



MINUTES OF THE DEVELOPMENT CONTROL UNIT MEETING

HELD AT COUNCIL CHAMBERS, BREESE PARADE, FORSTER

ON THURSDAY, 10 SEPTEMBER 2009

TABLE OF CONTENTS

PRESENT 1

IN ATTENDANCE 1

APOLOGIES 1

ADOPTION OF MINUTES OF MEETING 1

DECLARATIONS OF PECUNIARY & NON-PECUNIARY CONFLICTS OF INTEREST 1

PUBLIC ADDRESSES 1

5 PES - Workshed, Garage Addition & Courtyard - 11 Well Street, Forster 1

6 PES - Building Work Without Consent - 161 The Southern Parkway, Forster..... 2

CONSIDERATION OF OFFICERS’ REPORTS: 2

DIRECTOR PLANNING AND ENVIRONMENTAL SERVICES 2

5 PES - Workshed, Garage Addition & Courtyard - 11 Well Street, Forster 2

6 PES - Building Work Without Consent - 161 The Southern Parkway, Forster..... 2

1 PES - Proposed Addition of One Bedroom - 8 Failford Road, Darawank..... 5

2 PES - Proposed Dwelling - 10 Windward Circuit, Tea Gardens 7

3 PES - Proposed Dwelling - 1 The Haven, Tea Gardens..... 11

4 PES - Section 96 (1A) Application to Modify the Consent - Lot 3 DP 609341, 13 Tea Tree Road, Forster 14

MEETING CLOSURE..... 14

Minutes of the Development Control Unit Meeting of the Great Lakes Council held at the Council Chambers, Breese Parade, Forster on 10 September 2009 commencing at 2pm.

PRESENT

Clr J McWilliams (Chairperson), Director Planning & Environmental Services - Glenn Handford, Director Engineering Services - Ron Hartley, A/ Manager Development Assessments - David Pirie, Manager Building Assessments - Gary Mead.

IN ATTENDANCE

Admin Officer - Yvette Ellis (Minute Taker).

APOLOGIES

Manager Development Assessments - Wayne Burgess

39 RESOLUTION

That the apologies from Manager Development Assessments - Wayne Burgess be accepted.

ADOPTION OF MINUTES OF MEETING

40 RESOLUTION

That the Minutes of the Development Control Unit Meeting of 3 September 2009, copies of which were distributed among the Committee members, be taken as read and confirmed as a true record of proceedings.

DECLARATIONS OF PECUNIARY & NON-PECUNIARY CONFLICTS OF INTEREST

Nil.

PUBLIC ADDRESSES

5 PES - Workshed, Garage Addition & Courtyard - 11 Well Street, Forster

PUBLIC ADDRESS 1 - Mr Terry Howell

Mr Terry Howell (Applicant/Owner) addressed the meeting in support of the application and tabled photographs.

6 PES - Building Work Without Consent - 161 The Southern Parkway, Forster

PUBLIC ADDRESS 2 - Mr Rob Scott Young

Mr Rob Scott Young, representing Mr & Mrs Sawyer (Applicant/Owner), addressed the committee in support of the application and tabled photographs.

CONSIDERATION OF OFFICERS' REPORTS:

DIRECTOR PLANNING AND ENVIRONMENTAL SERVICES

5 PES - Workshed, Garage Addition & Courtyard - 11 Well Street, Forster

Index: DA516/2009 & PK 7415
Author: Senior Building Surveyor - Bruce Arkle
DCU Meeting: 10 September 2009

RECOMMENDATION:

That Development Application No 516/2009 for alterations and additions partly set within Council's 6.0m building line be refused for the following reasons.

1. The proposed garage addition is of a design that is not complimentary to the existing dwelling and would tend to be a prominent feature within the streetscape.

41 RESOLUTION

That delegated authority be given to the General Manager to approve the development application subject to submission of amended specifications showing brick walls.

