

DEVELOPMENT ASSESSMENT REPORT – DA149/18 - PROPOSE TO REMOVE THE OLD AND CONSTRUCT A NEW CONCRETE SKATE PARK, LOT 4 AND LOT 5 DP 15683, TWEEDIE STREET WALLERAWANG NSW 2845

1. PROPOSAL

Council is in receipt of a Development Application DA149/18 for the removal of the old skate park and to construct a new skate park on land known as Lot 4 and Lot 5 DP 15683, Tweedie Street Wallerawang.

The property is Council owned and managed. It contains the memorial hall and the existing skate park that is proposed to be removed as part of this application.

The property is relatively flat land and adjoins a drainage reserve to the east with the Wallerawang Police Station beyond that, the hall to the west, a park with playground equipment to the south and residential dwellings beyond. The railway line and railway operations are adjacent to the site.

The proposal involves the removal of the existing skate park that consists of a skate ramp, jump and concrete area. The skate park is proposed to be replaced with rails, quarter pipes, jumps and a main bowl area.

The whole of the new skate park area is proposed to consist of an area of approximately 500m².

2. SUMMARY

To assess and recommend determination of DA149/18 with recommendation for approval subject to conditions.

3. LOCATION OF THE PROPOSAL

Legal Description: Lot 4 DP 15683
Property Address: Memorial Hall Tweedie Street WALLERAWANG NSW 2845

4. ZONING: The land is zoned RE1 Public Recreation in accordance with Council's current planning instrument, being Lithgow Local Environmental Plan (LEP) 2014.

5. PERMISSIBILITY: The development being a 'recreation facility (outdoor)', as defined below and permissible under Lithgow Local Environmental Plan 2014, subject to development consent as per the RE1 Zoning table.

***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 DCP's)

Policy 5.1 Building Over Easements

The deposited plan shows a drainage easement running between Lot 4 and 5.

The development is not proposed to impact the drainage easement.

Council's Policy states:

That no building or structure of any type be permitted to be constructed over water, sewer or drainage easements without the express written consent of the Council.

This would be conditioned on the consent.

Policy 7.1 Filling and Levelling of Land

Unless otherwise provided by an Environmental Planning Instrument or Development Control Plan, a development application be required in the following circumstances:

- 1. Where land is subject to inundation by floodwaters, or*
- 2. Where excavation or the depth of fill exceeds 900mm.*

Separate development applications are not required where the cut and/or fill is identified in a development application for a structure on the land.

The proposal involves excavation works with a cut as deep as approximately 2m for the skate bowl section of the development. Cut and fill levels varies across the proposed development area.

The extent of cut and fill exceeds Council's Policy and therefore the development application was lodged to Council for assessment.

Policy 7.5 Notification Of Development Applications

This policy applies to all applications as below:

5. Who will be notified under this Policy and how long is the notification period?

5.3 Certain types of development will be notified to adjoining landowners as well as the wider neighbourhood, and in some circumstances for 21 days, as indicated in the following table:

Type of Development Proposed	Minimum Notification Required (Surrounding Landowners)	Period
Multi-dwelling Housing, hostels, boarding houses, child care centres, Hotels, Motels, Tourist Facilities, residential flat buildings, residential care facility, seniors housing, serviced apartments, places of public worship, recreation facility , amusement centres, professional consulting rooms	6 either side of the subject site, 6 at the rear and 6 opposite the site	21 days

The development is not exempt under Council's policy; therefore the proposal was notified to surrounding landowners and placed on display for a period of 21 days.

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

Development Applications on Council owned land requires Development Applications on Council land to be referred to the elected Council for consideration and determination and that no aspect of the development is dealt with under delegated authority. Given Council's ownership of this land the proposal is reported to Council for determination.

5.2 FINANCIAL IMPLICATIONS

Section 94A (Section 7.12) Development Contributions Plan 2015

The Section 94A (Section 7.12) plan does not apply to this development as per the following clause:

C7 Are there any exemptions to the levy?

Other development exempted from the levy

The following types of development or components of development will also be exempted from a levy under this Plan:

a) Development by or on behalf of Lithgow City Council;

The development was lodged by Council's Community and Culture Department and therefore is exempt from Council's Section 94A Contributions.

