



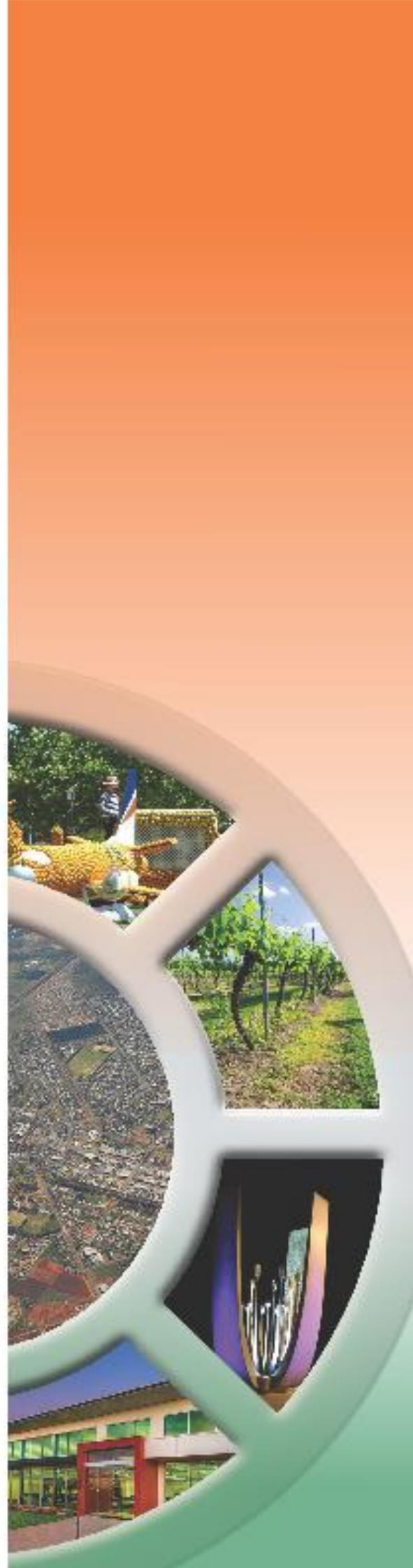
# Ordinary Meeting

**Tuesday, 23 January 2024**

## ATTACHMENTS UNDER SEPARATE COVER

CL01 DA 203/2023 - Attached Two-storey dual occupancy development with Strata Title Subdivision

- (a) DA 203-2023 - Draft Conditions of Consent
- (b) DA 203/2023 - Application Plans
- (c) DA 203/2023 - Submissions Objecting Received
- (d) DA 203/2023 - Submission Response from Applicant



---

## ATTACHMENTS UNDER SEPARATE COVER

Page

CL01	DA 203/2023 - Attached Two-storey dual occupancy development with Strata Title Subdivision	
(a)	DA 203-2023 - Draft Conditions of Consent.....	3
(b)	DA 203/2023 - Application Plans .....	17
(c)	DA 203/2023 - Submissions Objecting Received .....	25
(d)	DA 203/2023 - Submission Response from Applicant .....	31

## Attachment A – Draft Conditions of Consent

### Administrative Conditions

The development must be carried out in accordance with the following conditions of consent.

1. Approved Development

Development consent has been granted for an attached two-storey dual occupancy with Strata subdivision Lot 401 DP 1272706 - 85 Gillmartin Drive GRIFFITH.

It is advised that the proposed development has been assessed in regards to the provision of the Griffith Local Environmental Plan 2014 and is considered to be a dual occupancy (attached), which is defined as:

- 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

The development must be implemented in accordance with Development Application No. 203/2023(1) accepted by Council on 20 October 2023 and the below mentioned plans and/or documents, except where amended in red on the attached plans or modified by the conditions of this consent.

Drawing / Plan	Date Accepted by Council	Prepared or Drawn By
SITE PLAN – (TRIM No.)	21/11/2023	CollinsWCollins
LOWER FLOOR PLAN – (TRIM No.)	21/11/2023	CollinsWCollins
UPPER FLOOR PLAN – (TRIM No.)	21/11/2023	CollinsWCollins
ELEVATIONS – (TRIM No.)	21/11/2023	CollinsWCollins
ELEVATIONS – (TRIM No.)	21/11/2023	CollinsWCollins
SECTIONS – (TRIM No.)	21/11/2023	CollinsWCollins
INDICATIVE LANDSCAPE PLAN – (TRIM No.)	21/11/2023	CollinsWCollins
DRAFT SUBDIVISION PLAN – (TRIM No.)	21/11/2023	CollinsWCollins

Document	Date Accepted by Council	Prepared or Drawn By
Basix Certificate 1412199M (TRIM No.)	20/10/2023	CollinsWCollins
NatHERS Certificates - #HR-9KKFP3-01 & #HR-JOX9O8-01	20/10/2023	10 Star Building Assessment

If there is any inconsistency between the approved plans and documents referred to above, the conditions shall prevail.

2. Construction Certificate (Building Works)

In accordance with the provisions of Part 6, Divisions 6.2 and 6.3 of the Environmental Planning and Assessment Act, 1979 a person must not carry out building works, including associated excavation works (as applicable) until such time as:

- (a) A *Construction Certificate* has been obtained from either Griffith City Council or an *Accredited Certifier* holding the appropriate accreditation under the Building Professions Act, 2005;
- (b) A *Principal Certifier* has been appointed; and
- (c) The person with the benefit of the development consent has given at least two (2) days notice to Griffith City Council and the *Principal Certifier* of the person's intention to commence the erection of the building.

Note 1: Griffith City Council can issue your *Construction Certificate* and be appointed as your *Principal Certifier* for the development to undertake inspections and ensure compliance with development consent and relevant building regulations. For further details contact Council on 1300 176 077.

Note 2: Should the plans submitted with the Construction Certificate differ substantially from the plans approved as part of the development consent then a Section 4.55 modification of consent will be required to be made to Council.

3. Provision of Services

The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense. The work is to be in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* and relevant authorities' specifications.

4. Lapsing of Consent

In accordance with Section 4.53 of the Environmental Planning and Assessment Act, 1979 this consent is valid for a period of five (5) years from the date of consent.

Note 1: Development consent for the purpose of the erection of a building or the subdivision of land or the carrying out of a work does not lapse if building, engineering or construction work relating to the development is lawfully and physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse.

Note 2: Development consent for the purpose of the use of the land, building or work the subject of the consent does not lapse if it is actually commenced the date on which the consent would otherwise lapse.

5. Damage to Council property

If any damage is occasioned to Council property during construction and associated works, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before works commence be immediately notified to Council to avoid later conflict.



6. Existing Services

The applicant must check that the proposed works do not affect any Council, electricity, telecommunications, gas or other services. Any required alterations to services will be at the developer's expense.

7. Tree Preservation

The applicant is advised that the land is subject to Council's Tree Policy and the requirements of that policy are to be strictly adhered to. Should the applicant/owner require advice in this regard they are to contact Council's Parks and Gardens Department.

8. Aboriginal Heritage

If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:

1. Not further harm the object.
2. Immediately cease all work at the particular location.
3. Secure the area so as to avoid further harm to the Aboriginal object.
4. Notify the Department of Planning, Industry and Environment as soon as practical on 131555, providing any details of the Aboriginal object and its location.
5. Not recommence any work at the particular location unless authorised in writing by the Department of Planning, Industry and Environment.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and the Department contacted of Planning, Industry and Environment.

9. Other Cultural Heritage

Should any cultural artefacts, archaeological relics or any object having interest due to its age or association with the past be located during the course of works, all works are to cease immediately and notification shall be provided to the Office of Environment and Heritage in accordance with the *National Parks and Wildlife Act 1974*. Work shall not recommence in the area until this is authorised by the Office of Environment and Heritage.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1977 may be required before further the work can continue.

10. National Construction Code

All building work must comply with and be carried out in accordance with the requirements of the Building Code of Australia.

All plumbing and drainage works must comply with and be carried out in accordance with the requirements of the Plumbing Code of Australia.

11. Construction Certificate (Building Works)

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate for the building works. The Construction Certificate can be issued either by Council or a private certifier.

12. Property Number

The proposed dwelling has been allocated the following street number: 85A and 85B.

Dwelling 1 – Unit 1, 85 Watson Road

Dwelling 2 – Unit 2, 85 Watson Road

This number is to be prominently displayed at the street frontage or any other position which is clearly visible from the street during construction and at completion.

13. Stormwater runoff

All stormwater runoff shall be directed to Council's street system for disposal. Stormwater runoff shall not be permitted to flow over property boundaries onto the adjoining properties unless legally created easements in accordance with Section 88B of the Conveyancing Act are created. All works shall be carried out in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards and Council's Stormwater Drainage & Disposal Policy (CS-CP-310)*.

## Prior to the issue of a Construction Certificate for Building Works

Prior to commencing construction work, you will need a Construction Certificate for building works issued by Griffith City Council or an Accredited Certifier. Before a Construction Certificate can be issued, compliance with the following conditions is to be demonstrated.

14. Section 7.12 Development Contributions

In accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979* (former S94A) and Council's Development Contribution Plan 2010, this development requires the payment of a 7.12 contribution. The Section 7.12 Contribution is required towards the provision of public amenities and services in accordance with Councils adopted *Section 94A Contributions Plan 2010 (Amendment 2013)*. A copy of this policy is publicly available from Council's website [www.griffith.nsw.gov.au](http://www.griffith.nsw.gov.au).

Total payment shall be **\$8,119.18** (1% of the proposed cost of carrying out the development). In accordance with Council's Section 94A Contributions Plan 2010 (Amended 2013) the total payment amount will be indexed by the Consumer Price Index (All Groups Index for Sydney as published by the Australian Bureau of Statistics), applicable at the date of payment.

The contribution is to be paid **prior to the issue of the Construction Certificate**, unless other arrangements acceptable to Council are made. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

## 15. Section 64 Water Supply, Sewerage and Drainage Contributions

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, this development requires a payment of a S64 contribution. The amount payable at the time of issue of this consent is set out in the table below.

**Table of Contributions Required – Water, Sewerage & Drainage**

Type of contribution	Location	Amount per tenement	Number of tenements	Amount to be paid
Water supply	Griffith	\$ 8,695.00	1ET	\$8,695.00
Sewerage	Griffith	\$ 6,093.00	1ET	\$6,093.00
<b>Total</b>				<b>\$14,788.00</b>

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

The contribution is to be paid **prior to the issue of the Construction Certificate** unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

Reason: Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*.

## 16. Payment of building and construction industry long service levy

Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy as calculated at the date of this consent to the Long Service Corporation or Council under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* and provides proof of this payment to the certifier.

## 17. S138 Roads Act

**Prior to the issue of a Construction Certificate**, a Section 138 Roads Act application, including payment of fees, shall be lodged with Griffith City Council, as the Roads Authority for any works required within a public road. These works may include but are not limited to:

- Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
- Road opening for utilities and stormwater (including stormwater connection to Council Infrastructure).
- Road Occupancy or road closures

All works shall be carried out with the Roads Act approval, the development consent including the stamped plans and Griffith City Council specifications.

*Note 1: Approvals may also be required from the Roads and Maritime Service (RMS) for classified roads.*

*Note 2: The application is to be made prior to the issue of the Construction Certificate but does not have to be approved by the Roads Authority prior to the issue of that certificate.*

## 18. Section 68 Activity Approval (Local Government Act)

**Prior to the issue of a Construction Certificate**, a Section 68 application for any water supply, sewerage and stormwater drainage work, or other matter specified in that Section of the Act relevant to the application, shall be lodged with Griffith City Council for approval.

