



**NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION  
Environmental Planning and Assessment Act 1979 Section 4.18**

**DEVELOPMENT APPLICATION**

**Application Number:** DA 2025/0002

**Applicant:** Amanda Rasmussen

**Applicant Address:** PO Box 2512, ORANGE NSW 2800

**Owner:** Cabonne Council

**Land to be Developed:** Lot 1 DP 108962, 70 Gaskill Street, Canowindra

**Proposed Development:** Alterations and additions to an existing Community Facility (Cabonne Home Support services and Canowindra library)

**Assessment Number:** A97998

**DETERMINATION**

**Made On:** 17 September 2024

**Determination:** Consent Granted Subject to Following Conditions

**Consent to Operate From:** 17 September 2024

**Consent to Lapse On:** 17 September 2029  
(Where proposed development has not been commenced).

## CONDITIONS OF APPROVAL

### General Conditions

<b>APPROVED PLANS AND SUPPORTING DOCUMENTATION</b>				
Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.				
<b>Approved plans</b>				
Plan number	Revision number	Plan title	Drawn by	Date of plan
DA00,01,05,06,09,10,11,12,15,16,20,21,40,50	4	CABONNE HOME SUPPORT REFURBISHMEN	PJL	18.4.2024
20220467-S1-S6-REV-A	A	Proposed Refurbishment 70 Gaskill St Canowindra	Calare Civil	6.5.2024
<b>Approved documents</b>				
Document title	Version number	Prepared by	Date of document	
Report – 240214 BCA 2022 DA	1	Credwell	24.4.2024	
Heritage impact statement – Final HIS 70 Gaskill St Canowindra	1	Planning Potential	June 2024	
Conflict of interest management statement	1	Bradley Byrnes	11.5.2024	
Asbestos Audit, R43664AA	1	Envirowest	27.3.2024	
Calare report 20220467-LO2-Report	1	Calare Civil	6.5.2024	
Section J Assessment	A	Marc Kiho	29.3.2024	
Statement of environmental effects	1	Planning Potential	June 2024	
In the event of any inconsistency between the approved plans and documents, the approved <b>Plans</b> prevail.				
In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.				
<b>Condition reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.				

1	<p><b>ERECTION OF SIGNS</b></p> <ol style="list-style-type: none"> <li>1. This section applies to a development consent for development involving building work, subdivision work or demolition work.</li> <li>2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out— <ol style="list-style-type: none"> <li>a. showing the name, address and telephone number of the principal certifier for the work, and</li> <li>b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and</li> <li>c. stating that unauthorised entry to the work site is prohibited.</li> </ol> </li> <li>3. The sign must be— <ol style="list-style-type: none"> <li>a. maintained while the building work, subdivision work or demolition work is being carried out, and</li> <li>b. removed when the work has been completed.</li> </ol> </li> <li>4. This section does not apply in relation to— <ol style="list-style-type: none"> <li>a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or</li> <li>b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</li> </ol> </li> </ol> <p><b>Condition reason:</b> Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
2	<p><b>HERITAGE - NO DEMOLITION OF EXTRA FABRIC</b></p> <p>Alterations to, and demolition of, the existing building shall be limited to that documented on the approved plans (by way of notation) or conditioned in this consent. No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is shown to be retained.</p> <p>Should any portion of the existing building which is indicated on the approved plans to be retained, be damaged for whatever reason, all the works in the area of this damaged portion are to cease and written notification given to Council. No work is to resume until the written approval of Council is obtained.</p> <p><b>Condition reason:</b> Reason: Heritage conservation</p>
3	<p><b>COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE 2022</b></p> <p>All building work must be carried out in accordance with the provisions of the National Construction Code (NCC) 2022.</p> <p><b>Note:</b> Applicants who have lodged an objection and who have been granted exemption under Part 15 of the Environmental Planning and Assessment (Building Certificate and Fire Safety) Regulation 2021, must comply with the National Construction Code (NCC) 2022 in all other respects.</p> <p><b>Condition reason:</b> Reason: Prescribed Statutory control</p>

4	<p><b>CONSTRUCTION WITHIN BOUNDARY</b></p> <p>All approved construction including but not limited to footings, walls, roof barges and guttering are to be constructed wholly within the boundaries of the premises.</p> <p><b>Condition reason:</b> Reason: To ensure compliance with approved plans</p>
5	<p><b>DAMAGE TO ADJOINING PROPERTIES</b></p> <p>All precautions must be taken to prevent any damage likely to be sustained to adjoining properties. Adjoining owner property rights must be observed at all times. Where damage occurs to adjoining property all necessary repair or suitable agreement for necessary repairs are to be undertaken by the applicant in consultation with, and with the consent of, the affected property owner.</p> <p><b>Condition reason:</b> Reason: Structural safety</p>
6	<p><b>OBSTRUCTION OF ROAD &amp; FOOTPATH</b></p> <p>The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste bins or any other matter is not permitted unless the written approval is obtained from Cabonne Council. A Penalty Infringement Notice may be issued for any offence.</p> <p><b>Condition reason:</b> (Reason: Protection of infrastructure, safety &amp; information)</p>
7	<p><b>OCCUPATION CERTIFICATE</b></p> <p>To ensure compliance with the Environmental Planning &amp; Assessment Act 1979. All buildings will require an Occupation Certificate PRIOR to occupation/use of the building.</p> <p><b>Condition reason:</b> Reason: Statutory requirement</p>
8	<p><b>SITE MANAGEMENT</b></p> <p>The following procedures apply:</p> <ul style="list-style-type: none"> <li>(a) Implement the site management plan and measures, and provide for erosion and sediment control according to the SSROC "Do It Right On Site" publication;</li> <li>(b) Prevent sediment and/or building materials being carried or washed onto the footway, gutter, road, or into Council's stormwater drainage system;</li> <li>(c) Ensure soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways;</li> <li>(d) Ensure safe access to and from the site including the road reserve and footpath area, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like;</li> <li>(e) Ensure safe loading and unloading of excavation machines, building materials, formwork and the erection of the structures within the site;</li> <li>(f) Ensure storage on site of all excavated material, construction materials and waste containers during the construction period (except where otherwise approved); and</li> <li>(g) Ensure support of any excavation beside any adjoining property or the road reserve is designed by a Chartered Civil Engineer.</li> </ul> <p><b>Condition reason:</b> Reason: Environmental protection</p>
9	<p><b>SITE REQUIREMENTS DURING DEMOLITION AND CONSTRUCTION</b></p>