6 PES - Building Work Without Consent - 161 The Southern Parkway, Forster

Index: DA331/2009 & PK 26086
Author: Senior Building Surveyor - Bruce Arkle
DCU Meeting: 10 September 2009

RECOMMENDATION:

1. It is recommended that Development Application No 331/2009 for the use of a building, erected without the prior consent of Council, be deferred for a period of 30 days to permit submission of an amended plan describing the reduction of the sunroom to a point outside of the easement to drain stormwater. On receipt of the amended plan that the application is approved subject to the following conditions:

The following condition/s have been applied to ensure that the development complies with the provisions of the Environmental Planning and Assessment Act and Regulations and Policies of Council:

1. The development being carried out in accordance with the details set out in the Development Application unless otherwise amended by these conditions of consent.
2. Prior to a construction certificate being issued for the work the applicant shall submit a report from a qualified structural engineer detailing work necessary to reconstruct the building outside the easement and support the building below any future trench required to service either the stormwater pipeline within the easement or the sewer line located adjacent to but outside the property boundary.
3. The building works are to be inspected during construction, by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority subject to the provisions of the Environmental Planning and Assessment Act 1979 and Regulation 2000) to verify compliance with this consent and the standards of construction detailed in the Building Code of Australia, at not less than the following stages prior to proceeding to the subsequent stages of construction:
 - a) Commencement of works.
 - b) Pier holes before they are filled with concrete.
 - c) Footings.
 - d) Framework including floor, wall and roof framing prior to fixing of internal lining.
 - e) Stormwater drains.
 - f) Final.
4. Work on any building shall not commence until a Construction Certificate, complying in all respects with the provisions of the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the Building Code of Australia, has been issued.
5. It is a condition of approval that all building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).
6. Public access to the site and building works, materials and equipment on the site is to be restricted, when building work is not in progress or the site is unoccupied.

The public safety provisions must be in place prior to the commencement of any demolition, excavation or building works and be maintained throughout construction.
7. All demolition work is to be carried out in accordance with the provisions of Australian Standard AS2601-1991 : The Demolition of Structures, as in force 1 July 1993.

All utility services are to be disconnected to the requirements of the relevant authorities.
8. The development is not to be used or occupied until it is completed in accordance with the approved plans and conditions of development consent.
9. Roof material shall be of a subdued low-reflective colour installed in accordance with the manufacturer's details. The colour of the roofing material is to be approved by Council prior to the issue of any Construction Certificate (unpainted metal, zincalume, white or off-white materials are not acceptable).
10. The external surfaces of dwelling are to be constructed of dark toned, low reflective materials.
11. A sign is required to be erected in a prominent position on any work site on which building or demolition work is being carried out. The sign shall indicate:

- (a) The name, address and telephone number of the principal certifying authority for the work; and
- (b) The name of the principal contractor and a telephone number at which that person may be contacted outside of working hours; and
- (c) The sign must state that unauthorised entry to the work site is prohibited.

Any such sign is to be removed when the work has been completed.

12. The stormwater easement on the property shall be clearly identified during the reconstruction works on site. On Completion of works the applicant shall provide Council with a report from a registered surveyor indicating the position of the completed structure in relation to the variable width easement to drain stormwater running along the southern boundary of the property

The following condition/s have been applied to ensure that reasonable levels of health, safety and amenity for the occupants of the building, neighbouring properties and the locality are maintained after the erection of the proposed building:

13. Building materials, sand or waste materials shall not be placed on the footway or road reserve at any time.

The following conditions have been applied to ensure that adequate drainage is provided from the premises and to maintain adequate levels of health and amenity in the locality:

14. Stormwater shall be discharged to the existing stormwater drainage system.

2. That the attached notice of intention to issue order no 2 under section 121B of the Environmental Planning and Assessment Act be served on the owner of the premises requiring the following;
 - The rear sunroom be partly demolished and reconstructed so that it stands clear of the stormwater easement and the footings supporting the remaining structure extend down to a point that would be unaffected by a future trench for either the sewer pipeline or the stormwater pipeline.
 - That the lean too structure erected between the fence and the existing dwelling is either reconstructed to comply with the requirements of the Building Code of Australia, any encroachments removed and the roof effectively drained to the existing stormwater drainage system for the property.
 - That the rear fence be demolished and relocated along the property boundary
3. That a penalty infringement notice be served on the owner of the premises for carrying out building work without the prior approval of Council.

