

# DEVELOPMENT ASSESSMENT REPORT DA180/12- PROPOSED GARAGE LOT 15 DP 1029863, 1 GOLF LINKS ROAD, MARRANGAROO NSW 2790

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## 1. PROPOSAL

Council is in receipt of a Development Application 180/12 from T & K Maccullagh for a garage on land known as Lot 15 in DP 1029863, 1 Golf Links Road, Marrangaroo NSW.

The allotment currently retains a dwelling and attached garage. The proposal is for a new additional garage to access off Council's land known as Lot 1 DP 840412 being the Lithgow Golf Club.

The location and access of the proposed garage is due to the irregular shape of the allotment and an easement of 2m that runs along the south boundary.

## 2. SUMMARY

To assess and recommend determination of DA180/12. Recommendation will be for approval subject to conditions

## 3. LOCATION OF THE PROPOSAL

Legal Description : Lot 15 DP 1029863  
Property Address : 1 Golf Links Road, Marrangaroo NSW 2790

**4. ZONING:** The land is zoned 2(a) Residential in accordance with Lithgow City Local Environmental Plan 1994.

**5. PERMISSIBILITY:** The development being a garage is considered permissible under Lithgow City Council's Local Environmental Plan 1994 2(a) zoning, subject to development consent.

### 5.1 POLICY IMPLICATIONS (OTHER THAN DCP's)

Policy 7.6 Development Applications by Councillors and Staff and Relatives Or On Council Owned Land, is relevant given that the proposal seeks to access the new garage over Council owned land. Therefore, the proposal will be determined at a Council meeting.

### 5.2 FINANCIAL IMPLICATIONS (eg Section 94)

Nil.

### 5.3 LEGAL IMPLICATIONS

### Conveyancing Act 1919

The application will require the creating of a Right of Carriage Way under this Act for access over Council owned land. This will be the responsibility of the applicant to legally formalise the ROW and will be a condition of consent prior to works.

### 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 79C of the *Environmental Planning and Assessment Act 1979*. These matters for consideration are as follows:

#### 5.3.1 Any Environmental Planning Instruments

#### ***Lithgow City Local Environmental Plan 1994***

LEP 1994 – Compliance Check		
Clause		Compliance
9	2(a) zoning table	Yes

#### **Comment:**

The proposed garage is considered acceptable as it is ancillary to an approved dwelling on the allotment. The development is consistent with the aims and objectives of the zone and is suitable in its current form.

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

SEPP(Sydney Drinking Water Catchment) 2011 – Compliance Check		
Clause		Compliance
10	Development consent cannot be granted unless neutral or beneficial effect on water quality	Yes
11	Development that needs concurrence of the Chief Executive	Yes

**Comment:** The application is required to be assessed using with Module 1 of the Neutral or Beneficial Effect on Water Quality Assessment Tool - see below.

#### Neutral or Beneficial Effect on Water Quality Assessment Tool

##### **General Information**

Council Name	Lithgow City
Date	22 January 2013
DA Number	DA180/12
Assessing Officer	Jessica Heath
Development Class	Buildings/farm buildings no wastewater

##### **Assessment Summary**

NorBE Status: **Determined**  
System Outcome: **Satisfied**                      User Outcome: **Satisfied**  
Determination outcome: **Granted**                      Determination date: 22/1/13

##### **Pre- Assessment Checklist**

Within REP Catchment    **Y**  
Water quality impact identifies?    **Y**  
Documentation is completed?    **Y**  
Is proposed onsite wastewater report SCA complaint?    **Y**

### Module 1

Impervious Area: 142

Construction Area: 500

SSSQM certificate: N

Slope >20%: N

Flood zone 1:100: N

#### Required NorBE conditions of consent:

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.

