

# **DEVELOPMENT ASSESSMENT REPORT – DA107/20. - DEMOLITION & REPLACEMENT OF STORAGE SHED/MEAL ROOM**

**Lot 1 DP 840412, 2 Golf Links Road, Marrangaroo**

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## **1. PROPOSAL**

Council is in receipt of a Development Application DA107/20 for the demolition of an existing storage shed and the erection of new storage shed containing a meal room at the Lithgow Golf Course, 2 Golf Links Road, Marrangaroo (Lot 1 DP 840412).

The proposal involves:

- The demolition of the existing storage shed located approximately 150m west of the golf clubhouse building
- The erection of a new 24m x 12m (256m<sup>2</sup>) storage shed, containing a 24m<sup>2</sup> meal room and toilet for worker use
- Minor earthworks for the slab and pier holes

## **2. SUMMARY**

To assess and recommend determination of DA107/20 with a recommendation for approval subject to conditions.

## **3. LOCATION OF THE PROPOSAL**

Legal Description : Lot 1 DP 840412  
Property Address : 2 Golf Links Road MARRANGAROO NSW 2790

The location of the development is illustrated in the image below.



## **4. ZONING**

The land is zoned RE1 Public Recreation under the *Lithgow Local Environmental Plan 2014* (LEP).

## **5. PERMISSIBILITY**

The development involves the construction of storage shed and meal room for use in conjunction with the existing golf course on the land. This use is considered to be ancillary to the golf course use which is best characterised in the LEP as a "recreation facility (outdoor)" (defined below). This use is permitted with consent in the RE1 zone.

***recreation facility (outdoor)** means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).*

### **5.1 POLICY IMPLICATIONS (OTHER THAN DCPs)**

#### **Community Participation Plan 2019**

Lithgow City Council's Community Participation Plan 2019 is applicable to all land within the Lithgow Local Government Area (LGA) where adjoining or neighbouring properties are deemed potentially impacted by the proposed development. The policy lists certain application types for which notification will not be given. These include:

#### **2.0 APPLICATIONS FOR WHICH NOTIFICATION WILL NOT BE GIVEN**

- Detached garage or shed associated with a dwelling and to be used in conjunction with a dwelling that does not exceed 100 square metres in floor area located in R5 zones.

Given the shed is located on Council owned land and exceeds 100m<sup>2</sup>; adjoining and adjacent landowners were notified of the proposal. No submissions were received.

#### **Policy 7.6 Development Applications By Councillors And Staff Or On Council Owned Land**

Council's policy states:

1. That, subject to the exemptions in Part 2 of this Policy, the following development applications shall be referred to Council for consideration and determination:
  - c) Where the development application is on Council owned land

As such, this application will be referred to an Ordinary Meeting of Council for consideration and determination.

### **5.2 FINANCIAL IMPLICATIONS**

#### **Section 94A (Section 7.12) Development Contributions Plan 2015**

Council's Section 94A (Section 7.12) Development Contributions Plan 2015 **does not** apply to this development given it is for a shed at an estimated cost of \$94,472 and Council is exempt from payment.

## 5.3 LEGAL IMPLICATIONS

### Local Government Act 1993

The land containing the golf course is owned by Lithgow City Council and is classified as "community land" under the provisions of the *Local Government Act 1993*. Council has adopted a plan of management for the land which categorises it as 'sportsground'. The replacement shed will improve the quality of the recreational facility and is ancillary to the golf course use. It complies with the objectives of the plan of management and is consistent with the provisions of the *Local Government Act 1993*.

### Environmental Planning and Assessment Act 1979

In determining a development application, a consent authority is required to take into consideration the matters of relevance under Section 4.15 of the *Environmental Planning and Assessment Act 1979*. These matters for consideration are as follows:

#### 5.3.1 Any Environmental Planning Instruments

#### *Lithgow Local Environmental Plan 2014*

LEP 2014 – Compliance Check		Compliance
Clause		
<b>Land Use table</b>	RE1 Public Recreation	Yes
<b>5.10</b>	Heritage Conservation	Yes
<b>7.2</b>	Flood Planning	Yes
<b>7.3</b>	Stormwater management	Yes
<b>7.6</b>	Riparian land and watercourses	Yes

The objectives of the RU1 Public Recreation Zone are:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To maintain or improve the water quality of receiving water catchments.*

The development is associated with the ongoing use of the land as a public golf course and is consistent with these objectives.

