



The subject property is commonly known as 15 The Corso, Manly and legally known as Lot 1 in DP 577266. The site is located on the north-western side of The Corso. The property is rectangular in shape and has a frontage of 6.6m to The Corso, an average depth of 30m and an overall site area of 206.3m<sup>2</sup>. The property currently contains a two storey mixed use building.

The surrounding area predominantly consists of commercial premises and shop top housing.

### **Property Burdens and Constraints**

There are no burdens or constraints that would preclude the proposed development.

### **Site History/Background**

The following applications are relevant to the site history:

DA267/2017 - Included use of the premises as a business premises (chemist), fitout and hours of operation of 8.00am-7.00pm Monday to Sunday.

DA20/2013 - Change of Use to a takeaway food and drink premises. This application Relates to the rear Market Lane frontage.

DA327/2010 - Establishment of use as an aboriginal art gallery and associated fit-out. The application relates to The Corso frontage. The condition of consent 16 limited the hours of operation to 8am to 7pm Monday to Sunday.

### **Description of proposed development**

The proposal is for business identification signs and includes:

- 1x flush wall sign
- 1x under awning sign

### **Internal Referrals**

#### **Heritage Comments**

Council's Heritage Officer has commented on the proposal as follows:

*"Existing signage zone to The Corso frontage and the existing under-awning sign are not to be moved or enlarged, however, they can be re-faced with new sign and business identification.  
Subject to the above, I would have no objections to this proposal from heritage perspective.*

Further clarification was received on the 9 February 2018:

*"There is an awkwardly placed sign, now used by the Bank, but appears to be within subject property. This appears to match what is shown in the plans as "existing sign". It is on the RHS, within cladding which I assume belongs to the subject shop.*

*The hamper sign is also proposed to be enlarged, from 430 to 650mm height, and made illuminated. This can be negotiated; however, the DCP specifies that "new or moved" under-awning signage will not be supported.*

*Therefore:*

- *If the bank sign actually belongs to the subject property, it can be reused.*
- *Conversely, if there is no current under-awning sign associated with this shop, then a new under-awning sign cannot be created."*

### Planning Comments

The sign used by the bank is not within the site boundaries and does not belong to the subject property. The proposal has been assessed with regard to the Manly DCP 2013 below and was found to be satisfactory.

### External Referrals

#### **AUSGRID**

The proposal was referred to AUSGRID. No comments were received within 21 days. Concurrence is assumed.

### Planning Comments

#### **Environmental Planning & Assessment Act 1979 – Section 79(C)(1)**

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) *the provisions of:*  
(i) *any environmental planning instrument, and*

#### **State Environmental Planning Policy No. 64 (Advertising and Signage)**

An assessment of the proposed development in response to the criteria at Schedule 1 of SEPP 64 is as follows:

<b>Criteria</b>	<b>Response</b>
<b>Character of the Area</b>	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is consistent with the surrounding development and consistent with the character of the locality.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposal is consistent with the nearby signage.
<b>Special areas</b>	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposal is listed as local heritage item I106 Group of Commercial Buildings and is within The Corso Heritage Conservation Area. The proposed signage is consistent with the surrounding signage and will not detract from the amenity or visual quality of the heritage area.
<b>Views and vistas</b>	
Does the proposal obscure or compromise important views?	The proposal will not obscure or compromise any important views.
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposal does not dominate the skyline.
Does the proposal respect the viewing rights of other advertisers?	The proposal will limit the signage on the site to one flush wall sign and one under awning sign. The under awning sign is centred within the site to ensure a distance of at least 3m to any other under awning sign. This will ensure other advertisers retain their viewing rights.