42 RESOLUTION

1. That Development Application No 331/2009 for the use of a building, erected without the prior consent of Council, be deferred for 60 days to permit the applicant to submit amended plans and details.
2. That a penalty infringement notice be served on the owner of the premises for carrying out building work without the prior approval of Council.

1 PES - Proposed Addition of One Bedroom - 8 Failford Road, Darawank

Index: DA375/2009 & PK34439

Author: Development Assessment Planner – Joanne Dunkerley

DCU Meeting: 10 September 2009

RECOMMENDATION:

- A. In accordance with Section 80 (4) of the Environmental Planning and Assessment Act 1979 it is recommended that 'partial consent' be granted for the use and occupation of the awning and "pool room" as a single dwelling and for the associated alterations and additions at 8 Failford Road Failford subject to the conditions detailed below; and
- B. That a Notice of Intention and Draft Order under Section 121 of the Environmental Planning and Assessment Act 1979 for the removal of the relocatable home be issued to the owner of the property and a period of 60 days be given for compliance with the order.

Conditions of Consent

- 1. The development must be in accordance with architectural plans numbered 0809-013-4 sheets 1 to 4, 13, dated 20/04/2009 prepared by Daniels Design Drafting, the application form and on any supporting information received with the application, except as may be amended by the following conditions and drawn in red on the approved plans
- 2. Work on any building shall not commence until a Construction Certificate, complying in all respects with the provisions of the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the Building Code of Australia, has been issued.
- 3. It is a condition of approval that all building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).
- 4. No approval is given or implied for the relocatable home and it is to be deleted from the plans submitted with the **Construction Certificate Application**.
- 5. Structural drawings prepared by a suitably qualified and experienced Structural Engineer being submitted to and approved by the principal certifying authority **prior to the issue of a construction certificate**. The plans shall detail:
 - a) All reinforced concrete floor slabs and/or beams or raft slab (having due regard to the possible differential settlement of the cut and fill areas.
 - b) Footings of the proposed structure.
 - c) Structural steel beams/columns.
- 6. **Prior to the issue of a construction certificate**, a Certificate of Compliance from MidCoast Water is to be submitted to the Certifying Authority stating that satisfactory arrangements have been made and all payments have been finalised for the provision of water supply and sewerage to the development.
- 7. **Prior to the issue of a Construction Certificate**, a Damage Bond Application Form shall be submitted to Council together with a bond in the amount of **\$1,110** for the purpose of funding repairs to any damage that may be occasioned to Council assets by activities/works associated with the construction of the development approved by this consent and ensuring Council standards and specifications are complied with.

The bond will be considered for refund by the Engineering Services Division when an application for occupancy of the development or release of subdivision is lodged. A fee of **\$110** (for developments up to the value of \$400 000) will be deducted from the bond to cover administration cost. The Damage Bond is reviewed periodically and therefore the fee and bond amount payable shall be determined from Council's current fees and charges document at the time of lodgement of the Damage Bond.

8. 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:
 - a) in the case of work to be done by a licensed contractor:
 - i. has been informed in writing of the licensee's name and contractor number; and
 - ii. is satisfied that the licensee has complied with the requirements of Part 6 of that Act (in relation to insurance policies); or
 - b) in the case of work to be done by any other person:
 - i. has been informed 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 market cost of the labour and materials involved in the work does not exceed \$5,000.
9. A sign is required to be erected in a prominent position on any work site on which building or demolition work is being carried out prior to the commencement of work. The sign shall indicate:
 - a) The name, address and telephone number of the principal certifying authority for the work; and
 - b) The name of the principal contractor and a telephone number at which that person may be contacted outside of working hours; and
 - c) The sign must state that unauthorised entry to the work site is prohibited.

