



## NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

**Development Application No:** DA 2006/261

### DEVELOPMENT APPLICATION DETAILS

**Applicant Name:** Nigel Julian Stoyef

**Applicant Address:** 2 Sherwood Crescent Narrabeena NSW 2099

**Land to be developed (Address):** Lot 2, DP 219472, 2 Sherwood Crescent Narrabeena

**Proposed Development:** First floor addition and new carport and garage

### DETERMINATION

**Made on (Date):** 16 AUGUST 2006

**Consent to operate from (Date):** 16 AUGUST 2006

**Consent to lapse on (Date):** 16 AUGUST 2011

### Details of Conditions – (including Section 94 conditions)

*The conditions, which have been applied to the consent, aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards and the Building Code of Australia.*

### NOTE:

*If the works are to be certified by a Private Certifying Authority, then it is the certifier's responsibility to ensure all outstanding fees and bonds have been paid to Council prior to the issue of the Construction Certificate or as otherwise specified by Consent conditions.*

## GENERAL CONDITIONS

### CONDITIONS THAT IDENTIFY APPROVED PLANS

#### 1. Approved Plans And Supporting Documentation

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of consent:

Drawing No.	Drawing Title	Revision No.	Revision Date	Prepared By
5222-1/7	Site Analysis Plan	-	Feb 2006	Emerald Designs
5222-3/7	Ground Floor Plan	-	Feb 2006	Emerald Designs
5222-4/7	First Floor Plan	-	Feb 2006	Emerald Designs
5222-5/7	Elevations	-	Feb 2006	Emerald Designs
5222-6/7	Elevations	-	Feb 2006	Emerald Designs
5222-7/7	Sections	-	Feb 2006	Emerald Designs
5222-5A/7	Northern Elevation	-	received 02/08/06	-
5222-3A/7	Part Ground Floor Plan	-	received 02/08/06	-

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

**Note:** Further information on Construction Certificates can be obtained by contacting Council's Call Centre on 9942 2111, Council's website or at the Planning and Assessment Counter.

**Reason:** To ensure the work is carried out in accordance with the determination of Council and approved plans. [A1 (1)]

#### 2. Plans on Site

A copy of all stamped approved plans, specifications and documents (including the Construction Certificate if required for the work incorporating certification of conditions of approval) shall 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 that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance. [A2]

#### 3. Demolition of Extra Fabric

Alterations to, and demolition of the existing building shall be limited to that shown on the approved plans (by way of notation). No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is shown to be retained.



**Reason:** *To ensure compliance with the approved development. [A3]*

**4. Compliance with notations in red on plans**

Compliance with notations made in red on the face of the plans. Amended plans reflecting the required changes are to be submitted to and approved by the Accredited certifier prior to the issue of a Construction Certificate.

**Reason:** *To ensure compliance with the conditions of this consent. [Special Condition]*

**CONDITIONS THAT REQUIRE SUBSIDIARY MATTERS TO BE COMPLETED  
PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE**

**5. Stormwater Disposal**

Plans indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and adjacent catchments, shall be submitted for approval with the application for Construction Certificate. The completed works shall be certified as compliant with Australian Standard 3500.3.2, National Plumbing and Drainage Code upon completion. (C8)

**Reason:** *To ensure appropriate provision for disposal and stormwater management arising from the development. [C8]*

**6. Kerb Security Bond**

A bond of \$825.00 shall be deposited with Council and inspection fees paid, prior to the issue of any construction certificate, against the potential for damage to Council's footpath and road reserve infrastructure during the construction process. (See Schedule)

**Reason:** *To ensure appropriate security is in place for the protection or repair of Public Infrastructure. [C16]*

**7. Protection of Footpaths and Roadways**

The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition.

**Reason:** *Protection of footpath and roadways. [C22]*

**8. Pruning**

Any tree pruning necessary for construction shall be carried out under the supervision of an appropriately qualified arborist. Details prepared by an appropriately qualified person, on measures to be employed during construction indicating the nature of the pruning and the long term effects on the tree shall be submitted to the Council /



Accredited Certifier for approval with the Construction Certificate

**Reason:** *To ensure the protection and longevity of existing significant trees. [C41]*

## 9. Structural Adequacy of Existing Building

A certificate prepared by an appropriately qualified and practising Structural Engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads shall be submitted with the Construction Certificate application.

