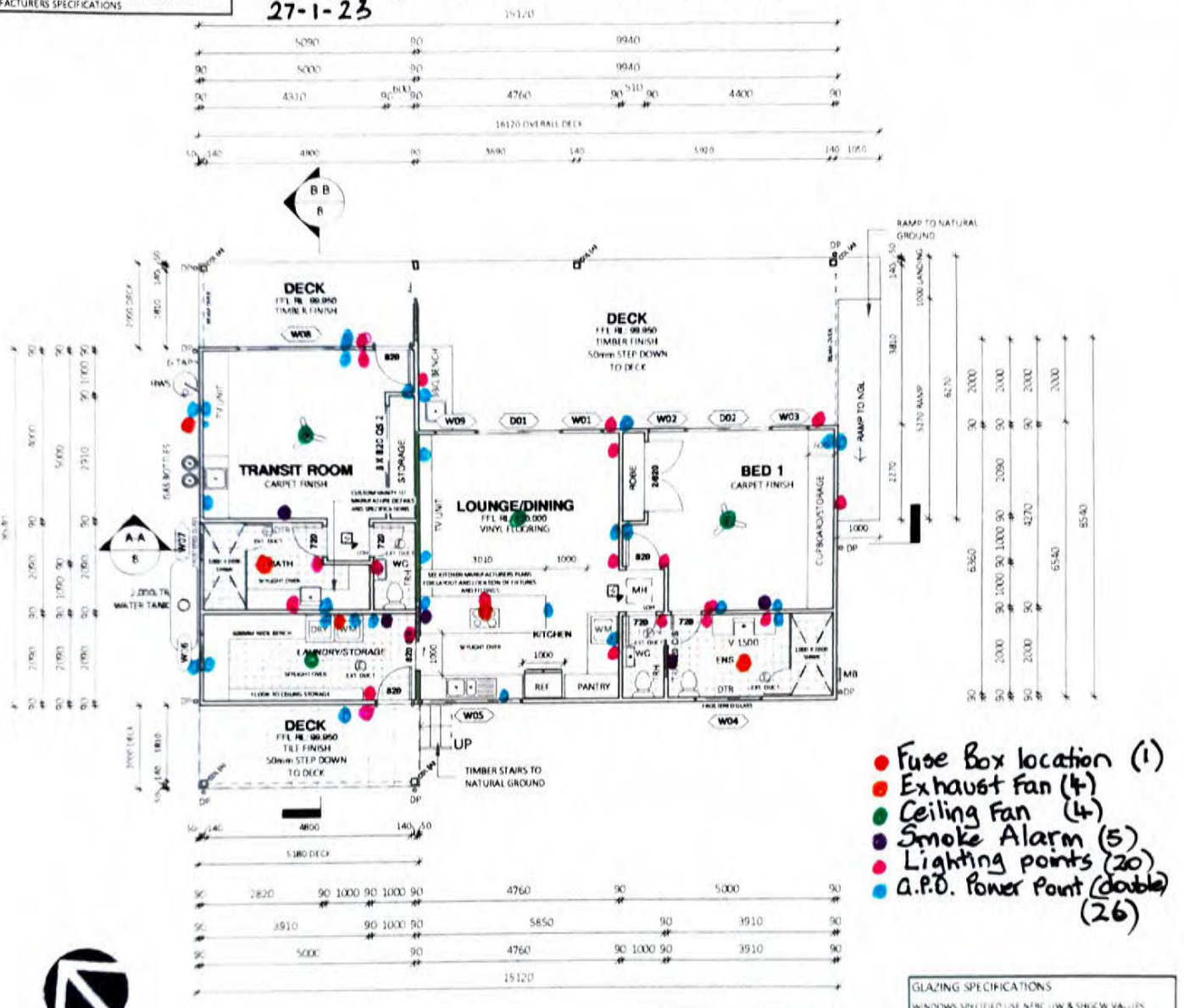
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated		✔	✔
• the laundry; dedicated		✔	✔
• all hallways; dedicated		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 1.5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
Other			
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.

SMOKE ALARMS/DETECTORS:
SMOKE ALARMS TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS

ELECTRICAL PLAN FOR TOURIST UNIT
27-1-23

COLUMN SCHEDULE		
LABEL	COLUMN TYPE	QTY
COL-A	140 x 140mm HARDWOOD POST ON STIRRUP	5



- Fuse Box location (1)
- Exhaust Fan (4)
- Ceiling Fan (4)
- Smoke Alarm (5)
- Lighting points (20)
- A.P.D. Power Point (double) (26)

PROPOSED FLOOR PLAN
1:100

AREAS ROOF AREAS	
NAME	AREA
PROPOSED ROOF AREA	200.1 m²
TOTAL	200.1 m²

AREAS FLOOR	
NAME	AREA
NEW DECK FLOOR AREA	46.1 m²
PROPOSED FLOOR AREA	109.2 m²
NEW DECK FLOOR AREA	11.9 m²
NEW TRANSIT DECK FLOOR AREA	13.7 m²
TOTAL	180.9 m²

*FLOOR AREA'S MEASURED FROM EXTERNAL FACE OF WALLS
UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS

LEGEND

	SMOKE ALARMS TO AS 3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE AND MANUFACTURERS SPECIFICATIONS
DP	DOWNPIPE LOCATION TO AS 3500
	MECHANICAL VENTILATION EXTERNALLY DUCTED TO AREA 1 & 3 & 4 & 6
GT	GARDEN TAP LOCATION
LDH	LIFT OFF HINGE
1815	1800mm HIGH x 1500mm WIDE
820	820mm DOOR
MH	ACCESS MAN HOLE
DTR	DOUBLE TOWEL RAIL
TRH	TOILET ROLL HOLDER

CONSTRUCTION NOTES:

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 & MEASURED FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH 3.9.2.1 & 3.9.2.4 OF THE BCA

WINDOW NOTES:
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH BEDROOM WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.5

WINDOWS - WHERE THE FLOOR LEVEL IS 4M OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.7 BARRIER HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH VOL 2 BCA PART 3.9.2.5(b) & 3.9.2.7(b)
WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N3 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010

GLAZING SPECIFICATIONS
WINDOWS SPECIFIED USE NFRC U/W & SHGC W/ VALUES
WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

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 3.8.4.5 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

WINDOWS AND GLAZING TO COMPLY WITH
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

BUSHFIRE NOTES:
BAL - N/A — BAL = NOT BUSHFIRE AFFECTED

BASIX NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZS STANDARDS, ENGINEERING & COUNCIL APPROVALS

collinswcollins
Building Designers
89A Isore 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

PROJECT: TOURIST UNIT
STATUS: CONSTRUCTION
SHEET: 5 OF 13
[redacted]
CLIENT: OWENS

PROPOSED FLOOR PLAN

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	04426

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
21.05.20	INITIAL ISSUE	A	DS
12.01.23	CLIENT CHANGES	B	LN
16.01.23	CLIENT CHANGES	C	LN
17.01.23	CC PLANS + CL	D	LN

COST Estimate report Tourist apartment Frangipani Beach House

24-1-23

The cost of materials and labour for the tourist apartment and wastewater installation on Lot 1 DP1261010 Lease : 2021-02 is $400,000.00

Your sincerely

Diane Owens

Leaseholder

Lord Howe Island Board
Onsite Wastewater Management Systems
Checklist for Applicants to Streamline Development Consent

The installation of onsite wastewater management systems on Lord Howe Island requires development consent as they are not listed as exempt development under the LHI Local Environmental Plan 2010.

A streamlined assessment process has been put in place for minor developments that, in the opinion of the Board, are of minimal social and environmental impact.

This checklist has been developed to ensure applicants provide all necessary information to support their application. If your answers match those required for all of the 3 stages in the form, then the application will be deemed to be minor and can be determined by the CEO under delegated authority. Applications that fall outside of this will need to be considered under the standard development application process.

The Board will accept Owner Consent (OC) and Development Application (DA) information as one (1) submission, however the DA will not be able to be lodged until the OC is approved. You will receive written advice when the OC is approved, at which time you will need to attend the Board offices and pay the DA lodgement fee. Subject to the provision of the adequate information, Owner Consent will be processed in 5 working days and Development Application within 15 working days.

Pre-Lodgement Meeting Diane Owens and Bradley Josephs- LHI Board wastewater

Have you had a pre-lodgement meeting with LHIB staff?	☐ **Yes** ☐ No
If yes, have you incorporated comments and suggestions into your submission?	☐ Yes ☐ No

Owner Consent Requirements – Please include information below in the application

Stage	Forms, Plans	
1	Have you completed an OC application form (incl signatures from all lessees)?	☐ *Yes* ☐ *No*
	Have you provided a scaled site plan showing the lease, system and disposal areas?	☐ *Yes* ☐ *No*
All answers to Stage 1 must be 'Yes' before proceeding to Stage 2.		
2	**Environment & Heritage**	
	Is the treatment or disposal area mapped as containing significant native vegetation?	☐ *Yes* ☐ *No*
	Is construction access to the area for the system through significant native vegetation?	☐ *Yes* ☐ *No*
	If a heritage item (as per Schedule 2 of the LHI Local Environmental Plan 2010) is located on the land, then is the system located within 10m of the Heritage item?	☐ *Yes* ☐ *No*
	Is the treatment or disposal area mapped as flood hazard? *The LHIB holds flood mapping GIS layers.*	☐ *Yes* ☐ *No*
	Is the disposal area an insufficient size for the soil type? *Note disposal areas should not be within areas of SNV, heritage and flooding.*	☐ *Yes* ☐ *No*
	System	
	Is the application for a commercial wastewater management system?	☐ *Yes* ☐ *No*
If all Stage 2 answers are 'No', and you wish to lodge a DA at this stage, proceed to Stage 3. **If all Stage 2 answers are 'No', and you wish to only lodge Owner Consent (OC) at this stage, the OC application can be determined by the CEO.** **If any answer to Stage 2 answer is 'Yes', then the application will be considered under the standard DA process. Please contact LHIB to discuss.**		

Development Application Requirements – Please include information below in the application

Stage	Forms, Plans	
3	Have you completed a Development Application form?	☐ *Yes* ☐ *No*
	Have you provided a site plan & soil plan (including plans from the supplier, irrigation area, lease boundaries, vegetation, underground pipes,pumps,tanks,buffer distances)?	☐ *Yes* ☐ *No*
	Is the system from the list of LHIB preferred suppliers–Truewater, Rootzone, Earthsafe or Supertreat?	☐ *Yes* ☐ *No TAYLEX*
	Is the system being installed in full compliance with the NSW Health accreditation?	☐ *Yes* ☐ *No*