<b>Streetscape, setting or landscape</b>	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale and form of the proposal is consistent with the surrounding development and is appropriate for the streetscape.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposal is consistent with the streetscape setting and landscape of the locality.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal limits signage on the site to the permitted 2 signs per frontage. This will allow for simplified signage on the site.
Does the proposal screen unsightliness?	The proposal will not screen unsightliness.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposal does not protrude above buildings, structures or tree canopies in the area.
Does the proposal require ongoing vegetation management?	No
<b>Site and building</b>	
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage is compatible with the scale and characteristics of the site.
Does the proposal respect important features of the site or building, or both?	The proposal will not result in any unreasonable impacts on any important features of the site or building.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposal is adequately designed to ensure an appropriate relationship between the site and building.
<b>Associated devices and logos with advertisements and advertising structures</b>	
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The proposal has been designed with lighting as an integral part of the signage or structure.
<b>Illumination</b>	
Would illumination result in unacceptable glare?	Illumination will not result in unacceptable glare.
Would illumination affect safety for pedestrians, vehicles or aircraft?	No
Would illumination detract from the amenity of any residence or other form of accommodation?	No
Can the intensity of the illumination be adjusted, if necessary?	No
Is the illumination subject to a curfew?	No, the proposal is located in the Manly Town Centre and will not disturb any residential premises.
<b>Safety</b>	
Would the proposal reduce the safety for any public road?	No
Would the proposal reduce the safety for pedestrians or bicyclists?	No, the proposal has adequate clearance to ensure bicyclist and pedestrian safety.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposal has adequate clearance to ensure bicyclist and pedestrian safety.

### **Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005:**

The subject property is located within the Sydney Harbour Catchment therefore the provisions of this plan apply to this development.

An assessment of the proposal against Clause 2(1) (aims of the SREP), Clause 13 (nominated planning principles) and Clause 21 (relating to biodiversity, ecology and environmental protection) has been undertaken. The proposal is considered to be consistent with the above provisions of the SREP. Given the scale of the proposed modification and the works proposed referral to the Foreshores and Waterways Planning and Development Advisory Committee was not considered necessary.

### **Manly Local Environmental Plan 2013**

The subject site is located in Zone B2 Local Centre under the Manly LEP 2013. The proposed development is considered permissible within the zone with consent. An assessment of the proposal against the objectives of the Zone is included below:

#### **Zone B2 Local Centre**

##### **Objectives of zone**

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*

The proposal will maintain the existing use of the premises.

- *To encourage employment opportunities in accessible locations.*

The proposal will support the existing use of the premises.

- *To maximise public transport patronage and encourage walking and cycling.*

The proposal is within an area well serviced by public transport and will encourage walking and cycling within the locality.

#### **Part 4 Principal development standards**

There are no relevant provisions of Part 4 of the Manly LEP 2013 to consider as part of the assessment.

#### **Part 5 Miscellaneous Provisions**

The provisions of the Manly LEP 2013 have been referred to as part of the assessment:

<b>5.</b>	<b>Miscellaneous Provisions</b>	<b>Applies</b>	<b>Complies</b>	<b>Comment</b>
5.10	Heritage Conservation	Yes	Yes	The proposal is of an appropriate form to conserve the environmental heritage of Manly. The proposal complies with this clause.

#### **Part 6 Local Provisions**

The provisions of the Manly LEP 2013 have been referred to as part of the assessment:

<b>6.</b>	<b>Local Provisions</b>	<b>Applies</b>	<b>Complies</b>	<b>Comments</b>
6.9	Foreshore Scenic Protection Area	Yes	Yes	The proposal will protect the visual aesthetic amenity and views to and from Sydney Harbour, the Pacific Ocean and the foreshore in Manly
6.11	Active street frontages	Yes	Yes	The proposal complies with this clause.

**79C(1)(a)(ii) - any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved), and**

There is no applicable Draft Planning Instrument.

**79C(1)(a)(iii) - any development control plan, and**

**Manly Development Control Plan 2013:**

The following is an assessment of the proposal’s compliance with the standards of the Development Control Plan. Where a variation is proposed to the standards an assessment is included in the Planning Comments.

