

Schedule A – DA007/24 (PAN 403740)
Conditions of Consent (Consent Authority)

GENERAL CONDITIONS																																		
1	<p>Approved Development Development Consent is granted for a detached garage / shed at 1A Caroline Avenue Lithgow.</p> <p>Condition reason: To ensure all parties are aware of the approved development description and development address.</p>																																	
2	<p>Approved plans and supporting documentation Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6" style="text-align: left;">Approved Plans</th> </tr> <tr> <th style="width: 15%;">Title</th> <th style="width: 15%;">Author</th> <th style="width: 15%;">Project</th> <th style="width: 15%;">Sheet</th> <th style="width: 15%;">Revision</th> <th style="width: 15%;">Date</th> </tr> </thead> <tbody> <tr> <td>Architectural Plans</td> <td>Fernleigh Drafting</td> <td>Job No 231101</td> <td>6 Sheets</td> <td>Nov 2023 (Doc Set ID 2351882 Version 1 Date 6/2/25</td> <td>Nov 2023 (Doc Set ID 2351882 Version 1 Date 6/2/25</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5" style="text-align: left;">Approved Documents</th> </tr> <tr> <th style="width: 20%;">Title</th> <th style="width: 20%;">Author</th> <th style="width: 20%;">Project</th> <th style="width: 20%;">Revision</th> <th style="width: 20%;">Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>In the event of any inconsistency between the approved plans and documents, the approved plans prevail. In the event of any inconsistency with the approved plans/documents and a condition of this consent, the condition prevails.</p> <p>Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development</p>	Approved Plans						Title	Author	Project	Sheet	Revision	Date	Architectural Plans	Fernleigh Drafting	Job No 231101	6 Sheets	Nov 2023 (Doc Set ID 2351882 Version 1 Date 6/2/25	Nov 2023 (Doc Set ID 2351882 Version 1 Date 6/2/25	Approved Documents					Title	Author	Project	Revision	Date					
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BEFORE BUILDING WORK COMMENCES																																		
3	<p>Construction Certificate required Construction shall not commence on the site, including the placement of temporary buildings, site sheds, earthworks, site excavation, filling or other site preparation works (with the exception of site survey work), prior to the issue of a Construction Certificate.</p> <p>Condition Reason: To ensure compliance with the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.</p>																																	
4	<p>Erosion and sediment controls in place Before any site work commences, the Principal Certifier, must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book) (as amended from time to time).</p> <p>Condition Reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways</p>																																	
5	<p>Protection of adjoining areas</p>																																	

	<p>A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin, and must be kept in place until after the completion of works, if the works—</p> <ul style="list-style-type: none"> (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or (b) could cause damage to adjoining lands by falling objects, or (c) involve the enclosure of a public place or part of a public place.
	Condition Reason: To ensure site management measures are implemented during the carrying out of site work
6	<p>Toilet facilities</p> <p>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.</p>
	Condition Reason: To ensure site management measures are implemented during the carrying out of site work
7	<p>Dilapidation Survey</p> <p>A dilapidation photo survey is to be submitted to Council in respect to the existing driveway crossover.</p>
	Condition reason: To document the state of repair of the existing crossover prior to commencement of work.
8	<p>Garbage receptacle</p> <p>A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed. The garbage receptacle must have a tight-fitting lid and be suitable for the reception of food scraps and papers</p>
	Condition Reason: To ensure site management measures are implemented during the carrying out of site work

DURING BUILDING WORK	
9	<p>Construction hours</p> <p>Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.</p>
	Condition Reason: To protect the amenity of the surrounding area
10	<p>Site management</p> <p>All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held. Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.</p>
	Condition Reason: To ensure site management measures are implemented during the carrying out of site work
11	<p>External colours and finishes</p> <p>The development shall incorporate colours and finishes that are consistent with the approved plans and schedule.</p>
	Condition Reason: To ensure the development complies with the approved plans and referenced documents.
12	<p>Earthworks</p> <p>Any earthworks (including any structural support or other related structure for the purposes of the development:</p>

	<ul style="list-style-type: none"> - Must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and - Must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and - That is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997, and - That is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the Protection of the Environment Operations (Waste) Regulation 2005. - Any excavation must be carried out in accordance with Excavation Work: Code of Practice (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.
	Condition Reason: To ensure site management measures are implemented during the carrying out of site work
13	<p>Stormwater management and drainage connections</p> <ul style="list-style-type: none"> a) All stormwater generated by the garage / shed shall be connected to the existing stormwater system that serves the existing dwelling and where applicable shall be in accordance with Australian Standard AS/NZS 3500.3.2 – Stormwater Drainage. b) Overflow shall be managed so as to control nuisance, damage and hazard during storm events, to the satisfaction of the Principal Certifier. c) Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out.
	Condition Reason: To ensure the development complies with the approved plans and referenced documents.
14	<p>Procedure for critical stage inspections</p> <p>While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.</p>
	Condition Reason: To require approval to proceed with building work following each critical stage inspection
15	<p>Contract Works Insurance - Engineering</p> <p>The Applicant is to ensure that Contract Works Insurance is kept current for the duration of the development and must also ensure that any Contractors and Subcontractors working within Council road reserve possess and maintain adequate Public Liability Insurance (\$20 million), with copies to be provided to Council prior to commencement of any works. Any potential claims that result from negligent actions performed by Contractors / Subcontractors engaged by the Applicant within Council road reserves will be borne by the Applicant and not Lithgow City Council.</p>
	Condition reason: To ensure appropriate independent contractor insurance is in place.
16	<p>Replacement of existing driveway access - Engineering</p> <p>In the event of damage (attributable to the heavy motor home vehicle) being sustained to the existing driveway crossing within Council's road reserve, the crossing is to be repaired or replaced, at no cost to Council, in accordance with Council's Policy 10.18 – Specification for the Construction of Driveways, Footpath / Gutter Crossing and Footpaving (available on Council's website).</p>
	Condition reason: To ensure suitable construction standards are maintained in respect to public infrastructure
17	<p>Road / Footpath Closure - Engineering</p> <p>Any works that will have an impact on pedestrian or vehicle use of footpath / roads will require a Temporary Road / Footpath Closing Application to be submitted, with the submission of appropriate documents and fees paid. Approvals need to be submitted for assessment at least 4 weeks prior to proposed works for adequate referral and assessment. Further information can be obtained regarding Temporary Road / Footpath Closing Applications by contacting Council's Infrastructure Services Department on (02) 6354 9904 during business hours.</p>