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

- (a) All demolition is to be carried out in accordance with Australian Standards AS 2601-2001.
- (b) Demolition must be carried out by a registered demolition contractor.
- (c) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the footpath opening for the full width of the fence.
- (d) No blasting is to be carried out at any time during construction of the building.
- (e) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- (f) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- (g) Any demolition and excess construction materials are to be recycled wherever practicable.
- (h) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- (i) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- (j) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- (k) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- (l) Details as to the method and location of disposal of demolition materials weight dockets, receipts etc.) should be kept on site as evidence of approved methods of disposal and recycling.
- (m) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- (n) Public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction unless prior separate approval from Council is obtained including payment of relevant fees.
- (o) Building operations such as brick cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.

	<p>(p) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.</p> <p><b>Condition reason:</b> {Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area.}</p>
10	<p><b>SITE SAFETY FENCING</b></p> <p>Erect site fencing to a minimum height of 1.8m complying with SafeWork NSW Guidelines, to exclude public access to the site throughout the construction works. The fencing must be erected before the commencement of any work and maintained.</p> <p>The site shall be secured in accordance with conditions of consent attached to the development consent. The site shall be maintained in a clean and orderly condition during demolition and construction works.</p> <p>Hoardings</p> <p>If applicable, a separate Hoarding Application for the erection of an A class (fence type) or B class (overhead type) hoarding along the street frontage(s) complying with Workcover requirements must be obtained including:</p> <ul style="list-style-type: none"> <li>• Payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges before the commencement of work; and</li> <li>• Provision of a Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy provided to Council.</li> </ul> <p><b>Condition reason:</b> Reasons: Statutory Requirement and health and safety</p>
11	<p><b>TRAFFIC AND PEDESTRIAN MANAGEMENT PLANS</b></p> <p>The applicant is to prepare and implement a Traffic Management Plan that provides necessary direction to traffic or pedestrian movement through or past the work site.</p> <p>The Traffic Management Plan is to be prepared by a suitably qualified person in accordance with the provisions of the relevant Australian Standards and is to be submitted to Council for approval prior to its implementation.</p> <p><b>Condition reason:</b> Reason: To ensure that any traffic or pedestrian movement through or past the work site is safe</p>

<b>12</b>	<p><b>WASTE MANAGEMENT</b></p> <p>While site work is being carried out:</p> <p>a) All waste management must be undertaken in accordance with the Waste Management Plan; and</p> <p>b) Upon disposal of waste, records of the disposal must be compiled and provided to THE PRINCIPAL CERTIFIER OR COUNCIL (where a principal certifier is not required), detailing the following:</p> <ul style="list-style-type: none"> <li>i) The contact details of the person(s) who removed the waste;</li> <li>ii) The waste carrier vehicle registration;</li> <li>iii) The date and time of waste collection;</li> <li>iv) A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill;</li> <li>v) The address of the disposal location(s) where the waste was taken; and</li> <li>vi) The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.</li> </ul> <p>If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the principal certifier and council.</p> <p><b>Condition reason:</b> Reason: To require records to be provided, during site work, documenting the lawful disposal of waste</p>
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## Demolition Work

### Before demolition work commences

<b>13</b>	<p><b>ASBESTOS REMOVAL SIGNAGE</b></p> <p>Before demolition work commences involving the removal of asbestos, a standard commercially manufactured sign containing the words 'DANGER: Asbestos removal in progress' (measuring not less than 400mm x 300mm) must be erected in a prominent position at the entry point/s of the site and maintained for the entire duration of the removal of the asbestos.</p> <p><b>Condition reason:</b> To alert the public to any danger arising from the removal of asbestos</p>
<b>14</b>	<p><b>DEMOLITION MANAGEMENT PLAN</b></p> <p>Before demolition work commences, a demolition management plan must be prepared by a suitably qualified person.</p> <p>The demolition management plan must be prepared in accordance with Australian Standard 2601 – The Demolition of Structures, the Code of Practice – Demolition Work, and must include the following matters:</p> <ul style="list-style-type: none"> <li>1. The proposed demolition methods</li> <li>2. The materials for and location of protective fencing and any hoardings to the perimeter of the site</li> </ul>



