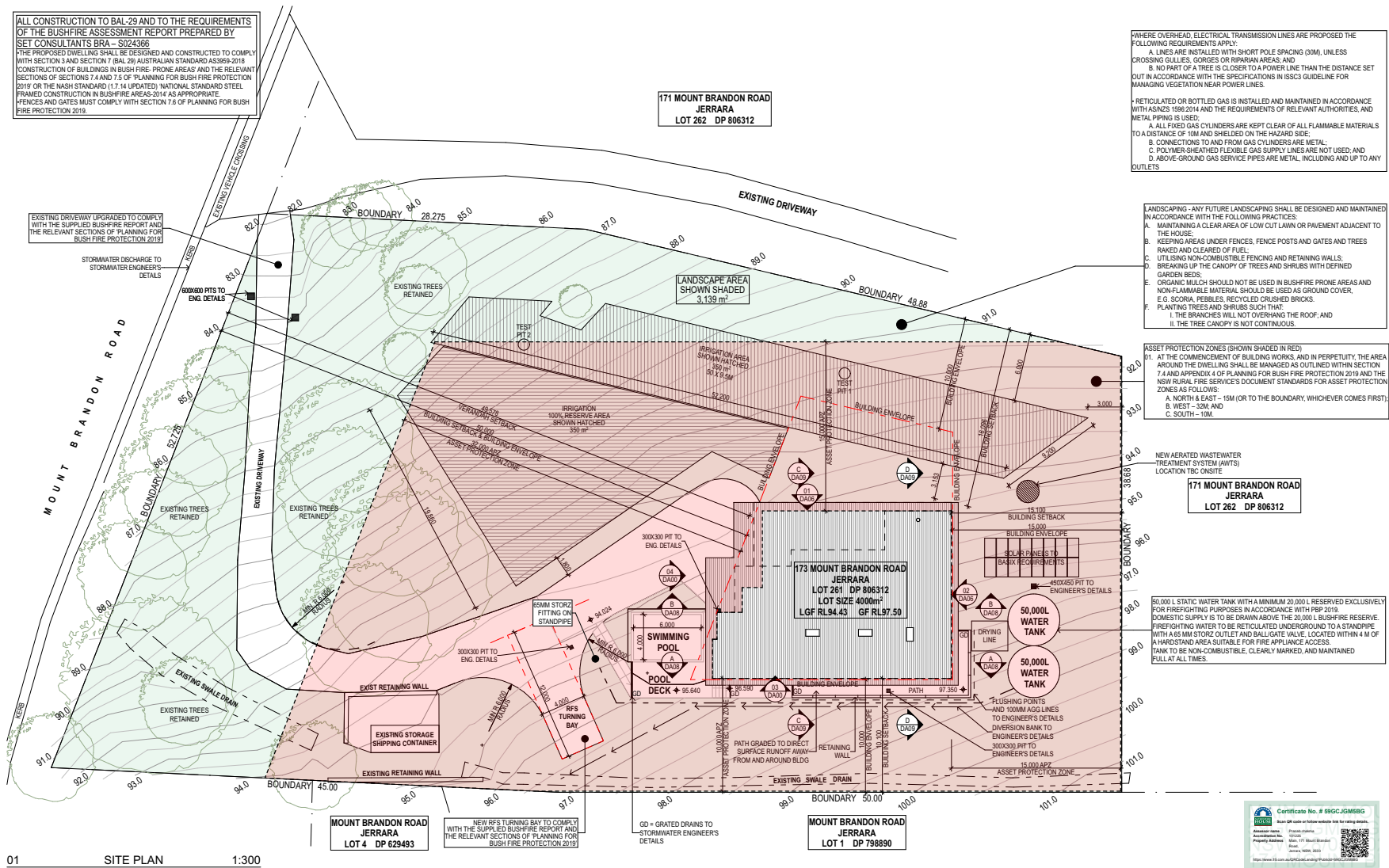




01 SITE PLAN 1:300

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AUSTRALIAN STANDARDS AND BCA
ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT TERTIARY AND LOCAL REGULATION CODES AND WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

CONSTRUCTION OF BUILDINGS IN BUSH-FIRE PRONE AREAS AND THE RELEVANT SECTIONS OF SECTIONS 7 AND 7.5 OF PLANNING FOR BUSH FIRE PROTECTION 2019 OR THE LATEST STANDARD (17.4 UPDATED) NATIONAL STANDARD STEEL FRAMED CONSTRUCTION IN BUSH-FIRE AREAS-2014 AS APPROPRIATE. FENCES AND GATES MUST COMPLY WITH SECTION 7.6 OF PLANNING FOR BUSH FIRE PROTECTION 2019.



FRONT-ON DESIGN - MIKE LAIDLER
0410 126 354 mikelaidler@gmail.com

GRANT HARDCASTLE & SONIA SCHOLTEN
NEW RESIDENCE
173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533

client
GRANT HARDCASTLE & SONIA SCHOLTEN
NEW RESIDENCE
173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533

project #
24690

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

scale @ A3
1:300

drawing
SITE PLAN & LANDSCAPE PLAN

lot no. | D.P. no. | dwelling type
Lot 261 | D.P. 806312

drawing #
DA01

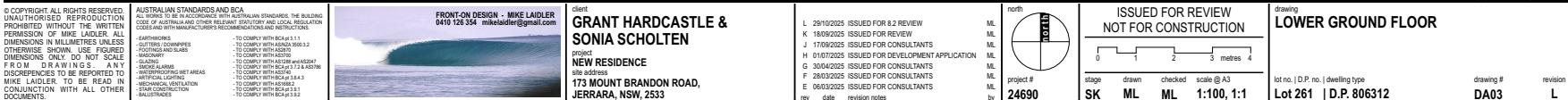
revision
L

Item 14.1 - Determination of 8.2 Review of Determination
Application: 10.2025.104.1 (PAN-588332) - 173 Mount
Brandon Road, Jerrara - New 2 storey dwelling with attached
garage and outdoor swimming pool

Enclosures 1 - 10.2025.104.1 -
Architectural Plans

Item 14.1

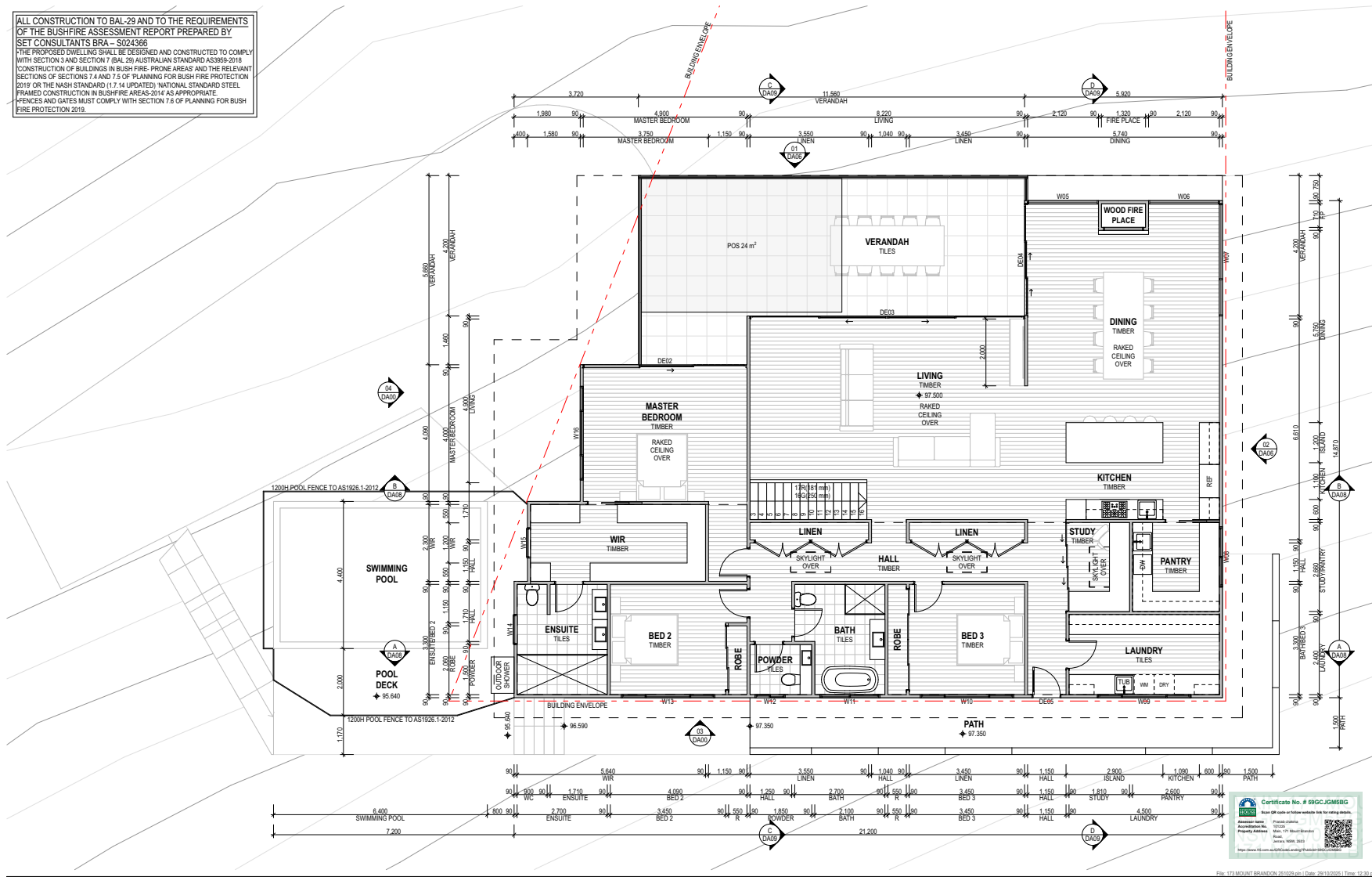
**Enclosures 1 - 10.2025.104.1 -
Architectural Plans**



Item 14.1 - Determination of 8.2 Review of Determination
Application: 10.2025.104.1 (PAN-588332) - 173 Mount
Brandon Road, Jerrara - New 2 storey dwelling with attached
garage and outdoor swimming pool

Enclosures 1 - 10.2025.104.1 -
Architectural Plans

ALL CONSTRUCTION TO BAL-29 AND TO THE REQUIREMENTS
OF THE BUSHFIRE ASSESSMENT REPORT PREPARED BY
SET CONSULTANTS BRA - S024366
THE PROPOSED DWELLING SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY
WITH SECTION 7 AND SECTION 7.1 (BAL 29) AUSTRALIAN STANDARD AS 3699-2019
CONSTRUCTION OF BUILDINGS IN BUSH-FIRE PRONE AREAS AND THE RELEVANT
SECTIONS OF SECTIONS 7 AND 7.3 OF PLANNING FOR BUSH FIRE PROTECTION
2017 OR THE LATEST STANDARD (17.14 UPDATED) NATIONAL STANDARD STEEL
FRAMED CONSTRUCTION IN BUSHFIRE AREAS-2014 AS APPROPRIATE.
FENCES AND GATES MUST COMPLY WITH SECTION 7.6 OF PLANNING FOR BUSH
FIRE PROTECTION 2019.



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Authoring:
- SUITABLE ROOMS
- FLOORING
- ROOFING
- GLAZING
- CLADDING
- WATERPROOFING WET AREAS
- MECHANICAL VENTILATION
- STAIR CONSTRUCTION
- BALUSTRADES

TO COMPLY WITH AS 11.1
TO COMPLY WITH AS 1539.3.2
TO COMPLY WITH AS 1539.3.2
TO COMPLY WITH AS 1539.3.2
TO COMPLY WITH AS 1539.3.2
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TO COMPLY WITH AS 1539.3.2
TO COMPLY WITH AS 1539.3.2
TO COMPLY WITH AS 1539.3.2



client
GRANT HARDCASTLE & SONIA SCHOLTEN
project
NEW RESIDENCE
site address
**173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533**

L 29/10/2025 ISSUED FOR 8.2 REVIEW
K 18/09/2025 ISSUED FOR REVIEW
J 17/09/2025 ISSUED FOR CONSULTANTS
H 01/07/2025 ISSUED FOR DEVELOPMENT APPLICATION
G 30/04/2025 ISSUED FOR CONSULTANTS
F 28/03/2025 ISSUED FOR CONSULTANTS
E 06/03/2025 ISSUED FOR CONSULTANTS

rev date revision notes

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

stage drawn checked scale @ A3
SK ML ML 1:100, 1:1

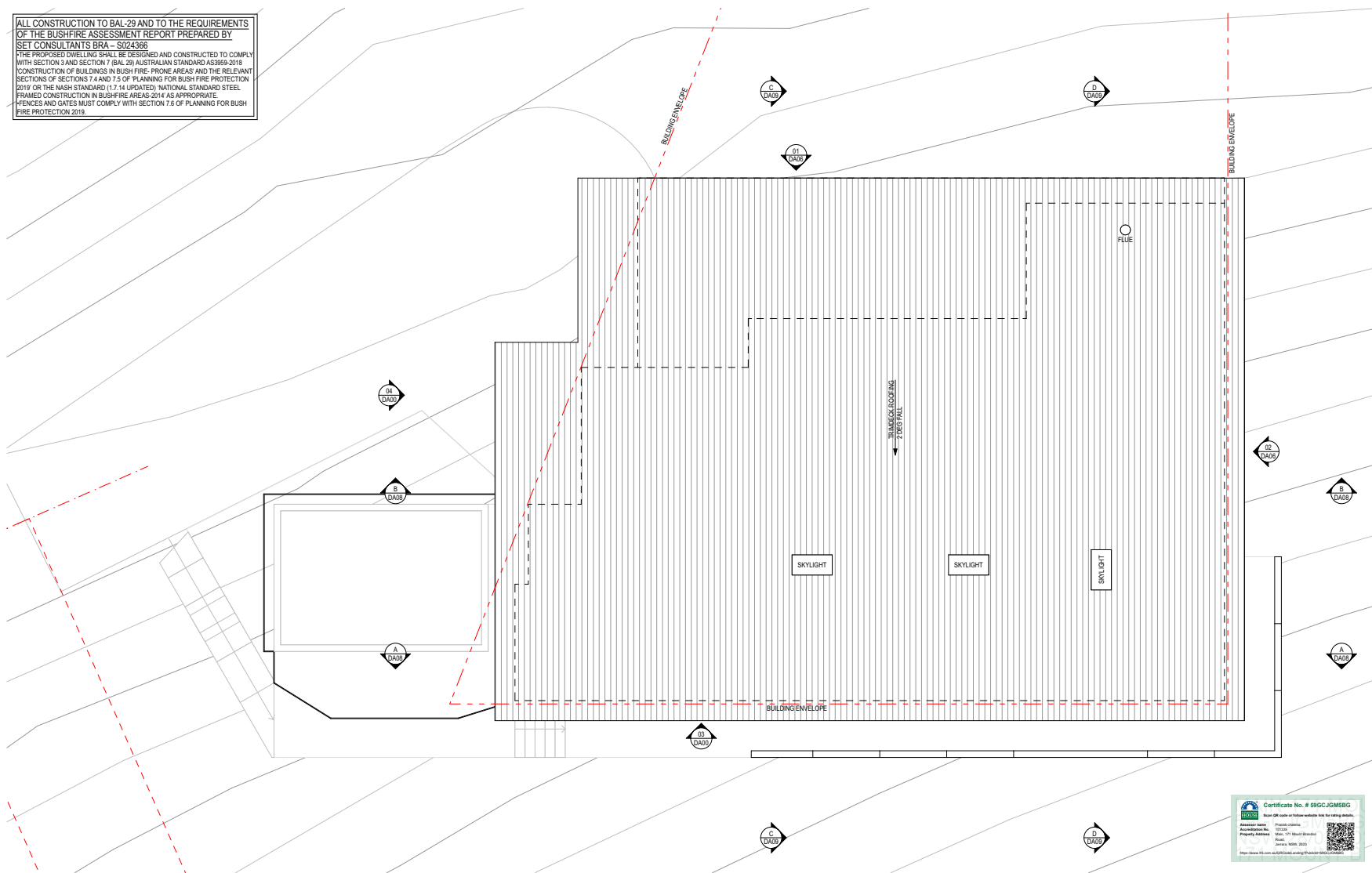
drawing
GROUND FLOOR

lot no. | D.P. no. | dwelling type
Lot 261 | D.P. 806312

drawing # revision
DA04 L

ALL CONSTRUCTION TO BAL-29 AND TO THE REQUIREMENTS OF THE BUSHFIRE ASSESSMENT REPORT PREPARED BY SET CONSULTANTS BRA – S024366

THE PROPOSED DWELLING SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH SECTION 3 AND SECTION 7 (BAL 29) AUSTRALIAN STANDARD AS3699-2018 CONSTRUCTION OF BUILDINGS IN BUSH FIRE, PRONE AREAS AND THE RELEVANT SECTIONS OF SECTIONS 7.4 AND 7.5 OF PLANNING FOR BUSH FIRE PROTECTION 2019 OR THE NASH STANDARD (1.74 U) UPDATED, NATIONAL STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS-2014 AS APPROPRIATE. FENCES AND GATES MUST COMPLY WITH SECTION 7.6 OF PLANNING FOR BUSH FIRE PROTECTION 2019.



