

Wentworth Shire Council
Att. Planning and Development Department
26-28 Adelaide Street
Wentworth NSW 2648

Date: 25 June 2025

To whom it may concern,

Reference No: PAN-546777

Property: Lot 46, 43 Livingstone Drive, Gol Gol NSW 2738

I am writing to formally request a modification to the approved development under Development Consent DA2025/030 located at Lot 46, 43 Livingstone Drive, Gol Gol NSW 2738.

This application is submitted for minor modifications to the original development consent. The proposed changes are as follows:

Change to Façade Design

The front façade has been revised as per clients request to remove the front rendered piers feature.

Minor Internal Floor Plan Changes

Internal alterations have been made these include the repositioning of some internal walls and doors to improve functionality and circulation within the dwelling. These are non-structural changes and do not alter the approved building footprint or height.

Shed – Revised Size and Height

The originally approved shed has been modified slightly increasing both the floor area and height, to better accommodate storage needs. The new shed dimensions are 12m x 7.6m with a maximum height of 3.6m.

These modifications are considered minor and will not result in any environmental impacts or change to the overall nature of the approved development.

Should you require further clarification or supporting information, please do not hesitate to contact me on 03 5021 1806 or via email at kelsey@jamesharwoodhomes.com.au.

Thank you for your time and consideration.

Kind regards,



Kelsey Clifford
Contract and Permit Co-Ordinator
James Harwood Homes

LAKER GROUP PTY LTD
ABN: 55 614 297 120

REVIEWED, NO COMMENTS.

REVIEWED, AMEND AS NOTED.

REVISE AND RESUBMIT.

JOB NUMBER
25-445-1158

THIS DRAWING HAS BEEN CHECKED FOR STRUCTURAL ADEQUACY ONLY IN THE FINAL CONDITION AND COMPLIANCE WITH THE DESIGN INTENT. OVERSIGHTS, DIMENSIONS, FIT AND TEMPORARY WORKS ARE SPECIFICALLY EXCLUDED FROM THIS REVIEW. THIS REVIEW DOES NOT RELIEVE THE BUILDERS OF RESPONSIBILITY UNDER THE CONTRACT. COMPLIANCE WITH SPECIFIED REQUIREMENTS AND STATUTORY REGULATIONS REMAIN THE RESPONSIBILITY OF THE BUILDER.

Drawn: C.H. Date: 13/06/2025



SITE NOTES:

90mmØ U.P.V.C. STORMWATER DRAINS DIRECTED TO KERB & CHANNEL.

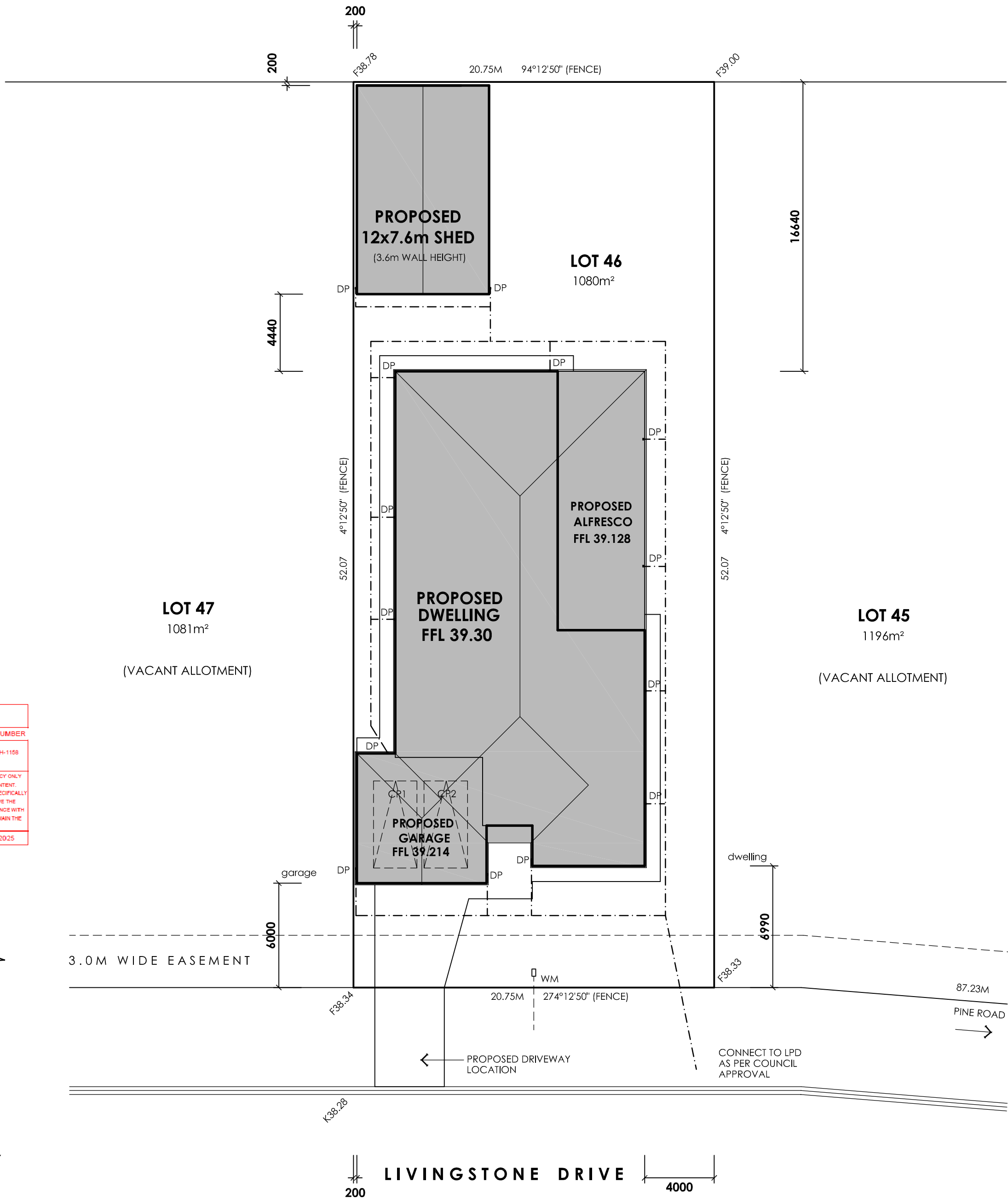
PROVIDE INSPECTION OPENINGS EVERY 9m OF RUN & CHANGE IN DIRECTION.

