

CONSENT NO: N0352/07
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)
NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION

Applicants Name and Address:
MIKE FORAN ARCHITECTURE
P O BOX 417
MANLY 1655

Being the applicant in respect of Development Application No **N0352/07**

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No **N0352/07** for:

To erect a new dwelling house and separate garage.

At: 100 WAKEHURST PARKWAY, ELANORA HEIGHTS (Lot 123 DP 13152)

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 **Drawings No. 101, 105 (dated 13/04/07), 210, 310, 410 & 107 Revision A dated 25/10/07 prepared by Mike Foran Architecture; the Geotechnical Assessment report dated 17 April 2007 prepared by Jeffery and Katauskas Pty Ltd; the Arborist's report dated April 2007 prepared by Sue Hobley; and a Bushfire Risk Assessment report dated 11/03/07 prepared by Fire Base Consulting** 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 **20 December 2007**

Mark Ferguson
GENERAL MANAGER
Per:

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, there is to be such a contract in force.
3. Critical stage inspections are to be carried out in accordance with clause 162A of the Environmental Planning & Assessment Regulation 2000. To allow a Principal Certifying Authority or another certifying authority time to carry out critical stage inspections required by the Principal Certifying Authority, the principal contractor for the building site, or the owner-builder must notify the Principal Certifying Authority at least 48 hours before building work is commenced and prior to further work being undertaken.
4. 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:
 - a. showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - b. 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
 - c. 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.

5. 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.
6. 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.
7. 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.

8. All bushrock/sandstone within the areas of approved development works (e.g. dwelling and garage footprints) is to be retained and utilised on site as part of the landscape works. The area of the site above the 40 metre contour (i.e. the area above the escarpment) is to be retained and managed as bushland in a self-sustaining and weed free state for the life of the development.

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

1. The recommendation of the risk assessment required to manage the hazards as identified in Geotechnical Report prepared by Jeffrey and Katauskas are to be incorporated into the construction plans.
2. As part of an integrated on-site stormwater management system, stormwater overflow from the rainwater tank and or on site detention tank is to be discharged to the public drainage system either directly to the kerb and gutter, natural water course or piped drainage system or via an inter-allotment drainage easement within adjacent private property.
3. The structure shall incorporate gutterless roofing or leafless guttering to prevent the build up of flammable material. Roller doors, tilt-a-doors and the like shall be sealed to prevent the entry of embers into the structure. The entire property shall be managed as an 'Inner Protection Area' as outlined within Planning for Bush Fire Protection 2006 and the Service's document 'Standards for asset protection zones'. In recognition of the potentially unreliable reticulated water supply in residential areas and that the distance from the proposed dwelling to the nearest hydrant is greater than 90 metres a 5,000 litre dedicated water supply tank shall be provided. A 65mm storz fitting and ball or gate valve shall be installed in the tank.
4. The installation of in-sink food waste disposal units is prohibited due to the increased loading placed on the Warriewood Sewage Treatment Plant particularly during wet weather.
5. The solid fuel or wood burning appliances shall comply with Australian Standard AS 4013-1992 or any subsequent amending standard.
6. Noise from the operation of any plant or equipment at the premises shall not exceed 5dB(A) above the background noise level.
7. All plumbing and drainage fixtures are to be concealed and not exposed to public view on buildings over one storey in height.
8. All external glazing is to have a maximum reflectivity index of 25%.

9. New electrical connections are to be carried out using underground cabling.
10. Materials and colour schemes are to be in accordance with the samples submitted to Council with the application. No white or light coloured roofs are permitted.
11. Timber log retaining walls are not permitted and are not to be included in the proposed development.
12. The proposed works are to maintain a one metre building line to the western boundary measured parallel to the allotment boundary.
13. 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.
14. Four locally native canopy trees are to be planted on the site to replace existing specimens that will be removed. To maintain current tree diversity, two of these trees are to be *Eucalyptus piperita* and two are to be *E. botryoides*. 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.
15. The existing landscaping required to be retained together with any additional landscaping required by this Development Consent is to be maintained for the life of the development.
16. All natural landscape features, including natural rock outcrops, natural vegetation, soil and watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.
17. The large boulder with two Port Jackson Fig trees growing on it (Nos. 21 & 22 in Arborist's report) is to remain undisturbed. The identified trees are to be retained for the life of the development, or for their safe natural life.
18. In accordance with Pittwater Council's Tree Preservation and Management Order, all existing trees as indicated on Survey Plan Prepared by DP Surveying Services Reference No 1510 dated 14 Aug & 15 Dec 2006 shall be retained except where Council's prior written consent has been obtained, or where after approval of the relevant Construction Certificate Application/s, trees stand within the envelope of approved buildings or within the alignment of approved permanent paved vehicular access roads and parking areas.

