ATTACHMENTS TO REPORTS –

Item 13.3 – Modified DA 2009/1157 – Proposed Alterations and Additions to Existing Dwelling – "Mount Broughton", 144 Mt Broughton Road, Werai

ORDINARY COUNCIL MEETING

Wednesday 8 February 2017

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Attachments to Reports

Item

13.3 Modified DA2009/1157 - Proposed Alterations and Additions to Existing Dwelling - "Mount Broughton", 144 Mt Broughton Road, Werai

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ATTACHMENTS TO REPORT

Item 13.3

Modified DA2009/1157 - Proposed Alterations and Additions to Existing Dwelling - "Mount Broughton", 144 Mt Broughton Road, Werai

Attachment 1

Conditions of Consent

Attachment 2

Site Plans

ATTACHMENT 1

08 February 2017

Kathy Barnsley Architect Pty Ltd
558 ARGYLE STREET
MOSS VALE NSW 2577

NOTICE OF DETERMINATION OF A MODIFICATION APPLICATION
Pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*

DEVELOPMENT APPLICATION NO:	LUA09/1157
APPLICATION NO:	LUA09/1157.02
PROPOSED MODIFICATION:	Section 96 Modification (enclosed swimspa instead of pool, internal layout changes)
APPLICANT:	Kathy Barnsley Architect Pty Ltd
OWNER:	IM SCANDRETT & JA SCANDRETT
PROPERTY DESCRIPTION:	Lot 1 DP 804846
PROPERTY ADDRESS:	144 MT BROUGHTON ROAD WERAI NSW 2577
APPROVED DEVELOPMENT:	Alterations & Additions
DA APPROVAL DATE:	4 March 2010
CONSENT TO OPERATE FROM:	08 February 2017
CONSENT TO LAPSE ON:	08 February 2022
DETERMINATION:	**Approved** subject to conditions attached in schedule 1 of this consent
DATE OF DETERMINATION:	20 December 2016

Inconsistencies

In the event of any inconsistency between the conditions of this modified consent and the plans / supporting documents referred to in this notice, the conditions of this development consent shall prevail.

Rights of Appeal

If you are dissatisfied with the determination of Council (including determination of a review under section 82A of the Environmental Planning and Assessment Act 1979, you may appeal to the New South Wales Land and Environment Court within 6 months after the date on which you receive the notice of determination or review, if your application was lodged after 27th February 2011. Otherwise the right to appeal is exercisable in accordance with the rules of the New South Wales Land and Environment Court.

Review of determination

You have the right to request a review of determination under section 96AB of the *Environmental Planning and Assessment Act 1979*, if the development application was lodged after the 27th February 2011 and provided that this determination is not made in respect of designated or integrated development. The determination cannot be reviewed after a 6 month time period, from the date of determination or after an appeal to the Land and Environment Court is disposed of by the court. To comply with these time frames any request for a review should be promptly made to Council.

_____

Alan Lindsay 08 February 2017

Senior Accredited Certifier **Date of Issue.**

APPROVED MODIFIED PLANS: Kathy Barnsley Architect Revision C Job No. 08-320 Sheets 1 to 5 dated 23.11.2016 Amended Basix Certificate A72371_02 dated 23 November 2016

SUMMARY SCHEDULE OF MODIFIED CONDITIONS

CONDITIONS OF DEVELOPMENT CONSENT

1. Inspections by Council

24 hours prior to the covering of the following works, Council must be notified by the licensed builder, owner builder or licensed plumber/drainer that the following works are ready for inspection:

(a) stormwater drains. (Note Council only inspects stormwater drains for residential outbuildings, detached single dwellings and additions thereto. Internal stormwater drainage for medium density residential, commercial and industrial developments will need to be inspected and certified by the developer's Hydraulic Consultant. Any drainage works on Council property must be inspected by Council. **Stormwater connection is a mandatory critical stage inspection)**;

(b) stormwater absorption trenches;

(c) internal drainage under water test;

(d) external drainage under water test;

(e) water plumbing;

(f) septic tank or aerated wastewater treatment system;

(g) absorption trenches;

(h) final inspection of water plumbing, sanitary drainage and stormwater drainage.

NOTE: The subject building is not to be occupied or a Final Occupation Certificate issued until a final inspection has been carried out by Council and a clearance given, for the satisfactory completion of the above works where applicable.

(NB: An accredited certifier must not be substituted for Council in respect of these inspections, as Council remains the sole responsible authority for these matters.)

2. Inspections by the Principal Certifying Authority - **Mandatory Critical Stage Inspections**

24 hours prior to the covering of the following works, the Principal Certifying Authority appointed pursuant to Section 81(2)(b) of the *Environmental Planning and Assessment Act 1979* must be notified that works are ready for inspection. (Note that all inspections below must be booked in and those in **bold type** are mandatory critical stage inspections under the Act and must be carried out by the Principal Certifying Authority. If these inspections are not carried out by the Principal Certifying Authority an Occupation Certificate cannot be issued.)

General compliance with plans and conditions of DA and Construction Certificate (if any) will be checked during each inspection (on-site facilities

including builder's toilet, erosion control measures and shoring).

(a) Piers (if any) prior to pouring of concrete;

(b) Footing trenches with reinforcement prior to pouring of concrete

(c) Retaining walls and reinforcement (if any) prior to pouring of concrete;

(d) Concrete slab formwork with reinforcement prior to pouring of concrete;

(e) Structural framework; including roof members. When completed prior to the fixing of any internal sheeting;

(f) Wet area, damp proofing and flashing before lining;

(g) Swimming pool safety fence prior to filling the pool with water;

(h) Foundation material before installation of the swimming pool or laying of any bedding material;

(i) Bearers and joist inspection, including tie down requirements and ant capping. When completed and prior to the laying of the floor;

(j) Swimming pool concrete formwork with reinforcement prior to pouring of concrete;

(k) Final inspection prior to use of the building;

The above listed works must not be covered until approval is obtained from the Principal Certifying Authority or his/her duly appointed delegate.

3. Compliance

Development is to take place in accordance with the approved plans and documentation submitted with the application and subject to the conditions below, to ensure the development is consistent with Council's consent.

4. Hours of Demolition and Construction Works

In order to minimise impacts upon the locality demolition and construction activities must be limited to between 7.00am - 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays with no work on Sundays and public holidays. Any variation of these hours will only occur with Council's consent.

5. Ground Levels

Natural ground levels are not to be altered or adjusted other than shown on the approved plans or where varied by the conditions of consent without the prior consent of Council.

6. Outbuildings Use

The structure shall not be used at any time for residential, industrial or commercial purposes, or used for the storage of goods associated with industrial or commercial undertakings in accordance with Council's Residential Development Control Plan.

7. Storage Materials

No storage or placing of any building materials to occur on adjacent public roads or footpath areas in association with the construction, maintenance or use of the development or site, without prior Council approval.