Item 14.1 - Determination of 8.2 Review of Determination Application: 10.2025.104.1 (PAN-588332) - 173 Mount Brandon Road, Jerrara - New 2 storey dwelling with attached garage and outdoor swimming pool

**Enclosures 1 - 10.2025.104.1 -
Architectural Plans**

File: 173 MOUNT BRANDON 251029.pln | Date: 29/10/2025 | Time: 12:30

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MIKE LAIDLER. TO BE READ IN
CONJUNCTION WITH ALL OTHER

AUSTRALIAN STANDARDS AND BCA
ALL WORKING TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING
CODE OF AUSTRALIA AND OTHER RELEVANT STATUTES AND LOCAL REGULATION
CODES. THE MANUFACTURER'S RECOMMENDATIONS SHALL APPLY.

EARTHWORKS
- TO COMPLY WITH BCA 9.1.1

GUTTERS/DRAINAGE
- TO COMPLY WITH AS 3008.3.2

FOOTINGS AND SLABS
- TO COMPLY WITH AS 2920

CEILING
- TO COMPLY WITH AS 2920

GLAZING
- TO COMPLY WITH AS 2284.2 AND AS 2847

ROOFING
- TO COMPLY WITH AS 2772

WATERPROOFING WET AREAS
- TO COMPLY WITH AS 1554.3

MECHANICAL VENTILATION
- TO COMPLY WITH AS 1554.3

SMALL CONSTRUCTION
- TO COMPLY WITH AS 2918.2

RAILINGS
- TO COMPLY WITH AS 1656.1

SCREENS
- TO COMPLY WITH AS 1656.1

AUSTRALIAN STANDARDS AND BCA	
ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT LEGISLATION, INDUSTRY AND LOCAL REGULATORY CODES AND WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.	
• EARTHWORKS	• TO COMPLY WITH BCa1 p.1.1
• GUTTERS / DOWNSPIES	• TO COMPLY WITH AS2536 3.0.2.3
• FOOTINGS AND SLABS	• TO COMPLY WITH AS2870
• MASONRY	• TO COMPLY WITH AS2399
• GLAZING	• TO COMPLY WITH AS1288 AND AS2047
• SMOKE ALARMS	• TO COMPLY WITH BCa1 p.3.2.3 AND AS1308
• WATERPROOFING WET AREAS	• TO COMPLY WITH AS1502
• ARTIFICIAL LIGHTING	• TO COMPLY WITH BCa1 3.0.4.3
• MECHANICAL VENTILATION	• TO COMPLY WITH AS1996.2
• STAIR CONSTRUCTION	• TO COMPLY WITH AS1996.1
• BALUSTRADES	• TO COMPLY WITH BCa1 3.0.2

FRONT-ON DESIGN - MIKE LAIDLER
0410 126 354 mikelaidler@gmail.com

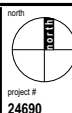


client
**GRANT HARDCASTLE &
SONIA SCHOLTEN**
project
NEW RESIDENCE
site address
**173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533**

L	29/10/2025	ISSUED FOR 8.2 REVIEW
K	18/09/2025	ISSUED FOR REVIEW
J	17/09/2025	ISSUED FOR CONSULTANTS
H	01/07/2025	ISSUED FOR DEVELOPMENT APPLICATION
G	30/04/2025	ISSUED FOR CONSULTANTS
F	28/03/2025	ISSUED FOR CONSULTANTS
E	06/03/2025	ISSUED FOR CONSULTANTS
rev	date	revision notes

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ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

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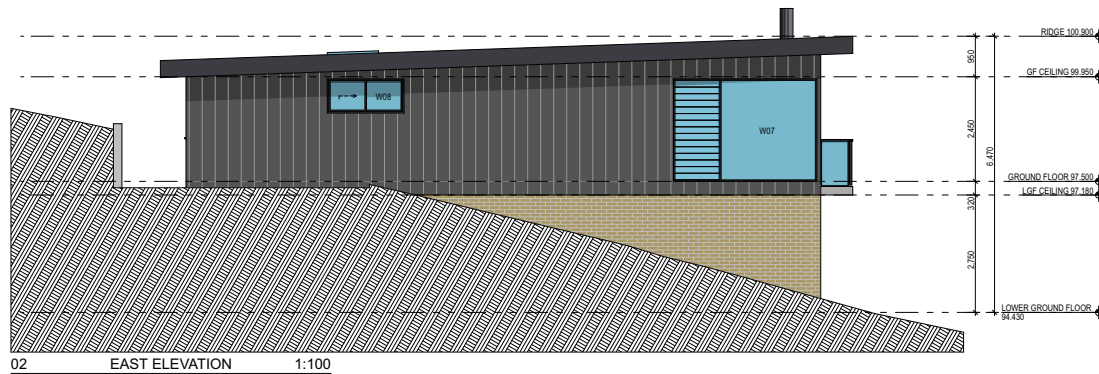
stage drawn checked scale @ A3
SK ML ML 1:100. 1:1

drawing
ROOF PLAN

lot no. | D.P. no. | dwelling type
Lot 261 | D.P. 806312

drawing #
DA05

ALL CONSTRUCTION TO BAL-29 AND TO THE REQUIREMENTS OF THE BUSHFIRE ASSESSMENT REPORT PREPARED BY SET CONSULTANTS BRA - S024366
THE PROPOSED DWELLING SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH SECTION 3 AND SECTION 7 (BAL 29) AUSTRALIAN STANDARD AS3959-2019 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS AND THE RELEVANT SECTIONS OF SECTIONS 7.4 AND 7.5 OF PLANNING FOR BUSH FIRE PROTECTION 2019 OR THE LATEST STANDARD (17.14 UPDATED) NATIONAL STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS-2014 AS APPROPRIATE.
FENCES AND GATES MUST COMPLY WITH SECTION 7.6 OF PLANNING FOR BUSH FIRE PROTECTION 2019.



PROPOSED COLOUR SCHEDULE	
MASONRY	RECYCLED FACE BRICKWORK
CLADDING METAL STANDING SEAM	COLORBOND MONUMENT OR SIMILAR
WINDOWS/DOORS	COLORBOND MONUMENT OR SIMILAR
ROOF	COLORBOND MONUMENT OR SIMILAR
GUTTERS/DIPS	COLORBOND MONUMENT OR SIMILAR



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- TO COMPLY WITH AS/NZS 1100.1
- TO COMPLY WITH AS/NZS 1100.2
- TO COMPLY WITH AS/NZS 1100.3
- TO COMPLY WITH AS/NZS 1100.4
- TO COMPLY WITH AS/NZS 1100.5
- TO COMPLY WITH AS/NZS 1100.6
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- TO COMPLY WITH AS/NZS 1100.100



client
GRANT HARDCASTLE & SONIA SCHOLTEN
project
NEW RESIDENCE
site address
173 MOUNT BRANDON ROAD, JERRARA, NSW, 2533

L 29/10/2025	ISSUED FOR 8.2 REVIEW	ML
K 18/09/2025	ISSUED FOR REVIEW	ML
J 17/09/2025	ISSUED FOR CONSULTANTS	ML
H 01/07/2025	ISSUED FOR DEVELOPMENT APPLICATION	ML
G 30/04/2025	ISSUED FOR CONSULTANTS	ML
F 28/03/2025	ISSUED FOR CONSULTANTS	ML
E 06/03/2025	ISSUED FOR CONSULTANTS	ML
rev	date	revision notes

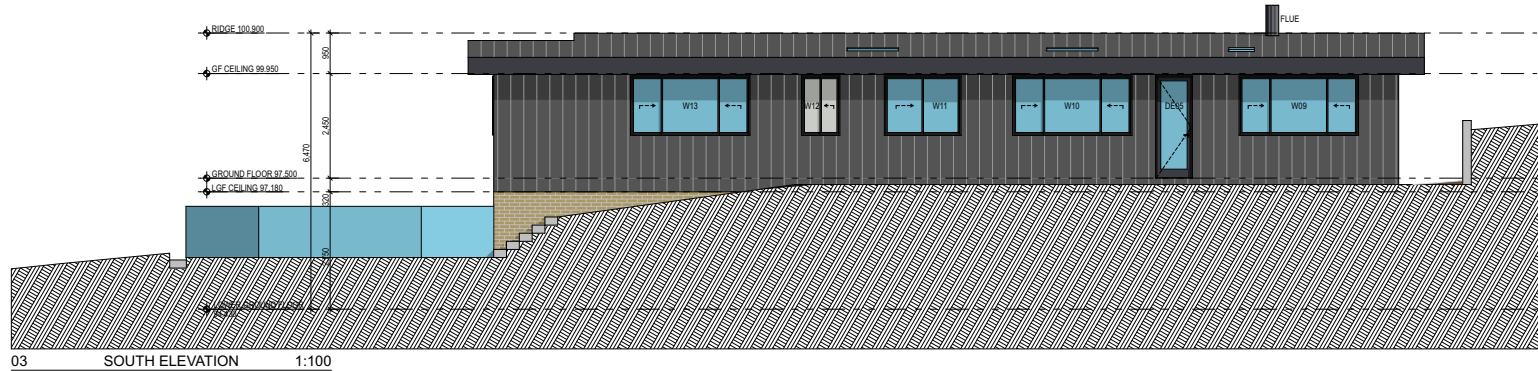
ISSUED FOR REVIEW NOT FOR CONSTRUCTION			
stage	drawn	checked	scale @ A3
SK	ML	ML	1:100, 1:1

Drawing ELEVATIONS 01 & 02			
lot no.	D.P. no.	dwelling type	drawing #
Lot 261	D.P. 806312		DA06
revision			L

Item 14.1 - Determination of 8.2 Review of Determination
Application: 10.2025.104.1 (PAN-588332) - 173 Mount
Brandon Road, Jerrara - New 2 storey dwelling with attached
garage and outdoor swimming pool

Enclosures 1 - 10.2025.104.1 -
Architectural Plans

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PROPOSED COLOUR SCHEDULE	
MASONRY	RECYCLED FACE BRICKWORK
CLADDING METAL STANDING SEAM	COLORBOND MONUMENT OR SIMILAR
WINDOWS/DOORS	COLORBOND MONUMENT OR SIMILAR
ROOF	COLORBOND MONUMENT OR SIMILAR
GUTTERS/DIPS	COLORBOND MONUMENT OR SIMILAR



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CONSTRUCTION
- GUTTERS/DIPS
- CLADDING METAL STANDING SEAM
- WINDOWS/DOORS
- ROOF
- GUTTERS/DIPS

TO COMPLY WITH AS/NZS 1546.1
TO COMPLY WITH AS/NZS 1546.2
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TO COMPLY WITH AS/NZS 1546.98
TO COMPLY WITH AS/NZS 1546.99
TO COMPLY WITH AS/NZS 1546.100



client
GRANT HARDCASTLE & SONIA SCHOLTEN
PROJECT
NEW RESIDENCE
site address
173 MOUNT BRANDON ROAD, JERRARA, NSW, 2533

L 29/10/2025 ISSUED FOR 8.2 REVIEW	ML
K 18/09/2025 ISSUED FOR REVIEW	ML
J 17/09/2025 ISSUED FOR CONSULTANTS	ML
H 01/07/2025 ISSUED FOR DEVELOPMENT APPLICATION	ML
G 30/04/2025 ISSUED FOR CONSULTANTS	ML
F 28/03/2025 ISSUED FOR CONSULTANTS	ML
E 06/03/2025 ISSUED FOR CONSULTANTS	ML
rev date revision notes	

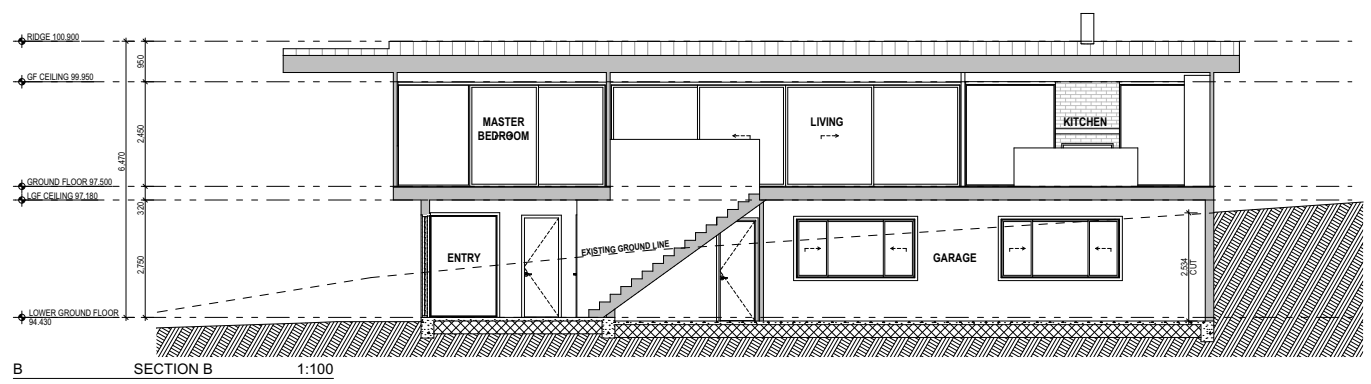
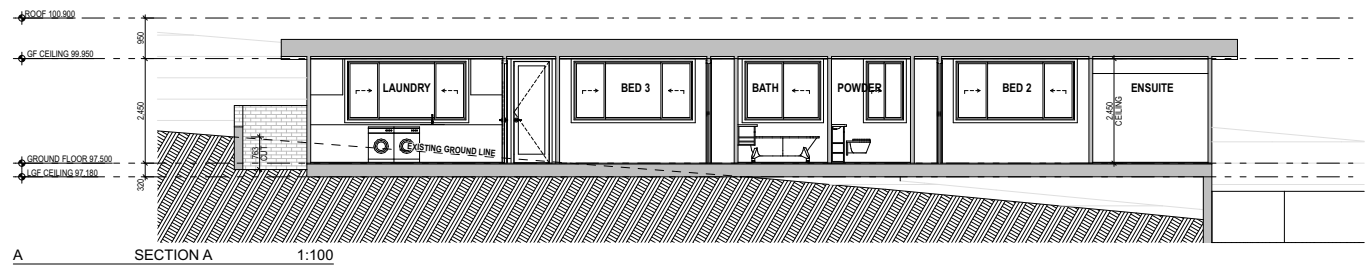
project #
24690

ISSUED FOR REVIEW NOT FOR CONSTRUCTION			
stage	drawn	checked	scale @ A3
SK	ML	ML	1:100, 1:1

drawing
ELEVATIONS 03 & 04
lot no. | D.P. no. | dwelling type
Lot 261 | D.P. 806312

drawing #
DA07
revision
L

ALL CONSTRUCTION TO BAL-29 AND TO THE REQUIREMENTS OF THE BUSHFIRE ASSESSMENT REPORT PREPARED BY SET CONSULTANTS BRA - S024366
THE PROPOSED DWELLING SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH SECTION 3 AND SECTION 7 (BAL 29) AUSTRALIAN STANDARD AS3659-2019 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS AND THE RELEVANT SECTIONS OF SECTIONS 7.4 AND 7.5 OF PLANNING FOR BUSH FIRE PROTECTION 2019 OR THE LATEST STANDARD (17/14 UPDATED) NATIONAL STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS-2014 AS APPROPRIATE.
FENCES AND GATES MUST COMPLY WITH SECTION 7.6 OF PLANNING FOR BUSH FIRE PROTECTION 2019.



