



# Walgett Shire Council

ABN 88 769 076 385

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## NOTICE OF DETERMINATION OF AN AMENDED DEVELOPMENT APPLICATION

Application number	DA/2023/39 PAN-359453
Applicant	Scott Warren 346 PANORAMA AVENUE BATHURST 2795
Description of development	The development is a single storey, four (4) bed residence with a double garage and associated driveways & landscaping.
Property	70 BLACK PRINCE DRIVE LIGHTNING RIDGE 2834 119-/DP45077
Determination	Approved Consent Authority - Council
Date of determination	22/09/23
Date Amended	9/10/23
Date from which the consent operates	22/09/23
Date on which the consent lapses	22/09/28

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

**Terms of Approval**

Subject to conditions. Listed on pages 3 to 10.

**Right of appeal / review of determination**

If you are dissatisfied with this determination:

**Request a review**

You do not have the right to request a review of the determination under section 8.3 of the EP&A Act.

**Rights to appeal**

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

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

Bob Harris  
Assistant Director Environmental Planning  
Person on behalf of the consent authority

## Terms and Reasons for Conditions

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

### General Conditions

1	<p><b>Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989</b></p> <ol style="list-style-type: none"> <li>1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia.</li> <li>2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.</li> <li>3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia.</li> <li>4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made.</li> <li>5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made.</li> <li>6. This section does not apply— <ol style="list-style-type: none"> <li>a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or</li> <li>b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.</li> </ol> </li> </ol> <p><b>Condition reason:</b> Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
2	<p><b>Erection of signs</b></p> <ol style="list-style-type: none"> <li>1. This section applies to a development consent for development involving building work, subdivision work or demolition work.</li> <li>2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out— <ol style="list-style-type: none"> <li>a. showing the name, address and telephone number of the principal certifier for the work, and</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and</li> <li>c. stating that unauthorised entry to the work site is prohibited.</li> </ul> <p>3. The sign must be—</p> <ul style="list-style-type: none"> <li>a. maintained while the building work, subdivision work or demolition work is being carried out, and</li> <li>b. removed when the work has been completed.</li> </ul> <p>4. This section does not apply in relation to—</p> <ul style="list-style-type: none"> <li>a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or</li> <li>b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</li> </ul>
	<p><b>Condition reason:</b> Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
3	<p><b>Notification of Home Building Act 1989 requirements</b></p> <ul style="list-style-type: none"> <li>1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council.</li> <li>2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following— <ul style="list-style-type: none"> <li>a. for work that requires a principal contractor to be appointed— <ul style="list-style-type: none"> <li>i. the name and licence number of the principal contractor, and</li> <li>ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,</li> </ul> </li> <li>b. for work to be carried out by an owner-builder— <ul style="list-style-type: none"> <li>i. the name of the owner-builder, and</li> <li>ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit.</li> </ul> </li> </ul> </li> <li>3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</li> <li>4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</li> </ul> <p><b>Condition reason:</b> Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p>
4	<p><b>Shoring and adequacy of adjoining property</b></p> <ul style="list-style-type: none"> <li>1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.</li> <li>2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense—</li> </ul>



E.09	-	08.08.23	Elevations 2	
E.10	-	08.08.23	Sections	
E.11	-	08.08.23	Landscape Plan	
E.12	-	08.08.23	Schedule & BASIX commitments	
SOE	-	undated	Statement of Environmental Eff.	

In the event of any inconsistency between the approved plans and documents, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

**Condition reason:** To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

## Building Work

### Before issue of a construction certificate

7	<b>Long Service Levy</b>
	Before the issue of a Construction Certificate, the long service levy, as calculated at the date of this consent, must be paid to the Long Service Corporation under the Building and Construction industry Long Service Payments Act 1986, section 34, and evidence of the payment is to be provided to <b>the certifier or Council</b> .
	<b>Condition reason:</b> To ensure the long service levy is paid.

### Before building work commences

8	<b>Erosion and sediment controls in place</b>
	Before any site work commences <b>Council or the principal certifier</b> , must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with 'Managing Urban Stormwater: Soils and

	Construction' prepared by Landcom (the Blue Book) (as amended from time to time).
	<b>Condition reason:</b> To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.
9	<b>Notice of appointment of PCA to be provided prior to commencement</b>
	The applicant shall submit to Council a 'Notice of Appointment of the Principal Certifier' at least two (2) days prior to the commencement of construction works.
	<b>Condition reason:</b> To ensure a Principal Certifier is appointed prior to works commencing.
10	<b>Notice of commencement to be provided to Council</b>
	The applicant shall submit to Council a "Notice of Appointment of the Principal Certifier" at least two (2) days prior to the commencement of construction works.
	<b>Condition reason:</b> To ensure Council is notified prior to works commencing.
11	<b>Condition Removed -</b>
	The applicant will be obtaining a Section 6.28 Crown building work certification.
	<b>Condition reason:</b> To ensure compliance with National Construction Code.
12	<b>Rubbish Generated from the Development For all construction sites</b>
	Before the commencement of any building works, a waste containment facility is to be established on site. The facility is to be regularly emptied and maintained for the duration of works.
	No rubbish must be stockpiled in a manner which facilitates the rubbish to be blown or washed off site. The site must be cleared of all building refuse and spoil immediately upon completion of the development.
	<b>Condition reason:</b> Ensuring proper waste management and preventing environmental pollution during the construction process.
13	<b>Prior to construction commencing</b>
	Prior to construction commencing approval is required under the Local Government Act 1993, Section 68 in relation to the following;
	<ul style="list-style-type: none"> <li>a. Install a water supply, drainage and stormwater drainage system.</li> <li>b. Connection to Council sewer</li> </ul>
	<b>Condition reason:</b> To comply with legislative requirements.

## During building work

14	<p><b>Discovery of relics and Aboriginal objects</b></p> <p>While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:</p> <ul style="list-style-type: none"> <li>a. the work in the area of the discovery must cease immediately;</li> <li>b. the following must be notified <ul style="list-style-type: none"> <li>i. for a relic – the Heritage Council; or</li> <li>ii. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85.</li> </ul> </li> </ul> <p>Site work may recommence at a time confirmed in writing by:</p> <ul style="list-style-type: none"> <li>a. for a relic – the Heritage Council; or</li> <li>b. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85.</li> </ul> <p><b>Condition reason:</b> To ensure the protection of objects of potential significance during works.</p>
15	<p><b>Hours of work</b></p> <p>Site work must only be carried out between the following times –</p> <p>For construction work from 7am to 5pm on Monday to Friday</p> <p>For construction work from 8am to 1pm on Weekends</p> <p>Site work is not to be carried out outside of these times except where it can be demonstrated to Council there is no impact on local residents.</p> <p>These requirements do not apply in an emergency, or for urgent work directed by a police officer or a public authority.</p> <p><b>Condition reason:</b> To protect the amenity of the surrounding area.</p>
16	<p><b>Procedure for critical stage inspections</b></p> <p>While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.</p>



	<b>Condition reason:</b> To require approval to proceed with building work following each critical stage inspection.
17	<b>Site Survey</b>  While building work is being carried out, the positions of the following must be measured and provided to the principal certifier: <ul style="list-style-type: none"> <li>a. All footings / foundations in relation to the site boundaries and any registered and proposed easements</li> <li>b. At other stages of construction – any marks that are required by the principal certifier.</li> </ul> <b>Condition reason:</b> To ensure buildings are sited and positioned in the approved location.
18	<b>Public access to the site to be restricted</b>  Suitable and adequate measures are to be applied to restrict public access to the site and building works, materials and equipment.  <b>Condition reason:</b> To ensure public access to the building site is restricted.
19	<b>Building materials on Council's footpath</b>  While work is being carried out, no building materials, refuse or spoil is to be deposited on or be allowed to remain on Council's footpath.  <b>Condition reason:</b> To ensure no building materials, refuse or spoil restricts use of Council's footpath.
20	<b>Toilet facilities</b>  While work is being carried out, temporary toilet(s) must be provided and maintained on site from the time of commencement of building work to completion. The number of toilets provided must be one toilet per 20 persons or part thereof employed on the site at any one time.  The temporary toilet is to be either connected to the sewerage system or otherwise may be a chemical toilet supplied by a licensed contractor.  <b>Condition reason:</b> To ensure adequate sanitary facilities during construction.
21	<b>Offensive Noise, Dust, Odour and Vibration</b>  All work must not give rise to offensive noise, dust, odour or vibration as defined in the Protection of the Environment Operations Act 1997 when measured at the nearest property boundary.  <b>Condition reason:</b> To ensure the works are undertaken per the provisions of the POEO Act 1997.