Note: The application is to be made prior to the issue of the Construction Certificate but does not have to be approved by Council prior to the issue of that certificate but works cannot commence until the application is approved.

## 19. Floor Levels

Floor levels of habitable rooms are subject to Council's Buildings - Floor Heights Policy. Design drawings with details of floor levels are to be submitted to the Principal Certifying Authority for approval **prior to the issue of a Construction Certificate**.

## 20. Landscape Plan

**Prior to the issue of the Construction Certificate** a detailed landscaping plan shall be designed for the proposed development, submitted to the Principal Certifier for approval.

The landscaping plan shall be drawn to scale (minimum 1:200) by a suitably qualified person and include:

- (a) Identification of all trees to be retained, removed or transplanted
- (b) The location of all existing and proposed tree and shrub species
- (c) Height and spread of selected species at maturity
- (d) Elevation of landscaped areas
- (e) Irrigation measures
- (f) The nature strip and the footpath areas of the development are to be incorporated into the overall landscaped area of the development (not to be planted with shrubs that will impact pedestrian movement or vehicular sight distances).

Landscaping to be provided within the site or along the boundary with any adjoining road reserve is to be designed and maintained to provide safe sight distance for pedestrians and motorists entering and exiting the site.

## Prior to Commencement of Works

The following conditions need to be met prior to the commencement of works. The necessary documentation and information must be provided to the Principal Certifying Authority (PCA), as applicable.

## 21. Protection of adjoining areas

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

22. Notification of Commencement

Prior to commencing work the person having the benefit of the consent has:

- (a) given at least 2 days notice to the council, and the principal certifier if not the council, of the person's intention to commence the erection of the building, and
- (b) if not carrying out the work as an owner-builder, has:
  - i appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
  - ii notified the principal certifying authority of any such appointment, and
  - iii unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.

23. Signs on site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifier for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, or demolition work is being carried out, but must be removed when the work has been completed.

**Note:** This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

24. Home Building Act requirements

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information —

- (a) In the case of work for which a principal contractor is required to be appointed:
  - (i) the name and licence number of the principal contractor, and
  - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
- (b) In the case of work to be done by an owner-builder:
  - (i) the name of the owner-builder, and
  - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

25. Traffic Control Plan (TCP)

A traffic control plan is to be submitted to Council satisfying the provisions of Australian Standard 1742.3, for acceptance **prior to the commencement of work within Council's road reserve**. Strict compliance to the traffic control plan is to be maintained throughout the duration of the construction work.

26. Accessway levels

Driveway construction is subject to Council's *Engineering Guidelines - Subdivisions and Development Standards*. The finished level of the driveway at the property boundary shall be 130mm above the top of kerb. Upon completion of the formwork and string lines for the driveway, the applicant shall arrange for Council's Surveyors to inspect these works **prior to the pouring of concrete for the driveway**. In the event that this level is unachievable, documentary evidence, including a detailed design is to be submitted to Council for approval **prior to the commencement of driveway construction**.

Failure to construct to the given levels or without Council approval will render the owner liable for any necessary reconstruction costs to alter work not in conformity with such levels.

27. Sedimentation and Erosion Controls

Effective dust, noise, sedimentation and erosion controls are to be implemented prior to the commencement of site works. This is to include (as a minimum):

- (a) the installation of a sediment fence with returned ends across the low side of the works; and
- (b) a temporary gravel driveway into the site. All vehicles needing to access the site are to use the temporary driveway.

The control measures are to be installed **prior to the commencement of site works** and maintained during works in order to ensure that site materials do not leave the site and/or enter the stormwater system and to maintain public safety/amenity.

28. Plumbing and Drainage Inspections

The carrying out of Water Supply Work, Sewerage Work and Stormwater Drainage Work requires an approval under Section 68 of the Local Government Act 1993. Approval and Inspection is required by the Regulatory Authority being the NSW Office of Fair Trading who has delegated authority to Griffith City Council to carry out these tasks.

The following inspections are required to be carried out.

- (a) Internal / External sanitary drainage (including sanitary plumbing) prior to covering.
- (b) Stormwater Drainage. - External drains connection from base of down pipes to designated disposal point.

Note: All plumbing and drainage work is to be carried out by licensed tradesman and necessary S68 approval permits obtained through Council prior to works commencing, by submitting a Notice of Works form.

Note: A Certificate of Compliance will need to be submitted, along with a Works as Executed Drawing, at the completion of works. Inspection fees will apply in accordance with Councils revenue policy and are required to be paid prior to inspection.

**Should adequate notice not be given for cancellation of an inspection, or if works have not progressed to a stage where an inspection can be completed, a default penalty may be imposed upon the applicant by Council.**

**Twenty four (24) hours notice is to be given to Council's Customer Service by telephoning 1300 176 077 to arrange for an inspection to be carried out.**

## During Construction

The following conditions of consent must be complied with at all times during the demolition, excavation and construction of the development.

29. No obstruction of public way

The public walkway must not be obstructed by any materials, vehicles, refuse, skips or the like, without prior approval of Council.

30. Shoring and adequacy of adjoining property (if applicable)

If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense:

- (a) protect and support the building, structure or work from possible damage from the excavation, and,
- (b) where necessary, underpin the building, structure or work to prevent any such damage.

The condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

31. Maintenance of site

All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.

Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.

Copies of receipts stating the following must be provided to the consent authority on request:

- (a) the place to which waste materials were transported,
- (b) the name of the contractor transporting the materials,
- (c) the quantity of materials transported off-site and recycled or disposed of.



Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.

During construction:

- (a) all vehicles entering or leaving the site must have their loads covered, and
- (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

At the completion of the works, the work site must be left clear of waste and debris.

32. Toilet Facilities

Adequate toilet facilities are to be provided on the site throughout the demolition/construction phase of the development. Such toilet facilities are to be provided, at the ratio of one (1) toilet for every twenty (20) persons (or part thereof) employed/working on the site. Each toilet provided must be a standard flushing toilet and must be connected to a public sewer, or an accredited sewage management facility approved by council. If connection to either a public sewer or an accredited sewage management facility is not practicable, it shall be connected to some other sewage management facility approved by council. Toilet facilities must be provided and functioning **prior to the commencement of work**. In this clause:

**accredited sewage management facility** means a sewage management facility to which Part 2 of the Local Government (General) Regulation 2005 applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 41 of the Regulation.

**public sewer** has the same meaning as it has in the Local Government (General) Regulation 2005.

**sewage management facility** has the same meaning as it has in the Local Government (General) Regulation 2005.

33. SafeWork NSW

The developer is required to comply with any and all requirements of the SafeWork NSW.

34. Required documentation

For the duration of any work on site, the builder must maintain a copy of the specification, stamped approved plans, copy of Development Consent (Notice of Determination) and Construction Certificate on site.

35. Access location

The driveway access to the lot is to be located a minimum of one (1) metre away from all services (e.g.: stormwater pits, electricity poles, service pits, etc.), and a minimum of one (1) metre away from neighbouring property boundaries.

36. Kerb Adaptors

Where required, kerb outlets for stormwater to be saw cut with suitably approved kerb adaptors to be installed using 20 MPa concrete.

37. Survey of Building Location

A survey report, prepared by a registered and practising Land Surveyor is required to verify the siting of the building in relation to adjacent boundaries. This survey shall be undertaken prior to work proceeding past the completion of footings and before concrete is poured. A copy of this report shall be submitted to Council **prior to the issue of the Occupation Certificate**.

38. Hours of Work

The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

7.00am to 6.00pm on Monday to Saturday.

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

**Note:** Any variation to the hours of work requires Council's approval.

### **Prior to the issue of the Subdivision Certificate**

Before Council will release the subdivision plan, you will need to demonstrate compliance with the following conditions. The necessary documentation and information must be provided to the Principal Certifying Authority (PCA), as applicable.

39. All conditions of DA 203/2023 are to be completed **prior to issue of the Subdivision Certificate** and the Occupation Certificate issued under this Development Application for the completed development.
40. Prior to registration of the Plan of Strata Subdivision, a Strata Subdivision Certificate shall be obtained.

### **Prior to the issue of the Occupation Certificate**

An Occupation Certificate must be obtained from the Principal Certifying Authority (PCA) prior to occupation of the new building, part of the building, or a change of building use. Prior to issue of an Occupation Certificate compliance with the following conditions is to be demonstrated.

41. BASIX

**Prior to the issue of the Occupation Certificate** the applicant is to demonstrate to the Principal Certifier compliance with all required Basix Certificate commitments.

42. Accessway construction

**Prior to the issue of an Occupation Certificate**, a concrete vehicular crossing is to be constructed between the property boundary and road carriageway off . Accessway , construction for the proposed development is to be completed in accordance with the approved plan and Council's *Engineering Guidelines – Subdivisions and Development Standards*.

43. Internal driveways

**Prior to the issue of an Occupation Certificate** the internal driveway to the proposed dual occupancy is to be constructed of concrete in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* and *Council's Development Control Plan 2020*.

44. Submission of Survey of Building Location

A survey report, prepared by a registered and practising Land Surveyor is required to verify the siting of the building in relation to adjacent boundaries. This survey shall be submitted to Council **prior to the issue of the Occupation Certificate**.

45. Drainage Diagram

Where development includes the installation of sanitary plumbing and drainage works between the building and Council's sewer, the applicant is required to submit to Council a drainage diagram. This diagram shall be prepared and submitted to Council **prior to the issue of the Occupation Certificate**. The diagram shall be drawn to scale at a ratio of 1:100 showing the location of the buildings and fittings and all pipelines, junctions, inspection openings and the like. Alternatively, Council can be requested to carry out the work upon payment of the fee listed in Council's current Revenue Policy

46. S138 Roads Act Approval

**Prior to the issue of an Occupation Certificate**, the Principle Certifying Authority shall ensure that all works associated with a S138 Roads Act approval have been inspected and signed off by Griffith City Council.

47. Glazing for privacy in wet areas

All bathroom, ensuite and toilet windows shall be installed with opaque glazing for privacy purposes.

48. Separate water meters

**Prior to the issue of an Occupation Certificate**, separate water meters are to be connected to each of the proposed <<units/dwelling>>. A separate application is to be submitted to Council for additional connections to Council's potable water main.

Where the connection is 25mm or greater to serve the needs of the development, the application shall be supported with hydraulic calculations prepared by an appropriate consultant, including reference to a water pressure and flow rate test of the adjacent mains.

49. Landscaping

**Prior to the issue of the Occupation Certificate**, the landscaping area shown on the approved landscape plan submitted with the application shall be landscaped and maintained to the satisfaction of Council at all times.

## On-Going Requirements

The following conditions or requirements must be complied with at all times, throughout the use and operation of the development.

50. Accessible water meter

The water meter servicing the subject allotment is to be kept free of any obstructions and is to be located outside the fenced area to ensure that the meter is accessible to Council officers at all times.

51. Manholes to be kept free of obstruction

All existing/proposed sewer manholes are to be kept free of any obstructions so that their positioning and maintenance are easily obtainable.

52. Letter Boxes

Separate letter boxes, which meet the requirements of Australia Post are to be provided for each unit adjacent to the street frontage.

53. Clothes Drying Areas

An area is to be set aside for and equipped to enable clothes to be dried in the open air. This clothes drying areas is to be screened by a fence or landscaped on the boundary adjoining public areas.

## Attachment C – Advisory Notes

The following information is provided for your assistance to ensure compliance with the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2021*, or other relevant legislation and Council's policies. This information does not form part of the conditions of development consent pursuant to Section 4.16 of the Act.