	If the system is not from a preferred supplier, is it accredited with NSW Health?	☐ *Yes* ☐ *No* ☐ *NA*
	Design – *to be completed by your supplier*	
	Does the proposal meet the LHIB Onsite Wastewater Management Strategy?	☐ *Yes* ☐ *No*
	Does the design meet the domestic performance standards in Table 5.1.1?	☐ *Yes* ☐ *No*
	Has your supplier calculated the predicted daily wastewater load on the system & is this included in your DA?	☐ *Yes* ☐ *No*
	Has the soil type & presence of any subsoil barriers on the site been checked?	☐ *Yes* ☐ *No*
	Has your supplier calculated the water & nutrient balance for your site & is it in the DA?	☐ *Yes* ☐ *No*
	If your system has a pump to move wastewater, has your supplier assessed the pumping heights against the pump capacity & included this in your DA?	☐ *Yes* ☐ *No* ☐ *NA*
	Where a wastewater pipe goes under a road or vehicle track, has the supplier ensured it will be buried at least 500mm?	☐ *Yes* ☐ *No* ☐ *NA*
	Has the irrigation system for effluent disposal being specifically designed for your property and taken consideration of your specific soil types?	☐ *Yes* ☐ *No*
	Does the irrigation system include a flushing point?	☐ *Yes* ☐ *No*
	Is there adequate disposal area for the treated effluent?	☐ *Yes* ☐ *No*
	Does the proposed system only use sub-soil or dripper irrigation?	☐ *Yes* ☐ *No*
	Does the proposed system include a visual alarm which is visible on approach to the dwelling and is it shown on the plans?	☐ *Yes* ☐ *No*
	Site Arrangements	
	Is the treatment area and disposal area on the same lease? *If No, you will need a written agreement with the other leaseholder(s) permitting the disposal of effluent.*	☐ *Yes* ☐ *No*
	Is the disposal area more than 20m from all neighbouring property boundaries? *If No, you will need a written agreement with neighbouring leaseholder(s) incl in application.*	☐ *Yes* ☐ *No*
	Is the system or disposal area more than 100m from permanent surface waters?	☐ Yes ☐ No
	Is the system & disposal area more than 50m from a well\bore used for human supply?	☐ Yes ☐ No
	Is the system or disposal area more than 20m from non-permanent water ways (eg. drainage gullies or channels)?	☐ Yes ☐ No
	For surface irrigation, is the irrigation area not used for food production?	☐ Yes ☐ No ☐ NA
	Is the irrigation area unaffected by flooding? *The LHIB holds flood mapping GIS layers.*	☐ Yes ☐ No
	Is the irrigation area unaffected by stormwater from above?	☐ Yes ☐ No
	Is the property more than 1,500sqm in size?	☐ *Yes* ☐ *No*
	Based on 2 people for the 1st bedroom and 1 person\ bedroom for remaining bedrooms in the dwelling, are there less than 10 people being serviced by the proposed system?	☐ *Yes* ☐ *No*
	Have you provided: • Statement of warranty and service life; • Quality Assurance Certification; • Installation Manual; • Service Manual for use by service technicians, • Household Operators Manual • Service Report Form suitable for use by service technicians; • Engineering Drawings on A3 format & system specifications; • A4 site plans showing location of system and associated irrigation areas; • Accreditation from NSW Health (if not from an LHIB preferred supplier); and • Service agreement with the agent who will maintain the systems.	☐ *Yes* ☐ *No* *This has been provided to the consent authority and Bradley Josephs Wastewater Manager LHI Board*

If Stage 3 answers are 'Yes', the application can be determined by the CEO. If any Stage 3 answer is 'No', then the application will be considered under the standard DA process. Please contact LHIB to discuss.

Office use only

Date received:

Approved by:

Signature: Date approved:

JOSH OWENS PLUMBING

LIC No: 217575C [redacted]

SERVICE AGREEMENT

[redacted]

[redacted]

Date: 25 January 2023

Frangipani Beach House
[redacted]

Dear Diane Owens

As TAYLEX wastewater agent and licensed plumber, I agree to service the ABS Poly 2000 LPD NR wastewater system as per Lord Howe Island Board Wastewater Policy and TAYLEX wastewater quarterly servicing policy.

Sincerely

Josh Owens

[redacted]

Certificate of Accreditation

Sewage Management Facility
Aerated Wastewater Treatment System
Advanced Secondary Effluent
Nutrient Reduction

This Certificate of Accreditation is issued by the Secretary of the NSW Ministry of Health pursuant to Clause 41(1) of the Local Government (General) Regulation 2021.

***System**: Polyethylene PABSNR-2000 Advanced Secondary Nutrient Reduction AWTS*

***Manufacturer**: Taylex Australia Pty Ltd*

***Address**: 56 Prairie Road, Ormeau, Queensland, 4208*

The Taylex Poly PABSNR-2000 Advanced Nutrient Reduction AWTS as described in Schedule A, has been Accredited as a sewage management facility in accordance with the Secondary Treatment System Accreditation Guideline 2018 for use in single domestic premises in NSW. This Accreditation is subject to the conditions and permitted uses specified in Schedule B.

Director, Environmental Health
for Secretary (delegation PH335)

Issued: 20/12/2022
Certificate No: *STS-AWTS070*
Expires: *31 December 2027*

Schedule A:

Specification: Taylex Polyethylene PABSNR-2000 Advanced Secondary Nutrient Reduction AWTS

Name and Model of STS: Taylex Polyethylene PABSNR-2000 Advanced Nutrient Reduction Secondary AWTS (known as Taylex Poly PABSNR-2000 Advanced AWTS)

The Taylex Poly PABSNR-2000 Advanced AWTS is designed to treat sewage daily flow rate of 2000 litres per day from a residential dwelling occupied by 10 persons.
The STS is contained in the following polyethylene vessel(s):
• Vessel 1: A collection well with design capacity of 7449 L (6,066 L working) with NSW Health Accreditation Number STCW032;

Chamber	Design capacities
Primary treatment	2,526 L (1,684 + 842 L)
• Partition	yes
Secondary treatment	2,980 L (1,490 + 640 + 850 L)
• Aeration chamber	842 L
• Clarifier	2,071 L
• Irrigation chamber	602 L
Emergency storage	3,440 L
Operational water level (depth)	
• primary	1,430 mm
• secondary	1,410 mm

The emergency storage capacity is achieved by increased height of chambers.

The attached "Specification" should be consulted.

Schedule B: Conditions of Accreditation

1. General

1.1 Prior to installation the owner/occupier of the premises shall make an application, in accordance with Clause 26 of the *Local Government (General) Regulation 2021*, to the local authority for approval to install and operate the Taylex Poly PABSNR-2000 Advanced AWTS as a Sewage Management Facility in accordance with Section 68, Part C of the *Local Government Act 1993*.

1.2 The local authority shall apply those Conditions of Accreditation, appropriate to the owner / occupier, to any approval to operate the Taylex Poly PABSNR-2000 Advanced AWTS issued under Clause 45(4), *Local Government (General) Regulation 2021*.

1.3 In accordance with Clause 36 of the *Local Government (General) Regulation 2021*, the Taylex Poly PABSNR-2000 Advanced AWTS shall have an expected service life of 5 years in the case of mechanical and electrical components and 15 years in the case of other components.

1.4 The owner / occupier shall ensure that the Taylex Poly PABSNR-2000 Advanced AWTS is installed or constructed:
- in accordance with the accredited specifications of the type tested unit and in accordance with good trade practice, and
- so as to allow ease of access for maintenance, and
- with regard to the health and safety of users, operators and persons maintaining the facility, and
- must be installed or constructed so as to make appropriate provision for access to, and removal of, contents in a safe and sanitary manner, and
- must, if it is intended to be a permanent fixture, be anchored to prevent movement.

1.5 The manufacturer / supplier shall ensure that the Taylex Poly PABSNR-2000 Advanced AWTS is supplied, constructed, and installed in accordance with the design (including the disinfection unit) as submitted and accredited by the NSW Ministry of Health. The Taylex Poly PABSNR-2000 Advanced AWTS shall not be modified or altered except that alternate individual mechanical and electrical components such as pumps, PLCs, etc, may be substituted provided that the component meets the accredited design specification.

1.6 Any permanent modification or variations to the accredited design of the Taylex Poly PABSNR-2000 Advanced AWTS shall be submitted for separate consideration and variation of the Certificate of Accreditation by the NSW Ministry of Health. Modifications will be considered in accordance with section 2.3.13 of AS1546.3:2017.

1.7 Each Taylex Poly PABSNR-2000 Advanced AWTS shall be permanently and legibly marked by the manufacturer in accordance with section 3 of AS1546.3:2017.

1.8 The manufacturer shall supply with each Taylex Poly PABSNR-2000 Advanced AWTS an owner's manual, which sets out the care, operation, maintenance and on-going management requirements of the system. The owner's manual prepared by the manufacturer shall specifically contain a plan for the on-going management of the Taylex Poly PABSNR-2000 Advanced AWTS. The manual shall include details of:

- the treatment process,
- procedures to be followed in the event of a system failure,
- emergency contact numbers,
- maintenance requirements,
- inspection and sampling procedures to be followed as part of any on-going monitoring program developed by the local authority.

1.9 The manufacturer shall provide the following information to each local authority where it is intended to install a Taylex Poly PABSNR-2000 Advanced AWTS in their area once Ministry Accreditation has been obtained:

- Statement of warranty
- Statement of service life
- Quality Assurance Certification
- Installation Manual
- Service Manual
- Owner's Manual
- Manufacturer's Service Report Form
- Engineering Drawings
- Specifications
- A4 Plans
- Certificate of Accreditation documentation from NSW Health.

The manufacturer need not provide the above information to the local council where the information or document is contained on the manufacturer's web site.

2. Installation and Commissioning

2.1 The owner / occupier shall have the Taylex Poly PABSNR-2000 Advanced AWTS inspected and checked by the manufacturer or the manufacturer's agent. The manufacturer or the agent is to certify that the system has been installed and commissioned in accordance with its design, conditions of accreditation and any additional requirements of the local authority.

2.2 The owner / occupier shall ensure that all electrical work is carried out on the Taylex Poly PABSNR-2000 Advanced AWTS by a licensed electrician and in accordance with the relevant provisions of AS/NZS 3000.

2.3 The owner / occupier shall not commission the Taylex Poly PABSNR-2000 Advanced AWTS unless the land application system has been completed.

3. Maintenance

3.1 The owner / occupier of the premises shall enter into a minimum 12-month contract or agreement with a service agent and ensure that the Taylex Poly PABSNR-2000 Advanced AWTS is serviced:

- in accordance with the manufacturer's / supplier's service manual and using the manufacturer's / supplier's service sheet; and
- by a service agent who
    - has completed a course on the servicing and maintenance of STS; and has some supervised servicing experience or extensive un-supervised experience;
    - is employed or authorised by the manufacturer / supplier of the Taylex Poly PABSNR-2000 Advanced AWTS;
    - uses replacement parts which meet the minimum specification of the Taylex Poly PABSNR-2000 Advanced AWTS;
    - has advised of their name, contact details and credentials to the local authority;
    - submits a completed NSW Health "Local Council Service Report" (template attached) to the local authority immediately after each and every service;
    - shall report to the local authority any instances where the owner / occupier refuses to authorise repairs, replacement of parts or maintenance; and
    - does not perform electrical work or enter confined spaces unless trained and is suitably qualified to do so.

3.2 The owner/occupier shall not service the Taylex Poly PABSNR-2000 Advanced AWTS unless they are an authorised agent of the manufacturer.

3.3 The Taylex Poly PABSNR-2000 Advanced AWTS once installed and commissioned shall be serviced at three (3) monthly intervals.

3.4 The manufacturer / supplier of the Taylex Poly PABSNR-2000 Advanced AWTS shall place on its web site a copy of the service manual, service sheet or form and specifications for the Taylex Concrete ABSNR-1350 Advanced AWTS to facilitate servicing, maintenance and repairs. Commercial-in-confidence documents may be provided directly to the service agent without uploading to the web site.