	<ol style="list-style-type: none"> <li>3. Details on the provision of safe access to and from the site during demolition work, including pedestrian and vehicular site access points and construction activity zones</li> <li>4. Details of demolition traffic management, including proposed truck movements to and from the site, estimated frequency of those movements, and compliance with AS 1742.3 Traffic Control for Works on Roads and parking for vehicles</li> <li>5. Erosion and sediment control measures which are to be implemented during demolition and methods to prevent material being tracked off the site onto surrounding roadways</li> <li>6. Noise and vibration control measures, in accordance with any Noise and Vibration Control Plan approved under this consent</li> <li>7. Details of the equipment that is to be used to carry out demolition work and the method of loading and unloading excavation and other machines</li> <li>8. Details of any bulk earthworks to be carried out</li> <li>9. Location of any reusable demolition waste materials to be stored on-site (pending future use)</li> <li>10. Location and type of temporary toilets onsite</li> <li>11. A garbage container with a tight-fitting lid.</li> </ol>
	<p><b>Condition reason:</b> To provide details of measures for the safe and appropriate disposal of demolition waste and the protection of the public and surrounding environment during the carrying out of demolition works on the site</p>
15	<p><b>EROSION AND SEDIMENT CONTROL PLAN</b></p>
	<p>Before site work commences, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to <b>the certifier or Council (where a certifier is not required)</b>:</p> <ol style="list-style-type: none"> <li>a. Council’s relevant development control plan,</li> <li>b. the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and</li> <li>c. the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust) (as amended from time to time).</li> </ol>
	<p><b>Condition reason:</b> To ensure no substance other than rainwater enters the stormwater system and waterways.</p>
16	<p><b>EROSION AND SEDIMENT CONTROLS IN PLACE</b></p>
	<p>Before any site work commences <b>the principal certifier or Council (where a principal certifier is not required)</b>, must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time).</p>
	<p><b>Condition reason:</b> To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</p>



17	<p><b>NOTICE OF COMMENCEMENT FOR DEMOLITION</b></p>
	<p>At least one week before demolition work commences, written notice must be provided to council and the occupiers of neighbouring premises of the work commencing. The notice must include:</p> <ol style="list-style-type: none"> <li>1. name</li> <li>2. address,</li> <li>3. contact telephone number,</li> <li>4. licence type and license number of any demolition waste removal contractor and, if applicable, asbestos removal contractor, and</li> <li>5. the contact telephone number of council and</li> <li>6. the contact telephone number of SafeWork NSW (4921 2900).</li> </ol>
	<p><b>Condition reason:</b> To advise neighbours about the commencement of demolition work and provide contact details for enquiries</p>
18	<p><b>WASTE MANAGEMENT PLAN – AN APPROVED DOCUMENT OF THIS CONSENT</b></p>
	<p>Before site work commences, a waste management plan for the development must be provided to <b>THE CERTIFIER OR COUNCIL (WHERE A CERTIFIER IS NOT REQUIRED)</b>.</p>
	<p><b>Condition reason:</b> To ensure resource recovery is promoted and local amenity protected during construction.</p>
19	<p><b>CONSTRUCTION CERTIFICATE - PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORKS</b></p>
	<p>Where demolition is associated with the erection of a new structure, or an altered portion of or an extension to an existing building, the demolition of any part of a building is "commencement of building work" pursuant of section 6.6 of the Act. In such circumstance all conditions of this consent must be satisfied prior to any demolition work. This includes, but is not limited to, the issue of a Construction Certificate, appointment of a PCA and Notice of Commencement under the Act.</p>
	<p><b>Condition reason:</b> Reason: Statutory Requirement</p>
20	<p><b>DEMOLITION</b></p>
	<p><b>Demolition - General</b></p> <ul style="list-style-type: none"> <li>• That two (2) working days (i.e. Monday to Friday exclusive of public holidays) prior to the commencement of any demolition work, notice in writing is to be given to the council. Such written notice is to include: <ul style="list-style-type: none"> <li>• The date when demolition will commence;</li> <li>• Details of the name, address and business hours contact telephone number of the demolisher, contractor or developer;</li> <li>• The licence number of the demolisher, and relevant SafeWork NSW licenses, (see minimum licensing requirements in (d) below; and</li> <li>• Copies of the demolisher's current public liability/risk insurance policy indicating a minimum cover of \$20 million.</li> </ul> </li> <li>• Demolition of buildings and structures must comply with all current and relevant Australian Standards.</li> <li>• Demolition works are restricted as follows: <ul style="list-style-type: none"> <li>• Monday to Friday inclusive - 7:00am - 6:00pm</li> <li>• Saturday - 8:00am - 1:00pm</li> </ul> </li> </ul>

- Sundays and Public Holidays - No work
- At least two (2) working days (i.e. Monday to Friday exclusive of public holidays), the developer or demolition contractor must notify adjoining residents prior to demolition commencing advising the following:
- The date when demolition will commence;
  - Details of the name, address and business hours contact telephone number of the demolisher, contractor or developer; and
  - The telephone number of SafeWork NSW Hotline 13 10 50.

### **Demolition Involving the Removal of Asbestos**

#### **General Information**

Homes built or renovated prior to 1987 are likely to contain asbestos. Asbestos is most commonly found within eaves, internal and external wall cladding, ceilings and walls (particularly within wet areas such as bathrooms and laundries), and fences. Unless properly handled, asbestos disturbed or removed during renovations can cause the development of asbestos related diseases, such as asbestosis, lung cancer and mesothelioma.

To ensure work does not cause undue risk please see the following site for further information:

[www.asbestosawareness.com.au](http://www.asbestosawareness.com.au)

#### **Asbestos to be removed by licensed asbestos removalist**

All works removing asbestos containing materials must be carried out by a suitably licensed asbestos removalist duly licensed with SafeWork NSW, holding either a Friable (Class A) or a Non-Friable (Class B) Asbestos Removal License which ever applies AND a current SafeWork NSW Demolition License where works involve demolition.

#### **NOTE:**

Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10m<sup>2</sup> or less of non-friable asbestos (approximately the size of a small bathroom).

Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license. To find a licensed asbestos removalist please see <https://www.safework.nsw.gov.au/home>

#### **Compliance with applicable Legislation, Policies and Codes of Practice**

Asbestos removal works are to be undertaken in accordance with the following:

- NSW Work Health and Safety Act 2011 and Regulation 2017;
- Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace December 2022; and
- SafeWork NSW Code of Practice - How to Safely Remove Asbestos December 2022;

#### **Clearance certificate**

Following completion of asbestos removal works undertaken by a licensed asbestos removalist re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.