Any such sign is to be removed when the work has been completed.

10. The building works are to be inspected during construction, by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority subject to the provisions of the Environmental Planning and Assessment Act 1979 and Regulation 2000) to verify compliance with this consent and the standards of construction detailed in the Building Code of Australia. Inspections shall be carried out as required by Section 162A of the EP&A Regulation 2000.
11. All adjustments to existing utility services made necessary by the development are to be undertaken at the developer's expense.
12. The premises shall not be occupied until all conditions of this consent have been complied with and an occupation certificate has been issued in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Regulation 2000.
13. **Prior to the issue of an Occupation Certificate**, a Certificate of Compliance from MidCoast Water is to be submitted to the Certifying Authority stating that satisfactory arrangements have been made and all payments have been finalised for the provision of water supply and sewerage to the development.
14. Compliance with the following conditions imposed by the NSW Rural Fire Service under Section 100B of the Rural Fires Act 1997:

- a) Based on the identified vegetation surrounding the building, at the commencement of building works and in perpetuity the property around the building to a distance of 9 metres, shall be maintained as an inner protection area (IPA) and 7 metres, shall be maintained as an outer protection area (OPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
- b) Water, electricity and gas are to comply with section 4.1 .3 of 'Planning for Bush Fire Protection 2006'.
- c) New construction shall comply with Australian Standard AS3959-1999 'Construction of buildings in bush fire-prone areas' Level 1.

Details are to be submitted from an appropriately qualified person demonstrating compliance with the above conditions, prior to the issue of the Construction Certificate.

15. Design details for the disposal of stormwater drainage from the property being submitted with the application for a construction certificate and approved prior to issue of a construction certificate.
16. All adjustments to existing utility services made necessary by the development are to be undertaken at the developer's expense.
17. The capacity and effectiveness of runoff and erosion control measures shall be maintained at all times to the satisfaction of Council.

43 RESOLUTION

That the above recommendation be adopted with the following amendment:

Add Condition 18

That a penalty infringement notice be served on the owner of the premises for carrying out building work without the prior approval of Council.

2 PES - Proposed Dwelling - 10 Windward Circuit, Tea Gardens

Index: DA5/2010 & PK30744
Author: District Building Surveyor - Nick Green
DCU Meeting: 10 September 2009

RECOMMENDATION:

It is recommended that Development Application No 5/2010 for the erection of a single storey dwelling at Lot 22 DP280001, No 10 Windward Circuit, Tea Gardens be approved subject to the following conditions including condition No 15 requiring a habitable floor level of RL 2.7m AHD.

1. The development being carried out in accordance with the details set out in the Development Application unless otherwise amended by these conditions of consent.
2. A Certificate of Compliance being received from MidCoast Water prior to the issue of any Construction Certificate, stating that satisfactory arrangements have been made for the provision of water supply and sewerage to the development.

The following condition/s have been applied to ensure that the development complies with the provisions of the Environmental Planning and Assessment Act and Regulations and Policies of Council:

3. The building works are to be inspected during construction, by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority subject to the provisions of the Environmental Planning and Assessment Act 1979 and Regulation 2000) to verify compliance with this consent and the standards of construction detailed in the Building Code of Australia, at not less than the following stages prior to proceeding to the subsequent stages of construction:
 - a) Pier holes before they are filled with concrete.
 - b) Steel reinforcement.
 - c) Framework including floor, wall and roof framing prior to fixing of internal lining.
 - d) Stormwater drains.
 - e) When drainage lines are laid in position and prior to covering in.
 - f) Wet area flashing prior to covering in.
 - g) Final.
4. Work on any building shall not commence until a Construction Certificate, complying in all respects with the provisions of the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the Building Code of Australia, has been issued.
5. Development must be completed in accordance with Basix Certificate No 250767S unless otherwise amended prior to the issue of a final Occupation Certificate.
6. It is a condition of approval that all building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).
7. Submission of a Damage Bond Application Form and payment of a bond in the amount of \$1,110.00, payable for the purpose of funding repairs to any damage that may be occasioned to Council assets by activities/works associated with the construction of the development approved by this consent. The bond shall be paid to Council prior to the issue of any Construction Certificate that may be issued for any component of the development.