### (1) Essential Energy

- a) Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- b) Essential Energy's records indicate there is electricity infrastructure located within the vicinity of the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure. <https://energy.nsw.gov.au/sites/default/files/2018-09/ISSC-20-Electricity-Easements.pdf>
- c) Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW).
- d) Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

CURRENT REVISION + NOTES

Date:	Description:	Issue:	Drawn:
13.09.23	ADDED REVISED ENERGY	C	LN
21.11.23	FFL INCREASE	D	AE



DUAL OCCUPANCY (STRATA)

CLIENT: MAXIMUS BUILDERS PTY LTD  
STATUS: CONSTRUCTION  
LOT No: 401            DP No: 1272706  
STREET: 85 GILLMARTIN DRIVE, GRIFFITH  
CWC JOB #: A5544

CONTENTS

SHEET #	SHEET NAME	REVISION
1	LEGENDS	D
2	SITE PLAN	D
3	S68 & S138 PLAN	D
4	LOWER FLOOR PLAN	D
5	UPPER FLOOR PLAN	D
6	ELEVATIONS	D
7	ELEVATIONS	D
8	SECTIONS	D
9	UNIT 1 GLAZING	D
10	UNIT 2 GLAZING	D
11	ROOF PLAN	D
12	SET-OUT PLAN	D
13	INDICATIVE LANDSCAPE PLAN	D
14	DRAFT SUB-DIVISION PLAN	D
15	SHADOWS	D
16	3D VIEWS AND PERSPECTIVES	D
17	CONSTRUCTION NOTES	D
18	BUILDING SPECIFICATIONS	D
19	WORK SAFETY NOTES	D
20	KNAUF PARTYWALL DETAILS	D
21	KNAUF PARTYWALL DETAILS	D

**10 STAR BUILDING ASSESSMENTS**

www.10sba.com admin@10sba.com M: 0481 010 999

**#HR-V5K9L8-01 14/09/2023**

Assessor Adam Clarke  
Accreditation No. ABSA 101518  
Address 85 GILLMARTIN DRIVE, GRIFFITH, NSW, 2680

5.3 Minimum star rating  
NATIONWIDE HOUSE  
www.nathurs.gov.au

http://www.hero-software.com.au/pdf/HR-V5K9L8-01

Assessments completed within the accreditation period are part of the ABSA quality audit system

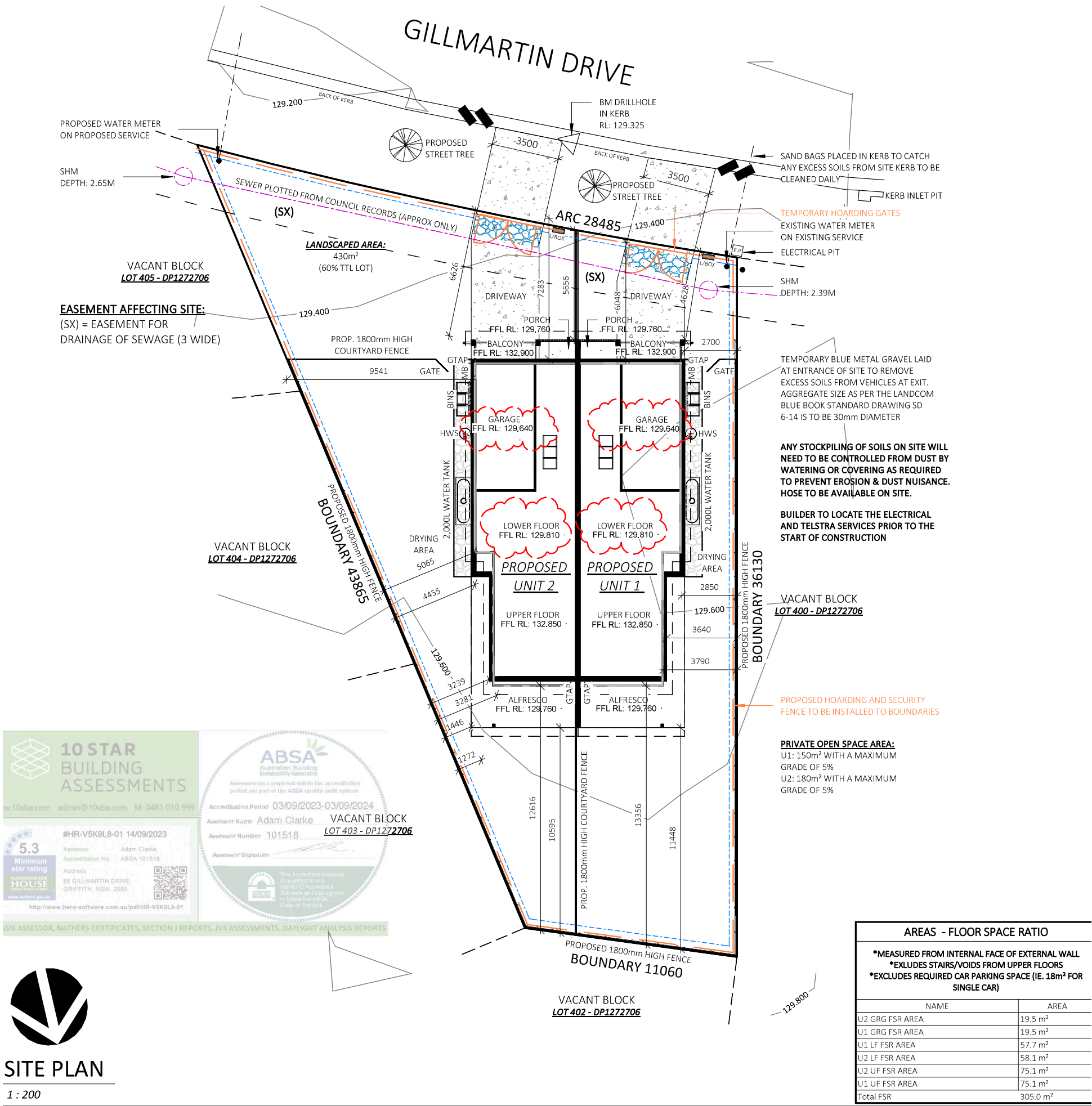
Accreditation Period 03/09/2023-03/09/2024

Assessor Name Adam Clarke  
Assessor Number 101518  
Assessor Signature

This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS





SITE PLAN  
1 : 200

SITE INFORMATION & LEGEND

SITE AREA: = 705.8m²  
OVERALL HABITABLE AREA (including garages/store) =194.8m²  
GROSS FLOOR AREA (as per LEP definition) =305m²  
SITE COVERAGE (dwelling & ancillary developments) = 42% ; 0.42:1  
FLOOR SPACE RATIO = 42% ; 0.42:1  
BUSHFIRE AFFECTED NO  
FLOOD AFFECTED NO  
APPROX HARDSTAND AREA =449m²  
APPROX LANDSCAPED AREA =430m²

- SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
- SITE HOARDING AND SECURITY FENCE
- WATER MAINS (APPROX ONLY)
- STORMWATER LINES (APPROX ONLY)
- SEWER LINES (APPROX ONLY)

- LINE OF EASEMENTS
- PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
- LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)
- ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY (Rivland Surveyors) ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION. Ref: Job No: 23054

BUSHFIRE NOTES:

BAL - N/A

LOT NOT BUSHFIRE AFFECTED

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 3 & 17 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

	PROJECT: DUAL OCCUPANCY (STRATA)		SITE PLAN		DRAWING REVISION + NOTES			
	STATUS: CONSTRUCTION		SHEET: 2 OF 21		Date:	Revision:	Issue:	Drawn
	LOT No: 401 DP No: 1272706		STREET: 85 GILLMARTIN DRIVE, GRIFFITH		30.05.23	CC PLANS + CL	A	LN
	CLIENT: MAXIMUS BUILDERS PTY LTD		DWG No: A5544		07.08.23	ADDED ENERGY	B	LN
					13.09.23	ADDED REVISED ENERGY	C	LN
					21.11.23	FFL INCREASE	D	AE



EXTERNAL FINISHES	
ABEL	MATERIAL DESCRIPTION
XO(A)	SCYON AXON 133mm VERTICAL CLADDING
XO(B)	SCYON AXON 400mm VERTICAL CLADDING
ORR(M)	CORRUGATED METAL SHEET ROOFING (MEDIUM)
BW	SELECT FACE BRICKWORK
NDR	SELECT RENDER FINISH
TNE	SELECT STONE CLADDING

10 STAR  
BUILDING  
ASSESSMENTS

www.10sba.com admin@10sba.com M: 0481 010 999

#HR-V5K9L8-01 14/09/2023

5.3  
Minimum  
star rating

Assessor: Adam Clarke  
Accreditation No: ABSA 101518  
Address: 85 GILLMARTIN DRIVE,  
GRIFFITH, NSW, 2680

ABSA  
Australian Building  
Sustainability Association

Assessments completed within the accreditation  
period are part of the ABSA quality audit system

Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke  
Assessor Number: 101518

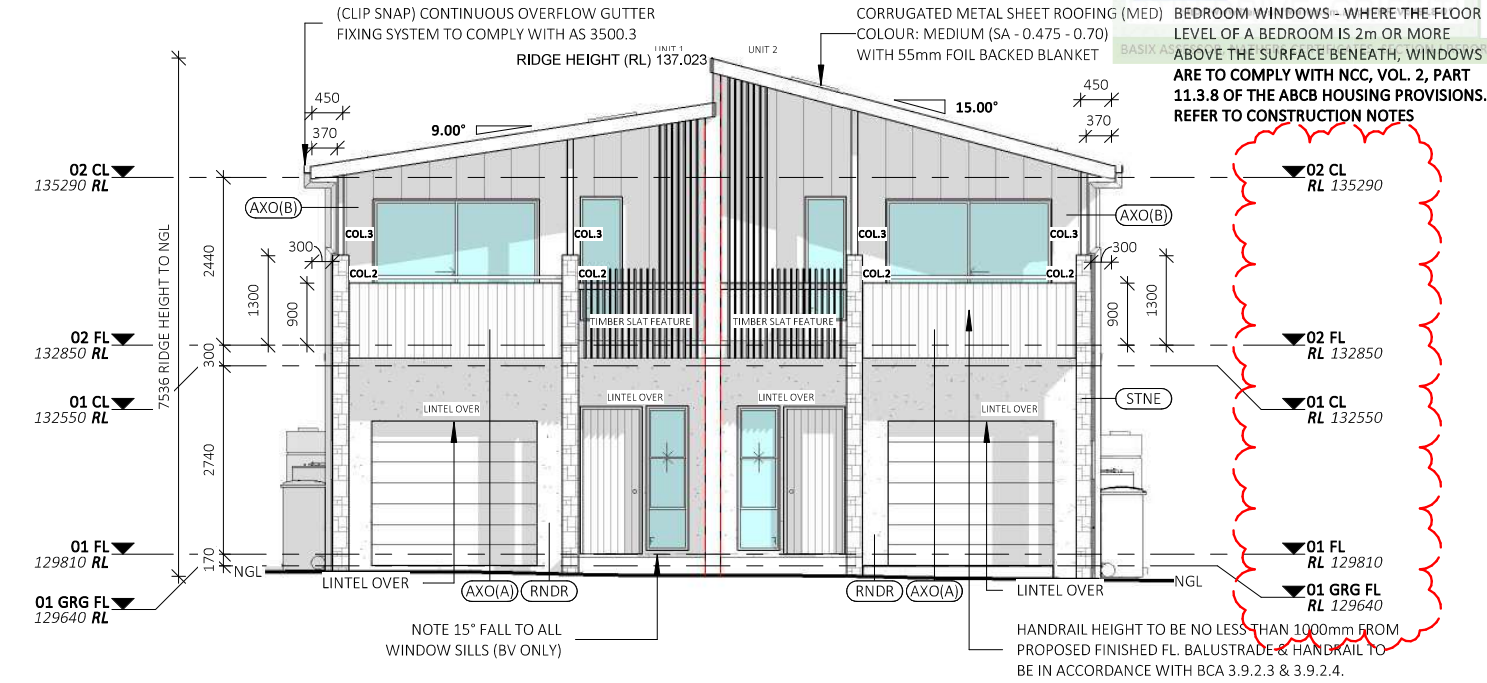
Assessor's Signature: \_\_\_\_\_

THIS ACCREDITED ASSESSOR  
is qualified to use  
BASIX Assessments.  
You were not assessed  
to follow the ABSA  
Code of Practice