Notification of asbestos removal works.

	<p>At least two (2) working days (i.e. Monday to Friday exclusive of public holidays), the developer or demolition contractor must notify adjoining residents prior to the commencement of asbestos removal works. Notification is to include, at a minimum:</p> <ul style="list-style-type: none"> <li>• The date and time when asbestos removal works will commence;</li> <li>• The name, address and business hours contact telephone number of the demolisher, contractor and/or developer;</li> <li>• The full name and license number of the asbestos removalist/s; and</li> <li>• The telephone number of SafeWork NSW Hotline 13 10 50</li> </ul> <p>Warning signs must be placed so they inform all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance.</p> <p><b>Barricades</b> Appropriate barricades must be installed as appropriate to prevent public access and prevent the escape of asbestos fibres. Barricades must be installed prior to the commencement of asbestos removal works and remain in place until works are completed.</p>
	<p><b>Condition reason:</b> Reason: To ensure compliance with the relevant legislation and to ensure public and work safety</p>
21	<p><b>PROTECTION OF PUBLIC PLACES</b></p> <p>The adjoining or adjacent public area is not to be obstructed by any materials, vehicles, refuse skips and the like, under any circumstances unless approved in writing by Council.</p> <p>If the work involved in the demolition or construction of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves the closure of a public place, a barrier, fence or hoarding shall be erected prior to the commencement of any work subject to approval of a Traffic Management Plan.</p> <p>An application to occupy public space is to be submitted to Council for approval prior to commencement of works.</p> <p>Where a hoarding is required, an application for hoarding is also to be submitted to and approved by Council prior to commencement of any work. Hoardings shall be erected to comply with the requirements of SafeWork NSW, the Principal Certifying Authority and with relevant Australian Standards.</p> <p><b>Condition reason:</b> Reason: Safety Requirement</p>

## During demolition work

22	<p><b>DISCOVERY OF RELICS AND ABORIGINAL OBJECTS</b></p> <p>While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:</p> <ol style="list-style-type: none"> <li>a. the work in the area of the discovery must cease immediately;</li> <li>b. the following must be notified             <ol style="list-style-type: none"> <li>i. for a relic – the Heritage Council; or</li> <li>ii. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85.</li> </ol> </li> </ol> <p>Site work may recommence at a time confirmed in writing by:</p> <ol style="list-style-type: none"> <li>a. for a relic – the Heritage Council; or</li> <li>b. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85.</li> </ol> <p><b>Condition reason:</b> To ensure the protection of objects of potential significance during works.</p>
23	<p><b>HANDLING OF ASBESTOS DURING DEMOLITION</b></p> <p>While demolition work is being carried out, any work involving the removal of asbestos must comply with the following requirements:</p> <ol style="list-style-type: none"> <li>1. Only an asbestos removal contractor who holds the required class of Asbestos Licence issued by SafeWork NSW must carry out the removal, handling and disposal of any asbestos material;</li> <li>2. Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW Environment Protection Authority to accept asbestos waste; and</li> <li>3. Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m<sup>2</sup> or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate.</li> </ol> <p><b>Condition reason:</b> To ensure that the removal of asbestos is undertaken safely and professionally</p>
24	<p><b>NOISE AND VIBRATION REQUIREMENTS</b></p> <p>While site work is being carried out, noise generated from the site must not exceed an LAeq (15 min) of <b>5dB/ Insert less than 5dB(A)</b> above background noise, when measured at a lot boundary of the site.</p> <p><b>Condition reason:</b> To protect the amenity of the neighbourhood during construction.</p>

25	<b>WASTE MANAGEMENT</b>
	<p>While site work is being carried out:</p> <ol style="list-style-type: none"> <li>a. all waste management must be undertaken in accordance with the waste management plan; and</li> <li>b. upon disposal of waste, records of the disposal must be compiled and provided to <b>INSERT THE PRINCIPAL CERTIFIER OR COUNCIL (WHERE A PRINCIPAL CERTIFIER IS NOT REQUIRED)</b>, detailing the following: <ol style="list-style-type: none"> <li>i. The contact details of the person(s) who removed the waste;</li> <li>ii. The waste carrier vehicle registration;</li> <li>iii. The date and time of waste collection;</li> <li>iv. A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill;</li> <li>v. The address of the disposal location(s) where the waste was taken;</li> <li>vi. The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.</li> </ol> </li> </ol> <p>If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the principal certifier and Council.</p>
	<p><b>Condition reason:</b> To require records to be provided, during site work, documenting the lawful disposal of waste.</p>
26	<b>HOURS OF WORK</b>
	<p>Site work must only be carried out between the following times –  For Demolition from 7:00am to 6:00pm on Monday to Friday.  8:00am to 1:00pm on Saturday  No Work on Sunday and Public Holidays</p> <p>Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.</p>
	<p><b>Condition reason:</b> {Reason: To protect the amenity of the surrounding area}</p>

**On completion of demolition work**

27	<b>WASTE DISPOSAL VERIFICATION STATEMENT</b>
	<p>On completion of demolition work:</p> <ol style="list-style-type: none"> <li>a) a signed statement must be submitted to <b>the certifier OR council (where a certifier is not required)</b> verifying that demolition work, and any recycling of materials, was undertaken in accordance with the waste management plan approved under this consent, and</li> <li>b) if the demolition work involved the removal of asbestos, an asbestos clearance certificate issued by a suitably qualified person, must be submitted to <b>the certifier OR council (where a certifier is not required)</b> within 14 days of completion of the demolition work.</li> </ol>

	<b>Condition reason:</b> To provide for the submission of a statement verifying that demolition waste management and recycling has been undertaken in accordance with the approved waste management plan
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## Building Work