### 5.10 Heritage Conservation

The Lithgow Golf Club building is listed as an item of local heritage in Schedule 5 of the LEP (Item No I106) and the provisions of this clause apply. The heritage information on file for the golf club indicate that the Clubhouse has been extensively altered and extended unsympathetically. However, the important architectural and aesthetic feature are the front polychrome brickwork façade and decorated brick walls.

As the proposed replacement shed is located approximately 150m west of the clubhouse and screened from view by vegetation, it will have no negative impact on the heritage significance of the building or the architectural and aesthetic features of the front façade.

## **7.2 Flood Planning**

The land is identified as being flood affected on its eastern boundary. The site of the development proposal is not affected and the provisions of this clause are generally satisfied.

## **7.3 Stormwater Management**

The proposed development is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, includes on-site stormwater retention for use as an alternative supply to mains water, and avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters. The proposal is consistent with this Clause.

## **7.5 Riparian Lands and Watercourses**

The land is identified as "Groundwater Vulnerable" on the Environmentally Sensitive Areas—Water Overlay Map. The development is not likely to result in groundwater contamination from the development or cause any adverse impacts the development may have on groundwater dependent ecosystems. The proposal is considered to be consistent with this Clause.

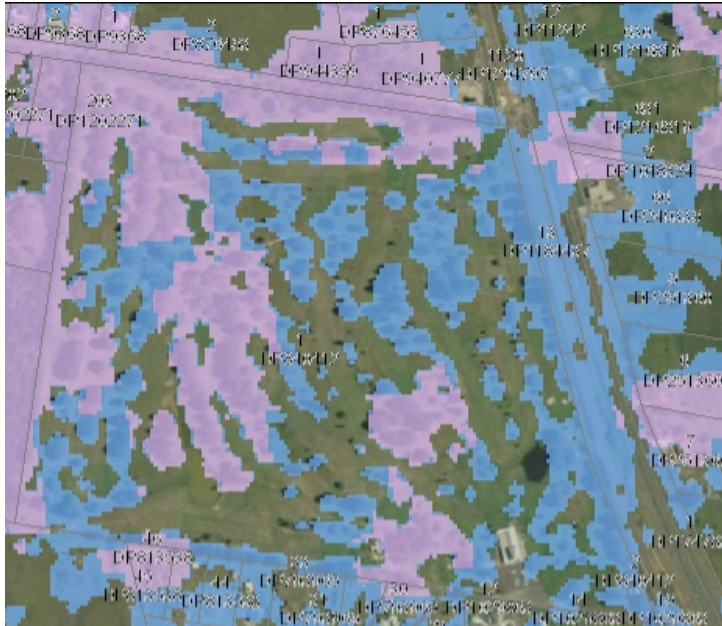
### ***State Environmental Planning Policy (Koala Habitat Protection) 2019***

The land is identified as containing potential koala habitat on the Koala Development Application Map (see extract showing the land below) and has an area greater than 1 hectare. Because of this, the requirements of clause 9 of this SEPP apply to the development application which includes the following:

Before a council may grant consent to a development application for consent to carry out development on the land, the council must take into account—

- a) the requirements of the Guideline, or
- b) information, prepared by a suitably qualified and experienced person in accordance with the Guideline, provided by the applicant to the council demonstrating that—
  - i. the land does not include any trees belonging to the feed tree species listed in Schedule 2 for the relevant koala management area, or
  - ii. the land is not core koala habitat.

Although the land contains identified potential habitat as shown on the map extract below, the proposed development does not require the removal of any vegetation or potential koala habitat trees and will not impede movement between koala habitat. Because of this, the proposal is categorised as Tier 1 development (low or no direct impact) under the Koala Habitat Protection Guidelines and development consent can be granted in accordance with the clause above.