#### 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

##### Marrangaroo DCP

Marrangaroo DCP – Compliance Check	
Clause	Compliance
2.0 Aims & Objectives	Yes
3.0 Permitted land uses	Yes
4.0 Preferred land uses	Yes
5.0 Restrictions and development standards	No
6.0 Building design and general guidelines	Yes
9.0 Contribution to services and facilities (under the provisions of Section 94 of the Environmental Planning and Assessment Act)	Yes

#### Comment:

The proposal is for a garage and therefore meets the aims, objectives and permitted land uses as stipulated in the DCP. The shed is proposed to be set back from the side boundary by 1.5m which is a variation of the Marrangaroo Development Control Plan being a minimum 2.5m. However, given that existing screening on the boundary will minimise this impact it is considered this variation is acceptable. The neighbouring property was notified of the development in which no submissions were received.

Therefore, it is considered that the garage is acceptable in its current form and generally complies with the DCP, with some minor variations.

#### 5.3.4 Any planning agreement that has been entered into under Section 93F, or any draft planning agreement that a developer has offered to enter into under Section 93F?

Nil.

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

The development has been assessed under the relevant regulations by Council Building Officer and is detailed further in this report under 'submissions made in accordance with the Act'.

### 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

#### **Access:**

The proposed access will be over Council owned land Lot 1 DP 840412, via a Right of Carriageway. This access will need to meet engineering requirements set out further in this report and the below requirements:

- That prior to any works, the Right of Way is to be registered and an 88b instrument under the *Conveyancing Act 1919* is to be implemented between the property owners of Lot 15 DP1029863 and property owners of Lot 1 DP840412 in which the right of way will be impacted upon.

#### **Services:**

The allotment currently has reticulated water and sewer, telecommunication services and connection to electricity, with no proposals to change. It is considered that the development has adequate services.

#### **Bushfire:**

The land is not bushfire prone land and no other natural, nor industrial and technological hazards, have been identified as applying to the land.

**Context and Setting:** The proposed development will be located within an established residential area and 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.

**Soils:** The proposed will be required to implement sedimentation controls on soils prior to any works being undertaken. This will be a condition of consent as imposed by the Norbe assessment earlier in this report.

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

The surrounding land uses are for residential pursuits being dwellings and ancillary buildings. It is considered that the size and nature of the development will be consistent with those in the surrounding area and is compatible with the objectives of the zone

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

The proposal was sent to the Councils Engineers, Council Sewer & Water Officer and Council Building Officer for commenting with the recommendations outlined below. The proposal was also sent to adjoining neighbours and placed on public display in Councils Administration Building for a period of 14 days in which no submissions were received.

#### **Water & Sewer**

Please be advised of the following:

- That the building alignment is encroaching the sewer main

There is no objection to the proposal given the following conditions of consent:

1. No building loads are to be imposed upon the sewer
2. Footings shall be constructed outside the zone of influence measured from the invert of the pipe at a maximum of 45° to the base of the footing.

### **Engineers**

1. Concrete driveway is to be constructed in accordance with Lithgow City Council's "Specification for the construction of Driveways, Footpath/Gutter Crossings and Footpaving" (Policy 10.21). A copy is available on Council's website, or on request from Council's Administration.
2. The access driveway is to have a minimum 450mm diameter reinforced concrete pipe installed, with 2 precast headwalls attached on each side

### **Building Officer**

Reference is made to the abovementioned Development Application, Construction Certificate, site inspection, requested further information and Building Code of Australia assessment. I have been requested to provide comments and proposed conditions of approval for inclusion in a report to Council, regarding proposed access from Council property. No objections are raised to the construction of the garage/shed subject to the conditions listed below. The following matters should also be addressed in the Planning assessment and Council report:

- The applicants request to reduce the side boundary setback for outbuildings from 2.5 metres to 1.5 metres.
- Comments from Council's Engineer regarding the proposed gutter crossing and driveway construction across Council's footpath including the need for cut and fill.

### **GENERAL REQUIREMENTS**

1. The development shall take place in accordance with the approved development plans containing Council's approved development stamp and all associated documentation submitted with the application, except as modified in red by Council and/or any conditions of this consent.
2. Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense.
3. 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.
4. The structure is to be located wholly within the confines of the property boundary and in accordance with approved site plan. Note: The shed is to be located a minimum of 900mm from the external wall of the dwelling.