### Before issue of a construction certificate

28	<p><b>COMPLIANCE WITH FIRE SAFETY STANDARDS</b></p> <p>Before the issue of a construction certificate, the certifier must be satisfied the plans comply with the relevant requirements of the <a href="#">Short-Term Rental Accommodation Fire Safety Standard</a> approved by the Planning Secretary.</p> <p><b>Condition reason:</b> To ensure a building for farm stay accommodation will meet the relevant fire safety standards.</p>
29	<p><b>APPLICATION FOR A CONSTRUCTION CERTIFICATE</b></p> <p>The applicant must apply to Council or a Registered Certifier for a Construction Certificate to carry out the relevant building works that are approved by this consent. The details to be included in the application for a Construction Certificate are:</p> <p>(a) Architectural plans and specifications complying with the National Construction Code (NCC) 2022, relevant Australian Standards, and the development consent and conditions.</p> <p>(b) If Council issues the Construction Certificate, engineering details must be submitted for approval for all structural elements, including but not limited to, piers, footings, reinforced concrete slab, first floor joist layout, roof trusses, steel beams and the like. The details must be prepared by a practising consulting structural engineer. Also a certificate from the engineer must be included certifying that the design fully complies with appropriate SAA Codes and Standards and the NCC requirements.</p> <p>Note: The engineer/s undertaking certification must be listed on the National Professional Engineers Register under the appropriate category.</p> <p>(c) Geotechnical report for the site, prepared by a qualified geotechnical engineer detailing the foundation conditions of the site and solutions for consideration by a structural Engineer.</p> <p>(d) Essential services plan outlining the existing and proposed fire safety measures.</p> <p>(e) Disabled access provisions to common and public areas in accordance with AS1428.</p> <p>(f) If a performance solution is proposed, the following details must be lodged:</p> <p>Assessment methods used to determine compliance with the performance requirements, including if and how each performance objective impacts on other requirements of the NCC; and  Compliance with all relevant Performance NCC Requirements;  How the solution is at least equivalent to the Deemed-To-Satisfy provisions.</p>



	<p>A statement about the person who prepared the performance solution, indicating qualifications, experience, insurance details, and membership of an approved accreditation body</p> <p>Note: The performance-based application may be required to be reviewed by a suitably qualified independent body at the applicant's expense. Any fees relating to any review are required to be paid prior to the issue of the Construction Certificate.</p> <p><b>Condition reason:</b> {Reason: Statutory requirement}</p>
30	<p><b>APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY</b></p> <p>No work shall commence in connection with this Development Consent until:</p> <p>(a) A construction certificate for the building work has been issued by:</p> <p>(i) the consent authority; or</p> <p>(ii) an accredited certifier; and</p> <p>(b) the person having the benefit of the development consent has:</p> <p>(i) appointed a principal certifying authority for the building work, and</p> <p>(ii) notified the principal certifying authority that the person will carry out the building work as an owner/builder, if that is the case, and</p> <p>(c) the principal certifying authority has, no later than 2 days before the building work commences:</p> <p>(i) notified the Council of his or her appointment, and</p> <p>(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</p> <p>(d) the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:</p> <p>(i) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and</p> <p>(ii) notified the principal certifying authority of such appointment, and</p> <p>(iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and</p> <p>(e) the person having the person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.</p> <p>Note: If the principal certifying authority is the Council, the nomination will be subject to the payment of a fee for the service to cover the cost of undertaking all necessary inspections and the issue of the appropriate certificates.</p> <p>Under the Environment Planning and Assessment Act, 1979, a sign must be erected in a prominent position on the work site showing the name, address and telephone number of the principal certifying authority; the name of the principal contractor (if any) for the building work and a telephone number at which that person may be contacted outside working hours. That sign must also state that unauthorised entry is prohibited. The sign must not be removed until all work has been completed.</p> <p><b>Condition reason:</b> {Reason: Statutory requirements}</p>



31	<b>CONSTRUCTION CERTIFICATE</b>
	<p>No work shall commence until you:</p> <p>(a) Obtain a Construction Certificate from either Cabonne Council or an Registered Certifier - a fee applies for this service; and</p> <p>(b) Lodge with Cabonne Council any Construction Certificate obtained from a Registered Certifier (together with associated plans and documents) - a fee applies for this service</p> <p>Note: The Construction Certificate is to be applied for via the NSW Eplanning Portal.</p>
	<b>Condition reason:</b> Reason: Statutory Requirement
32	<b>SECTION 68 PLUMBING AND DRAINAGE APPLICATION APPROVAL</b>
	<p>To ensure an approval is in place for the installation of any Plumbing and Drainage work the applicant is required to apply for a S68 Plumbing and Drainage Application in accordance with Section 68 Part B of the Local Government Act 1993.</p> <p>Note: This is to be applied for via the NSW Eplanning Portal.</p>
	<b>Condition reason:</b> Reason: Statutory requirement
33	<b>STORM WATER, SEWERAGE AND WATER WORK APPROVALS</b>
	<p>Prior to the issue of a Construction Certificate, the applicant is to obtain all relevant approvals to carry out sewerage work, to carry out stormwater drainage work and to carry out water supply work from the relevant water supply authority and comply with any conditions of those approvals.</p>
	<b>Condition reason:</b> Reason: To ensure works are carried out in accordance with other approvals
34	<b>WASTE WATER CONTROL AND TRADE WASTE</b>
	<p>The applicant shall contact Cabonne Council, to determine the requirements for the disposal of wastewater and liquid trade waste (including grease traps or grease arrestors). The applicant must provide a copy of the Authority to connect to the sewer system prior to the issue of a Construction Certificate. There is to be no discharge of wastewater to the stormwater system.</p>
	<b>Condition reason:</b> Reason: To ensure adequate wastewater disposal