8. Applicant Must Advise of Damage to Property

The Applicant must advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like, prior to commencement of any work on the site. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the Applicants expense.

9. Vehicular Access Point

A suitable entry point is to be nominated on site and utilised by construction and delivery vehicles. This entry point is to be located so that the possibility of damage to Council's property is minimised during construction. The access point is to be surfaced with all weather materials of a minimum of 40mm in size.

10. Erosion and Sediment Control

The following control measures shall be installed to minimise the effect of site disturbance and soil erosion:-

(a) The strategic placement of bales of hay or a geotextile fabric fence to contain soil infiltration and runoff from sites (refer to Council's guidelines for "Erosion and Sediment Control on Building Sites". Sediment control devices shall be installed immediately after any site works have been carried out and prior to construction work commencing and remain in position until disturbed soils are turfed, 70% vegetated or otherwise stabilised.

(b) Restricting vehicles access to one designated point.

(c) The installation of gutters, downpipes, and the connection of downpipes to the stormwater disposal system prior to the fixing of the roof cladding.

11. Waste Management

In accordance with Council's Development Control Plan No 49 an approved litter receptacle with a tight fitting lid shall be provided on site for the disposal of builder refuse that may be wind blown (all polystyrene waste must be bagged and securely contained). The bin shall be onsite during all demolition and construction works. Sorting of waste materials shall occur on site in accordance with the approved Waste Management Plan.

12. Waste Management Plan

The approved Waste Management Plan must be displayed on site and implemented during construction and ongoing operation of the development. Evidence of recycling/disposal actions and waste management contracts are to be maintained for three years from the date of commencement of work.

13. Compliance with Building Code of Australia

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

14. Residential Building Work

A. 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) 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 person's 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 the work is less than the amount prescribed for the purposes of the definition of ***owner-builder work*** in Section 29 of that Act,

B. A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

15. Excavations and Backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards properly guarded and protected to prevent them from being dangerous to life or property.

16. Retaining Walls and Drainage

If the soil conditions require it:

(a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided, and

(b) adequate provision must be made for drainage.

17. Support for Neighbouring Buildings

A. If an excavation associated with the erection or demolition of a building 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:

(a) must preserve and protect the building from damage, and
(b) if necessary, must underpin and support the building in an approved manner, and
(c) must, at least 7 days before excavating below the level of the base of the 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.

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

C. In this case, allotment of land includes a public road and any other public place.

18. Erection of Signs

A sign shall be prominently displayed on any site on which building, subdivision or demolition work is being carried out by the builder / developer:

(a) showing the name, address and telephone number of the principal certifying authority for the work;

(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.

19. Toilet Facilities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

20. Roof and Wall Cladding

Roof and walls are to be of dark tone non-reflective materials enabling the building to be less obtrusive on the surrounding landscape. The use of zincalume, stainless steel, unetched zinc or copper is not permitted. Galvanised iron may only be used with the specific consent of Council.

21. BASIX Commitments

Under Clause 97A of the *Environmental Planning & Assessment Regulation 2000*, it is a condition of this Development Consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled.

In this condition:

(a) Relevant BASIX Certificate means:

(i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is

modified under Section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or

(ii) if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and

(b) BASIX Certificate has the meaning given to that term in the *Environmental Planning & Assessment Regulation 2000*.

22. Materials for Additions and Alterations

The materials and colours of external finishes shall match the existing structure.

23. Sydney Catchment Authority

The following are the requirements of the Sydney Catchment Authority with regard to Drinking Water Catchments Regional Environmental Plan No 1:

General

1. The works and site layout are to be as shown on the Proposed Site Plans (Drawing No. 08-320/01B to 08-320/04B; Issue B, dated 9 December 2009) prepared by Kathy Barnsley Architect. Any revision to the works or site layout or is to be agreed to by the Sydney Catchment Authority;

Reason for Condition 1- The Sydney Catchment Authority has based its assessment under the Drinking Water Catchments Regional Environmental Plan No. 1 on this version of the development;

Domestic Wastewater Management

2. All wastewater generated in the dwelling shall be collected in a septic tank and pumped via a pump well to an amended soil system as specified below:

   - the septic tank is to have a minimum volume of 4000 litres and is to be fitted with an outlet filter;
   - the pump well is to have a minimum volume of 2000 litres;
   - the collection well pump is to be set so as to commence operation when the effluent level reaches 65% full and switches off when the holding tank is 50% full, and an alarm system is to be installed that is triggered when the pump fails or when the holding tank is 75% full;

3. All wastewater generated in the proposed cabana and shed buildings shall be collected in a 3000 litre septic tank fitted with an outlet filter and then directed to an amended soil system;

4. The effluent from the septic tanks referred to in Conditions 1 and 2 above must be directed to an amended soil system which must be designed, located and installed in accordance with the recommendations contained within the report prepared by Southern Geotechnics Pty Ltd (dated 29 July 2009) and the manufacturer's specifications, but with the following specific requirements and modifications:

- the size and design of the amended soil system is to be based on a minimum wastewater loading of 1200 litres per day, and a design loading rate based on the limiting soil layer;
- the soil mound is to be located 20 metres to the south east of the proposed tennis court site, on the northern side of the access driveway;
- the site for the mound must be levelled and built up with the clean topsoil brought in from elsewhere **with minimum cut (no more than 25 cm) into the slope**;
- the mound must be capped with a soil of moderate permeability, e.g. loam to clay loam, to minimise rainfall infiltration and promote evapotranspiration and must be fully turfed prior to occupation of the dwelling;
- the mound area is to be fenced-off or protected from livestock and vehicles;
- all run-on and stormwater collected from tennis court and other hard surface areas is to be diverted away from the mound area, e.g. by means of a stabilised bund or drain with provision for energy dissipation at the outlet to prevent erosion.

5. The existing onsite wastewater system is to be decommissioned in accordance with the NSW Health Advisory Note (dated 3-May 2006) for *Destruction, Removal or Reuse of Septic Tanks, Collection Wells, Aerated Wastewater Treatment Systems and Other Sewage Management Facility Vessels*;

6. The wastewater management system is to be maintained according to Section 5 of the guidelines *On-site Sewage Management for Single Households* and AS/NZS 1547-2000 *On-site Domestic Wastewater Management*, and the manufacturers requirements;

7. All effluent must be assimilated within the boundaries of the property;

8. No effluent is to be disposed of within 100 metres of any perennial or intermittent creek or watercourse, or within 40 metres of a dam or drainage depression;

9. Water conservation devices that are at least AAA-rated are to be installed in the dwelling to minimise the volume of wastewater produced;

10. These conditions of consent relating to wastewater management must be provided to the installer of the wastewater system;

Reason for Conditions 2 to 10 – To ensure that the on-site wastewater management and effluent disposal system will have a sustainable neutral or beneficial effect on water quality over the longer term;

