BUILDING RECORD

STREET AZALEA AVE YEAR 1955

LOCALITY COFFS HBR

Plan No.	Owner	Builder	Description	Lot	Asst.	Notices	INSPECTIONS and REMARKS
167/55	G.B. CREBER	AMOS	DWELLING.	NO. 81 5 ✓	B	£2750	D No Notices 31/1/57 2/4/57 Comp.
124/56.	E.S. AHERSON	W.A. ROLLINS	DWELLING.	NO. 69 L H C E		£2740	See 18/5/59
150/56	D.R. GOODENOUGH	K TOLHURST	ADDITIONS	NO. 52 F. ✓		£200	Comp £200
170/57.	C.D. KING.	SELF.	DWELLING.	Pt NO. 35 3 ✓	4.	£1200.	F R P&D 4/12, 3/2, 26/3, 20/4/58 Comp.
178/57	B.J. WILLIAMS	SELF	DWELLING	NO. 62 28 ✓	4	£1400	F R P&D. 4/2 30/6, 2/7 21/12/59 Comp.
188/57.	J.O. NOLLAND ✓	SELF.	DWELLING.	NO. 79 5. ✓	B.	£3400	F R P&D 29/11, 21/1, 18/3, 20/6/58 Comp.
203/57.	F.W. ✓ TREHEWEY.	SELF.	DWELLING.	NO. 43 5 ✓	4.	£2500	F R P&D 14/2, 18/2, 22/4, 8/5/58 Comp.
2/58.	B. DAVIES	H. DUNN	CAR PORT.	NO. 39 B ✓	4	£200	28/8/58 Complete
14/58.	Y.C. ✓ JONES.	R.A. BELL.	DWELLING.	NO. 29 1 ✓	4	£2600	P&D F R 16/10, 12/8, 20/10, 24/12/58 Comp.

DORRIGO SHIRE COUNCIL

BUILDING APPLICATION

Local Government Act Ordinance 71

BUILDING APP. No. 178/57.
A.I.S. No.

PLANS AND SPECIFICATIONS:- Plans and specification shall be drawn and written in ink and be suitable for tracing. A General Plan drawn to a scale of 1in to 10ft shall show all floor plans, elevations, sections, figured dimensions, levels and the heights of ceilings, and a drainage diagram showing the proposed treatment of household wastes and roof waters. A Site Plan drawn to the scale of 1in to 40ft, shall show the relation of the proposed building and any existing buildings to the boundaries of the allotment and the street to which it fronts and/or is bounded.

The Shire Clerk,
Dorrigo Shire Council,
COFF'S HARBOUR.

Sir,

I the undersigned hereby make application to Council for the approval of Plans and Specifications of a building which I propose to erect and complete within TWELVE MONTHS from the date of approval.

Particulars as under:-

CLASS OF BUILDING: Dwelling
(Here state: Dwellings, flats, shop and dwelling combined, garage, additions, alterations, as the case may be.)

TYPE OF CONSTRUCTION: Asbestos
(State whether brick, brick veneer, etc.)

ESTIMATED COST OF BUILDING: £

LOT No. 23 SEC. No. 4 STREET Wyalla Avenue HOUSE NAME/No. 62

LOCALITY Coff Harbour FRONTAGE 74 DEPTH 120

FULL NAME OF OWNER Bruce John Williams NAME OF BUILDER Self

PERMANENT ADDRESS 62 Wyalla Avenue Coff Hbr, ADDRESS

MATERIALS OF ROOF Galvanised iron TYPE OF ROOF H/R
(Hip Gable, Flat)

DESCRIPTION OF FENCES FRONTING PUBLIC PLACES:-

HEIGHT MATERIALS

I undertake to comply with the provisions of the Local Government Act 1919 and Ordinances Nos. 71, 30, 39, 44 and 45, and all amendments thereto.

Date 4/10/57 Signature of Applicant B J Williams

State whether applicant is owner, builder, or architect Owner.

OFFICE USE ONLY

BUILDING FEES: For new buildings, fees are based on floor area, e.g. 10/ up to 400 sq. ft.

£1/10/0	400 to 800 sq. ft.
£2/10/0	800 to 1200 sq. ft.
£3/10/0	1200 to 1600 sq. ft.
£4/10/0	1600 to 2000 sq. ft.

ALTERATIONS AND ADDITIONS: Fees based on estimated cost, e.g. 10/ up to £100, plus 5/ for each additional £100 or part thereof.

