

# **DEVELOPMENT ASSESSMENT REPORT – DA041/18DA - DWELLING 2 MAYVIEW DRIVE LITHGOW NSW 2790**

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## **1. PROPOSAL**

Council is in receipt of a Development Application DA041/18 for a proposed dwelling at Lot 10 DP 1223585 No. 2 Mayview Drive Lithgow NSW 2790.

The vacant property is 1027m<sup>2</sup> and was created under previously approved subdivision DA002/07. The proposal consists of a clad single storey four bedroom dwelling with colourbond roof, constructed on a timber floor with a total floor area of 343.4m<sup>2</sup>.



View to the south west and dwelling site

## **2. SUMMARY**

To assess and recommend determination of DA041/18 with recommendation for approval subject to conditions.

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

Legal Description : Lot 10 DP 1223585  
Property Address : 2 MAYVIEW DRIVE LITHGOW NSW 2790

**4. ZONING:** The land is zoned R1 General Residential in accordance with Lithgow Local Environmental Plan 2014.

**5. PERMISSIBILITY:** The development being a dwelling house (defined below) is considered permissible under Lithgow Local Environmental Plan 2014 Zone R1 General Residential, subject to development consent.

*dwelling* means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

*dwelling house* means a building containing only one dwelling.

**Note.** Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

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

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

This policy applies to the development. The Development Application was lodged by Councillor Ray Thompson and the Policy requires the application must be referred to the Council for consideration and determination. It further provides that no aspect of the application be dealt with under delegated authority.

## 5.2 FINANCIAL IMPLICATIONS (eg Section 94)

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

The Section 94A (Section 7.12) plan applies to this development given it is for a dwelling at an estimated cost of \$419570.00, using the levies listed below:

Estimated cost of development	Levy applicable
\$0 to \$100,000	0%
\$100,001 to \$200,000	0.5%
\$200,001 and over	1%

Therefore the following condition is listed at the end of the report:

*It is noted that the applicant has paid to Council a Section 94A contribution of \$4175.70 in accordance with the Lithgow City Council Section 94A Development Contribution Plan 2015. This payment was made on the 23 February 2018 and therefore satisfies the provisions of the Lithgow City Council Section 94A Development Contribution Plan 2015.*

## 5.3 LEGAL IMPLICATIONS

### Conveyancing Act 1919

There are 88B Restrictive Covenants including covenants imposed by Water NSW that relate to the property. It is considered that the development will comply. Private covenants imposed by the developer are not enforced by Council. The following advice is listed at the end of the report:

*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.*

### Environmental Protection and Biodiversity Conservation Act 1991

No federally listed Threatened Species or Endangered Ecological Community is required to be cleared as a result of this application. Accordingly, there are no legal implications of this Act on the proposed development.

### **Local Government Act 1993**

A Section 68 Approval has been granted for the drawing of water from Council's water supply and to connect to Council's sewer.

### **Mine Subsidence Compensation Act 1961**

The property is located in a mine subsidence area. The property is identified on the Mine Subsidence Guideline map as being subject to Guideline 8. Guideline 8 is applied to properties assessed as not being at risk from subsidence. Under Guideline 8 there are no restrictions on development on this property.

### **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 Local Environmental Plan 2014***

LEP 2014 – Compliance Check		
Clause		Compliance
<b>Land Use table</b>	R1 General Residential	Yes
<b>7.1</b>	Earthworks	Yes
<b>7.5</b>	Groundwater vulnerability	Yes

#### **Comment:**

The property is zoned R1 General Residential and the proposed dwelling is permissible and the lot was created through DA002/07. It is considered that the dwelling will meet the objectives of the zone by providing housing for the community. The proposed dwelling is compatible with the surrounding residential development.

The subject site is identified as 'Groundwater vulnerable' on Environmentally Sensitive Areas – Water Overlay Map. The property is connected to town water and sewer. It is considered that there would be minimal impact of the development on groundwater dependent ecosystems. The dwelling has been designed to be site responsive with minimal cut and fill (for the garage) with the majority of the dwelling being constructed on a timber floor. Therefore the development is designed, sited and will be managed to avoid any significant adverse environmental impact.