## Before issue of an occupation certificate

22	<b>Condition Removed</b>
	Section 6.9 of the EP&A Act provides that an Occupation Certificate (OC) is not required for Crown Development.
	<b>Condition reason:</b> To ensure development is suitable for occupation and / or use.

## Occupation and ongoing use

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

### General advisory notes

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

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

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

## Dictionary

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

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

**AS** means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

**Building work** means any physical activity involved in the erection of a building.

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

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

**Council** means .

**Court** means the Land and Environment Court of NSW.

**EPA** means the NSW Environment Protection Authority.

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

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

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

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

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

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

**Stormwater drainage system** means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

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

**Sydney district or regional planning panel** means Western Regional Planning Panel.

# RESIDENTIAL DEVELOPMENT

## 70 BLACK PRINCE DRIVE, LIGHTNING RIDGE, NSW



Perspective 1 (view from Black Prince Drive)



Perspective 2 (view from North)

Perspective image provided for illustrative purposes only. Landscaping & driveway shown are indicative only (refer to site & landscape plans for details).

### DRAWING SCHEDULE

E.01	Cover Sheet
E.02	Location Plan
E.03	Site Plan
E.04	Floor Plan
E.05	Roof Plan
E.06	Street Elevations
E.07	Boundary Elevations
E.08	Elevations 1
E.09	Elevations 2
E.10	Sections
E.11	Landscape Plan
E.12	Schedules & BASIX Commitments

### SITE SURVEY

L01	Level and Detail Survey Plan (Prepared by Barnson Pty Ltd)
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Walgett Shire Council

Approved under the Environmental Planning and  
Assessment Act 1979

Development Approval Number: 2023/39

Date: 23/09/2023

Bob Harris

Assistant Director of Environmental Services

Plotted: 8/08/2023 10:46:21 AM



Walgett Shire Council

Approved under the Environmental Planning and  
Assessment Act 1979

Development Approval Number: 2023/39

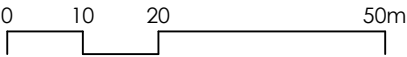
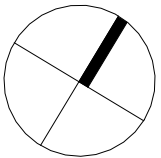
Date: 23/09/2023

Bob Harris

Assistant Director of Environmental Services



SUBJECT SITE



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**HavenhandMather**  
ARCHITECTS PLANNERS



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mail@havenhandmather.com.au  
Architects Registration Board: 6799



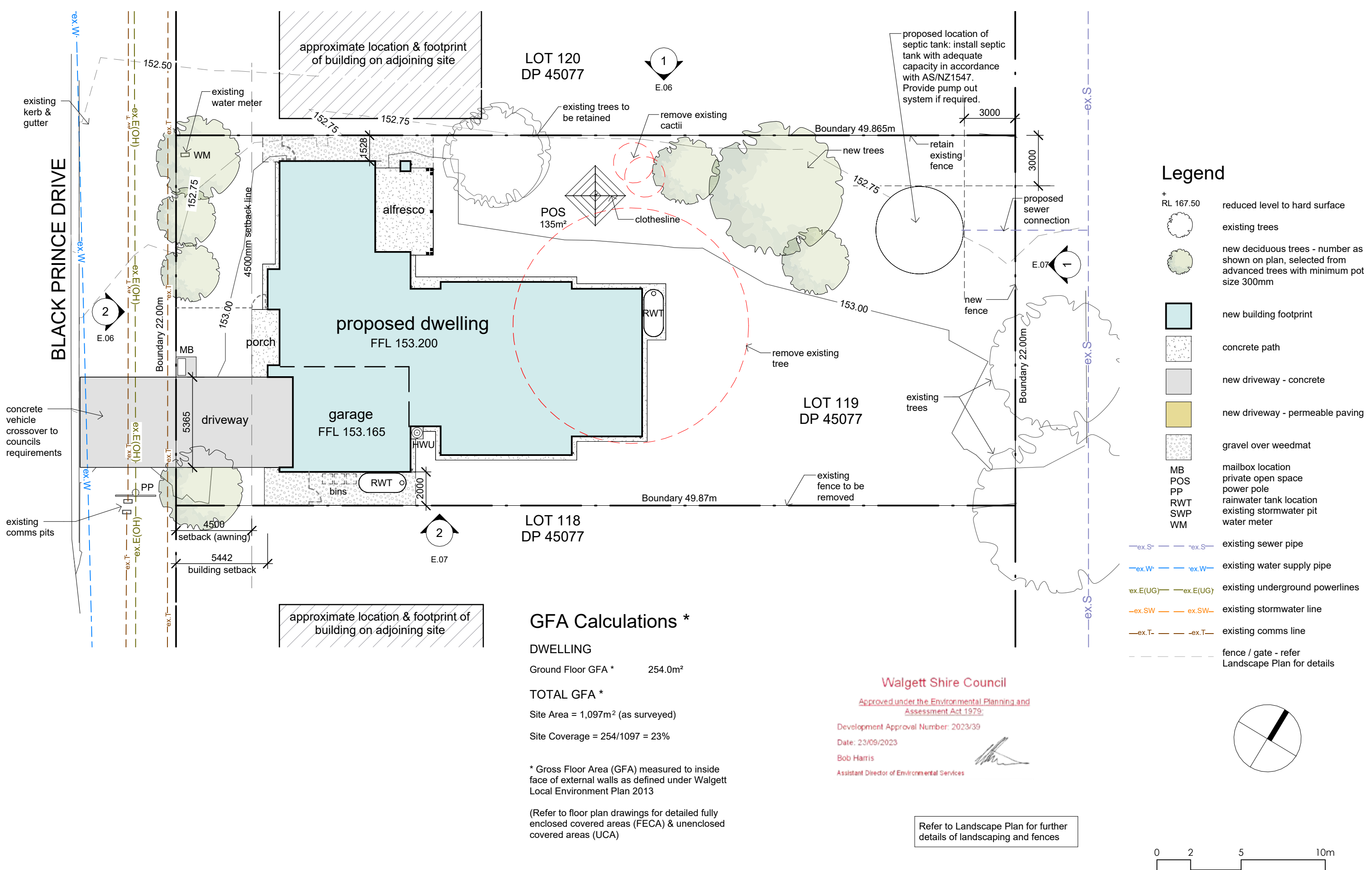
RESIDENTIAL DEVELOPMENT  
70 BLACK PRINCE DRIVE, LIGHTNING RIDGE, NSW  
NSW PUBLIC WORKS for PROPERTY NSW

DEVELOPMENT APPLICATION  
Location Plan

Job No.: 2311  
scale: 1 : 1000  
date: 08.08.2023  
drawn: VAP  
checked: GRS

E.02







Plotted: 8/08/2023 10:46:28 AM



FECA (Living)	215.08 m <sup>2</sup>
FECA (Garage)	44.27 m <sup>2</sup>
UCA (Alfresco)	16.46 m <sup>2</sup>

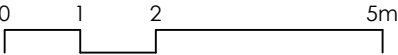
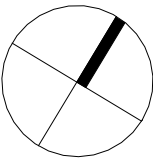
FECA	Fully enclosed covered area measured to outside face of wall frame for lightweight cladding or external face of brickwork as shown.
UCA	Unenclosed covered area measured to inside face of supporting structure.