**Reason:** *To ensure the structural integrity of the building is maintained. [C50]*

## 10. Asbestos & Hazardous Material

A person taking down, demolishing or causing to be taken down or demolished any building or part thereof shall, upon identifying or suspecting that asbestos is present in the building, immediately notify the Work Cover Authority. The Authority is the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal. The requirements and standards imposed by the Authority, its consultants or contractors shall be complied with.

**Reason:** *To ensure the long term health of workers on site and occupants of the building is not put at risk unnecessarily. [C53 (2)]*

## 11. Roofing Materials - Reflectivity

The external finish to the roof shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. The metal roof shall not be of light colours such as off white, cream, silver or light grey colours. Details being submitted with the Construction Certificate.

**Reason:** *To ensure that excessive glare or reflectivity nuisance from roofing materials does not occur as a result of the development. [C55]*

## 12. Security Bond Schedule

All fees and security bonds in accordance with the schedule below must be paid or in place prior to the issue of the required Construction Certificate:

SECURITY BOND & FEE SCHEDULE	
Lot 2 DP 219472, 2 Sherwood Crescent	
DEVELOPMENT APPLICATION NUMBER 2006/0261	
SECURITY BONDS	AMOUNT (\$)
Tree Damage Bond (within the site)	N/A
Street Tree Bond (on Council Property)	N/A

Builders Road/Kerb Security Bond	\$825.00
Engineering Construction Bond · General Works · Road Pavement · Stormwater · Kerb & Gutter, Footpath	N/A
Others	N/A
<b>TOTAL BONDS</b>	<b>\$825.00</b>
<b>FEES</b>	
<b>Kerb Security Inspection Fee</b>	\$200.00
Section 94 contribution	N/A
Long Service Levy	\$773.50
<b>TOTAL FEES</b>	<b>\$973.50</b>

***Reason:** Compliance with the development consent. [C71]*

### 13. Bonds

Council will accept a bank guarantee for the purpose of any security bond imposed by these conditions of consent. Such bank guarantee shall be in a form acceptable to the Council and shall be in place prior to the issuing of any Construction Certificate and shall remain in place until the submission of the certificate required prior to the occupancy of the completed works.

***Reason:** Information, Protection of infrastructure and the environment. [C72]*

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### 14. Construction Certificate

A Construction Certificate is required to be approved and issued by either Council or an Accredited Certifier, prior to the commencement of any works on the site.

***Reason:** Legislative requirements. [D3]*

### 15. Notice of Commencement

At least 2 days prior to work commencing on site Council must be informed, by the submission of a Notice of Commencement in Accordance with section 81A of EP & A Act 1979 of the name and details of the Principal Certifying Authority and the date construction work is proposed to commence.

***Reason:** Legislative requirement for the naming of the PCA. [D4]*

### 16. WorkCover

Your attention is directed to the need to seek advice of your obligations from the WorkCover Authority prior to the commencement of any works on the site.

**Reason:** Statutory requirement. [D5]

**17. Protection of Trees During Works**

All trees that are to be specifically nominated to be retained by notation or condition as a requirement of development consent shall be maintained and protected during demolition, excavation and construction on the site. Protection methods shall be provided to the Principal Certifying Authority by an appropriately qualified person prior to commencement of any works on the site.

**Reason:** To ensure compliance with the requirement to retain significant planting on the site. [D10]

**18. Excavation/Building Works**

No excavation or building works shall be carried out until a Construction Certificate has been issued.

**Reason:** To ensure compliance with statutory provisions. [D13]

**19. Inspection Fees**

Where Council is acting as the Principal Certifying Authority and where an inspection of building, civil or landscape work is required by these conditions, inspection fees and component certification fees must be paid to Council before Council will undertake any inspections. These fees may be paid at the time of submission of the required Notice of Commencement of works. This condition applies regardless of whether a Certification fee is also payable.

Note: The submission of a Notice of Commencement of works form to Council at least two (2) days prior commencing works is a statutory requirement.

**Reason:** Statutory requirement and information. [D14]

**CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**20. Height**

The maximum RL of the proposed development shall be RL 63.91 AHD measured at the topmost point of the building.