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AUSTRALIAN STANDARDS AND BCA
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CONSTRUCTION
- TO COMPLY WITH AS/NZS 1171.1
- TO COMPLY WITH AS/NZS 1171.2
- TO COMPLY WITH AS/NZS 1171.3
- TO COMPLY WITH AS/NZS 1171.4
- TO COMPLY WITH AS/NZS 1171.5
- TO COMPLY WITH AS/NZS 1171.6
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- TO COMPLY WITH AS/NZS 1171.98
- TO COMPLY WITH AS/NZS 1171.99
- TO COMPLY WITH AS/NZS 1171.100



client
GRANT HARDCASTLE & SONIA SCHOLTEN
project
NEW RESIDENCE
site address
173 MOUNT BRANDON ROAD, JERRARA, NSW, 2533

L	29/10/2025	ISSUED FOR 8.2 REVIEW	ML
K	18/09/2025	ISSUED FOR REVIEW	ML
J	17/09/2025	ISSUED FOR CONSULTANTS	ML
H	01/07/2025	ISSUED FOR DEVELOPMENT APPLICATION	ML
G	30/04/2025	ISSUED FOR CONSULTANTS	ML
F	28/03/2025	ISSUED FOR CONSULTANTS	ML
E	06/03/2025	ISSUED FOR CONSULTANTS	ML
rev	date	revision notes	

project #	24690	stage	SK	drawn	ML	checked	ML	scale @ A3	1:100, 1:1
by		stage	SK	drawn	ML	checked	ML	scale @ A3	1:100, 1:1

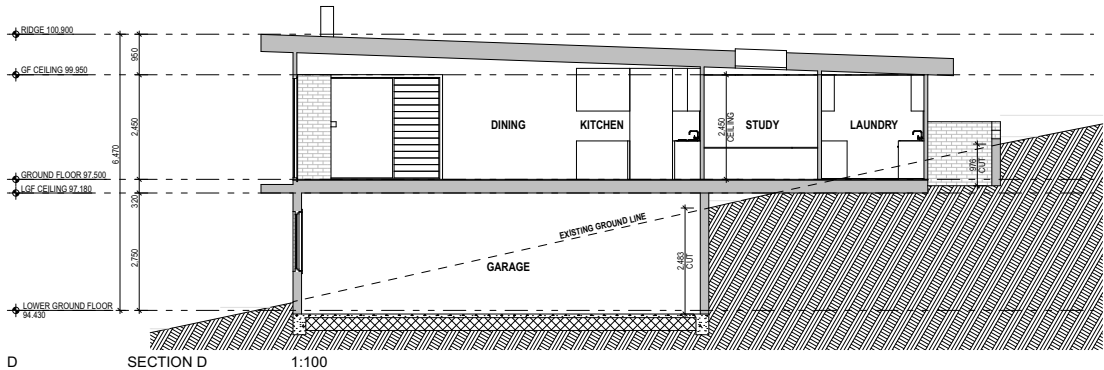
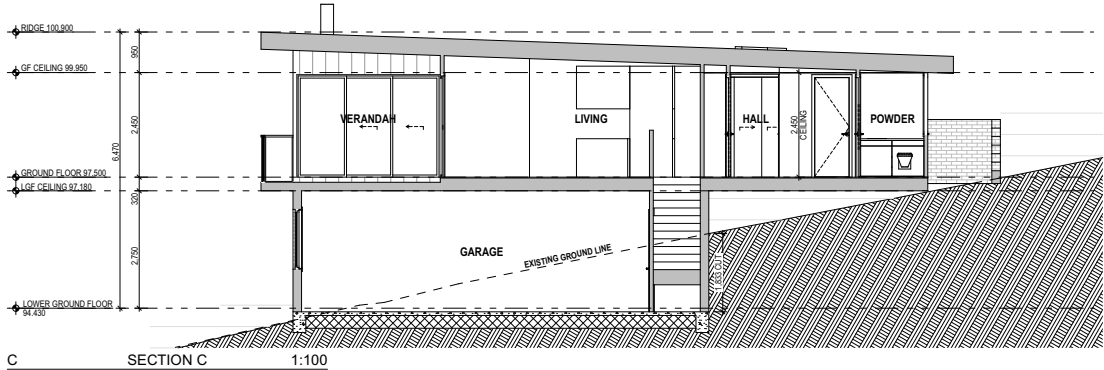
drawing	SECTIONS A & B	lot no. D.P. no. dwelling type	Lot 261 D.P. 806312	drawing #	DA08	revision	L
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Item 14.1 - Determination of 8.2 Review of Determination Application: 10.2025.104.1 (PAN-588332) - 173 Mount Brandon Road, Jerrara - New 2 storey dwelling with attached garage and outdoor swimming pool

Item 14.1 - Determination of 8.2 Review of Determination
Application: 10.2025.104.1 (PAN-588332) - 173 Mount
Brandon Road, Jerrara - New 2 storey dwelling with attached
garage and outdoor swimming pool

Enclosures 1 - 10.2025.104.1 -
Architectural Plans

ALL CONSTRUCTION TO BAL-29 AND TO THE REQUIREMENTS
OF THE BUSHFIRE ASSESSMENT REPORT PREPARED BY
SET CONSULTANTS BRA - S024366
THE PROPOSED DWELLING SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY
WITH SECTION 3 AND SECTION 7 (BAL 29) AUSTRALIAN STANDARD AS3659-2019
CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS AND THE RELEVANT
SECTIONS OF SECTIONS 7.4 AND 7.5 OF PLANNING FOR BUSH FIRE PROTECTION
2019 OR THE LATEST STANDARD (1.7.14 UPDATED) NATIONAL STANDARD STEEL
FRAMED CONSTRUCTION IN BUSHFIRE AREAS-2014 AS APPROPRIATE.
FENCES AND GATES MUST COMPLY WITH SECTION 7.6 OF PLANNING FOR BUSH
FIRE PROTECTION 2019.



File: 173 MOUNT BRANDON 20.1025.dwg | Date: 29/10/2025 | Time: 12:30:41

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CODER AND WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

CLIENT
**GRANT HARDCASTLE &
SONIA SCHOLTEN**
PROJECT
NEW RESIDENCE
site address
**173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533**

client
**GRANT HARDCASTLE &
SONIA SCHOLTEN**
PROJECT
NEW RESIDENCE
site address
**173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533**

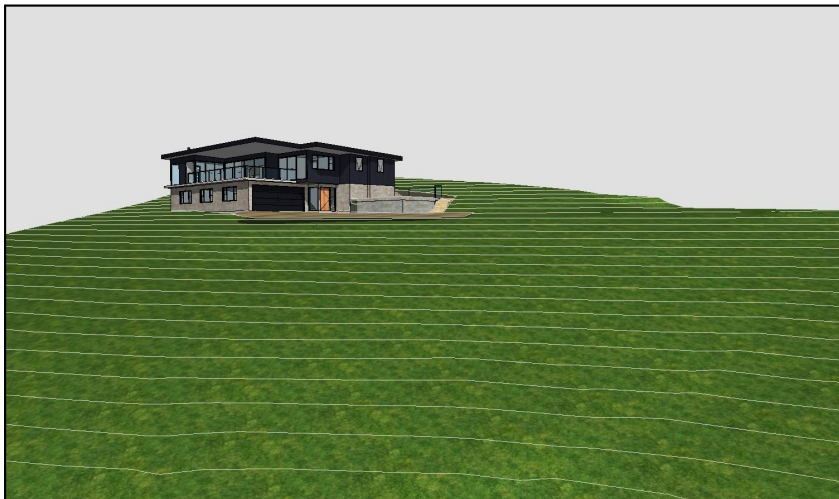
L 29/10/2025 ISSUED FOR 8.2 REVIEW
K 18/09/2025 ISSUED FOR REVIEW
J 17/09/2025 ISSUED FOR CONSULTANTS
H 01/07/2025 ISSUED FOR DEVELOPMENT APPLICATION
G 30/04/2025 ISSUED FOR CONSULTANTS
F 29/03/2025 ISSUED FOR CONSULTANTS
E 06/03/2025 ISSUED FOR CONSULTANTS

project #
24690
by

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION
stage drawn checked scale @ A3
SK ML ML 1:100, 1:1

drawing
SECTIONS C & D
lot no. | D.P. no. | dwelling type
Lot 261 | D.P. 806312

drawing #
DA09
revision
L



01 NORTH WEST VIEW - GATE



02 NORTH WEST VIEW



03 NORTH VIEW



04 NORTH EAST VIEW

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AUSTRALIAN STANDARDS AND BCA
ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT STATUTORY AND LOCAL REGULATION
RELEVANT MANUFACTURER'S RECOMMENDATIONS

EARTHWORKS	TO COMPLY WITH BCA s11.1
GUTTERS / DOWNPIPES	TO COMPLY WITH AS1438.3063.32
ROOFING AND FLASHINGS	TO COMPLY WITH AS1438.3063.32
MASONRY	TO COMPLY WITH AS2700
GLAZING	TO COMPLY WITH AS1238 AND AS2647
CONCRETE	TO COMPLY WITH AS1361.17.2 AND AS1361.17.3
WATERPROOFING WEATERS	TO COMPLY WITH AS1532
PAINTS	TO COMPLY WITH AS1532 AND AS154.3
MECHANICAL VENTILATION	TO COMPLY WITH AS1569.2
CONNECTION WITH ALL OTHER DOCUMENTS	TO COMPLY WITH BCA s16.2

FRONT-ON DESIGN - MIKE LAIDLER
0410 126 354 mikelaidler@gmail.com

client
**GRANT HARDCASTLE &
SONIA SCHOLTEN**

project
NEW RESIDENCE
site address
**173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533**

L	29/10/2025	ISSUED FOR 8.2 REVIEW
K	18/09/2025	ISSUED FOR REVIEW
J	17/09/2025	ISSUED FOR CONSULTANTS
H	01/07/2025	ISSUED FOR DEVELOPMENT APPLICATION
G	30/04/2025	ISSUED FOR CONSULTANTS
F	28/03/2025	ISSUED FOR CONSULTANTS
E	06/03/2025	ISSUED FOR CONSULTANTS
rev	date	revision notes

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

stage	drawn	checked	scale @ A3
SK	ML	ML	

drawing
PERSPECTIVE VIEWS 01

lot no. | D.P. no. | dwelling type
Lot 261 | D.P. 806312

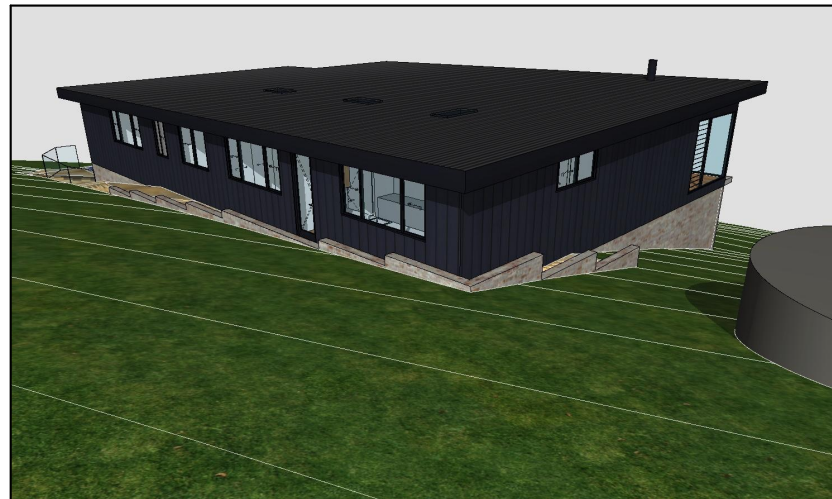
drawing #
DA10

Item 14.1 - Determination of 8.2 Review of Determination Application: 10.2025.104.1 (PAN-588332) - 173 Mount Brandon Road, Jerrara - New 2 storey dwelling with attached garage and outdoor swimming pool

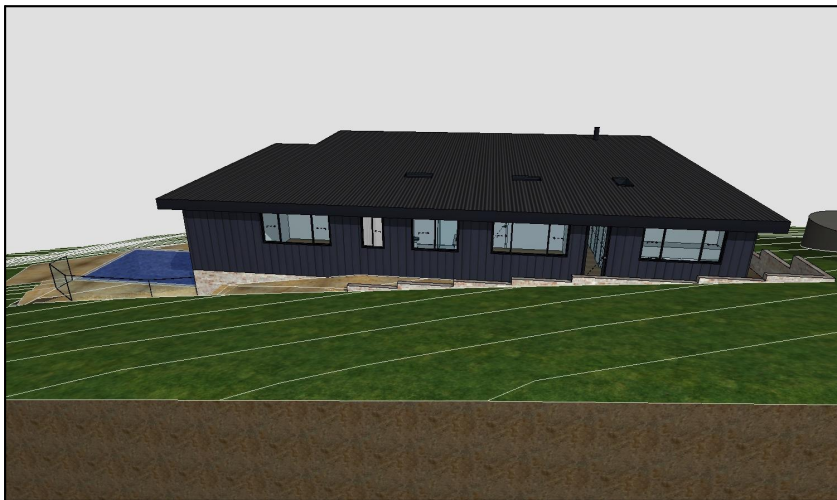
**Enclosures 1 - 10.2025.104.1 -
Architectural Plans**



01 EAST VIEW



02 SOUTH EAST VIEW



03 SOUTH VIEW



04 SOUTH WEST VIEW

[illegible]

FRONT-ON DESIGN - MIKE LAIDLER
0410 126 354 mikelaidler@gmail.com

client
**GRANT HARDCASTLE &
SONIA SCHOLTEN**

project
NEW RESIDENCE
site address
**173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533**

L	29/10/2025	ISSUED FOR 8.2 REVIEW
K	18/09/2025	ISSUED FOR REVIEW
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H	01/07/2025	ISSUED FOR DEVELOPMENT APPLICATION
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F	28/03/2025	ISSUED FOR CONSULTANTS
E	06/03/2025	ISSUED FOR CONSULTANTS
rev	date	revision notes

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

stage	drawn	checked	scale @ A3
SK	ML	ML	

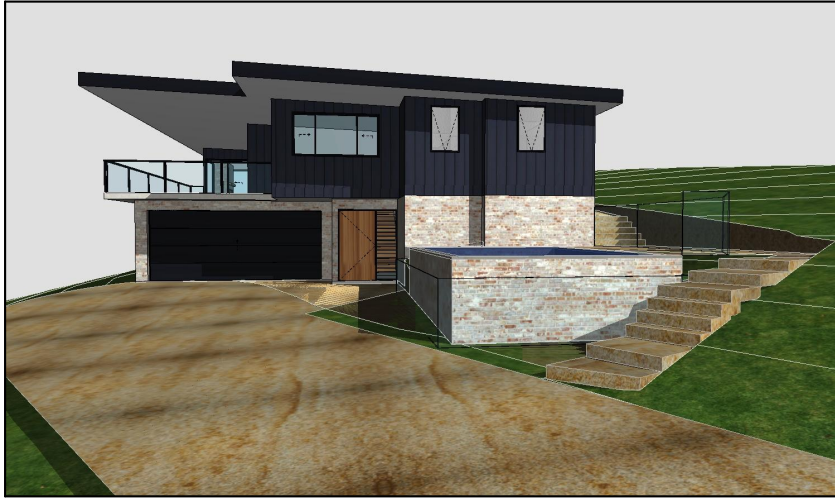
drawing
PERSPECTIVE VIEWS 02

lot no. | D.P. no. | dwelling type
Lot 261 | D.P. 806312

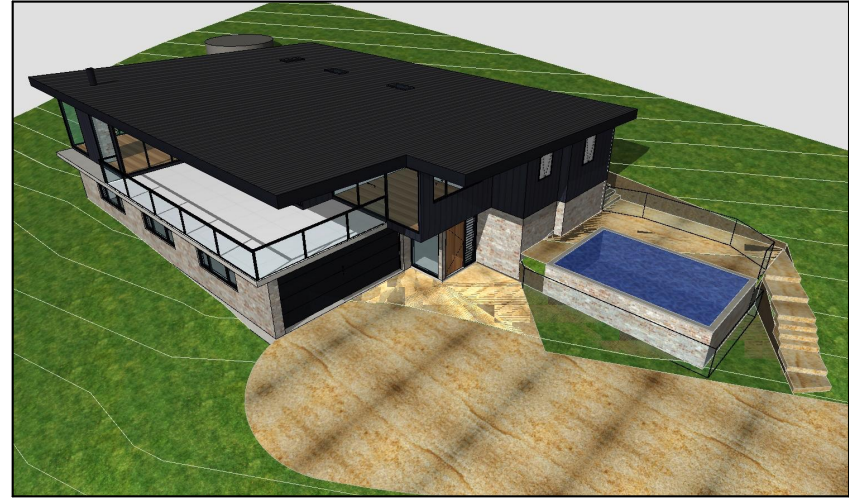
drawing # revision
DA11 L

Item 14.1 - Determination of 8.2 Review of Determination Application: 10.2025.104.1 (PAN-588332) - 173 Mount Brandon Road, Jerrara - New 2 storey dwelling with attached garage and outdoor swimming pool

**Enclosures 1 - 10.2025.104.1 -
Architectural Plans**



01	WEST VIEW
----	-----------



02 AERIAL VIEW



03 VERANDAH VIEW 01



04 VERANDAH VIEW 02

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CONFORMING TO MANUFACTURER'S INSTRUCTIONS AND INSTALLATION INSTRUCTIONS

EARTHWORKS	TO COMPLY WITH Bca 3.1.1
GLAZING	TO COMPLY WITH AS/NZS 4586.300.32
GUTTERS/DRAINAGES	TO COMPLY WITH AS/NZS 4586.300.32
MASONRY	TO COMPLY WITH AS/NZS 4586.300.32
ROOFING	TO COMPLY WITH AS/NZS 4586.300.32
SMOKE ALARMS	TO COMPLY WITH AS/NZS 4586.300.32
WINDPROOFING TEST AREAS	TO COMPLY WITH AS/NZS 4586.300.32
WINDPROOFING TEST AREAS	TO COMPLY WITH AS/NZS 4586.300.32
MECHANICAL VENTILATION	TO COMPLY WITH AS/NZS 4586.300.32
STAIR CONSTRUCTION	TO COMPLY WITH AS/NZS 4586.300.32
STAIRCASES	TO COMPLY WITH AS/NZS 4586.300.32