## Legend

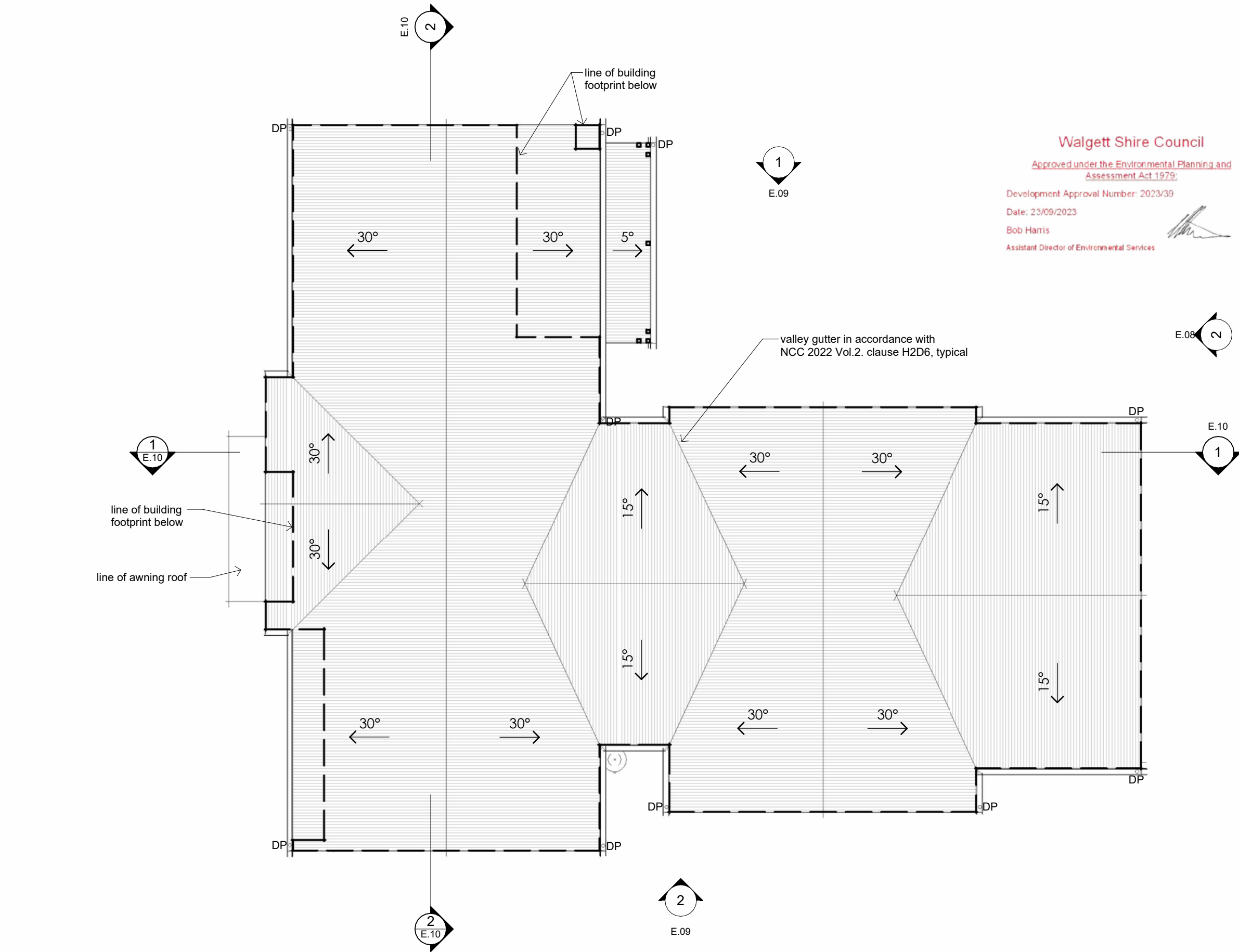
- |   |  |
|---|--|
| DP  | downpipe   |
| HWU   | hot water unit   |
|  | door as scheduled  |
| W01   | window as scheduled  |
|  | external finish - mowing strip   |
|  | external finish - gravel   |
|  | wc to be installed to Livable Housing Design Guidelines - Silver Level |

## Notes

1. Landscaping & driveway shown are indicative only (refer to site plan for details).
2. Furniture shown for illustrative purposes only - refer to the schedule of furniture for specific information.
3. Provide setdown in concrete slab to all wet areas.
4. Downpipe numbers and locations are indicative only. Provide downpipes in accordance with AS3500.
5. Provide nominal setdown of one (1) brick course to garage, with min. 35mm setdown where required to meet Livable Housing Australia (LHA) Silver Level guidelines.







Legend

- DP downpipe
- 30° roof pitch

Walgett Shire Council

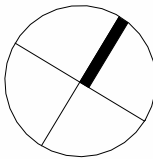
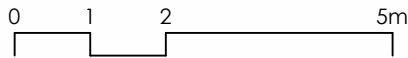
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Development Approval Number: 2023/39

Date: 23/09/2023

Bob Harris

Assistant Director of Environmental Services



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**HavenhandMather**  
ARCHITECTS PLANNERS

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Architects Registration Board: 6799



