

# Planning Report

Dwelling and shed

157 Summer Drive  
Gol Gol, NSW, 2738



# EXECUTIVE SUMMARY

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Proposal	Construction of a dwelling and shed
Street Address	157 Summer Drive, Gol Gol
Formal Land Description	Lot 50 in Deposited Plan 1293754
Zone	RU5 - Village
Relevant State Environmental Planning Policies	Nil

## SUBJECT SITE AND SURROUNDING AREA

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The subject site, 157 Summer Drive, Gol Gol is an 994.4m<sup>2</sup> allotment located in the northern edge of the “Urban Release Area” within the township of Gol Gol. The subject land is irregular in in shape and currently vacant. Access is currently provided from Summer Drive, a cross over is not currently provided.

The surrounding area generally comprises similar sized residential allotments, with a number of the parcels already containing existing dwellings and associated structures.

The subject site appears to have access to reticulated electricity, telecommunications, water and sewer.

## Aerial Image of the Site and Surrounding Area



*Figure 1: Subject site and surrounding area*

## Site Photos



*Figure 2: View of site from Summer Drive*





*Figure 4: Site viewing towards the rear*

## PROPOSAL

# DESCRIPTION

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This application is for the construction of a dwelling and shed, as summarised under the following points:

- The dwelling is single storey and contains five bedrooms (master with WIR and ensuite), open plan kitchen, meals and family area, bathroom and separate WC, laundry, outdoor living area and double garage.
- The external appearance of the dwelling is finished with weatherboard cladding. The roof will be finished in a steel roof sheeting.
- The dwelling has a maximum height of 5.75m above natural ground.
- A new cross over will be utilised to provide access to the double garage.
- A shed is also proposed at the rear of the site. The building will have a length of 12 metres, a width of 7 metres and a height of 3.6 metres.

## PLANNING

# CONTROLS AND ASSESSMENT

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### Wentworth Local Environmental Plan 2011 (LEP)

The Subject site is within the RU5 – Village

The objectives of the zone are:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To promote development in existing towns and villages in a manner that is compatible with their urban function.*
- *To encourage well-serviced sustainable development.*
- *To ensure there are opportunities for economic development.*
- *To deliver new residential and employment growth in Buronga and Gol Gol.*
- *To ensure business and retail land uses are grouped within and around existing activity centres.*

The proposed dwelling is located within a recently subdivided estate and will support the development of Gol Gol. The dwelling has been designed to meet sustainability targets and is appropriately located so as not to unreasonably impact on the adjoining land. As such, the proposal supports the objectives of the RU5 zone.

### Wentworth Development Control Plan

### Chapter 8 – Residential Development Controls

#### 5.1.1 Site Context and Analysis

The plans submitted with this application demonstrate how the proposed development responds to site specific conditions and the site has been described in detail previously in this report. The proposed dwelling is going to have a consistent bulk and scale as the existing dwellings located within the locality. The site does not have any specific constraints and the topography is relatively flat.

### **5.1.2 Streetscapes**

The proposed building will have a positive impact on the streetscape. The main bedroom overlooks the street to provide for casual surveillance. The proposed garage has been incorporated into the design of the frontage effectively. The building has a clearly identified entry from the street and has been designed to be energy efficient. The external materials and colours of the building will complement existing dwellings in the broader area which have external materials and colours that vary considerably.

### **5.1.3 Front Setback**

The building has a front setback of approximately 6m, thus meeting the requirements.

### **5.1.4 Side setbacks and Corner Lot Setbacks**

The side setbacks of the proposed building from the western boundary is 1.2m and 2.9m from the eastern boundary. While the required total amount of 4.5 metres is not met, the plans have demonstrated that the adjoining dwellings will not significantly be impacted on from the location of the proposed dwelling.

### **5.1.5 Rear setbacks**

The proposed building is located 18.3m from the rear boundary, thus meeting this control. The outbuilding is not setback 3 metres from the rear boundary; however it is considered that the adjoining land will not have buildings within close proximity to the shed.

### **5.1.6. Walls on Boundaries**

Not applicable for this application.

### **5.1.7 Building heights and overshadowing**

The dwelling has been appropriately sited to have minimal impacts on the adjoining properties. The dwelling's highest point is located within the centre of the building, therefore overshadowing will not occur on the adjoining dwellings.



### **5.1.8 Site Coverage**

The site coverage (including existing development) is approximately 39%, thus meeting this control.

### **5.1.9 Private Open Space**

Sufficient private open space has been provided at the rear of the dwelling.

### **5.1.10 Energy Efficiency and Solar access**

Appropriate solar access and energy efficiency is achieved given the orientation of the site. An Energy Efficiency Compliance Assessment is included with this application to demonstrate that the relevant energy efficiency requirements are met. A BASIX has been supplied with the application.

### **5.1.11 Daylight to existing windows**

Due to the dwelling having a setback of 1.2 metres on the subject site from the dwelling located at 155 Summer Drive, it is considered that sufficient daylight is provided to the existing dwelling.

### **5.1.12 North-facing windows**

Not applicable – there are no existing north facing windows within 3m of the boundary.

### **5.1.13 Overlooking**

Not applicable for this application.

### **5.1.14 Fencing and Retaining Walls**

No front fences or retaining walls are proposed as part of this application.

### **5.1.15 Car Parking and Vehicle Access**

Sufficient car parking has been provided for the dwelling.

### **5.1.16 Cut and Fill**

As the site is relatively flat, only minimal earthworks are anticipated for this site.

### **State Environmental Planning Polices (SEPP)**

There are no SEPP's applicable to this application.

### **Assessment**

#### **Visual Impacts**

Please refer to DCP assessment.

#### **Open Space**

Please refer to DCP assessment.

#### **Overshadowing and Privacy**

Please refer to DCP assessment.

#### **Noise**

This application is proposing a dwelling in a locality that only contains residential uses, excessive noise impacts are not envisaged from this development.

#### **Erosion Control Measures**

No erosion control measures are considered necessary for this development.

#### **Economic and Social Impacts**

Given the residential nature of this development, economic or social impacts on the locality are not envisaged.

### **Environmental Benefits**

Due to the nature of this development, there are no significant environmental benefits predicted.

### **Disabled Access**

Not applicable for this application.

### **Security, Site Facilities and Safety**

Not applicable for this application.

### **Waste Management**

Not applicable for this application

### **Building Code of Australia**

The Construction Certificate will be issued by a Building Surveyor who will review the structures compliance with the Building Code of Australia.

### **Traffic**

Traffic will not be impacted on from the proposed development.

### **Stormwater/flooding**

Due to the site being flat to accommodate residential development, minimal cut and fill is required for this development.