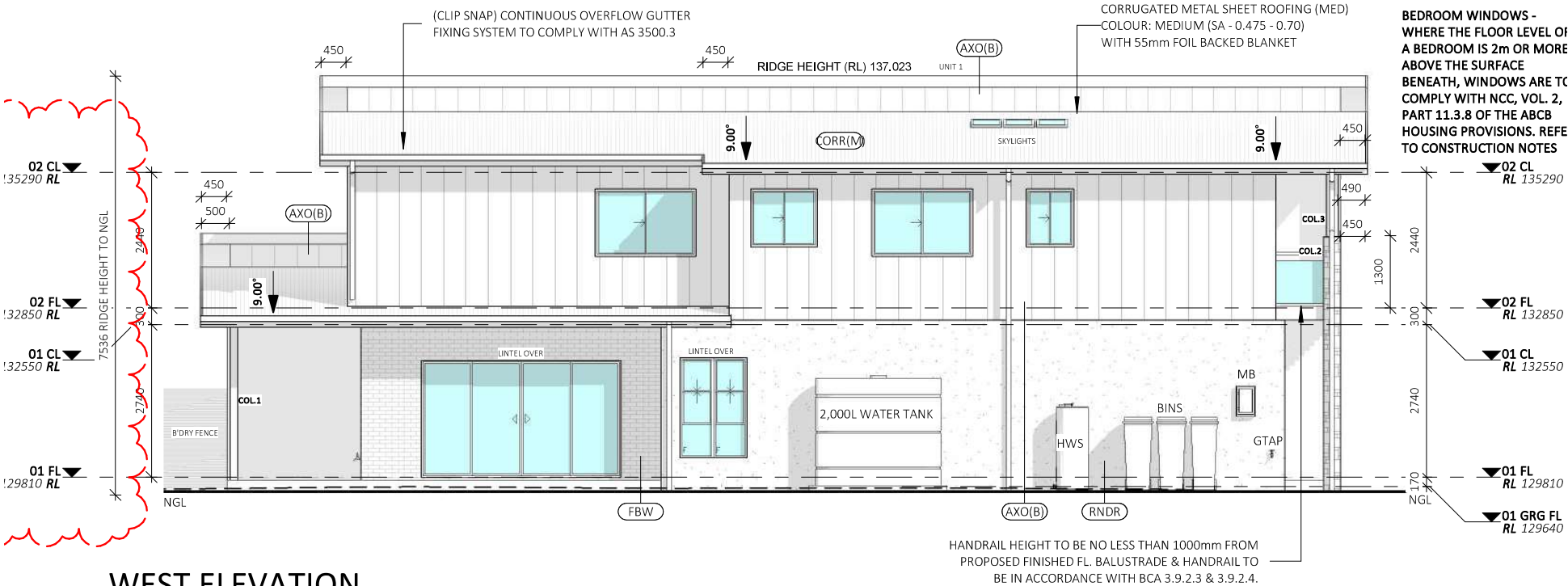
BASIX Assessment No. #HR-V5K9L8-01 14/09/2023

Assessment Title: DUAL OCCUPANCY (STRATA)

Assessment Type: BASIX, JVS ASSESSMENTS, DAYLIGHT ANALYSIS REPORT



SOUTH ELEVATION  
1 : 100



WEST ELEVATION  
1 : 100

BUSHFIRE NOTES:

BAL - N/A

LOT NOT BUSHFIRE AFFECTED

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 3 & 17 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: DUAL OCCUPANCY (STRATA)	ELEVATIONS	DRAWING REVISION + NOTES			
			Date:	Revision:	Issue:	Drawn
89A Lord Street (PO Box 5667) Port Macquarie NSW 2444   Shop 17 Centrepoin Arcade, Taree NSW 2430 T: 02 6583 4411 WWW.COLLINSWCOLLINS.COM.AU	STATUS: CONSTRUCTION LOT No: 401 DP No: 1272706 STREET: 85 GILLMARTIN DRIVE, GRIFFITH CLIENT: MAXIMUS BUILDERS PTY LTD	SCALE: 1 : 100 SHEET SIZE: A3 START DATE: 29.05.23 DWG No: A5544	30.05.23	CC PLANS + CL	A	LN
			07.08.23	ADDED ENERGY	B	LN
			13.09.23	ADDED REVISED ENERGY	C	LN
			21.11.23	FLL INCREASE	D	AE

EXTERNAL FINISHES	
ABEL	MATERIAL DESCRIPTION
XO(A)	SCYON AXON 133mm VERTICAL CLADDING
XO(B)	SCYON AXON 400mm VERTICAL CLADDING
ORR(M)	CORRUGATED METAL SHEET ROOFING (MEDIUM)
BW	SELECT FACE BRICKWORK
NDR	SELECT RENDER FINISH
TNE	SELECT STONE CLADDING

10 STAR BUILDING ASSESSMENTS

www.10sba.com admin@10sba.com M: 0481 010 999

5.3 Minimum star rating

10 DOWNWIND HOUSE

Assessor Adam Clarke

Accreditation No. #BSA 101518

Address 85 GILLMARTIN DRIVE, GRIFFITH, NSW. 2883

#HR-V5K9L8-01 14/09/2023

Assessor Signature

ABSA Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 03/09/2023-03/09/2024

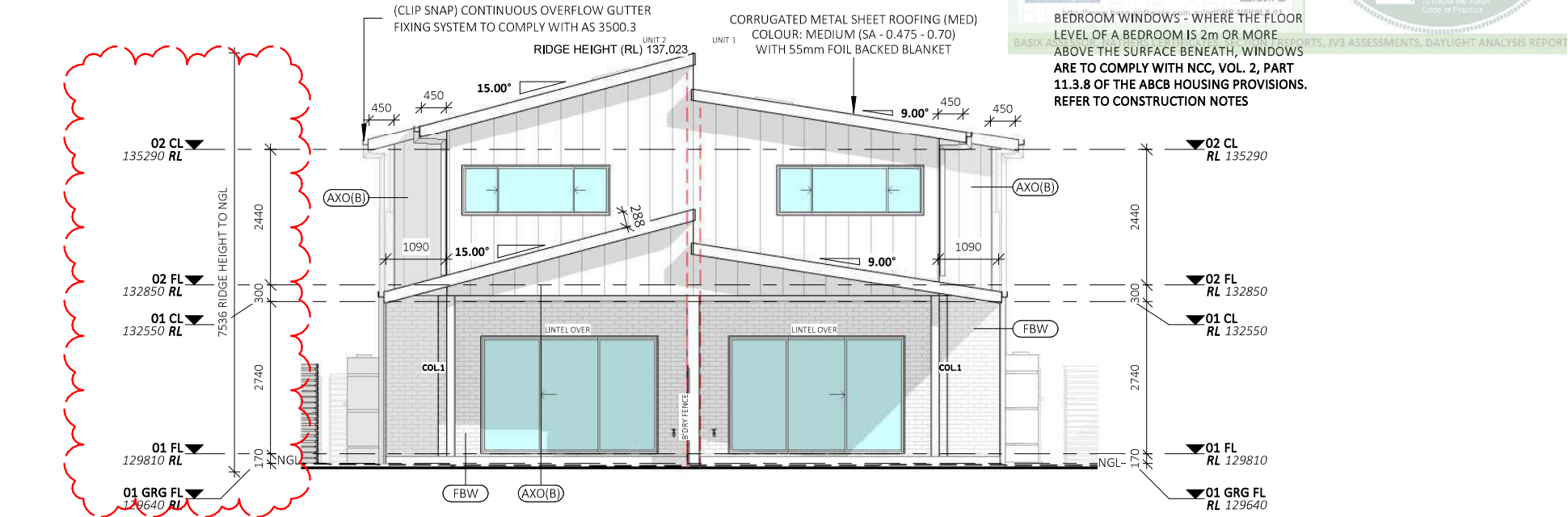
Assessor Name Adam Clarke

Assessor Number 101518

This Accredited Assessor is qualified to use BASIX Accredited Software and has agreed to follow the ABSA Code of Practice

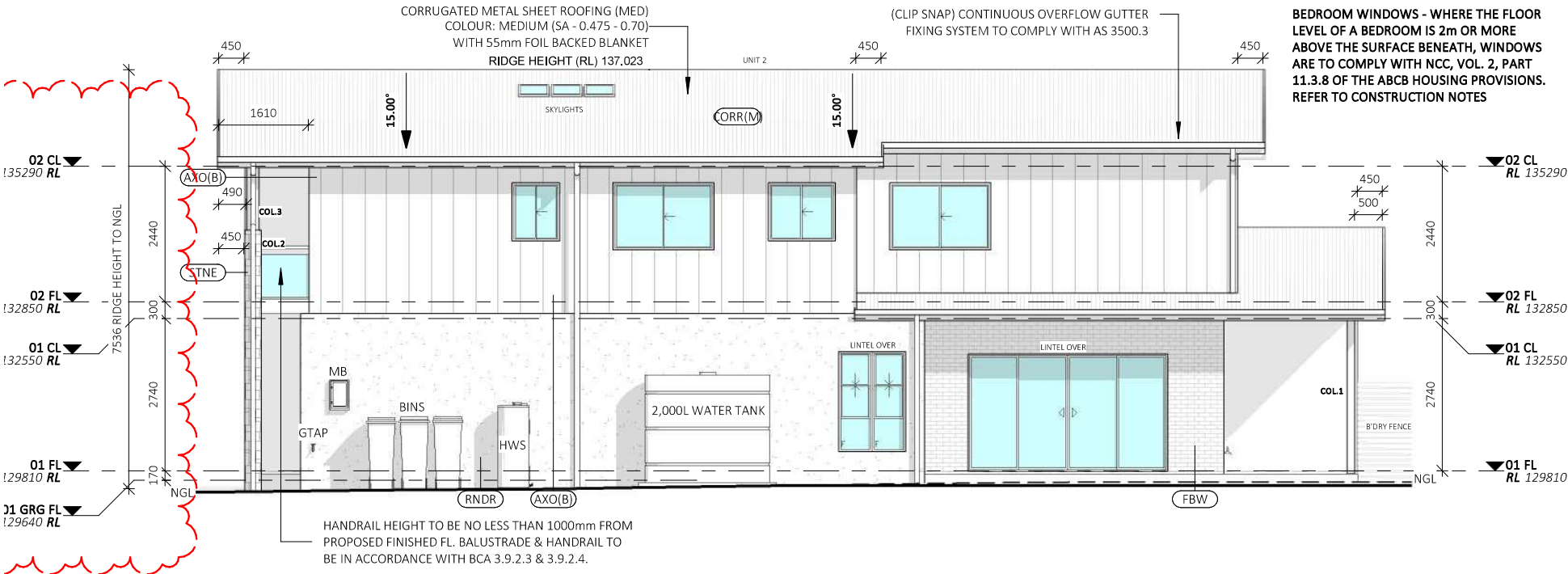
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, PART 11.3.8 OF THE ABCB HOUSING PROVISIONS. REFER TO CONSTRUCTION NOTES