15/0	£101 to £200
£1/0/0	£201 to £300

MAXIMUM BUILDING FEE (NEW) £10

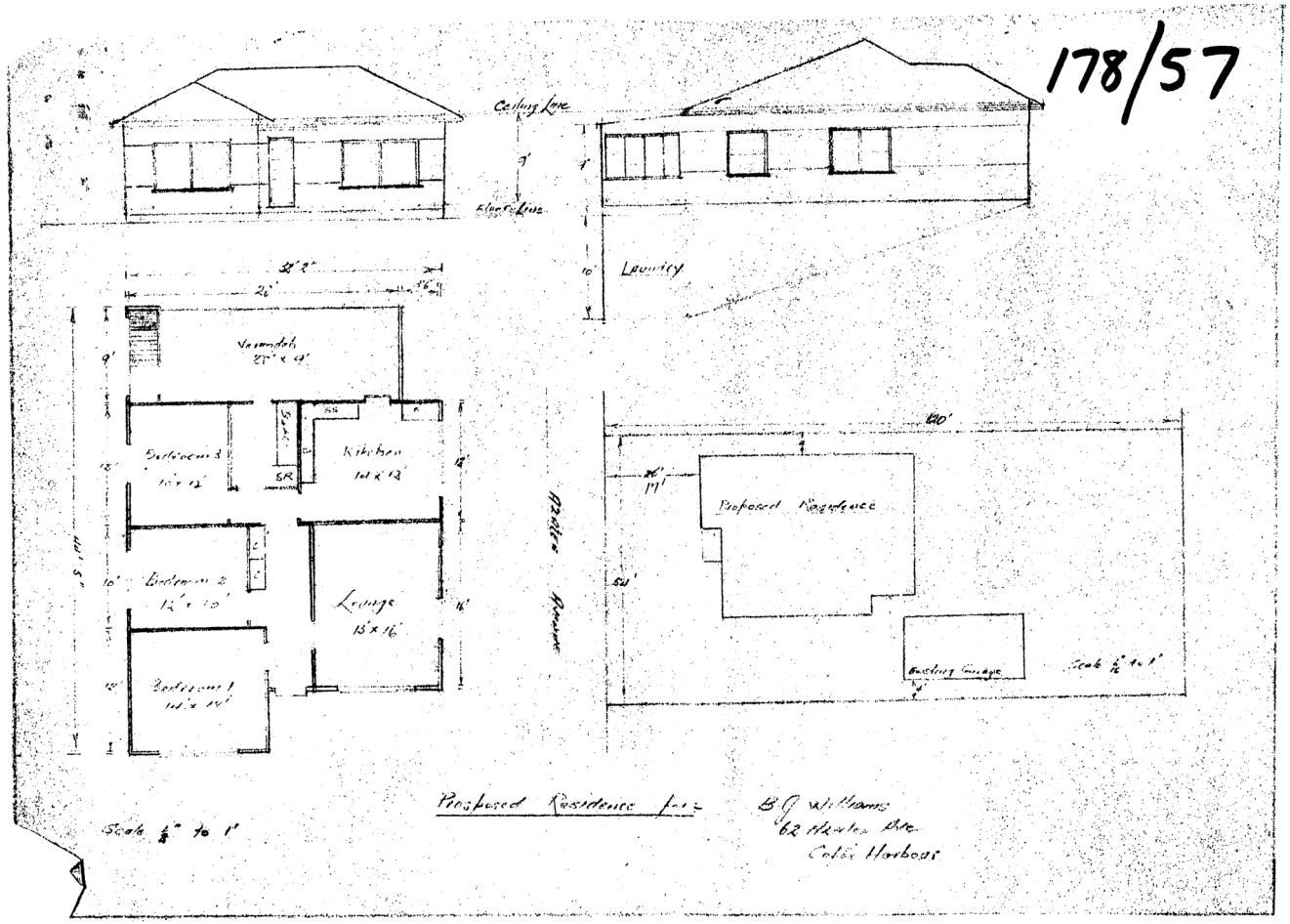
ALTERATIONS AND ADDITIONS £5

	£ s d	Rec. No.	Date
BUILDING FEE	4 10	3353	
DEPOSIT covering likely damage to paving, kerb and guttering, etc			
TOTAL	4 10		

Zone R2 Residential 2.(1).
Variation of building line (see attached letter)
Dwelling on northern side of 15ft. Dwelling on southern side of 20ft.
Majority of existing would be north of proposed alignment.
Recommend approval subject to drainage not being detrimental to human circulation or occupation.

Building Surveyor
Received 2/10/57

178/57



GOSFORD MICROGRAPHIC 1990 MICROBOX

BUILDING RECORD

STREET AZALEA AVE YEAR 1965

LOCALITY COFFS HARBOUR

Plan No.	Owner	Builder	Description	Lot	Sec.	Est. Cost	INSPECTIONS and REMARKS
94/65.	G.D. WOODFIELD.	SELF	SHED.	NO. 61 Pt 16. ✓	4.	£100	1/6/66 Comp.
99/65.	T.H. HICKS.	F. TRETHEWEY	CAR PORT.	NO. 76 13 ✓	A.	£100	2/3/66 Comp.
161/65.	R.H. McKAY.	MOORE.	ADDITIONS	NO. 49 C ✓	DP 23992	£85.	20/12/65 Comp.
271/65.	M. LAMOND.	KANE.	CARPORT.	NO. 47 B. ✓		£175.	18/11/65 Comp.
143/66.	H.F. KNIGHT.	G. GRANT.	ADDITIONS	NO. 36 A6 (c) ✓	3	£120.	1-11-68 Compl.
247/66	A.M. CHANNELLS.	C. YOUNG.	ADDITIONS.	NO. 12 26(A) ✓	DP 8037	£462.	12-12-66 Comp.
282/66	B.J. WILLIAMS	SELF	ADDITIONS TO GARAGE	NO. 62 28 ✓	D.P. 21113	£600	30-10-67 Comp.
122/67	L.W. ARCHER	SELF	ALTERATIONS	NO. 31 2 ✓	4	£135.	20/12/67 Comp.
264/67	E.J. BERIGAN.	SELF.	ALTERATIONS	NO. 53 Pt 19(B) ✓	4	£5,000.	12/6, 10/7, 24/7, 29/11/68 Compl.
410/67	R.L. WATERS.	SELF.	GARAGE.	NO. 34 D ✓	3	£360.	9/10/68 Compl.

Coff's Harbour Shire Council

BUILDING APPLICATION

Local Government Act Ordinance 71

APP. No. 282/66.

PLANS AND SPECIFICATIONS: Plans and Specifications shall both be drawn and written in ink and submitted in duplicate. A General Plan, drawn to a scale of ¼in. to 1ft., shall show all floor plans, elevations, sections, figured dimensions of all rooms and the heights of ceilings, and a drainage diagram showing the proposed treatment of household wastes and roof waters. A Site Plan, drawn to the scale of 1in. to 40ft., shall show the relation of the proposed building and any existing buildings to all boundaries of the allotment and the street to which it fronts and/or is bounded.

The Shire Clerk,
Coff s Harbour Shire Council,
COFF'S HARBOUR

Sir,

I, the undersigned, hereby make application to Council for the approval of Plans and Specifications of a building, which I propose to erect and complete within TWELVE MONTHS from the date of approval.

Particulars as under:—

CLASS OF BUILDING ADDITIONS TO GARAGE
(Here state dwellings, flats, shop and dwelling combined, garage, additions, alterations, as the case may be).

TYPE OF CONSTRUCTION ~~ADDITION~~ TIMBER FRAME
(State whether brick, brick veneer, etc.)

ESTIMATED COST OF BUILDING $ 600 AREA OF BUILDING, 288 sq. ft.

LOT No. 28 SECTION No. DP 21113 STREET AZALEA AVE HOUSE NAME/No. 62

LOCALITY Coffs Harbour FRONTAGE 64' DEPTH 126'

FULL NAME OF OWNER B.J. WILLIAMS NAME OF BUILDER SELF

PERMANENT ADDRESS 62 AZALEA AVE ADDRESS
COFFS HARBOUR

MATERIALS OF ROOF C.G. IRON TYPE OF ROOF ~~HIP~~ GABLE
(Hip, Gable, Flat)

I undertake to comply with the provisions of the Local Government Act 1919 and Ordinances Nos. 71, 30, 39, 44 and 46, and all amendments thereto