**Part 3 General Principles of Development**

Issues	Consistent with principle	Inconsistent with principle
Townscape	✓	
Heritage – In Vicinity	✓	
Sunlight Access and Overshadowing	✓	
Privacy and Security	✓	
Maintenance of Views	✓	
Sustainability	✓	
Accessibility	✓	
Stormwater management	✓	
Waste Management	✓	
Mechanical Plant Equipment	✓	

**Comment:**

**3.1 Streetscapes and Townscapes**

Townscape

Objective 4) To ensure that all parking provision is designed and sited to respond to and respect the prevailing townscape.

Not applicable, no parking proposed or required.

Objective 5) To assist in maintaining the character of the locality.

The proposal will maintain a street frontage that is consistent with the surrounding development.

The proposal is of an appropriate form and design to ensure the character of the locality is maintained.

Objective 6) To recognise the importance of pedestrian movements and townscape design in the strengthening and promotion of retail centres.

The proposal will maintain and adequate townscape design to encourage pedestrian movement and strengthen the retail centre.

Objective 7) To minimise negative visual impact, in particular at the arterial road entry points into the Council area and the former Manly Council area, so as to promote townscape qualities.

The proposal is appropriately designed to ensure it is consistent with the surrounding development and minimises any visual impact on the Council area.

### 3.2 Heritage Considerations

*Objective 1) To retain and conserve environmental heritage and cultural significance of Manly including:*

- *significant fabric, setting, relics and view associated with heritage items and conservation areas;*
- *the foreshore, including its setting and associated views; and*
- *potential archaeological sites, places of Aboriginal significance and places of natural significance.*

The proposed development is consistent with the surrounding development and is compliant with the Manly DCP 2013. The proposal will retain the environmental heritage and cultural significance of Manly.

*Objective 2) To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.*

The proposed signage is of an appropriate design to ensure it does not adversely affect the significance of the heritage item or the locality.

*Objective 3) To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.*

The proposed development is of an appropriate form and design to detract from the significance of the item.

*Objective 4) To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.*

The proposal is visually compatible with the surrounding character and locality/visual with regard to the heritage building and conservation area.

*Objective 5) To integrate heritage management and conservation into the planning development process including incentives for good heritage management, adaptive reuse, sustainability and innovative approaches to heritage conservation.*

The development process has incorporated heritage management and conservation.

### Part 4 - Development Controls

Site Area:	m <sup>2</sup>	Permitted/ Required	Proposed	Complies Yes/No
Signage	Number of signs	2	2	Yes

#### Comment:

#### 4.4.3.2 Signage on Heritage listed items and in Conservation Areas

The below is an assessment of the development with regard to the controls for particular development types within Clause 4.4.3.3.

#### **e) Under-awning signs**

*i) are to be limited to 1 under awning sign per site;*

Comment: The proposal will result in one under awning sign on the site.

*ii) must be positioned at least 3m from any other awning sign to which this item applies, measured at the centre of each sign to allow for fair exposure and usability;*

Comment: The proposal is 3m from awning signs on adjoining sites.

*iii) When a site has an exceptionally wide shopfront(s), more than one under-awning sign may be considered, but must in this instance be at least 4m apart;*

Comment: N/A

*iv) must be at least 2.6m at any point above the ground (footpath level) and erected approximately horizontal to the ground*

Comment: The proposal is 2.7m above the ground and is to be erected horizontal to the ground.

*v) must not exceed 2.5m in length and be offset a minimum of 0.6m behind the kerb;*

Comment: The proposal is 1.8m in length and is 3.7m behind the kerb.

*vi) are not to project beyond the edge of the awning;*

Comment: The proposal does not project beyond the edge of the awning.

*vii) must not be wider than 0.18m when not illuminated and 0.4m when illuminated;*

Comment: The proposal is 0.13m in width.

*viii) must not exceed 0.5m in depth (the distance between the top and bottom edges of the structure);*

Comment: The proposal is 0.35m in depth.

*ix) must be erected at right-angles to the building to which the awning is attached; and*

Comment: The proposal is erected at a right angle to the building.