AUSTRALIAN STANDARDS AND BCA
ALL WORK TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND THEIR RELEVANT STATUTORY AND LOCAL REGULATORY CODES AND WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

- EARTHQUOKES	- TO COMPLY WITH BCA p.3.1.1
- GUTTERS / DOWNPIPES	- TO COMPLY WITH AS2601.2
- FOOTING AND SLABS	- TO COMPLY WITH AS2601
- MASONRY	- TO COMPLY WITH AS2601
- GLAZING	- TO COMPLY WITH AS2601 AND AS2604
- SMOKE ALARMS	- TO COMPLY WITH AS2601 AND AS2604
- WATERPROOFING WET AREAS	- TO COMPLY WITH AS2604
- ARTIFICIAL LIGHTING	- TO COMPLY WITH AS2604
- MECHANICAL VENTILATION	- TO COMPLY WITH AS2604
- STAIR CONSTRUCTION	- TO COMPLY WITH BCA p.3.1
- BALUSTRADES	- TO COMPLY WITH BCA p.3.2

FRONT-ON DESIGN - MIKE LAIDLER
0410 126 354 mikelaidler@gmail.com

client
**GRANT HARDCASTLE &
SONIA SCHOLTEN**

project
NEW RESIDENCE
site address
**173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533**

L	29/10/2025	ISSUED FOR 8.2 REVIEW
K	18/09/2025	ISSUED FOR REVIEW
J	17/09/2025	ISSUED FOR CONSULTANTS
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E	06/03/2025	ISSUED FOR CONSULTANTS
rev	date	revision notes

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

stage	drawn	checked	scale @ A3
SK	ML	ML	

drawing
PERSPECTIVE VIEWS 03

lot no. | D.P. no. | dwelling type
Lot 261 | D.P. 806312

drawing # revision
DA12 L

Item 14.1 - Determination of 8.2 Review of Determination Application: 10.2025.104.1 (PAN-588332) - 173 Mount Brandon Road, Jerrara - New 2 storey dwelling with attached garage and outdoor swimming pool

**Enclosures 1 - 10.2025.104.1 -
Architectural Plans**



01 ENTRY VIEW 01



02 ENTRY VIEW 02



03 DINING VIEW 01



04 DINING VIEW 02

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- TO COMPLY WITH BCAS 1.1.1
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- TO COMPLY WITH BCAS 1.1.98
- TO COMPLY WITH BCAS 1.1.99
- TO COMPLY WITH BCAS 1.1.100



FRONT-ON DESIGN - MIKE LAIDLIER
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client
GRANT HARDCASTLE & SONIA SCHOLTEN
project
NEW RESIDENCE
site address
**173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533**

L 29/10/2025 ISSUED FOR R.2 REVIEW
K 18/09/2025 ISSUED FOR REVIEW
J 17/09/2025 ISSUED FOR CONSULTANTS
H 01/07/2025 ISSUED FOR DEVELOPMENT APPLICATION
G 30/04/2025 ISSUED FOR CONSULTANTS
F 28/03/2025 ISSUED FOR CONSULTANTS
E 06/03/2025 ISSUED FOR CONSULTANTS

project #
24690
by

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

stage drawn checked scale @ A3
SK ML ML

drawing
PERSPECTIVE VIEWS 04

lot no. | D.P. no. | dwelling type
Lot 261 | D.P. 806312

drawing #
DA13
revision
L

Item 14.1 - Determination of 8.2 Review of Determination
Application: 10.2025.104.1 (PAN-588332) - 173 Mount
Brandon Road, Jerrara - New 2 storey dwelling with attached
garage and outdoor swimming pool

Enclosures 1 - 10.2025.104.1 -
Architectural Plans

Enclosure 1

Item 14.1



01 LIVING VIEW 01



02 LIVING VIEW 02



03 LIVING VIEW 03



04 KITCHEN VIEW

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- SUITABLE COATINGS
- FLOORING AND SLABS
- MASONRY
- CLADDING
- ROOF LAMINATE
- WATERPROOFING WET AREAS
- ARTIFICIAL LIGHTING
- MECHANICAL VENTILATION
- STAIR CONSTRUCTION
- BALUSTRADES

- TO COMPLY WITH BCAP 3.1.1
- TO COMPLY WITH AS/NZS 3000.3.2
- TO COMPLY WITH AS 2006
- TO COMPLY WITH AS 2007
- TO COMPLY WITH AS 2007
- TO COMPLY WITH AS 2007
- TO COMPLY WITH AS 2007
- TO COMPLY WITH AS 2007
- TO COMPLY WITH AS 2007
- TO COMPLY WITH AS 2007
- TO COMPLY WITH AS 2007



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client
**GRANT HARDCASTLE &
SONIA SCHOLTEN**
project
NEW RESIDENCE
site address
**173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533**

L	29/10/2025	ISSUED FOR 8.2 REVIEW	ML
K	18/09/2025	ISSUED FOR REVIEW	ML
J	17/09/2025	ISSUED FOR CONSULTANTS	ML
H	01/07/2025	ISSUED FOR DEVELOPMENT APPLICATION	ML
G	30/04/2025	ISSUED FOR CONSULTANTS	ML
F	28/03/2025	ISSUED FOR CONSULTANTS	ML
E	06/03/2025	ISSUED FOR CONSULTANTS	ML
rev	date	revision notes	

project #
24690
by

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

stage	drawn	checked	scale @ A3
SK	ML	ML	

drawing
PERSPECTIVE VIEWS 05

lot no. | D.P. no. | dwelling type
Lot 261 | D.P. 806312

drawing #
DA14
revision
L

Item 14.1 - Determination of 8.2 Review of Determination
Application: 10.2025.104.1 (PAN-588332) - 173 Mount
Brandon Road, Jerrara - New 2 storey dwelling with attached
garage and outdoor swimming pool

Enclosures 1 - 10.2025.104.1 -
Architectural Plans



01 LAUNDRY VIEW



02 BED 3 VIEW



03 MASTER BED VIEW 01



04 MASTER BED VIEW 02

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CODE OF AUSTRALIA AND OTHER RELEVANT TERTIARY AND LOCAL REGULATION
CODES AND WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

CLIENT
**GRANT HARDCASTLE &
SONIA SCHOLTEN**
PROJECT
NEW RESIDENCE
SITE ADDRESS
**173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533**

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L 29/10/2025 ISSUED FOR 8.2 REVIEW
K 18/09/2025 ISSUED FOR REVIEW
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F 28/03/2025 ISSUED FOR CONSULTANTS
E 06/03/2025 ISSUED FOR CONSULTANTS

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DRAWING
PERSPECTIVE VIEWS 06
lot no. | D.P. no. | dwelling type
Lot 261 | D.P. 806312
drawing #
DA15
revision
L

Item 14.1 - Determination of 8.2 Review of Determination
Application: 10.2025.104.1 (PAN-588332) - 173 Mount
Brandon Road, Jerrara - New 2 storey dwelling with attached
garage and outdoor swimming pool

Enclosures 1 - 10.2025.104.1 -
Architectural Plans

THE PROPOSED DWELLING SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH SECTION 3 AND SECTION 7 (BAL 29) AUSTRALIAN STANDARD AS3959-2018 'CONSTRUCTION OF BUILDINGS IN BUSH FIRE-PRONE AREAS' AND THE RELEVANT SECTIONS OF SECTIONS 7.4 AND 7.5 OF 'PLANNING FOR BUSH FIRE PROTECTION 2019' OR THE NASH STANDARD (17.14 UPDATED) NATIONAL STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS-2014 AS APPROPRIATE. FENCES AND GATES MUST COMPLY WITH SECTION 7.6 OF 'PLANNING FOR BUSH FIRE PROTECTION 2019'.

EXTERNAL DOOR & WINDOW SCHEDULE						
ID	QTY	ELEVATION (VIEWED FROM OUTSIDE)	TYPE	WINDOW FRAME - W x H - INCL. ANY SUBSILL (REVICALS NOT INCLUDED)	STUD OPENING SILL HEIGHT FROM WALL BASE	AREA
DE01	1		ENTRY SWING W/ SIDELIGHT	2,000x2,400	0	4.80
DE02	1		F/S/F	4,900x2,400	0	11.76
DE03	1		F/S/S/F	8,220x2,400	0	19.73
DE04	1		F/S/S	3,360x2,400	0	8.06
DE05	1		SWING	620x2,379	0	2.07
W01	1		FIXED	1,590x2,400	0	3.92
W02	1		SLIDING	2,800x1,400	1,000	3.92
W03	1		SLIDING	2,800x1,400	1,000	3.92
W04	1		SLIDING	2,800x1,400	1,000	3.92
W05	1		FIXED	2,120x2,400	0	5.09
W06	1		FIXED	2,120x2,400	0	5.09
W07	1		FIXED W/ LOUVRES	3,360x2,400	0	8.06
W08	1		SLIDING	1,800x800	1,600	1.44
W09	1		SLIDING	2,800x1,400	1,000	3.92

ID	QTY	ELEVATION (VIEWED FROM OUTSIDE)	TYPE	WINDOW FRAME - W x H - INC. ANY SUBSILL (REVEALS NOT INCLUDED)	STUD OPENING SILL HEIGHT FROM WALL BASE	AREA
W10	1		SLIDING	2,800x1,400	1,000	3.92
W11	1		SLIDING	1,800x1,400	1,000	2.52
W12	1		SLIDING OPAQUE	900x1,400	1,000	1.26
W13	1		SLIDING	2,800x1,400	1,000	3.92
W14	1		SLIDING OPAQUE	900x1,400	1,000	1.26
W15	1		SLIDING OPAQUE	900x1,400	1,000	1.26
W16	1		SLIDING	2,800x1,400	1,000	3.92
	21					103.6 6 m²

Thermal Performance and Materials commitments	
Glazing	
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	
Frames	Maximum area - m ²
aluminium	99.1
wood	0
uPVC	0
steel	0
composite	0
Glazing	Maximum area - m ²
single	0.53
double	99.1
triple	0
other	0

Window and glazed door type and performance

Window ID	Window description	Maximum U-value ^a	SHGC ^a	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-001-01 A	Aluminum A SG Clear	6.7	0.57	0.54	0.6

Windows	Window description	Maximum U-value	BHGC*	Substitution Inference ranges	
		1	2	BHGC	BHGC
AL0123-0A	IGL 200L White Windows Lighting/Heating 1.0m x 1.2m from	1.47	0.45	0.43	0.47
ARS-007-2B	11A Airwing Windows WS GETCH	4.32	0.54	0.51	0.57
ARS-001-11A	ARS01A Sliding Windows WS	4.7	0.54	0.51	0.57
ARS-001-22A	SGS01A Sliding Windows WS AGG	5.96	0.61	0.58	0.64
ARS-003-02A	SGS02A Sliding Windows WS 09A AGG PLUS C #_12_4	3.23	0.48	0.46	0.5
AL0123-0A	Lighting/Heating 1.0m x 1.2m from IGL 200L White Windows	1.76	0.26	0.25	0.27
ARS-001-22A	SGS02A Sliding Windows WS 09A AGG PLUS C #_12_4	3.19	0.53	0.51	0.55
ARS-004-04A	SERIES 52 LUXURE WINDOW WS	0.51	0.54	0.51	0.57

Window and glazed door schedule

Location	Window ID	Window size	Height	Width	Median type	Opening	Orientation	Window direction
ENTRANCE	A005-01-28-A	W1	2100	1800	fixed	0.0	N	No
ENTRANCE	A005-01-28-A	W2	2100	1800	sliding	30.0	N	No
ENTRANCE	A005-01-28-A	W3	1400	2000	sliding	30.0	N	No
ENTRANCE	A005-01-28-A	W4	1400	2000	sliding	30.0	N	No
ENTRANCE	A005-01-28-A	W5	1400	2000	sliding	30.0	N	No
ENTRANCE	A005-01-28-A	W6	1400	2700	sliding	30.0	S	No
Bedroom 3	A005-01-24-A	W10	1400	2000	sliding	30.0	S	No
PCDR	A005-01-24-A	W12	1400	900	sliding	40.0	S	No
PCDR	A005-01-24-A	W13	1400	900	sliding	40.0	S	No
ENTRANCE	A005-01-28-A	W14	1400	1800	sliding	30.0	N	No
PHOTOCOPY	A005-01-24-A	W16	800	1800	sliding	40.0	E	No
Kitchen/Living	A12-01-06-A	W5	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W6	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W7	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W8	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W9	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W10	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W11	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W12	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W13	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W14	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W15	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W16	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W17	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W18	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W19	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W20	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W21	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W22	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W23	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W24	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W25	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W26	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W27	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W28	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W29	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W30	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W31	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W32	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W33	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W34	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W35	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W36	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W37	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W38	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W39	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W40	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W41	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W42	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W43	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W44	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W45	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W46	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W47	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W48	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W49	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W50	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W51	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W52	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W53	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W54	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W55	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W56	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W57	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W58	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W59	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W60	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W61	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W62	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W63	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W64	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W65	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W66	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W67	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W68	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W69	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W70	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W71	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W72	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W73	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W74	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W75	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W76	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W77	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W78	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W79	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W80	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W81	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W82	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W83	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W84	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W85	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W86	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W87	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W88	2400	2100	other	0.0	N	No
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Kitchen/Living	A12-01-06-A	W90	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W91	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W92	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W93	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W94	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W95	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W96	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W97	2400	2100	other	0.0	N	No
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Kitchen/Living	A12-01-06-A	W99	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W100	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W101	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W102	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W103	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W104	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W105	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W106	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W107	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W108	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W109	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W110	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W111	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W112	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W113	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W114	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W115	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W116	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W117	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W118	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W119	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W120	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W121	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W122	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W123	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W124	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W125	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W126	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W127	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W128	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W129	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W130	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W131	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W132	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W133	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W134	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W135	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W136	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W137	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W138	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W139	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W140	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W141	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W142	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W143	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W144	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W145	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W146	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W147	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W148	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W149	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W150	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W151	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W152	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W153	2400	2100	other	0.0	N	No
Kitchen/Living	A12-01-06-A	W154	2400	2100	other	0.0	N	No
Kitchen/Living	A							

Roof window[®] type and performance value

Default roof windows			Substitution tolerance ranges		
Window ID	Window description	Maximum U-value ^a	SHGC ^a	SHGC lower limit	SHGC upper limit
No Data Available					

Custom roof windows		Substitution tolerance ranges	
Window ID	Window description	Maximum U-value ^a	SHGC ^a
		SHGC lower limit	SHGC upper limit
VE110E ES - Fixed Skleight DG			

Velux-VEL-011-01 W			3mm LSG 266 / 8.5mm Argon Gap / 5.58mm Clear La			2.58	0.24	0.23	0.25
Location	Window ID	Window no.	Opening %	Area [m ²]	Width [mm]	Orientation	Outdoor shade	Indoor shade	
ENTRY+CORRIDOR	Velux-VEL-011-01 W	51	0.0	0.7	0	5	None	None	
ENTRY+CORRIDOR	Velux-VEL-011-01 W	52	0.0	0.7	0	5	None	None	
ENTRY+CORRIDOR	Velux-VEL-011-01 W	52	0.0	0.7	0	5	None	None	

Skyflight® type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight® schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orientation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
ENTRY	2100	1200	100.0	W
Garage	2100	6000	100.0	W



File: 173 MOUNT BRANDON 251029.pcn | Date: 29/10/2025 | Time: 12:30 pm

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AUSTRALIAN STANDARDS AND BCA
ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT STATUTORY AND LOCAL REGULATION CODES AND MANUFACTURERS RECOMMENDATIONS.