Date 21/10/66 Signature of Applicant

State whether applicant is owner, builder, or architect

OFFICE USE ONLY

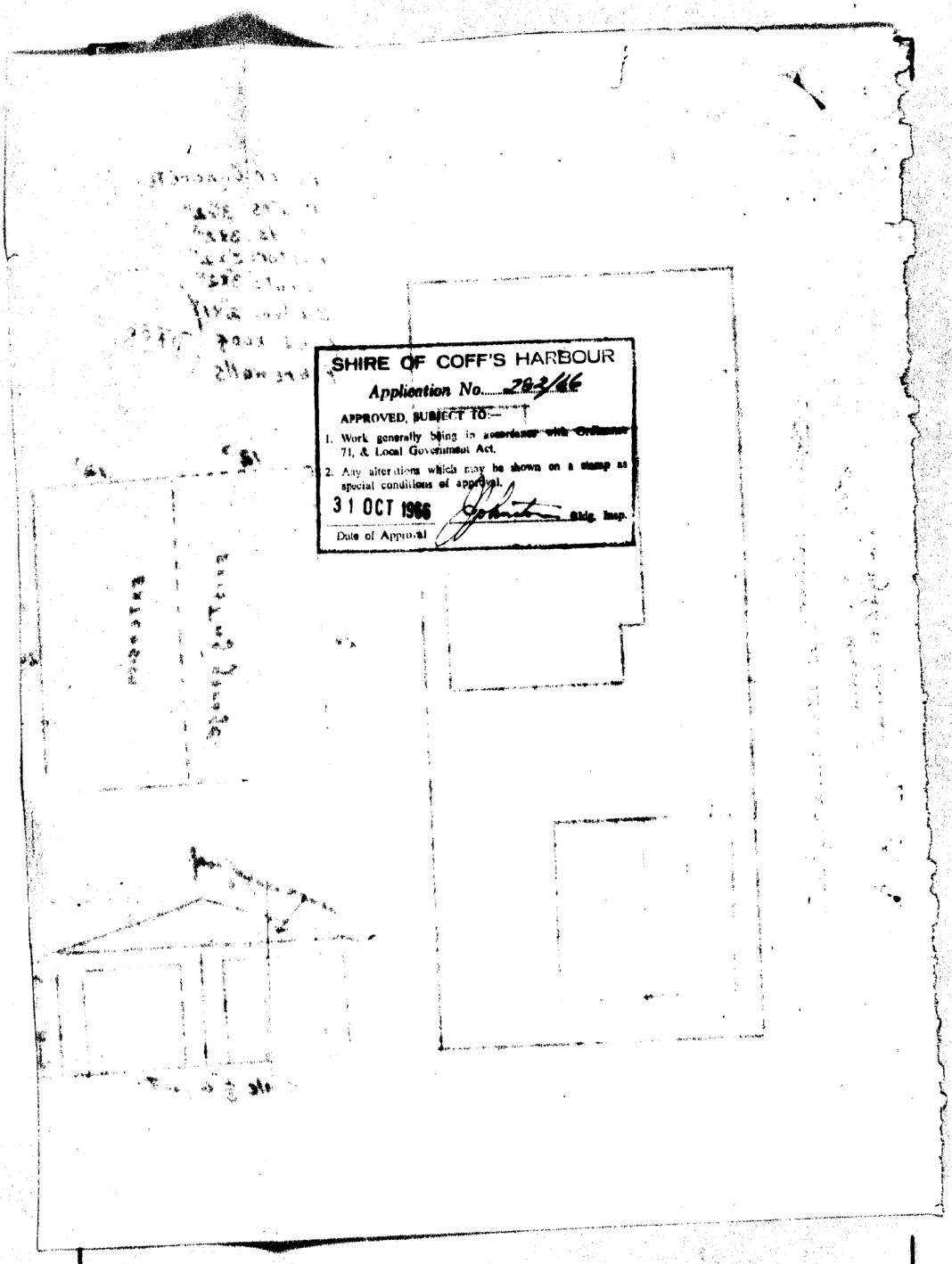
BUILDING FEE: Where cost does not exceed $2,000—one half of one per centum of the cost. Where the cost exceeds two thousand ($2,000) dollars but does not exceed $100,000—one half of one per centum of the 1st $2,000 of the cost plus one-fifth of one per centum of the amount by which the cost exceeds $2,000. If no contract price, the value of the building to be estimated by Council.

	$	c	Rect. No.	Date
BUILDING FEE	3	00	1897	24-10-66
DEPOSIT covering likely Damage to paving, kerb and guttering, etc			C 24/10/66	
TOTAL	3	00		

Zone No 2 - Residential 2(a)

O.K for approval

[signature]
25/10/66


SHIRE OF COFF'S HARBOUR
Application No. 282/66
APPROVED, SUBJECT TO:—
1. Work generally being in accordance with Ordinance 71, & Local Government Act.
2. Any alterations which may be shown on a stamp as special conditions of approval.
31 OCT 1966
Date of Approval
Bldg. Insp.

COFFS HARBOUR CITY COUNCIL
NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	0468/24DA PAN-397567
Applicant	Lisa Covelli 62 AZALEA AVENUE COFFS HARBOUR 2450
Description of development	Covert Garage to Secondary Dwelling (detached)
Property	62 AZALEA AVENUE COFFS HARBOUR 2450 28/-/DP21113
Determination	Approved Consent Authority - Council staff under delegated authority
Date of determination	10/04/24
Date from which the consent operates	12/04/24
Date on which the consent lapses	12/04/29

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Reasons for approval

The development proposal meets the Objects of the Environmental Planning and Assessment Act 1979, contained in Section 1.3, having considered the relevant provisions under s.4.15 of the aforementioned Act. Consequently, the development is considered to be in the public interest, subject to conditions.

Right of appeal / review of determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority’s decision under section 8.3(1) of the EP&A Act.

The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Ben Oliver
Development Assessment Team Leader
Person on behalf of the consent authority

For further information, please contact Peter Morton / Development Assessment Officer

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

General Conditions

<table>
<tr><td>1</td><td>Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989</td></tr>
<tr><td></td><td>1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia.
2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.
3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia.
4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made.
5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made.
6. This section does not apply—
a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or
b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.</td></tr>
<tr><td></td><td>Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</td></tr>
<tr><td>2</td><td>Approved plans and supporting documentation</td></tr>
<tr><td></td><td>Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

<table>
<tr><td colspan="2">Approved plans</td></tr>
<tr><td>Plan number</td><td>Date of plan</td></tr>
<tr><td>1 of 8 - 8 of 8</td><td>12 April 2024</td></tr>
</table></td></tr>
</table>

	In the event of any inconsistency between the approved plans and BASIX certrificate, the BASIX certificate wil prevail. In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.
	Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

Building Work

Before issue of a construction certificate

3	**Construction Certificate**
	No building work is to commence on site until a Construction Certificate has been issued for the work and Council has been notified that a Principal Certifying Authority has been appointed. Note: Construction Certificates are required to be applied for through the NSW Planning Portal and may be subject to separate fees and charges.
	Condition reason: To ensure construction is compliant with Australian Standards.
4	**S7.11 Contributions Payable**
	Payment to the City of contributions, at the rate current at the time of payment, towards the provision of the following public services or facilities: **Note 1 - The contributions are to be paid before issue of a Construction Certificate for building works, unless other arrangements acceptable to the City are made.** **Note 2 - The rates will be adjusted in accordance with the procedures set out in the City's Section 7.11 Contributions Plans. The applicant is advised to confirm the contribution rate applicable prior to payment after 30 April 2024 as rates are revised quarterly.** **Note 3 - If the development is to be staged, contributions are to be paid on a pro rata basis in respect of each stage.**

	$ Per Lot/unit/dwelling	Contribution Plan	Indexation Method
Coordination and Administration	90.25	Coffs Harbour Administration Levy 2024	RBI 141.6
Coffs Harbour Road Network	418.04	Coffs Harbour Road Network 2024	RBI 141.6
Surf Rescue Facilities	76.06	Coffs Harbour Surf Rescue 2024	RBI 141.6
District Open Space	1988.28	Coffs Harbour Open Space 2024	RBI

			141.6

The Section 7.11 contribution is currently $ 2572.63 for the secondary dwelling development.

The Contribution Plans may be inspected on the City's web site, www.coffsharbour.nsw.gov.au.

Condition reason: To ensure contributions are paid to address demand for public facilities, amenities, and services in the City of Coffs Harbour by a growing population.

5 **Structural Certification**

Certification from a practicing structural engineer is to be submitted to the certifying authority before issue of a Construction Certificate.

The certification is to confirm that the existing building is structurally adequate for a change of use from a non habitable building (NCC Class 10a) to a dwelling (NCC Class 1a) and to support all proposed additional loadings, and achieve suitable termite resistance. The engineer is to detail any specific building practices required for the proposed building's use.