## CONCLUSION

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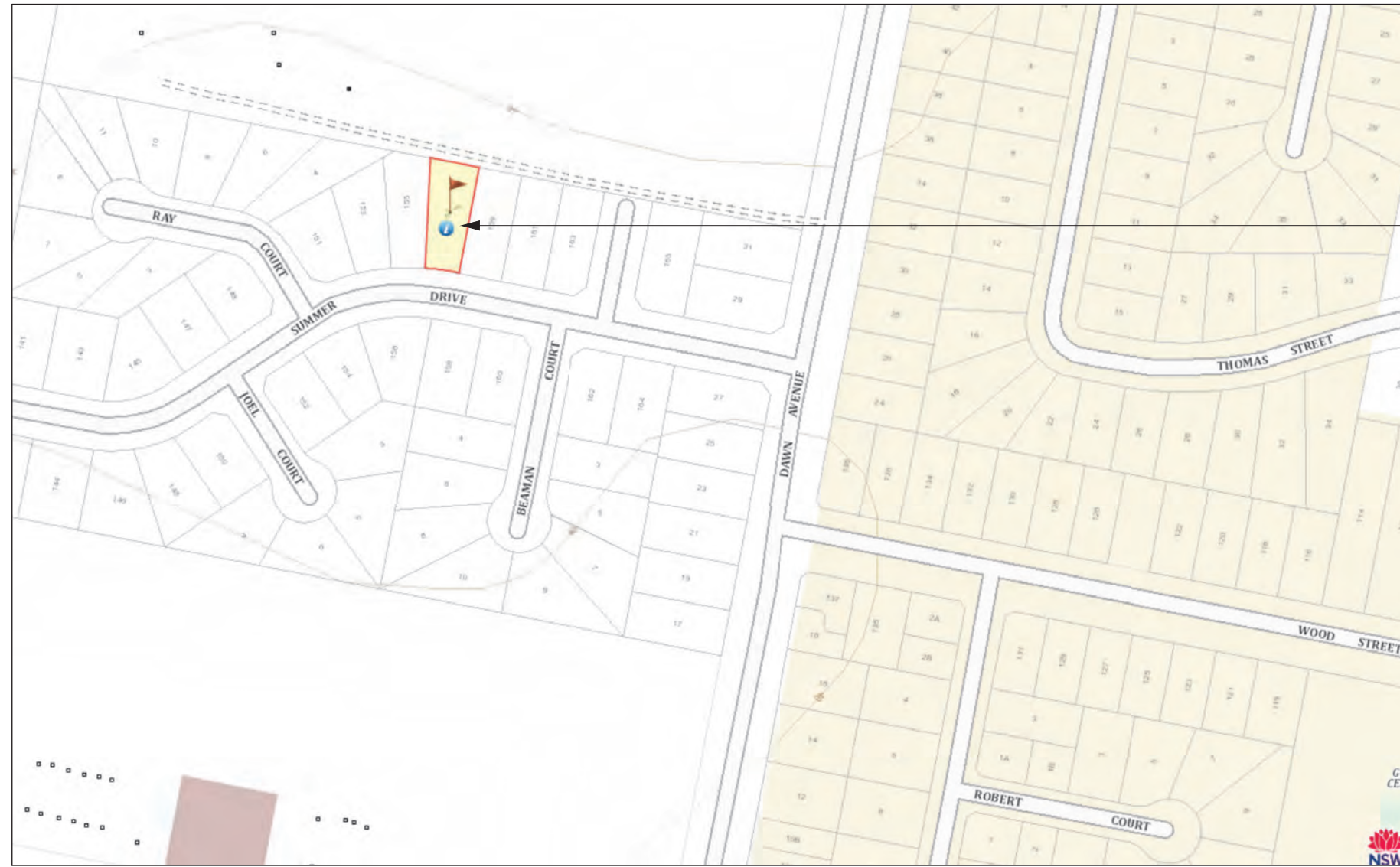
This report demonstrates that the proposal is consistent with the relevant provisions of the *Wentworth Local Environmental Plan 2011* and the Wentworth DCP.

The proposed development is appropriate for the site as it:

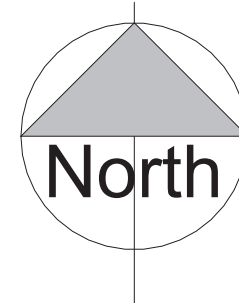
- Supports the objectives of the Zone RU5 - Village;
- Is appropriately located on the subject site;
- Will have an acceptable impact on the locality in terms of amenity and visual dominance; and
- Will not result in any detrimental impacts on the environment.

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant Development Consent for the construction of a dwelling and shed as described in this report at 157 Summer Drive, Gol Gol.





**PROPOSED SUBJECT SITE  
LOT 50 DP1293754  
157 SUMMER DRIVE  
GOL GOL  
NSW 2738**



**PROPOSED LOCALITY PLAN**

nts



**PROPOSED SUBJECT SITE  
LOT 50 DP1293754  
157 SUMMER DRIVE  
GOL GOL  
NSW 2738**

**PROPOSED LOCALITY PLAN - AERIAL VIEW**

nts

**NCC 2022 BCA - VOL TWO  
Part 10.8 CONDENSATION MANAGEMENT**

**10.8.1 EXTERNAL WALL CONSTRUCTION**  
(1) Where a *pliable building membrane* is installed in an *external wall*, it must -  
(a) comply with AS 4200.1; and  
(b) be installed in accordance with AS 4200.2; and  
(c) be located on the exterior side of the *primary insulation layer* of the wall assemblies that form the external envelope of the building.

(2) Where a *pliable building membrane*, *sarking-type material* or *insulation layer* is installed on the exterior side of the *primary insulation layer* of an *external wall* it must have a *vapour permeance* of not less than-  
(a) in climate zones 4 and 5, 0.143 ug/N.s; and  
(b) in climate zones 6, 7 and 8, 1.14 ug/N.s.

(3) Except for single skin masonry and single skin concrete, where a *pliable membrane* is not installed in an *external wall*, the *primary water control layer* must be separated from *water sensitive materials* by a drained cavity.

**10.8.2 EXHAUST SYSTEMS**

(1) An exhaust system installed in a kitchen, bathroom, *sanitary compartment* or laundry must have a minimum flow rate of -

- (a) 25 L/s for a bathroom or *sanitary compartment*; and
- (b) 40 L/s for a kitchen or laundry.

(2) Exhaust from a kitchen, kitchen range hood, bathroom, *sanitary compartment* or laundry must discharge directly or via a shaft or duct to *outside air*.

(3) Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to *outside air*.

(4) An exhaust system that is not run continuously and is serving a bathroom or *sanitary compartment* that is not ventilated in accordance with 10.6.2(a) must-

- (a) be interlocked with the room's light switch; and
- (b) include a run-on timer so that the exhaust system continues to run for 10 minutes after the light switch is turned off.

(5) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (1) must be provided with make-up air--

- (a) via openings to an adjacent room with free area of 14,000mm<sup>2</sup>; or
- (b) in accordance with AS 1668.2.

(6) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.

**10.8.3 VENTILATION OF ROOF SPACES**

(1) In *climate zones* 6, 7 and 8, a roof must have roof space that-

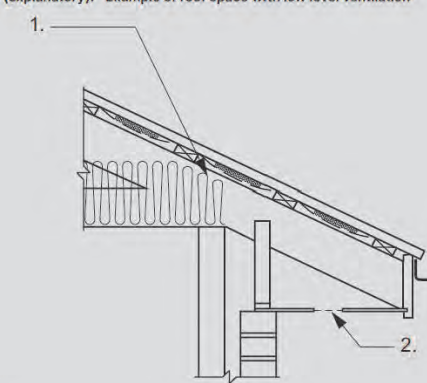
- (a) is located-
  - (i) immediately above the *primary insulation layer*; or
  - (ii) immediately above sarking with a *vapour permeance* of not less than 1.14 ug/H.s, which is immediately above the *primary insulation layer*, or
  - (iii) immediately above ceiling insulation which meets the requirements of 13.2.3(3); and 13.2.3(4); and
- (b) has a height of not less than 20mm; and
- (c) is either-
  - (i) ventilated to *outside air* through evenly distributed openings in accordance with Table 10.8.3; or
  - (ii) located immediately underneath roof tiles of an unsarked tiled roof.

- (2) The requirements of (1) do not apply to a-
  - (a) concrete roof; or
  - (b) roof that is made of structural insulated panels; or
  - (c) roof that is subject to Bushfire Attack Level FZ requirements in accordance with AS3959.

Roof pitch	Ventilation openings
< 10°	25,000 mm <sup>2</sup> /m provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm <sup>2</sup> /m provided at the eaves and 5,000 mm <sup>2</sup> /m at high level
≥ 15° and < 75°	7,000 mm <sup>2</sup> /m provided at the eaves and 5,000 mm <sup>2</sup> /m at high level, plus an additional 18,000 mm <sup>2</sup> /m at the eaves if the roof has a cathedral ceiling

**Table Notes**  
(1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.  
(2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

**Explanatory Information**  
Explanatory Figure 10.8.3 is an example of a roof space with low level ventilation.  
Figure 10.8.3 (explanatory): Example of roof space with low level ventilation



**Figure Notes**  
(1) Minimum 20 mm gap maintained between insulation and sarking.  
(2) Eave ventilation opening in accordance with Table 10.8.3.

**NSW BUSHFIRE PRONE LAND**  
IN ACCORDANCE WITH 'NSW RURAL FIRE SERVICE' BUSHFIRE PRONE LAND MAPS ZONES

**THIS PROPERTY IS NOT LOCATED IN BUSHFIRE PRONE LAND**

BUSHFIRE PRONE AREA  
157 Summer Drive, Gol Gol NSW 2738

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REV.	DATE	BY	AMENDMENTS	CKD.

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REGISTERED Building Practitioner GREGORY J HAMILTON DP-AD 222

DATE 05/12/24 DRAWN G.J.H.