5.3 LEGAL IMPLICATIONS

Local Government Act 1993

Division 1 Classification and reclassification of public land

The property is defined as being public land that is utilised by all members of the community. It is operational land that is controlled by Council.

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		
Clause		Compliance
Land Use table	RE1 Public Recreation	Yes
7.1	Earthworks	Yes
7.3	Stormwater management	Yes
7.5	Groundwater vulnerability	Yes
7.7	Sensitive lands	Yes

Comment: The proposed development is consistent with the zone objectives. The objectives of the zone are:

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.*

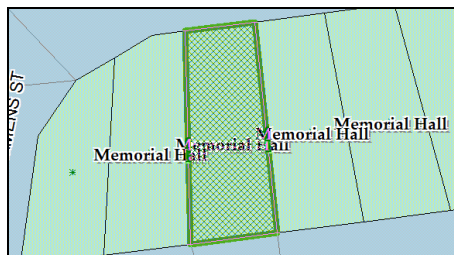
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To maintain or improve the water quality of receiving water catchments.*

The property is owned and managed by Council for the use of public recreation. The proposed development is for the replacement to the existing skate park. The development would not impact the recreational settings and is compatible with the surrounding uses being a public hall and a park area with playground equipment. Water quality would be maintained and not be impacted upon. Refer to the Norbe assessment undertaken further in this report.

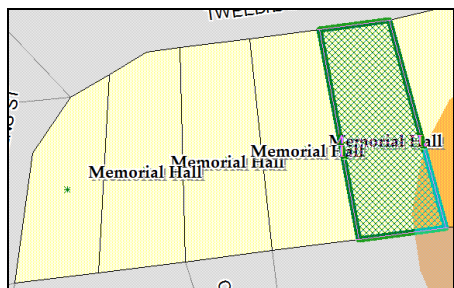
The proposal involves excavation works with a cut as deep as approximately 2m for the skate bowl section of the development. Cut and fill levels varies across the proposed development area. All earthworks excavated from the development would be taken off site to a suitable location.

Stormwater from the development would be diverted into the stormwater drainage easement located on the property.

The property is identified as containing ground water vulnerability. Groundwater dependent ecosystems would not be impacted upon by the development as the landscape of the property is proposed to remain and the environment has been previously disturbed. The development is designed, sited and will be managed to avoid any significant adverse environmental impact. Water vulnerability is mapped below:



The property is identified as being sensitive land. The location of the dwelling on the property is relatively flat (slope less than 25%). The land is not subject to high erosion potential, salinity, impeded drainage or expected to be subject to regular or permanent inundation. The development is designed, sited and will be managed to avoid significant adverse environmental impact. The sensitive land map is shown below:



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

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

Comment: The application is required to be assessed using the Neutral or Beneficial Effect on Water Quality Assessment Tool as below. Given the development satisfies this assessment the development complies with the SEPP.

NEUTRAL OR BENEFICIAL EFFECT ON WATER QUALITY ASSESSMENT TOOL

General Information:

Council Name	Lithgow City
Date	15 June 2018
DA Number	DA149/18
Assessing Officer	Lauren Stevens
Development Class	Carpark <2500m ²

Assessment Summary:

NorBE Status: **Determined**
 System Outcome: **Satisfied** User Outcome: **Satisfied**
 Determination outcome: **Granted** Determination date: **15/6/18**

Pre- Assessment Checklist:

Located within Sydney drinking water Catchment	Yes
Is development consistent with any existing SCA 88B Instruments on title?	N/A
Crown perpetual leasehold land?	No
Water quality impact identifies?	No
Concentration of flow of water?	No
Flow of water impeded?	Yes
Discharge of pollutants?	Yes
Any other matter?	Yes
Documentation is completed?	Yes
Does Water Cycle management Study meet SCA/Council requirements?	Yes

Condition

The applicant is to submit, to the satisfaction of council, an Erosion and Sediment Control Plan in accordance with Chapter 2 of the NSW Landcoms 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

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

The development has been forwarded to Council's Building Officer for assessment under appropriate regulations. 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 property adjoins a drainage reserve to the east with the Wallerawang Police Station beyond that, the hall to the west, a park with playground equipment to the south and residential dwellings beyond. The railway line and railway operations are adjacent to the site. The proposal is consistent with the surrounding land uses and will not cause any land use conflicts.