3.5 Each three-monthly service shall, as a minimum where provided, include a check on all mechanical, electrical and functioning parts of the system including:
- The chlorinator and replenishment of the disinfectant,
- Pump and air blower,
- The alarm system,
- Slime growth on the filter media,
- Operation of the sludge return system,
- The effluent irrigation area,
- On-site testing for free residual chlorine, pH and dissolved oxygen at the appropriate check points.

4. Verification

4.1 Effluent from the Taylex Poly PABSNR-2000 Advanced AWTS taken in any random grab sample shall comply with the following standard:
- BOD^5 less than 30 mg/L
- TSS less than 45 mg/L
- E. coli less than 100 cfu/100 ml
- Free residual chlorine greater than 0.2 and less than 2.0 mg/L

5. Permitted uses

5.1 The effluent is suitable for re-use for garden purposes by way of any of the forms of irrigation as described in AS/NZS 1547:2012:
- above ground spray irrigation; and/or
- surface drip irrigation covered by mulch; and/or
- sub-surface drip irrigation installed at around 100 mm depth; and or
- any form of sub-soil application.

Each of the forms of irrigation or application is subject to the approval of the local authority.

6. Advanced Secondary Treatment System

6.1 The Taylex Poly PABSNR-2000 Advanced AWTS when tested by a Product Certification Body in accordance with AS1546.3:2017 was found to comply with the Advanced Secondary Effluent Criteria as follows:

TABLE 2.1 (Abrev) AS1546.3:2017
ADVANCED SECONDARY EFFLUENT COMPLIANCE CRITERIA FOR A STS

Parameter	Advanced secondary effluent	
	90% of Samples	Maximum
BOD5	≤ 10mg/L	12 mg/L
TSS	≤ 10 mg/L	8 mg/L
E. coli *	≤ 10 cfu/100mL	3 cfu/100mL
FAC þ	Minimum 0.5 mg/L†	N/A
Turbidity ?	N/A	10 NTU

* Where disinfection is required.
þ Where chlorine disinfection is used.
† Minimum level, not 90% of samples.
? Where UV light is used for disinfection.

7 Reduction in nutrient levels

During the testing of the Taylex Poly PABSNR-2000 Advanced AWTS the treated effluent was tested for total Nitrogen (TN) and total Phosphorous (TP) concentrations. The treatment process has the capacity to reduce the TN and TP concentrations as follows:

- Total N from an average of 70.4 mg/l to 31.9 mg/l which represents a reduction of 54.7%.
- Total P from an average of 11.64 mg/l to 8.76 mg/l which represents a reduction of 26.46%.

NSW GOVERNMENT Health

Local Council STS (DGTS) Service Report: February 2018		
Owner's Name:	Local Council:	
Installation Address:		
System Brand & Model:	☐ Domestic	☐ Commercial
Date of this service: / /	Date of last Service: / /	Next service due: / /

Has the STS/DGTS been **serviced** in accordance with the manufacturer's / supplier's requirements and using the service sheet? ☐ Yes ☐ No
If "No" why not?

STS/DGTS **functioning** correctly? ☐ Yes ☐ No
If "No" why not?

According to sludge-judge or other methodology is de-sludging needed? ☐ Yes ☐ No
If "Yes" what action is recommended?

Offensive odours? ☐ Yes ☐ No If "Yes" what action is recommended?

Alarms tested and functional? ☐ Yes ☐ No If not "functional" what action is recommended?

Final Effluent Quality

Tested?	☐ Yes	☐ No
Disinfected?	☐ Yes	☐ No
Chlorine tablets remaining?	☐ Yes	☐ No
Quality?	☐ Satisfactory	☐ Unsatisfactory

On what evidence is this judgement made? If "Unsatisfactory" what action was recommended?

Land Application Area

Surface ponding?	☐ Yes	☐ No	
Run off?	☐ Yes	☐ No	
Excess plant growth?	☐ Yes	☐ No	
Effluent leaving premises.	☐ Yes	☐ No	
High risk areas contaminated? *	☐ Yes	☐ No	* Patio, play areas, BBQ, etc
Operating satisfactorily?	☐ Yes	☐ No	If "Not operating satisfactorily" what action was recommended?

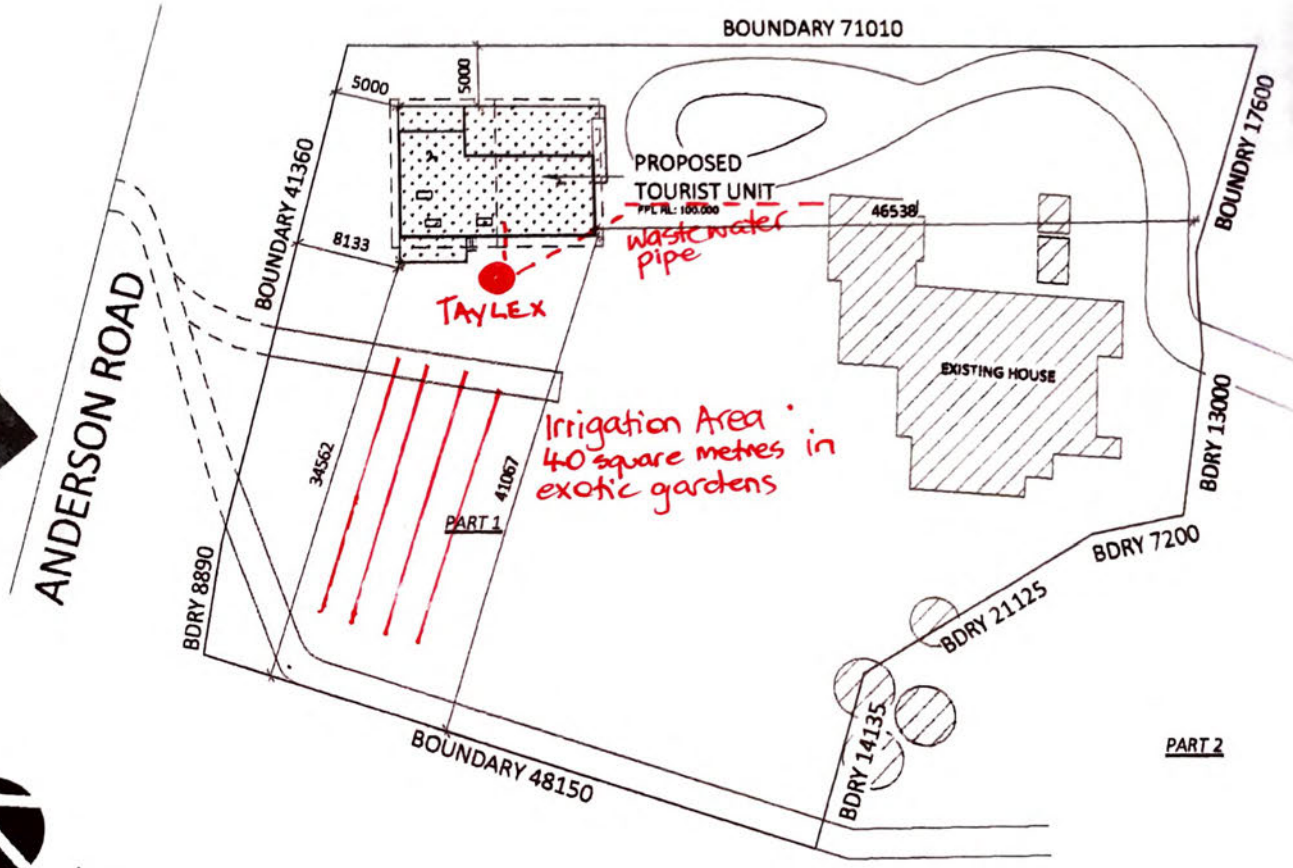
Overall Condition of STS? ☐ Excellent ☐Good ☐ Fair ☐ Poor
Comments / Action Recommended / Repairs Needed / Repairs Performed:

Has the owner / occupier taken recommended actions? ☐ Yes ☐ No

Service Agent:	Contact Details:
Signature:	Date:

Source: Adapted from "Checklist 4.2: Operational AWTS inspection report for use by service providers and Council inspectors" in Designing and Installing On-Site Wastewater Systems, Sydney Catchment Authority, May 2012

TAYLEX ABS POLY 2000 LPD NR Location Irrigation



SITE LOCATION PLAN

1 : 400

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BAL - N/A — BAL = NOT BUSHFIRE AFFECTED

BASIX NOTES:

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AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVA

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Building Designers
894 Ipro street (PO Box 5667) Port Macquarie NSW 2444 | Shop 17 Centrepoint Arcade Taree NSW 2430

PROJECT: TOURIST UNIT		SITE LOCATION PLAN	
STATUS: CONSTRUCTION	SHEET: 3 OF 13	SCALE:	As indicated
LOT No: 10 DP No: 1261010		SHEET SIZE:	A3
[redacted]		START DATE:	12.05.20
CLIENT: OWENS		DWG No:	D4426

DRAWING REVISION + NOTES	
Date:	Revision:
21.05.20	INITIAL ISSUE
12.01.23	CLIENT CHANGES
16.01.23	CLIENT CHANGES
17.01.23	CC PLANS + CI

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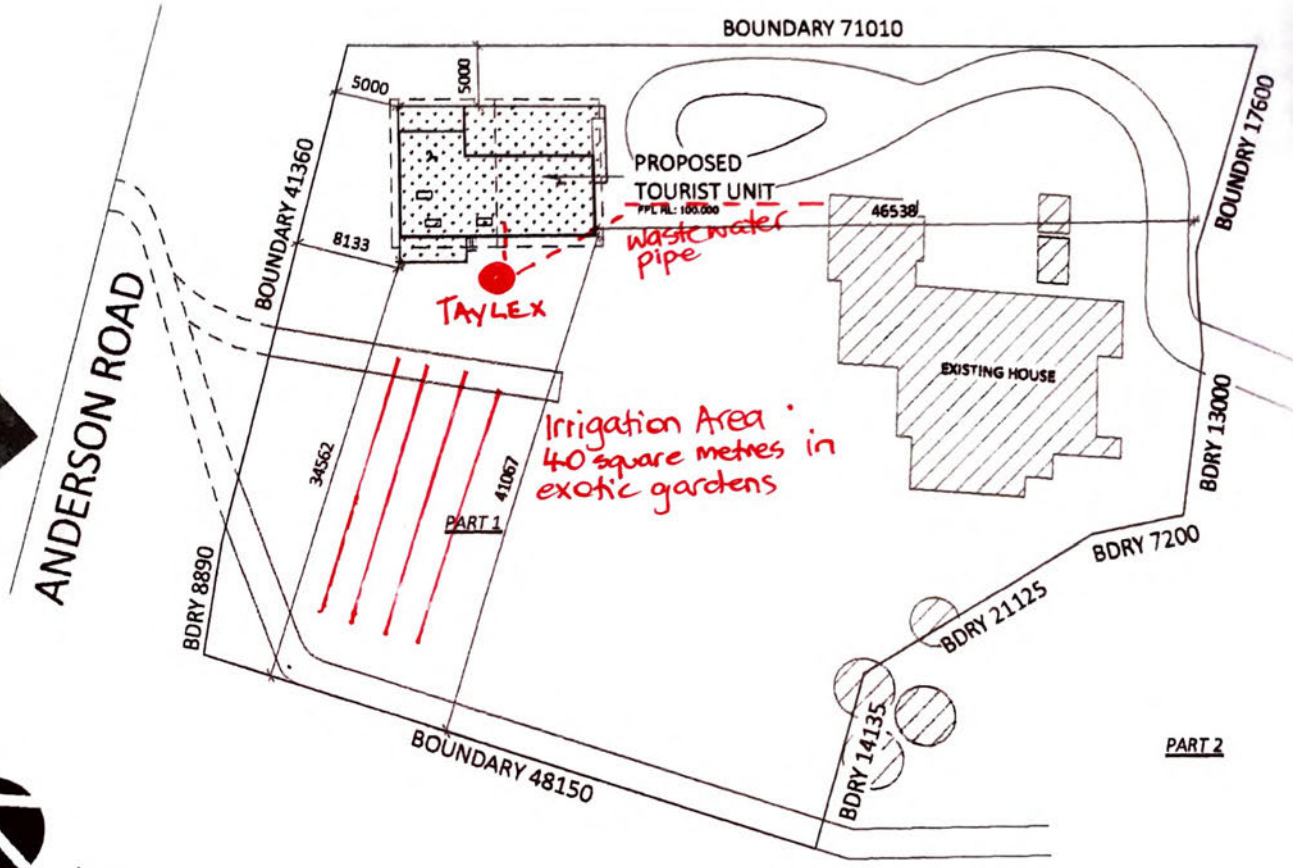

