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Business Hours:
8.00am to 5.30pm, Monday to Thursday
8.00am to 5.00pm, Friday

DA No: N0451/17

28 February 2018

CLAIRE LOUISE CAVANAUGH
C/- VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PTY LTD
PO BOX 49
NEWPORT NSW 2106

Dear Sir/Madam

Development Application for Alterations and additions to a dwelling including new swimming pool - 24 Delecta Avenue, CLAREVILLE NSW 2107 (Lot 12 DP 13291)

I am pleased to advise that this application has been approved and I attach for your assistance a copy of the Development Consent, the conditions of approval and a copy of the approved plans.

If building works are involved, prior to proceeding with the proposal, it will be necessary for you to lodge a Construction Certificate Application with either Council or an accredited Certifier.

I take this opportunity to direct your attention to Section C of the Consent which details the matters to be satisfied prior to issue of the Construction Certificate.

Additionally, for your reference, please find enclosed Information Sheets that will assist in providing information you will need to consider for the processes following on from receiving this consent.

If there are any matters relating to this approval which require further explanation, please contact me prior to commencing work on the site.

Enquiries relating to the Construction Certificate application should be directed to Council's Customer Service or your private certifier.

Yours faithfully


Tyson Ek-Moller
PRINCIPAL PLANNER



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CONSENT NO: N0451/17
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)
NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION

Applicant's Name and Address:

CLAIRE LOUISE CAVANAUGH
C/- VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PTY LTD
PO BOX 49
NEWPORT NSW 2106

Being the applicant in respect of Development Application No. N0451/17

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Northern Beaches Council, as the consent authority, of Development Application No N0451/17 for:

Alterations and additions to a dwelling including new swimming pool

At: 24 Delecta Avenue, CLAREVILLE NSW 2107 (Lot 12 DP 13291)

Decision:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with

Plans:

- Architectural perspectives, undated
- Site Analysis Plan, prepared by SketchArc, Drawing No. DA3, Project No. 1531, dated 25 September 2017
- Ground Floor Plan, prepared by SketchArc, Drawing No. DA4, Project No. 1531, dated 25 September 2017
- First Floor Plan, prepared by SketchArc, Drawing No. DA5, Project No. 1531, dated 25 September 2017
- Roof Plan, prepared by SketchArc, Drawing No. DA6, Project No. 1531, dated 25 September 2017
- North and South Elevations, prepared by SketchArc, Drawing No. DA7, Project No. 1531, dated 25 September 2017
- East and West Elevations, prepared by SketchArc, Drawing No. DA8, Project No. 1531, dated 25 September 2017
- Sections, prepared by SketchArc, Drawing No. DA9, Project No. 1531, dated 25 September 2017
- Sections, prepared by SketchArc, Drawing No. DA10, Project No. 1531, dated 25 September 2017

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Manly Office:
1 Belgrave Street
Manly NSW 2095
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- BASIX Commitments, prepared by SketchArc, Drawing No. DA15, Project No. 1531, dated 25 September 2017
- Cover Sheet, prepared by Building Drafting Solutions, Sheet 1 of 4, dated 3 October 2017
- Site Plan, prepared by Building Drafting Solutions, Sheet 2 of 4, dated 3 October 2017
- Detailed Site/Floor Plan, prepared by Building Drafting Solutions, Sheet 3 of 4, dated 3 October 2017
- Elevations, prepared by Building Drafting Solutions, Sheet 4 of 4, dated 3 October 2017
- Details and Levels, prepared by Adam Clerke Surveyors Pty Ltd, dated 25 May 2015

Documents:

- BASIX Certificate No. 293672_03, prepared by Phil Brown Drafting
- Waste Management Plan, prepared by Vaughan Milligan Development Consulting, dated 25 September 2017
- Arborist Report, prepared by Evergreen Tree Services, dated 28 September 2017

as amended in red (shown clouded) or as modified by any conditions of this consent.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent: 27 February 2018

Mark Ferguson
CHIEF EXECUTIVE OFFICER
Per:



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Conditions of Approval

This consent is not an approval to commence building work. The works associated with this consent can only commence following the issue of the Construction Certificate.