-EARTHWORKS	TO COMPLY WITH BCA s11.1
-GUTTERS/DROPPINGS	TO COMPLY WITH AS/NZS 3506.3.2
-FLOORING	TO COMPLY WITH AS/NZS 2209.2
-MASONRY	TO COMPLY WITH AS/NZS 8501
-GLAZING	TO COMPLY WITH AS/NZS 1288 and AS/NZS 4454.2
-ROOFING	TO COMPLY WITH AS/NZS 1288 and AS/NZS 4454.2
-WATERPROOFING WET AREAS	TO COMPLY WITH AS/NZS 4454.2
-PAINTS	TO COMPLY WITH AS/NZS 2626.1
-MECHANICAL VENTILATION	TO COMPLY WITH AS/NZS 1696.2
-CLIMATIC CONTROL	TO COMPLY WITH AS/NZS 1696.2
-SALUBRITIES	TO COMPLY WITH BCA s13.2

AUSTRALIAN STANDARDS AND BCA	
ALL WORKS TO BE ACCORDING TO AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT STATUTORY AND LOCAL REGULATORY CODES AND WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.	
- EARTHQUOKES	- TO COMPLY WITH AS3600:3.1.1
- GUTTERS / DOWNSPIES	- TO COMPLY WITH AS2600.500.2
- ROOFING AND SLABS	- TO COMPLY WITH AS2600.500.2
- MASONRY	- TO COMPLY WITH AS2600.500.2
- GLAZING	- TO COMPLY WITH AS1288 AND AS2047
- ROOFING AND SLABS	- TO COMPLY WITH AS2600.500.2 AND AS2600.500.2
- WATERPROOFING WET AREAS	- TO COMPLY WITH AS2600.500.2
- ARTIFICIAL LIGHTING	- TO COMPLY WITH AS2600.500.2
- MECHANICAL VENTILATION	- TO COMPLY WITH AS2600.500.2
- STAR CONSTRUCTION	- TO COMPLY WITH AS2600.500.2
- BALUSTRADES	- TO COMPLY WITH AS2600.500.2

FRONT-ON DESIGN - MIKE LAIDLER
0410 126 354 mikelaidler@gmail.com



client
**GRANT HARDCASTLE &
SONIA SCHOLTEN**
project
NEW RESIDENCE
site address
**173 MOUNT BRANDON ROAD,
JERRARA, NSW, 2533**

L	29/10/2025	ISSUED FOR 8.2 REVIEW
K	18/09/2025	ISSUED FOR REVIEW
J	17/09/2025	ISSUED FOR CONSULTANTS
H	01/07/2025	ISSUED FOR DEVELOPMENT
G	30/04/2025	ISSUED FOR CONSULTANTS
F	28/03/2025	ISSUED FOR CONSULTANTS
E	06/03/2025	ISSUED FOR CONSULTANTS
rev	date	revision notes

ML	
ML	
ML	
ML	
ML	
ML	
ML	
by	project # 24690

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

stage	drawn	checked	scale @ A3
SK	ML	ML	1:2.22,

drawing
EXTERNAL DOOR & WINDOW SCHEDULE

lot no. | D.P. no. | dwelling type
Lot 261 | D.P. 806312

drawing #
DA16

Page 77

Item 14.1 - Determination of 8.2 Review of Determination Application: 10.2025.104.1 (PAN-588332) - 173 Mount Brandon Road, Jerrara - New 2 storey dwelling with attached garage and outdoor swimming pool

**Enclosures 1 - 10.2025.104.1 -
Architectural Plans**

Enclosure 1

Item 14.1

**Enclosures 1 - 10.2025.104.1 -
Architectural Plans**

02 FSR PLAN - GROUND FLOOR 1:200

LOWER GROUND FLOOR AREA	11m ²
GROUND FLOOR AREA	237m ²
TOTAL FLOOR AREA	248m ²
SITE AREA	4000m ²
PROPOSED FSR	0.06:1

The floor plan shows a building layout with a blue-shaded area labeled "FSR 11 m²" and a parking area with three cars labeled "X". The building has a main rectangular section and a smaller section to the left. The parking area is located within the main section, and the FSR area is adjacent to it. A staircase is shown near the FSR area.

AUSTRALIAN STANDARDS AND BCA

ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT STATUTORY AND LOCAL REGULATORY CODES AND WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

-EARTHWORKS	- TO COMPLY WITH AS/NZS 3512.1
-GUTTERS / DOWNSPIES	- TO COMPLY WITH AS/NZS 2560.3.2
-FOOTINGS AND SLABS	- TO COMPLY WITH AS 4576
-MASONRY	- TO COMPLY WITH AS 2570
-GLAZING	- TO COMPLY WITH AS 1288 and AS 4547
-SCHEDS ALUMINUM	- TO COMPLY WITH AS 2531.2 AND AS 2531.3
-WATERPROOFING WET AREAS	- TO COMPLY WITH AS 2540
-ARTIFICIAL LIGHTING	- TO COMPLY WITH AS/NZS 354.4
-MECHANICAL VENTILATION	- TO COMPLY WITH AS 1550
-STAIR CONSTRUCTION	- TO COMPLY WITH AS 354.1
-BALUSTRADES	- TO COMPLY WITH AS 354.2

FRONT-ON DESIGN - MIKE LAIDLER
0410 126 354 mikelaidler@gmail.com

drawing # revision
DA17 L

**Enclosures 1 - 10.2025.104.1 -
Architectural Plans**



Item 14.1



SECTION 8.2 REVIEW OF DETERMINATION ASSESSMENT REPORT

APPLICATION NUMBER:	10.2025.104.1
NSW ePLANNING PORTAL REFERENCE:	PAN-588332 (PAN-549470)
APPLICANT:	Mr M T Laidler
PROPERTY DESCRIPTION:	LOT: 261 DP: 806312, 173 Mount Brandon Road JERRARA NSW 2533
SITE ZONING:	PART RU2 Rural Landscape / PART C2 Environmental Conservation
DEVELOPMENT DESCRIPTION:	Review of Determination - New dwelling house and new swimming pool REVIEW OF DETERMINATION - NEW DWELLING HOUSE AND NEW SWIMMING POOL - NEW 2 STOREY DWELLING WITH ATTACHED GARAGE AND OUTDOOR SWIMMING POOL.

Summary

A request for review of decision under Section 8.2 of the *Environmental Planning and Assessment Act 1979* for DA10.2025.104.1 has been received by Council.

DA10.2025.104.1 for New dwelling house and new swimming pool - New 2 storey dwelling with attached garage and outdoor swimming pool. was determined by way of refusal on 16/09/2025.

This Section 8.2 review request seeks a review of the determination decision.

Development site

The subject site is described as:

LOT: 261 DP: 806312, 173 Mount Brandon Road JERRARA NSW 2533.

The subject site has a frontage to Mount Brandon Road. The site is currently vacant and is zoned PART RU2 Rural Landscape / PART C2 Environmental Conservation under Kiama LEP 2011.

The surrounding area is rural in character and the site is adjoined by rural land.

The site undulates and stormwater would be dispersed on site

Access to the property is gained via Mount Brandon Road.

The proposed development will be serviced by on-site utilities.

10.2025.104.1



Figure 1 – Aerial image

BACKGROUND

DA10.2025.104.1 for New dwelling house and new swimming pool - New 2 storey dwelling with attached garage and outdoor swimming pool. was determined by way of refusal on 16/09/2025.

Site development history					
DA No	Description	Lodgement	Determined	Decision	
10.2022.239.1	New farm stay accommodation and swimming pool	29/11/2022	09/12/2022	Returned	
10.2025.104.1	New dwelling house and new swimming pool - New 2 storey dwelling with attached garage and outdoor swimming pool.	18/07/2025	16/09/2025	Refused	

REVIEW OF DETERMINATION APPLICATION – DETAILS

The application proposes to make the following amendments to the original application.

- Revised Stormwater Management Plan
- Minor design changes including a turning head for firefighting vehicle access and static water supply to align with Bushfire Report requirements.
- Additional commentary on relevant planning matters.

10.2025.104.1

PLANS AND DOCUMENTS SUBMITTED FOR ASSESSMENT

Submitted plans for assessment				
Plan number	Revision number	Plan title	Drawn by	Date of plan
DA01	L	Site Plan and Landscape Plan	Front On Design	29/10/2025
DA03	L	Lower Ground Floor	Front On Design	29/10/2025
DA04	L	Ground Floor	Front On Design	29/10/2025
DA05	L	Roof Plan	Front On Design	29/10/2025
DA06	L	Elevations 01 & 02	Front On Design	29/10/2025
DA07	L	Elevations 03 & 04	Front On Design	29/10/2025
DA08	L	Sections A & B	Front On Design	29/10/2025
DA09	L	Sections C & D	Front On Design	29/10/2025
DA10	L	Perspective Views 01	Front On Design	29/10/2025
DA11	L	Perspective Views 02	Front On Design	29/10/2025
DA12	L	Perspective Views 03	Front On Design	29/10/2025
DA13	L	Perspective Views 04	Front On Design	29/10/2025
DA14	L	Perspective Views 05	Front On Design	29/10/2025
DA15	L	Perspective Views 06	Front On Design	29/10/2025
DA16	L	External Door and Window Schedule	Front On Design	29/10/2025
DA17	L	FSR Calculations	Front On Design	29/10/2025
DA18	L	Cut and Fill Plan	Front On Design	29/10/2025

10.2025.104.1

24366/7 Sheet 1 of 1	L	Concept Stormwater Design	SET Consultants	29/10/2025
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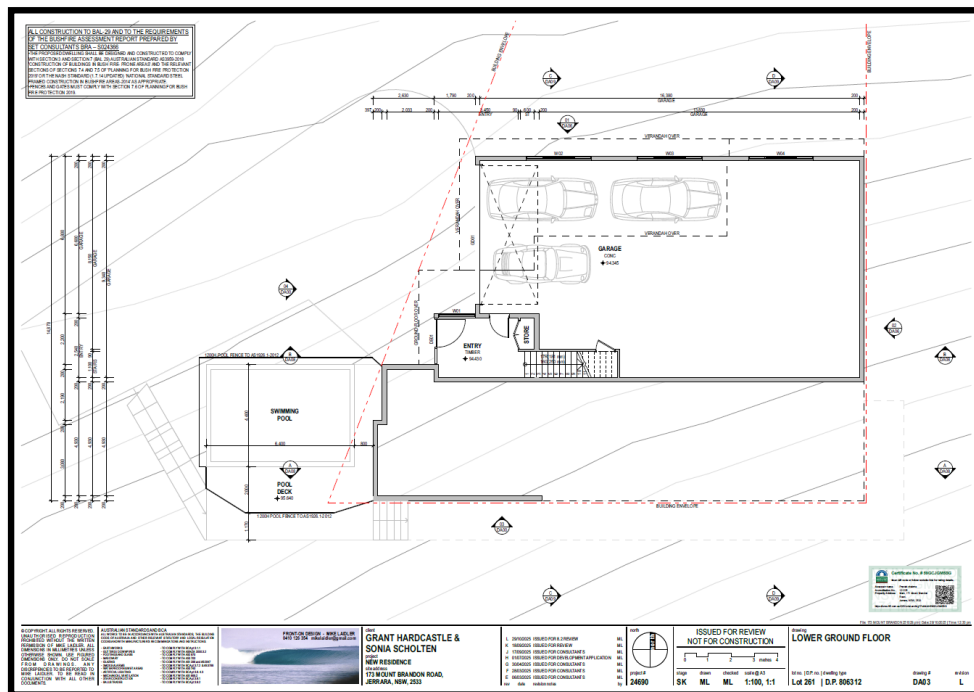
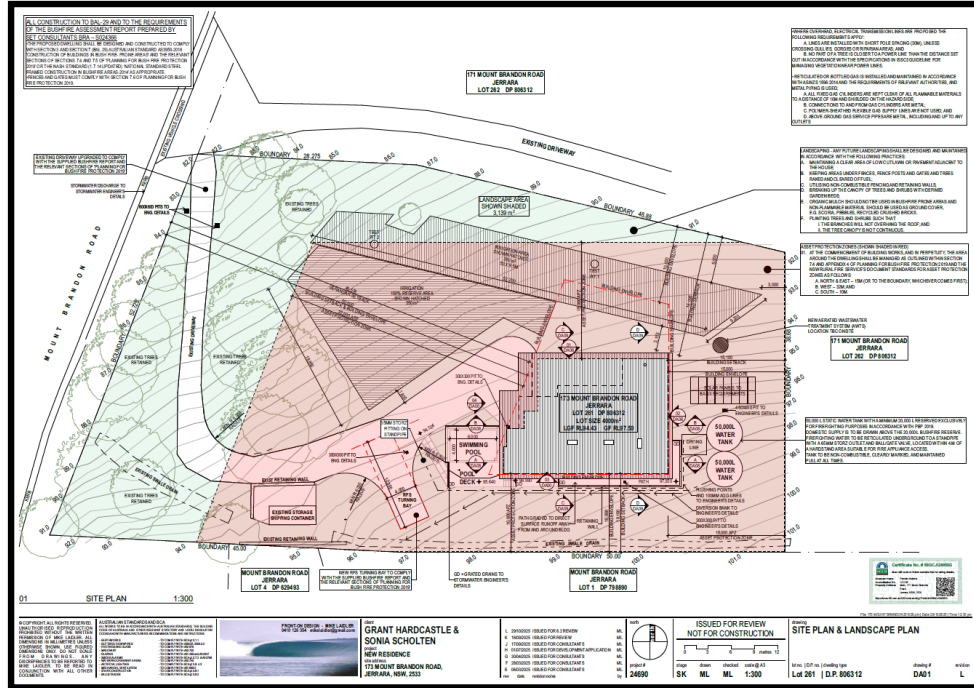
Submitted documents for assessment			
Document title	Version number	Prepared by	Date of document
BASIX Certificate	1805337S	Paul & David Consulting Pty Ltd	23/07/2025
NatHERS Certificate	59GCJGM5BG	Paul & David Consulting Pty Ltd	28/05/2025
Waste Management Plan	-	Michael Laidler	-
Wastewater Management Report	OE25_023_WMR	On-Site Environmental	29/04/2025
Bushfire Assessment Report	1.0	SET Consultants	13/05/2025
Statement of Environmental Effects	S024366	SET Consultants	May 2025
8.2 Review Statement	S024366	SET Consultants	30/10/2025

Item 14.1

Enclosure 2

10.2025.104.1

The plans submitted for review are shown in figures below.