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PROJECT: TOURIST UNIT
STATUS: CONSTRUCTION
LOT No: 10 DP No: 1261010
SHEET: 3 OF 13
CLIENT: OWENS

SITE LOCATION PLAN

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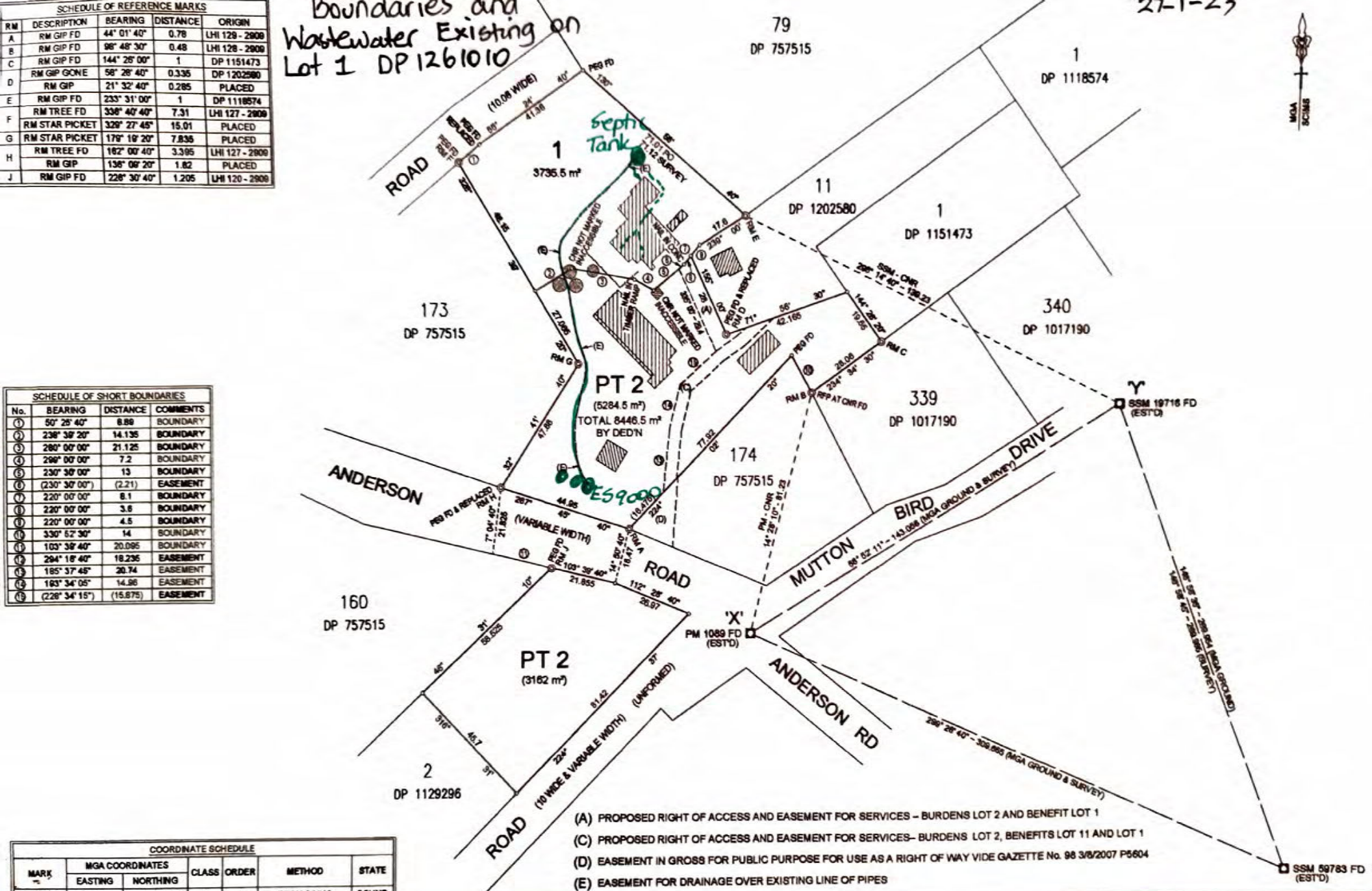
Boundaries and Wastewater Existing on Lot 1 DP1261010

271-23



SCHEDULE OF REFERENCE MARKS				
RM	DESCRIPTION	BEARING	DISTANCE	ORIGIN
A	RM GIP FD	44° 01' 40"	0.78	LHI 129 - 2909
B	RM GIP FD	98° 48' 30"	0.48	LHI 128 - 2909
C	RM GIP FD	144° 26' 00"	1	DP 1151473
D	RM GIP GONE	58° 26' 40"	0.335	DP 1202580
	RM GIP	21° 32' 40"	0.285	PLACED
E	RM GIP FD	233° 31' 00"	1	DP 1118574
F	RM TREE FD	336° 40' 40"	7.31	LHI 127 - 2909
	RM STAR PICKET	329° 27' 45"	15.01	PLACED
G	RM STAR PICKET	179° 19' 20"	7.835	PLACED
H	RM TREE FD	162° 00' 40"	3.395	LHI 127 - 2909
	RM GIP	136° 09' 20"	1.82	PLACED
J	RM GIP FD	228° 30' 40"	1.205	LHI 120 - 2909

SCHEDULE OF SHORT BOUNDARIES			
No.	BEARING	DISTANCE	COMMENTS
①	50° 25' 40"	8.89	BOUNDARY
②	238° 39' 20"	14.135	BOUNDARY
③	280° 00' 00"	21.125	BOUNDARY
④	290° 00' 00"	7.2	BOUNDARY
⑤	230° 30' 00"	13	BOUNDARY
⑥	(230° 30' 00")	(2.21)	EASEMENT
⑦	220° 00' 00"	8.1	BOUNDARY
⑧	220° 00' 00"	3.6	BOUNDARY
⑨	220° 00' 00"	4.5	BOUNDARY
⑩	330° 52' 30"	14	BOUNDARY
⑪	103° 39' 40"	20.095	BOUNDARY
⑫	294° 18' 40"	18.235	EASEMENT
⑬	185° 37' 45"	20.74	EASEMENT
⑭	193° 34' 05"	14.96	EASEMENT
⑮	(228° 34' 15")	(15.875)	EASEMENT

COORDINATE SCHEDULE						
MARK	MGA COORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
PM 1089	506 416.757	6 512 809.093	C	4	FROM SCIMS	FOUND
SSM 19716	506 539.183	6 512 883.021	C	4	FROM SCIMS	FOUND
SSM 59783	506 686.225	6 512 456.770	A	1	FROM SCIMS	FOUND

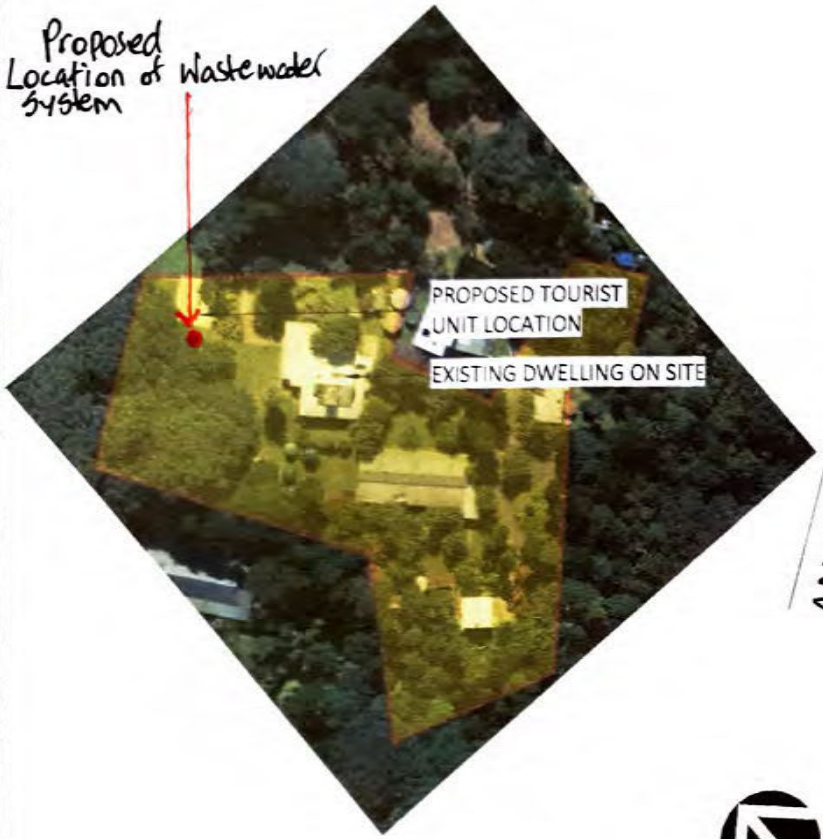
DATE OF SCIMS COORDINATES : 30-6-2017 MGA ZONE 56 MGA DATUM : GDA 94
COMBINED SCALE FACTOR : 0.99959