**Reason:** To ensure compliance with the terms of this development consent. [E3]

## **21. No Changes To Openings**

The windows / doors / fenestration shall not be enlarged or relocated on any elevation of the development, other than those changes shown on the approved plans. The use of rooms served by windows shall not be altered from that detailed on the approved plans.

***Reason:*** To ensure compliance with the terms of this development consent. [E5]

## **22. Progress Inspections (Class 1 and 10 Buildings)**

The Principal Certifying Authority (PCA) SHALL BE given a minimum of forty-eight (48) hours notice for mandatory inspection of the following, where applicable:

- (a) At the commencement of the work, and after excavation for, and prior to the placement of any footings, and prior to pouring any in-situ reinforced concrete building element, and
- (b) Prior to covering of the framework for any floor, wall roof or other building element, and
- (c) Prior to covering over waterproofing in any wet areas, and
- (d) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The appointed Principal Certifying Authority MUST do the first inspection at the commencement of building work, and at completion of building work.

Notes:

- (1) The appointed Principal Certifying Authority has a discretion to determine additional inspections, or nominate other Accredited Certifiers to undertake inspections other than the first and last inspections, which are required to ensure compliance or otherwise with relevant codes and standards. In any event, the Principal Certifying Authority MUST be advised at all of the stages of construction identified above.
- (2) The PCA must advise the person with the benefit of the consent of the mandatory critical stage inspections referred to in the EP & A Regulations.
- (3) Where Warringah Council is acting as the Principal Certifying Authority for the project, notice is to be given by telephone to Council on 9942 2111 and requesting an relevant inspection. Failure to advise Council at the stages of construction identified above may result in fines being imposed.
- (4) Failure to advise the Principal Certifying Authority of the need for MANDATORY INSPECTIONS at the critical stages of construction detailed above may result in fines being imposed, works being required to be demolished,



or delays experienced in obtaining final certification and occupation of the development in order to resolve issues.

***Reason:*** Prescribed mandatory inspections under legislation. [E7]

### **23. Replacement of Principal Certifying Authority**

If the person exercising the benefits of a development consent changes or replaces the Principal Certifying Authority (PCA) during works on the site, the replacement PCA must notify Warringah Council within two (2) days of appointment. If the original PCA was Warringah Council, written approval from Council must be obtained for any change to the PCA role.

(Note: Special legislative provisions in the Environmental Planning and Assessment Act 1979 apply to the procedure for replacing a PCA)

***Reason:*** Statutory requirement. [E11]

### **24. Replacement of Builder- (Class 1, 2, 3, 4 and 10 buildings)**

If the builder is replaced while residential building work is being carried out, the Principal Certifying Authority (PCA) must give Warringah Council written notice of the name, licence number, and insurer of head contractor (or name and permit number of the owner-builder) within two (2) days of their appointment/replacement.

***Reason:*** Statutory requirement. [E12]

### **25. Noise and Vibration**

Noise emissions and vibration must be minimised where possible and work is to be carried out in accordance with Environment Protection Authority guidelines for noise emissions from construction/demolition works and must also comply with the provisions of the Protection of the Environment Operations Act 1997. This Condition must be complied with during demolition and building work.

***Reason:*** To ensure residential amenity is maintained in the immediate vicinity. [E17]

### **26. Dust Emission and Air Quality**

Materials must not be burnt on the site.

Vehicles entering and leaving the site with soil or fill material must be covered.

Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with the NSW Department of Housing's 1998 guidelines - Managing Urban Stormwater: Soils and Construction. Odour suppression measures must be carried out so as to prevent nuisance occurring at adjoining properties. This Condition must be complied with during demolition and building work.





**Reason:** *To ensure residential amenity is maintained in the immediate vicinity. [E18]*

**27. No Work on Public Open Space**

The applicant shall not enter or undertake any work within adjoining public lands (i.e. Parks, Reserves, Roads etc) without the prior written consent of Council. In this regard the applicant is to liaise with Council prior to the commencement of any design works or preparation of a Construction Management Plan.