5. To protect the amenity of the area, the use of power tools are not to cause offensive noise and a nuisance and power tools must not be operated between 8pm – 7am on weekdays and Saturday and 8pm – 8am on Sundays and Public Holidays.  
Note: This approval does not negate your responsibilities under the Protection of the Environmental Operations Act 1997.
6. That minimal disturbance is caused to the site during construction works and any disturbed areas are to be generally made good and revegetated to the satisfaction of Council. Any excavated and filled areas are graded and drained and all constructed batters are to be topsoiled, and turfed. Batters exceeding a ratio of 3 horizontal to 1 vertical must be retained with retaining walls, stoneflagging or terracing prior to issue of the occupation certificate. (Note retaining walls over 600mm in height require Development Consent).
7. Cut and fill areas are to be retained/stabilised to Council's satisfaction as soon as possible after excavation works and prior to the issue of the Occupation Certification.
8. Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – "Soils and Construction" (2004) (Bluebook).
9. Effective erosion and sediment controls are to be installed prior to any construction activity, including earthworks for the dwelling and site access. The controls must be regularly maintained and retained until works have been completed and groundcover established.

## **REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK**

### **Construction certificate – Building**

10. A construction certificate is required prior to commencement of any site or building works. Note: Council as your Principal Certifying Authority has issued this certificate concurrently with the development consent. Therefore this requirement is fulfilled.

### **Notification of commencement of Building Work**

11. Prior to commencing any construction works, Council is to be notified at least two days prior of the intention to commence building works, in accordance with Section 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.

12. Building work that involves 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:
  - a. In the case of work to be done by a Licensee under the Act:
    - i) has been informed in writing of the licensee's name and contractor Licensee Number, and
    - ii) it is satisfied that the Licensee has complied with the requirements of Part 6 of the Act, or
  - b. in the case of work to be done by any other person:
    - i) has been informed in writing of persons name and Owner-Builder Permit Number, or
    - ii) has been given a declaration signed by the owner of the land that states that the reasonable market cost of the labour and materials involved in work is less than the amount prescribed for the purposes of the definition of Owner-Builder Work in Section 29 of that Act,and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of dated any information or declaration previously given under either of those paragraphs.

### **Sediment controls**

13. To contain soil and sediment on the property, controls are to be implemented prior to clearing of the site vegetation and the commencement of site works. This will include:
  - a) The installation of a sediment fence with returned ends across the low side of the site so that all water flows through. These shall be maintained at no less than 70% capacity at all times. Drains, gutters, roadways etc., shall be kept clean and free of sediment.
  - b) To prevent the movement of soil off site, a single entry/exit point to the property shall be constructed of 40mm blue metal aggregate or recycled concrete to a depth of 150mm. The length must be at least 5 metres with the width at least 3 metres.Soil erosion fences shall remain and must be maintained until all disturbed areas are restored by turfing, paving, revegetation.

### **Signage**

14. 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.
15. A copy of the stamped and approved plans, development consent and the construction certificate are to be on the site at all times.

## **REQUIREMENTS DURING CONSTRUCTION**

### **Construction work hours**

16. All work on site shall only 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          |

### **Stormwater**

17. That the rainwater drains are connected into the stormwater easement to Council's satisfaction.
18. Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.

### **Excavations**

19. All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.
- If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
- Must preserve and protect the building from damage; and
  - If necessary, must underpin and support the building in an approved manner, and footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

## **PRIOR TO OCCUPATION**

20. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority (PCA). In this regard an application must be lodged with the PCA in conjunction with any request to carry out a final inspection.

## **ADVISORY NOTES**

### **Compliance with Building Code of Australia**

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



### **Building Inspection schedule**

2. 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:
  - Pier holes/pad footings and reinforcing steel in position and before concrete is poured (slabs, footings, lintels, beams, columns, floors, walls and the like).
  - Stormwater drainage between building and discharge point (drainage pipes, soakage pits and the like) prior to covering.
  - Frame and 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: forty-eight (48) hours notice shall be given to Council prior to inspections.**

### **Construction, Plumbing and Drainage**

3. That the structure is securely bolted at its supports and fixed rigidly at its base.
4. That existing plumbing and drainage fixtures affected by the building works are modified or relocated in accordance with the requirements of the Council. That all plumbing and drainage work be carried out by a licensed plumber and drainer and inspected by Council officers.