Swimming Pool

11. Swimming pool overflow and backwash water shall:

- not be disposed of to the aerated wastewater treatment system;
- be disposed of in an absorption trench with a minimum dimension of 3 metres long by 600mm wide and 600mm deep;
- the trench shall not be located within 100 metres of any perennial or intermittent creek or watercourse, or within 40 metres of a dam or drainage depression or upslope of the effluent management area;

Reason for Condition 11 – To ensure that the disposal of swimming pool overflow and backwash water will have a sustainable neutral or beneficial effect on water quality over the longer term;

Manure Management

12. All manure generated in the stables building shall be managed as specified below:

    - the manure shall be collected and stockpiled in a dedicated covered area, underlain by a sealed or impermeable floor;
    - the manure storage area is to be located away from any stormwater flow paths and a minimum of 40 metres from a dam or drainage depression and 100 metres from any perennial or intermittent watercourse;
    - the collected manure shall be composted and used on-site such as on garden beds **or** buried or disposed of off-site;

Reason for Condition 12 - To ensure that an appropriate manure management system is in place on the site so as to minimise pollution of watercourses and have an overall sustainable neutral or beneficial effect on water quality over the longer term;

Stormwater Management

13. All runoff from the stables building, shed and dwelling is to be directed to two rainwater tanks with a minimum total capacity of 240,000 litres;

14. The overflow from the rainwater tanks is to be directed to stabilised grassed surfaces with provision for energy dissipation at the outlets to prevent erosion;

15. Runoff from the tennis court is to be diverted around the amended soil mound and directed to stabilised grassed surfaces with provision for energy dissipation at the outlets to prevent erosion.

Reason for Condition 13 to 15 - To ensure appropriate stormwater treatment and quality control measures are in place so as to ensure a sustainable neutral or beneficial impact on water quality particularly during wet weather over the longer term;

Construction Activities

16. An Erosion and Sediment Control Plan is required for all works proposed or required as part of the development, in particular the tennis court, cabana, shed and dwelling extensions. It is to be prepared by a person with knowledge and experience in the preparation of such plans and is to meet the requirements outlined in Chapter 2 of the NSW Landcom's *Soils and Construction : Managing Urban Stormwater* (2004) manual - the "Blue Book" and be to the satisfaction of Council;

17. Effective erosion and sediment controls are to be installed prior to any construction activity. The controls must prevent sediment entering drainage depressions and watercourses, and are to be regularly maintained and retained until works have been completed and groundcover established;

Reason for Condition 16 & 17 – To manage adverse environmental and water quality impacts during the construction stage of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction phase.

24. Rainwater Tank

A rainwater tank shall be sited and installed on site in accordance with the BASIX Certificate and plans submitted with the application. Overflow from the tanks shall be connected to stormwater system discharging to a 600mm x 600mm x 3 metre rubble pit located not less than 5 metres from any building or property boundary.

25. Geotechnical Risk Assessment Report

The site is subject to a Geotechnical Risk Assessment Report and as such structural plans and specifications prepared by a practising Structural Engineer shall carry a statement to the effect:-

A geotechnical risk assessment report prepared by Golder Associates and dated 14 November 1989 and Structural Engineer's Report prepared by DJ Potter dated 23 March 1990 relates to the subject site. Accordingly the recommendation(s) from this report have been incorporated in the details shown on the engineering plans and specifications I have prepared for the subject proposal.

The designing engineer shall also nominate a site classification pursuant to AS2870 "Residential Slabs and Footings" in consultation with the Geotechnical Engineer specified in the above report.

Swimming Pool Requirements

26. Maintenance of Fence

It is the responsibility of the pool owner to ensure that the pool fencing continues to provide the level of protection required regardless of and in response to any activity or construction on the adjoining premises. Due regard shall be given to the effect that landscaping will have on the future effectiveness of security fencing.

27. Discharge of Pool Waste Water

Swimming pool wastewater in unsewered areas shall be disposed of to a rubble pit 600 mm wide x 600 mm deep x 3.0 metre long located not less than 5 metres from any structure or property boundary. The overflow from the rubble pit shall not discharge into any water course drainage, depression or the like.

28. Location of Pool Pump

The swimming pool pump and filtration system shall be located a minimum 1.2m from the swimming pool safety fence.

29. Resuscitation Poster

The occupier of the premises where the pool is situated must ensure that there is at all times maintained in a prominent position in the immediate vicinity of the pool a sign that contains all of the following:

(a) the words:

(i) "YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL", and

(ii) "POOL GATES MUST BE KEPT CLOSED AT ALL TIMES", and

(iii) "KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900 MILLIMETRES CLEAR OF THE POOL FENCE AT ALL TIMES",

(b) a simple flow sequence (which may be the flow sequence depicted in the Cardiopulmonary Resuscitation Guideline) containing details of resuscitation techniques (for infants, children and adults):

(i) that are set out in accordance with the relevant provisions of that Guideline, and

(ii) that comply with the other relevant guidelines of the Australian Resuscitation Council, and

(iii) that are illustrated by drawings with key words only in bold print,

(c) a statement to the effect that formal instruction in resuscitation is essential,

(d) the name of the teaching organisation or other body that published the sign and the date of its publication.

However, any sign erected between 1 September 1995 and 31 August 2008 that bears a notice in accordance with Clause 9 (a) and (b) of the *Swimming Pools Regulation 1998* (as in force immediately before its repeal) is taken to comply with this clause.

30. Child Resistant Barrier

The proposed swimming pool shall be surrounded by an effective barrier:-

(a) that forms a barrier between the swimming pool; and

(i) any residential building situated on the premises;
(ii) the remainder of the premises; and
(iii) any place (whether public or private) adjacent to or adjoining the premises; and

(b) that is fitted with a self closing, self latching outward opening gate; and

(c) that is designed, constructed and installed in accordance with Australian Standard 1926.1 – 2007 Swimming Pool Safety *Part 1 Safety Barriers for Swimming Pools* and in particular shall be a minimum of 1200mm, and shall include a continuous non climbable zone.

31. Excavation

The excavation is required to be secured by the erection of a temporary barrier when the work is not in progress.

32. Hydrostatic Valve

Provide a hydrostatic valve at the lowest point of the pool floor.

33. Pool must be Fenced to Isolate from House

The swimming pool must be fenced so that such pool is effectively isolated from the dwelling by the erection of an approved fence having a minimum height of 1.2 m, provided with an approved self closing and self locking gate, opening outwards from the pool area. (Section 7 *Swimming Pool Act 1992*).

34. Landscaping not to Reduce Effect of Safety Barrier

Landscaping of the pool enclosure and surrounds must be installed so as not to reduce the effectiveness of the swimming pool safety barrier. (Section 15, *Swimming Pool Act 1992*).

35. Access to Indoor Pool

For the purpose of the *Swimming Pools Act 1992* the prescribed standards to an indoor swimming pool is to be restricted as listed in AS1926.1 – 2007 for a child resistant openable portion of a window and child resistant door set.