**SEPP - Koala Habitat**

**Legend**

- Lot
- Land Application Map
- Koala Development Application Map
- Site Investigation Area for Koala Plans of Management Map

***State Environmental Planning Policy No 55—Remediation of Land***

Potential contamination has been considered as part of this application, and it is determined that the land is suitable for the proposed use. No significant contamination of the land is likely or that will impact on its ongoing use for the current purpose.

***State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011***

The land is within the Sydney Drinking Water Catchment and under the provisions of this SEPP, the development is required to demonstrate a neutral or beneficial effect on water quality will be achieved. The proposal has been assessed using the NorBE tool implemented by WaterNSW for development in the catchment and has satisfied the requirements (see below). Given the development satisfies this assessment the development complies with the SEPP.

**NEUTRAL OR BENEFICIAL EFFECT ON WATER QUALITY ASSESSMENT TOOL  
NorBE Assessment**

**General Information**

DA number **DA107/20**  
 Assessing officer **Emma Byers**  
 Council **Lithgow City**  
 Development class **Existing dwelling/dual occ sewer**  
 Date of assessment **8/9/2020**

Lot	Section	Plan
1		DP840412

**Assessment Summary**

NorBE status **Determined**  
 System outcome **Satisfied**      User outcome **Satisfied**  
 SCA concurrence outcome  
 Determination outcome **Granted**      Determination date **8/9/2020**

**Pre-Assessment**

Located within Sydney drinking water catchment? **Yes**  
 Is development consistent with any existing SCA S88 instruments on title? **N/A**  
 Crown perpetual leasehold land? **No**  
 Water quality impact ? **No**  
     Concentration of flow of water? **Yes**

Flow of water impeded?	<b>No</b>
Discharge of pollutants?	<b>Yes</b>
Any other matter?	<b>No</b>
Documentation is complete?	<b>Yes</b>
Does Water Cycle Management Study meet SCA/Council requirements?	<b>Yes</b>

### Module 1

#### Development risks

Impervious area (m2)	<b>260</b>
Construction area (m2)	<b>300</b>
Adequate SSSQM certificate provided?	<b>N/A</b>

#### Area to be disturbed

Development site slope > 20%	<b>No</b>
Development site within 1% AEP flood level flood prone land?	<b>No</b>
Other site constraints?	<b>No</b>
(if yes) Have appropriate management measures been proposed?	<b>-</b>

#### Required NorBE conditions of consent

Condition	Assigned At
The applicant is to submit, to the satisfaction of Council, an Erosion and Sediment Control Plan in accordance with Chapter 2 of the NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual – the 'Blue Book', outlining the controls that will be used to prevent sediment entering dams, drainage depressions and watercourses and/or street stormwater drainage systems.	8/9/2020

#### 5.3.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

Nil.

#### 5.3.3 Any Development Control Plan

Nil.

#### 5.3.4 Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4?

Nil.

#### 5.3.5 Any matters prescribed by the regulations that apply to the land

The development has been forwarded to Council's Building Officer for assessment under the appropriate Regulation. It is considered that as a result of this assessment the development will comply with the provisions of the regulations subject to conditions of consent.

#### 5.3.6 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

**Adjoining Landuse:** The surrounding area is generally for recreation uses with the proposal to be consistent with the surrounding land uses. The proposal will not cause any land use conflicts and the development is permissible within the zone.

**Services:** All essential utility services are connected to the golf course site and can adequately service the development. The details submitted with the application indicate sewage from the development will be drained to an existing rising main on the land approximately 200m from the site. Given the potential uncertainties in relation to achieving this connection, further details will be conditioned on the consent requiring this to be addressed prior to the issue of a construction certificate.

**Context and Setting:** The proposed development will be located within an established golf course and this proposal is the replacement of an existing shed. The development will have no major impact on the context and setting of the area. The development has been designed to complement existing features of similar development in the area.

**Access/ traffic:** The development has existing access from Golf Links Road. This is not proposed to change as part of this development. There are internal access ways within the gold course for construction vehicles to access the development site. This is considered to be appropriate for the development.