100 x 50 ZINCALUME DOWNPIPES D.P.
300 x 50 SPREADER S.P.

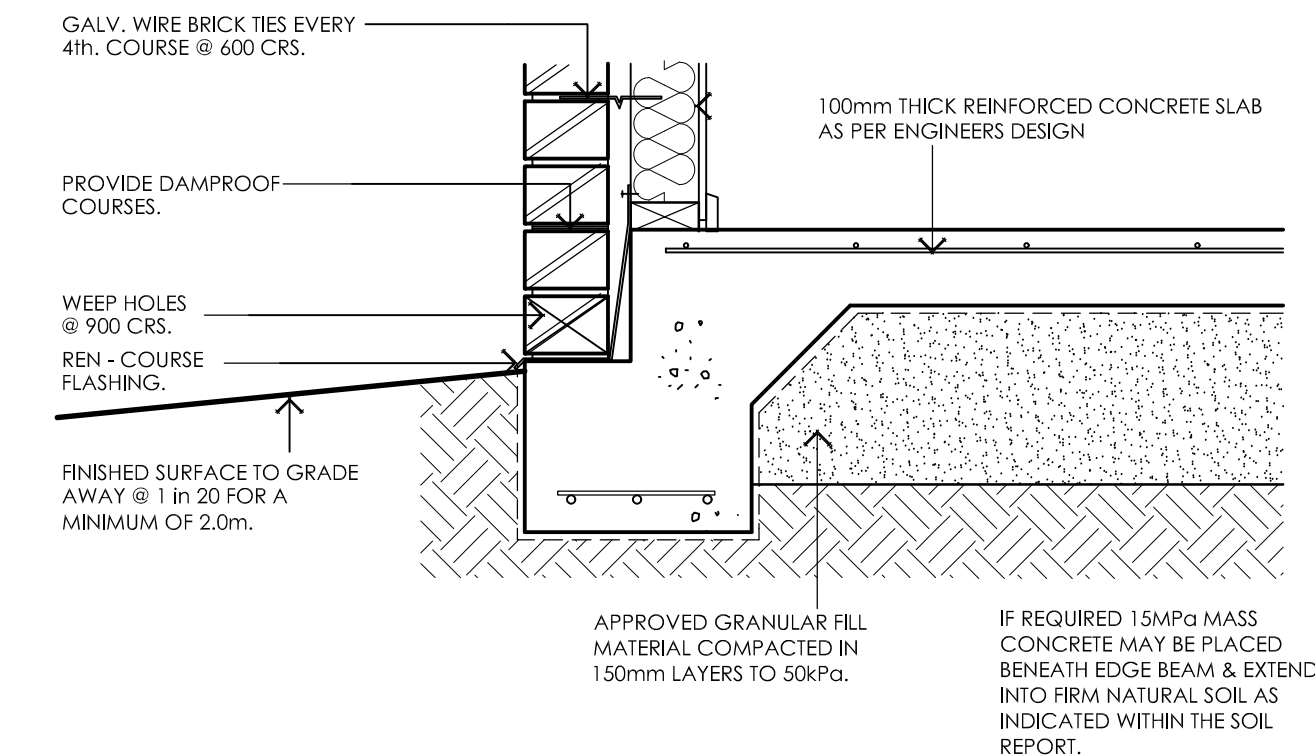
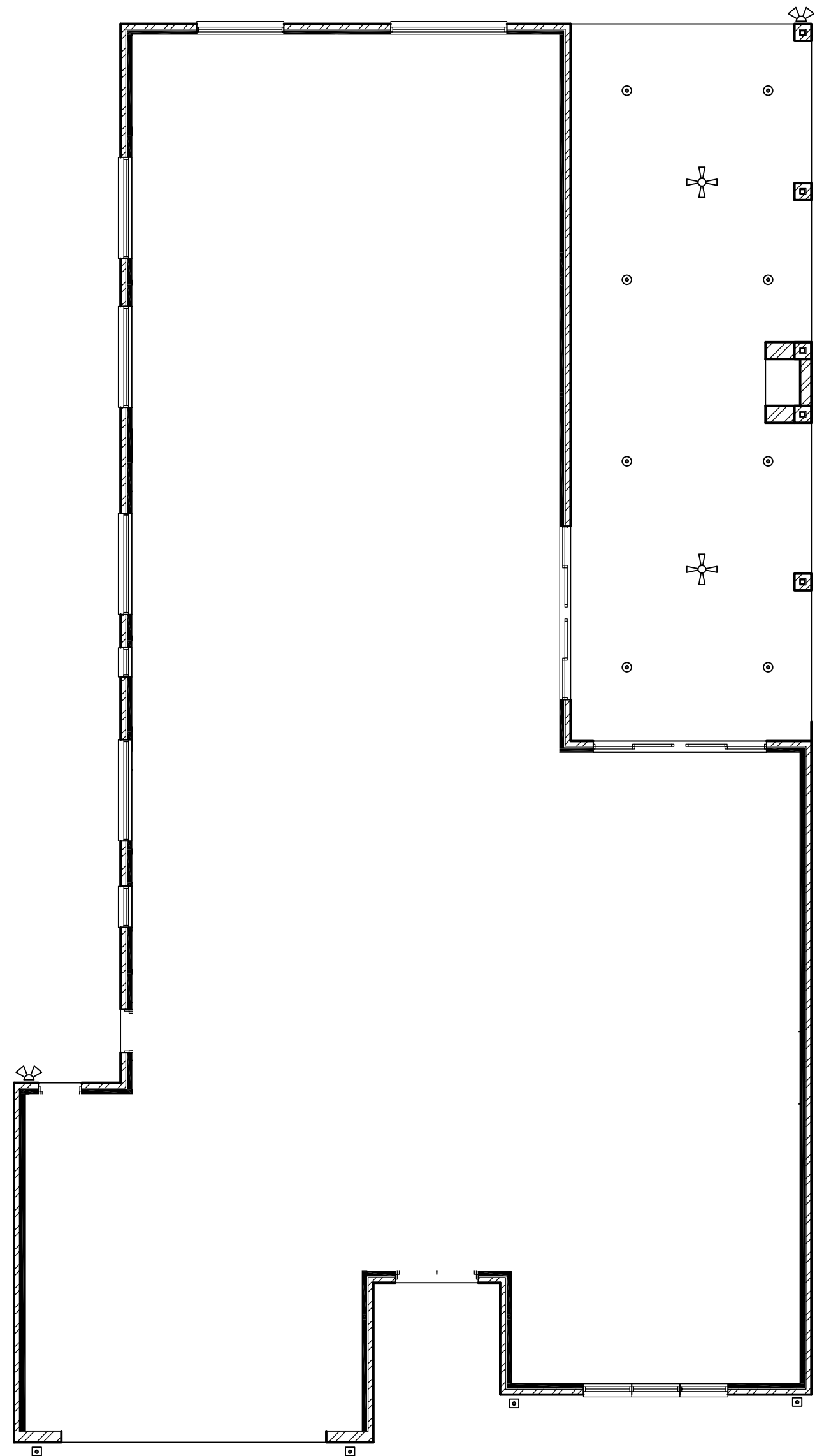
ALL LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOTE:
FINISHED FLOOR LEVELS ARE A GUIDE ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS

SITE PLAN 1:200



ELECTRICAL PLAN 1:100



EXTERNAL BEAM DETAIL 1:10

ELECTRICAL LEGEND

INTERNAL LIGHTING	QTY
• P PENDANT LIGHT	3
⊗ IXL 2 IN 1 TASTIC	2
⊕ EXHAUST FAN	1
⊙ 10 WATT L.E.D. DOWNLIGHT	36
• STANDARD BATTEN	0
⊗ CEILING FAN WITH 18W GLOBE	0
⊗ CEILING FAN	5

GARAGE LIGHTING	QTY
▬ 2x36w FLURO	2

EXTERNAL LIGHTING	QTY
⊙ 10 WATT L.E.D. DOWNLIGHT	8
• STANDARD BATTEN	0
⊗ CEILING FAN	2
⊕ PARAFLOOD LIGHT	2
▣ EXTERNAL BUNKER LIGHTS	4

Certificate No. 0011705530

Scan QR code or follow website link for rating details.

Assessor name John Fisher

Accreditation No. DMN/10/2003

Property Address 29 Livingstone Drive, Gol

Gol

NSW, 2738

hslar.com.au/QR/Generate?y=aeExo0d9pN

BASIX REQUIREMENTS:	CERT. No. 1783075S
WATER COMMITMENTS	
PROVIDE SHOWERHEADS WITH A MINIMUM RATING OF 4 STAR. PROVIDE TOILET FLUSHING SYSTEMS WITH A MINIMUM RATING OF 4 STAR. PROVIDE TAPS TO KITCHEN WITH A MINIMUM RATING OF 4 STAR. PROVIDE TAPS TO ALL BASINS IN BATHROOMS WITH A MINIMUM RATING OF 4 STAR.	
ENERGY COMMITMENTS	
HOT WATER: PROVIDE HEAT PUMP HOT WATER SERVICE WITH A PERFORMANCE OF 21 to 25 STC's OR BETTER. COOLING/ HEATING SYSTEM: PROVIDE THREE PHASE REVERSE CYCLE SYSTEM ENERGY RATING OF EER 3.0 - 3.5. ALSO MUST PROVIDE DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS	
THERMAL COMFORT COMMITMENTS	
INSTALL R6.0 BATTS TO CEILING INCLUDING GARAGE INSTALL R2.5 BATTS TO EXTERNAL WALLS INSTALL R2.5 BATTS TO INTERNAL GARAGE WALLS	

PROJECT: PROPOSED DWELLING

CLIENT: JAMES HARWOOD HOMES

ADDRESS: LOT 46 LIVINGSTONE DRIVE, GOL GOL

SCALE: AS SHOWN

DESIGN: MCB

DRAWN: MCB

ISSUE:

DATE: JAN. 2025

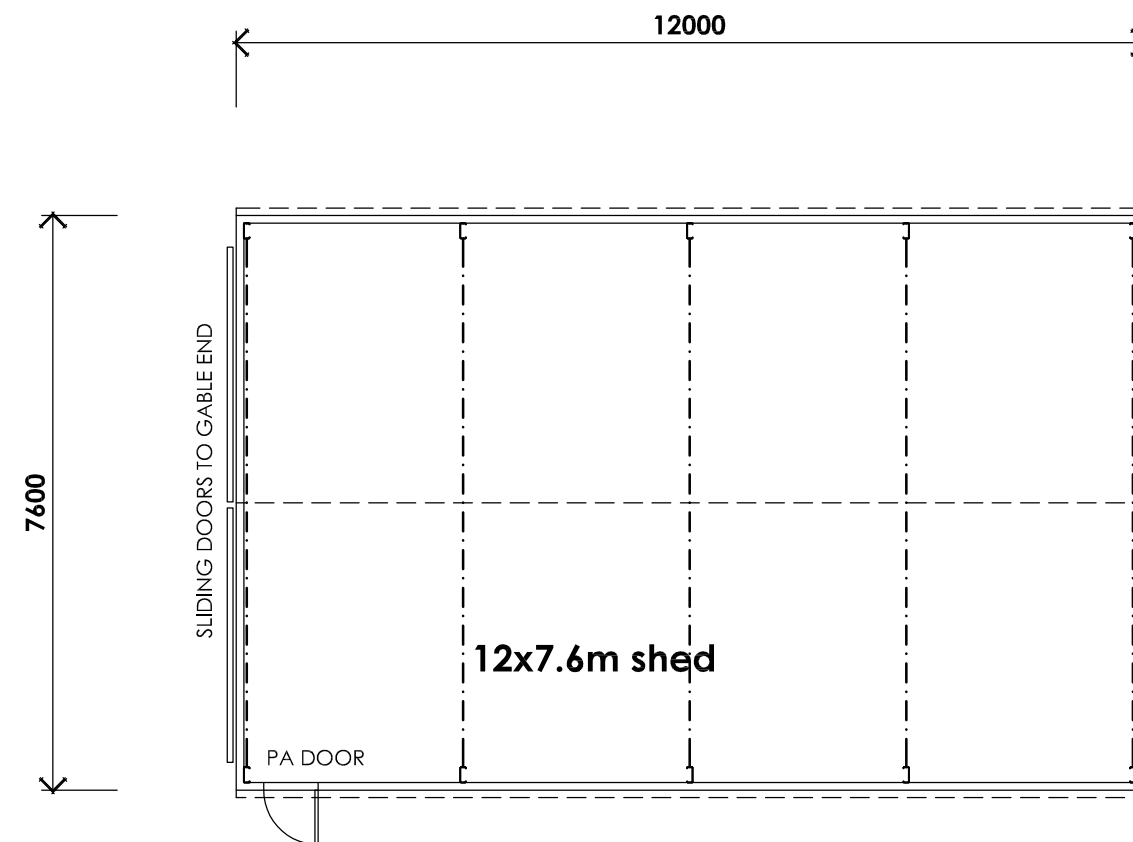
SHEET NO: 3 OF 3

DRG NO: CD25 - 003

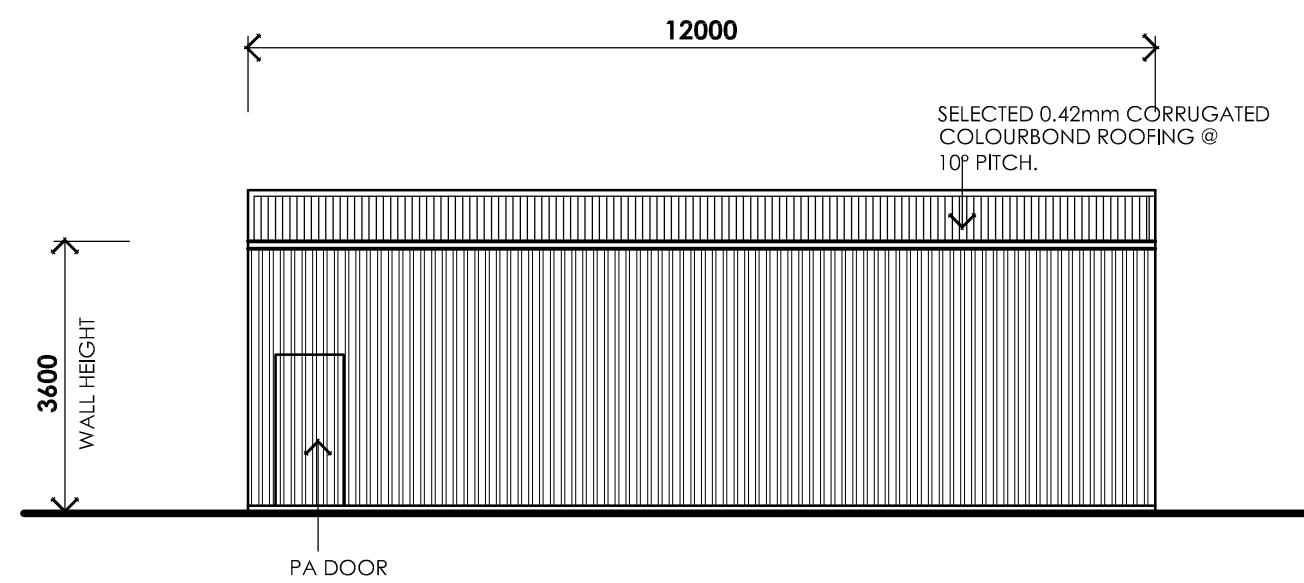
REGISTERED
Building Practitioner

M: 0408 125 516
A: 8 ysonde avenue, lrymple
MARK BAKER DP AD23012

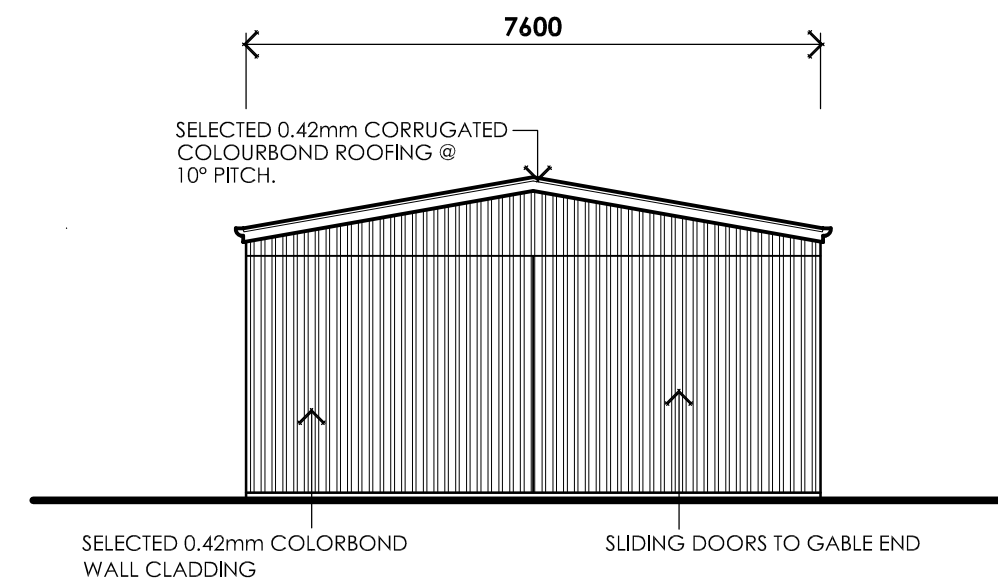
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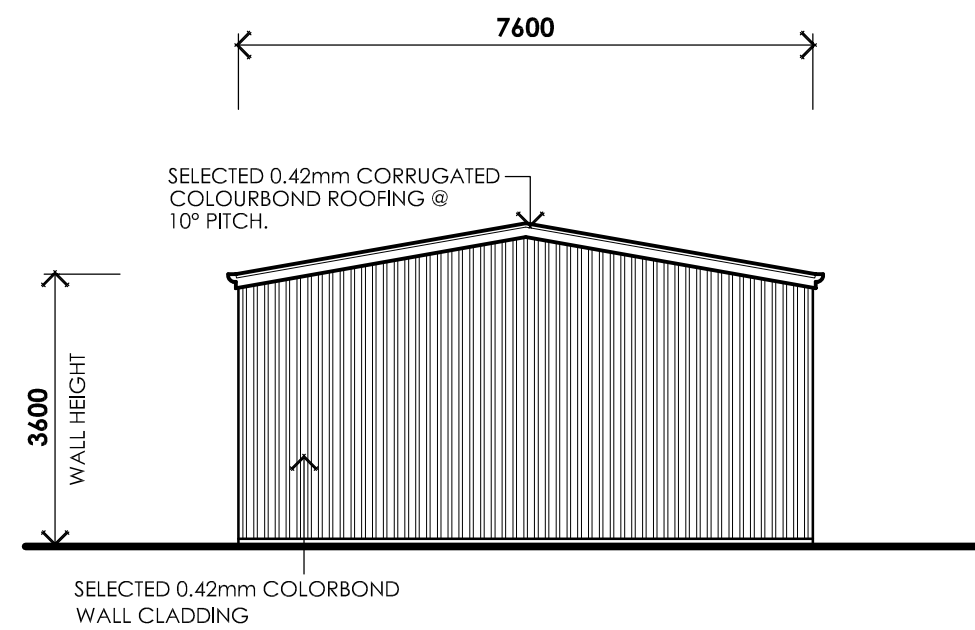
FLOOR PLAN 1:100