RESIDENTIAL DEVELOPMENT  
70 BLACK PRINCE DRIVE, LIGHTNING RIDGE, NSW  
NSW PUBLIC WORKS for PROPERTY NSW

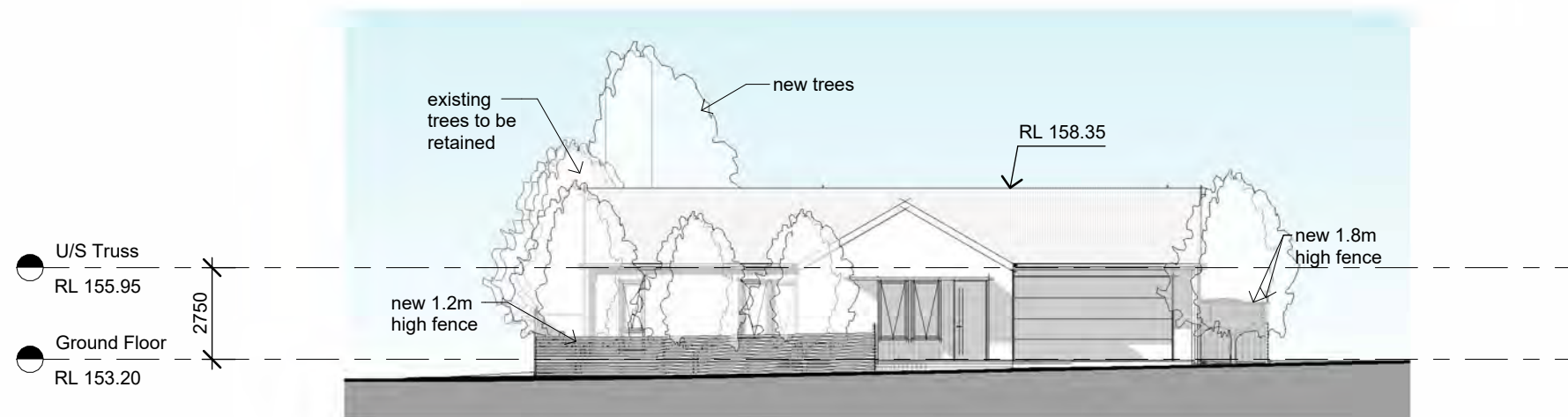
DEVELOPMENT APPLICATION  
Roof Plan

Job No.: 2311  
scale: 1 : 100  
date: 08.08.2023  
drawn: VAP  
checked: GRS

E.05



1 North Elevation  
1 : 200



2 Black Prince Drive (West) Elevation  
1 : 200

Walgett Shire Council

Approved under the Environmental Planning and  
Assessment Act 1979

Development Approval Number: 2023/39

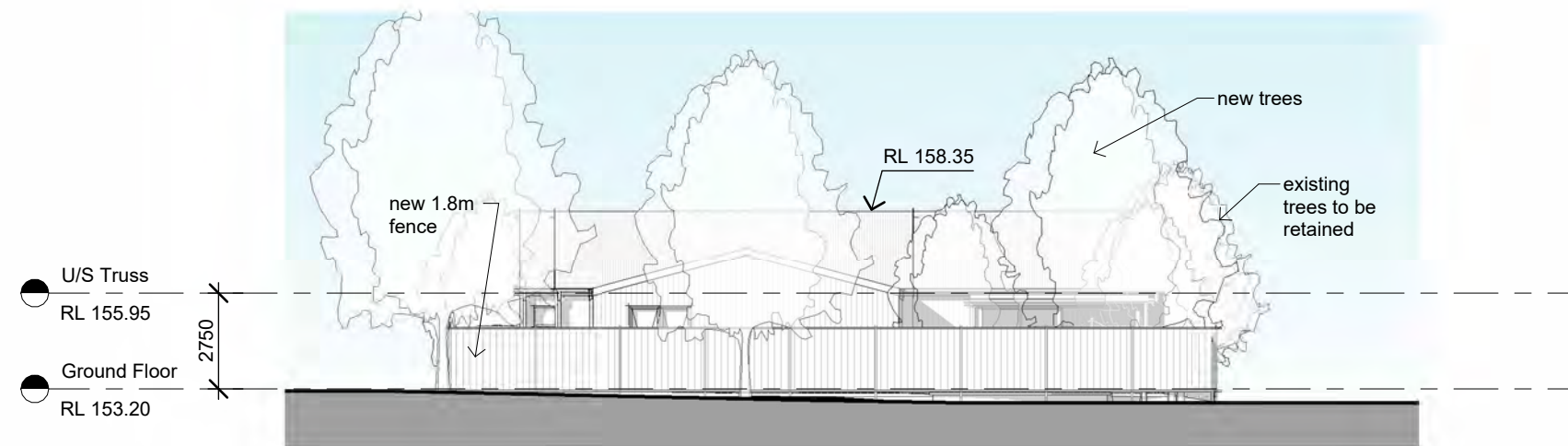
Date: 23/09/2023

Bob Harris

Assistant Director of Environmental Services

0 2 5 10m

Plotted: 8/08/2023 10:46:30 AM



1 East Elevation  
1 : 200

Walgett Shire Council

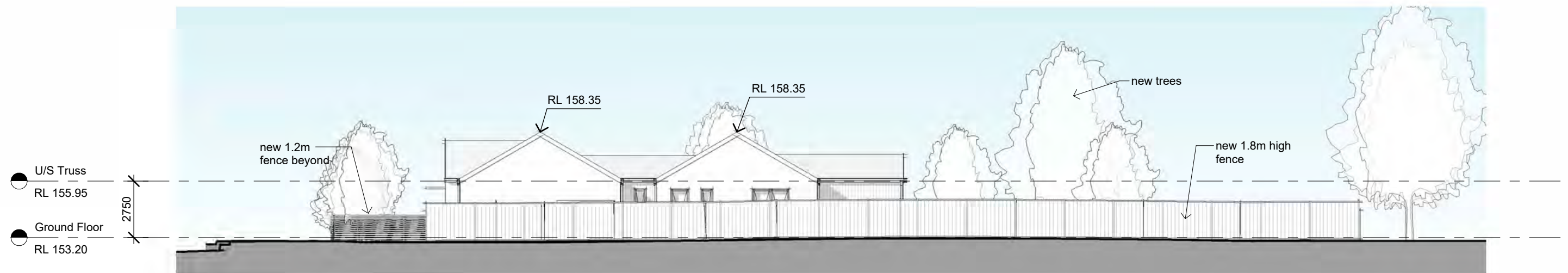
Approved under the Environmental Planning and  
Assessment Act 1979:

Development Approval Number: 2023/39

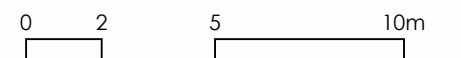
Date: 23/09/2023

Bob Harris

Assistant Director of Environmental Services



2 South Elevation  
1 : 200



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**HavenhandMather**  
ARCHITECTS PLANNERS



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Architects Registration Board: 6799



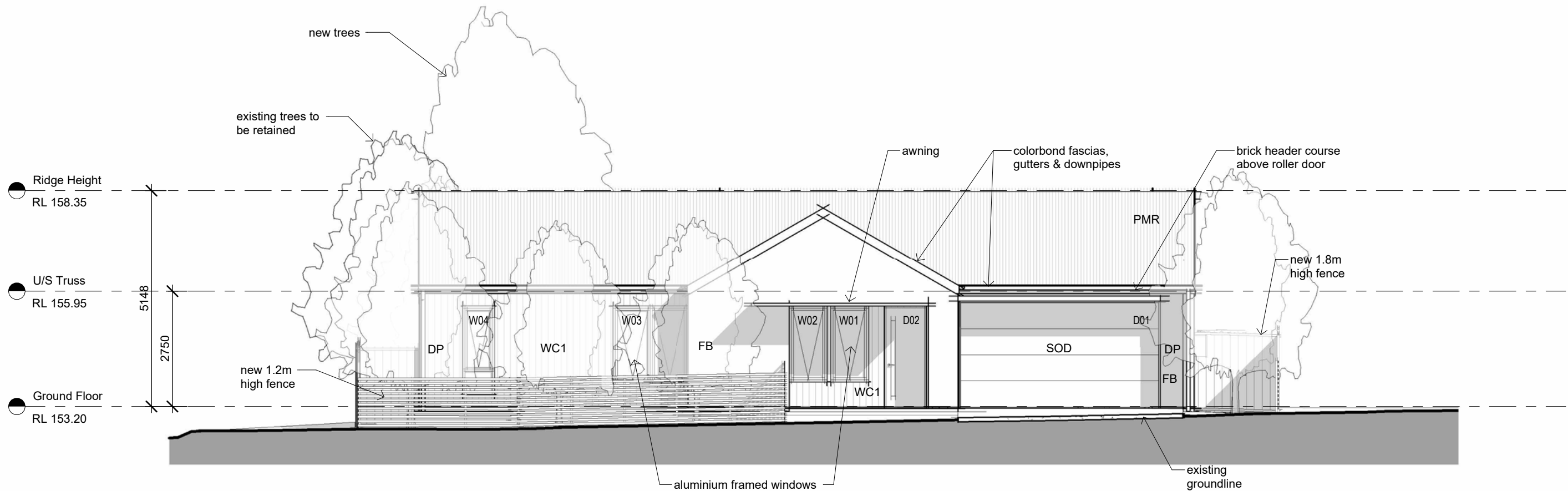
RESIDENTIAL DEVELOPMENT  
70 BLACK PRINCE DRIVE, LIGHTNING RIDGE, NSW  
NSW PUBLIC WORKS for PROPERTY NSW

DEVELOPMENT APPLICATION  
Boundary Elevations

Job No.: 2311  
scale: 1 : 200  
date: 08.08.2023  
drawn: VAP  
checked: GRS

E.07





1 Black Prince Drive (West) Elevation  
1 : 100

Walgett Shire Council

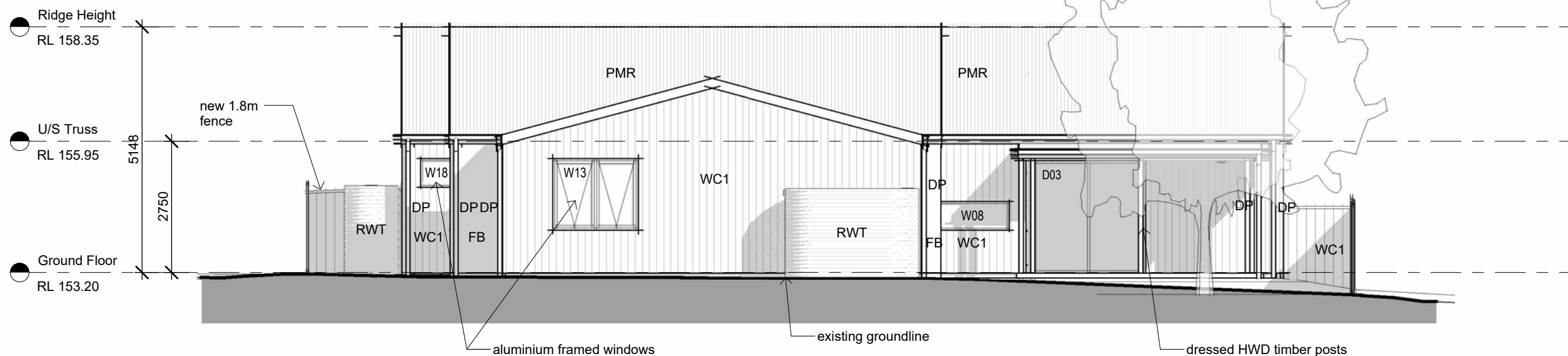
Approved under the Environmental Planning and  
Assessment Act 1979:

Development Approval Number: 2023/39

Date: 23/09/2023

Bob Harris

Assistant Director of Environmental Services



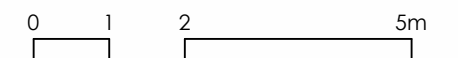
2 East Elevation  
1 : 100

## Legend

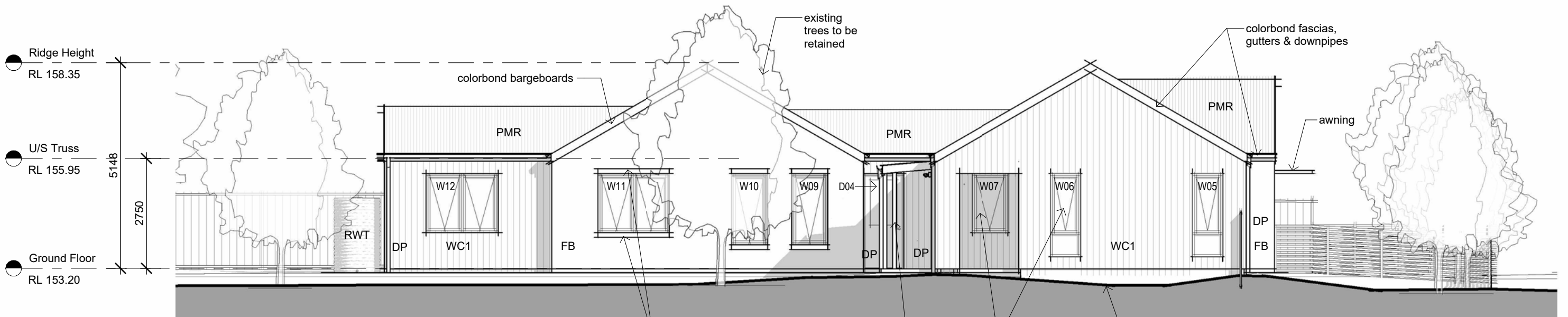
DP	downpipe
FB	face brickwork
PMR	profiled metal roofing
RWT	rainwater tank
SOD	sectional overhead door
WC1	wall cladding - type 1
HWD	hardwood

## Landscaping Notes

Landscaping shown are indicative  
only (refer to site plan for details).



Plotted: 8/08/2023 10:46:33 AM



1 North Elevation  
1 : 100

Walgett Shire Council

Approved under the Environmental Planning and  
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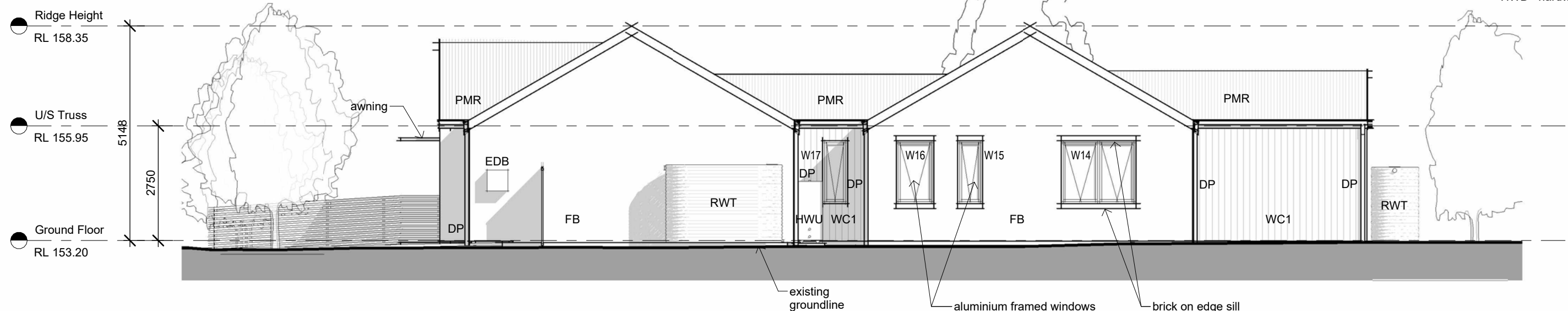
Date: 23/09/2023

Bob Harris

Assistant Director of Environmental Services

## Legend

DP	downpipe
EDB	electrical distribution board
FB	face brickwork
HWU	hot water unit
PMR	profiled metal roofing
RWT	rainwater tank
WC1	wall cladding - type 1
HWD	hardwood