**Reason:** *Protection of existing public infrastructure and land and to ensure public safety and proper management of public land. [E19]*

**28. Protection of Trees**

The following tree/trees are required to be retained as part of the development consent:

All trees (which are not listed as exempt or noxious in Warringah) not indicated for removal on Site Analysis Plan prepared by Emerald Designs dated Feb 2006

**Reason:** *Protection of existing environmental infrastructure and community assets. [E22]*

**29. Construction Hours**

Building construction shall be restricted to within the hours of 7.00 am to 5.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 1.00 pm inclusive, with no work on Sundays and Public Holidays.

Demolition and excavation works shall be restricted to within the hours of 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).

The builder and excavator shall display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

**Reason:** *To ensure that works do not interfere with reasonable amenity expectations of residents and the community. [E26]*

**30. Installation and Maintenance of Sediment Control**

Techniques used for erosion and sediment control on building sites are to be provided and adequately maintained at all times and must be installed in accordance with Warringah Council guidelines. All techniques shall remain in proper operation until all development activities have been completed and the site fully stabilised. This Condition



must be complied with during demolition and building work.

**Reason:** *To protect the environment from the effects of sedimentation and erosion from development sites. [E28]*

### **31. Health and Safety**

The work undertaken must satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements to prepare a health and safety plan. Site fencing must be installed sufficient to exclude the public from the site. Safety signs must be erected that; warn the public to keep out of the site, and provide a contact telephone number for enquiries. This Condition shall be complied with during demolition and building work.

Further information and details regarding occupational health and safety requirements for construction sites can be obtained from the Internet at [www.WorkCover.nsw.gov.au](http://www.WorkCover.nsw.gov.au).

**Reason:** *To ensure the health and safety of the community and workers on the site. [E30]*

### **32. Prohibition on Use of Pavements**

Building materials shall not be placed on Council's footpaths, roadways, parks or grass verges and a suitable sign to this effect shall be erected adjacent to the street alignment.

**Reason:** *To ensure public safety and amenity on public land. [E35]*

### **33. Plant & Equipment Kept Within Site**

All plant and equipment used in the erection of the building, including concrete pumps, wagons, lifts, mobile cranes, etc, shall be situated within the boundaries of the site and so placed that all concrete slurry, water, debris and the like shall be discharged onto the building site, and is to be contained within the site boundaries. This condition shall be complied with during demolition and building work.

**Reason:** *To ensure public safety and amenity on public land. [E36]*

### **34. Trees**

- (2) Tree roots of 50mm or greater in diameter encountered during excavation, shall only be cut following consultation with a qualified Arborist. Tree roots between 10mm and 50mm in diameter, severed during excavation, shall be cut cleanly by hand.

**Reason:** *Protection of trees. [E37 (2)]*

- (5) The following guidelines are to be complied with at all times:



- (a) The applicant shall ensure that at all times during the development period no activities, storage or disposal of materials shall take place beneath the canopy of any tree covered under Council's Tree Preservation Order unless specifically approved by Council.
- (b) Trees marked for retention are not to be damaged or used to display signage, or as fence or cable supports for any reason.
- (c) Siting of sheds, stockpiles and vehicle parking should be sited so that they are remote from trees.
- (d) Site personnel are to be made aware of tree requirements and protective measures. Paving materials placed within the dripline of any tree should be of a porous material.

***Reason: Protection of trees. [E37 (5)]***

- (6) During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:
  - (a) A general decline in health and vigour.
  - (b) Damaged, crushed or dying roots due to poor pruning techniques.
  - (c) More than 10% loss or dieback of roots, branches and foliage.
  - (d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
  - (e) Yellowing of foliage or a thinning of the canopy untypical of its species.
  - (f) An increase in the amount of deadwood not associated with normal growth.
  - (g) An increase in kino or gum exudation.
  - (h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
  - (i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

The presence of any of these symptoms or signs may be considered by Council as a breach of the Conditions of Development Approval.

***Reason: Protection of trees. [E37 (6)]***

### **35. Maintenance of Road Reserve**

The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition.

***Reason: Public Safety [E39]***

### **36. Removal of Extra Fabric**

Should any portion of the existing building, trees, or curtilage of the site which is indicated on the approved plans to be retained be damaged for whatever reason, all the



works in the area of the damaged portion are to cease and written notification given to Council. No work is to resume until the written approval of Council is obtained. Failure to comply with the provisions of this condition will result in the Council taking further action including legal proceedings if necessary.