**Before building work commences**

<b>35</b>	<p><b>NOTICE OF COMMENCEMENT</b></p> <p>No work shall commence until a notice of commencement is submitted to council via the NSW Eplanning Portal:</p> <p>(a) Not less than two (2) days notice of the date on which it is proposed to commence work associated with this Development Consent;</p> <p>(b) Details of the appointment of a Principal Certifying Authority (either Cabonne Council or another Registered Certifier,</p> <p>(c) Details of the name, address and licence details of the Builder.</p> <p><b>Condition reason:</b> Reason: Statutory Requirement</p>
<b>36</b>	<p><b>PROTECTION OF PUBLIC PLACES</b></p> <p>The adjoining or adjacent public area is not to be obstructed by any materials, vehicles, refuse skips and the like, under any circumstances unless approved in writing by council.</p> <p>If the work involved in the demolition or construction of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves the closure of a public place, a barrier, fence or hoarding shall be erected prior to the commencement of any work subject to approval of a Traffic Management Plan.</p> <p>An application to Occupy Public Space is to be submitted to council for approval prior to commencement of works.</p> <p>Where a hoarding is required, an Application for Hoarding is also to be submitted to and approved by council prior to commencement of any work. Hoardings shall be erected to comply with the requirements of SafeWork NSW, the Principal Certifying Authority and with relevant Australian Standards.</p> <p><b>Condition reason:</b> Reason: Safety Requirement</p>
<b>37</b>	<p><b>TOILET AMENITIES ON CONSTRUCTION SITE</b></p> <p>Prior to commencement of any building works, toilet facilities for employees must be provided in accordance with SafeWork NSW requirements.</p> <p>Where female workers are present on site, appropriate measures for sanitary item disposal should be made, such as a disposal unit provided in the portable toilet or sewer connected toilet closet.</p> <p><b>Condition reason:</b> Reason: Statutory Requirement - Health and amenity</p>

**During building work**

38	<p><b>ADJUSTMENT TO UTILITY SERVICES</b></p> <p>Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer.</p> <p><b>Condition reason:</b> Reason: Information</p>
39	<p><b>CONTAMINATED LAND UNEXPECTED FINDS</b></p> <p>In the instance works cause the generation of odours or uncovering of unexpected contaminants works are to immediately cease, Council is to be notified and a suitably qualified environmental scientist appointed to further assess the site.</p> <p>The exposed material/excavation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Cabonne Council.</p> <p>Note: Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the contaminated land situation and review any new contamination information. The applicant must also adhere to any additional conditions which may be imposed by the accredited site auditor.</p> <p><b>Condition reason:</b> Reason: To ensure compliance with Statutory Requirements</p>
40	<p><b>CRITICAL STAGE INSPECTIONS - GENERAL</b></p> <p>Critical stage inspections must be called for by the Principal Contractor or Owner Builder as required by the Principal Certifying Authority (PCA), any PCA Service Agreement, the Act and the Regulation.</p> <p>Work must not proceed beyond each critical stage until the PCA is satisfied that work is proceeding in accordance with this consent, the Construction Certificate(s) and the Act. 'Critical Stage Inspections' means the inspections prescribed by the Regulations for the purposes of section 6.5 of the Act or as required by the PCA and any PCA Service Agreement.</p> <p>Note 1: The PCA may require additional inspections beyond mandatory critical stage inspections in order that the PCA be satisfied that work is proceeding in accordance with this consent.</p> <p>Note 2: The PCA may, in addition to inspections, require the submission of Compliance Certificates, survey reports or evidence of suitability in accordance with Part A2.2 of the NCC Volume 1 and Part A5 of the NCC Volume 2 in relation to any matter relevant to the development.</p> <p><b>Condition reason:</b> Reason: Statutory requirement</p>

41	<b>FIRE SAFETY UPGRADE - REBUILDING, ALTERATIONS, ENLARGEMENT OR EXTENSION OF AN EXISTING BUILDING (CL. 64 OF THE REGULATION)</b>
	<p>Pursuant to section 64 of the Environmental Planning and Assessment Regulation 2021 the existing building is to be upgraded to total or partial conformity with the NCC.</p> <p>The Construction Certificate plans and specification required to be submitted to the Certifying Authority must detail building upgrade works required by this condition. The Certifying Authority must be satisfied that such work, to be implemented as part of the development, will upgrade the building to bring it into compliance with the following provisions of the NCC in force at the date of issue of the Construction Certificate:</p> <ul style="list-style-type: none"> <li>a. Volume 1, F4.5(b) - Ventilation of Rooms</li> <li>b. Housing Provisions, Clause 3.7.2.2 - Requirements for Smoke Alarms</li> <li>c. Housing Provisions, Clause 3.9.1 - Stair Construction</li> <li>d. Housing Provisions, Clause 3.9.2 - Balustrades</li> </ul> <p>Note: The Certifying Authority issuing the Construction Certificate has no power to remove the requirement to upgrade the existing building as required by this condition. Where this condition specifies compliance with performance requirements of the NCC, the Certifying Authority (subject to their level of accreditation) may be satisfied as to such matters. Where this condition specifies compliance with prescriptive (deemed to satisfy) provisions of the NCC, these prescriptive requirements must be satisfied and cannot be varied unless this condition is reviewed under section 8.2 or amended under section 4.55 of the Act.</p>
	<b>Condition reason:</b> Reason: Fire Safety
42	<b>HERITAGE</b>
	<p>During construction, the development is to proceed with caution. If any Aboriginal objects are found, works should stop, and the Heritage NSW contacted. If an Aboriginal relic is uncovered, work must cease immediately, and the Heritage NSW must be contacted. All workers on the site are to be made aware of this condition.</p>
	<b>Condition reason:</b> Reason: Heritage
43	<b>HOURS OF WORK</b>
	<p>Site work must only be carried out between the following times –  For Construction from 7:00am to 6:00pm on Monday to Friday.  8:00am to 1:00pm on Saturday  No Work on Sunday and Public Holidays</p> <p>Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.</p>
	<b>Condition reason:</b> Reason: To protect the amenity of the surrounding area