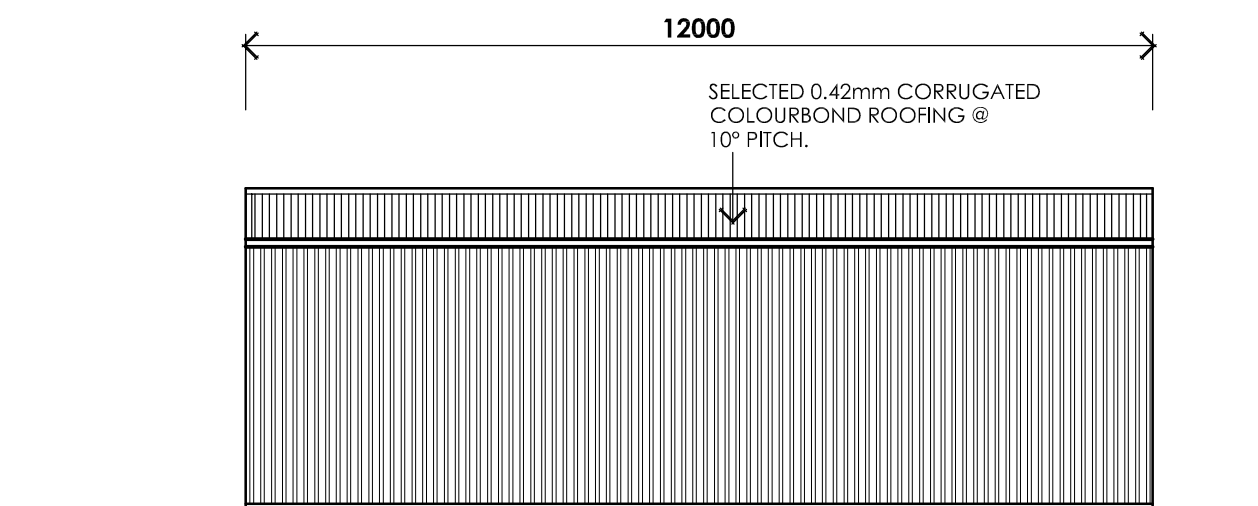
SIDE ELEVATION 1:100



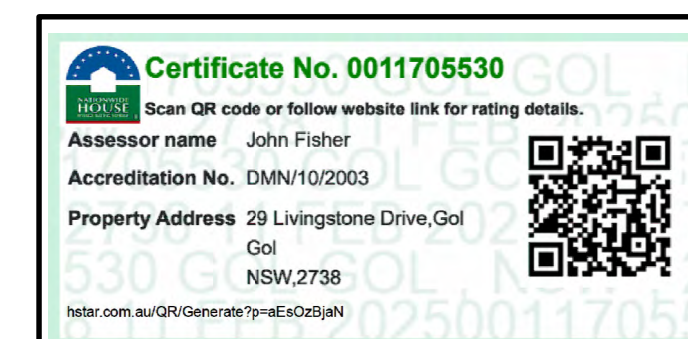