Condition reason: To ensure the existing development is structurally adequate.

6 **Modifications for BASIX Certificate**

BASIX Certificate No.1733644S requires that windows are shaded by an overhang of at least 450mm and that such shading is not located more than 300mm above the window head. Shading to the following windows does not satisfy these requirements:

- W01 - 09125SW to Living Room – shading > 300mm above
- W02 - 09125SW to Bed – shading >300mm above
- W05 - 06125SW to Bed 1 - shading >300mm above
- W06 – 06125SW to Bathroom - shading >300mm above

The non-compliance is to be addressed and the remedy documented by the Accredited Certifier **prior to issue of a Construction Certificate**.

Condition reason: To ensure the development is sustainable.

Before building work commences

7 **Site Notice**

Before building work commences, a site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of the development details including but not limited to:

1. Details of the Principal Contractor and Principal Certifying Authority for all stages of the development;
2. The approved hours of work;
3. The name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction noise complaints are to be displayed on the site notice; and
4. To state that unauthorised entry to the site is not permitted.

	The sign is to be maintained until the building work has been completed and must be erected prior to commencement of work.
	Condition reason: To ensure site signage requirements under EP&A (Development Certification & Fires Safety) Regulation 2021 s75 are met.

During building work

8	**Approved Plans to be on site**
	During Works, a copy of the approved and certified plans, specifications and documents incorporating the conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of Council or the Principal Certifying Authority.
	Condition reason: To ensure development and works are consistent with the approved plans and consent.
9	**Hours of Work**
	Construction works are to be limited to the following hours: Monday to Friday 7.00 am - 6.00 pm Saturday 7.00 am - 1.00 pm if inaudible from adjoining residential properties otherwise 8.00 am - 1.00 pm No construction work is to take place on Sunday and Public Holidays.
	Condition reason: To protect the amenity of the surrounding area.

Before issue of an occupation certificate

10	**BASIX**
	Before issue of an Occupation Certificate, all commitments listed in the most recent version of BASIX Certificate no. 1733644S are to be fulfilled.
	Condition reason: To ensure the development is sustainable.
11	**Individual Council Water Meters**
	Before issue of an Occupation Certificate, individual Council water meters are to be provided to all both dwellings.
	Condition reason: For compliance with Council's metering requirements.
12	**Occupation Certificate**
	A person must not commence occupation or use of the new building before obtaining an Occupation Certificate from the Principal Certifying Authority. Note: Occupation Certificates are required to be applied for through the NSW Planning Portal and may be subject to separate fees and charges.
	Condition reason: To ensure the building is compliant with Australian Standards and the Building Code of Australia and certified by the principal certifying authority.
13	**Stormwater Drainage**
	Before the issue of an Occupation Certificate, all roofwater is to be directed into the existing stormwater drainage system.

	Condition reason: For the provision of public amenity and management of stormwater runoff in compliance with Local Government Act 1993.
14	**Street Numbering**
	The street number 62A Azalea Avenue has been allocated to the secondary dwelling and is to be clearly displayed in accordance with the Australian and New Zealand Standard AS4819:2011 before issue of an Occupation Certificate.
	Condition reason: To identify the property in accordance with the relevant legislation.
15	**Fire Safety Upgrade to Existing Dwelling**
	The Principal Certifier is to ensure that the existing dwelling is fitted with a smoke alarm system conforming to current requirements for a Class 1a dwelling under Volume 2 of of the National Construction Code (Building Code of Australia - Housing Provisions) prior to issue of an Occupation Certificate for the proposed new secondary dwelling,
	Condition reason: To ensure that existing buildings are suitably compliant with current fire safety provisions.

Occupation and ongoing use

No additional conditions have been applied to this stage of development.

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the *Conditions of development consent: advisory notes*. The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.
Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.
Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018.*

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.*

Council means COFFS HARBOUR CITY COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979.*

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021.*

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,

- the reuse of stormwater,

- the detention of stormwater,

- the controlled release of stormwater, and

- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Sydney district or regional planning panel means Northern Regional Planning Panel.

CONVERT EXISTING SHED INTO NEW SECONDARY DWELLING (GRANNY FLAT)

