

**ADMINISTRATIVE CONDITIONS**

## Approved Plans and Documentation

1. The developer is to ensure that the development complies fully with DA4208/2019 as submitted to Council on the 25/06/2019 11:19:04 AM with supporting documentation including, but not limited to the development plans being:

Reference/Dwg No	Title/Description	Prepared By	Date/s
A000	Site Plan	Gran Associates Australia Architects	22/05/2019
A001	General Notes	Gran Associates Australia Architects	22/05/2019
A100	Existing, Demolition & Proposed Floor Plan	Gran Associates Australia Architects	22/05/2019
A110	Roof Plan, RCP & Wall Set-out plans	Gran Associates Australia Architects	22/05/2019
A200	Elevations	Gran Associates Australia Architects	22/05/2019
A300	Sections	Gran Associates Australia Architects	22/05/2019
A600	Shadow Diagrams	Gran Associates Australia Architects	22/05/2019
A700	Door Schedule	Gran Associates Australia Architects	22/05/2019

as stamped by the Snowy Monaro Regional Council and attached to this Notice, except where amended by the following conditions of consent (and as amended in red by Council):

## Inconsistency between documents

2. In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

## Prescribed Conditions

3. The developer shall comply with any relevant prescribed conditions of development consent under clause 98 of the Environmental Planning and Assessment Regulation. For the purposes of section 4.17(11) of the Environmental Planning and Assessment Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:
  - The work must be carried out in accordance with the requirements of the Building Code of Australia

- 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 (not being the council) has given the council written notice of the following information:

In the case of work for which a **principal contractor** is required to be appointed:

- (i) the name and licence number of the principal contractor, and
- (ii) the name of the insurer by which the work is insured under Part 6 of that Act,

In the case of work to be done by an **owner-builder**:

- (i) the name of the owner-builder, and
- (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified above becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information:

- A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is 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.

## OTHER APPROVALS

Internal Plumbing and Drainage - Approval to Carry Out Stormwater, Water Supply and Sewerage Works

4. Notwithstanding the issue of this development consent, separate approval from council under Section 68 of the Local Government Act 1993 must be obtained prior to commencement of internal plumbing and drainage works relating to stormwater, water supply or sewerage works within the property boundary. In this regard, a S68 Application to Carry Out Stormwater, Water Supply and Sewerage Works must be submitted on councils standard application form and be accompanied by the required attachments and prescribed fee, prior to release of the Construction Certificate.

## PRIOR TO THE COMMENCEMENT OF WORKS

Construction Certificate

5. The developer is to ensure no site works, construction or building works are to commence without first obtaining a Construction Certificate.

#### Appointment of Principal Certifying Authority and Notice of Commencement

6. At least 48 hours prior to the commencement of any works on the site, a “Notice of Commencement of Work and Appointment of PCA Form” will be submitted to Council. This includes that prior to the commencement of works the Applicant will submit to Council:

- (a) A construction certificate for the building work which has been issued by the Certifying Authority (i.e. Council or Accredited Certifier); and,
- (b) Evidence that the person having the benefit of the development consent has:
  - (i) Appointed a Principal Certifying Authority (PCA) and notified Council in writing of the appointment, irrespective of whether Council or an accredited private certifier is appointed;
  - (ii) notified the PCA that the person will carry out the building work as an owner-builder, if that is the case; and,
- (c) Evidence that the principal PCA has, no later than 2 days before the building work commences:
  - (i) notified the consent authority and the Council of his or her appointment, and;
  - (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work; and,
- (d) Evidence that the person having the benefit of the development consent, if not carrying out the work as an owner-builder has:
  - (i) notified the Certifying Authority (i.e. Council or Accredited Certifier) of any such appointment; and,
  - (ii) unless that person is the principal contractor, notified the principal contractor of any critical state inspection and other inspections that are to be carried out in respect of the building work.

#### Site Notice

7. Before commencement of any work, a sign must be erected in a prominent, visible position:
- (a) stating that unauthorised entry to the work site is not permitted;
  - (b) showing the name, address and telephone number of the Principal Certifying Authority for the work; and
  - (c) showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

This sign shall be maintained while the work is being carried out and removed upon the completion of the construction works.

## DURING WORKS

### Approved Plans to be On-site

8. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification will be kept on the site at all times during construction and will be readily available for perusal by any officer of the Council or the PCA.

#### Public Property

9. The developer shall ensure that no trees on public property (footpaths, roads, reserves, etc.) are removed or damaged during works including the erection of any fences, hoardings or other temporary works.

#### Protection of Trees

10. All street trees will be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction, will be replaced, to the satisfaction of Council.
11. All protected trees on the site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.

#### Site Management

12. The developer is to ensure that all builder' sheds, including temporary sanitary closets, must at all times be:
- a) located wholly within the site;
  - b) properly constructed and maintained to industry standards;
  - c) securely anchored to the ground, and removed upon completion of the project.

#### Trade Waste

13. The applicant must provide an adequate trade waste service to ensure that all waste material is contained, and removed from the site for the period of construction
- (a) Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council.
  - (b) The burning of builders waste on site by open fire is prohibited.