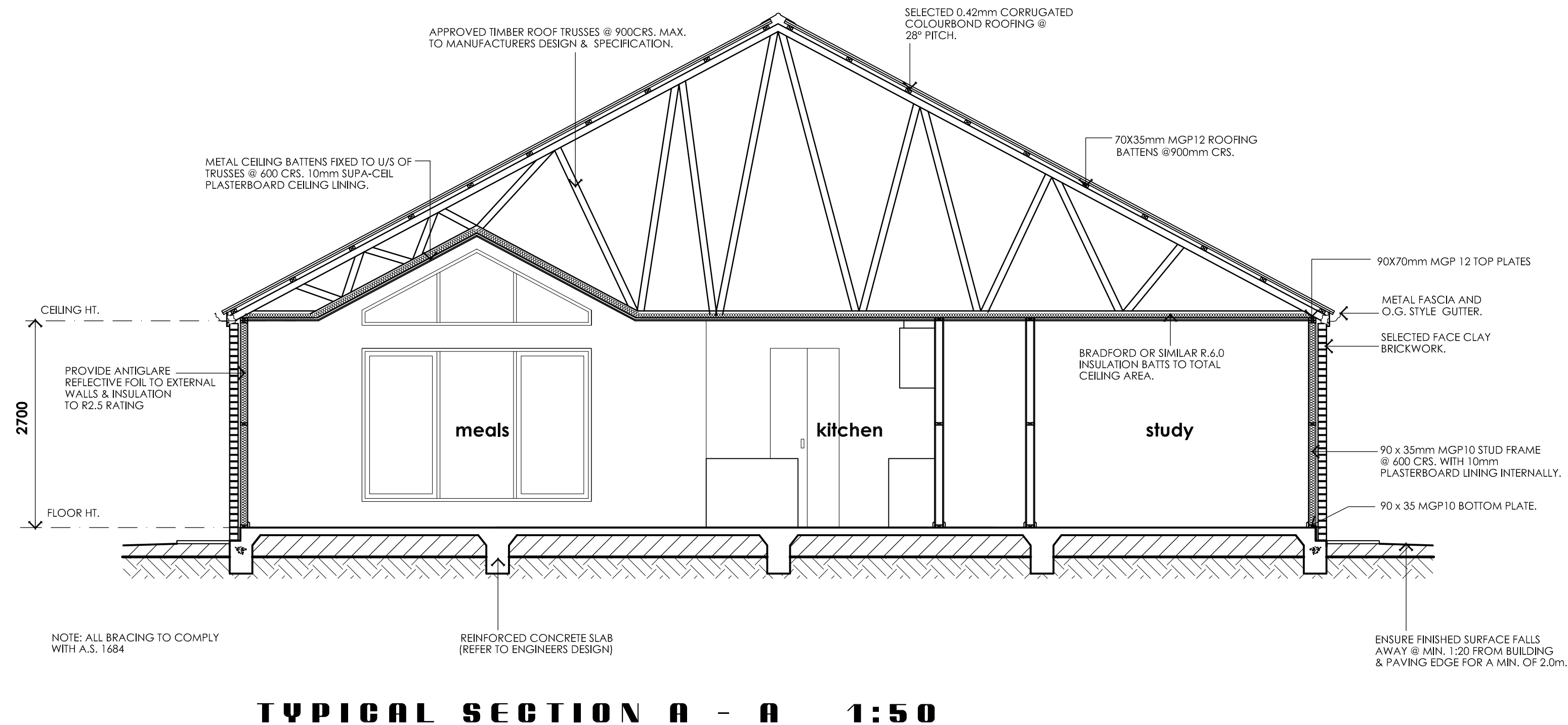
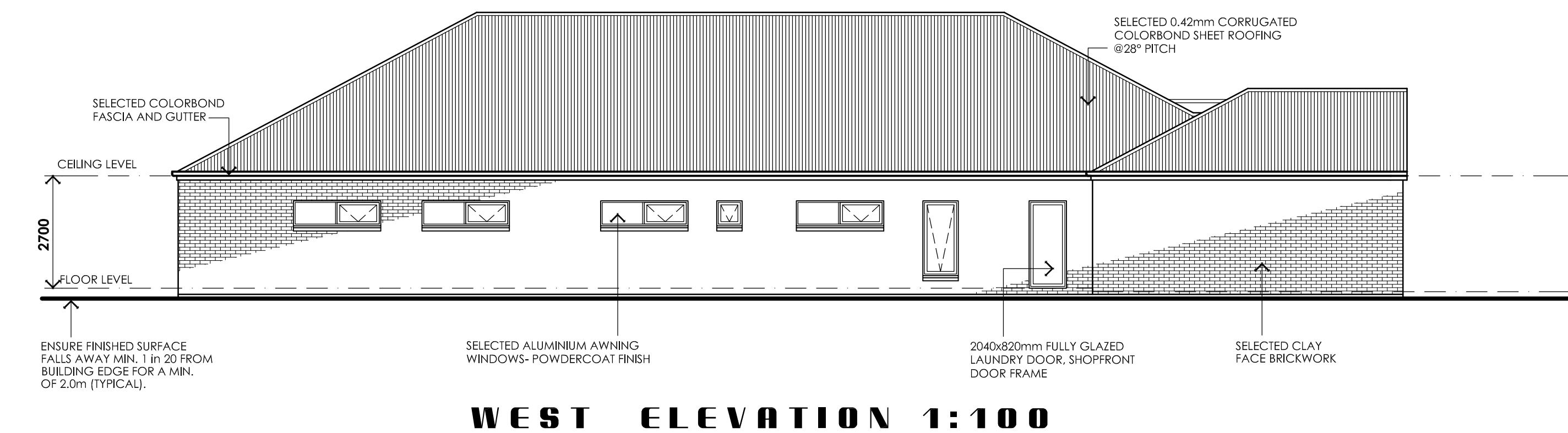
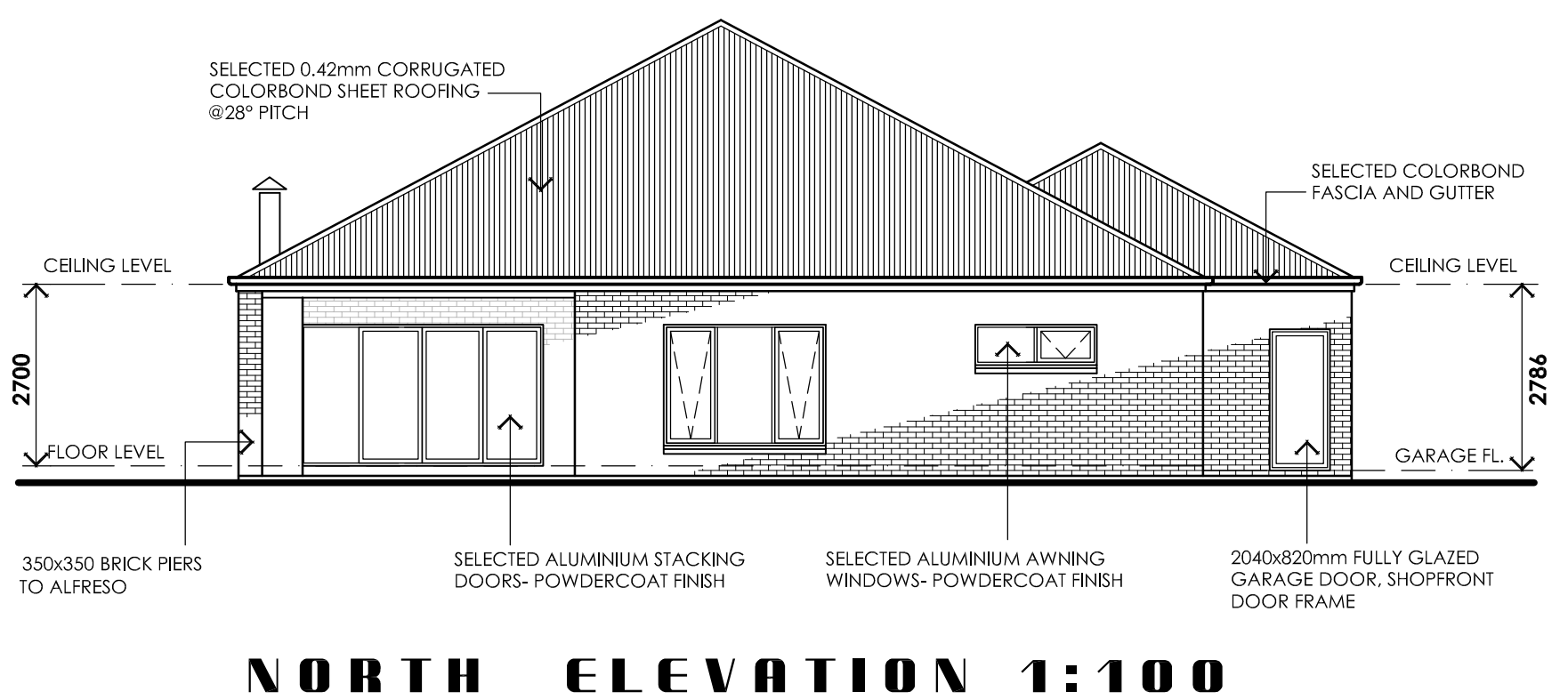