Note: Persons having the benefit of development consent may appoint either a council or an accredited certifier as the principal certifying authority for the development or for the purpose of issuing certificates under Part 4A of the Environmental Planning and Assessment Act. When considering engaging an accredited certifier a person should contact the relevant accreditation body to ensure that the person is appropriately certified and authorised to act in respect of the development.

A. Prescribed Conditions:

1. All works are to be carried out in accordance with the requirements of the Building Code of Australia.
2. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
3. A sign must be erected in a prominent position onsite only showing:
 - A. the name, address and telephone number of the Principal Certifying Authority for the work, and
 - B. the name of the principal contractor or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
 - C. that unauthorised entry to the work site is prohibited.The sign must to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
4. Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
 - A. in the case of work for which a principal contractor is required to be appointed:
 - i. The name and licence number of the principal contractor, and
 - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
 - B. in the case of work to be done by an owner-builder:
 - i. The name of the owner-builder, and
 - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.



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5. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.
6. This approval/consent relates only to the new work nominated on the approved consent plans and does not approve or regularise any existing buildings or structures within the property boundaries or within Council's road reserve.
7. Any building work in relation to the development consent is to be carried out in accordance with the requirements of the Building Code of Australia.

B. Matters to be incorporated into the development and maintained over the life of the development:

1. The commitments identified in the BASIX Certificate and on the plans or specifications are to be fulfilled and maintained for the life of the development.
2. No part of the site is to be used as a "secondary dwelling" and/or a "dual occupancy" (as defined by the dictionary within Pittwater Local Environment Plan 2014) without consent.
3. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.
4. Any outdoor and/or security lighting shall be located, designed and shielded in a manner that does not cause disturbance to surrounding premises. Flood lighting is not permitted
5. The privacy screens on both sides of the "Tiled Patio" at the rear of the ground floor are to be deleted.
6. The paved area between the existing studio and front boundary is to be removed and replaced with soft landscaped areas.
7. If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Aboriginal Heritage Office (AHO) and Office of Environment and Heritage (OEH) are to be notified.
8. Over the life of the development all Priority weeds (as listed under the Biosecurity Act 2015) and environmental weeds are to be removed/controlled within the subject site. Information on weeds of the Northern Beaches LGA can be found at the NSW Department of Primary Industries website (<https://www.dpi.nsw.gov.au/biosecurity>).



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9. No environmental weeds are to be planted on the site. Information on weeds of the Northern Beaches LGA can be found at the NSW Department of Primary Industries website (<https://www.dpi.nsw.gov.au/biosecurity/>).
10. Domestic pet animals are to be kept from entering wildlife habitat areas at all times. Dogs and cats are to be kept in an enclosed area or on a leash such that they cannot enter areas of bushland or foreshore, unrestrained, on the site or on surrounding properties or reserves. Ferrets and rabbits are to be kept in a locked hutch/run at all times.
11. Any vegetation planted onsite outside approved landscape zones is to be consistent with:
 - A. Species listed from the Pittwater Spotted Gum Endangered Ecological Community; and/or
 - B. Locally native species growing onsite and/or selected from the list pertaining to the vegetation community growing in the locality as per the vegetation mapping and Native Plants for Your Garden available on Council's website (http://www.pittwater.nsw.gov.au/property/native_gardening).
12. At least one (1) canopy tree is to be planted onsite to replace the tree approved for removal. Canopy tree species are to be consistent with diagnostic species of the Pittwater Spotted Gum Forest Endangered Ecological Community. Replacement trees must be installed at a minimum 100 litre pot size, in a location which will suit the species at maturity and not conflict with the development footprint. All native trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed must be replaced with another canopy tree from the Pittwater Spotted Gum Endangered Ecological Community.
13. No building materials or other materials are to be placed on Bushland vegetation. Sediment is not to leave the site or enter areas of Bushland vegetation, and the appropriate sediment fencing is to be installed.
14. There shall be no damage to intertidal habitats including rocky shores, seagrass beds, salt marshes or mangroves.
15. For the life of the development, swimming pool water must not be discharged directly into the natural waterway or Pittwater estuary.
16. No building materials or other materials are to be placed on foreshore / Seagrass or other native vegetation. Sediment is not to leave the site or enter areas of Seagrass or its habitat.