	Condition reason: To ensure approval is obtained for works undertaken within Council's road reserve.
18	<p>Disturbed Verge Areas - Engineering</p> <p>Upon completion of all works in the road reserve, all disturbed verge areas fronting development site are to be turfed. The turf shall extend from the back of kerb to the property boundary, with the exception of driveways, concrete footpaths, service lids or other infrastructure which is not to be turfed over. Turf laid up to concrete footpaths, service lids or other infrastructure shall finish flush with the edge.</p>
	Condition reason: To ensure appropriate rectification works to public infrastructure occurs.
19	<p>Traffic control plan - Engineering</p> <p>A fully certified traffic control plan will be required <u>where</u> machinery may obstruct traffic on public roads whilst construction work is being undertaken. Failure to comply may result in SafeWork intervention and may also include Stop Work orders from Council until such time the Applicant complies with suitable traffic management procedures.</p>
	Condition reason: To ensure appropriate public safety is maintained during construction works to public infrastructure.
20	<p>Section 138 Road Opening Approval - Engineering</p> <p>Where works are proposed within the road reserve, the developer shall obtain approval from Council under Section 138 of the Roads Act 1993 before any works are undertaken. Works within the road reserve include driveway cross-overs, erecting structures, excavation, changes to the road, or any other activities as defined by the Roads Act 1993.</p>
	Condition reason: To ensure approval is obtained and payment received for changes to public infrastructure
21	<p>Vehicle Movements</p> <p>All vehicles entering or leaving the site must have their loads covered, and before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.</p>
	Condition reason: To promote safe entry and exit to the construction site.
22	<p>Excavated Areas</p> <p>Excavated area/s adjacent to the building shall be retained and drained to prevent the subsidence of the excavation and/or entry of surface water to the building.</p>
	Condition reason: To ensure all earthworks are adequately retained
23	<p>Waste management</p> <p>Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility. Copies of receipts stating the following must be given to the principal certifying authority—</p> <ul style="list-style-type: none"> (a) the place to which waste materials were transported, (b) the name of the contractor transporting the materials, (c) the quantity of materials transported off-site and recycled or disposed of.
	Condition Reason: To promote safe and responsible disposal of waste.
24	<p>Contamination</p> <p>Should any suspect materials (identified by unusual staining, odour, discoloration or inclusions such as building rubble, asbestos, ash material, etc) be encountered during any stage of works (including earthworks, site preparation or construction works, etc) such works shall cease immediately until a qualified environmental specialist has been contact and conducted a thorough assessment.</p>

	<p>In the event that contamination is identified as a result of this assessment and if remediation is required, all works must cease in the vicinity of the contamination, and Council must be notified.</p> <p>Condition Reason: To ensure potential contamination is appropriately managed and mitigated onsite.</p>
25	<p>Archaeology discovered during excavation</p> <p>If any object having interest due to its age or association with the past is uncovered during the course of the work—</p> <ul style="list-style-type: none"> (a) all work must stop immediately in that area, and (b) the Office of Environment and Heritage must be advised of the discovery. <p><i>Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1997 may be required before further the work can continue.</i></p>
26	<p>Aboriginal objects discovered during excavation</p> <p>If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work—</p> <ul style="list-style-type: none"> (a) all excavation or disturbance of the area must stop immediately in that area, and (b) the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the <i>National Parks and Wildlife Act 1974</i>. <p><i>Note. If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the National Parks and Wildlife Act 1974.</i></p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

27	<p>Protection of Easement to Drain Sewer</p> <p>Prior to the issue of an occupation certificate, CCTV footage of the existing sewer main that traverses the front yard (between manholes Mh2/68-Mh2/101) is to be submitted for the review of Council's Water & Wastewater Directorate. Costs associated with the rectification of any damage (including any necessary protection measures) arising from loads imposed by the travel of the existing motor home over such sewer main are to be borne by the owner of the land.</p> <p>Condition Reason: To ensure that the use of the shed/ garage by the motor home does not cause damage to Council's infrastructure.</p>
28	<p>Disturbed areas</p> <p>The disturbed areas surrounding the building work shall be reinstated to the satisfaction of the Principal Certifier upon completion of the work.</p> <p>Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways</p>

OCCUPATION AND ONGOING USE

29	<p>Authorised Use</p> <p>Approval is for a domestic shed/garage only and the structure shall not be used, fitted or occupied for industrial, commercial or residential purposes under any circumstances.</p> <p>Condition Reason: To ensure that the use of the shed/ garage does not adversely impact on the amenity of surrounding residential development.</p>
30	<p>Occupation Certificate</p> <p>The development shall not be occupied or used until an Occupation Certificate is issued by the Principal Certifier.</p>

	Condition reason: To ensure compliance with the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
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