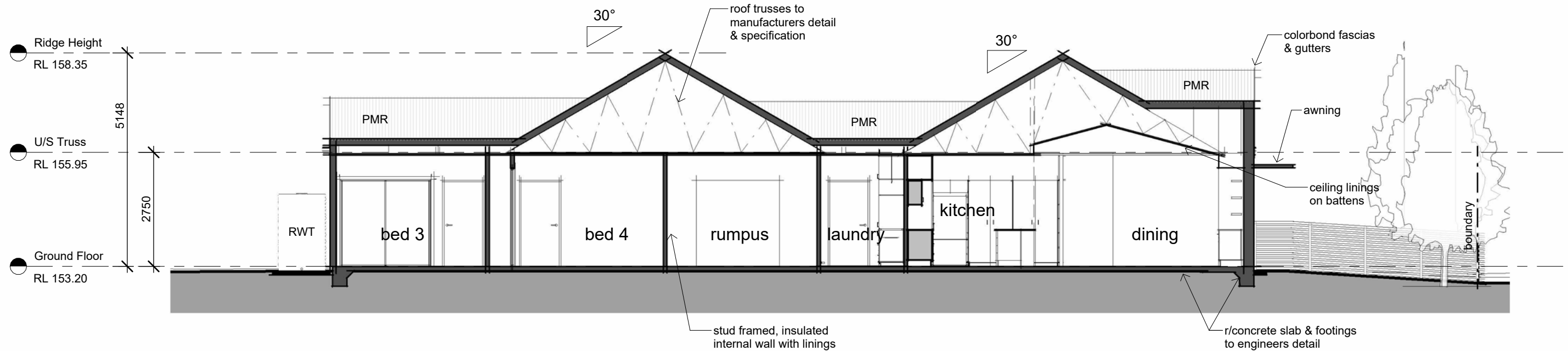
2 South Elevation  
1 : 100

## Landscaping Notes

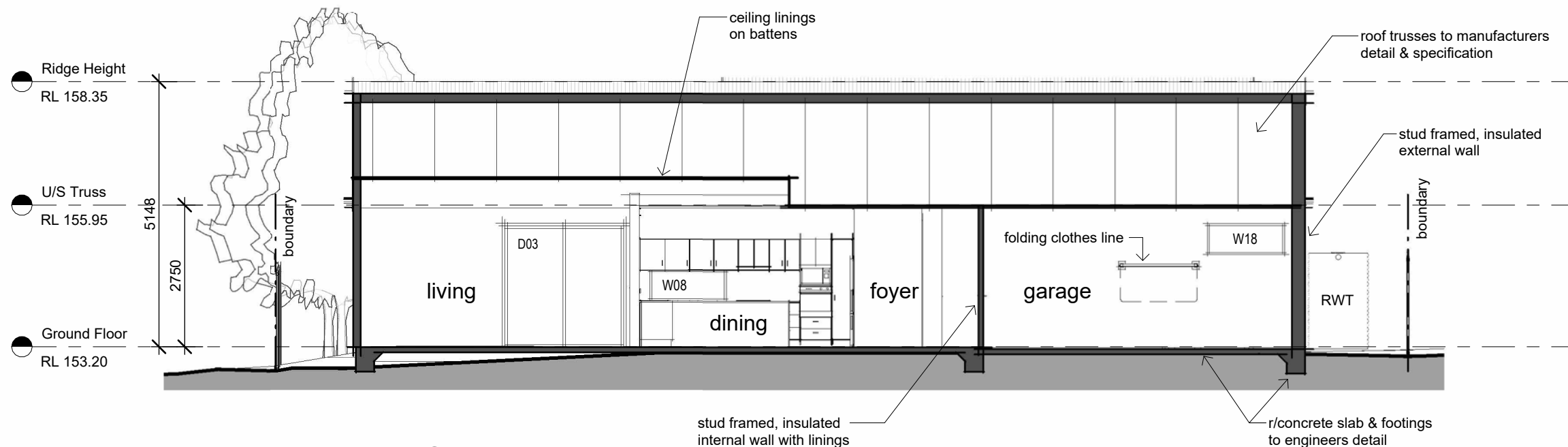
Landscaping shown are indicative  
only (refer to site plan for details).

0 1 2 5m

Plotted: 8/08/2023 10:46:34 AM



1 Section A - A  
1 : 100



2 Section B - B  
1 : 100

## Landscaping Notes

Landscaping shown are indicative only (refer to site plan for details).

## Structural Notes

Structural framing, footings & slabs are indicative only. All framing, footings & slabs to be designed by a qualified person.

## Legend

PMR profiled metal roofing  
RWT rainwater tank

Walgett Shire Council

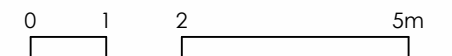
Approved under the Environmental Planning and Assessment Act 1979:

Development Approval Number: 2023/39

Date: 23/09/2023

Bob Harris

Assistant Director of Environmental Services

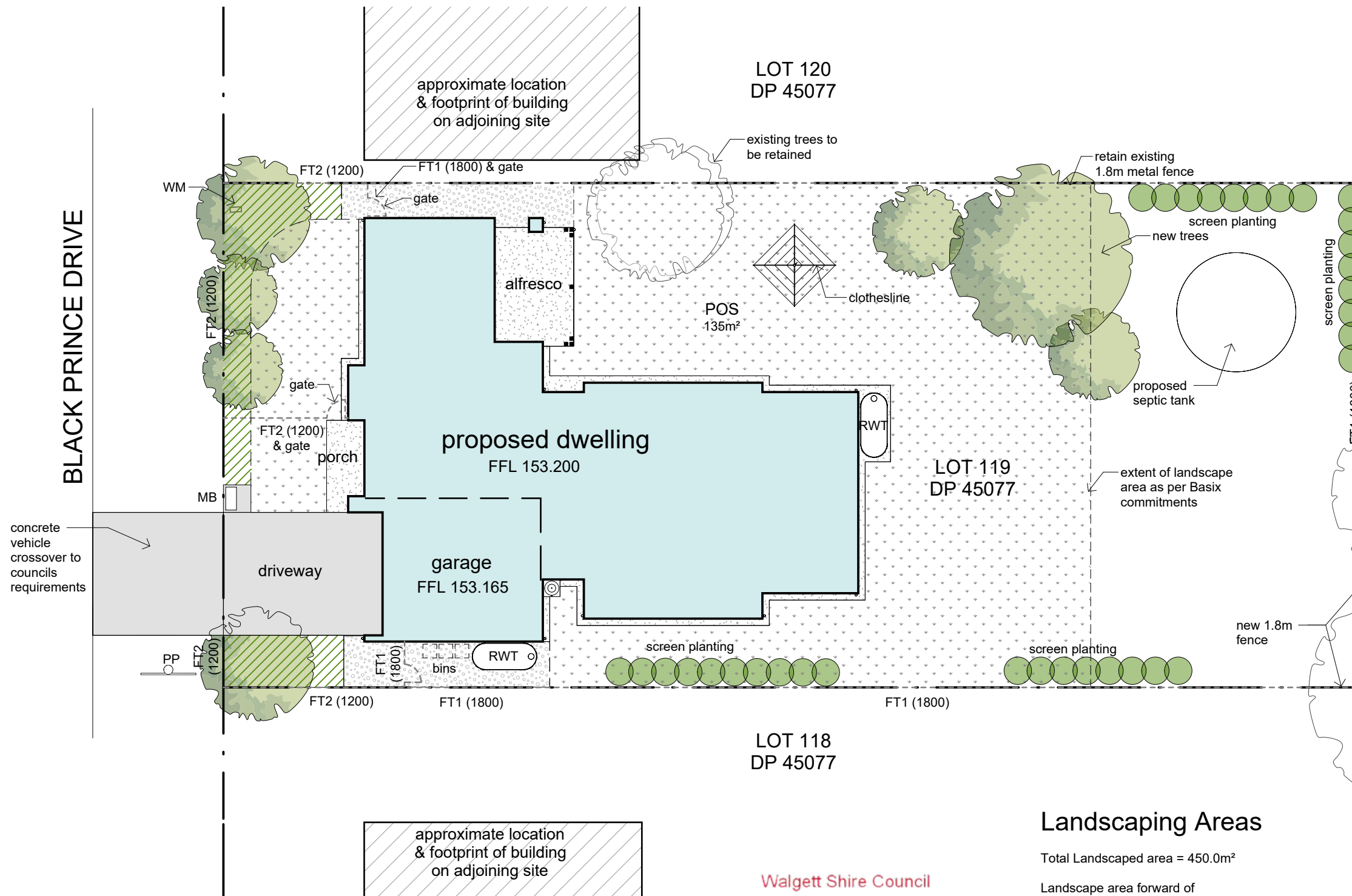


Plotted: 8/08/2023 10:46:35 AM



## Legend

- + RL 167.50 reduced level to hard surface
- existing trees
- new deciduous trees - number as shown on plan, selected from advanced trees with minimum pot size 300mm
- lawn
- landscaped garden bed
- species proposed:  
low water usage indigenous to area  
ground cover & shrub max. height / width = 1.5m - average planting density shall be 1 plant per 2.5m<sup>2</sup>
- evergreen screen planting - minimum 1.5m high
- new building footprint
- concrete path
- new driveway - concrete
- new driveway - permeable paving
- gravel over weedmat
- MB mailbox location  
LP existing light pole  
POS private open space  
PP power pole  
RWT rainwater tank location  
SWP existing stormwater pit  
WM existing water meter
- fence / gate
- FT1  
fence, Type 1 (height indicated)
- FT2  
fence, Type 2 (height indicated)



## Landscaping Areas

Total Landscaped area = 450.0m<sup>2</sup>

Landscape area forward of building line = 86m<sup>2</sup>

Landscape area behind building line = 363.0m<sup>2</sup>

### Notes

1. Landscape area measured with a minimum dimension of 1.5m
2. Private open space min. 135m<sup>2</sup>

## Walgett Shire Council

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Assistant Director of Environmental Services

Plotted: 8/08/2023 10:46:41 AM

Door Schedule

DOOR	HEIGHT	WIDTH	HEAD	TYPE	NOTES
D01	2486	4810	2486	Sectional overhead door	
D02	2340	920	2400	Entry door	
D03	2400	2400	2400	Glazed sliding door	
D04	2340	920	2400	Laundry door with half glazing	