44	<p><b>INSPECTION RECORDS &amp; COMPLIANCE CERTIFICATES</b></p> <p>The PCA or accredited certifier undertaking each of the inspections must make a record of each inspection in accordance with Part 8 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021 and, if the person is not the PCA, forward a copy to the PCA. A copy of any compliance certificates issued in respect of the building work and any documents referred to in the certificate must be provided to Council within two (2) days of the certificate being issued. A compliance certificate must be issued where:</p> <p>(a) Either:</p> <p>(i) Council is appointed the PCA; or</p> <p>(ii) Council is the PCA but agrees to an accredited certifier undertaking certain inspection/s, and</p> <p>(b) The PCA or accredited certifier is of the opinion that the stage of work he or she has inspected is satisfactory.</p> <p><b>Condition reason:</b> Reason: Statutory Requirement</p>
45	<p><b>INSPECTIONS FOR BUILDING WORK (CLASSES 1 OR 10)</b></p> <p>Where applicable inspections of the development site may be required to be undertaken at the following stages:</p> <p>(a) After the excavation for, and prior to the placement of, any footings;</p> <p>(b) Prior to pouring any in-situ reinforced concrete building element;</p> <p>(c) Prior to covering of the framework for any floor, wall, roof or other building element;</p> <p>(d) Prior to the covering waterproofing in any wet areas;</p> <p>(e) Prior to covering any stormwater drainage connections;</p> <p>(f) After the building work has been completed and prior to any occupation certificate being issued in relation to the building; and</p> <p>(g) Other.</p> <p>If the person having the benefit of the development consent appoints Council as the PCA, Council will give written advice as to what critical stage inspections apply.</p> <p>Prior to issuing an Occupation Certificate or subdivision certificate the PCA must be satisfied that the work has been inspected on the above occasions. Except as provided by subclause (g), the inspections may be carried out by the PCA or, if the PCA agrees, by another certifying authority.</p> <p>The final inspection detailed at subclause (g) may only be carried out by the PCA.</p> <p>For each inspection the principal contractor (or owner-builder) must notify the PCA at least forty eight (48) hours in advance that the site is ready to be inspected prior to the commencement of work on the next stage.</p> <p><b>Condition reason:</b> Reason: Statutory Requirements</p>

46	<b>STAMPED PLANS</b>
	Stamped plans, specifications, documentation and the consent shall be available on site at all times during construction.
	<b>Condition reason:</b> Reason: To ensure compliance with approved plans

**Before issue of an occupation certificate**

47	<b>ACCESS FOR PEOPLE WITH DISABILITIES</b>
	Access for people with disabilities must be provided in accordance with the requirements of the National Construction Code 2022, relevant Australian Standards and with regard to the Commonwealth Disability Discrimination Act 1992. Prior to the issue of a Construction Certificate, the plans shall demonstrate compliance. Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Commonwealth Disability Discrimination Act 1992.
	<b>Condition reason:</b> Reason: To inform of relevant access requirements for persons with a disability
48	<b>ADDITIONAL INSPECTION CHARGES</b>
	Prior to the issue of any Occupation Certificate any additional Inspection fees/charges which have been incurred and issued by the certifier during construction works are to be paid and proof provided to the Principal Certifier.
	<b>Condition reason:</b> Reason: Statutory Requirement
49	<b>CERTIFICATION OF ENGINEERING WORKS</b>
	<p>Prior to occupation, the following documents must be submitted to the Principal Certifying Authority.</p> <p>a) A Certificate from a Chartered Professional Engineer with Institution of Engineers, Australia Corporate Membership and registered on the National Engineers Register (NER) under the appropriate professional category, and</p> <p>b) "Work - As - Executed" drawings of the engineering works prepared by a Registered Surveyor or equivalent.</p> <p>The abovementioned Certificate is to certify that:</p> <p>(i) the stormwater drainage system, and/or</p> <p>(ii) the car parking arrangement and area including circulating ramps, and/or</p> <p>(iii) any related footpath works, and/or</p> <p>(iv) the basement mechanical pump and well system, and/or</p> <p>(v) the proposed driveway and layback, and/or</p> <p>(vi) other civil works have been constructed in accordance with the Council approved plans and details and satisfies the design intent and complies with the appropriate SAA Codes relevant Standards and Council's Policies and Specifications.</p> <p>Where Council is not the Principal Certifying Authority, copies of the above documents are to be provided to Council prior to the issue of any Occupation Certificate. These documents are to be retained on Council's Construction Certificate file.</p>