BASIX, NCC, VOL. 2, PART 11.3.8 OF THE ABCB HOUSING PROVISIONS, IV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORT



NORTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100

BUSHFIRE NOTES:

BAL - N/A

LOT NOT BUSHFIRE AFFECTED

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 3 & 17 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

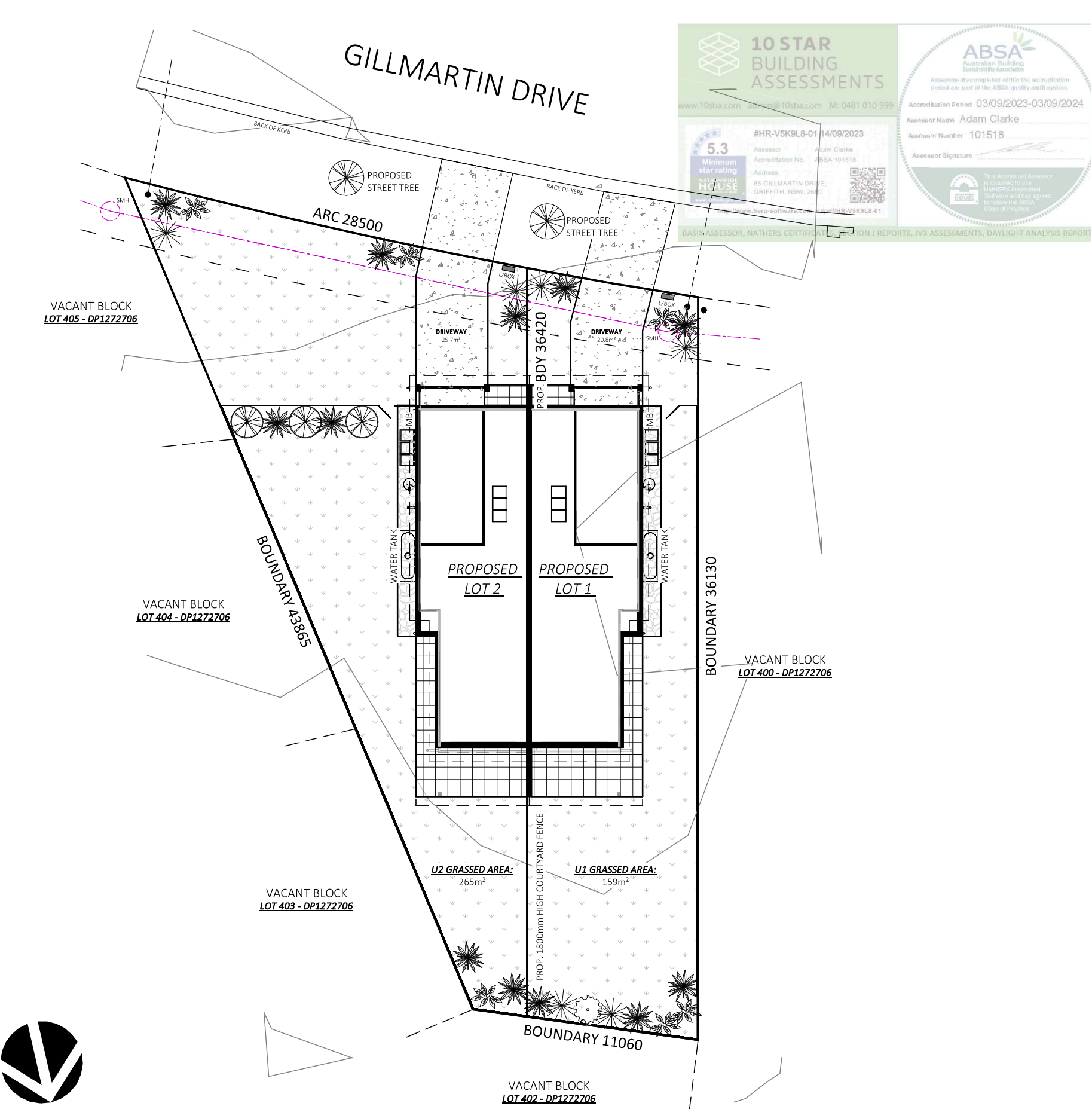
collinswcollins Building Designers	PROJECT: DUAL OCCUPANCY (STRATA)	ELEVATIONS	DRAWING REVISION + NOTES			
			Date:	Revision:	Issue:	Drawn
Note: Copyright © 2023: Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.	STATUS: CONSTRUCTION	SCALE:	30.05.23	CC PLANS + CL	A	LN
	LOT No: 401 DP No: 1272706	SHEET SIZE:	07.08.23	ADDED ENERGY	B	LN
	STREET: 85 GILLMARTIN DRIVE, GRIFFITH	START DATE:	13.09.23	ADDED REVISED ENERGY	C	LN
	CLIENT: MAXIMUS BUILDERS PTY LTD	DWG No:	21.11.23	FLL INCREASE	D	AE

89A Lord Street (PO Box 5667) Port Macquarie NSW 2444 | Shop 17 Centrepoin Arcade, Taree NSW 2430

T: 02 6583 4411

WWW.COLLINSWCOLLINS.COM.AU






INDICITIVE LANDSCAPE PLAN

1 : 200

LEGEND AND NOTES			
	NEW WARM SEASON TURF GRASS THROUGHOUT		EXISTING NEIGHBOURING VEGETATION TO BE PRESERVED AND PROTECTED THROUGHOUT
	UNSEALED SURFACE - GRAVEL FINISH (NOT HARDSTAND AREA)		SMALL EVERGREEN NATIVE TREES
	HARD SURFACE - DRIVEWAY/ PATHWAYS REFER BUILDING DESIGN FOR DETAILS		FEATURE OR STATEMENT PLANTINGS
	HARD SURFACE - PATIOS REFER BUILDING DESIGN FOR DETAILS		NEW SMALL / MEDIUM EVERGREEN SHRUBS
			NEW SMALL / MEDIUM EVERGREEN SOFT WOODED PERENNIALS
			NEW EVERGREEN PROSTRATE SHRUBS OR GROUND COVER PLANTINGS
		<ul style="list-style-type: none"><li>THIS PLAN IS NOT BE USED FOR CONSTRUCTION</li><li>THIS PLAN IS CONCEPTUAL ONLY AND IS DESIGNED TO HIGHLIGHT VARIOUS LANDSCAPE USES AROUND THE SITE,</li><li>ANY SUGGESTED PLANTS OR PLANT LIST IS INDICATIVE ONLY AND THE FINAL SELECTION OF ACTUAL SPECIES WILL BE SITE AND MICRO CLIMATE DEPENDENT,</li><li>ALL HARD-SCAPED SURFACES SHALL BE INSTALLED BY QUALIFIED LANDSCAPE TRADES AND AS PER MANUFACTURERS INSTRUCTIONS,</li><li>TURF SPECIES SHALL CONSISTS OF A WARM SEASON SPECIES ONLY SUCH AS; BUFFALO, KIKUYU OR COUCH,</li><li>THE ADVICE AND PLAN FROM A PROFESSIONAL LANDSCAPE DESIGNER IS TO BE SOUGHT PRIOR TO ANY CONSTRUCTION / LANDSCAPE WORKS COMMENCING,</li><li>LANDSCAPE HAS A DOMINANT NORTHERN ASPECT AND SELECTED PLANTS ARE TO BE SUN TO FULL SUN TOLERANT CAPABLE OF WITHSTANDING YEAR ROUND NORTHERN SUN,</li><li>PLANTS ON THE IMMEDIATE SOUTHERN SIDE OF BUILDINGS AND DWELLING MAY NEED SOME SHADE TOLERANCE,</li><li>PLANTINGS ARE TO BE WATER WISE AND DROUGHT TOLERANT ONCE ESTABLISHED</li></ul>	

BUSHFIRE NOTES:		BASIX NOTES:	GENERAL PLAN SET NOTES:
<div>BAL - N/A</div>	LOT NOT BUSHFIRE AFFECTED	PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 3 & 17 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS	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

 <div>collinswcollins Building Designers</div>	<p>Note: Copyright © 2023: Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.</p>	PROJECT: DUAL OCCUPANCY (STRATA)		INDICITIVE LANDSCAPE PLAN		DRAWING REVISION + NOTES					
		STATUS: CONSTRUCTION		SHEET: 13 OF 21	SCALE:	1 : 200	Date:	Revision:		Issue:	Drawn
		LOT No: 401 DP No: 1272706			SHEET SIZE:	A3	30.05.23	CC PLANS + CL	A	LN	
		STREET: 85 GILLMARTIN DRIVE, GRIFFITH		START DATE:	29.05.23	07.08.23	ADDED ENERGY	B	LN		
		CLIENT: MAXIMUS BUILDERS PTY LTD		DWG No:	A5544	13.09.23	ADDED REVISED ENERGY	C	LN		
						21.11.23	FFL INCREASE	D	AE		

9A Lord Street (PO Box 5667) Port Macquarie NSW 2444 | Shop 17 Centropoint Arcade, Taree NSW 2430

T: 02 6583 4411

WWW.COLLINSWCOLLINS.COM.AU

EXISTING LOT SCHEDULE		PROPOSED LOT SCHEDULE	
NAME	AREA	NAME	AREA
EXISTING LOT	705.83 m <sup>2</sup>	PROPOSED LOT 1	301.80 m <sup>2</sup>
TOTAL: 1	705.83 m <sup>2</sup>	PROPOSED LOT 2	404.02 m <sup>2</sup>
		TOTAL: 2	705.83 m <sup>2</sup>



**10 STAR**  
BUILDING  
ASSESSMENTS

www.10sba.com admin@10sba.com M: 0481 010 999



#HR-V5K9L8-01 14/09/2023

Assessor: Adam Clarke  
Accreditation No: ABSA-101518  
Address: 85 GILLMARTIN DRIVE, GRIFFITH, NSW, 2680  
http://www.hero-software.com.au/pdf/HR-V5K9L8-01