Note: The bond will be considered for refund by the Engineering Services Division when an application for occupancy of the development or release of subdivision is lodged.

A fee of \$110.00 will be deducted from the bond to cover administration costs.

8. Approval is subject to the condition that the builder or person who does the residential building work complies with the applicable requirements of Part 6 of the Home Building Act 1989 whereby a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy the principal certifying authority that they have complied with the applicable requirements of Part 6.
9. Structural drawings prepared by a suitably qualified and experienced Structural Engineer being submitted to and approved by the principal certifying authority prior to the issue of a construction certificate. The plans shall detail:
 - a) All reinforced concrete floor slabs and/or beams or raft slab (having due regard to the possible differential settlement of the cut and fill areas.
 - b) Footings of the proposed structure.
 - c) Structural steel beams/columns.

Where it is proposed to use driven timber piles as part of any building footing system, the following certification from a professional engineer shall be provided prior to a footing inspection:

- (i) The durability class (and/or chemical treatment grade) of all piles used within the footing system; and
 - (ii) That the driven piles have achieved the required bearing capacity.
10. Retaining walls or other approved methods of preventing movement of the soil must be provided if the soil conditions require it and adequate provisions made for drainage. Where retaining walls exceed one (1) metre in height, Engineers details must be submitted to and approved by the Principal Certifying Authority.
 11. Toilet facilities are to be provided at 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:
 - a) Each toilet provided must be a standard flushing toilet and must be connected to MidCoast Water's sewer; and
 - b) The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.
 12. The development is not to be used or occupied until it is completed in accordance with the approved plans and conditions of development consent.
 13. Roof material shall be of a subdued low-reflective colour installed in accordance with the manufacturer's details. The colour of the roofing material is to be approved by Council prior to the issue of any Construction Certificate (unpainted metal, zincalume, white or off-white materials are not acceptable).
 14. The developer submitting a Driveway Application to Great Lakes Council prior to the issue of a Construction Certificate.

All work is to be at the developer's expense and completed in accordance with the Driveway Levels issued by Great Lakes Council, and the following:

- a) Driveways being constructed in concrete over the footpath, at right angles to the kerb and gutter.
 - b) Footpath crossings shall be a minimum of 3.1m wide and located a minimum of 1m from the side boundaries.
 - c) Driveways to meet Great Lakes Council standards issued prior to release of the Damage Bond.
15. The finished floor level of the dwelling shall be RL 2.70m AHD and shall be verified by the submission of a Surveyor's Report to the principal certifying authority prior to pouring of concrete.
 16. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name, address and telephone number of the principal certifying authority for the work; and
 - (b) showing the name of the principal contractor and a telephone number at which that person may be contacted outside of working hours.

Any such sign is to be removed when the work has been completed.

17. Buildings to be set out by a Registered Surveyor to ensure compliance with this consent, and the approved plan/s, and a copy of plan to be supplied to the principal certifying authority prior to the pouring of any concrete slabs / placement of flooring materials.

The following condition/s have been applied to ensure that reasonable levels of health, safety and amenity for the occupants of the building, neighbouring properties and the locality are maintained after the erection of the proposed building:

18. Building materials, sand or waste materials shall not be placed on the footway or road reserve at any time.
19. Premises to be used as a single residential dwelling only at all times and shall not be used or adapted for separate use or occupation as multiple dwellings without the prior consent of Council.
20. There is to be no construction and/or demolition works, including deliveries on or to the site prior to 7.00 am or after 6.00 pm Monday to Friday, prior to 8.00 am and after 6.00 pm Saturday, and prior to 9.00 am and after 4.00 pm Sunday.
21. Design details for the acceptance and the disposal of the stormwater drainage to and from the property being submitted with the application for a construction certificate and approved prior to issue of a construction certificate. (Note: No work is to be carried out on the public road until an application has been made and a construction certificate has been issued).