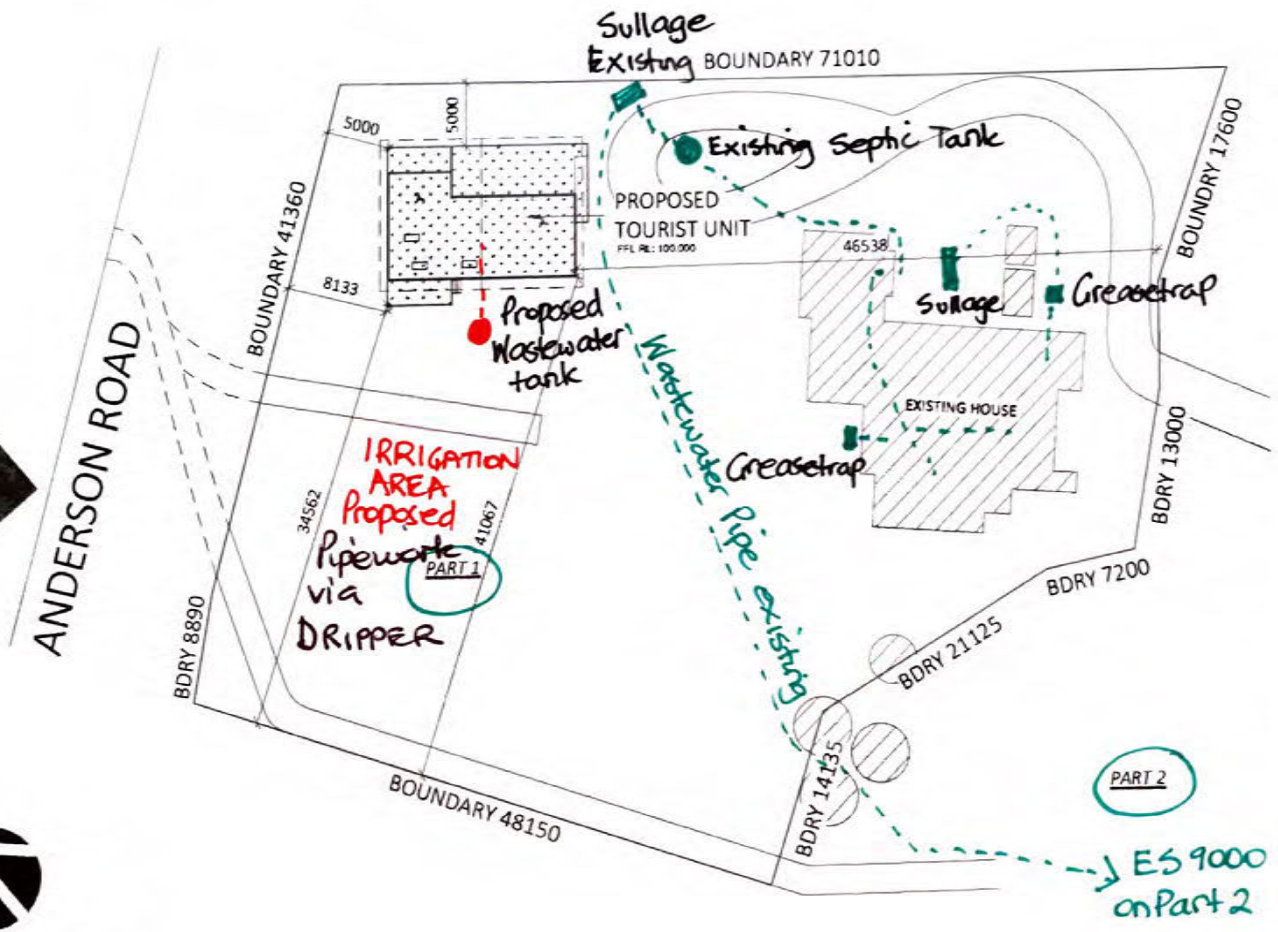
(A) PROPOSED RIGHT OF ACCESS AND EASEMENT FOR SERVICES – BURDENS LOT 2 AND BENEFIT LOT 1
(C) PROPOSED RIGHT OF ACCESS AND EASEMENT FOR SERVICES– BURDENS LOT 2, BENEFITS LOT 11 AND LOT 1
(D) EASEMENT IN GROSS FOR PUBLIC PURPOSE FOR USE AS A RIGHT OF WAY VIDE GAZETTE No. 98 3/8/2007 P5604
(E) EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES

SURVEYOR	PLAN HEADING		REGISTERED	
Name : DALLAS BRIAN LAUNDRY Date : 30-6-2017 Reference : 5842 LHI ST3	Lot 1 + Lot 2 DP1261010 Wastewater Existing Lot 1 to Lot 2	LGA : UNINCORPORATED Locality : LORD HOWE ISLAND Reduction Ratio : 1:800 Lengths are in metres		DP

Scale: 1:400

Wastewater location existing and Proposed 27-1-23





- Proposed location of wastewater system
- Existing wastewater system (to ES9000 on Lot 2) DP 126 1010

SITE LOCATION PLAN

1 : 400

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BAL - N/A — BAL = NOT BUSHFIRE AFFECTED

BASIX NOTES:

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collinswcollins Building Designers

PROJECT: TOURIST UNIT

STATUS: CONSTRUCTION

LOT No: 10 DP No: 1261010

SHEET: 3 OF 13

[redacted]

SITE LOCATION PLAN

SCALE:	As indicated
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LORD HOWE ISLAND BOARD
ELECTRICITY SUPPLY
AGREEMENT FOR SUPPLY

To be signed personally by the customer responsible for payment of the account.

APPLICANT DETAILS

Name of Applicant/s: Diane Owens 78 Anderson Road, Lord Howe Island, NSW , 2989

Address of Premises: 78 Anderson Road, Lord Howe Island, NSW , 2989
Portion number: Lot 1, DP 1261010

I/We jointly and severally hereby apply for and agree to receive from the Lord Howe Island Board, electricity at the premises described in this requisition subject to the General Terms and Conditions of Supply shown in the Service and Installation Rules as adopted by the Board.

I/We further agree that this Agreement should be read as if the said General Terms and Conditions of Supply were incorporated [redacted]

[redacted]

Postal Address: PO Box 26, Lord Howe Island, NSW, 2898

Phone Number [redacted]

Signature of Witness: ..... (Jan Swan) .....

Name of Leaseholder: Diane Owens
* Note: Where the applicant is not the leaseholder a security deposit will be required. (Domestic supply $250, Commercial supply to be determined on application.)

For Office Use only:

Service Number:		Meter Number:	
Connection Date:		Meter Reading:	
Disconnection Date:		Meter Reading:	

Tariff Type: ☐ Domestic ☐ Commercial ☐ Vehicle

Account Number:			
Deposit Held:		Receipt Number:	
Deposit Refunded:		Cheque Number:	

LORD HOWE ISLAND BOARD

ELECTRICAL SUPPLY

NOTIFICATION OF PROPOSED ADDITIONS AND/OR
ALTERATIONS TO EXISTING ELECTRICAL SUPPLY

New Building Frangipani Beach House Tourist Unit.

To be submitted in duplicate and signed by the customer or the electrical contractor.

NAME OF APPLICANT: Diane Owens

ADDRESS OF [redacted]

NSW 2898

PORTION NO. Lot 1 pL 1261010 SERVICE NO. 1000080

PARTICULARS OF PROPOSED ADDITIONS AND/OR ALTERATIONS:

LIGHTING POINTS		GPO'S		OTHER APPARATUS (Motors, Solar Heaters etc.)		
NO.	WATTS	SINGLE	DOUBLE	TYPE	NO.	WATTS
20	100 Lumens LED 2 W	0	26	Solar Heater	1	4500 240V
				Wastewater Pump	1	0.25 kw 240V
				Water Pump	1	0.25 kw 240V

Particulars of any work to be disconnected:

None

Name and Address of Electrical Contractor:

Steve Coram, 11 Railway st, Kendall, NSW, 2898

ABN: 64929645440 Licence No. # 238848C

Signature of Applicant: _____ Date: 27-1-23

LORD HOWE ISLAND BOARD

New Installation – Application for Supply

To be submitted no later than three months before supply is required. FRANGIPANI BEACH HOUSE TOURIST UNIT (New building)

A sketch plan of the portion showing all boundaries and adjacent portion umbers is to be submitted with this form. The plan should show the building where supply is required and indicate a preferred location of the external meter box.

Applicants should not incur any expenses in anticipation of receiving electricity until they hav ascertained that the supply can be made available and of the conditions under which the supply is given.

Printed copies of the Service and Installation Rules are available from the Board upon request. Each applicant is advised to be familiar with them prior to completing this form.

APPLICANT DETAILS

Name of Applicant/s: Diane Owens

Postal Address: [redacted]

Phone [redacted]

Signature: [redacted] Date: 27-1-23

INSTALLATION [redacted]

[redacted] Lot 1 [redacted]

[redacted]

Lease No.: 2021-02 Portion No.: DP 1261010

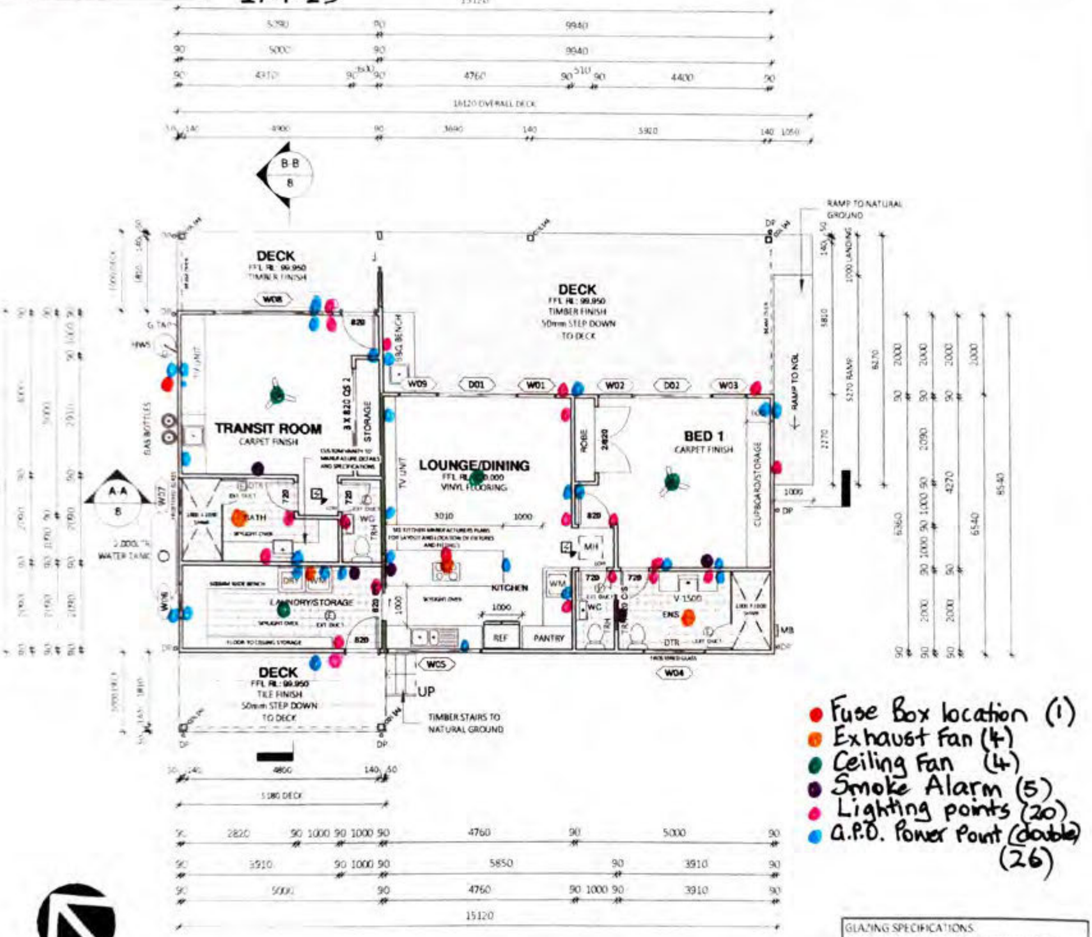
LIGHTS	Number of Points (LED lights)	20	Total Rating (Watts)	100 Lumens 2 LED watts
POWER	Number of Single GPO's	0	Number of Double GPO's	26
SOLAR WATER HEATERS	Number	1	Total Rating (Watts	4500 watt 240V
	Capacity of each Heater (Litres)	250L		
MOTORS	Number Wastewater pump Water pump	single (2)	Davey pump Total Rating (Watts)	0.25kW 240V
	Phase (Single/Three	single		

OTHER APARATUS PERMANENTLY CONNECTED:

SMOKE ALARMS/DETECTORS:
SMOKE ALARMS TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS.