The land is deemed suitable for the proposal and is considered to comply with Council's LEP 2014.

#### ***State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004***

SEPP (Building Sustainability Index: BASIX) 2004 applies to the proposed dwelling. A BASIX Certificate was provided with the application and a condition of approval referencing the BASIX certificate number and date has been included at the end of the report.

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

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

**Comment:** The application was required to be assessed using the Neutral or Beneficial Effect on Water Quality Assessment Tool as below. The NORBE assessment was determined as having a Neutral or Beneficial Effect on Water Quality Assessment Tool and therefore satisfies this assessment. The development complies with the SEPP.

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?

No.

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

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 residential pursuits 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:** The development will have connections to Council's reticulated water and reticulated sewer services. Additionally, there is access to electricity and telecommunication services nearby. Therefore, it is considered that the proposal will be adequately serviced.

**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.

**Access:** The proposal will gain access from Hassans Walls Road and it is considered that subject to conditions of consent that the access will be adequate for the development.

**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 construction involves minimal cut and fill with the majority of the dwelling being constructed on a timber floor. 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.

**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 will be to a licenced facility as per conditions of consent if approved. Given the development is for residential use, once an Occupation certificate has been provided a garbage service will be available for domestic use.

**Natural Hazards:** The land is mapped as bushfire prone and was referred to the Rural Fire Service for assessment and determination. The conditions are listed at the end of the report.

**Noise and Vibration:** There are no nearby sources of noise or vibration that would impact detrimentally on residents of the proposed dwelling. The residential proposal is not expected to cause any noise issues to the surrounding area.

**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 residential use and adjacent to an established residential area.

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

The surrounding land uses are for residential pursuits with the size and nature of the development consistent with those in the surrounding area. The development will have minimal impact to the surrounding amenity. The proposed development complies with the objectives of the zone and the site is considered to be suitable for the proposal.

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

The proposal was sent to surrounding landowners for a period of 14 days. No submissions were received. The proposal was also referred to the Rural Fire Service for assessment and determination. The conditions are listed at the end of the report.

#### 5.3.9 The public interest

There have 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 DA041/18 is approved subject to conditions set out in Schedule A.

Report prepared by: Rebecca Nichols                      Supervisor: Jim Nichols

Signed:.....                      Signed:.....

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 that satisfactory arrangements are made to satisfy the increased demand for public recreation facilities.
- To ensure that satisfactory arrangements are made to satisfy the increased demand for public recreation facilities
- 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 lots are adequately serviced.
- To ensure there is no unacceptable impact on the water quality.
- To ensure compliance with the requirements of the Rural Fire Services.
- To ensure adequate soil conservation and protect against movement of soil and sediments.

## **Schedule A**

**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.

### **General Requirements**

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 by the following conditions.

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

3. 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.

4. It is noted that the applicant has paid to Council a Section 94A contribution of \$4175.70 in accordance with the Lithgow City Council Section 94A Development Contribution Plan 2015. This payment was made on the 23 February 2018 and therefore satisfies the provisions of the Lithgow City Council Section 94A Development Contribution Plan 2015.

5. Approval is for a single dwelling (and not a dual occupancy). The dwelling shall be located wholly within the confines of the property boundaries in accordance with the approved site plan.

### **Access entry and internal driveway**

6. The concrete access and driveway (including the gradient) is to be constructed in accordance with Lithgow City Council's "Specification for the construction of Driveways, Footpath/Gutter Crossings and Footpaving".

### **Water, Sewer, stormwater and surface water**

7. The development shall be connected to the existing water meter and sewer junction/riser in accordance with S68021/18.

8. That all plumbing and drainage work be carried out by a licensed plumber and drainer and inspected by Council officers.

9. 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.

10. That the rainwater drains are connected into a water tank (as per BASIX report) with a minimum total capacity of 10,000 litres plumbed to toilets, laundry and external tap. The overflow from the water tank shall be connected into the drainage easement to Council's satisfaction.

11. That seepage and surface waters are collected and diverted clear of the dwelling site by a drainage system to the satisfaction of Council. Care is to be taken to ensure that no nuisance is created to adjoining properties.