The following conditions have been applied to ensure that adequate drainage is provided from the premises and to maintain adequate levels of health and amenity in the locality:

22. Stormwater shall be discharged to the street gutter or any available storm water easement on the site. The pipeline shall be connected to the kerb and gutter with a precast rigid kerb adaptor. The kerb adaptor shall be constructed flush with the kerb and have no sharp edges. Steel adaptors shall be hot dipped galvanised.
23. External paths and ground surfaces are to be graded and drained away from the building and adjoining premises in such a manner so as not to result in the entry of water into a building or cause a nuisance.

The following condition/s have been applied to ensure compliance with Council's Erosion and Sediment Control Policy:

24. All erosion and sediment control measures undertaken on the site shall be undertaken to conform to the specifications and standards contained in Council's guidelines.
25. Vehicular access shall be controlled so as to prevent the tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy.

The site shall be landscaped with all disturbed ground being stabilised against erosion to Council's satisfaction within 30 days of completion of building works.

44 RESOLUTION

That the above recommendation be adopted.

3 PES - Proposed Dwelling - 1 The Haven, Tea Gardens

Index: DA 581/2009

Author: District Building Surveyor - Nick Green

DCU Meeting: 10 September 2009

RECOMMENDATION:

It is recommended that Development Application No 581/2009 for the erection of a single storey dwelling at Lot 7 DP286130, No 1 The Haven, Tea Gardens be approved subject to the following conditions including condition No 15 requiring a habitable floor level of RL 2.7m AHD.

1. The development being carried out in accordance with the details set out in the Development Application unless otherwise amended by these conditions of consent.
2. A Certificate of Compliance being received from MidCoast Water prior to the issue of any Construction Certificate, stating that satisfactory arrangements have been made for the provision of water supply and sewerage to the development.

The following condition/s have been applied to ensure that the development complies with the provisions of the Environmental Planning and Assessment Act and Regulations and Policies of Council:

3. The building works are to be inspected during construction, by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority subject to the provisions of the Environmental Planning and Assessment Act 1979 and Regulation 2000) to verify compliance with this consent and the standards of construction detailed in the Building Code of Australia, at not less than the following stages prior to proceeding to the subsequent stages of construction:
 - a) Pier holes before they are filled with concrete.
 - b) Steel reinforcement.
 - c) Framework including floor, wall and roof framing prior to fixing of internal lining.
 - d) Stormwater drains.
 - e) When drainage lines are laid in position and prior to covering in.
 - f) Wet area flashing prior to covering in.
 - g) Final.
 4. Work on any building shall not commence until a Construction Certificate, complying in all respects with the provisions of the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the Building Code of Australia, has been issued.
 5. Development must be completed in accordance with Basix Certificate No 250767S unless otherwise amended prior to the issue of a final Occupation Certificate.
 6. It is a condition of approval that all building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).
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7. Submission of a Damage Bond Application Form and payment of a bond in the amount of \$1,110.00, payable for the purpose of funding repairs to any damage that may be occasioned to Council assets by activities/works associated with the construction of the development approved by this consent. The bond shall be paid to Council prior to the issue of any Construction Certificate that may be issued for any component of the development.

Note: The bond will be considered for refund by the Engineering Services Division when an application for occupancy of the development or release of subdivision is lodged.

A fee of \$110.00 will be deducted from the bond to cover administration costs.

8. Approval is subject to the condition that the builder or person who does the residential building work complies with the applicable requirements of Part 6 of the Home Building Act 1989 whereby a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy the principal certifying authority that they have complied with the applicable requirements of Part 6.
9. Structural drawings prepared by a suitably qualified and experienced Structural Engineer being submitted to and approved by the principal certifying authority prior to the issue of a construction certificate. The plans shall detail:
 - a) All reinforced concrete floor slabs and/or beams or raft slab (having due regard to the possible differential settlement of the cut and fill areas.
 - b) Footings of the proposed structure.
 - c) Structural steel beams/columns.