#### Use of Power Tools - Residential and Village Areas

14. The developer is to ensure that work on the development site by all persons using power tools and equipment is limited to the following hours:
- |           |                  |
|-----------|------------------|
| Mon - Fri | 7.00am to 6.00pm |
| Saturday  | 8.00am to 5.00pm |
- No work to occur on Sundays or Public Holidays

#### Inspection Notification

15. The Principal Certifying Authority (PCA) (i.e. Council or Private Certifier) is to be given a minimum of 48 hours notice prior to any critical stage inspection or any

other inspection nominated by the PCA via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.

#### Public Access and Site Security

16. It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied. In this regard, the developer must ensure that perimeter fencing is provided for all construction sites in accordance with Work Health and Safety Regulation 2011.

#### Plumbing & Draining

17. The developer is to ensure that prior to any plumbing work being commenced the licensed plumber / drainer must lodge with Council a Notice of Work two (2) working days prior to commencement of the work. A sewer service diagram.

AND

- Prior to covering any new Plumbing & Drainage work arrange for the work to be inspected by Council Officers by phoning the Jindabyne Council Office on 02 64511550 and paying the appropriate inspection fee. (An additional inspection fee will apply for all work required to be re-inspected)

AND

- Within two (2) working days of the final inspection being completed the Licensed Plumber & Drainer is to provide to the Council and the property owner:-

(a) A Certificate of Compliance to AS3500.

(b) A dimensioned schematic layout of the sanitary drainage lines.

Notes:-

- The Plumbing and Drainage Act 2011 has substantial fines for non-compliance.
- Documentation submitted will incur an administrative fee for lodgement.  
Eg:- Lodge 1 or more documents together = 1 fee Lodge documents separately = 1 fee for each lodgement

18. All plumbing and drainage work is to be installed by a Licensed Plumber & Drainer in accordance with the Australian Standard 3500 and the provisions of the Plumbing and Drainage Act 2011 and BASIX requirements.
19. The developer shall ensure that a licensed plumber and drainer undertakes the connection to Council sewer system. The sewer riser is to be flush with the finished surface levels of the land and provided with a cap and concrete collar.

#### Hot Water Installation

20. All new heated water installations shall deliver heated water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding:-
- (a) 45°C for aged, the sick, children or people with disabilities in healthcare or aged care buildings, early childcare centres, primary & secondary schools & nursing homes or similar facilities for the aged, the sick, children or people with disabilities.
- and

(b) 50°C for all other situations.

A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of the works.

#### Material Storage

21. The surrounding road carriageways are to be kept clean of any material carried onto the roadway by construction vehicles. Any work carried out by Council to remove material from the roadway will be at the applicant's expense. (b) Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve unless prior approval is obtained from Council.

#### Asbestos (should further asbestos be located during demolition)

22. The removal of any asbestos material must be carried out by an approved contractor if over 10 square metres in area in strict accordance with WorkCover Authority requirements.
23. A sign shall be erected in a prominent location stating that asbestos removal work is in progress and advising of the project manager and company undertaking the work and relevant contact details.
24. The internal floor area affected or likely to be affected, by scattering of asbestos pieces, particles or fibres during demolition or cutting into the building, is to be cleaned by vacuuming by a contractor approved by WorkCover. A Clearance Report to certify that the site area is free of asbestos is to be submitted to Council by a NATA registered hygienist within fourteen (14) days of the completion of renovations (or prior to Occupation Certificate being issued).
25. The asbestos waste must be collected and stored on-site in impermeable bags inside an adequate waste receptacle pending transportation. The receptacle must be lined and covered in accordance with the bin provider's requirements and S29 of the Protection of the Environment Operations Waste Regulations 1996.
26. Transportation of asbestos from the site must comply with the Protection of the Environment Operations Waste Regulations 1996.
27. Asbestos waste must be prepared in accordance with WorkCover requirements and disposed of to an EPA licensed landfill site.
28. Any demolition works involving asbestos are to be carried out in accordance with the WorkCover Authority's – Your Guide to Working with Asbestos, *"Guidelines for Practices Involving Asbestos Cement in Buildings"*. Transportation and disposal of asbestos materials shall be in accordance with EPA requirements.

29. In order to prevent the spread of hazardous material, the applicant shall ensure that:
- (a) power tools are not used on any asbestos material;
  - (b) work is undertaken in weather conditions where asbestos dust is unlikely to be blown off site;
  - (c) the work area is dampened to prevent any potential for dust generation;
  - (d) all asbestos waste is dampened prior to being wrapped or otherwise contained in heavy duty plastic material for storage on site within a waste receptacle and later transportation off site;
  - (e) the area affected, or likely to have been affected, by scattering of asbestos pieces, particles or fibres during demolition or cutting into the building is to be cleaned by vacuuming by a contractor approved by WorkCover.

Lead based Paint (should lead paint be identified at the site during demolition)

30. To prevent contamination of the soil and human health risks associated with lead dust, safeguards must be used when removing flaking paint or sanding paint surfaces that are suspected to contain lead.

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

### Occupation Certificates

31. An Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning and Assessment Act 1997 have been complied with as well as all of the conditions of the Development Consent.

## **USE OF SITE**

### Hard Surface Run-off

32. The developer shall ensure that the run-off from the ramp and associated hard surfaces is diverted into an adequate management system so as not to cause an impact on adjoin properties.

### External Finishes

33. The developer is to ensure that the external type, colour and texture of materials to be used on the project shall be consistent with those of the existing development.

### Ventilation of Sanitary Compartment

34. The developer shall ensure that all sanitary compartment shall be mechanically ventilated in accordance with AS 1668.2 and AS/NZS 3666.1.