SCALE 1 : 100 CHECKED G.H.

**DETAIL PROPOSED LOCALITY PLANS**

JOB PROPOSED NEW DWELLING  
LOT 50 DP1293754  
157 SUMMER DRIVE  
GOL GOL  
NSW 2738


CLIENT T & B SYMES

**Certificate No. #HR-WDHL6V-01**  
Scan QR code or follow website link for rating details.

Assessor name Beau Brown  
Accreditation No. DMN/19/1910  
Property Address 157 Summer Drive, Gol Gol, NSW, 2738  
<http://www.hero-software.com.au/pdf/HR-WDHL6V-01>



**GENERAL NOTES**

- All sections of the specification and drawings shall be taken in conjunction and any provisions or clause in any one section shall be taken as referring to all other sections, if such provision and clauses are in anyway applicable.
- Where an item is usual or necessary or is reasonably or properly inferred in the type of work generalised in this specification but not specifically mentioned, it shall be deemed to be included in the specification.
- Check and verify all measurements, dimensions and intent prior to construction or fabrication.
- Do not scale drawings.
- Figured dimensions are to take precedence over all.
- All works must comply with the B.C.A. and all relevant by-laws & authorities.
-  Denotes articulation joint to be constructed in accordance with caca technical note 61.
- Overflow relief gully requirements are to comply with A.S. 3500.2-2021 "Sanitary Plumbing & Sanitary Drainage"
- Solid fuel combustion heaters are to be installed in accordance with A.S. 2918-2018. "Domestic Solid Fuel"

**WATERPROOFING OF WET AREAS**

Waterproofing of wet areas being bathrooms, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2021, 'Waterproofing Of Wet Areas Within Residential Buildings'.

**WIND LOADS FOR HOUSING CLASSIFICATION**

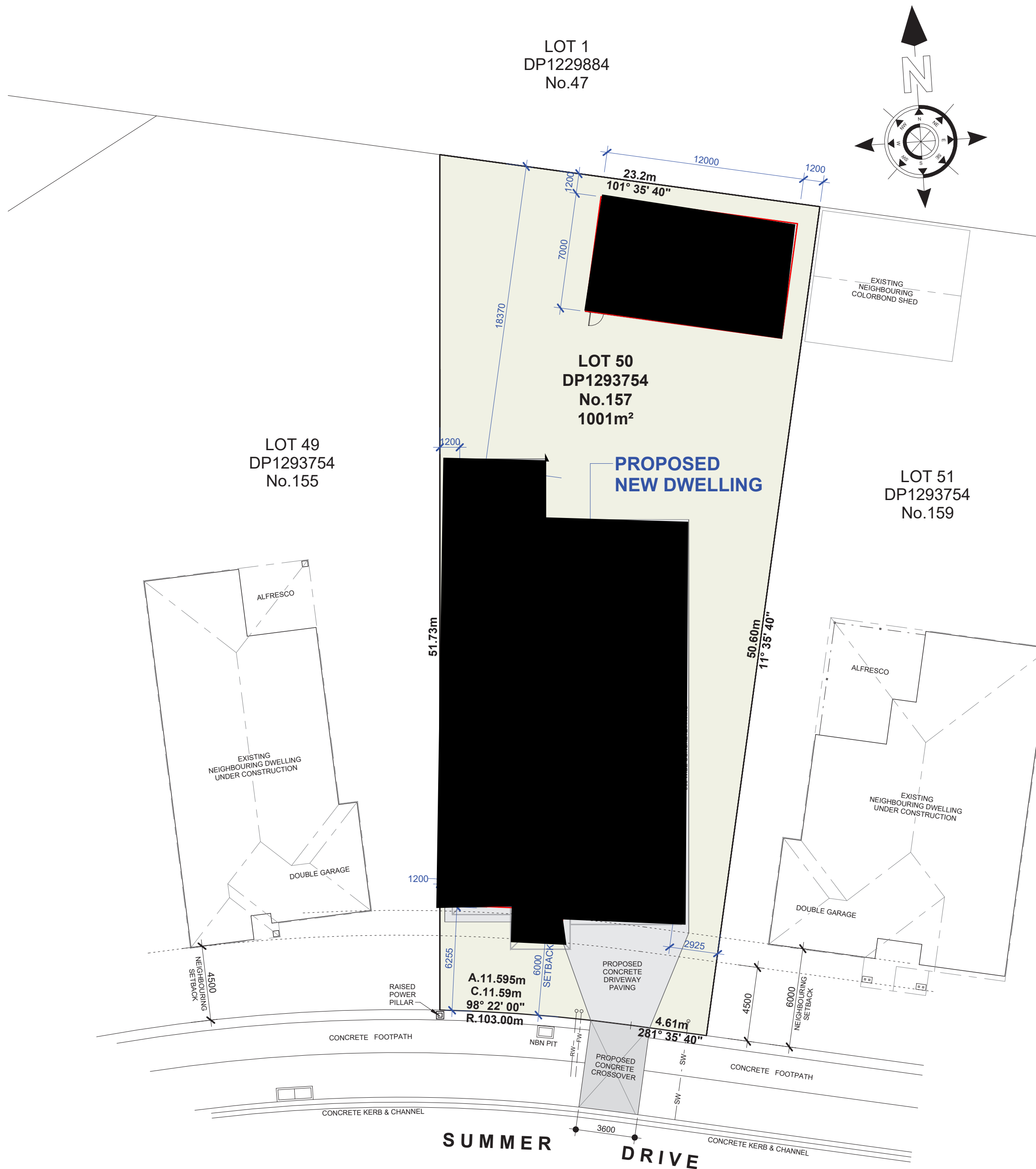
REGION	A
TERRAIN CATEGORY	TC 2 (open terrain, well-scattered obstructions)
SHIELDING CLASSIFICATION	NS (no shielding)
TOPOGRAPHIC CLASSIFICATION	T0 (maximum slope <1:10)
<b>DESIGN GUST WIND SPEED</b>	<b>N2</b> 26m/s Serviceability (Vh,s) 40m/s Ultimate (Vh,u)

**ENERGY EFFICIENCY INFORMATION**

ITEM	INSTALL.
Dwelling Roofs and Ceilings	R 7.0 BULK INSULATION - ROOF COLOUR ~ DOVER WHITE (LIGHT)
Dwelling External Walls	R 2.7 BULK INSULATION & ANTIGLARE REFLECTIVE FOIL WRAP. REFLECTIVE FOIL WRAP TO COMPLY WITH AS/NZS 4200.1 and MUST BE INSTALLED IN ACCORDANCE WITH AS 4200.2. <b>EXCLUDING GARAGE.</b>
Dwelling Internal Walls	R 2.7 BULK INSULATION TO GARAGE, BATHROOM, WC & LAUNDRY.
Floor	CONCRETE FLOOR - NO INSULATION REQUIRED. USE KORDON and/or TRITHOR or SIMILAR TERMITE TREATMENT.
Windows & Sliding Doors	ALUMINIUM <b>IMPROVED DOUBLE GLAZED</b> AWNING WINDOWS & SINGLE GLAZED SLIDING DOOR UNIT - ALL GAPS & CRACKS TO BE SEALED.
External Doors	WEATHER STRIPPED.
Exhaust Fans	BATHROOM & ENSUITE EXHAUST FANS TO BE SEALED UNITS DUCTED TO OUTSIDE AIR WITH SELF CLOSING DAMPER. RANGEHOOD EXHAUST FAN TO BE SEALED UNIT DUCTED TO OUTSIDE AIR WITH SELF CLOSING DAMPER.
Solar Hot Water System	SOLAR HOT WATER SYSTEM MUST ACHIEVE AN ENERGY PERFORMANCE OF 60% SOLAR GAIN.