Where it is proposed to use driven timber piles as part of any building footing system, the following certification from a professional engineer shall be provided prior to a footing inspection:

- i) The durability class (and/or chemical treatment grade) of all piles used within the footing system; and
 - ii) That the driven piles have achieved the required bearing capacity.
10. Retaining walls or other approved methods of preventing movement of the soil must be provided if the soil conditions require it and adequate provisions made for drainage. Where retaining walls exceed one (1) metre in height, Engineers details must be submitted to and approved by the Principal Certifying Authority.
11. Toilet facilities are to be provided at 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:
 - a) Each toilet provided must be a standard flushing toilet and must be connected to MidCoast Water's sewer; and
 - b) The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.
12. The development is not to be used or occupied until it is completed in accordance with the approved plans and conditions of development consent.
13. Roof material shall be of a subdued low-reflective colour installed in accordance with the manufacturer's details. The colour of the roofing material is to be approved by Council prior to the issue of any Construction Certificate (unpainted metal, zincalume, white or off-white materials are not acceptable).

14. The finished floor level of the dwelling shall be RL 2.70m AHD and shall be verified by the submission of a Surveyor's Report to the principal certifying authority prior to pouring of concrete.
15. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - a) stating that unauthorised entry to the work site is prohibited; and
 - b) showing the name, address and telephone number of the principal certifying authority for the work; and
 - c) showing the name of the principal contractor and a telephone number at which that person may be contacted outside of working hours.

Any such sign is to be removed when the work has been completed.

16. Buildings to be set out by a Registered Surveyor to ensure compliance with this consent, and the approved plan/s, and a copy of plan to be supplied to the principal certifying authority prior to the pouring of any concrete slabs / placement of flooring materials.

The following condition/s have been applied to ensure that reasonable levels of health, safety and amenity for the occupants of the building, neighbouring properties and the locality are maintained after the erection of the proposed building:

17. Building materials, sand or waste materials shall not be placed on the footway or road reserve at any time.
18. Premises to be used as a single residential dwelling only at all times and shall not be used or adapted for separate use or occupation as multiple dwellings without the prior consent of Council.
19. There is to be no construction and/or demolition works, including deliveries on or to the site prior to 7.00 am or after 6.00 pm Monday to Friday, prior to 8.00 am and after 6.00 pm Saturday, and prior to 9.00 am and after 4.00 pm Sunday.
20. Design details for the acceptance and the disposal of the stormwater drainage to and from the property being submitted with the application for a construction certificate and approved prior to issue of a construction certificate. (Note: No work is to be carried out on the public road until an application has been made and a construction certificate has been issued).

The following conditions have been applied to ensure that adequate drainage is provided from the premises and to maintain adequate levels of health and amenity in the locality:

21. External paths and ground surfaces are to be graded and drained away from the building and adjoining premises in such a manner so as not to result in the entry of water into a building or cause a nuisance.

The following condition/s have been applied to ensure compliance with Council's Erosion and Sediment Control Policy:

22. All erosion and sediment control measures undertaken on the site shall be undertaken to conform to the specifications and standards contained in Council's guidelines.
23. Vehicular access shall be controlled so as to prevent the tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy.
24. The site shall be landscaped with all disturbed ground being stabilised against erosion to Council's satisfaction within 30 days of completion of building works.

45 RESOLUTION

That the above recommendation be adopted.

4 PES - Section 96 (1A) Application to Modify the Consent - Lot 3 DP 609341, 13 Tea Tree Road, Forster

Index: DA 43/1976 & PK16536

Author: Senior Development Assessment Planner – Robyn Shelley

DCU Meeting: 10 September 2009

CALLED IN:

In accordance with the adopted DCU operating procedures, this item was not determined as Cllr McWilliams has "called in" the item and therefore it will be referred to Full Council for determination.

MEETING CLOSURE

The meeting closed at 2.40pm

CHAIRPERSON