Tennis Courts

36. Tennis Court

The tennis court is not to be used in such a manner likely to cause a nuisance to the neighbourhood.

37. Tennis Court Lighting

Lighting to the tennis court may only be installed with separate written approval of Council.

38. Root Barriers

It is the Applicant's responsibility to consider the long-term effect of any nearby trees (including street trees) on the surface of the tennis court. Where appropriate, root barriers should be installed at construction stage to prevent an uneven playing surface in future years.

SOLID FUEL HEATER CONDITIONS

39. Fire Place Chimney/Flue

Every solid fuel burning appliance shall be installed strictly in accordance with the requirements of Part 3.7.3 "Heating Appliances" - Housing Provisions of the Building Code of Australia.

STORMWATER, SANITARY DRAINAGE AND WATER PLUMBING CONDITIONS

40. Compliance with Relevant Legislation

All plumbing and drainage shall comply with the requirements of Australian Standard AS3500 "National Plumbing and Drainage Code" and the relevant New South Wales Amendments.

The following conditions shall be complied with in accordance with the *Environmental Planning & Assessment Act 1979* and *Regulation 2000* and the *Local Government Act 1993* and associated *Regulations* and are preconditions of any Occupation Certificate being issued for the subject development.

41. Stormwater Drainage

(a) Rainwater shall be conveyed from each downpipe by approved rainwater drains to a 600mm x 600mm x 3m rubble pit located not less than five (5) metres from any building or property boundary.

(b) The additional rainwater drains shall be connected to the existing rain water drains.

(c) A dish drain having a minimum diameter of 100mm, or surface water collection points shall be provided at the base of all excavation and shall be connected to the rain water drainage system.

(d) Any regraded areas shall be free draining, away from the dwelling, and shall not concentrate surface water onto adjoining properties.

42. Water Supply

(a) Pressure Relief Valve

If an unvented mains water pressure storage heater is installed, it is to be fitted with valves as specified in Table 4.1 of AS3500.4 1994 and the manufacturer's specifications.

(b) HWS - Drainage Cock

The hot water storage unit must be provided with a drainage cock when the hot water service is located internally.

(c) Protection of Water Pipes

To overcome possible damage to water pipes located in uninsulated roof spaces, the pipe and fittings shall be surrounded by an appropriate thickness of insulation. Pipes in external walls shall be positioned not less than 20 mm away from the external surface and located on the treated side of any insulation present.

Vide Clause 5.19.4.1 and 5.19.5 of AS3500 Part 1 National Plumbing and Drainage Code.

(d) Water Temperature

All new hot water installations shall deliver hot water not exceeding 50 degrees celsius in residential buildings at the outlet of all sanitary fixtures used primarily for personal hygiene purposes (ie. bathrooms and ensuites).

(e) Location of Rainwater Tanks

Rainwater tanks are to be located such as to prevent overflows from any sewer surcharge gullies entering the rainwater tank and associated overflow pipe work.

(f) Prevention of Foreign Matter

There are to be no other connections to the overflow pipe work such as surface water inlets. (To prevent foreign matter entering the overflow pipe work and flowing back into the rainwater tank.)

(g) Proximity to Other Services

(i) Separation between above ground rainwater services and any parallel potable water supply must be a minimum of 100mm.

(ii) Below ground rainwater services must be separated by a minimum of 300mm from any parallel potable water supply pipe.

43. Water Conservation

AAA rated water conservation devices shall be installed in the dwelling in accordance with the requirements of Development Control Plan No 39. In this regard AAA rated water efficient shower roses and aerators on bathroom and kitchen hand basins and sinks and dual flush water closets shall be provided.

WASTEWATER MANAGEMENT CONDITIONS

44. This is to certify that the application for permission to install a wastewater management system at the above property has been approved subject to the following conditions.

45. Type of waste to be collected: All.

46. Maximum number of persons system approved for: Ten (10).

47. The collection well is to be a minimum of: 3,000 litres.

48. Plumber/Drainer

The licensed plumber and/or drainer shall obtain a Permit from Council before any work commences.

All house sewer and plumbing work is to be carried out by a licensed plumber of drainer in accordance with the requirements of the *Local Government Act 1993*, *Local Government (Water, Sewer and Drainage) Regulation 1993* and AS3500.

49. Vehicle Movement

Vehicular access shall be excluded from the effluent disposal area.

50. Stormwater

All stormwater and seepage from higher levels is diverted from the effluent application area by a surface drain. Roofwater is to be disposed of clear of and downhill of the effluent disposal areas.

51. Wastewater Treatment Tank Location

The wastewater treatment tank is to be located not less than 1.5 m from any building.

52. Location Requirements – Effluent Application Area

The effluent application area must be located so that:-

(a) where practical they are exposed to the prevailing wind and not shaded from the sunlight:

(b) they have the following minimum horizontal setback distance:-

(i) from a property boundary:

(a) 3 metres, when higher than the application area; or

(b) 6 metres, when lower than the application area.

(ii) 6 metres from the edge of a swimming pool.

(c) 15 metres from any dwelling.

53. Tank Level

The septic tank is elevated so that the effluent can be discharged into an absorption trench in the approximate position indicated on the plan. In this regard the invert level of the septic outlet pipe must be a minimum of 25mm above the ground level of the disposal area.

54. Livestock

Livestock shall be excluded from the surface irrigation area. Appropriate fencing shall be erected as required around the perimeter of the application area to effect this condition.

55. Existing Septic Tank

The contents of the existing septic tank, except for approximately 50 litres of digestive sludge, are removed by Council or its contractor and disposed of in an approved manner, and the septic tank is either demolished or filled with clean soil and garden lime.

56. Service Requirements

(a) An Operator's Manual incorporating a service record is to be provided with the aerated unit. The date of each service shall be entered on the record sheet.

(b) The owner shall enter into a service contract with a Council approved service contractor for the servicing of the system at quarterly intervals.

(c) A copy of the service record sheet shall be forwarded by the service contractor to Council after each service.

(d) The service contractor shall make adjustments to each unit, its ventilation and irrigation systems, when directed to do so by the Department of Health of New South Wales or Wingecarribee Shire Council.

(e) The yard or garden areas of the allotments are turfed and/or landscaped to the satisfaction of Council and the Department of Health of New South Wales before the aerated system is used for irrigation purposes prior to occupation.

(f) The service record sheet shall nominate test results recorded for free residual chlorine and pH with respect to the final irrigation chamber, (ie waste water from the final irrigation chamber is to be tested for free residual chlorine and pH.)

(g) The approval for use is only valid whilst the unit is being serviced in accordance with the standards for operation. If the maintenance service is stopped or suspended, Council will take legal action for the occupation of the building to cease or other drainage modifications to occur.