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17. As part of an integrated on-site stormwater management system, stormwater overflow from the rainwater tank is to be discharged into the adjacent waterway with erosion minimisation facilities installed.
18. In accordance with Pittwater 21 DCP Control B4.22 Protection of Trees and Bushland Vegetation, all existing trees as indicated in the Survey Plan and/or approved Landscape Plan shall be retained except where Council's prior written consent has been obtained, for trees that stand within the envelope of approved development areas and removal is approved through an arborist report. For all other tree issues not related to a development application, applications must be made to Council's Tree Management Officers.
19. Pool fencing is to be designed, located and maintained in accordance with the Swimming Pools Act 1992, Regulation and Australian Standard 1926.1-2012, Safety barriers for swimming pools
20. The boundary fence at the rear of the property must be a minimum height of 1800mm with a non climbable zone of 900mm on the inside of the fencing in accordance with the Australian Standard prescribed by the Swimming Pools Regulation 2008. Any shrubs or plants located adjacent to the inside of the boundary fence must be maintained for the lifetime of the development at a height that does not interfere with the 900mm non climbable zone.
21. A warning notice (resuscitation chart) and External Cardiac Compression Chart is to be affixed and maintained in a prominent location adjacent to the pool / spa.
 - A. The warning notice (i.e. sign) must contain all of the following words:
 - i. "YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL" and
 - ii. "POOL GATES MUST BE KEPT CLOSED AT ALL TIMES", and
 - iii. "KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900 MILLIMETRES CLEAR OF THE POOL FENCE AT ALL TIMES",
 - B. In addition, the notice must contain a simple flow sequence (which may be the flow sequence depicted in the Cardiopulmonary Resuscitation Guideline) containing details of resuscitation techniques (for infants, children and adults):
 - i. that are set out in accordance with the relevant provisions of that Guideline, and
 - ii. that comply with the other relevant guidelines of the Australian Resuscitation Council, and
 - iii. that are illustrated by drawings with key words only in bold print,
 - C. a statement to the effect that formal instruction in resuscitation is essential,
 - D. the name of the teaching organisation or other body that published the sign and the date of its publication.



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22. If installed, any spa/pool cover must be secured by a lockable child-safe structure (such as a door, lid, grille or mesh) in accordance with the prescribed standards which are:
 - A. of substantial construction and having no opening through which it is possible to pass a testing apparatus, and
 - B. fastened to the spa pool by a device that is itself of substantial construction and having no opening through which it is possible to pass a testing apparatus.
27. To satisfy the off-street parking requirements for development, a minimum of two (2) vehicle parking spaces shall be provided. These spaces are to be provided and retained over the life of the development.
28. No water pollution shall result from the operation of any plant or equipment or activity carried out.
29. No odour nuisance to the public or any adjoining premises, shall be created by the operation of any plant or equipment or any procedure carried out at the premises.
30. No emissions causing air pollution shall be created by the operation of any plant equipment or any procedure carried out at the premise.
31. The operation of any plant or equipment or any procedure carried out at the premises shall not cause land pollution.
32. All sanitary drainage must be concealed in service ducts or otherwise hidden from external view to the satisfaction of the Responsible Authority.
33. All external glazing is to have a maximum reflectivity index of 25%.
34. New electrical connections are to be carried out using underground cabling.
35. Any retaining wall(s) that is visible from a public place shall be constructed of sandstone and/or sandstone-like materials.
36. External materials and colours shall be in accordance with Part D10.4 (Building Colours and Materials) of Pittwater 21 Development Control Plan.

C. Matters to be satisfied prior to the issue of the Construction Certificate:

Note: All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications / details cannot be accepted.