Schedule of **BASIX** Commitments

ITEM	COMMITMENT
<b>WATER</b>	
Landscape	Up to 300 m <sup>2</sup>
Showerheads	3 stars
Toilets, taps	4 stars
<b>THERMAL PERFORMANCE</b>	
External walls (excl. garage)	Vapour permeable sarking, R2.7 batts
Internal walls – to garage, bath, wc, and laundry only	R2.7 batts
Ceilings (incl. garage)	R7.0 batts
Roof	Single-sided foil (E=0.05)
Glazing – to sliding door only	Single glazed, low-e (6 mm Planibel G) • Sliding doors: Synergy residential aluminium (TND-017-020)
Glazing – to all other	Double glazed, argon fill, clear (4/10/4) • Awning windows: Synergy residential aluminium (TND-002-015) • Fixed windows: Synergy residential aluminium (TND-031-002) • Entry doors: NATHERS default aluminium (ALM-005-01)
External doors	Air infiltration seals
Exhaust fans	Self-closing damper
<b>ENERGY</b>	
Hot water	Heat pump, 31-35 STCs
Heating and cooling system	3-phase air conditioning, EER 2.5-3.0
Ventilation – bathroom, kitchen	Individual fan, ducted, manual switch
Ventilation – laundry	Natural ventilation only
Artificial lighting	LED throughout, IC-rated
Other	Induction cooktop, electric oven



**PROPOSED SITE PLAN**

1:200


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**DETAIL PROPOSED SITE PLAN**

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NSW 2738

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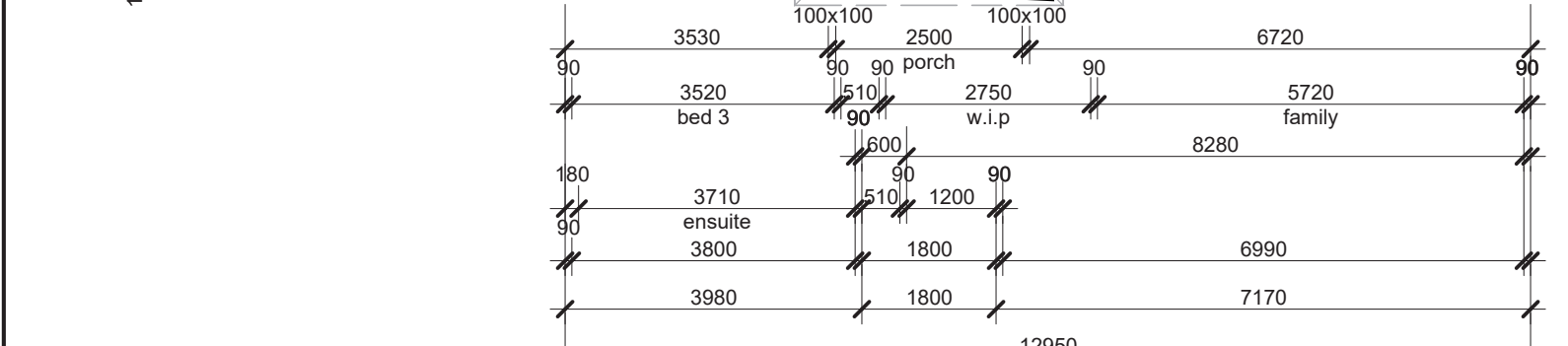
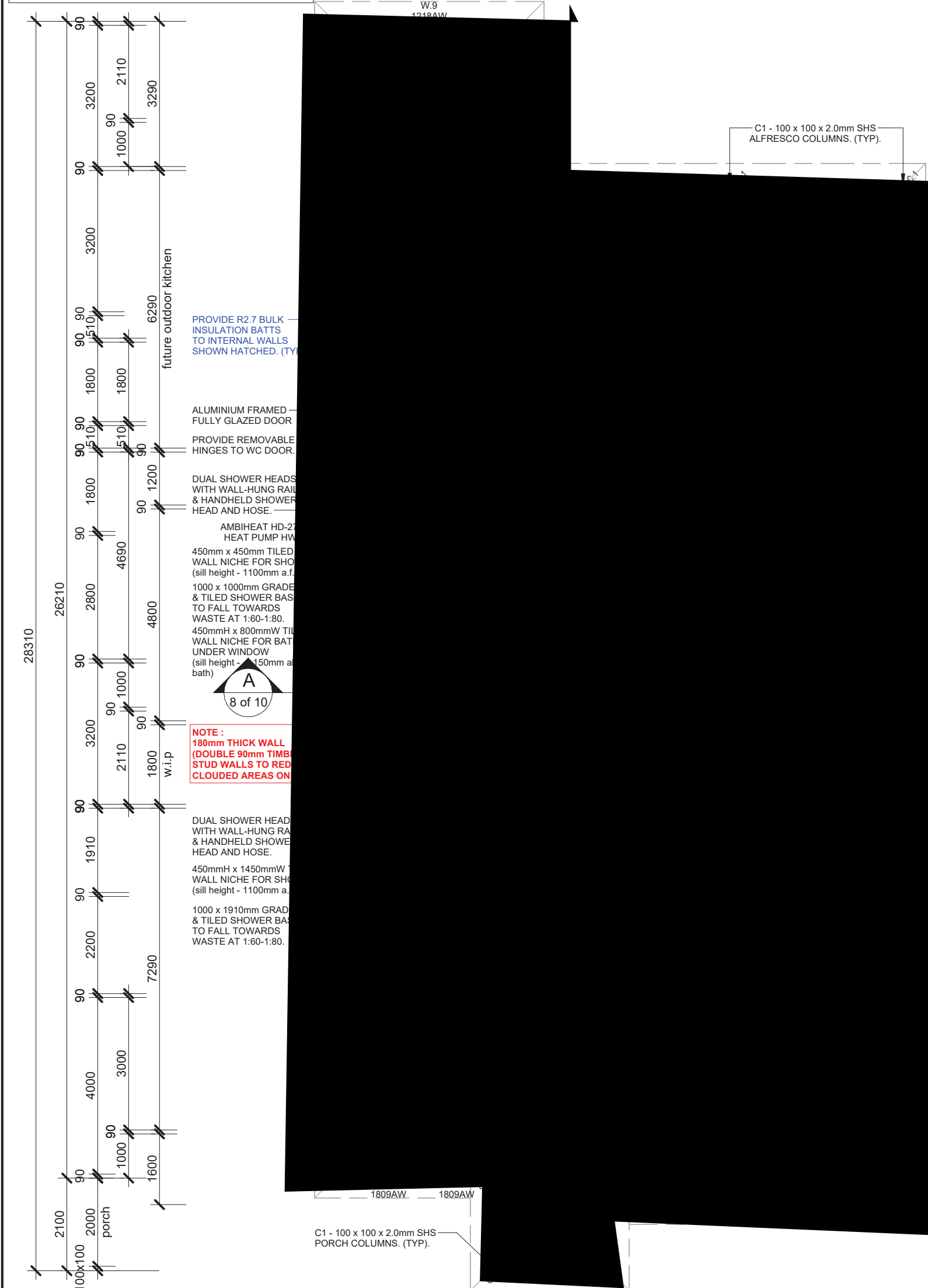
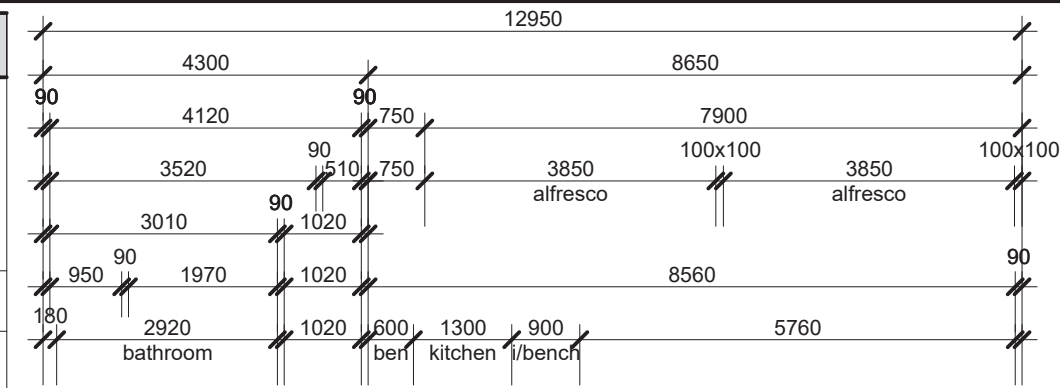
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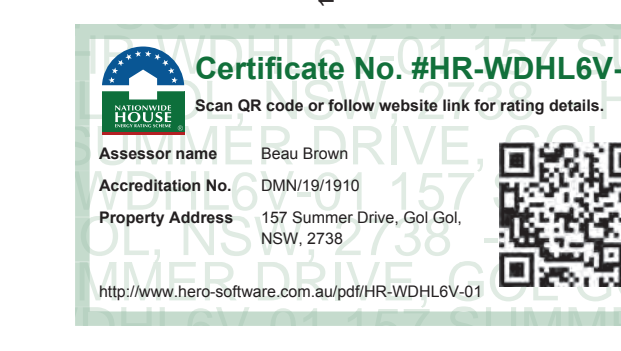
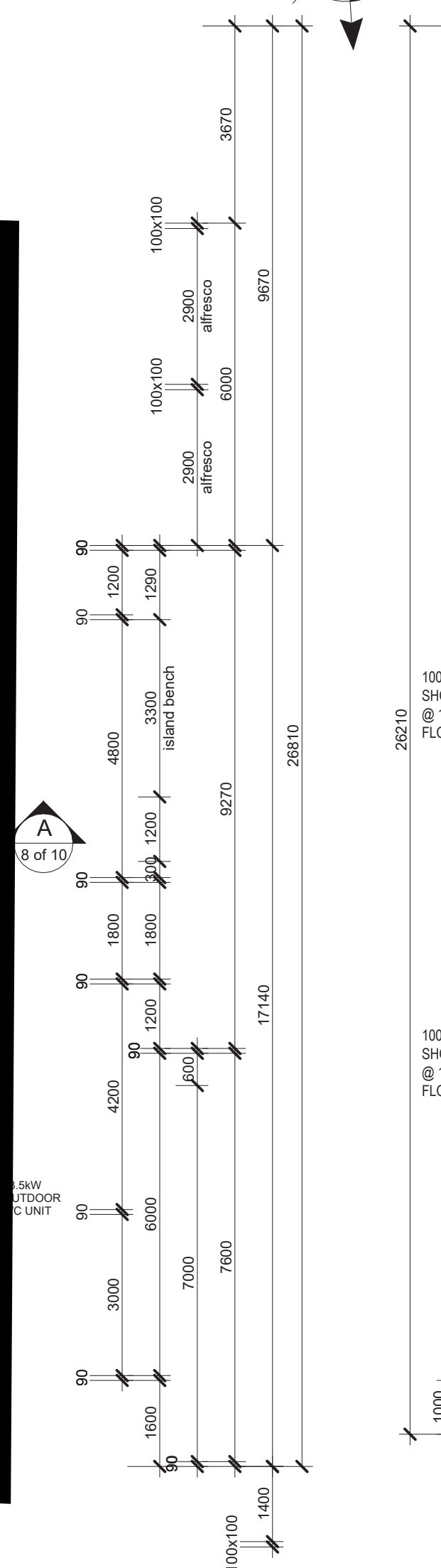
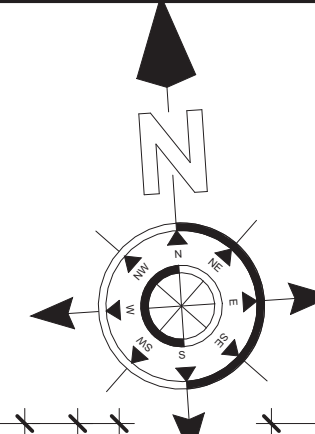
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AREAS	
Dwelling	203.70m <sup>2</sup> (21.93 SQS.)
Double Garage	54.59m <sup>2</sup> (5.88 SQS.)
Alfresco	51.90m <sup>2</sup> (5.59 SQS.)
Porch	7.20m <sup>2</sup> (0.77 SQS.)
<b>TOTAL</b>	<b>317.39m<sup>2</sup></b> (34.17 SQS.)
Colorbond Shed	84.00m <sup>2</sup>