Services: The development is not required to have connections to Council's reticulated water and reticulated sewer services, electricity or telecommunication services.

Context and Setting: The proposed development will be located within an established recreational 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.

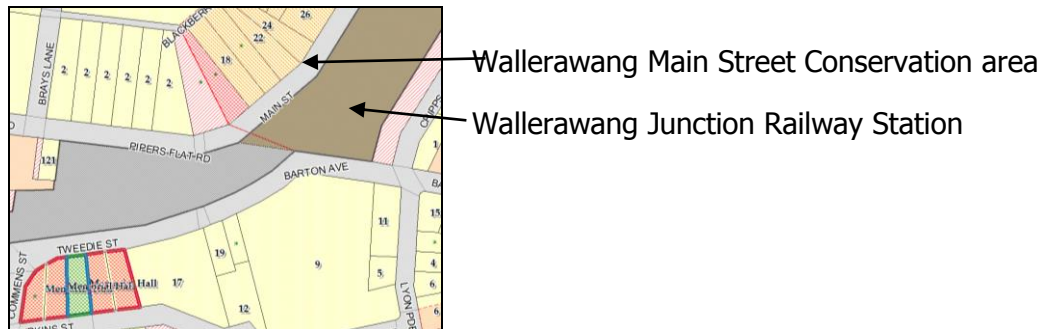
The scale of the development would have minimal impact to the visual streetscape to that currently exists on the site. Landscaping is proposed to be undertaken as part of the development and is satisfactory for the development.

Access/traffic: The proposal will gain access from Simpkins Street. The access exists and enters into the carpark for the community memorial hall and the park. The access is suitable for the development and is not required to be upgraded.

It is expected that majority of the users to the skate park would be pedestrians and would not increase traffic movements or the demand for parking.

The development was referred to Council's Engineer's for standard conditions during construction of the development.

Heritage: The property is not heritage listed under Schedule 1 of the LEP. However, the property is located within proximity to the Wallerawang Main Street and located adjacent to the Wallerawang Junction Railway Station that is a heritage listed item under Council's LEP 2014. The heritage item and conservation area is shown on the map below:



As the development and the heritage item/conservation area are separated by Tweedie Street and the railway line, the development is not expected to impact heritage in the Wallerawang area.

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 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.

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.

Natural Hazards: The land is not known to be bushfire prone or flood prone. The development is located within proximity to a drainage easement and watercourse. As the development is not for habitable purposes, it is expected that the development would not be impacted by flooding.

Noise and Vibration: Skate parks are usually occupied after school hours being between 4pm and 6pm (8pm in summer) and on the weekends. As the current use of the property is for recreational purposes with the development located over approximately 200m from the closest residential dwelling, the development is not expected to increase noise in the vicinity.

There are no nearby sources of noise or vibration that would impact detrimentally the proposal.

Waste: The statement of environmental effects states that adequate litter bins will be located around the development and emptied regularly.

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 pursuits and adjacent to the railway line, residential dwellings, parkland and the Police Station.

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 the surrounding area. 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 Council's Building Officer, Water & Wastewater Officer, and Engineers 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 21 days with no submissions received.

COUNCIL'S BUILDING OFFICER

Reference is made to the Development Application. A site inspection was carried out and reference is made to the assessment of the submitted plans and associated documentation.

The proposed works include:

- The demolition and removal of existing skate park and construction of new concrete skate park.

It is requested that details be provided regarding disabled parking and access to and from the proposed skate park be provided for further assessment.

The following conditions are recommended if/when approval is granted:

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

3. 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 that Act:
 - i) has been informed in writing of the licensee's name and contractor Licence Number, and
 - ii) it is satisfied that the Licensee has complied with the requirements of Part 6 of that Act, or
- b) in the case of work to be done by any other person:
 - i) has been informed in writing of the 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 date any information or declaration previously given under either of those paragraphs.

4. That rainwater drains are connected to the street/lane gutter or drainage easement to the satisfaction of Council.

5. That the structure, including footings and associated drainage must be located wholly within the confines of the allotment boundaries. The applicant/owner is responsible for identifying the allotment boundaries.

Requirements Prior to Commencement of Work

6. 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 81A(2)(a) 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 81A(2)(b) 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 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.

7. 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.