*x) must be securely fixed to the awning by means of suitable metal supports not exceeding 50mm in width or diameter.*

Comment: The proposal complies.

***j) Top hamper signs***

*i) must not extend more than 0.2m beyond any building alignment;*

Comment: *Complies*

*ii) must not extend below the level of the head of the doorway or window above which it is attached; and*

Comment: *Complies*

*iii) must not be more than 3.7m above the ground.*

Comment: *Complies*

The proposed under awning sign complies with the controls of the Manly DCP 2013.

The following is an assessment of the proposal with regard to the objectives of the zone.

*Objective 1) To ensure that advertising does not detract from the scenic beauty and amenity of the Municipality; harmonises with its surroundings and the buildings to which they are attached.*

The proposal is consistent with the surrounding development and will not detract from the scenic beauty and amenity of the area.

*Objective 2) To minimise the visual impact by encouraging fewer more effective signs that may otherwise degrade the existing and likely future quality of residential environments or result in excessive, unnecessary signage, visual clutter and confusion caused by a proliferation of signs in local and neighbourhood centres.*

The proposal is compliant with the number of signs permitted on the site and the distance between under-awning signs.



*Objective 3) To permit building and business identification signs which communicate the facilities (including tourist facilities), amenities, goods and services in local and neighbourhood centres which do not interfere with the streetscape or amenity of residents.*

The proposal will not interfere with the streetscape or amenity of residents.

*Objective 4) Signs should enhance the distinctive urban character and scenic amenity of the Municipality and contribute to the atmosphere of the streets in local and neighbourhood centres and should be designed in sympathy with both the building to which it is attached and any adjoining buildings, taking into account the architectural styles and finishes of buildings in local and neighbourhood centres.*

The proposed development will maintain the character and scenic amenity of the municipality. The non-compliance with the flush wall sign height above ground will not result in any unreasonable impacts within the locality.

*Objective 5) To prevent signage from impacting on the presentation of the heritage item or area to the general public on heritage items and conservation areas.*

The proposed signage is appropriately designed to ensure no unreasonable impacts on the heritage item or the conservation area.

*Objective 6) To ensure all signage is of high standards of graphic and textural content.*

The proposed signage is of an appropriate standard to maintain the visual quality of the area.

*Objective 7) To encourage co-ordinated advertising in the Industrial Zone by the use of appropriately sized street numbers and complex names, and the use of directory boards to identify multiple unit complexes, so as to reduce adverse impact on the streetscape and confusion to traffic.*

Not applicable.

## Part 5 - Special Character Areas and Sites

Special Character Areas and Sites	Applicable	Not Applicable
Conservation Area	✓	
Foreshore Scenic Protection Area	✓	
Threatened Species and Critical Habitat		✓
Flood Control Lots		✓
Riparian Land and Watercourses		✓
Road Widening		✓
Gurney Crescent and Clavering Road, Seaforth		✓

### Comment:

#### 5.1 Manly Town Centre Heritage Conservation Area and The Corso

The proposed development will maintain the character of the locality. The proposal is consistent with this clause.

#### 5.4.1 Foreshore Scenic Protection Area

The proposal is consistent with the additional matters for consideration within clause 5.4.1.1.

**79C(1)(a)(iia)- any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and**  
No applicable planning agreements.

#### **79C(1)(a) (iv) - the regulations**

The proposal is consistent with the applicable regulations.

**79C(1)(a)(v) - any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)**

There is no Coastal Zone Management Plan applicable for the Manly area.

**79C(1) (b) - the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

The proposed development will not result in any unreasonable environmental impacts on the natural or built environments. The proposal will not result in any unreasonable social and economic impacts in the locality.

**79C(1) (c) - the suitability of the site for the development,**

The proposed development is suitable for the site.

**79C(1) (d) - any submissions made in accordance with this Act or the regulations**

The application was notified to nearby and adjoining property owners in accordance with Section 2.3 of Council's Development Control Plan 2013 with no submissions received.