COFFS HARBOUR CITY COUNCIL
Drawing No. 1 of 8
Date 13/6/24

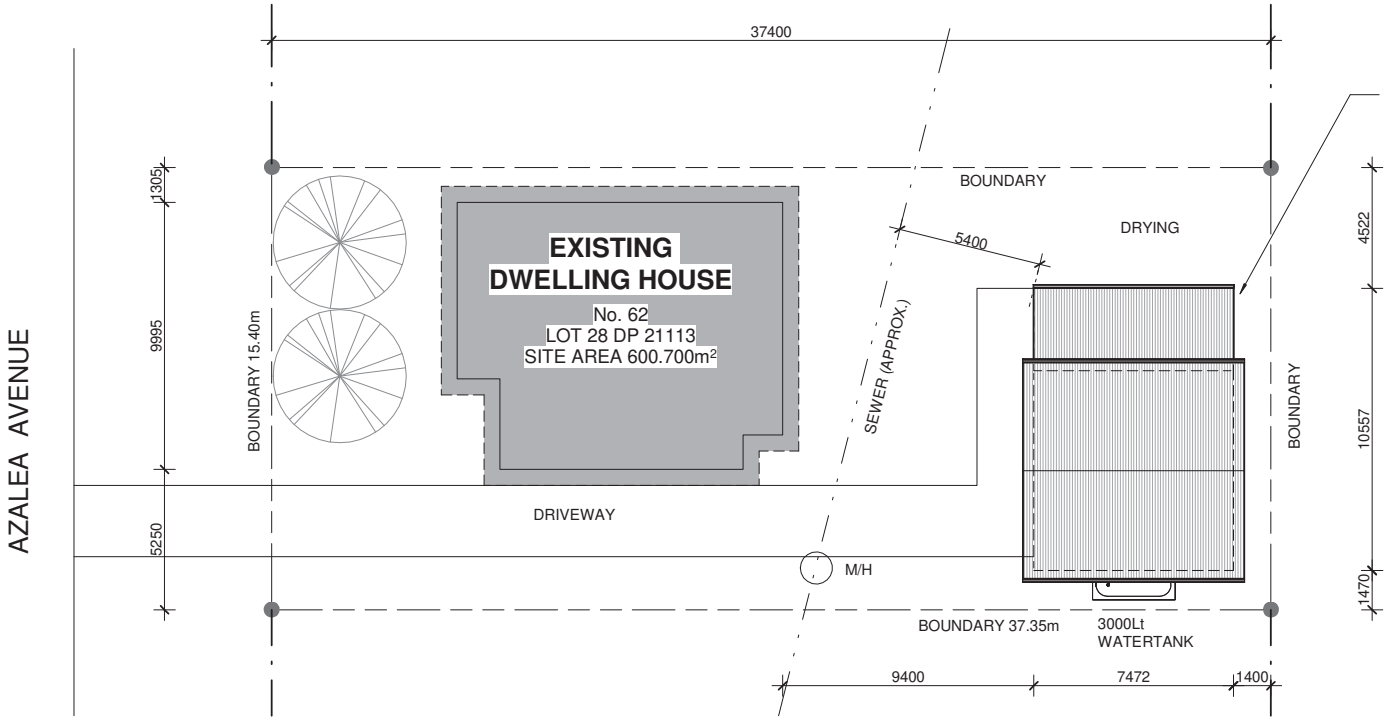
FOR
LISA COVELLI

62 AZALEA AVE, COFFS HARBOUR NSW 2450
LOT 28 DP 21113
SITE AREA 600.700m^2

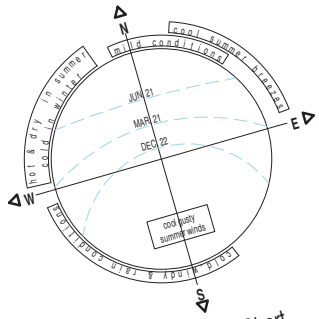
COFFS HARBOUR CITY COUNCIL
R3 ZONING

DRAWING SCHEDULE	
Sheet	Sheet Name
WD01	COVER PAGE - SITE PLAN
WD02	SPECIFICATIONS
WD03	WORKPLACE HEALTH AND SAFETY REPORT
WD04	GROUND FLOOR PLAN - ROOF PLAN
WD05	ELEVATION - NORTH & WEST
WD06	SECTIONS
WD07	BASIX NOTES 01
WD08	BASIX NOTES 02

Coffs Harbour City Council - APPROVED PLANS
Plans and specifications are to be read in conjunction with the relevant DEVELOPMENT CONSENT or CONSTRUCTION CERTIFICATE number shown below.
Development Consent No. 468/24
Construction Certificate (Building) No. 499/24
Date 13/6/24



1 Site
1 : 200



Solar & Wind Chart

design studio 22

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Member Australian Institute of Architects
andrew wilson
nsw registration no. 7906
qld registration no. 5016

BUILDING DESIGNERS AUSTRALIA NSW
tony ross
membership no. 614-99

figured dimensions to be used in preference to scaling - all dimensions to be checked on site

Copying of this plan is strictly prohibited without written permission of design studio 22

refer list on sheet 01

design	revision or issue / description /date		ref. no.	for	project	scale	title	sheet	rev.
TR	1	Revision 1 12/01/2024	J0XXX	COVELLI, LISA	SECONDARY DWELLING	1 : 200	COVER PAGE - SITE PLAN	WD01	3
drawn	3	Revision 3 22/01/2024	job. no.	62 AZALEA AVE, COFFS HARBOUR		@ A3	Issue Date		
TR			J0XXX						

COFFS HARBOUR CITY COUNCIL
Drawing No. 2 of 8
Date 13/6/24

NCC Part 3.1 – Site Preparation
Earthworks
- Earthworks, including cut and fill to be carried out in accordance with Part 3.1.1 of the NCC.

Retaining Structures
- Retaining walls to be in accordance with Engineering Details and NCC Part 3.1.2

Drainage
- Site drainage is to comply with *AS/NZS 3500.3 – Plumbing and Drainage - stormwater drainage* and Part 3.1.2 of the NCC

Termite Risk Management
- Termite treatment to be installed in accordance with *AS 3660.1 – Termite Management – New Building work* and NCC Part 3.1.4

NCC Part 3.2 – Footings and Slabs

Footings and Slabs
- Footings and slabs to be constructed in accordance with structural engineers details, Part 3.2 of the NCC and *AS 2870 – Residential Slabs and footings – construction.*

NCC Part 3.3 - Masonry
Masonry
- All Masonry (unreinforced and reinforced), Masonry accessories and waterproofing of masonry to be in accordance with *AS 3700 – Masonry structures.*

NCC Part 3.4 - Framing
Sub-Floor Ventilation
- Ventilation to be provided in accordance with Part 3.4.1 of the NCC

Steel Framing
- Steel framing to be in accordance with *AS 4100 – Steel Structures*, *AS/NZS 4600 – Cold formed steel structures*, or *NASH – Residential and low-rise steel framing – Part 1 Design criteria* as applicable.

Timber Framing
- Timber framing to comply with *AS 1684.2 – Residential Timber Framed Construction.*

Structural Steel Members
- Structural steel works to be in accordance with structural engineers specifications.

NCC Part 3.5 – Roof and Wall Cladding
Roof Cladding
- *AS2049 – Roof tiles* and *AS2050 Installation of roof tiles*
- *AS1562.1 – Design and installation of sheet roof and wall cladding – metal.*
- *AS/NZS 4256 – Plastic roof and wall cladding material* and *AS/NZS 1562.3 – Plastic sheet roofing.*
- *AS/NZS 1562.2 – Design and installation of sheet roof and wall cladding – corrugated fibre-reinforced cement.*
- *ASTM D3018-90 – Asphalt Shingles*
- *AS/NZS – Installation of pliable membranes and underlay*

Gutters and Downpipes
- Selection and installation of gutters and downpipes to be in accordance with *AS 3500.3 – Stormwater drainage* and Part 3.5.2 of the NCC.
- Stormwater to be directed to the street gutter or inter-allotment drainage system as applicable.

Wall Cladding
- Metal wall cladding to be installed in accordance with *AS 1562.1 – Design and installation of sheet roof and wall cladding – metal.*
- Timber cladding to be installed to Part 3.5.3.2 of the NCC.
- Fibre cement cladding to be installed in accordance with Parts 3.5.3.3 – 3.5.3.4 of the NCC.
- Plywood sheet cladding to be installed in accordance with Part 3.5.3.4 of the NCC.

NCC Part 3.6 - Glazing
Glazing
- Windows and glazing to comply with *AS 2047 – Windows in buildings – selection and installation* and *AS1288 – Glass in buildings – selection and installation.*

NCC Part 3.7 – Fire Safety
Smoke Alarms
- Installation of smoke alarms to be in accordance with *AS 3786 – Smoke alarms.*

Coffs Harbour City Council - APPROVED PLANS
Plans and specifications are to be read in conjunction with the relevant DEVELOPMENT CONSENT or CONSTRUCTION CERTIFICATE as number shown below
Development Consent No. 468/24
Construction Certificate (Building) No. 499/24
Date 13/6/24

NCC Part 3.8 – Health and Amenity
Wet Areas
- Waterproofing of wet areas to be in accordance with *AS 3740 – Waterproofing of wet areas in residential buildings.*
- Waterproofing of wet areas to be in accordance NCC HP Part 10.2

Light and ventilation
- To comply with parts 3.8.5 and 3.8.6 of the NCC respectively.

NCC Part 3.9 – Safe Movement and Access
Stair Construction
- Stairs to be designed to meet the requirements of Part 3.9.1 of the NCC.

Balustrades
- Balustrades to be designed to meet the requirements of Part 3.9.2 of the NCC.

NCC Part 3.10 – Additional Requirements
Swimming Pool Access
- Swimming pool barrier to be installed in accordance with the Swimming Pools Act 1992 and *AS 1926.1 – 2007 – Swimming pool safety, Part 1: Safety barriers for swimming pools.*

Bushfire Areas
- Bushfire construction to comply with AS 3959 – Construction of *buildings in bushfire-prone areas and Planning for Bushfire Construction – see Attached Bushfire Compliance Specs.*

Decks and Balconies
- Decks and balconies attached to brick veneer to be in accordance with engineering details

Heating Appliances
- Any solid burning fuel device is to be installed in accordance with *AS/NZS 2918 – Domestic solid fuel burning devices – installation* and manufacturers specifications.