Window Schedule

WINDOW	HEIGHT	WIDTH	HEAD	TYPE	NOTES
W01	1800	900	2400	Awning window	
W02	1800	900	2400	Awning window	
W03	1800	1800	2400	Awning window	
W04	2100	750	2400	Awning window	
W05	2100	750	2400	Awning window	600mm high fixed lowlight
W06	2100	750	2400	Awning window	600mm high fixed lowlight
W07	1500	900	2400	Awning window	
W08	600	1500	1500	Fixed window	
W09	1800	900	2400	Awning window	
W10	1800	900	2400	Awning window	
W11	1500	1800	2400	Awning window	
W12	1500	1800	2400	Awning window	
W13	1500	1800	2400	Awning window	
W14	1500	1800	2400	Awning window	
W15	1500	600	2400	Awning window	
W16	1500	900	2400	Awning window	
W17	1500	600	2400	Awning window	
W18	600	1500	2400	Fixed window	

BASIX Commitments

BASIX CERTIFICATE	1408075S_02
ASSESSOR DETAILS	
ASSESSOR NUMBER	n/a
CERTIFICATE NUMBER	n/a
CLIMATE ZONE	n/a
CEILING FANS - BEDROOM	Refer to Energy Commitments
CEILING FANS - LIVING or OTHER	NO

PROJECT DETAILS

LOCATION	70 BLACK PRINCE DRIVE, LIGHTNING RIDGE NSW 2834
LGA	WALGETT SHIRE COUNCIL
NEW DWELLINGS	1

SITE DETAILS

SITE AREA	1,097 m²
ROOF AREA	260 m²
CONDITIONED FLOOR AREA	188.16 m²
UNCONDITIONED FLOOR AREA	20.96m²
TOTAL AREA OF GARDEN AND LAWN	450 m²
INDEGENOUS / LOW WATER USE AREA	0 m²

WATER COMMITMENTS

**FIXTURES**  
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min) in all showers in the development.  
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.  
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.  
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

ALTERNATIVE WATER

**RAINWATER TANK**  
The applicant must install a rainwater tank of at least 6,000 L (litres) to each individual dwelling on the site.  
The applicant must configure the rainwater tank to collect rain runoff from at least:

- Dwelling 1 = 150 m² of the roof area

The applicant must connect the rainwater tank to:

- a landscape connection
- all toilet connections
- a Laundry connection.

THERMAL COMFORT COMMITMENTS

Refer to the Basix Certificate, number 1408075S\_02, for details

ENERGY COMMITMENTS

**HOT WATER**  
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with performance of 21-25 STCs or better.

**COOLING SYSTEM**  
The applicant must install the following cooling system, or a system with a higher energy rating, in the living area: 1-phase airconditioning; Energy rating: 2.5 Star (old label, zoned)  
The applicant must install the following cooling system, or a system with a higher energy rating, in the bedrooms: ceiling fans + 1-phase airconditioning; Energy rating: 2.5 Star (old label, zoned)  
The cooling system must provide for day/night zoning between living area and bedrooms.  
The applicant must install ceiling fans in all bedrooms of the development.

**HEATING SYSTEM**  
The applicant must install the following heating system, or a system with a higher energy rating, in the bedrooms and living areas: 1-phase airconditioning; Energy rating: 2.5 Star (old label, zoned)  
The heating system must provide for day/night zoning between living areas and bedrooms

**VENTILATION**  
The applicant must install the following exhaust systems in the development:  
To each Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off  
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off  
Laundry: natural ventilation only

**ARTIFICIAL LIGHTING**  
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- all the bedrooms, dedicated;
- living / dining room, dedicated;
- the kitchen, dedicated;
- all bathrooms/toilets, dedicated;
- the laundry, dedicated;
- hallway, dedicated.

**NATURAL LIGHTING**  
The applicant must install a window and/or skylight in each bathroom(s)/toilet(s) in the development for natural lighting.  
The applicant must install a window and/or skylight the kitchen(s) of the development for natural lighting.

**ALTERNATIVE ENERGY**  
The applicant must install a photovoltaic system with the capacity to generate at least 5.0kW of peak electricity and connect it to the development's electrical system

**OTHER**  
The applicant must install a induction cooktop & electric oven in the kitchen of the dwellings  
The applicant must install a fixed outdoor and indoor clothes drying line as part of the development

Walgett Shire Council

Approved under the Environmental Planning and  
Assessment Act 1979:

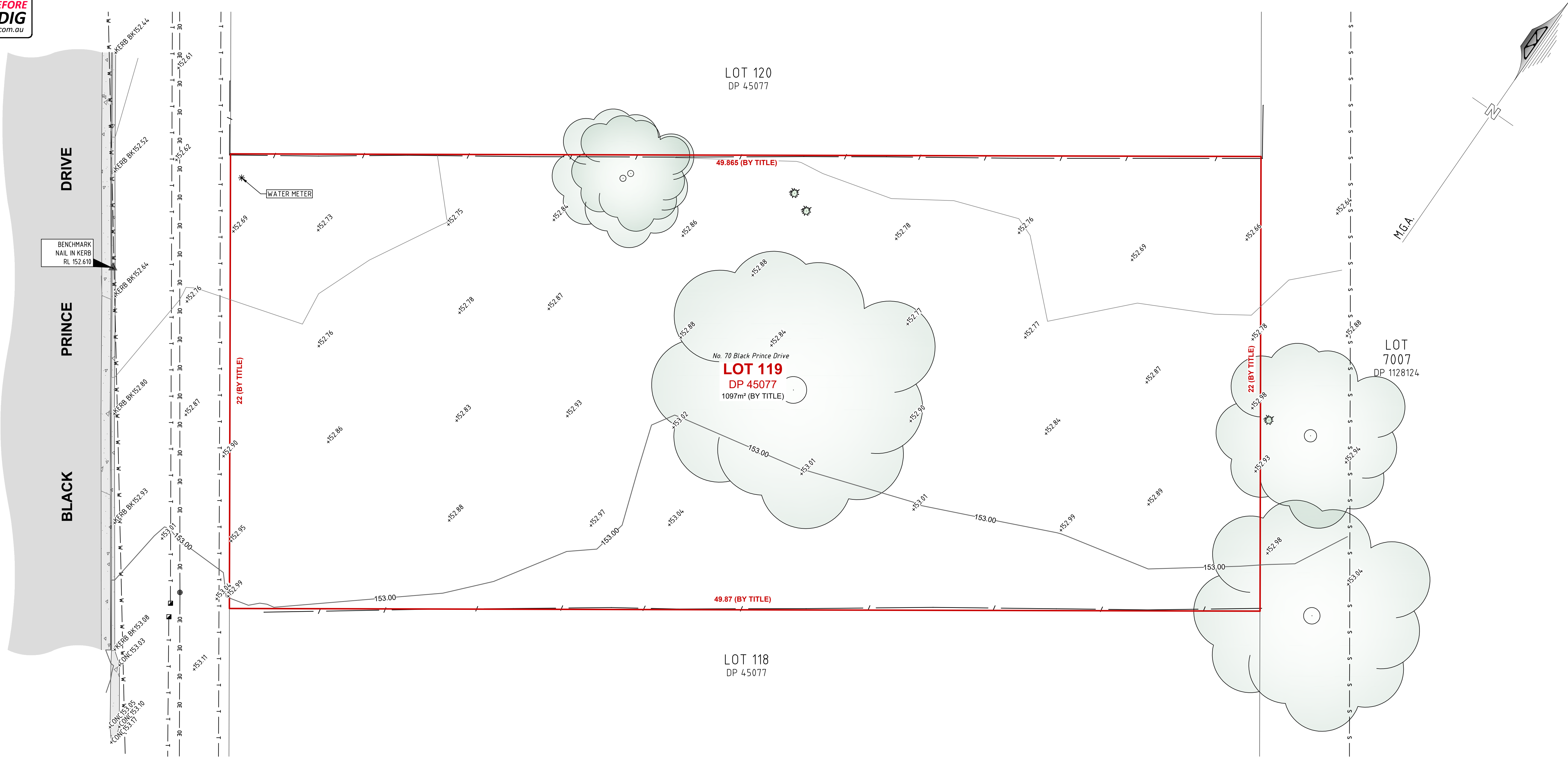
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Assistant Director of Environmental Services