### **Site works**

12. That minimal disturbance is caused to the site during construction works and any disturbed areas including embankments are to be generally made good and revegetated in accordance with the approved landscaping plan, prior to the issue of the Occupation Certificate. 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 occupation. **(Note retaining walls outside the scope of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 require Development Consent.**

13. 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.

14. Fill material used must be virgin excavated natural material within the meaning of the Protection of Environmental Operations Act 1997 (POEO) or any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Note: Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority.

15. 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 or boundary fencing, the person causing the excavation to be made:

- Must preserve and protect the building/fencing from damage; and
- If necessary, must underpin and support the building/fencing 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.

### **Bushfire Protection**

#### **• Asset Protection Zone**

16. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of "*Planning for Bush Fire Protection 2006*" and the NSW Rural Fire Services Document "*Planning for Bush Fire Protection 2006*" and the NSW Rural Fire Services Document "*Standards for asset protection zones*".

#### **• Water and Utilities**

17. Water, electricity and gas are to comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.

#### **• Access**

18. To aid in fire fighting activities, unobstructed pedestrian access to the rear of the property shall be provided and is to be maintained at all times.

#### **• Design and Construction**

19. New construction shall comply with sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 "Construction of buildings in bush fire prone areas" of NASH Standard (1.7.4 updated) "National Standard Steel Framed Construction in Bushfire Areas – 2014" as appropriate and section A3.7 Addendum Appendix 3 of "Planning for Bush Fire Protection".

20. Roofing shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall have a Flammability Index no greater than 5 when tested in accordance with Australian Standard AS1530.2-1993 "Methods for Fire Tests on Building Materials, Components and Structures – Tests for Flammability of Materials".

21. Roller doors, tilt-a-doors and other such doors shall be sealed to prevent the entry of embers into the building.

- **Landscaping**

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

- **General Advice**

23. Every home should have a Bush Fire Survival Plan encompassing decisions to "Leave Early" or to "Stay and Defend" to ensure that you are prepared and know what to do in the event of bush fire events. The RFS recommends that the applicants obtain a copy from the RFS website and complete the Plan.

**Survey report**

24. That the dwelling shall be set out by a Registered Surveyor. The set out survey and survey of completed dwelling showing compliance of the setback of the walls and eaves from the allotment boundaries complying with Part 3.7 Building Code of Australia, Volume 2 shall be submitted to the Principal certifying authority prior to the footing/slab inspection and final inspection respectively.

**Requirements Prior to Commencement of Work**

**Construction certificate – Building**

25. 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**

26. 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.

27. 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.

28. 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.

29. 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.

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

31. Before work starts, toilet facilities must be provided for construction personnel on the site on the basis of 1 toilet for every 20 workers. Amenities are to be installed and operated in an environmentally responsible and sanitary manner. Toilets cannot remain on site for any longer than 12 months, without the further approval of Council.

32. Prior to any building works commencing a suitable Waste Container for the deposit of all building rubbish and litter must be provided and emptied as soon as full. Building rubbish and litter must be contained on the building site.

### **Requirements during construction**

33. The new works shall be constructed in accordance with, and comply with the undertakings given on BASIX Certificate Number 849703S\_02 as obtained on 25 October 2017 from the Department of Infrastructure, Planning and Natural Resources.

**Appropriate certification is to be submitted to Council prior to issue of the occupation certificate indicating that all BASIX requirements have been undertaken.**

34. 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

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

36. 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 the issue of an Occupation Certificate**

37. The conditions of consent must be complied with prior to the issue of an Occupation Certificate either by Lithgow Council or an accredited principal certifying authority. All necessary information to comply with the conditions of consent must be submitted prior to the occupation of the building.

### **Advisory Notes**

#### **Information to be submitted to Council for approval prior to commencement**

1. Prior to commencement of works the following plans, specifications and certification from an approved Practising Structural Engineer shall be submitted to Council for approval for the following:

- a. Glass balustrade and compliance with the Building Code of Australia and relevant Australian Standards including AS1288, AS2047 and AS1170.
- b. Timber floor construction for the dwelling, alfresco and deck including tie downs and connections and tie downs and bracing to the wall/roof frame for the site specific wind and snow load.