***Reason:*** *To ensure compliance with the terms of this development consent. [E40]*

**37. Works to be Within Allotment Boundaries**

New work, including footings, shall not project beyond the boundaries of the subject allotment.

***Reason:*** *To ensure works remain within the subject site. [Special Condition]*

**38. Geo-technical Report**

That all works, including excavation and construction, shall be carried out in accordance with the 'Comments and Recommendations' contained within the Geotechnical Report prepared by D. Katauskas, dated 26 July 2006.

***Reason:*** *To ensure the structural integrity of the subject site and adjoining sites during the excavation and construction process and after completion of the works. [Special Condition]*

**OPERATIONAL CONDITIONS IMPOSED UNDER EP&A ACT AND  
REGULATIONS AND OTHER RELEVANT LEGISLATION**

**39. Building Code of Australia**

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

***Reason:*** *Prescribed - Statutory. [F1]*

**40. Home Building Act**

- (1) Building work that involves residential building work (within the meaning and exemptions provided in the Home Building Act) must not be carried out unless the Principal Certifying Authority for the development to which the work relates:
  - (a) in the case of work to be done by a licensee under that Act:
    - (i) has been informed in writing of the licensee's name and contractor licence number, and
    - (ii) is satisfied that the licensee has complied with the requirements of the Home Building Act, or

- (b) in the case of work to be done by any other person:
  - (i) has been informed in writing of the person's name and owner-builder permit number, or
  - (ii) has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in section 29 of that Act, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

Note: The amount referred to in paragraph (b)(ii) is prescribed by regulations under the Home Building Act 1989. As at the date on which this Regulation was gazetted, that amount was \$3,000. As those regulations are amended from time to time, that amount may vary.

- (2) A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.
- (3) If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is 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.

**Reason:** *Prescribed - Statutory. [F2]*

**Note:** Evidence of insurance required PRIOR to commencement of work.

#### **41. Lead**

For the protection of the health and safety of workers, adjoining property owners, the public and the environment, any person renovating or demolishing any building built before the 1970's should be aware that any surfaces may be coated with lead based paint. Lead dust is a hazardous substance. The requirements of the Environmental Protection Authority are to be followed in this regard.

**Reason:** *Safety. [F4]*

#### **42. Excavation / Backfilling**

- (1) All excavations and backfilling associated with the erection or demolition of a

building must be executed safely and in accordance with appropriate professional standards.

- (2) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

**Reason:** *To ensure that work is undertaken in a professional and responsible manner and protect adjoining property and persons from potential damage. [F5]*

#### **43. Demolition**

Demolition work must be undertaken in accordance with the provisions of AS2601-Demolition of Structures.

**Reason:** *To ensure that work is undertaken in a professional and responsible manner and protect adjoining property and persons from potential damage. [F6]*

#### **44. Support for Neighbouring Buildings**

- (1) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
  - (a) must preserve and protect the building from damage;
  - (b) if necessary, must underpin and support the adjoining building in an approved manner Subject to adjoining owner's consent; and
  - (c) 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.
- (2) 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.
- (3) In this clause, allotment of land includes a public road and any other public place.

**Reason:** *To ensure adjoining owner's property rights are protected and protect adjoining properties from potential damage. [F7]*

#### **45. Site Sign**

- (1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- (a) stating that unauthorised entry to the work site is prohibited;
  - (b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
  - (c) showing the name, address and telephone number of the Principal Certifying Authority for the work.
- (2) Any such sign must be maintained while building work or demolition work is being carried out, but must be removed when the work has been completed.
- (3) This condition does not apply to building works being carried out inside an existing building.

***Reason: Statutory requirement. [F9]***

#### **46. Toilets**

- (1) 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 persons or part of 20 persons employed at the site.
- (2) Each toilet provided:
- (a) must be a standard flushing toilet, and
  - (b) must be connected:
    - (i) to a public sewer; or
    - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
    - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.
- (3) The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.
- (4) In this clause:

**accredited sewage management facility** means a sewage management facility to which Division 4 Sub-division 5 of the Local Government (General) Regulation 2005 applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in of the Regulation.



**approved by the Council** means the subject of an approval in force under the Local Government (General) Regulation 2005.