### **Prior to Occupation**

5. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority (PCA). In this regard an application must be lodged with the PCA in conjunction with any request to carry out a final inspection.

### **Duration of Construction Certificate**

6. A Construction Certificate becomes effective and operates from the date endorsed on the certificate.
7. A Construction Certificate lapses 5 years after the date endorsed on the certificate.
8. A Construction Certificate does not lapse if the development to which it relates is physically commenced on the land to which the certificate applies within the period of 5 years after the date endorsed on the certificate.

### **Reference to the Building Code of Australia**

9. A reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.

### **5.3.9 The public interest**

There has been no issues raised from the public regarding planning issues.

## **6. DISCUSSION AND CONCLUSIONS**

The proposal is considered to generally comply with the relevant provisions of the applicable Environmental Planning Instruments. The proposal is not considered likely to 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 DA180/12 is approved subject to conditions set out in Schedule A.

Report prepared by:.....Supervisor:.....

Dated:.....Dated:.....

## **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 no injury is caused to the existing and likely future amenity of the neighbourhood
- Due to the circumstances of the case and the public interest.
- To ensure that adequate road and drainage works are provided.
- To ensure access, parking and loading arrangements will be made to satisfy the demands created by the development.
- To ensure the structural integrity of the development.
- To ensure the protection of the health and safety of the occupants of the development.
- To protect the environment.
- To prevent, minimise, and/or offset adverse environmental impacts.
- 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. That the development 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 in red or by the following conditions.
2. No building loads are to be imposed upon the sewer.
3. Footings shall be constructed outside the zone of influence measured from the invert of the pipe at a maximum of 45° to the base of the footing.
4. Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense.
5. 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.
6. The structure is to be located wholly within the confines of the property boundary and in accordance with approved site plan. Note: The shed is to be located a minimum of 900mm from the external wall of the dwelling.
7. To protect the amenity of the area, the use of power tools are not to cause offensive noise and a nuisance and power tools must not be operated between 8pm – 7am on weekdays and Saturday and 8pm – 8am on Sundays and Public Holidays.  
Note: This approval does not negate your responsibilities under the Protection of the Environmental Operations Act 1997.

#### **Site Remediation**

8. 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.
9. Cut and fill areas are to be retained/stabilised to Council's satisfaction as soon as possible after excavation works and prior to the issue of the Occupation Certification.
10. That minimal disturbance is caused to the site during construction works and any disturbed areas are to be generally made good and revegetated to the satisfaction of Council. Any excavated and filled areas are graded and drained and all constructed batters are to be topsoiled, and turfed. Batters exceeding a ratio of 3 horizontal to 1 vertical must be retained with retaining walls, stoneflagging or terracing prior to issue of the occupation certificate. (Note retaining walls over 600mm in height require Development Consent).

11. Effective erosion and sediment controls are to be installed prior to any construction activity, including earthworks for the dwelling and site access. The controls must be regularly maintained and retained until works have been completed and groundcover established.
12. Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – “Soils and Construction” (2004) (Bluebook).

## **PRIOR TO COMMENCEMENT OF WORK**

### ***Construction certificate – Building***

13. A construction certificate is required prior to commencement of any site or building works. Note: Council as your Principal Certifying Authority has issued this certificate concurrently with the development consent. Therefore this requirement is fulfilled.

### ***Notification of commencement of Building Work***

14. Prior to commencing any construction works, Council is to be notified at least two days prior of the intention to commence building works, in accordance with Section 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.
15. Building work that involves 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:
  - a. In the case of work to be done by a Licensee under the Act:
    - i) has been informed in writing of the licensee’s name and contractor Licensee Number, and
    - ii) it is satisfied that the Licensee has complied with the requirements of Part 6 of the Act, or
  - b. in the case of work to be done by any other person:
    - i) has been informed in writing of persons name and Owner-Builder Permit Number, or
    - ii) has been given a declaration signed by the owner of the land that states that the reasonable market cost of the labour and materials involved in work is less than the amount prescribed for the purposes of the definition of Owner-Builder Work in Section 29 of that Act,and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of dated any information or declaration previously given under either of those paragraphs.