#### **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:

- a) Pier holes/pad footings before filling with concrete.
- b) Internal drainage carried out by licensed plumber prior to covering
- c) Floor frame, dampcourse, antcapping, foundation walls before floor material is laid.
- d) Reinforcing steel in position and before concrete is poured (slabs, footings, lintels, concrete block wall construction, beams to concrete block construction, columns, floors, walls and the like).
- e) Framing when external wall and roof cladding is in place and prior to internal linings.
- f) External drainage (including onsite waste disposal system) installed by a licensed plumber and prior to covering.
- g) Wet area flashing prior to tiling or covering.
- h) Stormwater drainage between building and discharge point (drainage pipes, soakage pits and the like) prior to covering.
- i) 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.**

### **Scyon Cladding**

3. Certification from the licensed builder for the installation of the fibre cement Scyon cladding in accordance with the Part 3.5, BCA 2016, AS2908.2 or AS1859.4 Technical Data and Installation Manual shall be submitted to Council at frame inspection stage.

### **Requirements during Construction**

4. Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98% standard compaction.

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m<sup>2</sup> (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer. Alternatively, all footings/piers are to be taken through filled ground to foundation material of uniform adequate bearing pressure in accordance with Structural Engineers requirements.

5. That the building (including the area between the concrete slab and timber floor) shall be protected from the attack of subterranean termites by employing construction methods conforming with Australian Standard 3660.1. A durable notice must be permanently fixed to the building in a prominent location (such as the meter box) indicating:

- (i) the method of protection and
- (ii) the date of installation of the system and
- (iii) the installer's or manufacturers recommendations for the scope and frequency of future inspections for termite activity.

### **Note: Certification is to be provided for the installed termite management systems.**

6. That truss validation details supplied by the truss manufacturer shall be provided to Council or the accredited certifier at or prior to the time of frame inspection (**alternatively, full design details are to be submitted prior to commencement of construction**).

Details shall include:

- (i) job address and builder's name;
- (ii) **design wind velocity and ground snow load**
- (iii) terrain category;
- (iv) truss spacing;
- (v) roof pitch;
- (vi) material of roof;
- (vii) roof batten/purlin spacing;
- (viii) material of ceiling;
- (ix) job number

This includes design wind speed of the site incorporating tie-down details and bracing details in accordance with the requirements of the Practising Structural Engineer.

7. The property is located in an area subject to snow falls and manufactured frames and trusses are to be designed to withstand the site specific wind load and ground snow loading. Manufacturer's frame and truss details are to be provided prior to the frame inspection being undertaken by Council. Details shall also include bracing and tie details and treatment certificate for termites.

8. That glazing comply with the provisions of Part 3.6, Building Code of Australia, Housing Provisions. The serviceability design wind pressure and the ultimate strength test pressure of the glazing must be suitable for the wind load for the site. Certification is to be provided to Council at frame stage.

9. The installation of **interconnected** hard wired smoke alarm/s is required to be carried out in accordance with AS3786 and the Building Code of Australia. The licensed electrical contractor is required

to submit to the Principal certifying authority a certificate certifying compliance with AS 3000 and AS 3786.

10. Masonry walls, piers, associated tie downs and connections are to comply with AS3700 – 2011.

11. That a minimum clearance of 400 mm shall be provided between the underside of bearer level and the finished ground level.

12. That subfloor ventilation incorporating cross ventilation shall be provided to the sub-floor space in accordance with Part 3.4.1 Building Code of Australia, Housing Provisions.

13. Ant capping is to be provided and installed in accordance with AS 1694 and AS 3660.1.

### **Stairs, landings and balustrades**

14. That stairways and balustrades comply with the following requirements:

- That the stairway and construction (including flight, landings, goings, risers and the like) shall comply with the requirements of Part 3.9.1 of the Building Code of Australia, Housing Provisions.
- That the balustrades to balconies, more than one metre above the ground, are to comply with the requirements of Part 3.9.2, Building Code of Australia, Housing Provisions. The space between balusters or the width of any opening in the balustrade or the width of any opening in the balustrade is not more than 125 mm except where the space between rails or the height of the opening is not more than 125 mm. Where wire balustrades are used, certification indicating compliance with the Building Code of Australia is required prior to inspection.
- That the height of balustrades to stairways, must comply with the requirements of Part 3.9.2, Building Code of Australia, Housing Provisions following. The balustrade has a height of not less than 865 mm above the nosing of the stair treads and the floor of the landing, access bridge or the like; and the space between the balusters or the width of any opening in balustrades (including any openable window or panel) is not more than 125mm. Where wire balustrades are used, certification indicating compliance with the Building Code of Australia is required prior to inspection.