8. Prior to commencement of any building works, a suitable lidded waste container for the deposit of all building rubbish and litter must be provided onsite. The waste container must be emptied at a licensed waste disposal facility when 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.

9. 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.

10. 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.

Requirements During Construction

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

12. 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

13. That existing plumbing and drainage fixtures affected by the building works are modified or relocated in accordance with the requirements of the Council.

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

Requirements Prior to Use

15. 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.

16. The occupation certificate shall 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.

Advisory Notes:

A.N1. 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) Reinforcing steel in position and before concrete is poured (footings, lintels, beams, columns, floors, walls and the like.
- c) Slab base if no piers required and prior to placement of the membrane.
- d) Stormwater drainage between building and discharge point (drainage pipes, soakage pits and the like) prior to covering.
- e) 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.

COUNCIL'S WATER & WASTEWATER OFFICER

Council's Water and Sewer Officer has no objection to the development subject to the following condition being placed on the consent.

1. The development is to comply with Council's Policy 5.1 Building Over Easements. Council's Policy states:

That no building or structure of any type be permitted to be constructed over water, sewer or drainage easements without the express written consent of the Council.

COUNCIL'S ENGINEERS

Reference is made to the Development Application in regard to Council's Planner's referral. The following comments are provided:

1. No construction is permitted over any existing stormwater pits.
2. Prior to undertaking construction in the vicinity of stormwater assets:
 - o The stormwater pipe's condition shall be surveyed (using CCTV or similar) and evidence of the survey presented to Council. The survey shall extend 3m, or past the zone of influence (whichever the greater) beyond the structure. Where the pipe condition is not acceptable, or comprises flush jointed pipes, the developer will be required to replace the stormwater main with a size or material type as directed by Council.
 - o Concrete encasement of the pipe may be required in special circumstances, where some additional loads on the pipe are unavoidable.

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 DA 149/18 is approved subject to conditions set out in Schedule A.

Report prepared by:

Supervisor:

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 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 by the following conditions.
2. 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 that Act:
 - i) has been informed in writing of the licensee's name and contractor Licence Number, and
 - ii) it is satisfied that the Licensee has complied with the requirements of Part 6 of that Act, or
 - b) in the case of work to be done by any other person:
 - i) has been informed in writing of the 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 date any information or declaration previously given under either of those paragraphs.
3. That rainwater drains are connected to the street/lane gutter or drainage easement to the satisfaction of Council.
4. That the structure, including footings and associated drainage must be located wholly within the confines of the allotment boundaries. The applicant/owner is responsible for identifying the allotment boundaries.
5. The development is to comply with Council's Policy 5.1 Building Over Easements. Council's Policy states:

That no building or structure of any type be permitted to be constructed over water, sewer or drainage easements without the express written consent of the Council.

Requirements Prior to Commencement of Work

6. 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 81A(2)(a) 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 81A(2)(b) 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 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.

- 7. 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.

- 8. Prior to commencement of any building works, a suitable lidded waste container for the deposit of all building rubbish and litter must be provided onsite. The waste container must be emptied at a licensed waste disposal facility when 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.
- 9. 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.

- 10. 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.

Requirements During Construction

- 11. A copy of the stamped and approved plans, development consent and the construction certificate are to be on the site at all times.
- 12. 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

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

Requirements Prior to Use

15. 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.
16. The occupation certificate shall 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.

Stormwater and Drainage

17. No construction is permitted over any existing stormwater pits.
18. Prior to undertaking construction in the vicinity of stormwater assets:
 - a. The stormwater pipe's condition shall be surveyed (using CCTV or similar) and evidence of the survey presented to Council. The survey shall extend 3m, or past the zone of influence (whichever the greater) beyond the structure. Where the pipe condition is not acceptable, or comprises flush jointed pipes, the developer will be required to replace the stormwater main with a size or material type as directed by Council.
 - b. Concrete encasement of the pipe may be required in special circumstances, where some additional loads on the pipe are unavoidable.

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) Reinforcing steel in position and before concrete is poured (footings, lintels, beams, columns, floors, walls and the like).
 - c) Slab base if no piers required and prior to placement of the membrane.
 - d) Stormwater drainage between building and discharge point (drainage pipes, soakage pits and the like) prior to covering.
 - e) 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.

- AN2. All building work must be carried out in accordance with the provisions of the Building Code of Australia.