Energy Efficiency
- All works to be undertaken in accordance with the relevant BASIX certificate applicable to the works

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TR	1	Revision 1 12/01/2024	J0XXX	COVELLI, LISA	SECONDARY DWELLING	1 : 100	SPEC NOTES	WD02	3
drawn	3	Revision 3 22/01/2024	job. no.	62 AZALEA AVE, COFFS HARBOUR		@ A3	Issue Date		
TR			J0XXX						

COFFS HARBOUR CITY COUNCIL
Drawing No. 2 of 3
Date 13/6/24

SECONDARY DWELLING

WORKPLACE HEALTH & SAFETY REPORT

COMPILED IN ACCORDANCE WITH WORK HEALTH AND SAFETY ACT 2011

IDENTIFIED HAZARD AREAS

1. FALLS, SLIPS AND 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 2 METRES. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF 2 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 2 METRES IS A POSSIBILITY.

DURING OPERATION OR MAINTENANCE
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 2 METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT THE ANCHORAGE POINTS.

B) SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES
SPECIFIED FINISHES HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH 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.
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 ACTS 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 MATERIAL THAT MAY CAUSE A SLIP OR A TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.

CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORKSITE DURING CONSTRUCTION, MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS WAY 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.

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 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
PARKING OF VEHICLES OR LOADING/ UNLOADING OF VEHICLES ON THIS ROADWAY WAY 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 THE AREAS.

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 THESE AREAS.

BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION HERE 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
RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING ELECTROCUTION, FIRE OR TOXIC MATERIAL. EXISTING SERVICES ARE LOCATED ON OR AROUND THIS SITE WHERE KNOWN. THESE ARE IDENTIFIED ON THE LAYOUT PLAN. THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICES (SUCH AS DIAL BEFORE YOU DIG), APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED.

(IN LOCATIONS WITH UNDERGROUND POWER)
UNDERGROUND POWER LINES ARE LOCATED IN OR AROUND THIS SITE. ALL UNDER-GROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING.

(IN LOCATIONS WITH OVERHEAD POWERLINES)
OVERHEAD POWERLINES ARE ON OR NEAR 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 SIGNS 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 2 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
POWDERED MATERIAL
MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING IN OR ON 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 INCLUDES 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 OPERATIONAL CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING, OR USING TREATED TIMBER IN A WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

SYNTHETIC MINERAL FIBRE
FIBREGLASS, ROCKWOOL, CERAMIC AND OTHER MATERIALS USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES INTO CONTACT WITH SKIN, EYES OR OTHER SENSITIVE PARTS OF 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 CONTAINS TIMBER FLOORS WHICH HAVE AN APPROVED FINISH. WHERE TIMBER 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.

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
ENCLOSED SPACES WITHIN THE BUILDING MAY PREVENT 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
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 FOR SHORT PERIODS OF TIME. 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
THIS BUILDING HAS BEEN DESIGNED TO THE REQUIREMENT OF SPECIFIC BUILDING CLASSIFICATION IDENTIFIED WITHIN THE DRAWINGS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN, IN ACCORDANCE WITH THE PROVISIONS OF THE WORKPLACE HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT.

(WHERE THE SPECIFIC USE OF THE BUILDING IS NOT KNOWN AT THE TIME OF THE COMPLETION OF THIS REPORT AND A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF THE FIT OUT BY THE END USER.)

10. OTHER HIGH RISK ACTIVITY
ALL ELECTRICAL WORKS SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PROACTIVE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZ3012 AND ALL LICENSING REQUIREMENTS. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE. ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF 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.

Coffs Harbour City Council - APPROVED PLANS
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CONDITIONS and CERTIFICATES
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figured dimensions to be used in preference to scaling - all dimensions to be checked on site

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TR	1	Revision 1 — 12/01/2024	J0XXX	COVELLI, LISA 62 AZALEA AVE, COFFS HARBOUR	SECONDARY DWELLING	1 : 1	WORKPLACE HEALTH AND SAFETY REPORT	WD03	3
drawn	3	Revision 3 — 22/01/2024	job. no.			@			
TR			J0XXX			A3	Issue Date		

COFFS HARBOUR CITY COUNCIL

Drawing No. 4 of 8

Date 13/6/24

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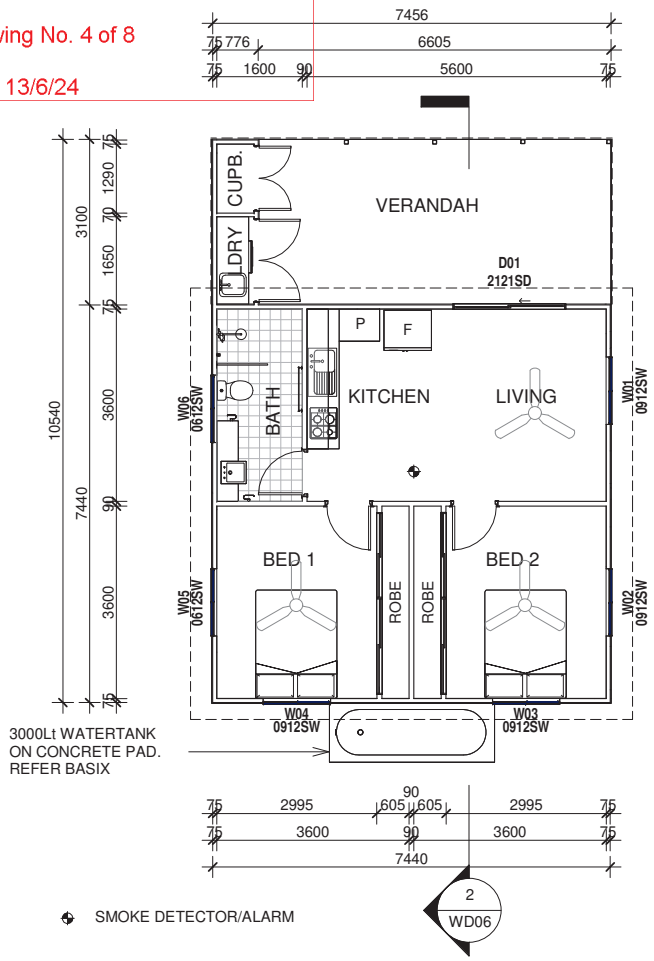
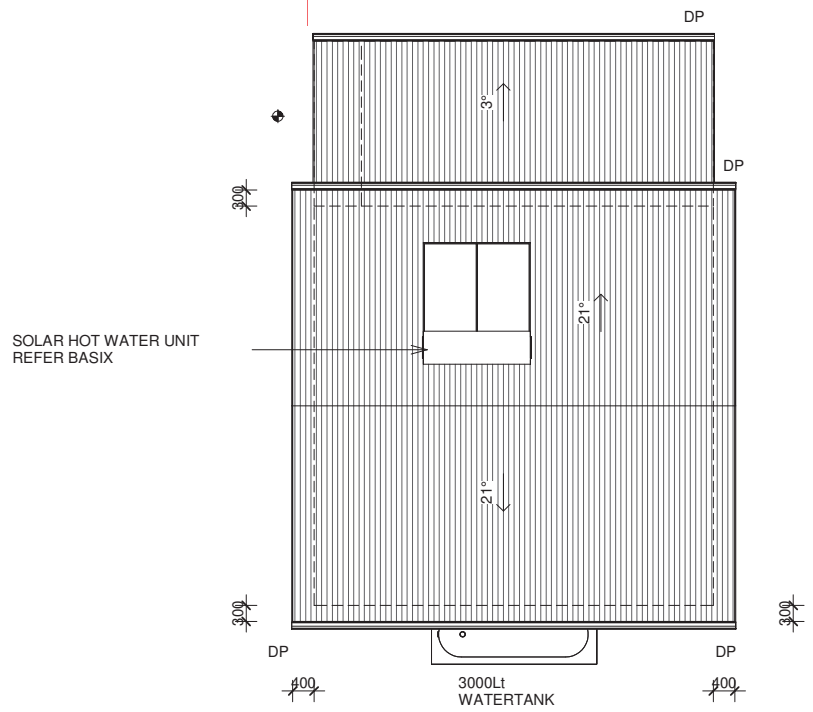