15. Stairway treads must have a surface or nosing strip with a slip resistance classification not less than listed in Table 3.9.1.1. Certification/details are to be submitted to the Principle Certifying Authority prior to installation.

16. Window openings to upper storey bedrooms must be provided with protection in accordance with Clause 3.9.2.5, Building Code of Australia, (Volume 2).

17. Doors to sanitary compartments must either open outwards, slide, be readily removable from the outside of the compartment or provide a minimum 1,200 mm distance between the closet pan and the nearest part of the doorway.

### **Requirements prior to Occupation**

18. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority.

19. A house number must be displayed in a position clearly visible from the street with numbers having a height of not less than 75mm. **(Note; letter boxes, garden beds and the like are to be established within the confines of the property boundaries and not on Council's footpath).**

20. 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.

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

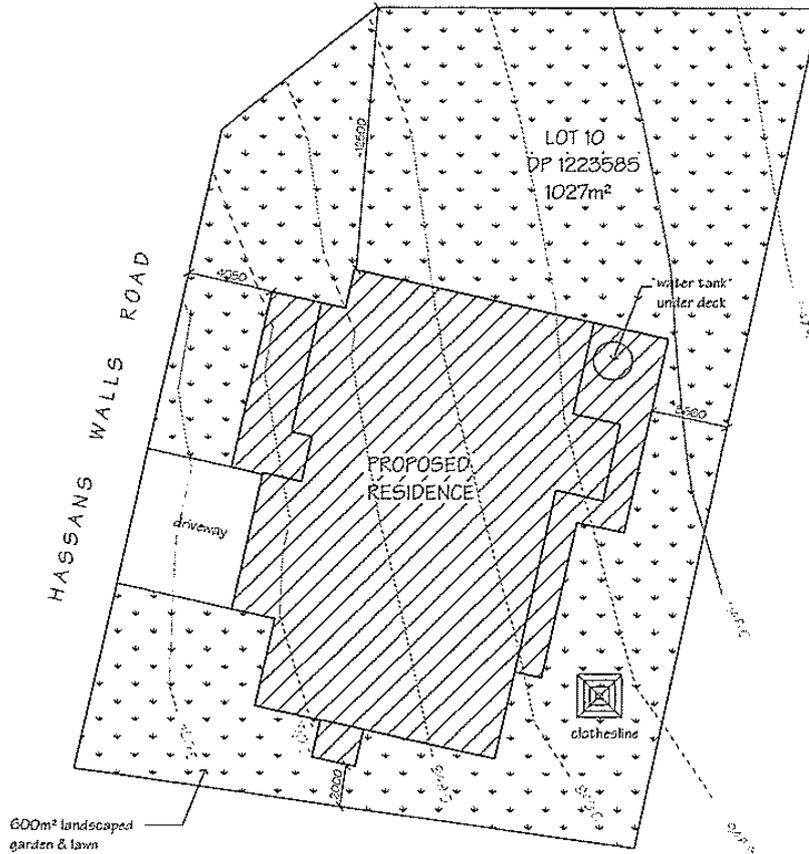
21. A reference to the *Building Code of Australia* is a reference to that Code as in force on the date the

application for the relevant construction certificate is made.