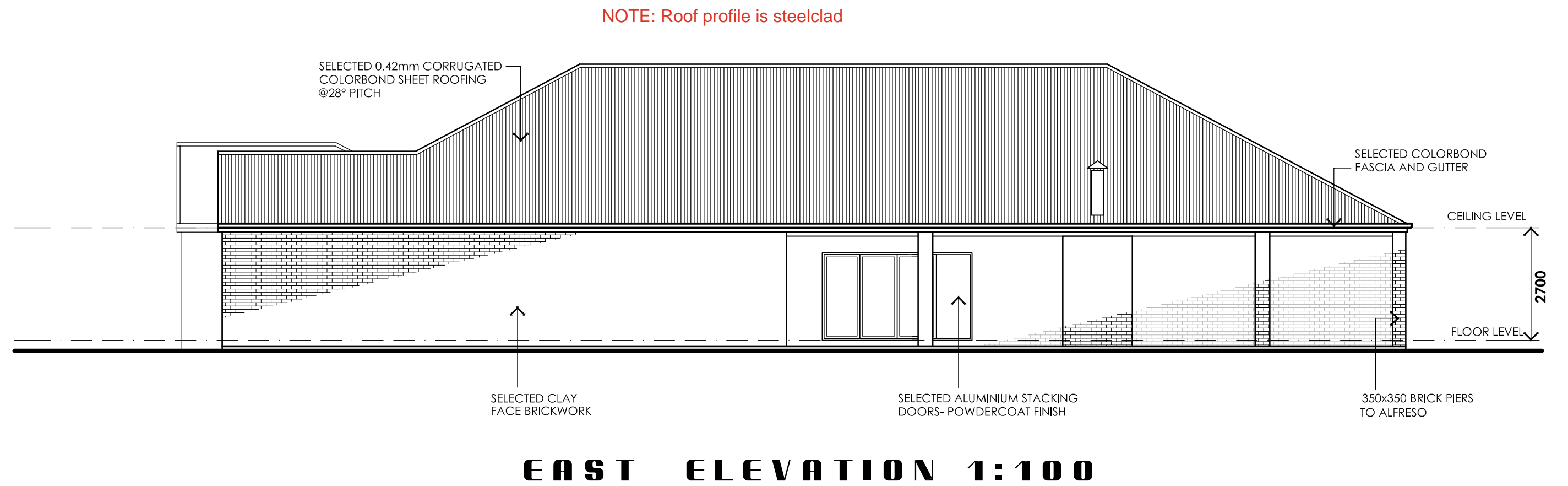
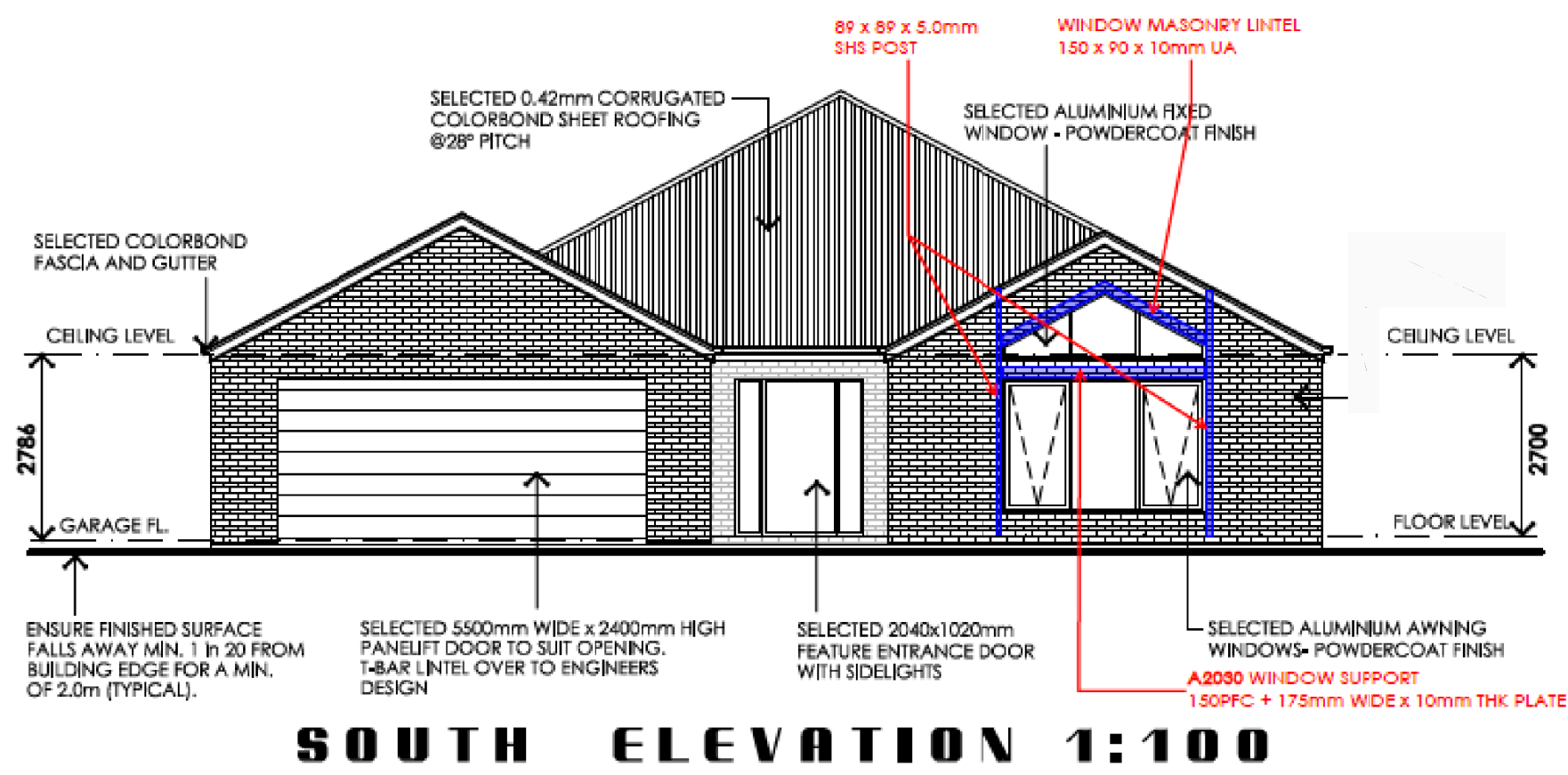
END ELEVATION 1:100