**PROPOSED FLOOR PLAN 1:100**

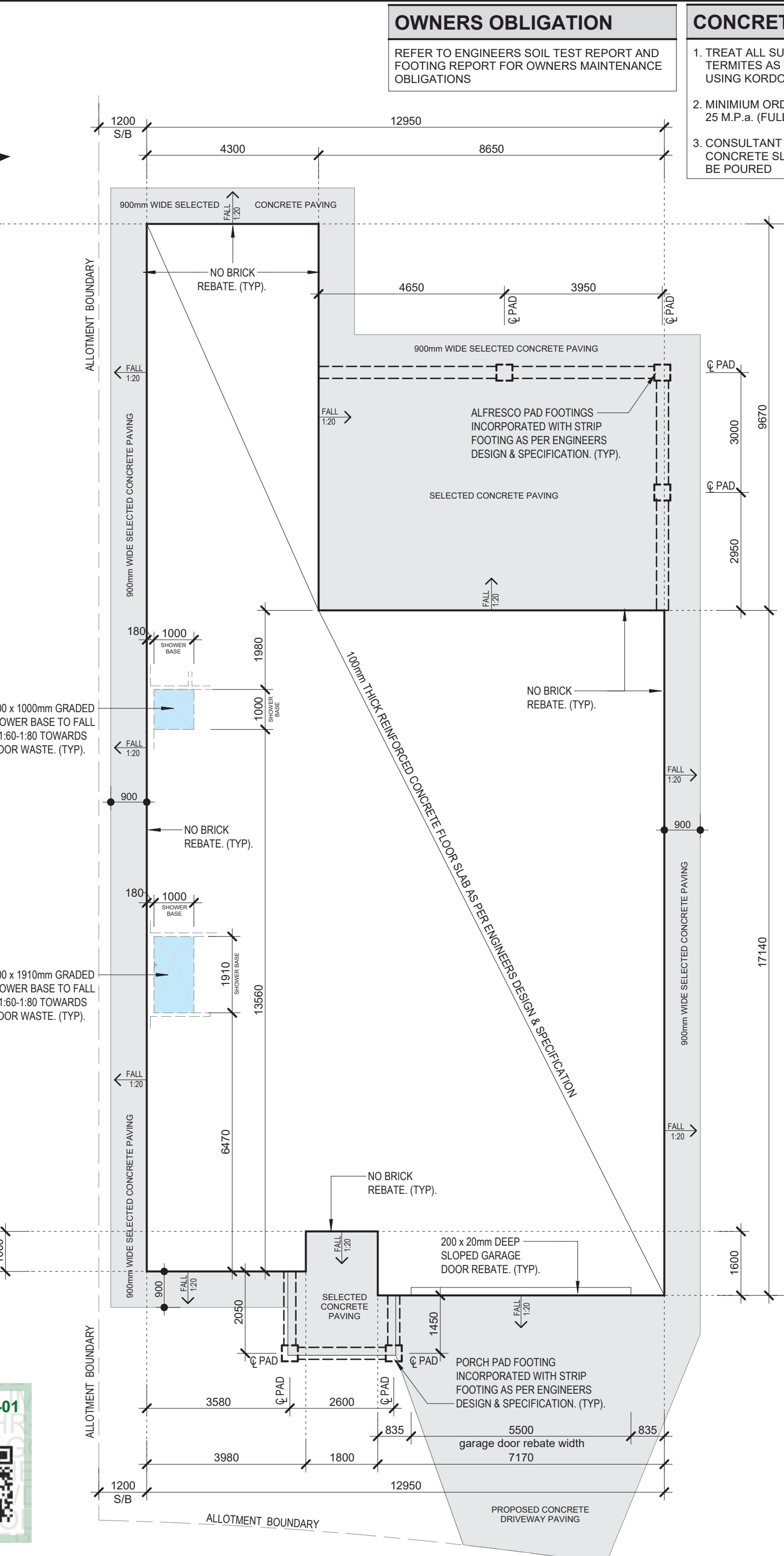


**PROPOSED FLOOR PLAN 1:100**

**OWNERS OBLIGATION**  
REFER TO ENGINEERS SOIL TEST REPORT AND FOOTING REPORT FOR OWNERS MAINTENANCE OBLIGATIONS

**CONCRETE NOTES**

- TREAT ALL SUB-SOILS AND CONCRETE FLOOR SLAB FOR TERMITES AS PER AUSTRALIAN STANDARDS AS3660.1-2014 USING KORDON and/or TRITHOR OR SIMILAR.
- MINIMUM ORDERING STRENGTH FOR ALL CONCRETE 25 M.P.a. (FULL STRENGTH AFTER 28 DAYS).
- CONSULTANT TO CHECK, VERIFY AND APPROVE ACTUAL CONCRETE SLAB LAYOUT BEFORE AND CONCRETE IS TO BE POURED