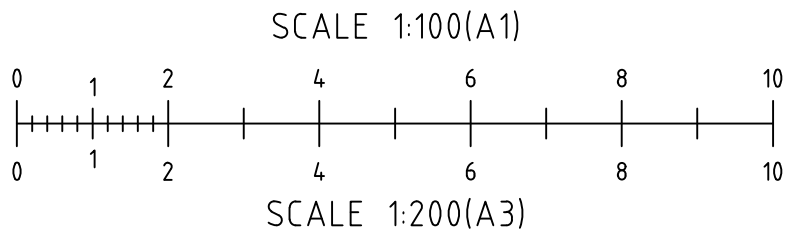




DATE OF SURVEY : 22nd MAY 2023  
SURVEY BY : R. Boylan

DATUM : AUSTRALIAN HEIGHT DATUM (A.H.D.)  
ORIGIN : PM 28672 RL 150.607m (S.C.I.M.S.)  
MAJOR CONTOUR INTERVAL : 1 METRE  
MINOR CONTOUR INTERVAL : 0.25 METRES

- NOTES:
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9 (1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017". IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.
  - A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT 2002. IF ANY CONSTRUCTION OR DESIGN WORK WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
  - THE LOCATIONS AND DEPTHS OF UNDERGROUND SERVICES ARE NOT ASSURED BY BARNSON. SERVICE AUTHORITIES SHOULD BE CONSULTED BEFORE ANY EXCAVATION, DEMOLITION OR CONSTRUCTION COMMENCES.
  - THERE MAY BE UNDERGROUND SERVICES THAT HAVE NOT BEEN SHOWN HEREON.
  - BARNSON TAKES NO RESPONSIBILITY FOR LOSSES, DAMAGES OR INJURIES TO ANY PERSON OR ORGANISATION THAT MAY OCCUR DUE TO THE RELIANCE ON THIS PLAN FOR THE LOCATION OF UNDERGROUND SERVICES.
- KEY**
- |             |   |
|-------------|---|
| — / —       | EXISTING SUBJECT CADASTRAL BOUNDARIES                 |
| — / —       | EXISTING FENCE LINE                                   |
| — OE — OE — | EXISTING OVERHEAD ELECTRICITY CABLES                  |
| — T — T —   | EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - DBYD |
| — W — W —   | EXISTING UNDERGROUND WATER MAIN - COUNCIL             |
| — S — S —   | EXISTING UNDERGROUND SEWER PIPE - COUNCIL             |
| ●           | ELECTRICITY POWER POLE                                |
| ■           | TELECOMMUNICATIONS PIT                                |



ISSUED TO CLIENT

**BARNSON PTY LTD**

phone 1300 BARNSON (1300 227 676)  
email generalenquiry@barnson.com.au  
web barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

Rev	Date	Description
A	29/05/2023	ISSUED TO CLIENT

Project  
**LEVEL AND DETAIL SURVEY OVER LOT 119 IN DP 45077**  
Site Address  
70 BLACK PRINCE DRIVE  
LIGHTNING RIDGE NSW 2834  
Client  
NSW PUBLICS WORKS ADVISORY - BATHURST

Drawing Title  
**LEVEL AND DETAIL SURVEY PLAN**

Survey	RB	Original Sheet Size	A1
Drawn	JS		
Check	RB	Revision	A

Certification

Project No

Drawing No

41651  
**L01**



# Statement of Environmental Effects

## LEGISLATION

In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*, a development application **must** be accompanied by a Statement of Environmental Effects.

## QUALIFIER

This *Statement of Environmental Effects Template* has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm. The template is suitable for minor impact development such as dwellings, alterations & additions and outbuildings. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific

**Walgett Shire Council**

Statement of Environmental Effects.

*Approved under the Environmental Planning and  
Assessment Act 1979:*

Development Approval Number: 2023/39

Date: 23/09/2023

Bob Harris

Assistant Director of Environmental Services

## FURTHER INFORMATION

### Walgett Shire Council

77 Fox Street, Walgett, NSW  
PO Box 31  
WALGETT NSW 2832  
Tel: 02 6828 6100  
admin@walgett.nsw.gov.au

## Proposal

Provide a description of the proposed development including a full description and all the details of the consent sought

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## Property

Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

Lot No	Section No	DP No
<hr/>	<hr/>	<hr/>

Address

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Area of the Site 

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Description of the Site

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## Planning

Maps and details of zonings, protected areas, heritage items and bushfire areas can be found on Council's Website.

What is the zoning of the land: 

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Is the proposal permissible within the zoning? ..... ☐ Yes ☐ No

*Refer to the Walgett Local Environmental Plan 2013 (LEP)*

Is the proposal in accordance with the Acceptable Solutions of the DCP? ..... ☐ Yes

..... ☐ No ▶ If No, details of how it meets the performance outcomes is required.

*Refer to the Walgett Development Control Plan 2016*

Are there any restrictions on the Certificate of Title? ☐ Yes ☐ No

*If yes, please attach a copy of the covenant or restriction.*

If you answered "No" to any of the above you should make an appointment to discuss your proposal with a planner before lodging a development application.

## Varying a Standard

Is the design contrary to a development standard? ☐ Yes ☐ No

If yes, please indicate whether it is a:

- ☐ **Local Environmental Plan (LEP)** development standard?, and/or
- ☐ **Development Control Plan (DCP)** development standard, and/or
- ☐ **Other Planning Control** \_\_\_\_\_

Please attach a detailed documentation indicating the development standard to be varied and reasons in support of the variation. Reference must be made to the performance criteria or objective of the LEP or DCP.

## Access, Traffic & Utilities

Is legal and practical access available to the development? ..... ☐ Yes ☐ No

Are additional access points to road network required? ..... ☐ Yes ☐ No

Has vehicle manoeuvring and onsite parking been addressed in the design? ..... ☐ Yes ☐ No

Is power, water, electricity, sewer and telecommunications services readily available to the site? ..... ☐ Yes ☐ No

Comments

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## Environmental Impacts

Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? ..... ☐ Yes ☐ No

Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? ..... ☐ Yes ☐ No

Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)? ..... ☐ Yes ☐ No

Does the development involve any significant excavation or filling? ..... ☐ Yes ☐ No

Could the development cause erosion or sediment run-off (including during the construction period)? ..... ☐ Yes ☐ No

Comments

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## Flora & Fauna Impacts

Will the development result in the removal of any vegetation from the site? ..... ☐ Yes ☐ No

Is the development likely to have any impact on threatened species or native habitat? ..... ☐ Yes ☐ No

*Refer to Biodiversity Conservation Mapping 2016 for further information*

*(If the answer is yes to either of the above questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).*

Comments

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## Natural Hazards

Is the development site subject to any of the following natural hazards:

☐ Flooding ☐ Bushfire

*(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service web site [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)).*

Comments

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## Stormwater Disposal

How will stormwater (from roof and hard standing) be disposed of:

☐ Street Drainage ☐ Easement ☐ Other

Comments

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## Social & Economic Impacts

Will the proposal have any economic consequences in the area? ..... ☐ Yes ☐ No

Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration? ..... ☐ Yes ☐ No

Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? ..... ☐ Yes ☐ No

Comments

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### Waste Generation

Will you need to dispose waste at a Local Landfill? ..... ☐ Yes ☐ No

Name of Landfill ? ..... Quantity of Waste.....m3

Are you able to Recycle, Reuse or Reduce any waste ..... Quantity of Waste .....m3

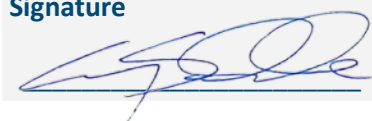
Comments

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## Declaration

Signature



Name (please print)

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Date

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