**Heritage:** Lithgow Golf Club is a listed heritage item in Schedule 5 of the LEP. Background heritage information identifies that the Club House has been extensively altered and extended unsympathetically. However, the important architectural and aesthetic feature is the front polychrome brickwork façade and decorated brick walls.

As the proposed replacement shed is located approximately 150m west of the clubhouse and screened from view by vegetation, it will have no impact on the heritage significance of the building including the architectural and aesthetic feature of the front façade.

**Flora and Fauna:** No proposed clearing is required and the development will have no impact on flora or fauna.

**Social and Economic Impact:** As the proposed development will be generally in keeping with the provisions of the planning instrument and is reasonably compatible with other similar development in the locality, it is expected to have minimal social and economic impact.

**Soils:** The proposed development will have no significant impact on soils. There is no reason to believe the site would be affected by acid sulphate soil or contamination problems. Conditions of consent will be imposed to control erosion and sedimentation impacts on the site and therefore it is considered there will be minimal impacts on soils. Minimal earthworks and pier holes are proposed, these are expected to have a minor impact.

**Water:** The proposed development has been assessed using the NorBE tool as required by the *State Environmental Planning Policy (Sydney Catchment Drinking Water) 2011* with a result of satisfied. Therefore with appropriate conditions of consent it is considered that the development will have minimal impact on water.

**Air and Microclimate:** There will be no significant impact on air or microclimate. However, a condition of consent will be imposed requiring that dust suppression be used during construction works to minimise impacts on the surrounding area.

**Waste:** Waste during construction is required to be appropriately contained and disposed of at licenced facility as per the waste management plan submitted as part of this application and the conditions of consent if approved.

**Natural Hazards:** Parts of the land are identified as flood prone. These does not impact the site location of the proposed shed. The land is identified as Bushfire prone. A Bushfire Attack Level assessment was submitted with the development application, with BAL29 as the outcome. The proposed shed is required to be built to the construction standard of BAL29 as per Planning for Bushfire Protection 2019. Conditions of consent have been imposed in this regard.

**Noise and Vibration:** There are no nearby sources of noise or vibration that would impact detrimentally the proposal. The proposal is not expected to cause any noise issues in the surrounding area, given it is for recreational use.

**Other Land Resources:** The development will not impact on the value of the land in terms of agricultural potential or mining as it is zoned for recreational use and within an established recreation facility.

#### 5.3.7 The Suitability of the site for the development

The surrounding land uses are for recreational pursuits with the size and nature of the development to be consistent with those in the surrounding area. There is an existing residential area approximately 35m to the south. The proposal is compatible with the objectives of the zone and is considered to have minimal impact on the surrounding amenity. Therefore, the site is considered to be suitable for the proposed development.

#### 5.3.8 Any submissions made in accordance with this Act or the Regulations

The proposal was sent to John Holland Rail, Sydney Trains and Council's Building Officer for commenting with recommendations detailed below. The proposal was also sent to surrounding landowners and placed on public display in Council's Administration Building for a period of 14 days with no submissions received.

#### **JOHN HOLLAND RAIL**

No objections are raised, subject to the conditions of consent located in Schedule A of this report.

#### **SYDNEY TRAINS**

No objections are raised, subject to the conditions of consent located in Schedule A of this report.

#### **COUNCIL'S BUILDING OFFICER**

##### Note 1:

In accordance with the Statement of Environmental Effects the maintenance shed will be utilised for a maintenance shed and function as a lunch room for the employees of the golf club. The shed is classified as a Class 5 structure and as such it is required to be accessible under the requirements of the Disability (Access to Premises – Buildings) Standards 2010.

However, it would be reasonable to expect that the work required may trigger an exemption to the above standard. Clause 3.4 states:

*"the following areas are not required to be accessible:*



- (a) An area where access would be inappropriate because of the particular purpose for which the area is used.*
- (b) An area that would pose a health or safety risk for people with a disability.*
- (c) Any path of travel providing access only to an area exempted by this clause."*

To achieve this end, a report will be required to be submitted from a suitably qualified access consultant providing justification in this regard.