10.2025.104.1

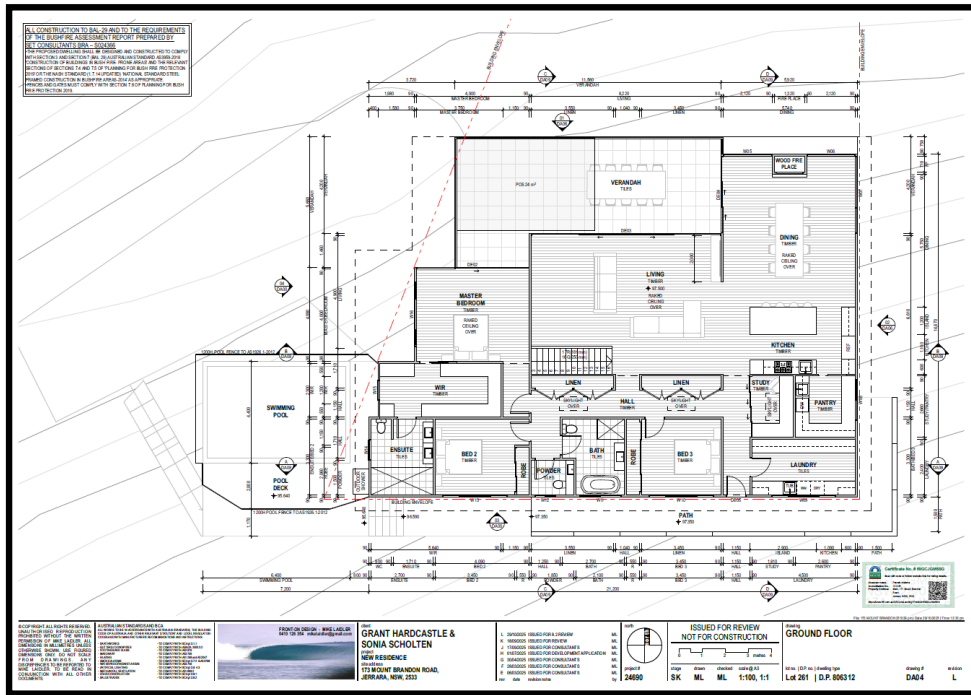


Figure 5 – Upper floor plan

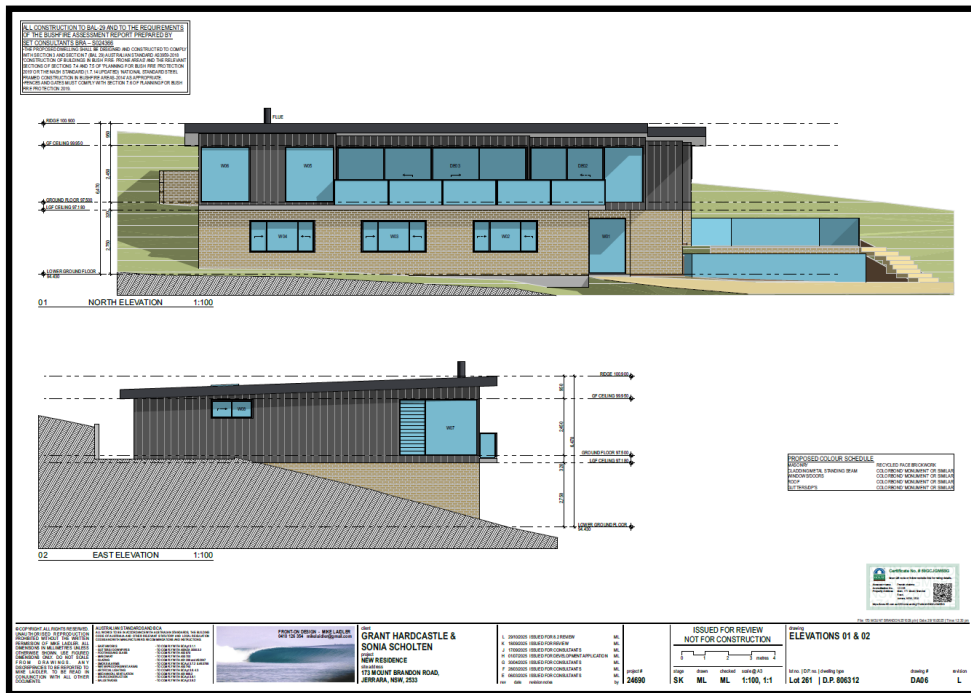


Figure 6 – North and East Elevations

Item 14.1

Enclosure 2

10.2025.104.1

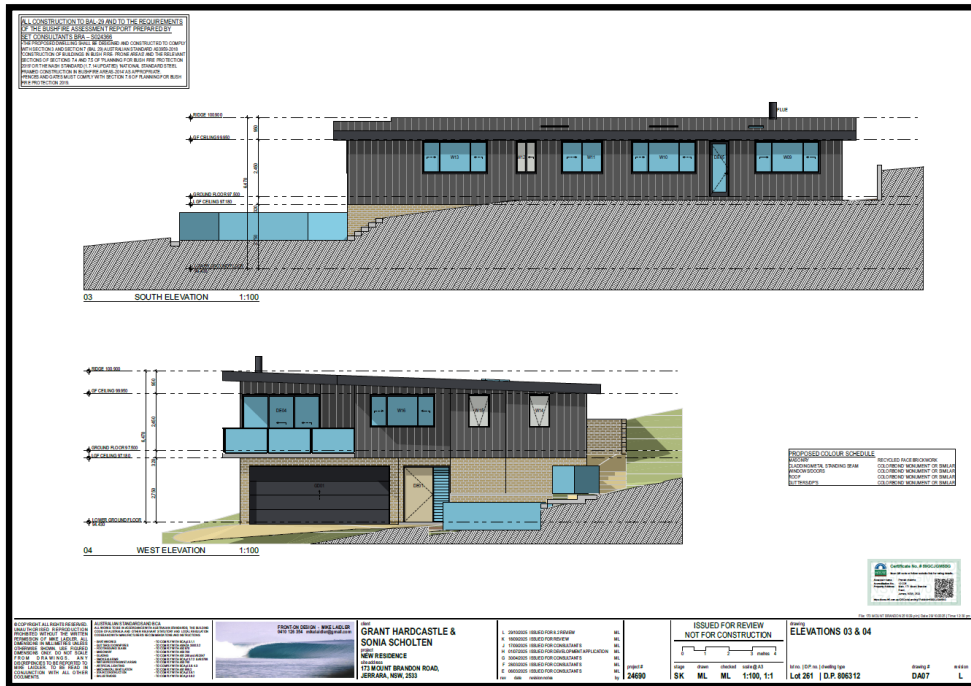


Figure 7 – South and West Elevations

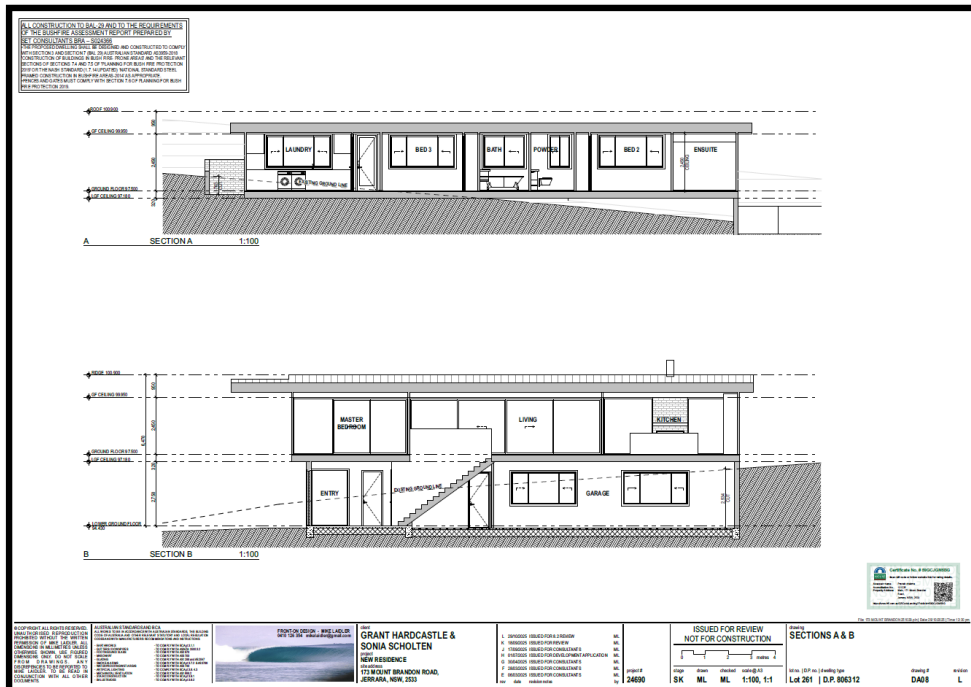


Figure 8 – Sections A and B

10.2025.104.1

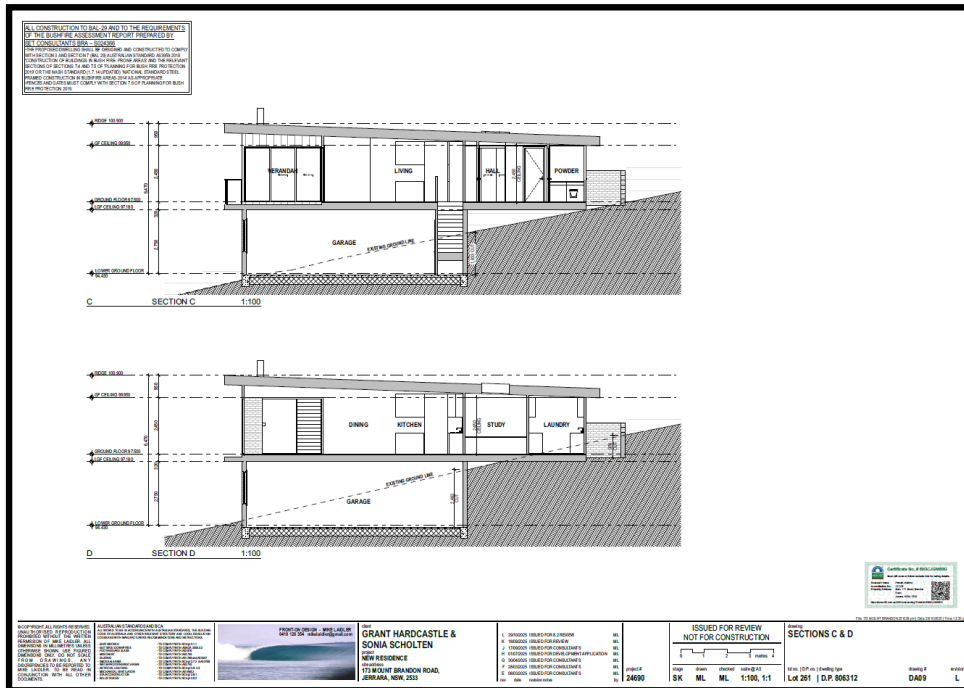


Figure 9 – Sections

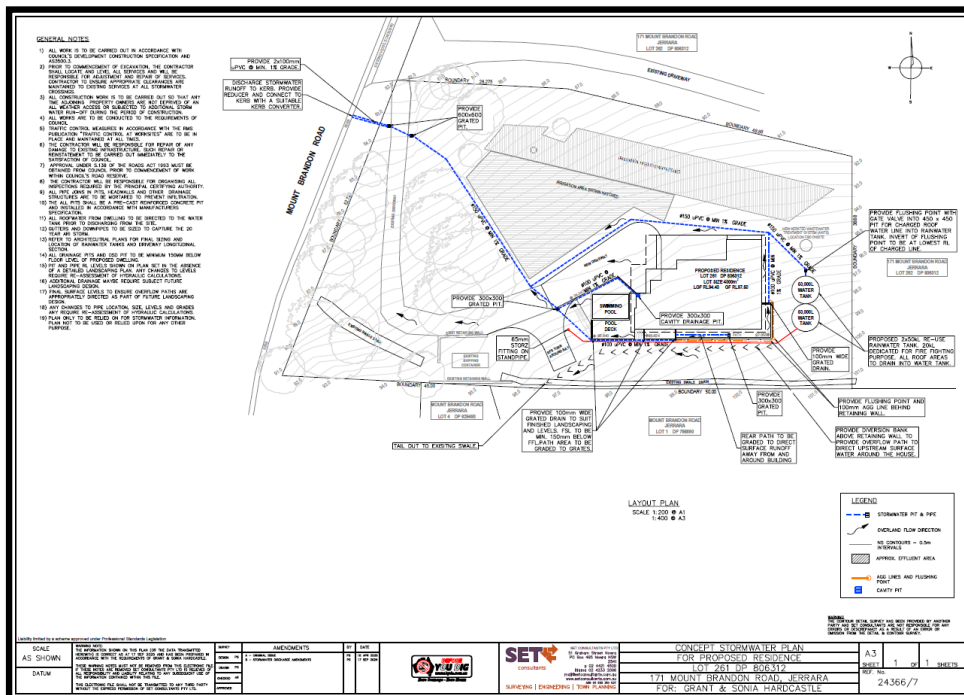


Figure 10 – Concept Stormwater Plan

10.2025.104.1

STATUTORY CONSIDERATIONS

Statutory Considerations – Division 8.2 Reviews	
Has the review application been made within the period which an appeal/review can be made ie. 6 months?	Yes
Was the original development application/modification application the subject of a Court appeal which has been disposed?	No
Is the review application substantially the same development as that originally made?	Yes - Review applicaiton involves some amendments to the design and plans. Council is satisfied that the review application is substantially the same development as originally considered.
Is the review of the determination/decision being conducted by an appropriate person? <i>Note: s8.2 reviews must be conducted in accordance with s8.3 of the Environmental Planning and Assessment Act 1979</i> 4) <i>The review of a determination or decision made by a delegate of a council is to be conducted—</i> <i>a) by the council (unless the determination or decision may be made only by a local planning panel or delegate of the council), or</i> <i>b) by another delegate of the council who is not subordinate to the delegate who made the determination or decision.</i> 5) <i>The review of a determination or decision made by a local planning panel is also to be conducted by the panel.</i> 6) <i>The review of a determination or decision made by a council is to be conducted by the council and not by a delegate of the council.</i> 7) <i>The review of a determination or decision made by a Sydney district or regional planning panel is also to be conducted by the panel.</i> 8) <i>The review of a determination or decision made by the Independent Planning Commission is also to be conducted by the Commission.</i> 9) <i>The review of a determination or decision made by a delegate of the Minister (other than the Independent Planning Commission) is to be conducted by the Independent Planning Commission or by another delegate of the Minister who is not subordinate to the delegate who made the determination or decision.</i>	Yes

SECTION 8.2 ASSESSMENT

The proposed development has been assessed in accordance with Section 8.2 of the *Environmental Planning and Assessment Act 1979* (as amended) and the following matters are considered relevant.

10.2025.104.1

MATTERS FOR REVIEW

The following matters were cited as the reasons for the original decision:

Reasons for refusal (dated 16/09/2025)

- (a) Pursuant to S.4.14 of the EP&A Act 1979, it is unclear from the application if the recommendations of the submitted bush fire assessment report prepared by a qualified consultant in bush fire risk assessment have been incorporated into the proposed development design, specifically with regard to access, and manoeuvring and turning fire fighting vehicles and also access to static water supply.
- (b) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development does not comply with the RU2 Rural Landscape zone objectives as detailed in Kiama Local Environmental Plan 2011.
- (c) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development does not comply with Kiama Local Environmental Plan 2011 clause 4.2A.
- (d) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the clause 4.6 variation to clause 4.2A is not accepted. The proposed development has not satisfactorily demonstrated that the Kiama Local Environmental Plan 2011 clause 4.2A development standard is unnecessary or unreasonable in the circumstances of the case.
- (e) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the clause 4.6 variation to clause 4.2A is not accepted. The proposed development has not satisfactorily demonstrated that there are sufficient environmental planning grounds to justify contravention of the Kiama Local Environmental Plan 2011 clause 4.2A development standard.
- (f) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development is not consistent with Kiama Local Environmental Plan 2011 clause 5.16.
- (g) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development is not consistent with Kiama Local Environmental Plan 2011 clause 6.2.
- (h) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development has not sufficiently demonstrated compliance with Kiama Local Environmental Plan 2011 clause 6.12 with regard to the disposal and management of sewage and stormwater drainage, and potential conflicts between the two.
- (i) Pursuant to S.4.15(1)(a)(ii) of the EP&A Act 1979, the proposal is not considered satisfactory with regard to controls relating to earthworks and retaining wall controls set out in Topic 3.3 in Chapter 3 of Kiama DCP 2020.
- (j) Pursuant to S.4.15(1)(a)(ii) of the EP&A Act 1979, the application has not been supported by sufficient geotechnical information as required by control 3.3.6 in Chapter 3 of Kiama DCP 2020.
- (k) Pursuant to S.4.15(1)(a)(ii) of the EP&A Act 1979, the proposed development does not provide adequate setback and agricultural buffer distances to adjoining land as required by control 6.1.28 in Chapter 6 of Kiama DCP 2020.
- (l) Pursuant to S.4.15(1)(b) of the EP&A Act 1979 the proposed development has not adequately demonstrated that the proposal will not have adverse environmental impacts, particularly with regard to conflicts between proposed stormwater disposal and effluent management areas and runoff and water quality impacts

10.2025.104.1

- (m) Pursuant to S.4.15(1)(c) of the EP&A Act 1979 the proposed development is not considered suitable development for the site.
- (n) Pursuant to S.4.15(1)(e) of the EP&A Act 1979 the proposed development is not considered to be in the public interest.

The proposed development has been amended as follows:

- Revised Stormwater Management Plan
- Minor design changes including a turning head for firefighting vehicle access and static water supply to align with Bushfire Report requirements.
- Additional commentary on relevant planning matters (discussed below)

In accordance with s8.2, the proposed development and original assessment report has been reviewed. Consideration has been given to the relevant parts of the Environmental Planning and Assessment Act 1979 and is as follows:

Environmental Planning and Assessment Act 1979	
Affected clause/provision	Comment
Cl.4.14	The review of determination application raises additional matters for consideration under EP&A Act 1979. This Section 8.2 review assessment considers the matters, as below: The applicant has provided amended plans showing compliant static water supply and fire fighting vehicle access and maneuvering which are consistent with the requirements of PBP2019 and the Bushfire Assessment Report prepared by SET Consultants dated 13/05/2025. It is considered that the revised information has satisfactorily addressed EP&A Act 1979, cl.4.14.
Cl.4.15 (a)(i)	The review of determination application raises additional matters for consideration under EP&A Act 1979. This Section 8.2 review assessment considers the matters, as discussed in the Kiama LEP 2011 table in this report. It is considered that the proposal and revised information is not satisfactory with regard to EP&A Act 1979, cl.4.15(a)(i).
Cl.4.15 (a)(ii)	The review of determination application raises additional matters for consideration under EP&A Act 1979. This Section 8.2 review assessment considers the matters, as discussed in the Kiama DCP 2020 table of this report. It is considered that the proposal and revised information is not satisfactory with regard to EP&A Act 1979, cl.4.15(a)(ii).
Cl.4.15 (b)	The review of determination application raises additional matters for consideration under EP&A Act 1979. It is considered that the proposal and revised information has adequately addressed EP&A Act 1979, cl.4.15(b) and the proposal (as revised) is not considered to have an unreasonable significant likely social or economic impact in the locality or an unreasonable significant likely impact on the natural or built environment.
Cl.4.15 (c)	The review of determination application has provided some additional information addressing the suitability of the site in relation to on-site sewage management, stormwater disposal and bushfire protection.

