

Attachment to Item 91 (Exc. 139)
PART B

EXEMPT AND COMPLYING
DEVELOPMENT

CONTENTS

Part B

INTRODUCTION AND OBJECTIVES

1.1	INTRODUCTION.....	1-1
1.2	OBJECTIVES.....	1-1

EXEMPT DEVELOPMENT

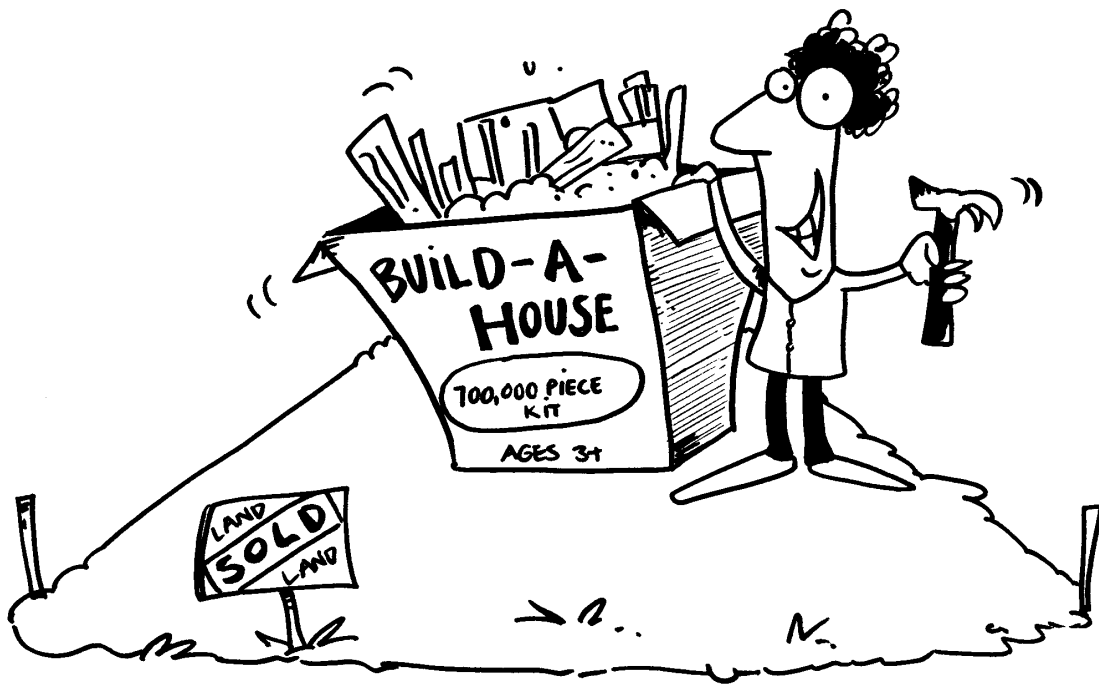
2.1	WHAT IS 'EXEMPT' IN THE HAWKESBURY CITY COUNCIL AREA?	2-1
2.2	EXCLUSIONS TO EXEMPT DEVELOPMENT.....	2-1
2.3	EXEMPT DEVELOPMENT	2-1

COMPLYING DEVELOPMENT

3.1	WHAT IS 'COMPLYING DEVELOPMENT' IN THE HAWKESBURY CITY COUNCIL AREA?	3-1
3.2	EXCLUSIONS TO COMPLYING DEVELOPMENT.....	3-1
3.3	REQUIREMENTS FOR APPLICATIONS FOR COMPLYING DEVELOPMENT	3-2
3.4	CONDITIONS ON COMPLYING DEVELOPMENT CERTIFICATE	3-2
3.5	COMPLYING DEVELOPMENT.....	3-3
3.6	CONDITIONS APPLICABLE TO EACH DEVELOPMENT TYPE	3-11
3.6.1	Conditions Applying to Single Storey Dwellings and Dwelling Additions	3-11
3.6.2	Conditions Applying to Covered Decks, Roofed Pergola, Carports, Garages and Screen Enclosures	3-11
3.6.3	Conditions Applying to Swimming Pools.....	3-12
3.6.4	Conditions Applying to Shop Fit Outs	3-12
3.6.5	Conditions Applying to Industrial Development	3-12
3.6.6	Conditions Applying to Boundary Adjustments.....	3-13
3.6.7	Conditions Applying to Advertisements.....	3-13
3.6.8	Conditions Applying to Retaining Walls.....	3-13
3.7	GENERAL SET OF CONDITIONS FOR COMPLYING DEVELOPMENT CERTIFICATES.....	3-13
3.8	INFORMATION REQUIREMENTS FOR APPLICATIONS FOR COMPLYING DEVELOPMENT	3-23
3.9	PLAN REQUIREMENTS	3-25
3.9.1	Site Plan.....	3-25
3.9.2	Floor Plan.....	3-25
3.9.3	Elevations.....	3-26
3.9.4	Sections.....	3-26
3.9.5	Erosion and Sedimentation Plan	3-26
3.9.6	Specifications.....	3-26

CHAPTER 1

INTRODUCTION AND OBJECTIVES



1.1 INTRODUCTION

In July 1998, in an attempt to streamline the decision making process in New South Wales, the State Government introduced changes to the development assessment process by creating two new categories of assessment: Exempt Development and Complying Development.