57. Potable Water Storage

The surface irrigation area must be sited down hill and as far as practical from any underground potable water storage tank.

58. Warning Signs

At least two warning signs must be positioned along the boundary of the surface irrigation area. The warning signs must be clearly visible to inform occupants of the premises that recycled water is used for irrigation. Each sign must have:-

(a) lettering visible at 3 metres; and

(b) wording: **Recycled Water**
Avoid Contact
DO NOT DRINK.

The warning signs must be erected prior to the use of the effluent disposal system taking place.

APPOINTMENT OF COUNCIL AS THE PRINCIPAL CERTIFYING AUTHORITY

Council hereby accepts appointment as principal certifying authority for the abovementioned development.

Please read conditions of Development Consent carefully as these refer to the stages at which Council, as your principal certifying authority, must be advised in order that inspections be carried out.

THIS SECTION RELATES TO THE GRANTING OF A CONSTRUCTION CERTIFICATE

A Construction Certificate is hereby granted (pursuant to Section 109C(1)(b), 81A(2) and 81A(4) of the *Environmental Planning & Assessment Act 1979*) for the following work:

Alterations & Additions to Existing Dwelling, New Shed, Cabana, Stables, Swimming Pool and Tennis Court - in accordance with plans prepared by Kathy Barnsley Architect, Plan No 08-320/01C dated November 2009.

Wingecarribee Shire Council certifies that if the work is completed following the plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in Section 81A(5) of the *Environmental Planning and Assessment Act 1979.*

It has been noted that you have appointed Wingecarribee Shire Council as the principal certifying authority.

You should also take care to carefully read conditions of approval attached to the development consent and/or any Section 68 (*Local Government Act 1993*) approval which applies to this development.

If the certifying authority is a Council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.

NOTES:

1. To ascertain the date from which this development consent operates, refer to Section 83 of the *Environmental Planning and Assessment Act 1979*.

2. Development consent will lapse two (2) years after the date from which it operates. In the case of staged development, consent will lapse five (5) years after the date from which it operates. (Refer Section 95 (2) of the *Environmental Planning & Assessment Act 1979).*

3. Section 97 of the *Environmental Planning and Assessment Act 1979* confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within 12 months after receipt of this notice.

4. The approval granted by the Council does NOT consider nor negate or vary any private easement, covenant or restriction. The owner is advised to investigate any encumbrance or restriction that may be noted on the title to the land.

5. All conditions on this consent have been imposed having regard to all matters listed for consideration under Section 79C of the *Environmental Planning & Assessment Act 1979.*

6. An applicant may request pursuant to Section 82A of the *Environmental Planning & Assessment Act 1979* Council to review a determination of the application where that application is of a type referred to in that Section of the Act within twelve (12) months after receipt of this notice.

ADVISORY NOTES

59. Prior to Commencement of Work - Notification of Licensed Builder

Building work shall not commence until the name and licence number of the builder is advised to Council. Notification shall be in writing and shall include the written concurrence of the builder for his licence to be used and a photostat copy of this builders licence.

60. Subject to Home Builders Indemnity Insurance

No work is to be carried out until such time as the Home Builders Indemnity Insurance Certificate is submitted to the principal certifying authority.

NOTE:

(i) No inspections will be carried out until this insurance is submitted.

(ii) It is unlawful to commence building work until the provisions of the Home Building Act 1989 as regards Home Builders Indemnity Insurance have been satisfied.

61. Termite Protection

The following whole building termite prevention treatment must be undertaken:-

A suitable barrier shall be provided to protect the building from attack by Subterranean termites. In this regard the use of a suitable barrier or combination of barriers as prescribed by Australian Standard AS3660 to protect the element is acceptable. Chemical barriers may only be applied utilising an accredited reticulation system and in accordance with Council's Development Control Plan No 44. Details of the method of protection proposed to be used must be submitted to the Principal Certifying Authority prior to the commencement of building works.

A durable notice must be permanently fixed to the building at the entrance to a crawl space or in the case of slab on ground construction in the metre box indicating:-

(a) The method of protection.

(b) Date of system installation.

(c) Where a chemical system is used its life expectancy as listed on its National Registration label.

(d) The installers or manufacturers recommendations for the scope and frequency of future inspections for termite activity.

Where a system under AS3660.1 is installed the Principal Certifying Authority will require a certification by the installer that the system complies with AS3660.1 and manufacturers requirements. This certificate is to be submitted to the Principal Certifying Authority prior to occupation of the building.

62. Subfloor Ventilation

Subfloor ventilation by means of evenly distributed openings is to be provided in the external walls as required by BCA Part 3.4.1.

NOTE: (i) Openings shall have an unobstructed area of not less than 4,000 mm^2/m. A minimum depth of 400 mm shall be provided between the underside of the lowermost floor member and finished ground.

(ii) Where the building is located in climatic zone 3 (see Figure 3.4.12 of Building Code of Australia Volume 2) then the ventilation shall be increased to 6,000 mm^2/m of wall.

63. Glazing

All glazing is to be selected and installed in accordance with the provisions of AS 1288 and AS 2047. Upon completion of the building and prior to its occupation, the glass suppliers / installers certificate is to be submitted to Council.

64. Wet Area Flashing

The wet areas are to be treated and impervious to moisture at all floor wall junctions with an approved material in accordance with Part F1.7 of the Building Code of Australia, Part 3.8.1 Housing Provisions of the Building Code of Australia and Australian Standard 3740. The shower area is to be provided with a completely impervious tray using either a preformed tray of approved material or an in situ treatment complying with AS3740. Floor surfaces shall be impervious and graded to a floor waste. The installer shall provide certification for the installation of the approved wet area flashings to the Principal Certifying Authority prior to occupation of the building.

The certificate issued by the installer shall state:

- What areas have been treated;
- What product(s) have been used;
- Reference to the Appraisal Certification from the CSIRO or BRANZ for each of the products used; and
- The name and licence details of the person who applied the product and the date of installation.

65. Door to Sanitary Compartment

The door to a fully enclosed sanitary compartment must:

(a) open outward; or

(b) slide; or

(c) be readily removable from the outside of the compartment, unless there is a clear space of at least 1.2m between the closet pan within the sanitary compartment and the nearest part of the doorway.

66. Fixing of Roof Cladding

The roof cladding shall be fixed in accordance with the manufacturer's specification.

67. Manufacturers Instruction

The structure is to be erected in strict accordance with the manufacturer's specification and design.

68. Structural Engineer's Details

Separate details be prepared by a practising Structural Engineer for the following work shall be lodged with the Principal Certifying Authority and accepted for construction prior to commencing the relevant work:-

(a) Reinforced concrete strip footings.

(b) Reinforced concrete raft slab.

(c) Structural steelwork.

(d) Structural timber work exceeding the design parameters of AS1684 "National Timber Framing Code".

(e) Roof trusses.