ELECTRICAL PLAN FOR TOURIST UNIT
27-1-23

COLUMN SCHEDULE		
LABEL	COLUMN TYPE	QTY
COL-A	140 x 140mm HARDWOOD POST ON STIRRUP	5



PROPOSED FLOOR PLAN
1 : 100

CONSTRUCTION NOTES.

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 3.9.1 & 3.9.2.4 OF THE BCA.

WINDOW NOTES.
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH BEDROOM WINDOWS ARE TO COMPLY WITH BCA PART 3.9.2.6.

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1 2015 & AS 4773.2 2010

GLAZING SPECIFICATIONS

STANDARD GLAZING, SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT

WINDOWS AND GLAZING TO COMPLY WITH:
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

LEGEND

	SMOKE ALARMS TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE.
DP	DOWN PIPE LOCATION TO AS 3500
(F)	MECHANICAL VENTILATION EXTERNALLY DUCTED TO NCC 3.8.7.3 & 3.8.7.4
GT	GARDEN TAP LOCATION
LOH	LIFT OFF HINGE
18.15	1800mm HIGH x 1500mm WIDE
820	820mm DOOR
MH	ACCESS MANHOLE
DTR	DOUBLE TOWEL RAIL
TRH	TOILET ROLL HOLDER

AREAS - ROOF AREAS

AREAS - FLOOR

NAME	AREA
NE DECK FLOOR AREA	[illegible]
PROPOSED FLOOR AREA	[illegible]
SW DECK FLOOR AREA	[illegible]
NE TRANSIT DECK FLOOR AREA	[illegible]
TOTAL	[illegible]

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collinswcollins
Building Designers

PROJECT: TOURIST UNIT
STATUS: CONSTRUCTION
[redacted]

PROPOSED FLOOR PLAN

	As Shown
SHEET SIZE:	A3
START DATE:	12.05.20

DRAWING REVISION + NOTES

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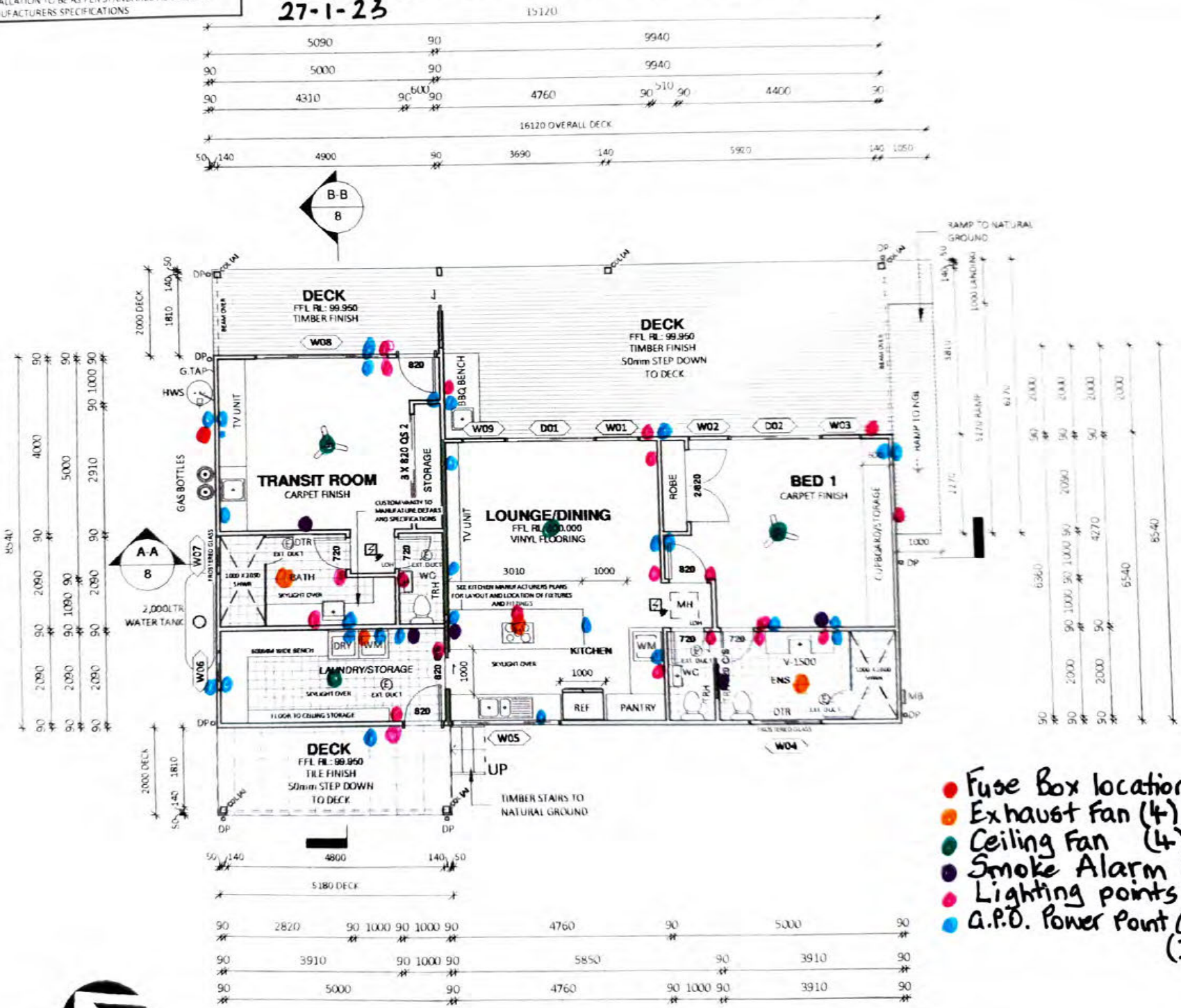


- Fuse Box location (1)
- Exhaust Fan (4)
- Ceiling Fan (4)
- Smoke Alarm (5)
- Lighting points (20)
- A.P.O. Power Point (double) (26)

Nutrient Balance

Site Address: Frangipani Beach House [redacted] Lord

Please read the attached notes before using this spreadsheet.

SUMMARY - LAND APPLICATION AREA REQUIRED BASED ON THE MOST LIMITING BALANCE = **362 m^2**

INPUT DATA [1]

Wastewater Loading			Nutrient Crop Uptake					
Hydraulic Load	780	L/Day	Crop N Uptake	200	kg/ha/yr	which equals	55	$mg/m^2/day$
Effluent N Concentration	22.51	mg/L	Crop P Uptake	20	kg/ha/yr	which equals	5	$mg/m^2/day$
% Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal	**Phosphorus Sorption**					
Total N Loss to Soil	3,512	mg/day	P-sorption result	400	mg/kg	which equals	5,760	kg/ha
Remaining N Load after soil loss	14,046	mg/day	Bulk Density	1.8	g/cm^3			
Effluent P Concentration	0.39	mg/L	Depth of Soil	0.8	m			
Design Life of System	50	yrs	% of Predicted P-sorp. [2]	0.5	Decimal			

METHOD 1: NUTRIENT BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer		
Nitrogen	256	m^2
Phosphorus	14	m^2

Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)		
Nominated LAA Size	362	m^2
Predicted N Export from LAA	-2.11	kg/year
Predicted P Export from LAA	-2.70	kg/year
Phosphorus Longevity for LAA	-170	Years
Minimum Buffer Required for excess nutrient	0	m^2

PHOSPHORUS BALANCE

STEP 1: Using the nominated LAA Size

Nominated LAA Size	362	m^2				
Daily P Load	0.000304	kg/day	→	Phosphorus generated over life of system	5.55165	kg
Daily Uptake	0.001984	kg/day	→	Phosphorus vegetative uptake for life of system	0.100	kg/m^2
Measured p-sorption capacity	0.576	kg/m^2				
Assumed p-sorption capacity	0.288	kg/m^2	→	Phosphorus adsorbed in 50 years	0.288	kg/m^2
Site P-sorption capacity	104.26	kg	→	Desired Annual P Application Rate	2.809	kg/year
				which equals	0.00770	kg/day
P-load to be sorbed	-0.61	kg/year				

NOTES

Nominated Area Water Balance & Storage Calculations

Site Address: Frangipani Beach House [redacted] Lord Howe Island

OCCUPANCY

Flow Allowance	120	L/p/d
No. of bedrooms	4	
Occupancy	5	Beds + 1
Design Flow	600	L/d

INPUT DATA

Design Wastewater Flow	Q	780	L/day	
Daily Design Percolation Rate	DPR	5.0	mm/day	Equivalent to litres per m^2 per day - based on LHI Strategy for secondary effluent
Nominated Land Application Area	L	370	m^2	
Crop Factor	C	0.7-0.8	unitless	Estimates evapotranspiration as a fraction of pan evaporation; varies with season and crop type
Effective Rainfall/Runoff Coefficient	R_C	0.8	unitless	Proportion of rainfall that remains onsite and infiltrates; function of slope/cover, allowing for any runoff
Rainfall Data	Lord Howe Island Aero BoM 200839			Mean Monthly Data
Evaporation Data	Norfolk Island BoM 200288			Mean Monthly Data

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	**365**
Rainfall	R	\	mm/month	117.5	116.2	134.9	134.2	157.7	173.1	141.0	107.7	110.7	106.1	110.3	102.4	**1,512**
Evaporation	E	\	mm/month	167.4	148.4	151.9	120	102.3	90	93	105.4	117	139.5	153	170.5	**1,558**
Daily Evaporation			mm/day	5.4	5.3	4.9	4.0	3.3	3.0	3.0	3.4	3.9	4.5	5.1	5.5	
Crop Factor	C		unitless	0.80	0.80	0.80	0.70	0.70	0.70	0.70	0.70	0.70	0.80	0.80	0.80	
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	133.9	118.7	121.5	84.0	71.6	63.0	65.1	73.8	81.9	111.6	122.4	136.4	**1184.0**
Percolation	B	(DPR/7)xD	mm/month	155.0	140	155.0	150.0	155.0	150.0	155.0	155.0	150.0	155.0	150.0	155.0	**1825.0**
Outputs		ET+B	mm/month	288.9	258.72	276.5	234.0	226.6	213.0	220.1	228.8	231.9	266.6	272.4	291.4	**3009.0**
INPUTS																
Retained Rainfall	RR	R_C	mm/month	94	92.96	107.92	107.36	126.16	138.48	112.8	86.16	88.56	84.88	88.24	81.92	**1209.4**
Effluent Irrigation	W	(QxD)/L	mm/month	65.4	59.0	65.4	63.2	65.4	63.2	65.4	65.4	63.2	65.4	63.2	65.4	**769.5**
Inputs		RR+W	mm/month	159.4	152.0	173.3	170.6	191.5	201.7	178.2	151.5	151.8	150.2	151.5	147.3	**1978.9**
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-129.6	-106.7	-103.2	-63.4	-35.1	-11.3	-41.9	-77.3	-80.1	-116.4	-120.9	-144.1	
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Maximum Storage for Nominated Area	N		mm	**0.00**												
	V	NxL	L	**0**												
LAND AREA REQUIRED FOR ZERO STORAGE			m^2	124	132	143	185	241	314	225	170	163	133	127	115	

MINIMUM AREA REQUIRED FOR ZERO STORAGE: **314** m^2

Frangipani Beach House tourist Unit wastewater irrigation area marked in blue

Flush valves at lowest point on the west side of the irrigation area of 370sqm

Wastewater irrigation site plan Frangipani Beach House 370 square metres.