**public sewer** has the same meaning as it has in the Local Government (General) Regulation 2005.

**sewage management facility** has the same meaning as it has in the Local Government (General) Regulation 2005.

**Reason:** *To ensure adequate facilities are provided for workers on the site. [F10]*

**47. Long Service Levy**

Payment of the Long Service Levy is required prior to the release of the Construction Certificate. This payment can be made at Council or to the Long Services Payments Corporation.

Advisory note: The rate of the Long Service Levy at the time of consent is 0.35% of the building construction works. At the time of consent, payment is not required where the value of the works is less than \$25,000. For works that are \$25,000 or over, a fee is required at the prescribed rate. 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 and is based on the building construction works identified in the Construction Certificate.

**Reason:** *Prescribed - Statutory. [F12]*

**48. Retaining Walls & Drainage**

If the soil conditions require it:

- (a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided, and
- (b) adequate provision must be made for drainage in accordance with the provisions of AS3500.3.2.

**Reason:** *To ensure appropriate measures are in place to address site conditions and provide appropriate site drainage. [F13]*

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO ISSUE OF  
OCCUPATION CERTIFICATE**

**49. Occupation Certificate Required**





An Interim / Final Occupation Certificate shall be obtained in relation to the approved works prior to any use or occupation of those parts of the building.

***Reason:*** *To ensure compliance with the provisions of the Environmental Planning and Assessment Act. [G1]*

**50. Termite Control**

- (1) Termite control measures being installed in accordance with AS 3660.1-2000 "Termite Management: New Building Work."

***Reason:*** *Termite control. [G6 (1)]*

- (2) A durable notice is to be permanently fixed to the building in a prominent location, such as the meter box or the like, indicating: The method of termite protection; date of installation; life expectancy of chemical barrier (if used); and installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

***Reason:*** *Termite control. [G6 (2)]*

**51. Bushfire protection**

Construction shall comply with AS3959 - 1999 level 3 'Construction of Buildings in bushfire prone areas'.

***Reason:*** *Protection from bushfire and safety. [G33]*

**52. Bushfire protection**

Access to the rear of the property shall be provided for fire fighting purposes.

***Reason:*** *Protection from bushfire and safety. [G34]*

**53. Bushfire protection**

Roofing shall have leafless guttering and valleys are to be screened to prevent the build up of flammable material.

***Reason:*** *Protection from bushfire and safety. [G35]*

**54. Bushfire protection**

All new fencing shall be constructed of non-combustible materials.

***Reason:*** *Protection from bushfire and safety. [G36]*

**55. Bushfire Protection**

The entire property shall be managed as an 'Inner Protection Area' as outlined within section 4.2.2 in Planning for Bushfire Protection 2001.

***Reason:*** Protection from bushfire and safety. [G38]

**56. Bushfire Protection**

All glazing towards the bushfire hazard shall be fire rated glass or toughened glass with non combustible shutters to be installed on all windows directly exposed to the bushfire hazard.

***Reason:*** Protection from bushfire and safety.

**57. Bushfire Protection**

There is to be no exposed timber on the proposed structure.

***Reason:*** Protection from bushfire and safety.

**58. Survey Certificate at Completion**

A Survey Certificate shall be submitted at the completion of the building work, and prior to the issue of any Interim/Final Occupation Certificate, from a Registered Surveyor certifying the location of the building in relation to the boundary lines of the allotment.

***Reason:*** To ensure works remain within the subject site. [Special Condition]

**59. Smoke Alarms**

Smoke alarms are to be installed throughout the new and existing portions of the Class 1a building in accordance with Part 3.7.2 Smoke Alarms of the Building Code of Australia, prior to occupation and prior to the issue of the Occupation Certificate.

***Reason:*** Compliance with BCA and safety of occupancies.



### **Right to Review by the Council**

You may request the Council to review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979. Any request to review the application must be within 12 months after the date of determination shown on this notice.

*NOTE: A fee will apply for any request to review the determination.*

### **Right of Appeal**

If you are dissatisfied with this decision Section 97 of the Environmental Planning & Assessment Act 1979 may give you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

**Signed**                      on behalf of the consent authority

Signature \_\_\_\_\_  
Name        Boris Bolgoff

Date        16 AUGUST 2006