Note 2:

The plans provided do not provide sufficient detail in relation to the fit out and construction of the proposed WC. A condition has been imposed requesting plans prior to the issue of the CC.

Issues that need to be addressed include:

- The proposed services, i.e. is a WC and hand basin proposed;
- Light and ventilation – window or mechanical means;
- Termite protection;
- Swing of door;
- Method of waterproofing;
- Ceiling heights;
- The installation of a fire extinguisher and fire blanket to the meal room;
- The direction of swing of the PA door.

Note 3:

The distance from the existing onsite waste water disposal system. The proposed shed is located approximately 200m from the existing pump station. The location of the shed 200m from the pump station creates potential plumbing and drainage issues. A condition has been imposed in this regard.

### 5.3.9 The public interest

The proposal is compatible with the existing use of the site and is consistent with all relevant regulatory and statutory requirements. There have been no issues raised from the public regarding planning issues. It is generally considered the approval of the development is in the public interest.

## **6. DISCUSSION AND CONCLUSIONS**

The proposal is generally complies with the relevant provisions of the applicable environmental planning instruments. The proposal will not have any significant negative impacts upon the environment or upon the amenity of the locality. As such it is recommended that development consent is issued subject to the conditions outlined below.

## **7. ATTACHMENTS**

Schedule A- Conditions of consent.

## **8. RECOMMENDATION**

**THAT** development application DA107/20 is approved subject to conditions set out in Schedule A.

Report prepared by: Emma Byers

Supervisor: Lachlan Sims

Signed:.....

Signed:



Dated:.....

Dated: 10/09/2020

REPORTED TO ORDINARY MEETING OF COUNCIL FOR DETERMINATION –  
28/09/2020

**REASONS FOR CONDITIONS**

The conditions in Schedule A have been imposed for the following reasons:

- To ensure compliance with the terms of the relevant Planning Instruments
- To ensure the structural integrity of the development.
- To ensure the protection of the health and safety of the occupants of the development.
- To ensure there is no unacceptable impact on the water quality.
- To ensure adequate soil conservation and protect against movement of soil and sediments.

## **Schedule A**

### **Conditions of Consent (Consent Authority)**

**Please Note:** It should be understood that this consent in no way relieves the owner or applicant from any obligation under any covenant affecting the land.

#### **ADMINISTRATIVE CONDITIONS**

1. The development is to be carried out in accordance with the application, Statement of Environmental Effects, accompanying information, plans listed in the approval and any further information provided during the process unless otherwise amended by the following conditions.
2. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

#### **PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

3. Access, facilities and parking for people with disabilities shall comply with the Building Code of Australia, Australian Standard 1428.1-4: Design for access and mobility.  
Plans are to be provided demonstrating compliance with the Building Code of Australia and Disability (Access to Premises — Buildings) Standards 2010, prior to the issue of a Construction Certificate.
4. Plans and specifications are to be provided demonstrating compliance with the requirements of the Building Code of Australia (BCA) Volume 1 and the requirements indicated in the conditions of this consent.
5. Prior to the issue of a Construction Certificate, details relating to the proposed sanitary plumbing and drainage for the development are to be submitted to and approved by Council. Details shall include sanitary drainage plans for all proposed sanitary plumbing and drainage services and any associated points of connection to the existing infrastructure on site. Details must demonstrate compliance with the Plumbing Code of Australia and Council's Policies.

#### **PRIOR TO COMMENCEMENT OF WORKS**

6. A construction certificate is required prior to the commencement of building works. This certificate can be issued either by Council as the consent authority or by an accredited certifier.
7. Prior to commencing any construction works, the following provisions of the *Environmental Planning and Assessment Act 1979* are to be complied with:
  - a) a Construction Certificate is to be obtained in accordance with Section 6.6 of the Act, and
  - b) a Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 6.6 of the Act and Form 7 of the Regulations, and
  - c) Council is to be notified at least two days prior of the intention to commence building works, in accordance with Section 6.6 of the Act in Form 7 of Schedule 1 of the Regulations.
8. 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—
  - (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.