**ATTACHMENT - SITE PLAN - DA041/18- PROPOSED DWELING, LOT 10 IN DP1223585, 2 MAYVIEW DRIVE LITHGOW**



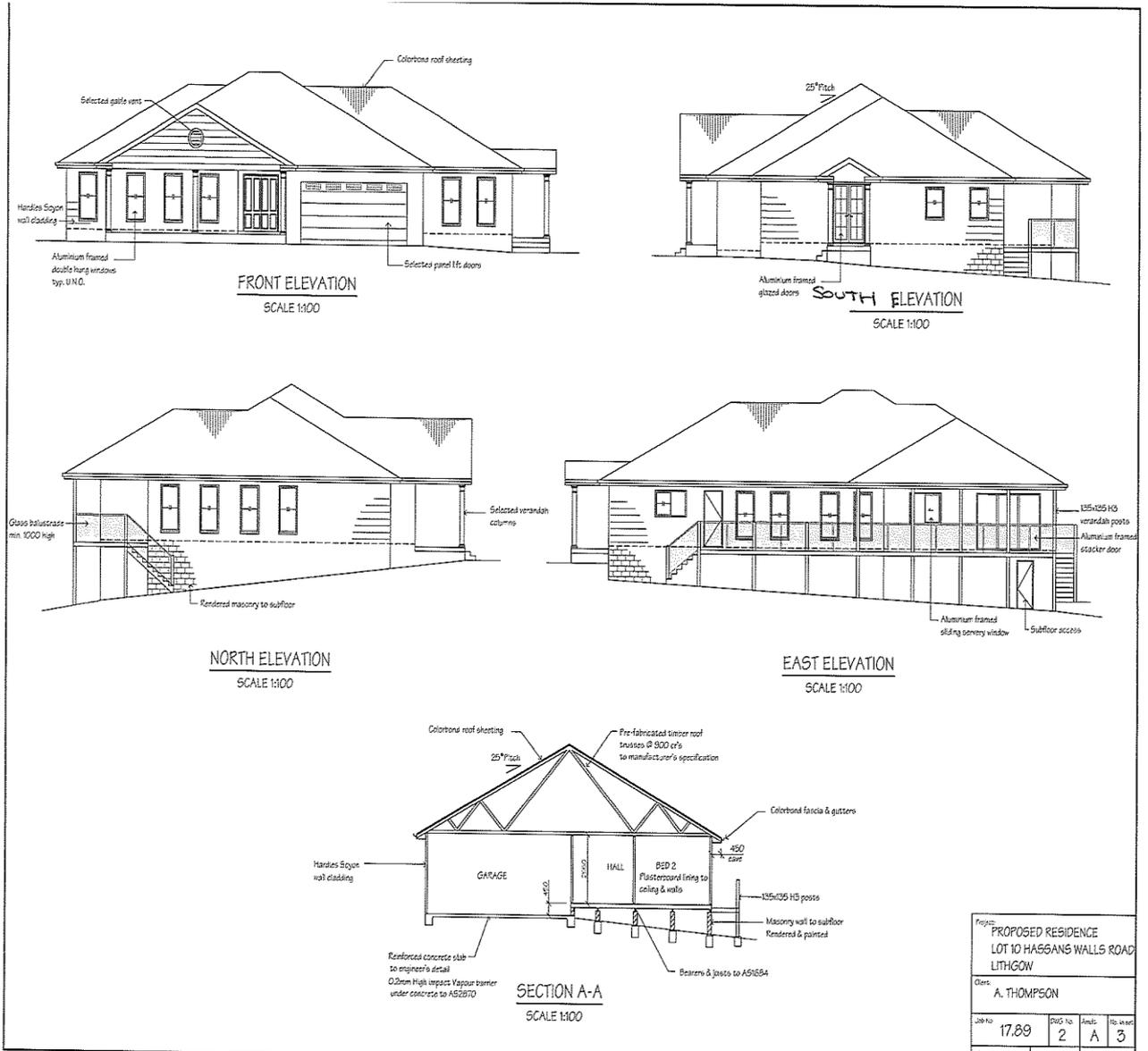
MAYVIEW DRIVE



SITE PLAN

SCALE 1:200

**ATTACHMENT - ELEVATIONS - DA041/18- PROPOSED DWELING, LOT 10 IN DP1223585, 2  
MAYVIEW DRIVE LITHGOW**



Proposed <b>PROPOSED RESIDENCE</b> LOT 10 HASSANS WALLS ROAD LITHGOW			
Client: <b>A. THOMPSON</b>			
Job No <b>17.89</b>	Draw No <b>2</b>	Sheet <b>A</b>	No. of sets <b>3</b>
Scale: AS 1600	Date: 25-10-17	File: 1789.dwg	