NOTE: The name, address and qualifications of the practising Structural Engineer certifying the design shall be clearly indicated on the plans and any accompanying documentation. Such engineer is to hold qualifications appropriate to the project as defined in the Building Code of Australia. The design shall relate to the particular site.

Any such Certificate is to set forth the extent to which the Engineer has relied on relevant Specifications, Rules, Codes of Practice or Publications in respect of the construction.

69. Timber Frame

(a) The timber frame used in the structure shall be generally in compliance with AS1684 "Timber Framing Code".

(b) In this regard the following shall be submitted to the Principal Certifying Authority prior to commencement of work at this stage:-

(i) Details of the design criteria used in preparation of the frame by the manufacturer, ie design gust wind speed, shielding co-efficient and terrain category.

(ii) A timber frame wall brace layout is to be submitted for approval. This layout shall be in the form of a floor plan indicating locations and types of bracing (A and/or B).

(iii) A roof truss layout, design and bracing details shall be submitted for approval.

70. External Timbers

Timber exposed to weather which is supporting structural or dead loads such as cantilevered balconies, posts or the like shall be of natural durability Class 1 or 2 or preservative treated to a hazard level of H3 or better in accordance with AS1604. The timber is to be branded or a certificate submitted to Council in this regard. All connections are to be non-corrosive.

NOTE: Oregon and untreated radiata pine are not acceptable.

71. Smoke Detection and Alarm System - Class 1(a) Dwelling

An approved smoke detection alarm system must be installed and maintained in the dwelling in accordance with Pt 3.7.2.3 of the Housing Provisions, Building Code of Australia. For your information the following will satisfy the above:-

A smoke detector with battery backup and wired to mains power where available, must be located on or near the ceiling in any storey containing bedrooms:-

(a) Between each part of the dwelling containing bedrooms and the remainder of the dwelling; and

(b) Where bedrooms are served by a hallway, in that hallway; and

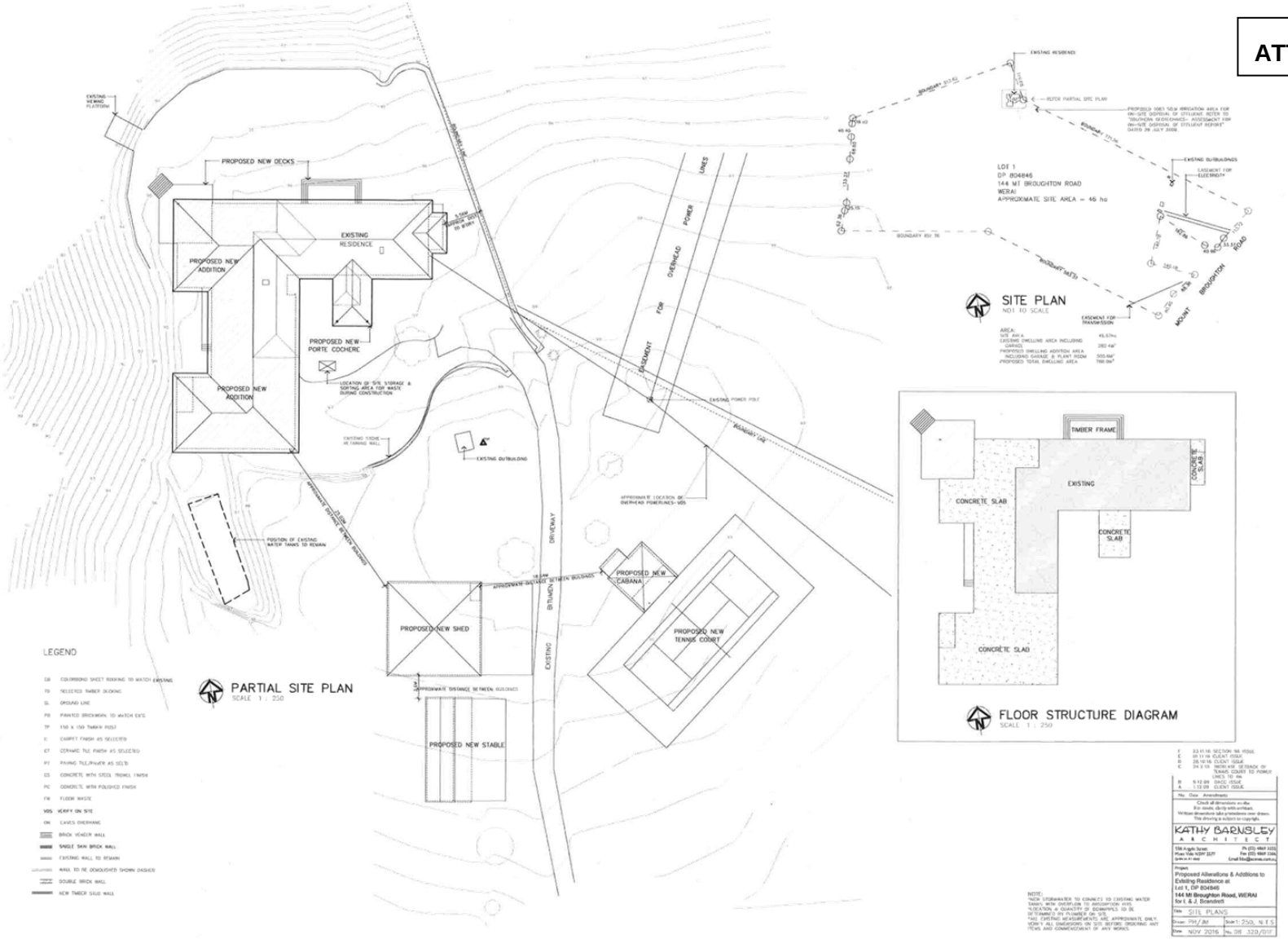
(c) any other storey not containing bedrooms.