**PROPOSED CONCRETE SLAB SETOUT PLAN 1:100**

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Assessor name: Beau Brown  
Accreditation No.: DMN/19/1910  
Property Address: 157 Summer Drive, Gol Gol, NSW, 2738

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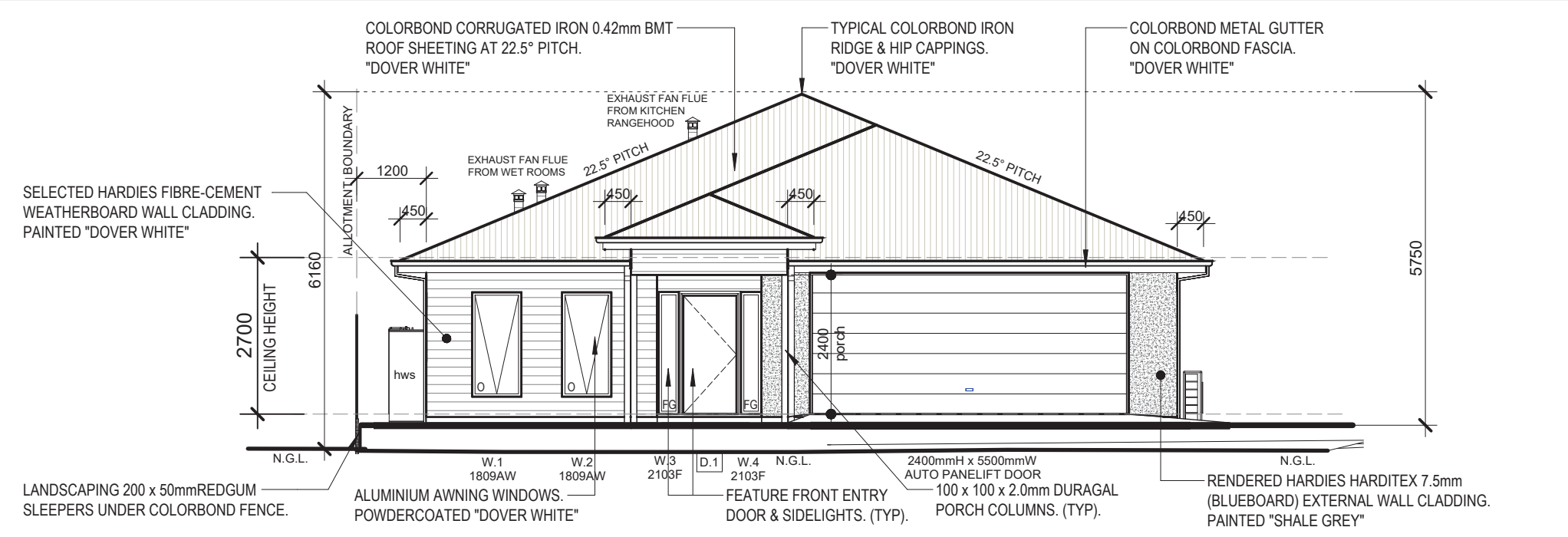
DETAIL PROPOSED FLOOR PLAN & CONCRETE SLAB SETOUT PLAN

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GOL GOL  
NSW 2738

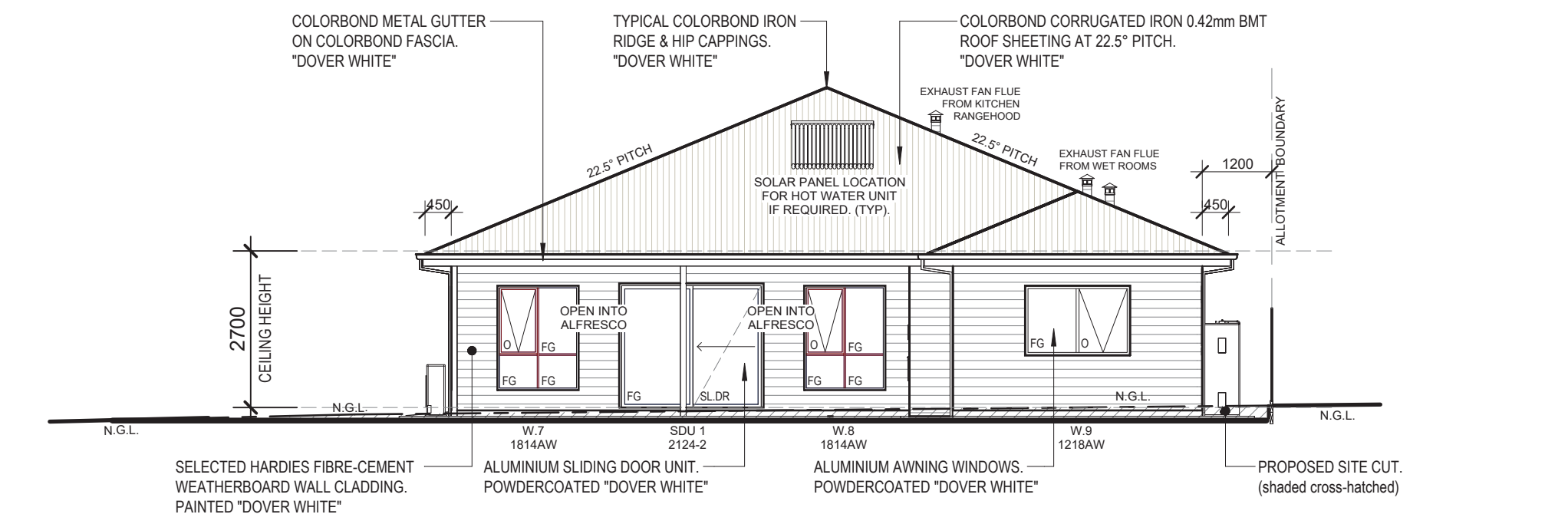
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JOB No.24-666v9 A2 SHEET No. 5 of 10

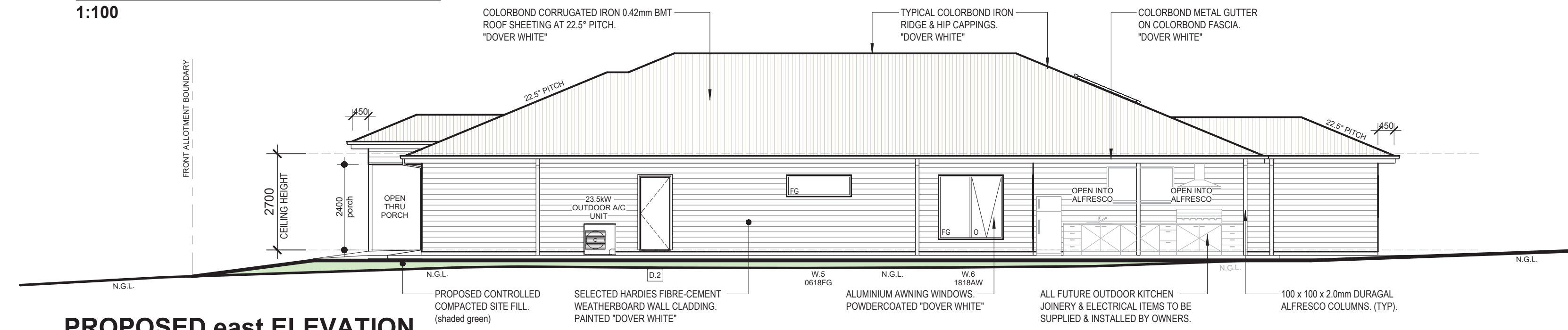




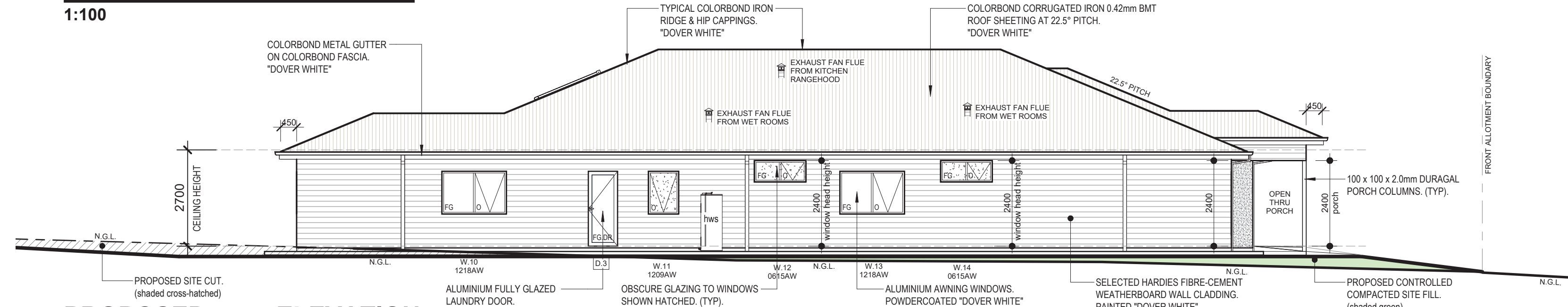
**PROPOSED south ELEVATION**  
1:100



**PROPOSED north ELEVATION**  
1:100



**PROPOSED east ELEVATION**  
1:100



**PROPOSED west ELEVATION**  
1:100

**Site preparation** 3.3.3

**3.3.3 Surface water drainage** [2019: 3.1.3.3]

Surface water must be diverted away from a Class 1 building as follows:

(a) Stab-on-ground — finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (see Figure 3.3.3a) —

(i) 25 mm over the first 1 m from the building—

(A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving); or

(B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1(2) or (4)(c) of the ABCB Standard for Livable Housing Design; or

(ii) 50 mm over the first 1 m from the building in any other case.

(b) Stab-on-ground — finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than (see Figure 3.3.3a) —

(i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or

(ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or

(iii) 150 mm in any other case.

(c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building (see Figure 3.3.3b).

**Limitations:**  
3.3.3 does not apply to a landing area provided for the purposes of Clause 2.3 of the ABCB Standard for Livable Housing Design, except for a channel drain or drainage surface provided under Clause 2.4 of that standard.

**Figure 3.3.3a: Site surface drainage**

**Figure Notes**

(1) For fall in finished external surface, see 3.3.3(i).

(2) For finished floor level above finished external surface, see 3.3.3(b).

**Explanatory Information**

The appropriate slab height above finished ground level and the slope of the external finished surface surrounding the slab may vary depending on the following:

- The local plumbing requirements; in particular the height of the overflow relief gully relative to drainage fittings and ground level (to work effectively they must be a minimum of 150 mm below the lowest sanitary fixture).
- The run-off from storms, particularly in areas of high rainfall intensity, and the local topography.
- The effect of excavation on a cut and fill site.
- The possibility of flooding.
- Terminology risk management provisions.

Clearances between wall cladding and the finished ground level are provided in 7.5.7.

WINDOW SCHEDULE				
WINDOW	H x W	U-VALUE	SHGC	DESCRIPTION
W.1, W.2.	1800 x 850	4.07	0.57	CLEAR DOUBLE GLAZED ARGON FILL 4/10/4 - AWNING
W.3, W.4.	2100 x 300	3.35	0.67	CLEAR DOUBLE GLAZED ARGON FILL 4/10/4 - FIXED SIDE LIGHT
W.5.	600 x 1810	3.35	0.67	CLEAR DOUBLE GLAZED ARGON FILL 4/10/4 - FIXED HIGHLIGHT
W.6.	1800 x 1810	4.07	0.57	CLEAR DOUBLE GLAZED ARGON FILL 4/10/4 - AWNING
W.7, W.8.	1800 x 1400	4.07	0.57	CLEAR DOUBLE GLAZED ARGON FILL 4/10/4 - AWNING
W.9, W.10, W.13.	1200 x 1810	4.07	0.57	CLEAR DOUBLE GLAZED ARGON FILL 4/10/4 - AWNING
W.11.	1200 x 850	4.07	0.57	OBSCURE DOUBLE GLAZED ARGON FILL 4/10/4 - AWNING
W.12, 14.	600 x 1450	4.07	0.57	OBSCURE DOUBLE GLAZED ARGON FILL 4/10/4 - AWNING <sup>2400mm AFL HEAD HEIGHT</sup>
SDU 1.	2100 x 2410	4.36	0.60	CLEAR SINGLE GLAZED low-E (6mm Planibel G) - ONE END SLIDING
D3	2100 x 820	4.50	0.50	CLEAR DOUBLE GLAZED ARGON FILL 4/10/4 - FRENCH DOOR.

: ALL NEW WINDOWS TO BE FRAMED USING DOMESTIC ALUMINIUM IMPROVED SECTION.

: SINGLE GLAZED low-E (6mm Planibel G) SLIDING DOOR & DOUBLE GLAZED ARGON FILL 4/10/4 AWNING WINDOW SASHES WITH INSECT SCREENS TO ALL OPENING SASHES AS NOTED.

: ALL WINDOW & DOOR GLAZING TO COMPLY WITH NCC 2022 PART 8 - Glazing.

: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS AND THE LIKE, INCLUDING SHOWER DOORS & SCREENS LESS THAN 2.0m ABOVE F.F.L. OR THE BOTTOM OF THE BATH MUST -

(a) for framed panels, be glazed with GRADE A SAFETY GLASS IN ACCORDANCE WITH TABLE 8.4.2 of the NCC 2022; or

(b) for panels or doors with any edge exposed, be TOUGHENED SAFETY GLASS IN ACCORDANCE WITH TABLE 8.4.6 of the NCC 2022 with a NOMINAL THICKNESS OF 6mm.

: SLIDING DOOR GLAZING TO BE GRADE A SAFETY GLASS.

: ALL GLASS & GLAZING TO COMPLY WITH AS-1288, AS-2208, AS-2047.

**Certificate No. #HR-WDHL6V-01**

Scan QR code or follow website link for rating details.

Assessor name: Beau Brown  
Accreditation No.: DMN/19/1910  
Property Address: 157 Summer Drive, Gol Gol, NSW, 2738  
<http://www.hero-software.com.au/pdf/HR-WDHL6V-01>

REV.	DATE	BY	AMENDMENTS	CKD.

THESE ARE THE PLANS REFERRED TO IN THE SPECIFICATION AND CONTRACT SIGNED:

OWNERS: .....

BUILDER: .....

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Transportable Cabins, Granny Flats & Homes  
90 Calotis Street  
Red Cliffs, Victoria 3496

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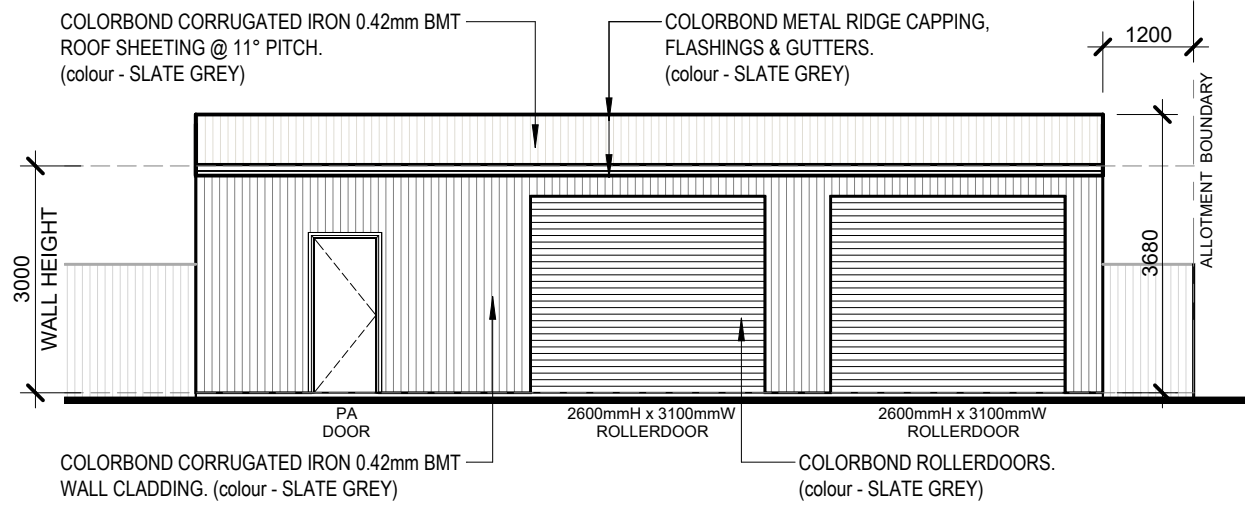
REGISTERED Building Practitioner GREGORY J HAMILTON DP-AD 222

DATE 05/12/24	DRAWN G.J.H.
SCALE 1 : 100	CHECKED G.H.