Exempt Development is minor development that does not require any approval from Council. It is considered to be development which is likely to have minimal environmental impact and includes activities such as aerials, awnings, cubby houses, decks, fences, garden sheds, retaining walls and water tanks, all not exceeding preset standards.

Complying Development is routine, low scale development that requires approval but which is capable of complying with predetermined development controls and standards. Complying development may include activities such as single storey dwelling houses, single storey dwelling house additions, covered decks, garages, industrial buildings with a floor space below 1,000 square metres, boundary adjustments and swimming pools, again, all not exceeding preset standards.

Complying Development can only be carried out following the receipt of a Complying Development Certificate. Development can only be classified as Complying Development if it satisfies all of the predetermined development controls and standards specified in this DCP. Development that does not fully comply with all the controls and standards is required to follow the standard development application assessment process at Council.

Another aspect of the amendments was the introduction of the private sector in the development assessment process through private sector certification. Accredited private certifiers now have the power to issue a range of approvals, a function that prior to the amendments could only be undertaken by Council. For example, application for Complying Development can be made either to Council or to an accredited private certifier.

1.2 OBJECTIVES

The objectives of this part of the DCP are:

- to identify Exempt and Complying Development and provide the minimum development standards that apply to these forms of development;
- to complement the Exempt and Complying provisions of the Hawkesbury LEP; and
- to list the conditions that apply to Complying Development.

CHAPTER 2

EXEMPT DEVELOPMENT



2.1 WHAT IS 'EXEMPT' IN THE HAWKESBURY CITY COUNCIL AREA

Development listed in Column 1 of the table in *Section 2.3* of this chapter of the DCP is Exempt Development within the Hawkesbury LGA. This exemption is subject to:

- compliance with the deemed-to-satisfy provisions of the Building Code of Australia (BCA) relevant to the development;
- development meeting the requirements and outcomes listed in Column 2 (Limits on Exemption) of the table;
- development not contravening any condition of consent applying to the land;
- development not obstructing drainage of the site on which it is carried out; and
- development being carried out at least one metre from any easement or public sewer main and complies with the building over sewer requirements of Sydney Water Corporation Limited or Hawkesbury City Council, applying to the land.

2.2 EXCLUSIONS TO EXEMPT DEVELOPMENT

There are specific areas within the Hawkesbury LGA in which the above 'exemptions' do not apply.

Development is not Exempt Development if it is proposed to be carried out on land that:

- is or is part of a wilderness area within the meaning of the *Wilderness Act 1987*;
- is listed on the State Heritage Register or subject to an interim heritage order under the *Heritage Act 1977*;
- is an Aboriginal place or known Aboriginal relic within the meaning of the *National Parks and Wildlife Act 1974*;
- is identified in an environmental planning instrument as a wetland or is within 20 metres of a designated wetland;
- is an aquatic reserve under the *Fisheries Management Act 1994*;
- is listed as a site of a heritage item in Schedule 1 of the Hawkesbury LEP 1989 or is within a heritage conservation area;
- contains an approval for the use of the land for the purpose of a caravan park or camping ground; or
- is prohibited in the zone under any environmental planning instrument.

If your site is affected by one or more of the above you are advised to contact Council regarding your development proposal.

2.3 EXEMPT DEVELOPMENT

Type of activity exempted from approval	Limits on Exemption	Advisory Note
<u>Access ramps for the disabled</u>	- Maximum height 1 metre above <u>ground level</u>. - Maximum grade 1:14 and otherwise in compliance with AS1428.1. (Design for access mobility).	
<u>Aerials / antennae / microwave antennae</u>	- Maximum height above roof of 6 metres. - Domestic use only.	
<u>Air conditioning units for dwellings</u> (attached to external wall or ground mounted)	Noise levels from any units are not to exceed 5dBA above background levels measured at the nearest residential boundary at any time.	
<u>Awnings, shade canopies and storm blinds on single dwellings</u>	- Maximum area 9m². - Non reflective materials. - Located within property boundaries. - Awnings not to be used for storage of vehicles.	
<u>Bed and breakfast accommodation</u>	4 <u>bedrooms</u> or less located within existing <u>dwelling</u>. - Compliance with BCA for Class 1b <u>building</u>.	This may require upgrading of the existing <u>dwelling</u> in respect to Part 3.7 Volume 1a of the BCA.
<u>Bird aviaries and domestic pet enclosures</u> (excluding poultry)	- Maximum area 9m² (total aggregate). - Maximum height 1.8 metres above <u>ground level</u>. - Domestic use only. - Rear yard only. Compliance with <u>Council's</u> policies.	As roofed structures are subject to wind uplift forces, roof cladding should be securely fixed to roof beams or rafters. Supporting posts should be securely fixed to concrete footings or slabs.