### ***Sediment controls***

16. To contain soil and sediment on the property, controls are to be implemented prior to clearing of the site vegetation and the commencement of site works. This will include:
  - a) The installation of a sediment fence with returned ends across the low side of the site so that all water flows through. These shall be maintained at no less than 70% capacity at all times. Drains, gutters, roadways etc., shall be kept clean and free of sediment.
  - b) To prevent the movement of soil off site, a single entry/exit point to the property shall be constructed of 40mm blue metal aggregate or recycled concrete to a depth of 150mm. The length must be at least 5 metres with the width at least 3 metres.Soil erosion fences shall remain and must be maintained until all disturbed areas are restored by turfing, paving, revegetation.

### ***Signage***

17. Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:
- 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.
  - Stating that unauthorised entry to the work site is prohibited and
  - 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.
18. A copy of the stamped and approved plans, development consent and the construction certificate are to be on the site at all times.

### ***Access***

19. That prior to any works, the Right of Way is to be registered and an 88b instrument under the *Conveyancing Act 1919* is to be implemented between the property owners of Lot 15 DP1029863 and property owners of Lot 1 DP840412 in which the right of way will be impacted upon, at full cost of the applicant.
20. Concrete driveway is to be constructed in accordance with Lithgow City Council's "Specification for the construction of Driveways, Footpath/Gutter Crossings and Footpaving" (Policy 10.21). A copy is available on Council's website, or on request from Council's Administration.
21. The access driveway is to have a have a minimum 450mm diameter reinforced concrete pipe installed, with 2 precast headwalls attached on each side.

## **DURING CONSTRUCTION**

### ***Construction hours***

22. All work on site shall only 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          |

### ***Stormwater***

23. That the rainwater drains are connected into the stormwater easement to Council's satisfaction.
24. Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.

### ***Excavations***

25. All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- Must preserve and protect the building from damage; and
- If necessary, must underpin and support the building in an approved manner, and footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

### **PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**

26. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority (PCA). In this regard an application must be lodged with the PCA in conjunction with any request to carry out a final inspection

### **ADVISORY NOTES**

#### ***Reference to the Building Code of Australia***

AN1. A reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.

#### ***Duration of Construction Certificate***

AN2. A Construction Certificate becomes effective and operates from the date endorsed on the certificate.

AN3. A Construction Certificate lapses 5 years after the date endorsed on the certificate.

AN4. A Construction Certificate does not lapse if the development to which it relates is physically commenced on the land to which the certificate applies within the period of 5 years after the date endorsed on the certificate.

#### ***Compliance with Building Code of Australia***

AN5. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

### ***Building Inspection schedule***

AN6. 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:

- Pier holes/pad footings and reinforcing steel in position and before concrete is poured (slabs, footings, lintels, beams, columns, floors, walls and the like).
- Stormwater drainage between building and discharge point (drainage pipes, soakage pits and the like) prior to covering.
- Frame and 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: forty-eight (48) hours notice shall be given to Council prior to inspections.**

