

PRIOR TO COMMENCEMENT

1. CONSTRUCTION CERTIFICATE (BUILDING) TO BE ISSUED

The erection of a building in accordance with the development consent must not be commenced until a Construction Certificate has been issued by Council or an Accredited Certifier.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. **(57.03)**

2. SUBMIT NOTICE OF COMMENCEMENT OF BUILDING WORK

A Principal Certifying Authority for the building work must be appointed and the Principal Certifying Authority must, no later than two days before the building works commences, notify Council of his or her appointment.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. **(57.04)**

3. ERECT A SIGN FOR ANY DEVELOPMENT WORKS

A sign must be erected and maintained in a prominent position on any site on which building work is being carried out;

- (a) Showing the name, address and telephone number of the Principal Certifying Authority for the work.**
- (b) Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours.**
- (c) Stating that unauthorised entry to the work site is prohibited.**

REASON: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000. **(57.08)**

SITE MANAGEMENT DURING DEMOLITION AND CONSTRUCTION

4. PROVIDE WASTE STORAGE RECEPTACLE

A waste receptacle must be placed on the site for the storage of waste materials.

REASON: To prevent pollution of surrounding areas. **(58.02)**

5. INSTALL EROSION AND SEDIMENT CONTROLS

Erosion and sediment controls must be installed on the site and maintained during the construction period.

REASON: To prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land. **(58.03)**

6. HOURS OF OPERATION FOR WORKS

All works associated with the construction of this development must be carried out between the following hours:

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public Holidays:	NIL

REASON: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality. **(58.04)**

7. REPAIR DAMAGED PUBLIC PROPERTY

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Occupation Certificate.

REASON: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition. **(58.06)**

GENERAL CONDITIONS

8. IN ACCORDANCE WITH THE APPROVED PLANS

The development must be carried out generally in accordance with all of the documents accompanying the development application and with the plans bearing the Council approval stamp, and any amended plans approved under subsequent modification(s) to the development consent, except where varied by notations made in red ink by Council or conditions of approval.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

REASON: To ensure the development is completed in accordance with the approved plans and the development consent. **(59.02)**

BUILDING

9. STUDIO NOT TO BE USED AS A SECONDARY DWELLING

The studio structure is approved as part of the dwelling-house and shall not be used as a secondary dwelling (granny flat). This area does not comply with the Building Code of Australia for use as a secondary dwelling.

REASON: To ensure compliance with the approved use and Building Code of Australia. **(60.14)**

10. BUSHFIRE ASSET PROTECTION ZONE

At the commencement of building works and for the life of the building the property around the building must be managed in accordance with the provisions of Section 4.1.3 and Appendix 5 of *Planning for Bushfire Protection 2006* and the NSW Rural Fire Service's document "Standards for Asset Protection Zones" as follows:

- North for a distance of 16 metres as an asset protection zone.
- East for a distance of 16 metres as an asset protection zone.
- South for a distance of 49 metres as an asset protection zone.
- West for a distance of 49 metres as an asset protection zone.

Any clearing associated with the establishment of the asset protection zones must be undertaken in accordance with the "Land Management Plan" bearing Council's approval stamp.

REASON: To provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. **(60.01)**

11. COMPLY WITH THE BUILDING CODE OF AUSTRALIA

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

REASON: This is a prescribed condition under the provisions of clause 98 of the Environmental Planning and Assessment Regulation 2000. **(60.02)**

12. HOME BUILDING ACT REQUIRMENTS

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 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.**
 - (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.**
 - (ii) **If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.**

REASON: This is a prescribed condition under the provisions of clause 98B of the Environmental Planning and Assessment Regulation 2000. **(60.03)**

13. **BUSHFIRE CONSTRUCTION REQUIREMENTS FOR EXTERNAL TIMBER**
All external timber used in the development must be bushfire-resisting timber species as identified within AS3959-2009 Appendix F.

REASON: To ensure that the building is designed and constructed to withstand the potential impacts of bushfire attack. **(60.15)**

14. **BUSHFIRE CONSTRUCTION REQUIREMENTS**
New construction must comply with the following:
- (a) Sections 3 and 7 (BAL 29) Australian Standard 3959 - 2009 “Construction of Buildings in Bush Fire Prone Areas” and section A3.7 Addendum Appendix 3 of “Planning for Bush Fire Protection and,**
 - (b) Guttering and roof valleys must be screened to prevent the build up of flammable material. Screening materials must be non-combustible.**

REASON: To ensure that the building is designed and constructed to minimise the potential impacts of bushfire attack. **(60.16)**

15. **RETAINING WALL/S**
All excavations, backfilling and other activities associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. Excavations or fill extending to within 1 metre of boundary must be supported by retaining wall/s.

Retaining wall/s that exceed 1 metre in height are required to be certified by a structural engineer.

Note: If a retaining wall will exceed 1.5 metres in height or will be located within an easement a separate development consent must be obtained prior to construction.

REASON: To ensure that excavated areas are adequately retained. **(60.17)**

LANDSCAPING

16. BUSHFIRE LANDSCAPING REQUIREMENTS

Landscaping to the site must comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

REASON: To minimise the risk of bushfire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. **(73.10)**

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

17. OBTAIN OCCUPATION CERTIFICATE BEFORE OCCUPATION

Occupation or use of whole or part of the building must not commence unless an Occupation Certificate has been issued in relation to the building or part.

REASON: To satisfy the provisions of Section 109M of the Environmental Planning and Assessment Act 1979. **(78.02)**

18. COMPLY WITH BASIX CERTIFICATE

The development must be constructed in compliance with the NSW BASIX Certificate issued on 22 June 2016 and numbered A251840.

REASON: To ensure compliance with the requirements of the NSW BASIX certification process. **(78.04)**

PLUMBING AND DRAINAGE

19. PLUMBING AND DRAINAGE INSTALLATION REGULATIONS

Plumbing and drainage work must be carried out in accordance with the requirements of the Local Government (General) Regulation 2005, the Plumbing and Drainage Act 2011 and Regulations under that Act and with the Plumbing Code of Australia. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.

REASON: This is a mandatory condition under the provisions of the Local Government (General) Regulation 2005. **(80.02)**

20. INSPECTION OF PLUMBING AND DRAINAGE

Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.

REASON: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2012 and Council's inspection schedule. **(80.03)**

21. HEATED WATER NOT TO EXCEED 50 DEGREES C

All new heated water installations, must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50° Celsius.

REASON: To prevent accidental scalding. **(80.07)**

22. STORMWATER DISPOSAL REQUIREMENTS

All stormwater from buildings, hardstand areas and the driveway on the site must be disposed of by a connection to the existing stormwater system.

REASON: To provide a satisfactory standard of stormwater disposal. **(80.11)**

23. INSULATE HEATED AND COLD WATER SERVICE PIPES

Heated and cold water service pipes installed in the following areas of the building must be insulated in accordance with the requirements of AS 3500: Plumbing and Drainage:

- (a) unheated roof spaces**
- (b) locations near windows, ventilators and external doors where cold draughts are likely to occur**
- (c) locations in contact with cold surfaces such as metal roof and external metal cladding materials.**

REASON: To prevent the water service being damaged by water freezing within the pipes due to local climatic conditions. **(80.12)**