19. A minimum of 200mm clearance is to always be maintained to the tree trunk from proposed bearers, joists and decking.

20. Four locally native canopy trees are to be planted on the site to replace existing specimens that will be removed. To maintain current tree diversity, two of these trees are to be *Eucalyptus piperita* and two are to be *E.botryoides*. 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. For the life of the development no bush rock is to be removed from site without prior approval from Pittwater Council. The removal or destruction of bush rock has been listed as a Key Threatening Process under the NSW Threatened Species Conservation Act, 1995.

21. The landowner must comply with all aspects of the approved Ecological Sustainability Plan prepared by Julia Stanton dated May 2007 over the life of the development.

22. Where fencing is required to contain a domestic animal the enclosed area shall be up to 25% of the site cover and in a location that does not impede passage of native wildlife between sites.

23. For the life of the development Cats are to be kept in a cat run and / or inside the dwelling such that they are prevented from entering wildlife habitat areas at all times. Dogs are to be kept in an enclosed area such that they cannot enter areas of bushland, unrestrained, on the site or surrounding properties.

24. Any vegetation planted outside approved landscape zones is to be consistent with:
d. Species listed in the Ecological Sustainability Plan
e. Species listed from the Endangered Ecological Community
f. Locally native species or locally native plants growing on site and / or selected from the list pertaining to vegetation community(s) on the site as per the Pittwater Book *Native Plants for Your Garden* - book available from Council and on the Pittwater Web Site.

25. Trees shown on drawing No DA101 Revision A dated 25/10/07 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.

26. Over the life of the development all declared noxious weeds under are to be managed / removed in accordance with the Noxious Weeds Act 1993. Environmental weeds are to be removed and/or controlled.

27. No environmental weeds are to be planted on the site.

28. For the life of the development no bush rock is to be removed or destroyed without prior approval from NSW Department of Environment and Conservation and Pittwater Council. The removal or destruction of bush rock has been listed as a Key Threatening Process under the NSW Threatened Species Conservation Act, 1995.
29. Bushland is to be in the same (or better condition) post development as it is prior to development except in the location of the zone of approved development on the site. The Ecological Sustainability Plan prepared by Julia Stanton dated May 2007 is to be implemented. Prior to issue of Occupation Certificate a site inspection is to be made and compliance with the approved Plan is to be certified by the Bushland Management Consultant. Bushland as per approved plan is to be retained for the life of the development.
30. Fencing is to be passable by Native Wildlife.

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.

1. Prior to issue of the Construction Certificate, details are to be submitted to the Principal Certifying Authority that include, but are not limited to, all of the recommended conditions in the Geotechnical Report prepared by Jeffrey and Katauskas .Form 2 of the Geotechnical Risk Management Policy for Pittwater is to be completed and submitted with the above details before issue of the Construction Certificate.
2. Plans and a certificate submitted by a chartered Professional Engineer, Architect or Surveyor, confirming to the satisfaction of the Accredited Certifier or Council that the access driveway and internal driveway complies with the requirements of Pittwater 21 DCP Control B6.1 are to be submitted with the Construction Certificate application.
3. Erosion and Sediment Management Plan is to be submitted to the Accredited Certifier or Council with the Construction Certificate application. Control over discharge of stormwater and containment of run-off and pollutants leaving the site/premises shall be undertaken through the installation of erosion control devices such as catch drains, diversion drains, energy dissipaters, level spreaders and sediment control devices such as hay bale barriers, filter fences, filter dams, sedimentation basins. Such plan is to be accompanied by a certification from an appropriately qualified person, that the plans/ details have been designed in accordance with the requirements of the N.S.W. Department of Land and Water Conservations *Urban Erosion and Sediment Control* manual.