DETAIL PROPOSED ELEVATIONS

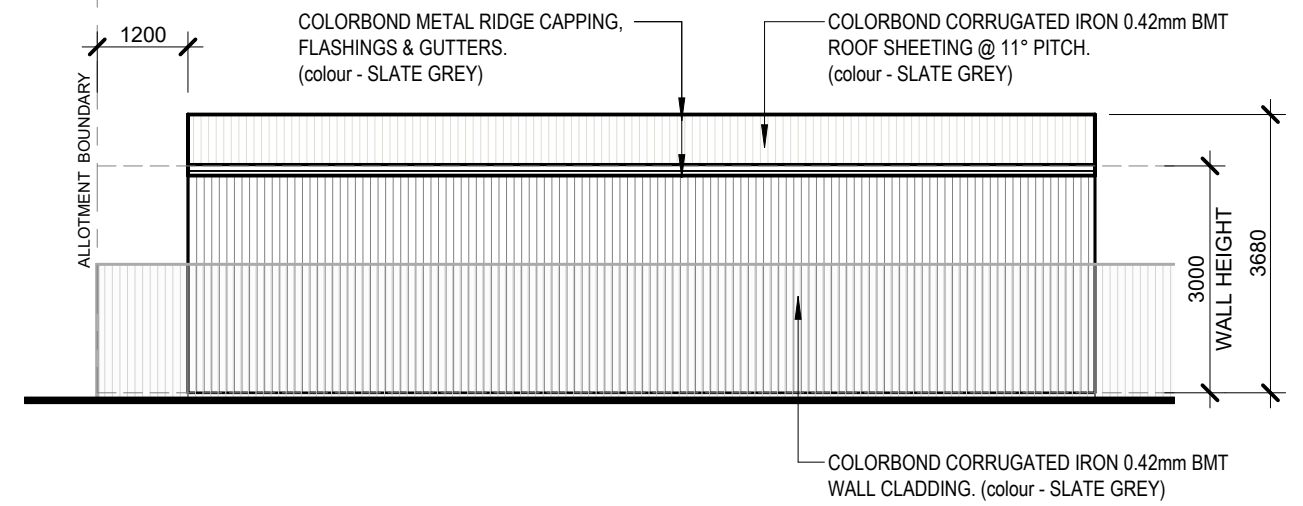
JOB PROPOSED NEW DWELLING  
LOT 50 DP1293754  
157 SUMMER DRIVE  
GOL GOL NSW 2738

CLIENT T & B SYMES



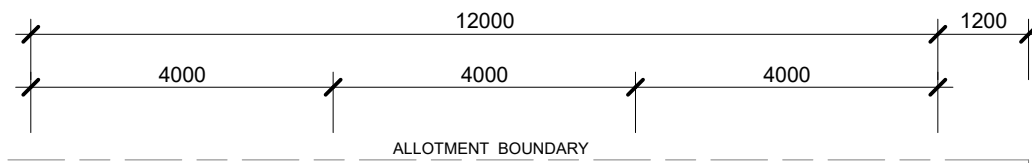
### PROPOSED SHED south ELEVATION

1:100



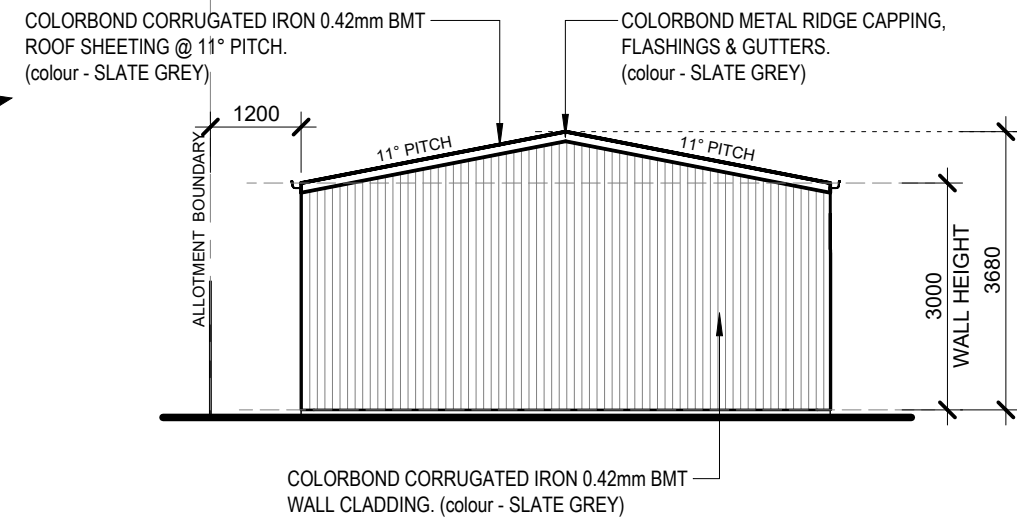
### PROPOSED SHED north ELEVATION

1:100



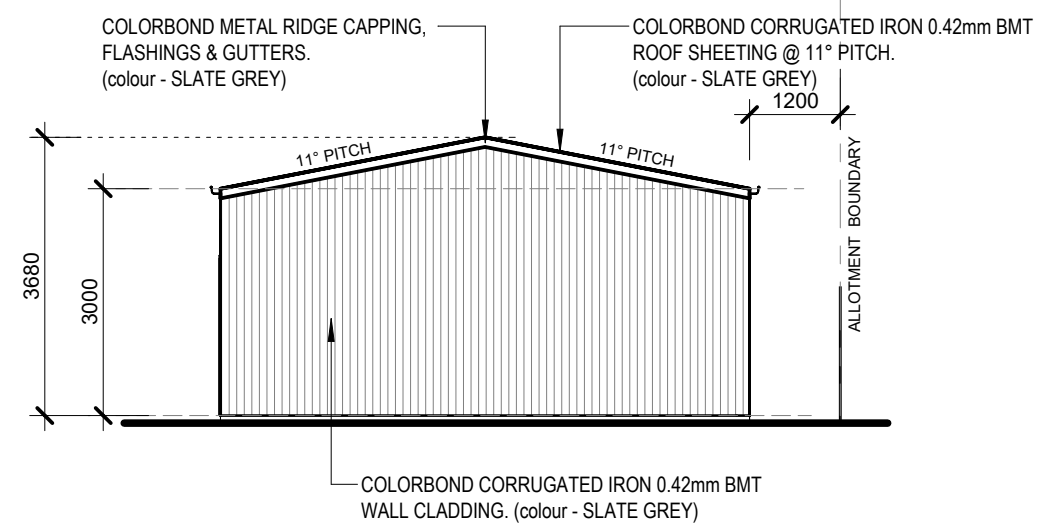
### PROPOSED SHED FLOOR PLAN

1:100



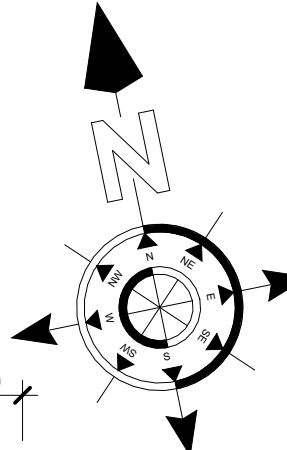
### PROPOSED west ELEVATION

1:100



### PROPOSED east ELEVATION

1:100



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BUILDER .....

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CLIENT  
T & B SYMES

JOB  
PROPOSED NEW DWELLING

LOT 50 DP1293754  
157 SUMMER DRIVE  
GOL GOL  
NSW 2738

REV.	DATE	BY	AMENDMENTS	CKD.

GREGORY J. HAMILTON  
BUILDING PRACTITIONER No. DP-AD 222

DATE 17/02/25 DRAWN G.J.H.

SCALE 1 : 100 CHECKED G.H.

DETAIL PROPOSED SHED FLOOR PLAN & ELEVATIONS

JOB No 24-666v9 A3 SHEET No. 9 of 11

**COOLIBAH CABINS**

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