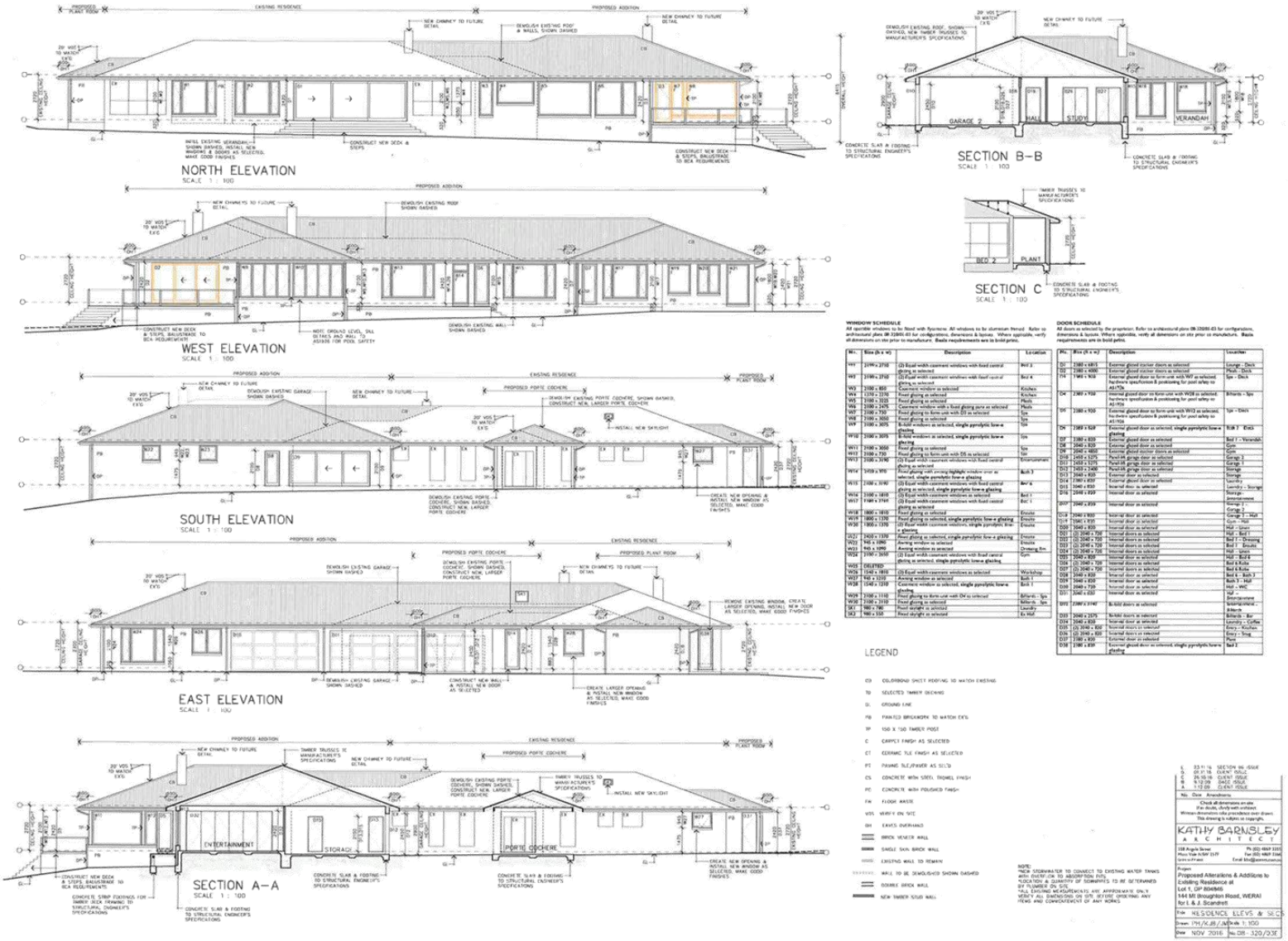
Prior to occupation of the building, a certificate from the installer shall be submitted to the Principal Certifying Authority and approved. Such certificate shall detail the systems compliance with AS 3786, connection to mains supply and provision of a standby power supply.

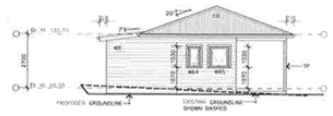
SCHEDULE 1 CONDITIONS OF MODIFIED DEVELOPMENT CONSENT

END OF CONDITIONS

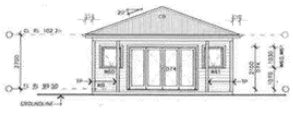
ATTACHMENT 2




NORTH ELEVATION
SCALE 1 : 100
SECTION B–B
SCALE 1 : 100
SECTION C
SCALE 1 : 100
WEST ELEVATION
SCALE 1 : 100
SOUTH ELEVATION
SCALE 1 : 100
EAST ELEVATION
SCALE 1 : 100
SECTION A–A
SCALE 1 : 100
WINDOW SCHEDULE
DOOR SCHEDULE
LEGEND
KATHY BARNSLEY
ARCHITECT
Proposed Alterations & Additions to Existing Residence at
Lot 1, DP 804869
144 Mt Broughton Road, WERAI
for L & J Scandrett
RESIDENCE ELEVS & SECS
NOV 2016

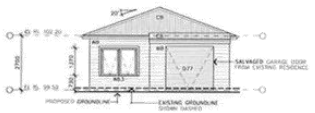


CABANA : SOUTH ELEVATION



CABANA : EAST ELEVATION

CABANA : NORTH ELEVATION



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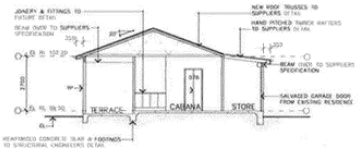
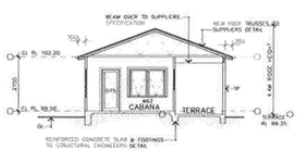


CABANA : SECTION A



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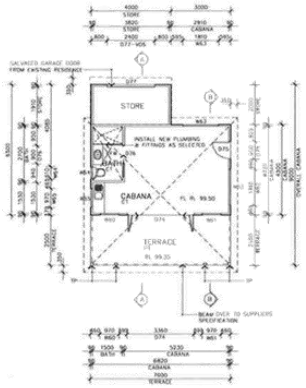
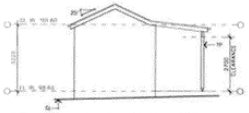
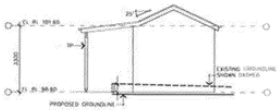