10.2025.104.1

	Notwithstanding this, the commentary of the original assessing officer with regard to the RU2 zone objectives, KLEP2011, cl.4.2A and overdevelopment of the land are concurred with. This Section 8.2 review assessment agrees with the original 4.15 assessment comments. It is considered that the proposal and revised information has not satisfactorily demonstrated that the site is suitable with reference to EP&A Act 1979, cl.4.15(c).
Cl.4.15 (e)	This s8.2 review application has been supported by additional commentary from the applicant with regard to public interest, specifically, the Applicant's covering letter states that the <i>"communities vision as outlined in the Kiama Community Strategic Plan 2025-35 is "Our communities and environment are sustainable, liveable and inspired" and there is no aspect of the proposed residential dwelling that is contradictory to this."</i> (page 11) While considerations of the public interest relate to various matters including long term strategy, the original application has been rightly assessed as inconsistent with the current statutory requirements and is not considered to be in the public interest. It is considered that the proposal and revised information has not satisfactorily demonstrated that the proposal is in the public interest with regard to EP&A Act 1979, cl.4.15(e).
Kiama Local Environmental Plan 2011	
Affected clause/provision	Comment
RU2 Zone objectives	The review of determination application has provided no additional information relating to compliance with KLEP2011 RU2 zone objectives. The Applicant's covering letter states that the previously submitted Statement of Environmental Effects addressed this matter. This Section 8.2 review assessment concurs with Council's original 4.15 assessment comments. It is considered that the revised information has not satisfactorily addressed KLEP2011 RU2 zone objectives. The proposal is not consistent with KLEP 2011 RU2 zone objectives.
Cl.4.2A	The review of determination application has provided no additional information relating to compliance with KLEP2011, cl.4.2A. The Applicant's covering letter summaries the reasons cited in the previously submitted Statement of Environmental Effects and 4.6 Written Statement without providing any additional reasons for which the proposed variation should be supported. This Section 8.2 review assessment concurs with Council's original 4.15 assessment comments. It is considered that the revised information has not satisfactorily addressed KLEP2011, cl.4.2A. The proposal does not comply with KLEP 2011, cl.4.2A.
Cl.4.6	The review of determination application has provided no additional information relating to compliance with KLEP2011, cl.4.2A. The applicant's covering letter summaries the reasons cited in the previously submitted Statement of Environmental Effects and 4.6

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10.2025.104.1

	Written Statement without providing any additional reasons for which the proposed variation should be supported. This Section 8.2 review assessment concurs with Council's original 4.15 assessment comments. It is considered that the revised information has not satisfactorily addressed KLEP2011, cl.4.2A. The application has not demonstrated that compliance with the cl.4.2A development standards are unreasonable or unnecessary in the circumstances of the case or that there are sufficient environmental planning grounds to justify contravention of the development standard.
Cl.5.16	The review of determination application raises additional matters for consideration under Kiama LEP 2011. This Section 8.2 review assessment considers the matters, as below: The applicant's covering letter (page 7) provides the following (in italics) assessment against the matters in KLEP2011 cl.5.16(4): a) <i>Existing and Approved Uses in the Vicinity</i> <i>The land in the immediate vicinity is predominantly used for rural residential purposes. Existing development along Mount Brandon Road includes single dwellings on similarly sized rural lifestyle lots. There are no approved or existing intensive agricultural operations adjoining or nearby the site that could create land use conflict.</i> b) <i>Impact on Predominant Land Uses</i> <i>The proposed dwelling will reinforce, rather than conflict with, the prevailing rural residential pattern of development. The use of the land for a single dwelling aligns with the established and preferred character of the locality.</i> c) <i>Compatibility with Surrounding Uses</i> <i>The development is compatible with adjoining land uses. The proposed dwelling will be appropriately sited, with setbacks, landscaping, and existing vegetation to maintain privacy and minimise any potential for conflict with adjoining rural or residential uses. Noting the subdivision was created with the adjoining lands and it is clear from the lot size that the dwelling will be located within a rural setting.</i> d) <i>Measures to Avoid or Minimise Incompatibility</i> <i>The design and siting of the dwelling have been informed by the topography, vegetation, and view corridors. The proposal avoids any impacts such as noise, odour, or visual intrusion that could affect neighbouring properties. The continued use of surrounding properties for low-intensity rural or residential purposes will not be affected.</i> <i>Therefore, the proposal satisfies the objectives of Clause 5.16 by ensuring the development is compatible with existing and likely future land uses in the locality. The site forms part of an established rural residential area where the proposed dwelling is entirely consistent with the intended character and function of the RU2 zone and lot size.</i> This Section 8.2 review assessment concurs with Council's original 4.15 assessment comments, noting the potential land use conflicts resulting from the utilization of an undersized lot and decreased buffer areas to existing and permissible agricultural uses.

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Enclosure 2

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	It is considered that the revised information has not satisfactorily addressed KLEP2011, cl.5.16. The proposal does not comply with KLEP 2011, cl.5.16.
Cl.6.2	The review of determination application has provided limited additional information relating to compliance with KLEP2011, cl.6.2. The Applicant's covering letter outlines that the proposed dwelling includes maximum excavation of 2.34m but provides no additional geotechnical reporting or design relating to the dwelling and associated structures. This Section 8.2 review assessment concurs with Council's original 4.15 assessment comments which raised concerns relating to the relationship between the required engineering design for the proposed driveway and the on site wastewater disposal system downstream. It is considered that the revised information has not satisfactorily addressed KLEP2011, cl.6.2. The proposal does not comply with KLEP 2011, cl.6.2.
Cl.6.12	The review of determination application has provided additional information relating to compliance with KLEP2011, cl.6.12. The applicant has provided an amended concept stormwater plan prepared by SET Consultants dated 29/10/2025 demonstrating that stormwater from the proposed development can be directed to the street gutter. This plan has been reviewed by Council's Subdivision and Development Engineer and Environmental Health Officer and the previous conflict between the On-Site Wastewater Management System and stormwater disposal has been satisfactorily resolved. However, the concept stormwater plan provides insufficient detail to demonstrate that the concept stormwater has been designed to adequately manage stormwater on the site. It is considered that the revised information has mostly addressed KLEP2011, cl.6.12 and indicates suitable on site sewage management and stormwater can be achieved for the proposal, and the stormwater plans note that all roof areas are to drain to the on site rainwater tanks.
State Environmental Planning Policies	
Affected clause/provision	Comment
	The review of determination application raises no additional matters for consideration under any applicable State Environmental Planning Policy. This Section 8.2 review assessment concurs with Council's original 4.15 assessment comments in this regard.

KIAMA DEVELOPMENT CONTROL PLAN 2020

Affected clause/provision	Comment
Kiama DCP 2020 – Chapter 3 – Topic 3.3	The review of determination application raises limited additional matters for consideration under Kiama DCP 2020 – Chapter 3, Topic 3.3, however importantly, the application has not been supported by a geotechnical report or engineering specifications relating to earthworks and retaining walls. The application does not provide sufficient detail to assess the multiple DCP non-compliances (3.3.1, 3.3.4, 3.3.5, 3.3.6, 3.3.7 and 3.3.9).

10.2025.104.1

	It is considered that the application and revised information has not satisfactorily addressed KDCP2020 – Chapter 3, Topic 3.3.
Kiama DCP 2020 – Chapter 6 – Control 6.1.28,	The review of determination application raises limited additional matters for consideration under Kiama DCP 2020 – Chapter 6 – Control 6.1.28. The inability to comply with the agricultural buffer area required by 6.1.28 is symptomatic of the undersized lot and demonstrates further the poor suitability of the site for the proposed development. It is considered that the proposal and revised information is not satisfactory with regard to Kiama DCP 2020 – Chapter 6 – Control 6.1.28.

ANY PLANNING AGREEMENT

Nil.

ANY MATTERS PRESCRIBED BY THE REGULATIONS

NSW Coastal Policy 1997: A Sustainable Future for the New South Wales Coast
The proposal does not compromise the strategic actions or principles (Appendix C - Table 3) adopted within the <i>NSW Coastal Policy 1997</i> .
Australian Standard AS 2601 - 1991: The Demolition of Structures
The proposal is not inconsistent with Australian Standard AS 2601 - 1991: The Demolition of Structures.
Clauses 63 and 64
The proposal does not involve a change of use or additions and alterations to an existing building or the erection of a temporary building.

ANY COASTAL ZONE MANAGEMENT PLAN

Nil.

OTHER KIAMA MUNICIPAL COUNCIL PLANS OR POLICIES

Provide commentary considering any other relevant [Council Policies](#)

Kiama 7.12 Contribution Plan	
The Kiama 7.12 Contribution Plan applies to all land in the Kiama LGA.	
Is the 7.12 Contribution Plan applicable to the subject site?	Yes
Do the proposed modifications require 7.12 Contributions to be recalculated?	No – cost of works unchanged.

THE SIGNIFICANT LIKELY IMPACTS OF THAT DEVELOPMENT, INCLUDING ENVIRONMENTAL IMPACTS ON THE NATURAL AND BUILT ENVIRONMENTS, AND SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY

The commentary and assessment in the original assessment report has been considered and is concurred with.

THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The proposal fits within the locality and the site attributes are considered to be conducive to development.

10.2025.104.1

SUBMISSIONS

Submissions received to original application

1 submission was received to the original application.

The concerns raised in submissions to the original application are outlined below:

Summary of Public Submissions to Original DA	
Objection Raised	Reasons for Determination cited in 4.15
Precedent A neighbour was previously given advice from Council that this lot does not have a dwelling entitlement. The neighbour questions whether this situation implies that other landowners could subdivide and sell land without building entitlements, and that future development might later be approved contrary to original advice or legislation.	<i>"Each application is considered on its own merit. However it should be noted that where a development standard has been abandoned or destroyed this can form a reason for a development standard not to be upheld in the future and forms one of the avenues in which compliance with a development standard can be considered unreasonable or unnecessary in accordance with the LECs established Wehbe Tests. Council staff are recommending refusal of the current application."</i>
The review of determination application raised no additional matters for consideration with regard to the submission made to the original DA.	

Submissions received to s8.2 application

The DA was notified in accordance with Council's Community Consultation Policy for Development Applications. No submissions were received by Council during the notification period.

ADDITIONAL INFORMATION

N/A

EXTERNAL REFERRALS

NIL

INTERNAL REFERRALS

The application was referred to the following internal subject matter experts.	
Internal referral	Comments
Subdivision and Development Engineer	Objection raised with regard to insufficient geotechnical information and drainage detail.
Environmental Health Officer	No objection subject to recommended conditions

OTHER APPROVALS

10.2025.104.1

NIL

THE PUBLIC INTEREST

The proposal is not considered to be consistent with all relevant Environmental Planning Instruments and Development Control Plan and therefore is considered to be consistent with the public interest.

FINAL COMMENTS AND CONCLUSIONS

This Section 8.2 review has been conducted by an appropriate person as specified in s8.3 of the *Environmental Planning and Assessment Act 1979*. The review officer is not a subordinate of the delegate who carried out the original assessment.

The proposal is not consistent with Kiama LEP 2011 and relevant Kiama DCP 2020 Chapters.

The proposed development is not consistent with the objectives of the RU2 Rural Landscapezone.

The proposed development is recommended to be refused.

RECOMMENDATION

This application has been assessed having regard to Division 8.2 under the *Environmental Planning and Assessment Act 1979*. The original determination/decision is concurred with and the original determination/decision is upheld.

10.2025.104.1 is recommended to be determined by way of refusal.

The reasons for refusal are recommended to be amended as follows to remove matters which have been satisfactorily addressed:

- (a) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development does not comply with the RU2 Rural Landscape zone objectives as detailed in Kiama Local Environmental Plan 2011.
- (b) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development does not comply with Kiama Local Environmental Plan 2011 clause 4.2A.
- (c) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the clause 4.6 variation to clause 4.2A is not accepted. The proposed development has not satisfactorily demonstrated that the Kiama Local Environmental Plan 2011 clause 4.2A development standard is unnecessary or unreasonable in the circumstances of the case.
- (d) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the clause 4.6 variation to clause 4.2A is not accepted. The proposed development has not satisfactorily demonstrated that there are sufficient environmental planning grounds to justify contravention of the Kiama Local Environmental Plan 2011 clause 4.2A development standard.
- (e) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development is not consistent with Kiama Local Environmental Plan 2011 clause 5.16.
- (f) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development is not consistent with Kiama Local Environmental Plan 2011 clause 6.2.

10.2025.104.1

- (g) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development has not sufficiently demonstrated compliance with Kiama Local Environmental Plan 2011 clause 6.12 with regard to the management stormwater drainage.
- (h) Pursuant to S.4.15(1)(a)(ii) of the EP&A Act 1979, the proposal is not considered satisfactory with regard to controls relating to earthworks and retaining wall controls set out in Topic 3.3 in Chapter 3 of Kiama DCP 2020.
- (i) Pursuant to S.4.15(1)(a)(ii) of the EP&A Act 1979, the application has not been supported by sufficient geotechnical information as required by control 3.3.6 in Chapter 3 of Kiama DCP 2020.
- (j) Pursuant to S.4.15(1)(a)(ii) of the EP&A Act 1979, the proposed development does not provide adequate setback and agricultural buffer distances to adjoining land as required by control 6.1.28 in Chapter 6 of Kiama DCP 2020.
- (k) Pursuant to S.4.15(1)(c) of the EP&A Act 1979 the proposed development is not considered suitable development for the site.
- (l) Pursuant to S.4.15(1)(e) of the EP&A Act 1979 the proposed development is not considered to be in the public interest.

Mr A Shortle
Development Assessment Officer - Planning
12/03/2026

Peter Woodworth
Coordinator Development Assessment
12/3/2026

Item 14.1

Enclosure 2



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	10.2025.104.1 (s8.2 Review) PAN-588332 (PAN-549470)
Applicant	Mr M T Laidler 23B Bele Place KIAMA NSW 2533
Description of development	Review of Determination - New dwelling house and new swimming pool - New 2 storey dwelling with attached garage and outdoor swimming pool.
Property	173 Mount Brandon Road JERRARA NSW 2533 LOT: 261 DP: 806312
Determination	Refused Consent Authority - Council
Date of determination	TBC

Under section 4.18(1)(a) of the EP&A Act, notice is given that the above development application has been determined by refusing consent using the power in section 4.16(1)(b) of the EP&A Act, for the reasons specified below:

Reasons for refusal

- (a) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development does not comply with the RU2 Rural Landscape zone objectives as detailed in Kiama Local Environmental Plan 2011.
- (b) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development does not comply with Kiama Local Environmental Plan 2011 clause 4.2A.
- (c) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the clause 4.6 variation to clause 4.2A is not accepted. The proposed development has not satisfactorily demonstrated that the Kiama Local Environmental Plan 2011 clause 4.2A development standard is unnecessary or unreasonable in the circumstances of the case.
- (d) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the clause 4.6 variation to clause 4.2A is not accepted. The proposed development has not satisfactorily demonstrated that there are sufficient environmental planning grounds to justify contravention of the Kiama Local Environmental Plan 2011 clause 4.2A development standard.

- (e) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development is not consistent with Kiama Local Environmental Plan 2011 clause 5.16.
- (f) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development is not consistent with Kiama Local Environmental Plan 2011 clause 6.2.
- (g) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development has not sufficiently demonstrated compliance with Kiama Local Environmental Plan 2011 clause 6.12 with regard to the management stormwater drainage.
- (h) Pursuant to S.4.15(1)(a)(ii) of the EP&A Act 1979, the proposal is not considered satisfactory with regard to controls relating to earthworks and retaining wall controls set out in Topic 3.3 in Chapter 3 of Kiama DCP 2020.
- (i) Pursuant to S.4.15(1)(a)(ii) of the EP&A Act 1979, the application has not been supported by sufficient geotechnical information as required by control 3.3.6 in Chapter 3 of Kiama DCP 2020.
- (j) Pursuant to S.4.15(1)(a)(ii) of the EP&A Act 1979, the proposed development does not provide adequate setback and agricultural buffer distances to adjoining land as required by control 6.1.28 in Chapter 6 of Kiama DCP 2020.
- (k) Pursuant to S.4.15(1)(c) of the EP&A Act 1979 the proposed development is not considered suitable development for the site.
- (l) Pursuant to S.4.15(1)(e) of the EP&A Act 1979 the proposed development is not considered to be in the public interest.

Right of appeal / request a review of the determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

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

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

Mr A Shortle
Development Assessment Officer - Planning
Person on behalf of the consent authority

For further information, please contact Kiama Council on 02 4232 0444 or by emailing council@kiama.nsw.gov.au

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 THE COUNCIL OF THE MUNICIPALITY OF KIAMA (KIAMA COUNCIL).

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

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

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

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

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

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

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

Stormwater drainage system means all works and facilities relating to:

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

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

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Southern Regional Local Planning Panel.

Item 14.1

Enclosure 3



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	10.2025.104.1 (s8.2 Review) PAN-588332 (PAN-549470)
Applicant	Mr M T Laidler 23B Bele Place KIAMA NSW 2533
Description of development	Review of Determination - New dwelling house and new swimming pool - New 2 storey dwelling with attached garage and outdoor swimming pool.
Property	173 Mount Brandon Road JERRARA NSW 2533 LOT: 261 DP: 806312
Determination	Approved Consent Authority - Council
Date of determination	TBC
Date on which the consent lapses	TBC
Date from which the consent operates	TBC

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

Reasons for approval

The proposal:

- is considered to be consistent with all relevant Environmental Planning Instruments and Development Control Plans, and
- is not likely to cause significant adverse impacts to the natural or built environment, and
- is not likely to cause significant adverse social and economic impacts.