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1. Detailed landscape working drawings and specification, which comply in all respects with the conditions of development consents N0451/2017 and N0301/2016, are to be submitted to the Accredited Certifier or Council with the Construction Certificate application. Each plan/sheet is to be certified by a qualified landscape architect, landscape designer/environmental designer or horticulturist, confirming that the plans/details for the works to be carried out will achieve the relevant conditions of the development consent.
- 2.

In particular, the landscape working drawing is to provide full details of the following:

- A. All existing trees and vegetation to be retained, removed and/or proposed, including canopy spread, trunk location and condition. This should incorporate the findings and recommendation's of the associated arborist report/s if applicable;
 - B. A planting schedule including stratum, species/common names, species quantities, pot sizes (particularly for trees) and staking details;
 - C. A schedule of materials (including such elements as turfing, edging, walling paving and fencing);
 - D. Plans for weed control prior to commencement of landscaping works where applicable.
 - E. The proposed finished treatment of garden areas, including soil depth and mulching details;
 - F. The location of underground/overhead services
 - G. At least ten (10) locally native canopy trees which will mature at a height no less than 8.5 metres are to be planted onsite as per consent conditions for approved DA N0301/2016 and in compensation for the *Eucalyptus botryoides* approved for removal under N0451/2017. Canopy tree species are to be selected from the Pittwater Spotted Gum Forest Endangered Ecological Community species list. All native trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree.
3. Submission of construction plans and specifications and documentation which are consistent with the approved Development Consent plans, the requirements of Building Code of Australia and satisfy all conditions shown in Part B above are to be submitted to the Principal Certifying Authority.
 4. The Principal Certifying Authority must be provided with a copy of plans that a Quick Check agent/Sydney Water has stamped before the issue of any Construction Certificate.
 5. The person having the benefit of this consent is required to notify the Principal Certifying Authority to ensure that the following critical stage inspections are undertaken, as required under clause 162A(4) of the Environmental Planning and Assessment Regulation 2000:



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- A. after excavation for, and prior to the placement of, any footings, and
- B. prior to pouring any in-situ reinforced concrete building element, and
- C. prior to covering of the framework for any floor, wall, roof or other building element, and
- D. prior to covering waterproofing in any wet areas, and
- E. prior to covering any stormwater drainage connections, and
- F. after building work has been completed and prior to any occupation certificate being issued in relation to the building.

To allow a Principal Certifying Authority to carry out critical stage inspections, at least 48 hours notice must be given before building work is commenced and prior to further work being undertaken.

- 6. Construction works approved by this consent must not commence until:
 - A. Construction Certificate has been issued by a Principal Certifying Authority
 - B. a Principal Certifying Authority has been appointed and Council has been notified in writing of the appointment, and
 - C. at least 2 days notice, in writing has been given to Council of the intention to commence work.
- 7. In accordance with section 34 of the Building and Construction Industry Long Service Payments Act 1986, the applicant must pay a long service levy at the prescribed rate of 0.0035 of the total cost of the work to either the Long Service Payment Corporation or Council for any work costing \$25,000 or more.
- 8. Plans and details demonstrating that the commitments identified in the BASIX Certificate that apply to the construction certificate plans and specifications are fulfilled.
- 9. Applicants will be required to obtain prior to the issue of a Construction Certificate, a Section 139 Consent for Works on a Public Road Reserve issued by the Council under the provisions of Section 138 of the *Roads Act 1993* for the design and construction of any works located on the road reserve including access driveways.
- 10. An application for driveway levels and formwork inspections shall be made with Council subject to the payment of the fee applicable which includes all Council inspections relating to the crossing construction.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate



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11. Any new information which comes to light during remediation, excavation or construction works which has the potential to alter previous conclusions about the uncovering of Acid Sulfate Soil must be notified to the Certifier as soon as reasonably practicable. This will also require an Acid Sulfate Soil Management Plan, including disposal of affected soil to an approved facility, to be submitted to the certifier, before work continues.

D. Matters to be satisfied prior to the commencement of works and maintained during the works:

Note: It is an offence to commence works prior to issue of a Construction Certificate.