1 FFL GF
1 : 100



2 Roof Plan
1 : 100

Areas	
Name	Area
LIVING	56 m²
VERANDAH	20 m²
STORE/LDRY	3 m²

NORTH

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drawn	2	Revision 2 15/01/2024	job. no.	62 AZALEA AVE, COFFS HARBOUR		@	
TR	3	Revision 3 22/01/2024	J0XXX			A3	Issue Date

sheet	rev.
WD04	3

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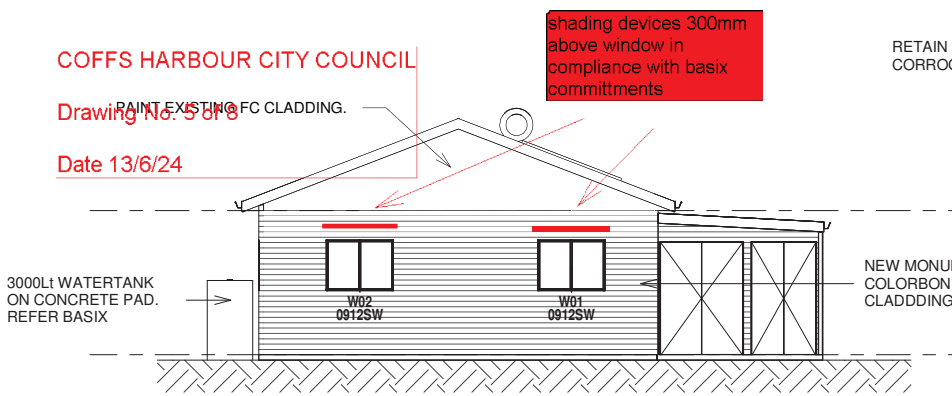
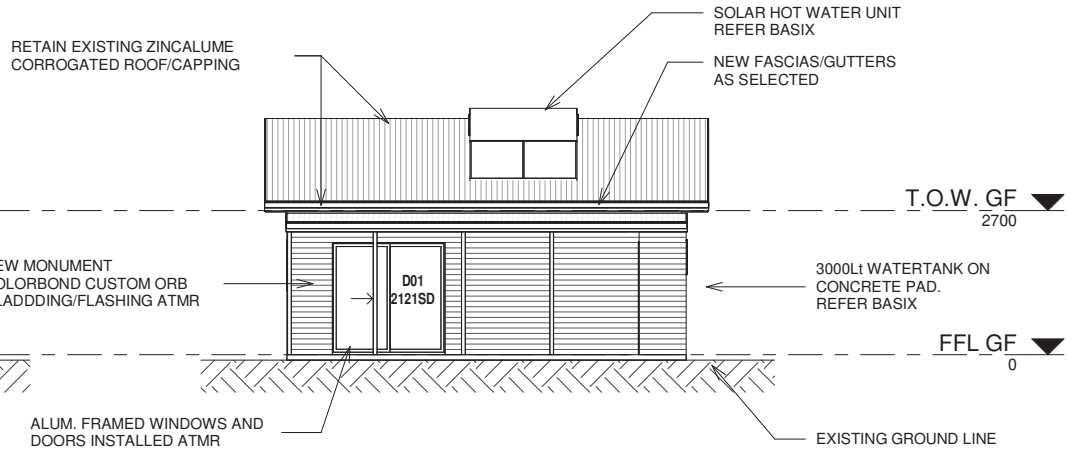
Drawing No. 5 of 8

Date 13/6/24



3 SOUTH-EAST ELEVATION
1 : 100



4 NORTH-EAST ELEVATION
1 : 100

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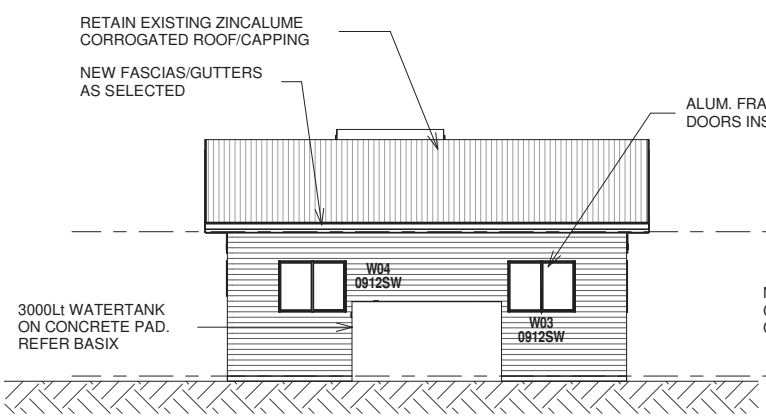
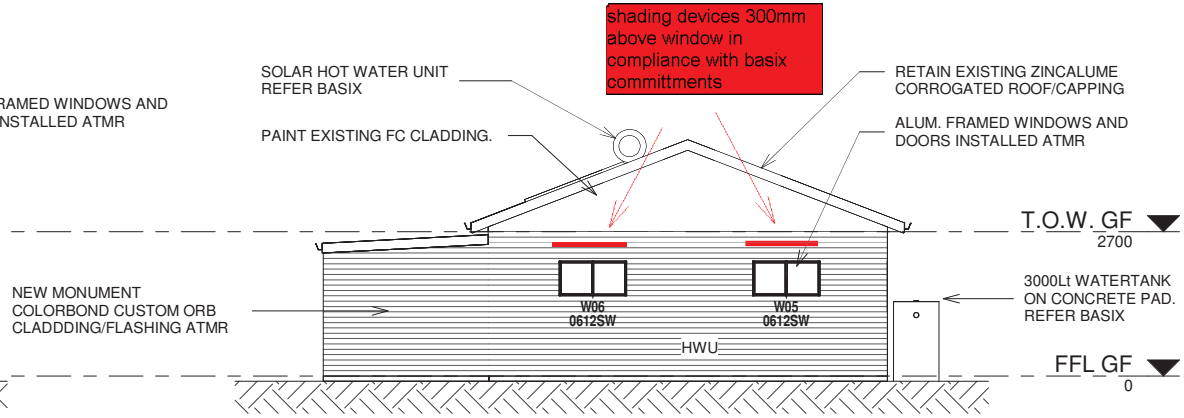