	<b>Condition reason:</b> Reason: Asset management
50	<b>CONNECTION TO THE SEWERAGE SYSTEM</b>
	The development must be connected to the sewerage system before occupation by applying directly to Sewer Supply Authority (Cabonne Council) A COMPLIANCE CERTIFICATE FOR THE WORKS IS TO BE ISSUED BY THE SUPPLY AUTHORITY and a copy be provided to Council. All relevant work is to be completed BEFORE THE ISSUE OF ANY OCUPATION CERTIFICATE, at the full cost of the developer.
	<b>Condition reason:</b> Reason: To ensure that the development is connected to Sewerage Supply Authorities system.
51	<b>CONNECTION TO TOWN WATER SUPPLY</b>
	The development must be connected to the town water supply before occupation by applying directly to the relevant water supply authority (Cabonne Council) or (Central Tablelands Water) and bearing the full cost of the works and the connection fee. A COMPLIANCE CERTIFICATE IS TO BE PROVIDED TO COUNCIL FROM THE RELEVANT WATER SUPPLY AUTHORITY. All relevant work is to be completed BEFORE THE ISSUE OF ANY OCUPATION CERTIFICATE, at the full cost of the developer.
	<b>Condition reason:</b> Reason: To ensure that the development to be connected to the local water supply Authority's reticulation system.
52	<b>DAMAGE TO PUBLIC ASSETS</b>
	Any damage caused to footpaths, roadways, utility installations, trees and the like by reason of construction operations shall be made good and repaired to a standard equivalent to that existing prior to commencement of construction. The full cost of restoration / repairs of property or services damaged during the works shall be met by the Applicant.
	<b>Condition reason:</b> Reason: Safety & Amenity
53	<b>DRAINAGE RECORDS</b>
	To provide an accurate record of drainage works. The below listed records are to be submitted to Council prior to the release of the final Plumbing and Drainage Certificate. ANY OCCUPATION CERTIFICATE MUST NOT BE ISSUED until the final Plumbing and Drainage certificate has been issued by council. (Templates can be found on council's website <a href="http://www.cabonnecouncil.nsw.gov.au">www.cabonnecouncil.nsw.gov.au</a> ) or fair trading website. Notice of Works, Certificate of Compliance, and Sewer Service Diagram drawn to the scale of 1 in 200 of drainage.
	<b>Condition reason:</b> Reason: Statutory requirement
54	<b>DRAINAGE SYSTEM - MAINTENANCE OF EXISTING</b>
	Where elements of the existing drainage system is to be utilised, the existing drainage system shall be overhauled and maintained clear of silt and accumulated debris. Silt and the like shall be removed, not flushed from the system. A certificate shall be provided by a suitably qualified person to the satisfaction of the Principal Certifying Authority, (a registered plumber or a person of equivalent or greater experience or qualification) prior to the issue of any



	Occupation Certificate to confirm that the system is in good working order and adequate to accept additional flows.
	<b>Condition reason:</b> Reason: Maintenance and environment
55	<b>EVIDENCE OF LAWFUL ASBESTOS DISPOSAL</b>
	An Occupation Certificate for a development involving the removal of asbestos must not be issued until such time the applicant provides the principal certifying authority with a copy of receipt/s confirming lawful disposal of asbestos waste. NOTE: Asbestos waste must be disposed at a waste management facility licensed by the NSW Environment Protection Authority (EPA) to accept such waste. Please Contact NSW EPA on 131 555 or visit <a href="http://www.epa.nsw.gov.au">www.epa.nsw.gov.au</a> for a list of waste management facilities licensed to accept asbestos waste.
	<b>Condition reason:</b> Reason: Health and Safety
56	<b>FIRE SAFETY CERTIFICATE</b>
	A final Fire Safety Certificate shall be obtained in accordance with Part 11 of the Environmental Planning and Assessment (Building Certificate and Fire Safety) Regulation 2021, prior to the issue of the Final Occupation Certificate for the building. A copy of the Fire Safety Certificate and fire safety schedule shall be:- 1. Forwarded to Cabonne Council; 2. Forwarded to the Commissioner of the New South Wales Fire Brigade; and 3. Prominently displayed in the building.
	<b>Condition reason:</b> Reason: Fire safety
57	<b>OBTAINING A CONSTRUCTION CERTIFICATE FOR BUILDING WORK</b>
	This Development Consent does not constitute approval to carry out construction work. Construction work may only commence upon the issue of a Construction Certificate, appointment of a Principal Certifying Authority (PCA), and lodgement of Notice of Commencement. Please note that if demolition works forms part of the extent of works approved in the same application, then demolition must not commence prior to the issue of a Construction Certificate.
	<b>Condition reason:</b> Reason: Statutory Requirement

58	<b>OCCUPATION CERTIFICATE (SECTION 6.9 OF THE ACT)</b>
	<p>A person must not commence occupation or use (or change of use where an existing building) of the whole or any part of a new building (within the meaning of section 6.10 of the Act) unless a Partial, Part or Whole Occupation Certificate has been issued in relation to the building or part.</p> <p>The Principal Certifying Authority is required to be satisfied, amongst other things, that:</p> <p>All required inspections (including each applicable mandatory critical stage inspection) have been carried out; and</p> <p>Any preconditions to the issue of the certificate required by a development consent have been met.</p> <p>Note: New building includes an altered portion of, or an extension to, an existing building.</p>
	<b>Condition reason:</b> Reason: Statutory requirement
59	<b>PLUMBING AND DRAINAGE WORKS</b>
	<p>All plumbing and drainage work shall be carried out by a licensed plumber and drainer to the requirements of the National Plumbing and Drainage Code AS3500.</p>
	<b>Condition reason:</b> Reason: Statutory requirement
60	<b>STORMWATER DRAINAGE</b>
	<p>During construction and within a maximum of 7 days following the placement of any roofing material, all guttering and downpipes must be installed and connected to Council's drainage system. If no Council drainage system is available, the guttering and downpipes must be discharged away from the building onto a stable vegetated area or a rubble drain constructed in accordance with Australian Standard AS/NZS 3500.3 Stormwater Drainage in a manner that does not cause nuisance or erosion to adjoining properties. Likewise any paved or impervious areas are to be drained in accordance with the above. All of the work must be completed prior to the issue of an Occupation Certificate.</p>
	<b>Condition reason:</b> Reason: To ensure adequate Storm water Disposal

### Occupation and ongoing use

No additional conditions have been applied to this stage of development.

## General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

**Right of Appeal:** If you are dissatisfied with this decision, Section 8.7 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court. Pursuant to Section 8.10 an applicant may only appeal within six (6) months after the date on which the decision is notified.

**Signed**

(On behalf of Consent Authority)



Heather Nicholls  
**DEPUTY GENERAL MANAGER – SERVICES**

17-09-2024  
Date