**79C(1) (e) - the public interest.**

The proposal is consistent with the public interest.

**S94 Contribution towards provision or improvement of amenities or services**

This part of the Act relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- '(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:*
- (a) the dedication of land free of cost, or*
  - (b) the payment of a monetary contribution,*
- or both.*
- (2) A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned.'*

**Comments:**

In this case, no s94 contributions are applicable.

**CONCLUSION:**

The application has been assessed having regard to Section 79C of the Environmental Planning and Assessment Act 1979, Manly Local Environmental Plan 2013 and the Manly Development Control Plan 2013 and is considered to be satisfactory for **approval**, subject to conditions.

**RECOMMENDATION**

That Development Application No. 2017/1210 for Alterations and additions to an existing commercial premises (signage) at 15 The Corso Manly be **approved** subject to the following conditions:-

**GENERAL CONDITIONS**

1. The development, except where modified by the conditions of this consent, is to be carried out in accordance with the following plans and reference documentation;

Drawings affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2017/1210:

Plan No. / Title	Issue/ Revision & Date	Prepared By
Site Plan	November 2017	CS Retail and Commercial Design
Proposed Shopfront Changes Elevation	Revision A, dated 8 December 2017	CS Retail and Commercial Design
Proposed shopfront changes	Revision C dated 10 November 2017	CS Retail and Commercial Design

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council

## 2 General Requirements

- (a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

- 7.00 am to 5.00 pm inclusive Monday to Friday,
- 8.00 am to 1.00 pm inclusive on Saturday,
- No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

- (b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- (d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- (e) Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- (f) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (g) No building, demolition, excavation or material of any nature and no hoist, plant and machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (h) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.

- (i) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (j) Prior to the commencement of any development onsite for:
  - i) Building/s that are to be erected
  - ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
  - iii) Building/s that are to be demolished
  - iv) For any work/s that is to be carried out
  - v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

*Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)*

### 3. Prescribed Conditions

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
  - (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is 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.

- (d) 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:
  - (i) in the case of work for which a principal contractor is required to be appointed:
    - A. the name and licence number of the principal contractor, and
    - B. the name of the insurer by which the work is insured under Part 6 of that Act,
  - (ii) in the case of work to be done by an owner-builder:
    - A. the name of the owner-builder, and
    - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under 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.

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (i) protect and support the adjoining premises from possible damage from the excavation, and
  - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
  - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
  - (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement (DACPLB09)

### **CONDITIONS TO BE SATISFIED PRIOR TO ANY COMMENCEMENT**

4 (3CD01)

Building work, demolition or excavation must not be carried out until a Construction Certificate has been issued.

Reason: To ensure compliance with statutory provisions.

### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

5 (4AP02)

A copy of all stamped approved drawings, specifications and documents (including the Construction Certificate if required for the work incorporating certification of conditions of approval) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.

Reason: To ensure the form of the development undertaken is in accordance with the determination of Council, public information and to ensure ongoing compliance.

6 (4CD02)

In order to maintain the amenity of adjoining properties, audible site works must be restricted to between 7.00am and 6.00pm, Monday to Friday and 7.00am to 1.00pm Saturday (including works undertaken by external contractors). No site works can be undertaken on Sundays or public holidays.

Unless otherwise approved within a Construction Traffic Management Plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Reason: To prevent disturbance to the surrounding community.

7 (4CD03)

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 person or part of 20 persons employed at the site, by effecting either a permanent or temporary connection to the Sydney Water's sewerage system or by approved closets.

Reason: To maintain sanitary conditions on building sites.

**ONGOING CONDITIONS RELATING TO THE OPERATION OF THE PREMISES OR DEVELOPMENT**

8 (6MS02)

No person shall use or occupy the building or alteration which is the subject of this approval without the prior issue of an Occupation Certificate.

Reason: Statutory requirement, Environmental Planning and Assessment Act 1979.