1. A clearly legible *Site Management Sign* is to be erected and maintained throughout the course of the works. The sign is to be centrally located on the main street frontage of the site and is to clearly state in legible lettering the following:
 - A. The builder's name, builder's telephone contact number both during work hours and after hours.
 - B. That no works are to be carried out in Council's Road Reserve without prior application and approval of a Road Opening Permit from Council.
 - C. That a Road Opening Permit issued by Council must be obtained for any road openings or excavation within Council's Road Reserve associated with development of the site, including stormwater drainage, water, sewer, electricity, gas and communication connections. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site.
 - D. That no skip bins or materials are to be stored on Council's Road Reserve.
 - E. That the contact number for Northern Beaches Council for permits is 9970 1111.
2. The hours of construction are restricted to between the hours of 7.00am and 5.00pm Monday - Friday and 7.00am to 1.00pm on Saturdays. No works are to be carried out on Sundays or Public Holidays. Internal building work may be carried out at any time outside these hours, subject to noise emissions from the building or works not being audible at any adjoining boundary.

Note: This condition does not apply in relation to Crown building work that is certified, in accordance with Section 116G of the Act, to comply with the technical provisions of the States building laws.

3. Any proposed demolition works shall be carried out in accordance with the requirements of AS2601-2001 The Demolition of Structures.

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:



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- A. Protection of site workers and the general public.
- B. Erection of hoardings where appropriate.
- C. Asbestos handling and disposal where applicable.
- D. Any disused service connections shall be capped off.

Council is to be given 48 hours written notice of the destination/s of any excavation or demolition material. The disposal of refuse is to be to an approved waste disposal depot.

- 4. A stamped copy of the approved plans is to be kept on the site at all times, during construction
- 5. The following facilities must be provided on the site:
 - A. toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees, and
 - B. a garbage receptacle for food scrapes and papers, with a tight fitting lid.

Toilet facilities are to be provided in a location which will not detrimentally affect the amenity of any adjoining residents at or in the vicinity of the work site during the duration of the development.

- 6. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
- 7. The site must be fenced throughout demolition and/or excavation and must comply with WorkCover New South Wales requirements and be a minimum of 1.8m in height.
- 8. Where excavations extend below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must preserve and protect the building from damage and, if necessary, underpin and support the adjoining building in an approved manner.
- 9. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
- 10. Sedimentation and erosion controls are to be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authority's satisfaction.
- 11. Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.



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12. The construction of the development and preparation of the site, including operation of vehicles, must be conducted so as to avoid unreasonable noise or vibration and not cause interference to adjoining or nearby occupations
13. No skip bins or materials are to be stored on Council's Road Reserve.
14. Access to the site through an adjoining park/reserve is prohibited without the written approval of the Council.
15. All recommendations as outlined in the supplied arborist report by Evergreen Tree Services (dated 28 September 2017) are required to be complied with before and throughout the development period, particularly with regard to the following:
 - A. Works, erection/demolition of structures, excavation or changes to soil levels within 5 metres of existing trees are not permitted unless part of the development as approved, and the storage of spoil, building materials, soil or the driving and parking of any vehicle or machinery within 5 metres of the trunk of a tree to be retained is not permitted;
 - B. Where specified, tree guards are to be provided to all trees as indicated in the report, and are to be installed prior to the commencement of any work on the site. Tree guard materials and dimensions are specified in the arborist report;
 - C. All works within 5 metres of existing trees including demolition, excavation, civil works, fencing and the like must be carried out by hand and under the supervision of an experienced and suitably qualified arborist. In the event that major structural or feeder roots are encountered, the arborist is to advise the builder to carry out appropriate action to ensure the retention of the tree.
 - D. Signage is to be erected advising all contractors and visitors to the site that no works or storage are to take place within the dripline of existing trees.
 - E. Any changes or alterations made to the tree management recommendations as outlined by the arborist report due to the discovery of new structural roots or underground services during development works must be reported to the Principal Certifying Authority prior to works recommencing.
16. No storage of building materials or building waste, excavated fill or topsoil storage is to occur within the dripline of trees shown on the approved landscape working drawing(s) as being retained or within protective fenced areas.