9. Prior to commencement of any building works, a suitable covered waste container is to be provided on site to contain all building and construction waste. Waste is to be lawfully transported to an authorised waste disposal facility for disposal when the container is full. All building rubbish and litter must be contained on the building site and the site left clear of waste and debris upon completion of works.
10. Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:
  - a) Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person can be contacted outside working hours.
  - b) Stating that unauthorised entry to the work site is prohibited and
  - c) Showing the name, address and telephone number of the principle certifying authority for the work.

The sign/s are 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.

11. Before work starts on the site, arrangements are to be made for access to toilet facilities for construction personnel on the site on the basis of 1 toilet for every 20 workers. Any portable/temporary amenities are to be installed and operated in an environmentally responsible and sanitary manner. Portable/temporary toilets cannot remain on site for any longer than 12 months, without the further approval of Council.

## **REQUIREMENTS DURING WORKS**

12. A copy of the stamped and approved plans, development consent and the construction certificate are to be on the site at all times.
13. Demolition works shall be carried out in accordance with the following:
  - a) Prior to the commencement of any works on the land a detailed demolition management/work plan designed in accordance with AS 2601:2001 and SafeWork NSW requirements, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance, quantity and type of materials, recycling of materials and the disposal methods for materials including hazardous materials, details of proposed pedestrian safety measures (i.e. hoardings and overhead protection), details of lighting to ensure the safe usage of the public footpath, etc.
  - b) Prior to commencement of any works on the land, the demolition contractor(s) license details must be provided to Council.
  - c) Any asbestos containing material is to be disposed of to a licensed waste disposal facility.
  - d) The handling or removal of any asbestos containing material from the building/site must be carried out in accordance with SafeWork NSW requirements. A person/contractor licensed for asbestos removal must carry out all work. A copy of the receipt for disposal of asbestos products must be provided to Council on completion of demolition works.

Prior to the commencement of any works, a hoarding, must be erected between the work site and a public place in accordance with the approved demolition management/work plan, to the satisfaction of Council, and in accordance with SafeWork NSW requirements. The works site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

The demolition work to be supervised by a competent person with due regard to safe working practices and in accordance with the requirements of the Safework NSW. Such work is to be

carried out in accordance with the Work Health and Safety Act 2011, and Australian Standard 2601:2001.

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – “Soils and Construction” (2004) (Bluebook).

14. All works carried out on site during demolition/ excavation/ earthworks shall comply with the NSW Protection of the Environment Operations Act 1997 and the Department of Environment and Climate Change Noise Control Guideline - Construction Site Noise and AS 2436-1981 - “Guide to Noise Control on Construction, Maintenance and Demolition Sites”

Should complaints of a noise nuisance be substantiated, Council may require the acoustic treatment of the identified noise source/s to ensure compliance with Councils requirements on noise. An acoustic assessment & report will be required to ensure that the intrusive noise from the plant does not exceed 5 dB (A) above the background noise.

15. Building construction work may occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No work

*Note: The Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020 issued by the Minister for Planning and Public Spaces on 31 March 2020 authorises construction work on a Saturday, Sunday or public holiday in accordance with the approved hours of work on any other day.*

16. Measures shall be implemented to minimize wind erosion and dust nuisance in accordance with the requirements of the manual – “Soils and Construction” (2004) (Bluebook).
17. Any fill material imported to the site is to be certified as uncontaminated by a Geotechnical Engineer and suitable for the design compaction requirements.
18. Any existing plumbing and drainage fixtures affected by the building works are modified or relocated in accordance with the requirements of the Council.
19. Prior to issuing the Certificate of Compliance for all sanitary plumbing and drainage, the plumbing and drainage works are to be inspected and approved by Council as the delegated regulatory authority for plumbing and drainage work within the Lithgow City Council area.
20. Prior to the commencement of plumbing and drainage works the responsible plumbing contractor is to submit to Council a “Notice of Works” under the Plumbing and Drainage Act 2011.
21. Prior to the issue of any Occupation Certificate the responsible plumbing contractor is to submit to Council a copy of the Certificate of Compliance issued for the works.
22. Prior to the issue of any Occupation Certificate the responsible plumbing contractor is to submit to Council a copy of the Sewer Service Diagram for the works. The Sewer Service Diagram is to be in accordance with the requirements of NSW Fair Trading.
23. All plumbing and drainage work shall be carried out by a licensed plumber and drainer and in accordance with AS/NZS 3500 and the Plumbing Code of Australia.