FLOOR PLAN: CABANA

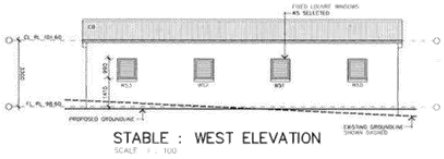


STABLE: SOUTH ELEVATION

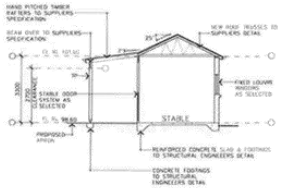
STABLE : EAST ELEVATION



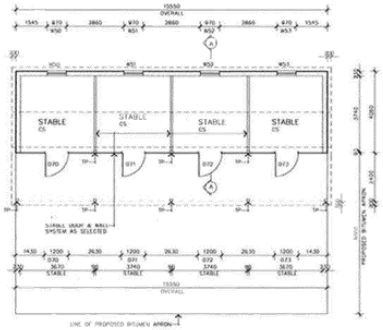
STABLE : NORTH ELEVATION



STABLE : WEST ELEVATION

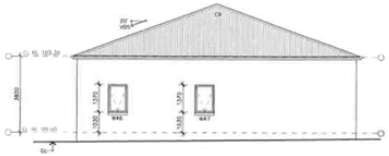


STABLE : SECTION A

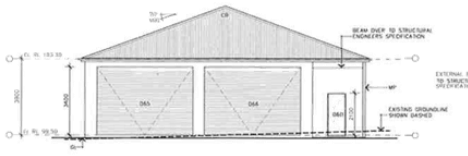


FLOOR PLAN: STABLE

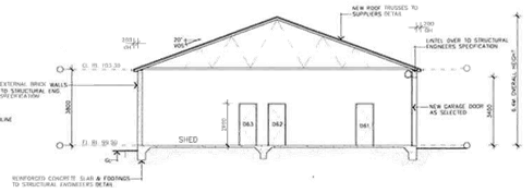
LEGEND



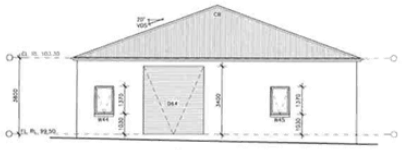
SHED : SOUTH ELEVATION
SCALE 1 : 100



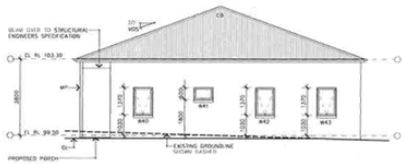
SHED : EAST ELEVATION
SCALE 1 : 100



SHED : SECTION A
SCALE 1 : 100



SHED : WEST ELEVATION
SCALE 1 : 100



SHED : NORTH ELEVATION
SCALE 1 : 100

SHED DOOR SCHEDULE All doors as selected by the proprietor. Refer to architectural plans 08-22004 & 05 for configurations, dimensions & layouts. Where applicable, verify all dimensions on site prior to manufacture.

No.	Size (w x h)	Description	Location
D60	820 x 2040	Solid core external entrance door	Entry/Porch
D61	820 x 2040	Internal door as selected	Entry/Shed
D62	820 x 2040	Internal door as selected	Bathroom/Shed
D63	820 x 2040	Internal door as selected	Farm office/Shed
D64	5000 x 3400	Garage door as selected	Shed
D65	4800 x 3400	Garage door as selected	Shed
D66	4800 x 3400	Garage door as selected	Shed

STABLE DOOR SCHEDULE All doors as selected by the proprietor. Refer to architectural plans 08-22004 & 05 for configurations, dimensions & layouts. Where applicable, verify all dimensions on site prior to manufacture.

No.	Size (w x h)	Description	Location
D70	1200 x 1400	Stable door as selected	Stable
D71	1200 x 1400	Stable door as selected	Stable
D72	1200 x 1400	Stable door as selected	Stable
D73	1200 x 1400	Stable door as selected	Stable

CABANA DOOR SCHEDULE All doors as selected by the proprietor. Refer to architectural plans 08-22004 & 05 for configurations, dimensions & layouts. Where applicable, verify all dimensions on site prior to manufacture.

No.	Size (w x h)	Description	Location
D74	4 x 820 x 2040	Fully glazed bi-fold entrance doors as selected	Cabana
D75	820 x 2040	Solid core entrance door as selected	Cabana
D76	820 x 2040	Internal cavity sliding door as selected	Cabana/Bathroom
D77	2400 x 2200 905	Salvaged garage door from existing residence	Store

SHED WINDOW SCHEDULE
All operable windows to be fitted with flyscreens. All windows to be aluminium framed. Refer to architectural plans 08-22004 & 05 for configurations, dimensions & layouts. Where applicable, verify all dimensions on site prior to manufacture.

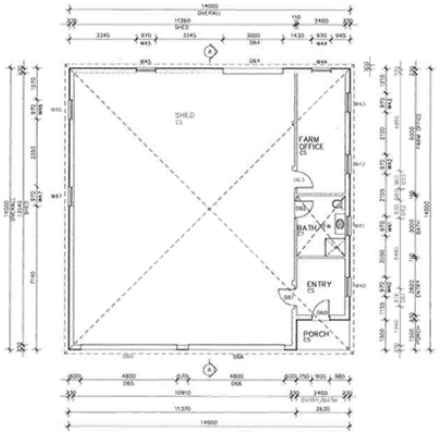
No.	Size (w x h)	Description	Location
W40	970 x 1370	Awning window	Entry
W41	970 x 600	Awning window	Bathroom
W42	970 x 1370	Awning window	Farm office
W43	970 x 1370	Awning window	Farm office
W44	970 x 1370	Awning window	Farm office
W45	970 x 1370	Awning window	Shed
W46	970 x 1370	Awning window	Shed
W47	970 x 1370	Awning window	Shed

STABLE WINDOW SCHEDULE
All operable windows to be fitted with flyscreens. All windows to be aluminium framed. Refer to architectural plans 08-22004 & 05 for configurations, dimensions & layouts. Where applicable, verify all dimensions on site prior to manufacture.

No.	Size (w x h)	Description	Location
WS0	970 x 990	Fixed louvre window	Stable
WS1	970 x 990	Fixed louvre window	Stable
WS2	970 x 990	Fixed louvre window	Stable
WS3	970 x 990	Fixed louvre window	Stable

CABANA WINDOW SCHEDULE
All operable windows to be fitted with flyscreens. All windows to be aluminium framed. Refer to architectural plans 08-22004 & 05 for configurations, dimensions & layouts. Where applicable, verify all dimensions on site prior to manufacture.

No.	Size (w x h)	Description	Location
WA0	970 x 1020	Awning window	Cabana
WA1	970 x 1020	Awning window	Cabana
WA2	1810 x 1370	Awning window	Cabana
WA3	1810 x 1370	Awning window	Cabana
WA4	610 x 1020	Awning window	Bathroom
WA5	970 x 1020	Awning window	Cabana



FLOOR PLAN: SHED
SCALE 1 : 100

LEGEND

CB COLORBOND SHEET ROOFING TO MATCH EXISTING
TO SELECTED TIMBER DECKING
GL GROUND LINE
FB FACE BRICKWORK TO MATCH EXTG
WB WEATHERBOARDS AS SELECTED
TP 125X125 TIMBER POST
C CARPET FINISH AS SELECTED
CT CERAMIC TILE FINISH AS SELECTED
PT PAVING TILE/PAVER AS SELD
CS CONCRETE WITH STEEL TROWEL FINISH
PC CONCRETE WITH POLISHED FINISH
FW FLOOR WASTE
VOS VERIFY ON SITE
OH EAVES OVERHANG
BRICK VENEER WALL
SINGLE SKIN BRICK WALL
EXISTING WALL TO REMAIN
WALL TO BE DEMO'D/SHED SHOWN DASHED
DOUBLE BRICK WALL
NEW TIMBER STUD WALL

KATHY BARNSLEY ARCHITECT

Proposed Alterations & Additions to Existing Residence at
Lot 1, DP 804648
144 Mt Broughton Road, WERAI
for I. & J. Scandrett

SHED DETAILS

Drawn: PH | Scale: 1:100
Date: NOV 2009 | No: 08-320/05C