Drainage is to be arranged such that fill, building materials or contaminants are not washed into protective fenced areas.
17. Where possible, waste materials generated through any demolition, excavation and construction works are to be minimised by re-use on site, recycling or where re-use or recycling is not practical, disposal at an appropriate authorised waste facility.



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All waste dockets and receipts regarding demolition, excavation and construction waste are to be retained on site to confirm which facility received the material for recycling or disposal.

18. Where site fill material is necessary, any fill materials must:
 - A. Be Virgin Excavated Natural Material (VENM) only, as approved under the Department of Climate Change "General Resource Recovery Exemption ;and
 - B. Be free of slag, hazardous, contaminated, putrescibles, toxic or radioactive excavated material and soil, rock or similar material. Putrescibles and non-putrescibles solid waste (including demolition material) is not permitted.
19. Protection fencing measures (including sedimentation fences) are to be installed in accordance with all approved plans. Protection measures are to be maintained for the duration of the works. Protection fencing that is no longer required is to be removed once all works are completed.
20. The following measures shall be implemented in the sequence given below, to minimise soil erosion:
 - Approved runoff and erosion controls shall be installed before site vegetation is cleared (other than that associated with the construction of the controls). These shall be as shown on an ESCP approved by council.
 - Topsoil shall be stripped only from approved areas and stockpiled for re-use during site rehabilitation and landscaping.
 - Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage line or easement, waters, footpath, kerb or road surface and shall have measures in place to prevent the movement of such materials onto the areas mentioned. All stockpiled materials are to be retained within the property boundaries.
 - Uncontaminated runoff shall be intercepted up-site and diverted around all disturbed areas and other areas likely to be disturbed. Diversion works shall be adequately stabilised.
 - Runoff detention and sediment interception measures shall be applied to the land. These measures will reduce flow velocities and prevent topsoil, sand, aggregate, or other sediment escaping from the site or entering any downstream drainage easements or waters.
 - The capacity and effectiveness of runoff and erosion control measures shall be maintained at all times to conform to the specifications and standards quoted and to any conditions of approval of those measures.
 - Measures shall be applied, to the satisfaction of council, to prevent site vehicles tracking clay, sediment and other pollutants onto any sealed roads serving the development.



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21. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
22. Sedimentation and erosion controls are to be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authority's satisfaction.
23. An all-weather accessway at the front of the property consisting of 50-75mm aggregate or similar material at a minimum thickness of 200mm and 15metres long laid over geotechnical fabric is to be constructed prior to commencement of works and maintenance over the works period.
24. The construction of the development and preparation of the site, including operation of vehicles, must be conducted so as to avoid unreasonable noise or vibration and not cause interference to adjoining or nearby occupations.
25. Personnel with appropriate training, or demonstrated knowledge and experience in erosion and sediment control shall be responsible for supervising the installation and maintenance of approved erosion and sediment control measures – during and after construction and until the site has been restored to the satisfaction of council.
26. No works are to be carried out in Council's Road Reserve without the written approval of the Council.

Note: Separate approval is required for access driveways, paths, connections to underground services (stormwater, gas, sewer, electricity, etc.), and landscaping works within Council's Road Reserve.
27. A Road Opening Permit, issued by Council, must be obtained for any road openings, or excavation within Council's Road Reserve associated with the development on the site, including stormwater drainage, water, sewer, electricity, gas and communication connections. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site.
28. No skip bins or materials are to be stored on Council's Road Reserve.

E. Matters to be satisfied prior to the issue of Occupation Certificate:

Note: Prior to the issue of an Occupation Certificate the principal certifying authority is to ensure that Council's assets, including road, kerb and gutter and drainage facilities adjacent or near to the site have not been damaged as a result of the works. Where such damage has occurred, it is to be repaired to Council's written satisfaction prior to the issue of an Occupation Certificate or suitable arrangements put in place to effect those repairs at a future date to Council's written satisfaction. Should this process not be followed, Council



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will pursue action against the principal accredited certifier in relation to the recovery of costs to effect such works.