*NOTE 1: It will be necessary to install a temperature control device (e.g. tempering valve) to ensure that hot water to all personal hygiene fixtures is delivered at a temperature not exceeding 50°C.*

For any inspection the principal contractor (or owner-builder) must notify Council at least forty

eight (48) hours in advance that the site is ready to be inspected prior to the commencement of work on the next stage.

24. All exterior lighting associated with the development shall be designed and installed so that no obtrusive light will be cast onto any adjoining property.

NOTE 1: Compliance with Australian Standard AS4282 "Control of the Obtrusive Effects of Outdoor Lighting" will satisfy this condition.

25. In addition to meeting the specific performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the demolition, construction or operation/use of the development.

### **PRIOR TO OCCUPATION/USE**

26. Prior to the occupation or use of the approved building, a final inspection of the works is to be undertaken by the Principal Certifying Authority and an Occupation Certificate issued.

27. An occupation certificate must not be issued until Council as the certifying authority for water and sewer inspections has undertaken and approved the final installation of all plumbing and drainage fixtures and the Certificate of Compliance has been supplied by the licensed installer.

28. Upon completion of the building and prior to issue of an Occupation Certificate, those essential fire safety measures services listed in the Fire Safety Schedule must be certified by a competent person, engaged by the owner. Certification is to be submitted to Council stating that the essential fire and other safety measures have been installed and comply with the relevant standards.

Once the building is occupied, an Annual Fire Safety Statement must be submitted to Council and the NSW Fire Brigades, PO Box A249, SYDNEY SOUTH NSW 2001, and a copy retained on site certifying that:

- a) The essential fire and other safety measures have been maintained and serviced at regular intervals in accordance with the appropriate maintenance specified below and are still operable; and
  - b) That the path of travel is clear of anything which would impede free passage of any person at any time.
29. Fire hazard properties for the fit out of the proposed shop premises are to comply with Specification C1.10/C1.10a. Details/certification is to be provided to Council prior to the issue of an Occupation Certificate.
30. An asbestos clearance certificate prepared by a qualified occupation hygienist in accordance with the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos is to be obtained and submitted to Council. The certificate must be provided at the completion of the demolition works prior to further works being carried out on the site. Note: This relates to friable asbestos only.

### **ADVISORY NOTES**

- AN1. To ensure structural integrity, the maintenance of minimum health standards, the management of the buildings surrounds and the protection of the environment, compliance certificates are to be issued at significant stages throughout the construction period. These stages are:
- a) Pier holes/pad footings before filling with concrete.
  - b) Trenches complete with reinforcing and prior to filling with concrete.
  - c) Internal drainage carried out by licensed plumber prior to covering

- d) Reinforcing steel in position and before concrete is poured (footings, lintels, beams, columns, floors, walls and the like).
- e) Slab base if no piers required and prior to placement of the membrane.
- f) Framing when external wall and roof cladding is in place and prior to internal linings.
- g) External drainage (including onsite waste disposal system) installed by a licensed plumber and prior to covering.
- h) Wet area flashing prior to tiling or covering.
- i) Stormwater drainage between building and discharge point (drainage pipes, soakage pits and the like) prior to covering.
- j) Completion of the development and sign off to all conditions of the consent including landscaping, prior to occupation and use.

At each inspection, erosion and sediment control measures and site management will be inspected.

Note: Where Council is the appointed PCA, forty-eight (48) hours notice shall be given to Council prior to inspections.

AN2. As the Certifying Authority, for water and sewer inspections Council must be contacted to undertake inspections of the various stages of construction as follows:

- a) Internal and sanitary external drainage; and
- b) Final inspection of system prior to occupation of the building.

Note: forty-eight (48) hours notice shall be given to Council prior to inspections and inspection fees must be paid.