END ELEVATION 1:100



SIDE ELEVATION 1:100



LAKER GROUP PTY LTD	
ABN: 55 614 287 122	
<input checked="" type="checkbox"/> REVIEWED, NO COMMENTS	JOB NUMBER
<input type="checkbox"/> REVIEWED, AMEND AS NOTED	# 25-494-1158
<input type="checkbox"/> REVISE AND RESUBMIT	
THIS DRAWING HAS BEEN CHECKED FOR STRUCTURAL ADEQUACY ONLY IN THE FINAL CONDITION, AND COMPLIANCE WITH THE DESIGN INTENT, (LOADING, DIMENSIONS, FIT AND TOLERANCE) WORK ARE SPECIFICALLY EXCLUDED FROM THIS REVIEW. THIS REVIEW DOES NOT RELIEVE THE BUILDER OF RESPONSIBILITY UNDER THE CONTRACT. COMPLIANCE WITH SPECIFIED REQUIREMENTS AND STATUTORY REGULATIONS REMAIN THE RESPONSIBILITY OF THE BUILDER	
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INSTALL R2.5 BATTIS TO INTERNAL GARAGE WALLS	

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Toby & Jerrica Hederics

ADDRESS: LOT 46 LIVINGSTONE DRIVE, GOL GOL

SCALE: AS SHOWN

DESIGN: MCB

DRAWN: (Custom)
MCB

ISSUE:

DATE: JAN. 2025

SHEET NO: 2 OF 3

DRG NO: CD25 - 003

concept design

M: 0408 125 516
A: 8 ysonde avenue, irymple
MARK BAKER DP AD23012

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