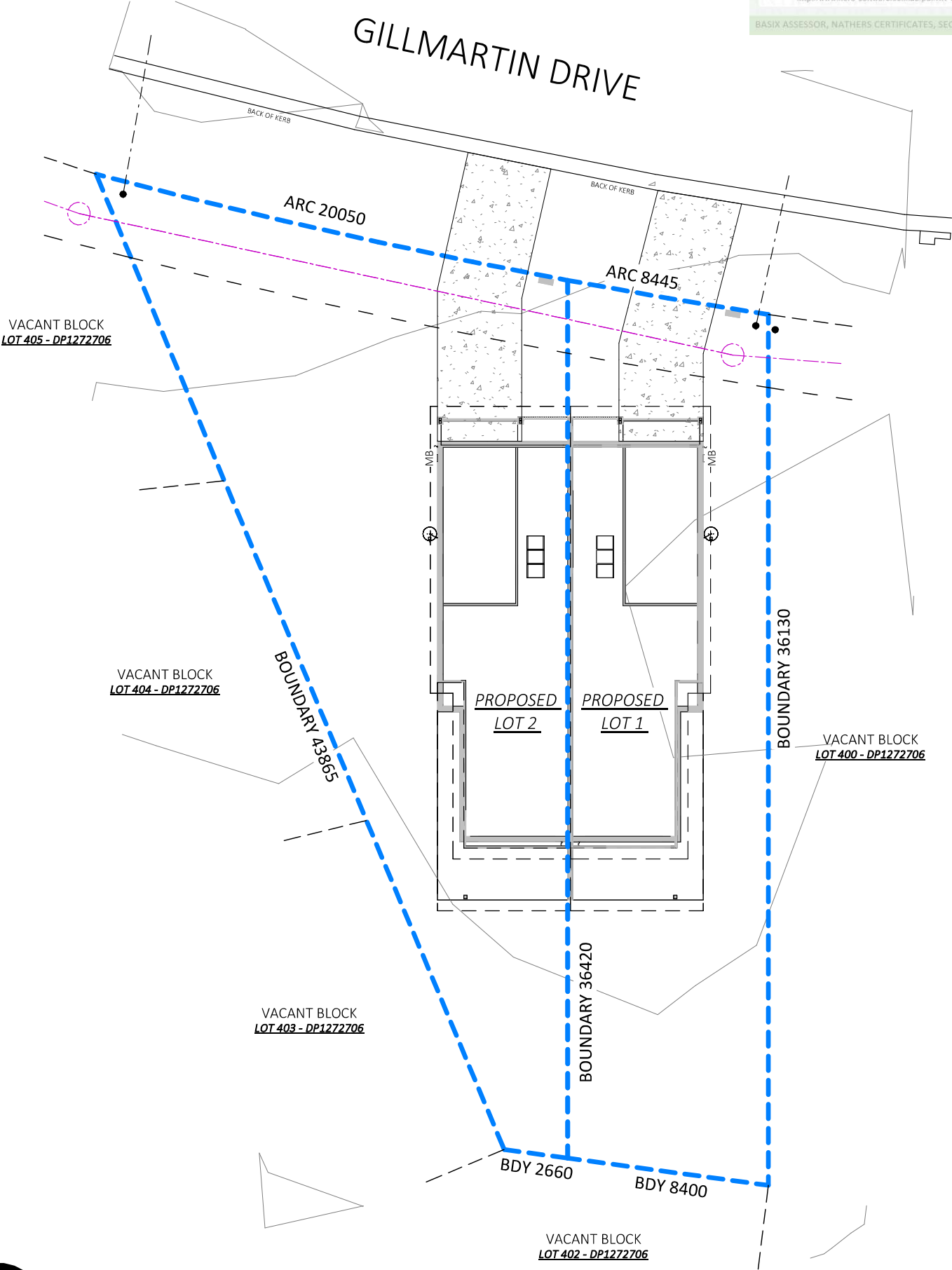




Assessments completed within the accreditation period are part of the ABSA quality audit system.  
Accreditation Period: 03/09/2023-03/09/2024  
Assessor Name: Adam Clarke  
Assessor Number: 101518  
Assessor Signature:   
This Accredited Assessor is qualified to use Hero Software and has agreed to follow the ABSA Code of Practice.




BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, Jv3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORT

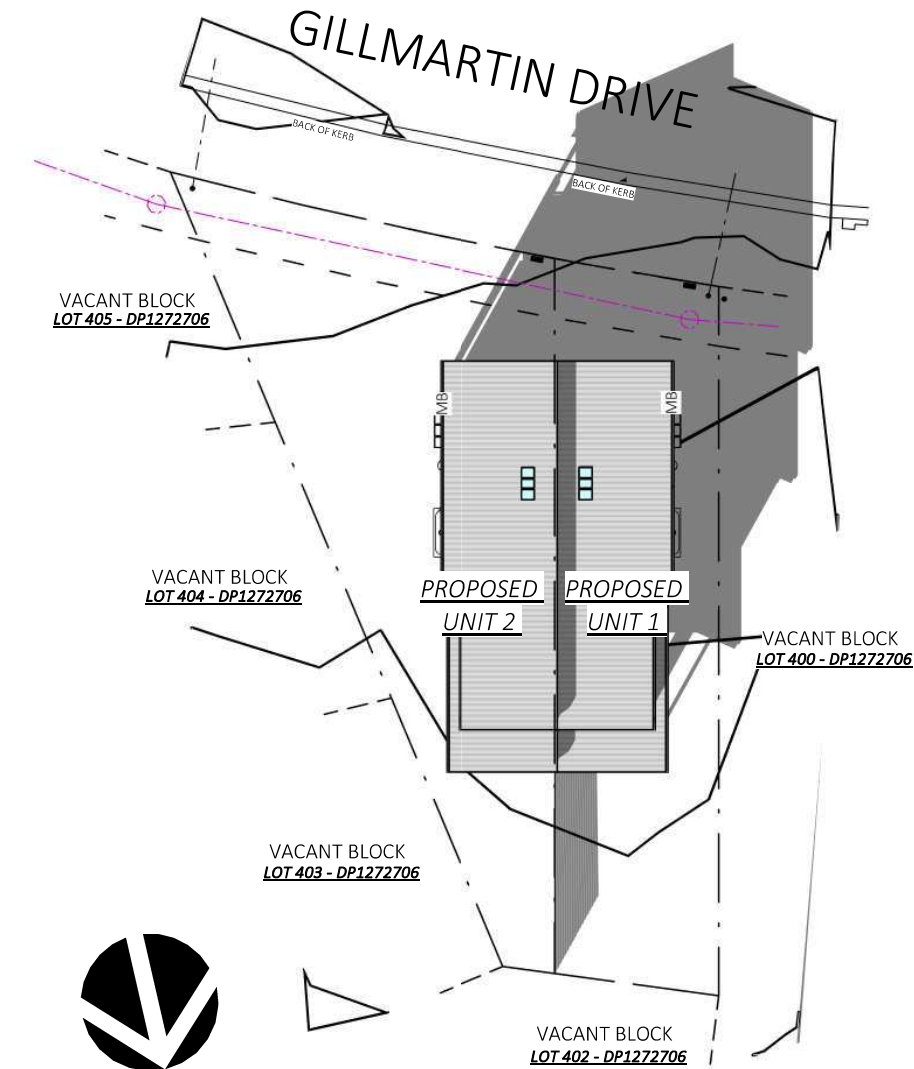


DRAFT SUB-DIVISION PLAN

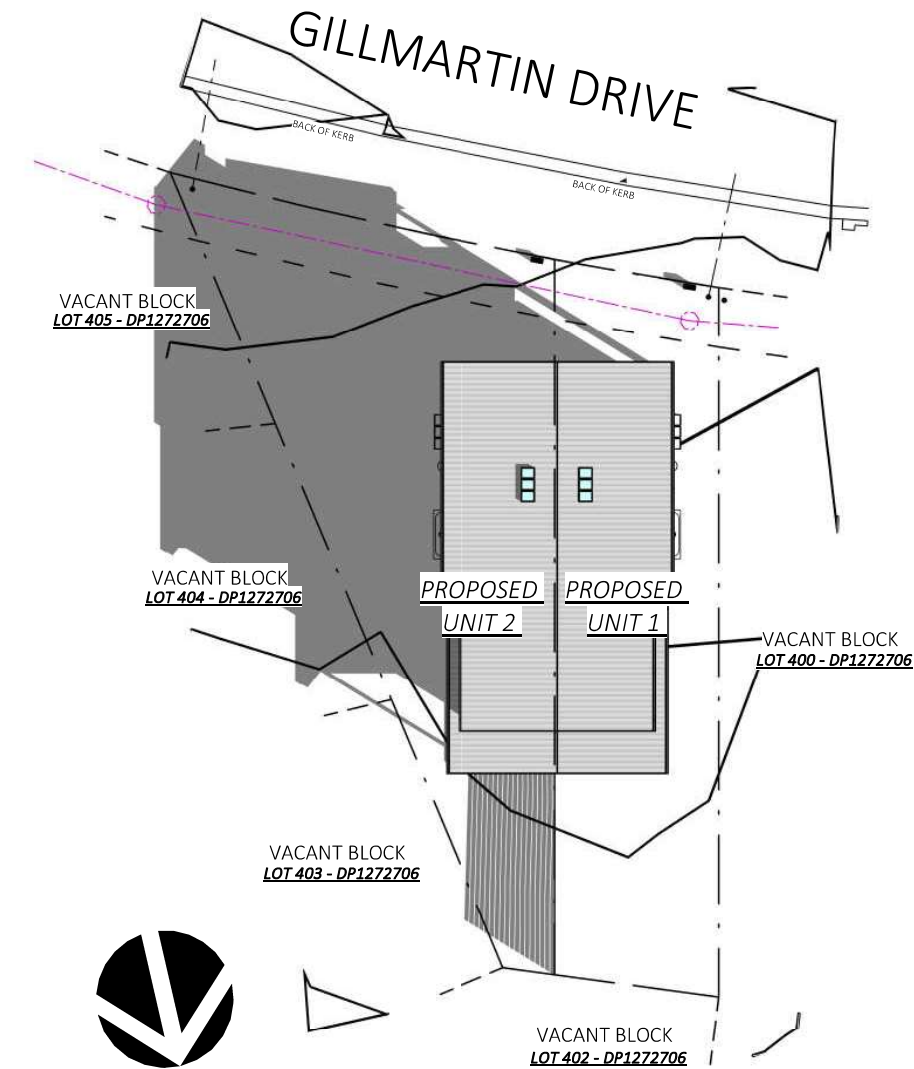
1 : 200

BUSHFIRE NOTES:		BASIX NOTES:		GENERAL PLAN SET NOTES:	
BAL - N/A		PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 3 & 17 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS		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	

 <div>Note: Copyright © 2023: Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.</div>	PROJECT: DUAL OCCUPANCY (STRATA)		DRAFT SUB-DIVISION PLAN		DRAWING REVISION + NOTES			
	STATUS: CONSTRUCTION	SHEET: 14 OF 21	SCALE:	1 : 200	Date:	Revision:	Issue:	Drawn
	LOT No: 401 DP No: 1272706		SHEET SIZE:	A3	30.05.23	CC PLANS + CL	A	LN
	STREET: 85 GILLMARTIN DRIVE, GRIFFITH		START DATE:	29.05.23	07.08.23	ADDED ENERGY	B	LN
	CLIENT: MAXIMUS BUILDERS PTY LTD		DWG No:	A5544	13.09.23	ADDED REVISED ENERGY	C	LN
					21.11.23	FFL INCREASE	D	AE



9AM SHADOW WINT. SOLS.  
1 : 350



12PM SHADOW WINT. SOLS.  
1 : 350



3PM SHADOW WINT. SOLS.  
1 : 350

www.10star.com admin@10star.com M: 0481 010 999

#HR-V5K9L8-01 14/09/2023

Assessor: Adam Clarke  
Accreditation No: ABSA 101518  
Address: 85 GILLMARTIN DRIVE, GRIFFITH, NSW, 2680