Note: It is an offence to occupy the building or part thereof to which this consent relates prior to the issue of an Occupation Certificate.

1. An Occupation Certificate application stating that the development complies with the Development Consent, the requirements of the Building Code of Australia and that a Construction Certificate has been issued must be obtained before the building is occupied or on completion of the construction work approved by this Development Consent.
2. The stormwater drainage system must be constructed and completed in accordance with the approved design and relevant Australian Standards.

A plan showing pipe locations and diameters of the stormwater drainage system, together with certification by a Licensed Plumber or qualified practicing Civil Engineer that the drainage system has been constructed in accordance with the approved design and relevant Australian Standards must be provided.

3. Restoration of all damaged public infrastructure caused as a result of the development to Council's satisfaction. Council's written approval that all restorations have been completed satisfactorily must be obtained and provided to the Private Certifying Authority with the Occupation Certificate application.
4. The approved dwelling is to have approved hard-wired smoke alarms installed and maintained over the life of the development. All hard-wired smoke alarms are to be Australian Standard compliant and must be installed and certified by any appropriately qualified electrician prior to the issue of any Occupation Certificate.
5. Certification is to be provided that the commitments identified in the BASIX Certificate have been fulfilled.
6. The applicant must obtain written confirmation from Council that all works in the road reserve have been completed in accordance with the conditions of the Roadworks Permit.
7. Restoration of all damaged public infrastructure caused as a result of the development to Council's satisfaction. Council's written approval that all restorations have been completed satisfactorily must be obtained and provided to the Private Certifying Authority with the Occupation Certificate application.



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G. Advice:

1. Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act, 1979* (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.
2. Dial before you dig: Prior to excavation the applicant is advised to contact Australia's National Referral Service for Information on Underground Pipes and Cables telephone 1100 or www.1100.com.au.
3. It is the Project Managers responsibility to ensure that all of the Component Certificates/certification issued during the course of the project are lodged with the Principal Certifying Authority. Failure to comply with the conditions of approval or lodge the Component Certificates/certification will prevent the Principal Certifying Authority issuing an Occupation Certificate.
4. In accordance with Section 95(1) of the EPA Act 1979, this development consent lapses 5 years after the date from which this consent operates if the development is not commenced.
5. To ascertain the date upon which a consent operates, refer to Section 83 of the *Environmental Planning and Assessment Act, 1979* (as amended).
6. Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the Environmental Planning and Assessment Act, 1979. Such request to Council must be made in writing, together with appropriate fees as advised at the time of lodgement of such request, within 6 months of the determination.
7. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you a right of appeal to the Land and Environment Court within 6 months of the date of endorsement of this Consent.
8. The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Waters sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately stamped. For Quick Check agent details please refer to the web site at www.sydneywater.com.au then see Building Developing and Plumbing then Quick Check, or telephone 13 20 92.



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9. This approval does not prejudice any action in respect of upgrading the building pursuant to the provisions of the Section 121B of the *Environmental Planning and Assessment (Amendment) Act, 1997*.
10. Pittwater Spotted Gum Forest Endangered Ecological Community as listed under Schedule 2 of the Biodiversity Conservation Act 2016 or its habitat has been recorded on this property. Under the Act it is an offence to harm Endangered Ecological Communities or Threatened Species. No unapproved site disturbance or other activities shall be carried out on the property which adversely impact on threatened species or EECs.
11. No bush rock is to be removed from site or destroyed without prior approval from NSW Department of Office of Environment and Heritage (OEH) and Northern Beaches Council. The removal or destruction of bush rock is a listed Key Threatening Process. Bush rock within an approved building footprint is to be re-used elsewhere onsite as a habitat feature.
12. Gravel used onsite must be inert material such as quartz or sandstone. No blue metal or granite or other igneous material should be used as these release nutrient that can pollute waterways and contribute to weed plumes.