2 SOUTH-WEST ELEVATION
1 : 100



1 NORTH-WEST ELEVATION
1 : 100

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drawn	3 Revision 3	22/01/2024	job. no.				Issue Date
TR			J0XXX				

sheet	rev.
WD05	3

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Drawing No. 6 of 8

Date 13/6/24

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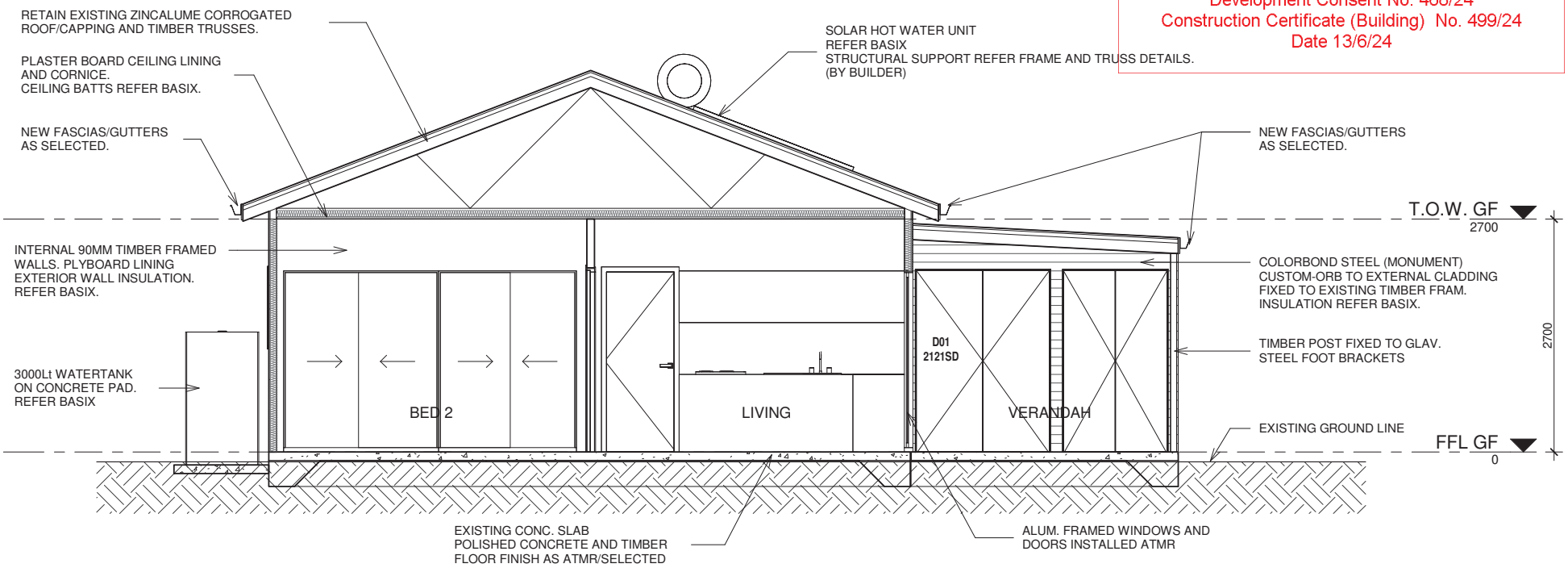
Date 13/6/24



2 Section 2
1 : 50

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drawn	2	Revision 2	15/01/2024	job. no.	62 AZALEA AVE, COFFS HARBOUR		@			
TR	3	Revision 3	22/01/2024	J0XXX			A3	Issue Date		

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

COFFS HARBOUR CITY COUNCIL

Single Dwelling

Drawing No. 7 of 8

Certificate number: 1733644S

Date 13/6/24

Project summary	
Project name	Covelli Granny Flat
Street address	62 AZALEA Avenue COFFS HARBOUR 2450
Local Government Area	Coffs Harbour City Council
Plan type and plan number	Deposited Plan DP21113
Lot no.	28
Section no.	-
Project type	dwelling house (detached) - secondary dwelling
No. of bedrooms	2

Project score		
Water	✔ 44	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 68	Target 66
Materials	✔ 15	Target n/a

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 (> 4.5 but <= 6 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 3 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 94.5 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 • 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.)		✔ ✔	✔ ✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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.	✔	✔	✔
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

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Construction Certificate (Building) No. 499/24
Date 13/6/24

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground.	55.6	nil;not specified	nil	
external wall: framed (metal clad); frame: timber - H2 treated softwood.	70.85	2.70 (or 3.20 including construction);fibreglass batts or roll	nil	wall colour: Dark (solar absorptance >0.85)
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	12	2.70 (or 3.20 including construction);fibreglass batts or roll	nil	wall colour: Dark (solar absorptance >0.85)
internal wall: plasterboard; frame: timber - H2 treated softwood.	33.4	fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	12	fibreglass batts or roll	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	94.5	ceiling: 0.6000000000000001 (down), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof space ventilation: unventilated; roof colour: light (solar absorptance < 0.38); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✔	✔	✔
The applicant must install at least one ceiling fan in each bedroom.	✔	✔	✔
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✔	✔	✔

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figured dimensions to be used in preference to scaling - all dimensions to be checked on site

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refer list on sheet 01

design	revision or issue / description /date		ref. no.	for	project	scale	title	sheet	rev.
TR	3	Revision 3 — 22/01/2024	J0XXX	COVELLI, LISA 62 AZALEA AVE, COFFS HARBOUR	SECONDARY DWELLING	@ A3	BASIX NOTES 01 Issue Date	WD07	3
drawn			job. no.						
TR			J0XXX						

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, 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 glazed window and 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:	✔	✔	✔
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✔	✔	✔
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
• Vertical external louvres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed.	✔	✔	✔
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✔	✔	✔
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✔	✔	✔

COFFS HARBOUR CITY COUNCIL
Drawing No. 8b/6
Date 13/6/24

Glazed window/door no.	Orientation	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
D01	NE	2100.00	2100.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	verandah 3100 mm, 2400 mm above base of window or glazed door	not overshadowed
W01	SE	900.00	1200.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W02	SE	900.00	1200.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W03	SW	900.00	1200.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W04	SW	900.00	1200.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W05	NW	600.00	1200.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W06	NW	600.00	1200.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 450 mm, 300 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: gas instantaneous with a performance of 5 stars.	✔	✔	✔
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✔	✔
The bedrooms 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, open to façade; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, open to façade; Operation control: manual switch on/off		✔	✔
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔

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figured dimensions to be used in preference to scaling - all dimensions to be checked on site

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design	revision or issue / description /date			ref. no.	for	project	scale	title	sheet	rev.
TR	3	Revision 3	22/01/2024	J0XXX	COVELLI, LISA 62 AZALEA AVE, COFFS HARBOUR	SECONDARY DWELLING	@ A3	BASIX NOTES 02 Issue Date	WD08	3
drawn				job. no.						
TR				J0XXX						