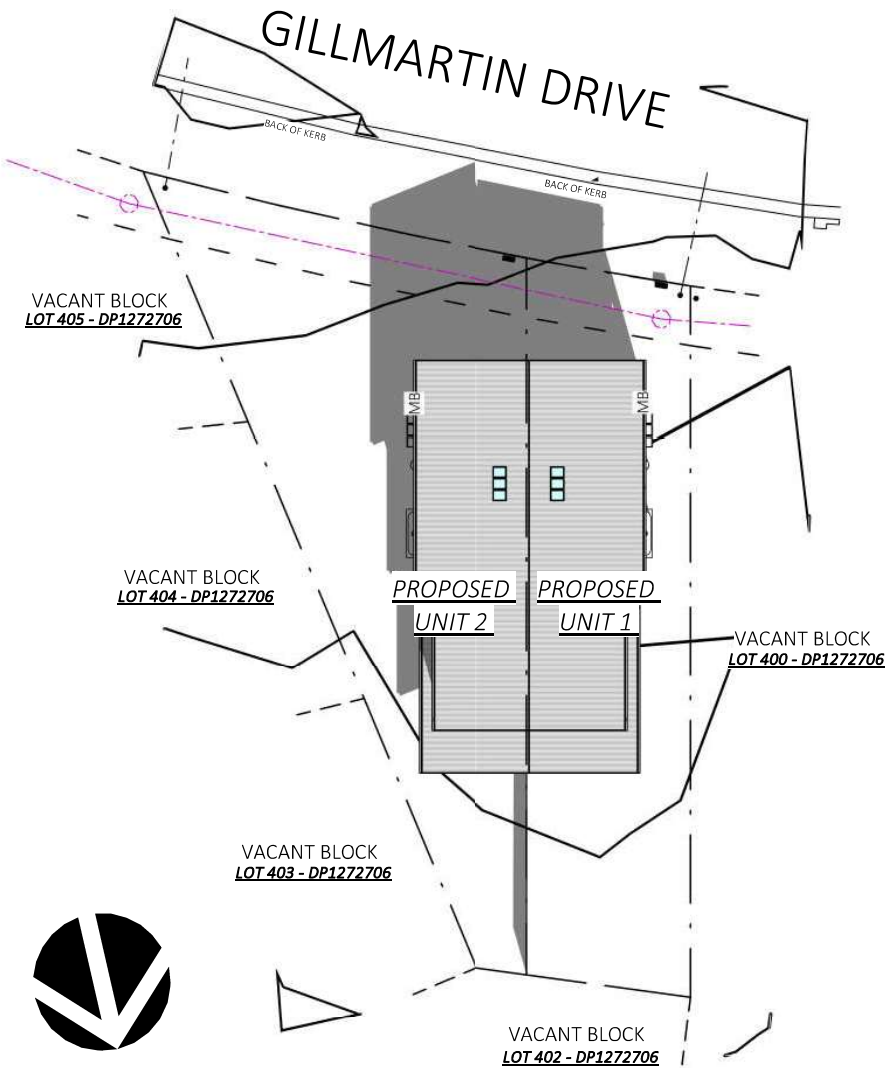
http://www.hero-software.com.au/pdf/HR-V5K9L8-01

Assessor's Signature

Accreditation Period: 03/09/2023-03/09/2024  
Assessor Name: Adam Clarke  
Assessor Number: 101518

THE ACCREDITED ASSESSOR is qualified to use NATHERS Accredited Software and has agreed to follow the BASIX Code of Practice

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, Jv3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORT



12PM SHADOW WINT. SOLS.  
1 : 350

BUSHFIRE NOTES:

BAL - N/A LOT NOT BUSHFIRE AFFECTED

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON SHEET 3 & 17 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

<p>89A Lord Street (PO Box 5667) Port Macquarie NSW 2444   Shop 17 Centrepoint Arcade, Taree NSW 2430 T: 02 6583 4411</p>	PROJECT: DUAL OCCUPANCY (STRATA)		SHADOWS		DRAWING REVISION + NOTES			
	STATUS: CONSTRUCTION		SCALE: 1 : 350		Date:	Revision:		Issue:
	LOT No: 401 DP No: 1272706		SHEET SIZE: A3		30.05.23	CC PLANS + CL		A
	STREET: 85 GILLMARTIN DRIVE, GRIFFITH		START DATE: 29.05.23		07.08.23	ADDED ENERGY		B
	CLIENT: MAXIMUS BUILDERS PTY LTD		DWG No: A5544		13.09.23	ADDED REVISED ENERGY		C
					21.11.23	FFL INCREASE		D
								AE






PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3

 <div>collinswcollins Building Designers</div>	<p>Note: Copyright © 2023: Coll.w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. <i>DO NOT SCALE</i> from this drawing. <i>CONTRACTOR</i> is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.</p>		PROJECT: DUAL OCCUPANCY (STRATA)		3D VIEWS AND PERSPECTIVES		DRAWING REVISION + NOTES			
			STATUS: CONSTRUCTION LOT No: 401 DP No: 1272706 STREET: 85 GILLMARTIN DRIVE, GRIFFITH  CLIENT: MAXIMUS BUILDERS PTY LTD		SHEET: 16 OF 21	SCALE:  SHEET SIZE: A3  START DATE: 29.05.23  DWG No: A5544	Date:	Revision:	Issue:	Drawn:
							30.05.23	CC PLANS + CL	A	LN
							07.08.23	ADDED ENERGY	B	LN
							13.09.23	ADDED REVISED ENERGY	C	LN
							21.11.23	FFL INCREASE	D	AE
89A Lord Street (PO Box 5667) Port Macquarie NSW 2444   Shop 17 Centrepoint Arcade, Taree NSW 2430 T: 02 6583 4411 WWW.COLLINSWCOLLINS.COM.AU										

**Alana McGibbon**

---

**From:** Agilcan Aslan [REDACTED]  
**Sent:** Friday, 10 November 2023 1:56 PM  
**To:** GCC Admin Mailbox  
**Subject:** Submission for development

Agilcan Aslan  
[REDACTED]

Dear Council

I would not like two story house to be built behind my house because

It will block our wiew

We won't have privacy on our back yard

It will drop value of our houses due to back side is high building

We also spoken to couple neighbors and they also not happy aswell

Thank you kindly



**Alana McGibbon**

---

**From:** [REDACTED]  
**Sent:** Thursday, 9 November 2023 7:36 AM  
**To:** GCC Admin Mailbox  
**Subject:** DA 203/2023

Hi,

My wife and I are writing to express our concerns regarding the proposed two story dual occupancy development submitted for lot 401 Gilmartin drive.

As owners of [REDACTED] we feel the two story building will shadow our house and yard as it is positioned north of our property .This will high impact on the energy efficiency of our house especially during the winter months

when the sun is lower in the sky, Also to this we will not have any privacy in our back yard and main living area due to them having full view of our land.

As our property already has a small backyard sun will be very limited which will also make it hard to grow plants and lawn.

Correct me if I'm wrong but I did not think that block was a dual occupancy lot?

Are we able to see the proposed plans and shadow diagrams?

We Look forward to hearing from you soon with some feedback on the above email.

Regards,  
Ryan Colpo

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Alana McGibbon**

---

**From:** Christina Moraitis [REDACTED]  
**Sent:** Wednesday, 8 November 2023 1:20 PM  
**To:** GCC Admin Mailbox  
**Subject:** RE: DA 203/2023 Proposed development on lot 401 DP1272706 85 GILLMARTIN DRIVE GRIFFITH

**Importance:** High

Good afternoon Kerry

RE: DA 203/2023 (1) Proposed development on lot 401 DP1272706  
85 GILLMARTIN DRIVE GRIFFITH

As a land owner affected by this proposed development, with plans to build one family home on lot 402 (lot 402 shares the north boundary with this development on lot 401), I wish to express my concerns as follows:

1. The proposal for two double-storey dwellings will be unacceptably dominant within the streetscape and inconsistent with the existing “regional/family neighbourhood” character.
2. The proposal will cause material detriment to neighbouring residents, by way of noise, privacy, shading, and traffic related matters.
3. The proposal is inconsistent with the existing neighbourhood character and desired “family” backyards. Approximately 3% of dwellings in Griffith are double-storey, and to have 2 on one property, attached with a common wall, will affect numerous family dwellings that share common boundaries with this proposed development. This is felt to be excessive and contrary to the orderly planning of the neighbourhood.
4. Impingement of neighbours privacy as upper storeys have windows that view up to 5 different land allotments from north, east and west boundaries.
5. Understanding that the developers submitting this proposal are not Griffith locals, our concerns are that the neighbourhood lifestyle and well-being impact of its development have not been properly considered.

After considering this application on its merits, recognising the dual occupancy capacity of the land and the need for increased dwellings; we kindly ask that this proposal be refused with an amendment for single storey dwelling(s) in view of the above mentioned reasons.

Kind Regards  
Efsthathia Steffania  
[REDACTED]

**Alana McGibbon**

---

**From:** Michael Draper [REDACTED]  
**Sent:** Saturday, 11 November 2023 12:54 PM  
**To:** GCC Admin Mailbox  
**Cc:** zara  
**Subject:** Development Application No. 203/2023 (1)

To the development assessment coordinator,

We, Michael & Zara Draper [REDACTED], would like to voice our objection to development application No: 203/2023 (1) for the proposed development on Lot 401 DP 1272706 85 Gillmartin Drive, Griffith. Our reasons are as follows:

Our primary concern is privacy. A two story building among single story homes will allow the occupants to view into neighbouring properties.

We live opposite from where this development is proposed and will not appreciate people being able to see into our yard.

The design of this building has an outdoor balcony that will have the occupants looking straight over our front fence. Having people looking down into our yard and home takes away from our sense of security and privacy that we enjoy in our space.

Our second major objection to this development is from an aesthetic point of view. A two story building among the already existing single story homes will be unsightly. There are several examples around Griffith that come to mind where dual story buildings have been constructed amongst single story homes, one already exists further along in the older part of Gillmartin Drive. This building is out of place amongst smaller homes and is an eye sore for locals living in the area. The Street comprises of and has been developed for single story houses/units.

For the unfortunate person who has to live next to this building, their yard is going to be shaded, ruining any plans for a garden. This is assuming that anyone will still buy that block.

Not to mention that this will negatively impact resale value of that block and potentially surround properties.

After talking to our neighbours on both side's of us, several doors up and down, we are all in agreement that this is not the sort of property that we want in our neighbourhood. We do not approve this application.

Regards,  
Michael and Zara Draper  
[REDACTED]

Sent from [Outlook for Android](#)

Adrian Stoel

To Griffith City Council,

I, Adrian Stoel, of [REDACTED] wish to register my objection towards a proposed development. After reviewing the Development Application for Lot 401/ DP 1272706, 85 Gillmartin Drive, Griffith NSW 2680, I would like to make a submission for Councils consideration in determining this proposed development.

Upon reviewing all documents available for public display, I have the following questions and submission:

- Section 4.0 of the statement of environmental effects shows the applicant has proposing the dual occupancy will not be out of character to the surroundings. The current developed area is of predominantly, Colourbond roof, with brick, and/or render facades, with all single story. A two-story dual occupancy will change the character of the area as it is completely different. The two-story dwelling will change the character and be visually prominent as opposed to the applicant stating it would not be visually prominent and fit withing the character of the surrounds. Furthermore, when the façade is made up of so many different materials, I struggle to understand how it will look like an attractive building. The front façade consists of vertical cladding in 2 different forms (widths), render, stone, timber slats, as well as the garage door and windows. I continue to look at the south elevation (road view) and see a shamble of materials that have been slapped together and do not look attractive, or within character of the surroundings.
- Section 4.0 of general information in the statement of environmental effects has the applicant stating no overshadowing or loss of privacy. In Section 4.9 in the development control plan, the applicant has stated that the site is adjoined by vacant lots. However, there is currently 2 lots, to the east of this development, under construction. One house would fall into the 9m radius and be a concern for privacy. The sill height of the windows appears to be below 1.7m and would therefore be looking into the neighbouring properties. I also question why the sill height of the windows in Proposed unit 1, are not at a height to increase privacy for a future dwelling for the lot to the west of this development. Unit 1 will al most certainly be within 9m of any proposed dwelling at 83 Gillmartin drive. This development would then invade of privacy for any development at 83 Gillmartin drive. I ask council to consider stipulating that as a bare minimum second story windows have a sill height of 1.7m or above to ensure privacy of current dwellings to the west and to ensure that the block to the east has the same opportunity for privacy.
- Will the proposed development use one sewer connection to the council sewer for both dwellings? Or, Does the dual occupancy require dual sewer connections. Section 2.2 of the statement of environmental effects does not detail as to if a second spur connection is required, if there is already provisions for a dual occupancy with the sewer on this subject lot, or if the dual occupancy share the single sewer connection.
- I question the compliance of the ground floor height against the natural ground. It appears that the applicant wishes to have a finished floor height of 300mm above natural ground. The common practice within the Griffith Council is to have the slab 410mm above ground (Griffith



City Council Building Floor Heights CS-CP-318, March 2013). Can the applicant provide details as to why they believe this proposed building does not need to comply with this 1 in 100 year ARI flood requirement? Upon reviewing page 2 of the Collins W Collins architectural drawings, it clearly displays the height at the front of the block at RL129.400, with a slab height of RL129.700 for the unit, with the garage 100mm lower (RL129.600). Why has the 300mm above slab height been adopted, as opposed to 410mm. Is this a cost cutting measure by the applicant? If this development was to be passed by council, the garage would be at the same height as the natural ground at the rear of the house, due to the topography of the lot. These heights are clearly displayed with the elevation drawings supplied and council should consider this in determining the application.