### ***Construction, Plumbing and Drainage***

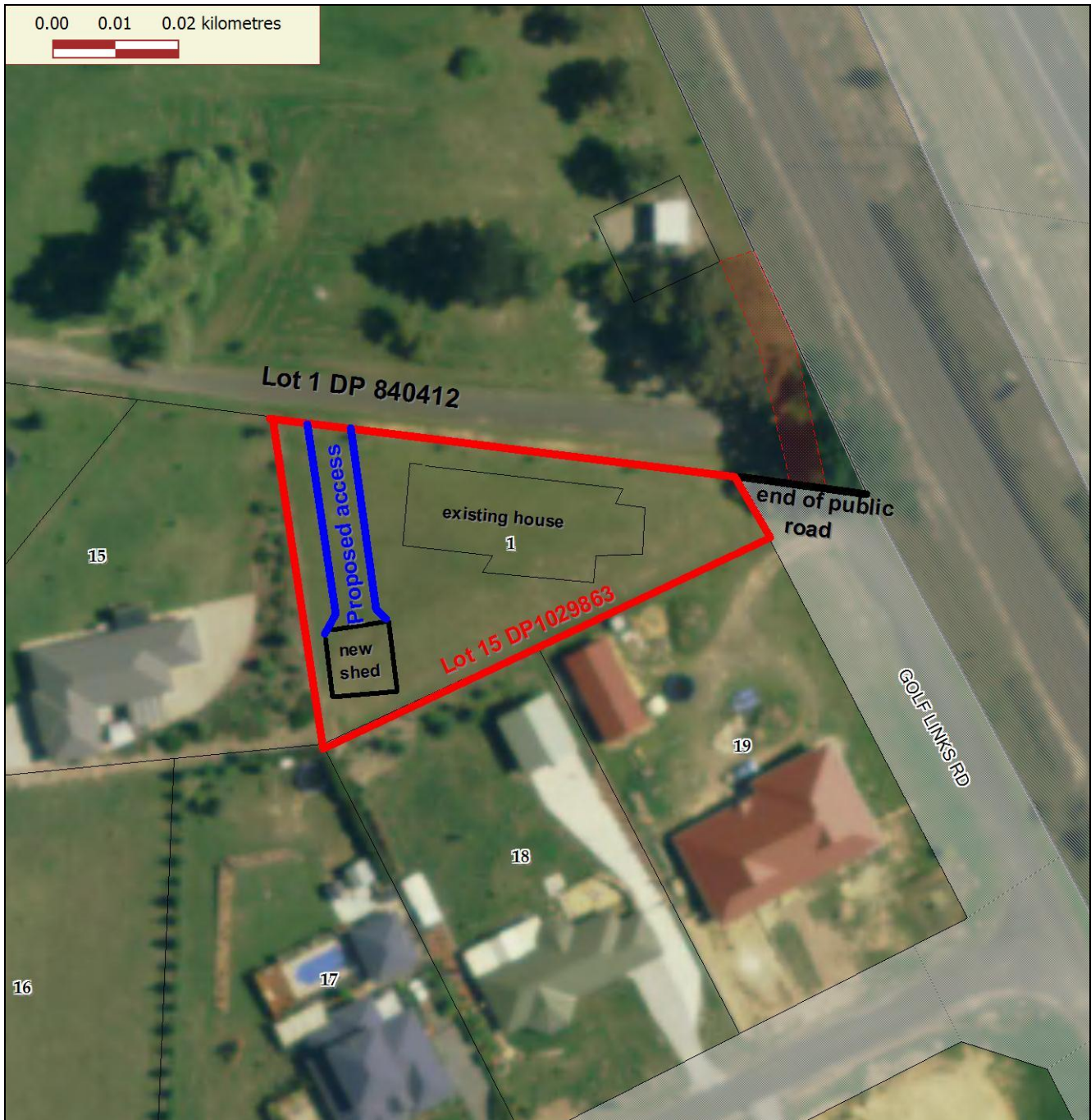
AN7. That the structure is securely bolted at its supports and fixed rigidly at its base.

AN8. That existing plumbing and drainage fixtures affected by the building works are modified or relocated in accordance with the requirements of the Council. That all plumbing and drainage work be carried out by a licensed plumber and drainer and inspected by Council officers.

### ***Prior to Occupation***

AN9. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority (PCA). In this regard an application must be lodged with the PCA in conjunction with any request to carry out a final inspection.





Map Scale: 1:979.1 Map Zoom: 0.1711 km



**Disclaimer**

This map has been created for the purpose of showing basic locality information over Lithgow City Council. Any error should be reported to the GIS Section, Lithgow City Council. This map is a representation of the information currently held by Lithgow City Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.