Right of appeal / request a review of the determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

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

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

Mr A Shortle
Development Assessment Officer - Planning
Person on behalf of the consent authority

For further information, please contact Kiama Council on 02 4232 0444 or by emailing council@kiama.nsw.gov.au

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.	Prescribed conditions The development must comply with Part 4, Division 2, Subdivision 1, of the Environmental Planning and Assessment Regulation 2021, as applicable. Condition Reason: To ensure the development is carried out in accordance with the relevant legislation.																																																																																
2.	Approved plans and supporting documentation Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise. <table><tr><th colspan="5">Approved Plans</th></tr><tr><th>Plan number</th><th>Revision number</th><th>Plan title</th><th>Drawn by</th><th>Date of plan</th></tr><tr><td>DA01</td><td>L</td><td>Site Plan and Landscape Plan</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA03</td><td>L</td><td>Lower Ground Floor</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA04</td><td>L</td><td>Ground Floor</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA05</td><td>L</td><td>Roof Plan</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA06</td><td>L</td><td>Elevations 01 & 02</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA07</td><td>L</td><td>Elevations 03 & 04</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA08</td><td>L</td><td>Sections A & B</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA09</td><td>L</td><td>Sections C & D</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA10</td><td>L</td><td>Perspective Views 01</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA11</td><td>L</td><td>Perspective Views 02</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA12</td><td>L</td><td>Perspective Views 03</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA13</td><td>L</td><td>Perspective Views 04</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA14</td><td>L</td><td>Perspective Views 05</td><td>Front On Design</td><td>29/10/2025</td></tr><tr><td>DA15</td><td>L</td><td>Perspective Views 06</td><td>Front On Design</td><td>29/10/2025</td></tr></table>	Approved Plans					Plan number	Revision number	Plan title	Drawn by	Date of plan	DA01	L	Site Plan and Landscape Plan	Front On Design	29/10/2025	DA03	L	Lower Ground Floor	Front On Design	29/10/2025	DA04	L	Ground Floor	Front On Design	29/10/2025	DA05	L	Roof Plan	Front On Design	29/10/2025	DA06	L	Elevations 01 & 02	Front On Design	29/10/2025	DA07	L	Elevations 03 & 04	Front On Design	29/10/2025	DA08	L	Sections A & B	Front On Design	29/10/2025	DA09	L	Sections C & D	Front On Design	29/10/2025	DA10	L	Perspective Views 01	Front On Design	29/10/2025	DA11	L	Perspective Views 02	Front On Design	29/10/2025	DA12	L	Perspective Views 03	Front On Design	29/10/2025	DA13	L	Perspective Views 04	Front On Design	29/10/2025	DA14	L	Perspective Views 05	Front On Design	29/10/2025	DA15	L	Perspective Views 06	Front On Design	29/10/2025
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DA15	L	Perspective Views 06	Front On Design	29/10/2025																																																																													

	DA16	L	External Door and Window Schedule	Front On Design	29/10/2025
	DA17	L	FSR Calculations	Front On Design	29/10/2025
	DA18	L	Cut and Fill Plan	Front On Design	29/10/2025
Approved Documents					
	Document title		Version number	Prepared by	Date of document
	BASIX Certificate*		1805337S	Paul & David Consulting Pty Ltd	23/07/2025
	NatHERS Certificate		59GCJGM5BG	Paul & David Consulting Pty Ltd	28/05/2025
	Waste Management Plan		-	Michael Laidler	-
	Wastewater Management Report		OE25_023_WMR	On-Site Environmental	29/04/2025
	Bushfire Assessment Report		1.0	SET Consultants	13/05/2025
*The approved BASIX Certificate may only be updated, without the need to lodge a modification to the development consent, where any change to the BASIX Commitments does not result in the proposal being inconsistent with this development consent and/or alter the approved development application plans. 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 the 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.					
3.	Property addressing and site facilities				
	Property addresses in accordance with the NSW Address Policy and User Manual published by the Geographical Names Board of NSW are allocated as follows and must be clearly shown on any required Construction Certificate drawing:				
	Proposed lot	Property address			
	261	173 Mount Brandon Road, Jerrara NSW 2533			
	Address numbers must be clearly shown in a position that identifies the property and property access point, and ideally should be of a reflective material for high visibility at night.				
	If at any time the access point to the property is altered from what is shown on the approved plans, Council must be contacted to review, and if necessary, amend the allocated numbers to ensure the addresses comply with the NSW Address Policy and User Manual for rural properties.				

	Location points for mail delivery must satisfy the requirements of Australia Post and include the street number for identification.
	Condition Reason: To ensure property addressing complies with the relevant legislation, guidelines and requirements.

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BUILDING WORK
BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

4.	On-Site Sewage Management System – approval to install Before the issue of a Construction Certificate, the applicant must gain approval under the <i>Local Government Act 1993</i> to install the approved On-Site Sewage Management System. Condition Reason: To ensure adequate provisions for wastewater management are provided.				
5.	Local infrastructure contributions Before the issue of a Construction Certificate, a contribution in accordance with section 4.17 of the <i>Environmental Planning and Assessment Act 1979</i> and the Section 7.12 Contribution Plan, as shown in the table below must be paid to Council: <table border="1"> <tr> <td>7.12 Contribution Plan</td><td>\$ 9,837.00</td></tr> <tr> <td>Total Contribution Amount:</td><td>\$ 9,837.00</td></tr> </table> The contribution amount will be indexed until the date of payment in accordance with the contribution plan. Evidence of payment must be provided to the Certifying Authority. The Contribution Plan can be viewed on Council's website www.kiama.nsw.gov.au. Condition Reason: To ensure contributions are levied toward the provision of local public infrastructure.	7.12 Contribution Plan	\$ 9,837.00	Total Contribution Amount:	\$ 9,837.00
7.12 Contribution Plan	\$ 9,837.00				
Total Contribution Amount:	\$ 9,837.00				
6.	Construction Site Management Plan Before the issue of a Construction Certificate, a Construction Site Management Plan must be prepared, and provided to the Certifier. The plan must include the following matters: a) The location and materials for protective fencing and hoardings on the perimeter of the site; b) Provisions for public safety; c) Pedestrian and vehicular site access points and construction activity zones; d) Details of construction traffic management including: i) Proposed truck movements to and from the site; ii) Estimated frequency of truck movements; and				

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	iii) Measures to ensure pedestrian safety near the site; e) Details of bulk earthworks to be carried out; f) The location of site storage areas and sheds; g) The equipment used to carry out works; h) The location of a garbage container with a tight-fitting lid; i) Dust, noise and vibration control measures; j) The location of temporary toilets; k) The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with: i) AS 4970 – Protection of trees on development sites; ii) An applicable Development Control Plan; iii) An arborist's report approved as part of this consent A copy of the Construction Site Management Plan must be kept on-site at all times while work is being carried out. Condition Reason: To require details of measures that will protect the public and the surrounding environment, during site works and construction.
7.	Erosion and sediment control plan Before the issue of a Construction Certificate, an Erosion and Sediment Control Plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the Certifier: a) the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), b) the 'Guidelines for Erosion and Sediment Control on Building Sites' (Department of Planning, Housing and Infrastructure) (dated 2024, as amended from time to time), and c) measures to ensure any excavated material deposited on public roads from works is removed within the same day. Condition Reason: To ensure no substance other than rainwater enters the stormwater system and waterways.
8.	Long Service Levy Before the issue of the relevant Construction Certificate, the Long Service Levy must be paid to the Long Service Corporation of Council under the <i>Building and Construction industry Long Service Payment Act 1986</i>, section 34, and evidence of the payment is to be provided to the Certifier. Condition Reason: To ensure the long service levy is paid.
9.	Waste Management Plan – an approved document of this consent Before the issue of a Construction Certificate, a Waste Management Plan for the development must be provided to the Certifier.

	Condition Reason: To ensure resource recovery is promoted and local amenity protected during construction.
10.	Drainage and stormwater Before the issue of a Construction Certificate, a Detailed Drainage Plan generally in accordance with the Plans approved under this consent must be submitted to the Certifier for approval. This plan must show the connection of stormwater into the street gutter and that surface water which is likely to discharge from the development site onto the road reserve will be intercepted at the property boundary and conveyed to the street. All drainage works shall be undertaken in accordance with the requirements of Australian Standard AS 3500.3:2018.
	Condition Reason: To ensure stormwater disposal is adequate for the site.
11.	Geotechnical report Before the issue of any Construction Certificate, a geotechnical report prepared by a suitably qualified geotechnical engineer must be prepared to the satisfaction of the Certifier. At a minimum the geotechnical report shall include assessment of: a) stability analysis for retained and battered areas; b) assessment of stable batter slopes for the site; c) recommendations for stability of batters; d) recommendations for the management of stormwater through and around the site, particularly around embankments and batters; and e) review of the design plans and comment on the suitability of the development based on the site characteristics. Any amendments to the plans required as a result of the geotechnical report shall be consistent with the approved plans
	Condition Reason: To ensure an adequate geotechnical report is prepared for the development.

BEFORE BUILDING WORK COMMENCES

12.	Construction Certificate A Construction Certificate must be obtained from either Council or a Certifier before any building work can commence.
	Condition Reason: To comply with Council's requirements before the commencement of works.
13.	Appointment of Principal Certifier Before building work commences a Principal Certifier must be appointed.

	Condition Reason: To ensure ongoing compliance.
14.	Protection of adjoining land A temporary hoarding or temporary construction site fence must be erected between the work site and the adjoining land before works commence. The temporary hoarding or temporary construction site fence must be kept in place until the works are completed if the works – a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or b) could cause damage to adjoining land by falling objects, or c) involve the enclosure of a public place or part of a public place.
	Condition Reason: To ensure public safety.
15.	Deliveries While site work is being carried out, deliveries of material and equipment must only be carried out between— • 7.00am to 5.00pm on Mondays to Fridays, and • 8.00am to 1.00pm on Saturdays No deliveries are to take place on Sundays or Public Holidays.
	Condition Reason: To protect the amenity of neighbouring properties.
16.	Toilet facilities - temporary Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site. Each toilet must: • be a standard flushing toilet connected to a public sewer, or have an on-site effluent disposal system approved under the <i>Local Government Act 1993</i>, or • be a temporary chemical closet approved under the <i>Local Government Act 1993</i>.
	Condition Reason: To ensure appropriate amenities onsite.

DURING BUILDING WORK

17.	Procedure for critical stage inspections 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.
	Condition Reason: To require approval to proceed with building work following each critical stage inspection.

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18.	Bushfire – building works residential New constructions must comply with: a) AS 3959 Construction of Buildings in Bushfire Prone Areas, b) BAL 29 c) Planning for Bush Fire Protection 2019, d) the report submitted by SET Consultants dated 13 May 2025
	Condition Reason: To ensure compliance with the relevant BAL level.
19.	Hours of work Site work must only be carried out between the following times: • 7.00am to 5.00pm on Mondays to Fridays, and • 8.00am to 1.00pm on Saturdays No work is to be carried out on Public Holidays. Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.
	Condition Reason: To protect the amenity of the surrounding area.
20.	Implementation of the Site Management Plans While site work is being carried out: a) the measures required by the Construction Site Management Plan and the Erosion and Sediment Control Plan (plans) must be implemented at all times, and b) a copy of these plans must be kept on site at all times and made available to Council officers upon request.
	Condition Reason: To ensure site management measures are implemented during the carrying out of site work.
21.	Noise and vibration requirements While site work is being carried out, noise generated from the site must not exceed an LAeq (15 min) of 5Db (A) above background noise, when measured at a lot boundary of the site.
	Condition Reason: To protect the amenity of the neighbourhood during construction.
22.	Responsibility for change to public infrastructure While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.
	Condition Reason: To ensure payment of approved changes to public infrastructure.

23.	Discovery of relics and Aboriginal objects While site work is being carried out, if a person reasonably suspects a relic of Aboriginal object is discovered: a) the work in the area of the discovery must cease immediately b) the following must be notified i) for a relic – the Heritage Council; or 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. Site work may recommence at a time confirmed in writing by: a) for a relic – the Heritage Council; or 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.
	Condition Reason: To ensure the protection of objects of potential significance during works.
24.	Soil management While site work is being carried out, the Certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements: a) All excavated material removed from the site must be classified in accordance with the NSW Environmental Protection Authority's (EPA's) Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the Certifier; b) All fill material imported to the site must be: i) Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i>, or ii) a material identified as being subject to a resource recovery exemption by the NSW Environmental Protection Authority (EPA), or iii) a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> and a material identified as being subject to a resource recovery exemption by the NSW EPA.
	Condition Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.
25.	Waste management While site work is being carried out: a) all waste management must be undertaken in accordance with the Waste Management Plan, and;

	b) upon disposal of waste, records of the disposal must be compiled and provided to the Certifier, detailing the following: i) The contact details of the person(s) who removed the waste ii) The waste carrier vehicle registration iii) The date and time of waste collection iv) A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill v) The address of the disposal location(s) where the waste was taken vi) The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste. If waste has been removed from the site under an Environmental Protection Authority Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the Principal Certifier and Council.
	Condition Reason: To require records to be provided, during site work, documenting the lawful disposal of waste.
26.	Fencing – rural and environmental zones Any boundary and internal fences to be erected on the property, must comply with the following conditions: a) To protect native gliding and flying mammals the use of barbed-wire for fences is prohibited. b) Except for fencing to contain domestic pets with the approved Asset Protection Zones for dwellings, boundary and internal fences must not impede the movement of native fauna. c) The removal of vegetation for fence construction must be undertaken with hand tools only (e.g.: brushcutters, lawn mowers), and must be limited to a maximum width of 1m. d) No clearing of native vegetation for construction of fences is permitted within C2 Environmental Conservation zoned land. e) Construction of fences with RU1 Primary Production and RU2 Rural Landscape zoned land is subject to the provisions and regulations of the <i>Local Land Service Act 2013</i>. f) Canopy trees must not be removed for fence construction. Condition Reason: To ensure conservation of flora and fauna in rural and environmental zones.
27.	Earthworks All earthworks associated with the development shall be completed in accordance with AS 3798-2007 Guidelines on Earthworks for Commercial and Residential Developments. Condition Reason: To ensure all earthworks are carried out in accordance with the Australian Standards.

28.	Contamination – unexpected finds If any unexpected contamination finds are encountered during any site works, all work must cease and Council notified immediately. The nature and extent of contamination must be assessed by a qualified environmental consultant with experience in the assessment of contaminated land and a preliminary assessment provided to Council. Council will determine whether further contamination assessment and/or remediation is required before works can recommence.
	Condition Reason: To protect public and environmental health.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

29.	On-Site Sewage Management System – approval to operate Before the issue of an Occupation Certificate, the applicant must gain approval under the Local Government Act 1993 to operate the approved On-Site Sewage Management System.
	Condition Reason: To ensure the On-Site Sewage Management System is installed correctly.
30.	BASIX Before the issue of the Occupation Certificate, documentary evidence prepared by a suitably qualified person must be submitted to the Certifier confirming that all commitments listed in the BASIX Certificate(s) are fulfilled in accordance with Clause 75 of the <i>Environmental Planning and Assessment Regulation 2021</i>.
	Condition Reason: To ensure compliance with the <i>Environmental Planning and Assessment Regulation 2021</i>.
31.	Repair of infrastructure Before the issue of an Occupation Certificate: a) any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council, or b) if the works in (a) are not carried out to Council's satisfaction, Council may carry out the works required and the costs of any such works must be paid as directed by Council
	Condition Reason: To ensure any damage to public infrastructure is rectified.
32.	Removal of waste upon completion Before the issue of an Occupation Certificate: a) all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved Waste Management Plan; and

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	b) written evidence of the waste removal must be provided to the satisfaction of the Certifier.
	Condition Reason: To ensure waste material is appropriately disposed or satisfactorily stored.
33.	Letter boxes A letterbox structure(s) must be provided and be designed to comply with the requirements of Australia Post, located close to the major pedestrian entry to the site, and built from materials that are non-reflective and blend in with the approved development.
	Condition Reason: To ensure Australia Post requirements are met.

OCCUPATION AND ONGOING USE

34.	Occupation Certificate The development must not be occupied or used before an Occupation Certificate has been issued by the Principal Certifier. If an Occupation Certificate is not required, the use must not commence until all conditions of development consent have been met or other satisfactory agreements have been made with Council (i.e., a security).
	Condition Reason: To ensure that the development is completed as per this consent and the approved plans.

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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.

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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 the Council of the Municipality of Kiama (Kiama Council).

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

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

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

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

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

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

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

Stormwater drainage system means all works and facilities relating to:

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

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

Subdivision Certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision Works Certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

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

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