I ask council to consider my submission during determining the development application at lot 401/DP 1272706, 85 Gillmartin Drive, Griffith NSW 2680.

  
Regards  
Adrian Stoel

Collins W Collins Pty Ltd

A5544\_Response to Neighbour Submissions

CWC Reference – A5544

November 2023

## DA203/2023 – 85 Gillmartin Drive, Griffith

Submissions		Response
Streetscape	Unacceptably dominant within the streetscape and inconsistent with the existing “regional/family neighbourhood” character	<p>The proposed two-storey dual occupancy development is a permissible land use within the R1 residential zone and with no maximum building height applicable to the locality, is a suitable residential development for the site. The subject site is adjoined by several lots with approval for a single-storey dwelling and a single-storey dual occupancy, however, it is noted that there are neighbouring two-storey dwellings in the street, including 45 Gillmartin Drive. The proposal will therefore not dominate the streetscape, but rather, will complement the existing neighbouring dwellings and support the residential character of Gillmartin Drive.</p> <p>The proposed dual occupancy development contributes to the variety of housing types and densities within Griffith, and has been designed to support the family character of the area. The Griffith Housing Strategy 2019 notes the demand for an additional 1,744 dwellings by 2036, and states that “<i>it would be prudent to plan for a higher proportion of well-located strata dwellings in the future dwelling mix</i>”. The proposed dual occupancy assists in providing housing diversity and increasing the housing supply on a suitable site within this residential locality.</p> <p>The proposed dual occupancy development has been designed to maintain the residential character of the area, incorporating a variety of external materials and finishes that are apparent in the façades of neighbouring dwellings to support an attractive streetscape.</p>
	Approximately 3% of dwellings in Griffith are double-storey, and to have 2 on one property, attached with a common wall, will affect numerous family dwellings that share common boundaries with this proposed development. This is felt to be excessive and contrary to the orderly planning of the neighbourhood	
	The current developed area is of predominantly, Colourbond roof, with brick, and/or render facades, with all single story. A two-story dual occupancy will change the character of the area as it is completely different. The two-story dwelling will change the character and be visually prominent as opposed to the applicant stating it would not be visually prominent and fit within the character of the surrounds	
	A two story building among the already existing single story homes will be unsightly. There are several examples around Griffith that come to mind where dual story buildings have been constructed amongst single story homes, one already exists further along in the older part of Gillmartin Drive. This building is out of place amongst smaller homes and is an eye sore for locals living in the area.	

Phone: 02 6583 4411

PO Box 5667, Port Macquarie NSW 2444

Page 1 of 5

Email: plan@collinswcollins.com.au

Collins W Collins Pty Ltd

A5544\_Response to Neighbour Submissions

CWC Reference – A5544

November 2023

Privacy	Impingement of neighbours privacy as upper storeys have windows that view up to 5 different land allotments from north, east and west boundaries	<p>To ensure privacy is maintained, the proposal does not incorporate any principal living area windows to the upper floor, with bathroom and bedroom windows only, and has been designed with significantly increased side and rear setbacks. The proposed dwellings have been designed so that windows are not situated directly opposite windows of primary rooms of future adjoining dwellings. The proposed upper floor windows will therefore not lead to privacy impacts to the future single-storey adjoining dwellings.</p> <ul style="list-style-type: none"> <li>The subject site is adjoined by Lot 402 to the north, and the proposal provides a rear setback of 12.616m to the upper floor of unit 2 and a rear setback of 13.356m to the upper floor of unit 1, thereby exceeding a 9m radius between habitable rooms of adjacent dwellings to ensure privacy is maintained.</li> <li>To the east, the subject site is adjoined by Lot 405, which is to comprise of a dual occupancy development. Proposed unit 2 provides a setback of 9.541m to the eastern boundary to Lot 405, thereby exceeding a 9m radius between dwellings to ensure privacy.</li> <li>The proposed dual occupancy is not parallel with the eastern side boundary, and the eastern side setback therefore varies, significantly exceeding the 1.5m side setback requirement of the DCP in order to increase privacy. The subject site is adjoined by Lot 404 to the east, and proposed unit 2 provides a setback exceeding 5.5m to the upper floor window of bedroom 3, and a setback of approximately 6.5m to the upper floor window of bedroom 2. In consideration of the rear setback requirements of the DCP, it is considered unlikely that any habitable room windows will be within a 9m radius, thereby ensuring privacy between dwellings is maintained.</li> <li>As the proposed dual occupancy is not parallel to the eastern boundary, there will not be any windows directly opposite the windows of adjoining dwellings. The subject site is also adjoined by Lot 403 to the east, with no proposed windows directly facing this lot. Notwithstanding, in consideration of the rear setback requirements of the DCP, it is considered unlikely that any habitable room windows will be within a 9m</li> </ul>
	We will not have any privacy in our back yard and main living area due to them having full view of our land	
	We won't have privacy on our back yard	
	One house would fall into the 9m radius and be a concern for privacy. The sill height of the windows appears to be below 1.7m and would therefore be looking into the neighbouring properties. I also question why the sill height of the windows in Proposed unit 1, are not at a height to increase privacy for a future dwelling for the lot to the west of this development. Unit 1 will almost certainly be within 9m of any proposed dwelling at 83 Gillmartin drive. This development would then invade of privacy for any development at 83 Gillmartin drive. I ask council to consider stipulating that as a bare minimum second story windows have a sill height of 1.7m or above to ensure privacy of current dwellings to the west and to ensure that the block to the east has the same opportunity for privacy.	
	Our primary concern is privacy. A two-story building among single story homes will allow the occupants to view into neighbouring properties.	
	The design of this building has an outdoor balcony that will have the occupants looking	

Phone: 02 6583 4411

Page 2 of 5

Email: plan@collinswcollins.com.au

PO Box 5667, Port Macquarie NSW 2444



Collins W Collins Pty Ltd

A5544\_Response to Neighbour Submissions

CWC Reference – A5544

November 2023

	straight over our front fence. Having people looking down into our yard and home takes away from our sense of security and privacy that we enjoy in our space.	<p>radius of the upper floor windows of unit 2, thereby ensuring privacy is provided for between adjoining dwellings.</p> <ul style="list-style-type: none"> <li>To the west, the subject site is adjoined by Lot 400, a vacant residential lot. To increase privacy between future adjoining dwellings, the proposal provides a western side setback of 2.85m, increased from the 1.5m side setback requirement of the DCP. No principal living area windows are proposed to the upper floor, with 1.8m high boundary fencing ensuring the ground floor living area windows are screened from future adjoining dwellings.</li> </ul> <p>Furthermore, the proposal incorporates an upper floor balcony to the front façade only, rather than to the side or rear of the dwellings, to ensure privacy is provided to adjoining lots. The front balcony will not provide views to the principal private open spaces or windows of neighbouring properties, and is not a principal area of open space for the proposed dwellings.</p>
<b>Overshadowing</b>	We feel the two story building will shadow our house and yard	As demonstrated by the shadow diagrams, the proposed development will not lead to adverse overshadowing of any adjoining properties. The proposal will maintain more than 3 hours solar access to all adjoining properties on 21 June, with the shadow diagrams demonstrating that the eastern adjoining lots will not be shadowed by the proposal between 9am and 12pm on 21 June, and the western adjoining lot will not be shadowed by the proposal between 12pm and 3pm on 21 June, and the northern adjoining lot will not be shadowed by the proposal. The proposed dual occupancy will therefore maintain solar access for all adjoining properties and private open spaces.
	As our property already has a small backyard sun will be very limited which will also make it hard to grow plants and lawn	
	For the unfortunate person who has to live next to this building, their yard is going to be shaded, ruining any plans for a garden. This is assuming that anyone will still buy that block.	

Collins W Collins Pty Ltd

A5544\_Response to Neighbour Submissions

CWC Reference – A5544

November 2023

<b>Neighbouring Residents</b>	The proposal will cause material detriment to neighbouring residents, by way of noise, privacy, shading, and traffic related matters	The proposed dual occupancy has been designed to ensure that it does not cause detriment to neighbouring residents. The proposal incorporates increased side and rear setbacks to reduce perceptions of building bulk, is a residential development that will not lead to noise impacts, will not lead to adverse overshadowing of any neighbouring properties with more than 3 hours solar access maintained to adjoining lots on 21 June, will not lead to the loss of any significant views, and is compliant with off-street parking provisions to ensure that the proposal will not lead to on-street parking demand or traffic impacts.
	It will block our view	
<b>Façade</b>	When the façade is made up of so many different materials, I struggle to understand how it will look like an attractive building. The front façade consists of vertical cladding in 2 different forms (widths), render, stone, timber slats, as well as the garage door and windows. I continue to look at the south elevation (road view) and see a shamble of materials that have been slapped together and do not look attractive, or within character of the surroundings	The proposal has specifically been designed to incorporate articulation and a variety of external materials and finishes to provide visual interest to the façade and to support an attractive streetscape. Neighbouring properties incorporate a variety of external materials including various brick colours, cladding, stone and render, and the proposal is therefore not inconsistent with existing neighbouring dwellings or the streetscape.
<b>Sewer</b>	Will the proposed development use one sewer connection to the council sewer for both dwellings?	The proposal comprises a dual occupancy with Strata subdivision and will utilise one sewer connection.
<b>Floor level</b>	I question the compliance of the ground floor height against the natural ground. It appears that the applicant wishes to have a finished floor height of 300mm above natural ground. The common practice within the Griffith Council is to have the slab 410mm above ground (Griffith City	As per Rev D plans, the floor level has been increased to provide 410mm above ground level.

Phone: 02 6583 4411

PO Box 5667, Port Macquarie NSW 2444

Page 4 of 5

Email: plan@collinswcollins.com.au

**Collins W Collins Pty Ltd***A5544\_Response to Neighbour Submissions***CWC Reference – A5544****November 2023**

	<p>Council Building Floor Heights CS-CP-318, March 2013). Can the applicant provide details as to why they believe this proposed building does not need to comply with this 1 in 100 year ARI flood requirement? Upon reviewing page 2 of the Collins W Collins architectural drawings, it clearly displays the height at the front of the block at RL129.400, with a slab height of RL129.700 for the unit, with the garage 100mm lower (RL129.600). Why has the 300mm above slab height been adopted, as opposed to 410mm. Is this a cost cutting measure by the applicant? If this development was to be passed by council, the garage would be at the same height as the natural ground at the rear of the house, due to the topography of the lot. These heights are clearly displayed with the elevation drawings supplied and council should consider this in determining the application.</p>	
--	---	--