The plan is to include specific details required to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.

4. 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.

5. The Accredited Certifier or Council must be provided with a copy of plans that a Quick Check agent/Sydney Water has stamped before the issue of any Construction Certificate.
6. A Schedule of Works prepared by a qualified practising Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field is to be submitted to the Accredited Certifier or Council in respect of the following items:
 1. The details and location of all intercept drains, provided uphill of the excavation, to control runoff through the cut area.
 2. The proposed method of disposal of collected surface waters is to be clearly detailed;
 3. Procedures for excavation and retention of cuts, to ensure the site stability is maintained during earthworks.
7. Dwellings in bushfire prone areas are to be designed and constructed in accordance with Level 1 AS 3959-1999 Construction of Buildings in Bush Fire Prone Areas. Construction specifications to achieve this are to be provided to the Principal Certifying Authority with the Construction Certificate application.
8. Detailed design and construction methods for the proposed pathway leading up to the dwelling from the garage area are to be submitted for approval by Council prior to release of the Construction Certificate. These details are to be accompanied by an arborist report certifying the proposed pathway can be constructed as proposed without significant impact on the long term health of the tree identified as tree number 10 (*Synoum glandulosum* (Scented Rosewood)). The arborist report is to include tree protection and management measures to be implemented during and following construction works.
9. Detailed design and construction methods for the proposed pathway leading up to the dwelling from the garage area are to be submitted for approval by Council prior to release of the Construction Certificate. These details are to be accompanied by an arborist report certifying the proposed pathway can be constructed as proposed without significant impact on the long term health of the tree identified as tree number 10 (*Synoum glandulosum* (Scented Rosewood)). The arborist report is to include tree protection and management measures to be implemented during and following construction works.

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. All excavated material is to be removed from the site. This is due to the sites location in an area identified as being subject to possible landslip.
2. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
3. 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.
4. 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.
5. 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 Authoritys satisfaction.
6. Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.
7. No works are to be carried out in Councils Road Reserve without the written approval of the Council.
8. A Road Opening Permit, issued by Council, must be obtained for any road openings, or excavation within Councils 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.
9. No skip bins or materials are to be stored on Councils Road Reserve.
10. A site fence and silt and sediment control fence is to be erected and maintained during the course of works along any street boundary and park/reserve boundary to the site.
11. 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: -

The builders name, builders telephone contact number both during work hours and after hours.
That no works are to be carried out in Councils Road Reserve without the written approval of the Council.

That a Road Opening Permit issued by Council must be obtained for any road openings or excavation within Councils 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.

That no skip bins or materials are to be stored on Councils Road Reserve.

That the contact number for Pittwater Council for permits is 9970 1111.

12. A satisfactory construction traffic management plan (CTMP) prepared by a suitably qualified traffic consultant is required to be submitted to the Private Certifying Authority prior to the commencement of any site works. The plan is to detail:

- Quantity of material to be transported
- Proposed truck movements per day
- Proposed hours of operation
- Proposed traffic routes, noting that 3 tonne load limits apply to some roads within Warriewood Valley

This plan must be adhered to by all parties associated with the development. No truck movements will be permitted in Garden Street south of Mullet Creek or in Mona Vale Road between Tumbledown Dick and Mona Vale.

13. A stamped copy of the approved plans is to be kept on the site at all times, during construction.

14. 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.

15. 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 give the owner of the adjoining property at least seven (7) days written notice of their intention to excavate below the level of the base of the footing and furnish the adjoining property owner with particulars of the proposed work.

16. Contractors and visitors to the site are to be advised of the purpose for the tree/ native vegetation/ habitat protection/exclusion fencing installed in accordance with this consent by the placement of a suitable warning sign on the fence. The sign is to include advice that no works or storage of materials is to take place within the dripline of existing trees.