Flush valve will be installed at the lowest point (s) within the drip system in an easily accessible location. The valve requires a minimum pressure of 7 meters (70kPa) to close off the water flow and this can be achieved.

On-site Wastewater Treatment
FRANGIPANI BEACH HOUSE
[redacted]
P/L No. DP1261010

02 February 2023

System Install Overview

It is proposed to install a NSW Health accredited Taylex PABSNR-2000 Advance Secondary Nutrient Reduction Aerated Wastewater Treatment Systems to service the wastewater needs of the property located at Lot 1 Anderson Road.

The Taylex systems will be installed adjacent to the proposed tourist accommodation North of the existing main dwelling. The system comes with its own visual alarm to alert of system malfunctions such as high water, aeration pump failure etc.

The existing septic tank on the property will continue to be used as a catch tank as the natural South to North gradient of the land allows for gravity transfer to the proposed wastewater systems. All pipework connecting this 'catch tank' to the Taylex system, is located in areas that aren't mapped as Significant Native Vegetation (SNV).

The treated effluent will be disinfected with chlorine prior to discharge to the irrigation fields throughout existing SNV (see attached site plan). The irrigation fields will have small diameter (12mm) drip pipe laid in a grid pattern and split into at least two fields. All pipework connecting the Taylex system to the irrigation fields, located within areas mapped as SNV, will be laid on the surface. An alarm is to be fitted

Though there are small - grassed areas and exotic gardens they will not be able to provide adequate area for irrigation. Buffer zones around the dwelling, as per the Strategy, reduce the availability of the area for irrigation and even if no vehicular access it would not provide the square meterage for the irrigation. As the lease is surrounded by road reserve and private land the SNV irrigation area is proposed and has been accounted for within the water & nutrient balance.

The daily hydraulic load of effluent to be treated is 780lt. This is calculated by the following flow rates:

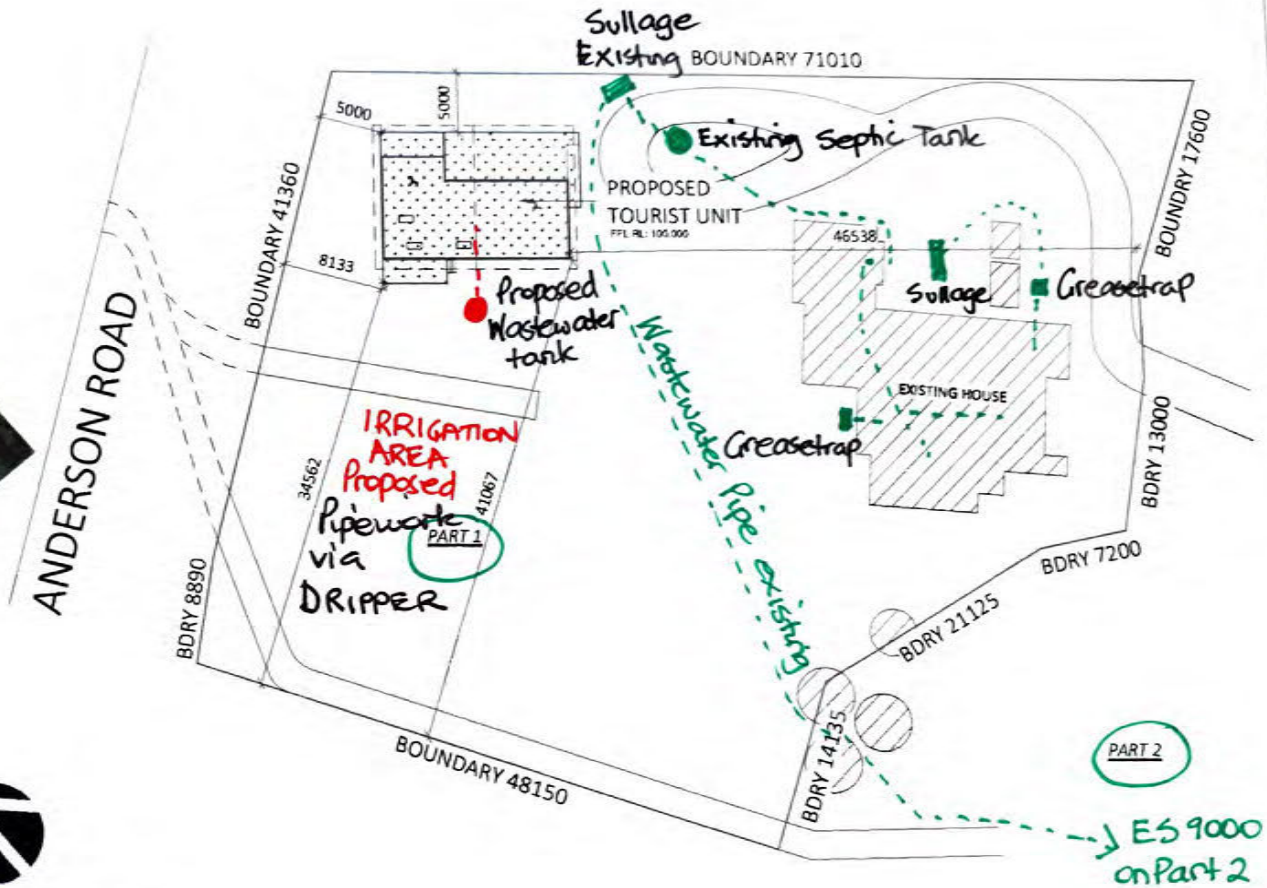
Source	Number	Lt/day	Total Lt/day
Main Dwelling	3 x bed = 4EP	480	480
1 x Tourist Unit	2 x pax	150	300
Total Daily Flow			**780**

The hydraulic loads are based on the property's proposed plans, with the tourist accommodation being the only commercial area to be treated.

The proposed effluent irrigation area is to be situated on Lot 1 of DP 1261010. The soil type on Lot 1 is sand. A soil sample will be provided to the Board for confirmation. The area required for the effluent irrigation with this soil type will be determined by water nutrient balance calculations made by the Lord Howe Island Board which require 370m^2.

Scale: 1:400

Wastewater location existing and proposed 27-1-23



Proposed location of wastewater system

Existing wastewater system (to ES9000 on Lot 2) DP 126 1010

SITE LOCATION PLAN

1 : 400

BUSHFIRE NOTES:

BAL - N/A — BAL = NOT BUSHFIRE AFFECTED

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS.

GENERAL PLAN SET NOTES:

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

collinswcollins
Building Designers

PROJECT: TOURIST UNIT

STATUS: CONSTRUCTION

LOT No: 10 DP No: 1261010

SHEET: 3 OF 13

[redacted]

CLIENT: OWENS

SITE LOCATION PLAN

SCALE:	As indicated
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
21.05.20	INITIAL ISSUE	A	DS
12.01.23	CLIENT CHANGES	B	LN
16.01.23	CLIENT CHANGES	C	LN
17.01.23	CC PLANS + CL	D	LN

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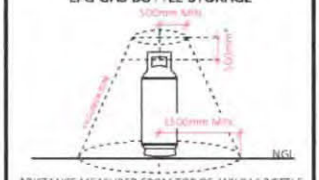
EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
FBW	SELECTED FACE BRICK
WET	WEATHERTEX WEATHERGROOVE 150mm VERTICAL CLADDING

LPG GAS BOTTLE STORAGE

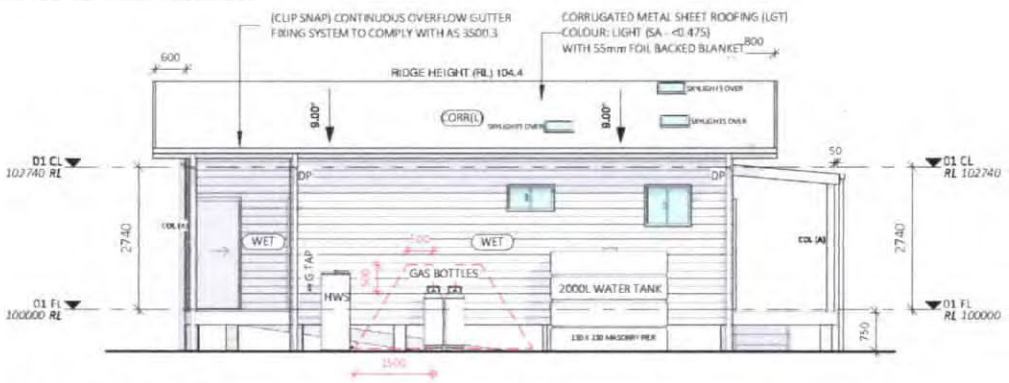


*DISTANCE MEASURED FROM TOP OF ANY GAS BOTTLE VALVE

ALL GAS BOTTLE STORAGE AND HANDLING IN ACCORDANCE WITH AS/NZS 1596

NORTH EAST ELEVATION

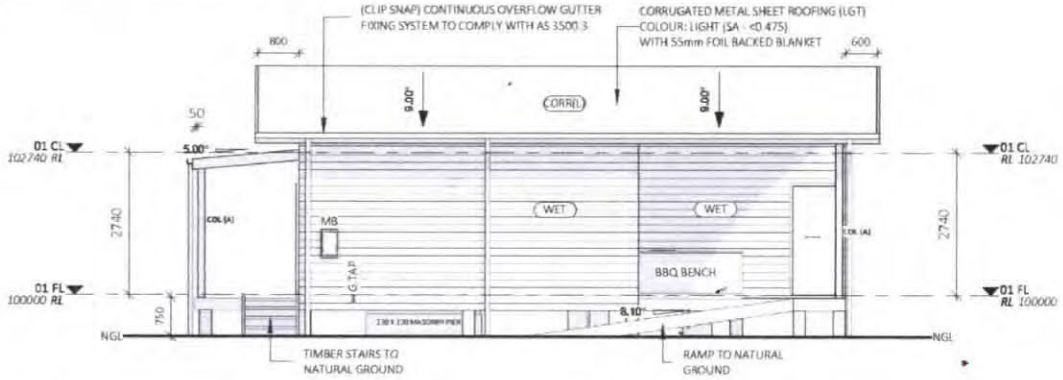
1 : 100



3-2-23
Wastewater
Visual
Alarm
location

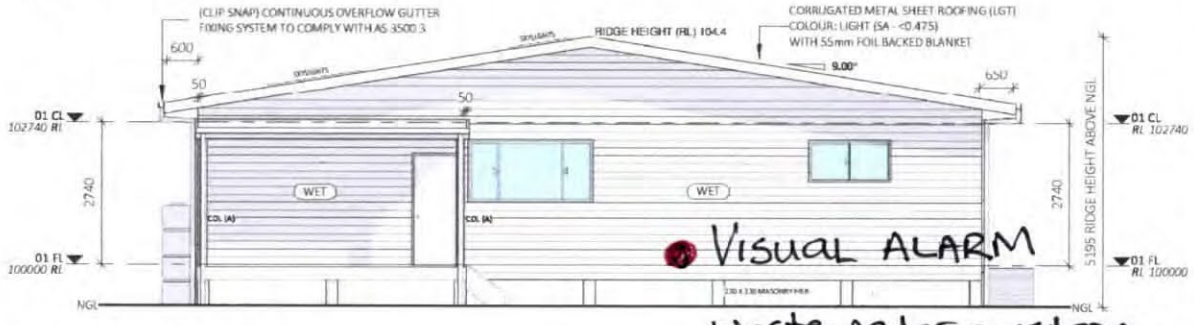
NORTH WEST ELEVATION

1 : 100



SOUTH EAST ELEVATION

1 : 100



SOUTH WEST ELEVATION

1 : 100

BUSHFIRE NOTES:

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collinswcollins
Building Designers

PROJECT: TOURIST UNIT

STATUS: CONSTRUCTION

LOT No: 10 DP No: 1261010

[redacted]

SHEET: 6 OF 13

CLIENT: OWENS

ELEVATIONS

SCALE:	As Shown
SHEET SIZE:	A3
START DATE:	12.05.20
DWG No:	D4426

DRAWING REVISION + NOTES

Date	Revision	Issue	Drawn
21.05.20	INITIAL ISSUE	A	DS
12.01.23	CLIENT CHANGES	B	LN
16.01.23	CLIENT CHANGES	C	LN
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PLAN FORM 2 (A2) WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION ePlan Sheet 1 of 1 Sheets

ADJOINING LEASES TO LOT 1 and Lot 2 DP 1261010

Diane Owens

SCHEDULE OF REFERENCE MARKS				
RM	DESCRIPTION	BEARING	DISTANCE	ORIGIN
A	RM GIP FD	44° 01' 40"	0.78	LHI 129 - 2909
B	RM GIP FD	98° 48' 30"	0.48	LHI 128 - 2909
C	RM GIP FD	144° 26' 00"	1	DP 1151473
D	RM GIP GONE	58° 28' 40"	0.335	DP 1202580
	RM GIP	21° 32' 40"	0.285	PLACED
E	RM GIP FD	233° 31' 00"	1	DP 1118574
F	RM TREE FD	336° 40' 40"	7.31	LHI 127 - 2909
	RM STAR PICKET	329° 27' 45"	15.01	PLACED
G	RM STAR PICKET	179° 19' 20"	7.835	PLACED
H	RM TREE FD	162° 00' 40"	3.395	LHI 127 - 2909
	RM GIP	136° 09' 20"	1.82	PLACED
J	RM GIP FD	226° 30' 40"	1.205	LHI 120 - 2909
K	RM STAR PICKET	355° 09' 30"	22.715	PLACED
L	RM NAIL IN CONC	230° 30' 00"	13	PLACED
M	RM GIP FD	292° 28' 40"	0.54	LHI 130 - 2909
N	RM GIN IN KENTIA FD	222° 11' 00"	3.165	DP 1129296
O	RM GIN IN KENTIA FD	40° 37' 00"	2.805	DP1129296

SCHEDULE OF SHORT BOUNDARIES			
No.	BEARING	DISTANCE	COMMENTS
1	50° 25' 40"	8.89	BOUNDARY
2	238° 39' 20"	14.135	BOUNDARY
3	280° 00' 00"	21.125	BOUNDARY
4	299° 00' 00"	7.2	BOUNDARY
5	230° 30' 00"	13	BOUNDARY
6	(230° 30' 00")	(2.21)	EASEMENT
7	220° 00' 00"	8.1	BOUNDARY
8	220° 00' 00"	3.6	BOUNDARY
9	220° 00' 00"	4.5	BOUNDARY
10	330° 52' 30"	14	BOUNDARY
11	103° 39' 40"	20.095	BOUNDARY
12	5° 37' 45"	15.42	EASEMENT
13	13° 34' 05"	13.425	EASEMENT
14	48° 31' 55"	14.47	EASEMENT
15	55° 00' 55"	8.845	EASEMENT
16	47° 52' 15"	12.865	EASEMENT

COORDINATE SCHEDULE						
MARK	MGA COORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
PM 1089	506 416.757	6 512 509.093	C	4	FROM SCIMS	FOUND
SSM 19716	506 539.163	6 512 683.021	C	4	FROM SCIMS	FOUND
SSM 59783	506 686.225	6 512 456.770	A	1	FROM SCIMS	FOUND
DATE OF SCIMS COORDINATES : 30-6-2017 MGA ZONE 57 MGA DATUM : GDA 94 COMBINED SCALE FACTOR : 0.99959						

Diane Owens Permissive Occupancy (Garden)

Diane Owens Lot 1 3735.5 m²

Lot 2 (5284 m²) TOTAL 8446 m²

Diane Owens Lot 2 (3162 m²)

Crown Land

79 DP 757515

1 DP 1118574

1 DP 1202580

1 DP 1151473

540 DP 1017190

DP 1017190

173 DP 757515

174 DP 757515

160 DP 757515

2

ROAD (10.06 WIDE)

ANDERSON ROAD

MUTTON BIRD DRIVE

ANDERSON RD

ROAD (10 WIDE & VARIABLE WIDTH) (UNFORMED)

'X' PM 1089 FD (EST'D)

'Y' SSM 19716 FD (EST'D)

SSM 59783 FD (EST'D)

296° 14' 40" - 139.23

58° 52' 11" - 143.656 (MGA GROUND & SURVEY)

140° 58' 35" - 269.924 (MGA GROUND)

140° 58' 45" - 269.885 (SURVEY)

296° 28' 40" - 509.985 (MGA GROUND & SURVEY)

(A) PROPOSED RIGHT OF ACCESS AND EASEMENT FOR SERVICES 5.4 WIDE – BURDENS LOT 2 AND BENEFIT LOT 1

(C) PROPOSED RIGHT OF ACCESS AND EASEMENT FOR SERVICES 4 WIDE BURDENS LOT 2, BENEFITS LOT 11 on DP1202580 AND LOT 1

(D) EASEMENT IN GROSS FOR PUBLIC PURPOSE FOR USE AS A RIGHT OF WAY VIDE GAZETTE No. 98 3/8/2007 P5604

(E) PROPOSED EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION)

SURVEYOR	PLAN HEADING	LGA : UNINCORPORATED	REGISTERED	
Name : DALLAS BRIAN LAUNDRY	SUBDIVISION OF LOT 10 IN DP 1202580	Locality : LORD HOWE ISLAND	9.3.2020	DP1261010
Date : 30-6-2017		Reduction Ratio : 1:800		
Reference : 5942 LHI ST3		Lengths are in metres		

DP1261010

PLAN FORM 2 (A2) WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION Sheet 1 of 1 Sheets

Boundaries and Wastewater Existing on Lot 1 DP1261010

27-1-23

SCHEDULE OF REFERENCE MARKS				
RM	DESCRIPTION	BEARING	DISTANCE	ORIGIN
A	RM GIP FD	44° 01' 40"	0.78	LHI 129 - 2909
B	RM GIP FD	98° 48' 30"	0.48	LHI 128 - 2909
C	RM GIP FD	144° 28' 00"	1	DP 1151473
D	RM GIP GONE	58° 28' 40"	0.335	DP 1202580
	RM GIP	21° 32' 40"	0.285	PLACED
E	RM GIP FD	233° 31' 00"	1	DP 1118574
F	RM TREE FD	336° 40' 40"	7.31	LHI 127 - 2909
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H	RM TREE FD	162° 00' 40"	3.395	LHI 127 - 2909
	RM GIP	136° 09' 20"	1.82	PLACED
J	RM GIP FD	228° 30' 40"	1.205	LHI 120 - 2909

SCHEDULE OF SHORT BOUNDARIES			
No.	BEARING	DISTANCE	COMMENTS
1	50° 25' 40"	8.86	BOUNDARY
2	238° 39' 20"	14.135	BOUNDARY
3	280° 00' 00"	21.125	BOUNDARY
4	299° 00' 00"	7.2	BOUNDARY
5	230° 30' 00"	13	BOUNDARY
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7	220° 00' 00"	6.1	BOUNDARY
8	220° 00' 00"	3.6	BOUNDARY
9	220° 00' 00"	4.5	BOUNDARY
10	330° 52' 30"	14	BOUNDARY
11	103° 39' 40"	20.095	BOUNDARY
12	294° 18' 40"	18.235	EASEMENT
13	185° 37' 45"	20.74	EASEMENT
14	193° 34' 05"	14.96	EASEMENT
15	(228° 34' 15")	(15.875)	EASEMENT

COORDINATE SCHEDULE						
MARK	MGA COORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
PM 1089	506 418.757	6 512 609.093	C	4	FROM SCIMS	FOUND
SSM 19716	506 539.163	6 512 683.021	C	4	FROM SCIMS	FOUND
SSM 59783	506 666.225	6 512 456.770	A	1	FROM SCIMS	FOUND
DATE OF SCIMS COORDINATES : 30-6-2017 MGA ZONE 56 MGA DATUM : GDA 94 COMBINED SCALE FACTOR : 0.99959						

79 DP 757515

1 DP 1118574

1 3735.5 m²

11 DP 1202580

1 DP 1151473

173 DP 757515

340 DP 1017190

PT 2 (5284.5 m²) TOTAL 8446.5 m² BY DED'N

339 DP 1017190

174 DP 757515

160 DP 757515

PT 2 (3162 m²)

2 DP 1129296

Septic Tank

ROAD (10.06 WIDE)

ANDERSON ROAD (VARIABLE WIDTH)

MUTTON BIRD DRIVE

ANDERSON RD

ROAD (10 WIDE & VARIABLE WIDTH) (UNFORMED)

'X' PM 1089 FD (EST'D)

'Y' SSM 19716 FD (EST'D)

SSM 59783 FD (EST'D)

MGA SCIMS

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(D) EASEMENT IN GROSS FOR PUBLIC PURPOSE FOR USE AS A RIGHT OF WAY VIDE GAZETTE No. 98 3/8/2007 P5604

(E) EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES

SURVEYOR	PLAN HEADING	LGA : UNINCORPORATED	REGISTERED	
Name : DALLAS BRIAN LAUNDRY	Lot 1 + Lot 2 DP1261010 Wastewater Existing Lot 1 to Lot 2	Locality : LORD HOWE ISLAND		DP
Date : 30-6-2017		Reduction Ratio : 1:800		
Reference : 5942 LHI STS		Lengths are in metres		