17. As excavation is required within five metres of an existing significant tree or trees and vegetation on an adjoining site, the excavation is to be supervised by a qualified consulting arborist. In the event that major structural roots or feeder roots are encountered, the arborist is

to require the builder to carry out appropriate action to ensure the retention of the tree or other vegetation, and is to advise the Principal Certifying Authority accordingly. Works are not to progress past this point until the Principal Certifying Authority has confirmed that this condition has been satisfied.

18. Where tree roots are present, a pier and beam or other method of footing construction is to be implemented, so as to bridge/span major structural or feeder roots. Further, a consulting Structural Engineer is to inspect the site, amend the approved footing details and submit a copy of the amended plans to the Principal Certifying Authority for public records purposes. The amended footing details are to be signed by a qualified practising Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field, confirming that the plans/details comply with the relevant Building Code of Australia and/or Australian Standards.
19. During site excavation, topsoil which is to be used in later landscape works is to be stockpiled on site and stabilised during construction works. Stockpiles are to be stored outside of hazard areas and not located within the dripline of existing trees which are to be retained.
20. The project manager is to erect signs advising all contractors and visitors to the site that no works or storage are to take place within the dripline of existing trees.
21. Tree guards are to be provided around all trees as indicated on Survey Plan Prepared by DP Surveying Services Reference No 1510 dated 14 Aug & 15 Dec 2006, or where after approval of the relevant Construction Certificate Application/s, trees stand within the envelope of approved buildings or within the alignment of approved permanent paved vehicular access roads and parking areas. The tree guards are to be installed prior to the commencement of any work on the site. No works, including utility installations (eg water, sewer, telephone, drainage), are to be undertaken within 4 metres of the trunk of any such trees. The tree guards shall be a minimum 1200mm high at least four (4) metres from the base of the nominated tree/s and constructed from timber posts and rails or posts and suitable plywood panels.
22. Guards or fences are to be provided around native vegetation as identified/ nominated on the approved plans. The guards or fences are to be installed prior to the commencement of any work on the site. No works, including utility installations (eg water, sewer, telephone, drainage), are to be undertaken within 4 metres of the trunk of any such trees. The tree guards shall be a minimum 1200mm high at least four (4) metres from the base of the nominated tree/s and constructed from timber posts and rails or posts and suitable plywood panels.
23. When working within the drip line of the trees, hand digging is to occur in sensitive areas. Liaison on a daily basis is to be maintained during the excavation works between the Builder and Arborist. No filling or compaction shall occur over tree roots within the area defined by the outer drip line of the crown. Root protection/ compaction mitigation in the form of planks or metal decking supported clear of the ground fixed to scaffolding is to be installed as required.

24. 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.

25. The developer or contractor will take all measures to prevent damage to trees and root systems during site works and construction activities including provision of water, sewerage and stormwater drainage services. In particular, works, erection of structures, excavation or changes to soil levels within 5 metres of the trunks of trees to be retained are not permitted unless part of the development as approved, and the storage of spoil, building materials, soils or the driving or parking of any vehicle or machinery within 5 metres of the trunk of a tree to be retained, is not permitted.

NOTE: Trees that are part of an Endangered Ecological Community or are habitat for threatened species and endangered populations must comply with the requirements of the Threatened Species Conservation Act, 1995. Failure to do so may result in a penalty up to a maximum of \$250,000.00 and jail sentences.

Failure to comply with the requirements of the Pittwater Council Tree Preservation and Management Order may result in a penalty up to a maximum of \$20,000.00.

26. All works within 5 metres of the existing trees to be retained including pruning, demolition, excavation, civil works, fencing and the like must be carried out by hand under the supervision of an experienced and qualified Arborist. Should roots larger than 50mm be encountered all excavation works are to cease immediately and a qualified Arborist is to advise on the impacts of the roots removal on the tree's survival and report to the Principal Certifying Authority prior to works recommencing.

If tree roots are present a pier and beam method of footing construction is to be adopted so as to bridge/span any identified lateral roots.

27. Native plants are to be translocated from the construction area into the bush regeneration / landscape areas by an appropriately qualified person. The Bushland Management Consultant is to certify that plants have been adequately translocated prior to commencement of works.

28. Protection measures are to be installed in accordance with all approved plans including the Arborist Report and /or Ecological Sustainability Plan. Protection measures are to be maintained for the duration of the works.

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 affect those repairs at a future date to Council's written satisfaction. Should this process not be followed, Council will pursue action against the principal accredited certifier in relation to the recovery of costs to affect 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. A positive covenant/ restriction on the use of land is to be created prior to the issue of the Occupation Certificate where the recommendations of the approved Geotechnical Report prepared by Jeffrey and Katauskas requires on-going maintenance / inspections to ensure that the development achieves the acceptable level of risk criteria over the life of the development, the terms of which are to require the landowner to comply with the recommendations contained in that report.
2. Prior to issue of the Occupation Certificate, Form 3 of the *Geotechnical Risk Management Policy* is to be completed and submitted to the Principal Certifying Authority.
3. Prior to issue of an Occupation Certificate photographic evidence of the condition of the street trees and road reserve and area adjoining the site after the completion of all construction, must be submitted to the Principal Certifying Authority showing that no damage has been done and if damage has been done that it has been fully remediated. The photographs shall be accompanied by a statement that no damage has been done (or where damage has been remediated that Council has approved that work). In this regard Councils written agreement that all restorations have been completed satisfactorily must be obtained prior to the issue of any Occupation Certificate.
4. Restoration of all damaged public infrastructure caused as a result of the development to Councils satisfaction. Councils written approval that all restorations have been completed satisfactorily must be obtained must be provided to the Private Certifying Authority with the Occupation Certificate application.
5. 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.
6. A copy of the Section 73 Compliance Certificate issued under the provisions of the Sydney Water Act, 1994, is to be forwarded to Council or the Private Certifying Authority with the Occupation Certificate.
7. All existing and /or proposed dwellings/sole occupancy units are 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.

8. An Accredited Certifier is to provide a certification to the Private Certifying Authority that the requirements of the NSW Rural Fire Service have been complied with in relation to any potential risk to dwellings or occupants within the development from bushfire in landscaped areas in or adjoining the creekline corridor or other natural bushland areas in or adjoining the site.
9. Street numbers are to be affixed to the building prior to occupation.
10. Address street numbering can only be authorised by Council. Before proceeding to number each lot/occupancy in your development, approval must be sought from Council's Planning and Assessment Business Unit.

You are advised to contact Australia Post regarding the required size and location of letterboxes.
11. Certification is to be provided that the commitments identified in the BASIX Certificate have been fulfilled.
12. Removal of Noxious and Environmental Weeds is to be certified by a Bushland Management Consultant as being complete.
13. Removal of Noxious and Environmental Weeds is to be certified by the Bushland Management Consultant as being in accordance with approved Ecological Sustainability Plan.
14. The Bushland Management Consultant is to certify that Bushland is in the same (or better condition) post development relative to pre-development except in the location of the approved zone of influence of the development on the site.

F. Matters to be satisfied prior to the issue of Subdivision Certificate:

G. Advice:

1. Portions of the site may be liable to flooding from the 1% AEP and the PMF (Probable Maximum Flood) and effective precautions should be taken by the owner(s) and/or occupier(s) of the building to reduce any potential risk to personal safety and to minimise any property damage to the structure, its fixtures and contents.
2. 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.

3. The applicant is also advised to contact the various supply and utility authorities, ie Sydney Water, Sydney Electricity, Telstra etc. to enquire whether there are any underground utility services within the proposed excavation area.
4. It is the Project Manager's 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.
5. In accordance with Section 80A(1)(d) and (e) of the Act, any consent given shall be void if the development to which it refers is not commenced within two (2) years after the date of approval, provided that Council may, if good cause be shown, grant an extension of renewal of such consent beyond such period.

NOTE: Council may be prepared to consider an extension of this Consent period for a further 12 months, however, the request for extension would have to be received during the initial 2 year period.

6. To ascertain the date upon which the determination becomes effective, refer to Section 83 of the Environmental Planning and Assessment Act, 1979 (as amended).
7. 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 1 year from the date of determination.
8. 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 12 months of the date of endorsement of this Consent.
9. The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's 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.

10. Electrical insect killing light devices should not be outside and not installed anywhere that they can attract and kill micro-bats and killing insects reduces bat food and insects.