Type of activity exempted from approval	Limits on Exemption	Advisory Note
Cabanas / gazebos, barbeques, greenhouses	- Maximum area 9m². - Maximum height 2.4 metres above <u>ground level</u>. - Non-reflective materials. - To be located minimum 900 millimetres from adjoining allotment boundaries. - To be located behind principle <u>building</u>.	
<u>Carnival</u>	No more than four (4) events per calendar year.	- If amusement devices are to be operated then separate approval may be required under Section 68 of Local Government Act 1993. - Notice must be given to <u>Council</u> at least 28 days prior to the event commencing.
Clothes hoist / lines	- Located behind the principle <u>dwelling</u>. - Installed to manufacturer's specifications.	
Cubby houses and playground equipment	- Maximum height 2.1 metres above <u>ground level</u>. - Maximum area 9m². <u>Setback</u> minimum 900 millimetres from property boundary.	As roofed structures are subject to wind uplift forces, roof cladding should be securely fixed to roof beams or rafters. Supporting posts should be securely fixed to concrete footings or slabs.
<u>Decks</u> attached to detached single dwellings (does not include decking associated with swimming pools)	- Maximum area 9m². - Finished surface level not greater than 1 metre above existing <u>ground level</u>. - Maintain existing side boundary <u>setback</u>.	- Roofing of <u>deck</u> requires approval. - Fire resisting construction provisions of the BCA apply.

Type of activity exempted from approval	Limits on Exemption	Advisory Note
<u>Demolition</u>	▪ <u>Demolition</u> that is carried out in accordance with AS2601-1991. ▪ The <u>Demolition</u> of Structures, of any Structure: ▫ the erection of which would be exempt development under this plan, or a temporary <u>building</u> the erection of which would be complying development under this plan; and ▫ covering an area of not more than 25m².	▪ It is advised that: ▫ care should be taken in work involving the removal of lead paint to avoid lead contamination; ▫ the WorkCover Authority's "Guidelines for Practices Involving Asbestos Cement" should be referred to for any work involving asbestos cement; ▫ <u>waste</u> is disposed of in a manner consistent with "Construction and Demolition Waste Action Plan 1998" (copies available through the EPA pollution line 131 555); and ▫ care should be taken when demolishing <u>buildings</u> likely to have been treated with pesticides to avoid contact with top 10-20 millimetres of soil and to avoid leaving this top layer exposed where children or other sensitive individuals may come into contact with it.
Dog kennels / dog runs	▪ Not exceeding 1m³. ▪ No more than two (2) kennels. ▪ Wire mesh not exceeding 1.2 metres high above <u>ground level</u> and dimensions 3 x 2 metres. ▪ Domestic use only locate behind principle <u>building</u>.	

Type of activity exempted from approval	Limits on Exemption	Advisory Note
Fences: Boundary fences (behind building line) Fences (within building line) and Other than fences required by <i>swimming pools act 1992</i>	- Maximum height 1.8 metres above <u>ground level</u>. - Maximum height 1 metre (other than masonry or brick). - New materials only.	- It is generally necessary to discuss fencing with your neighbour at an early stage and consult the <i>Dividing Fences Act</i> as necessary. - Fencing materials are to be in accordance with <u>Council's DCP</u>.
Flag Poles (commercial/ industrial zones)	- Maximum height 9 metres above <u>ground level</u>. - To be installed to manufacturer's specifications/ engineering design.	Approval needed for any Corporate flags.
Flag Poles (residential zones)	- Maximum height 6 metres above <u>ground level</u>. - To be installed to manufacturer's specifications/engineering design.	Approval needed for any Corporate flags.
Fountains, fish ponds, sun dials, bird baths, wishing wells and the like	- Water storage area no greater than 300 millimetres deep. - Not exceeding 1.5 metres high above existing <u>ground level</u>.	
Garden sheds	- Maximum floor area of a shed or sheds in total 9m². - Maximum height 2.1 metres above <u>ground level</u>. - Non-reflective materials. - Rear yard only. - Installed to manufacturer's specifications/engineering design.	As roofed structures are subject to wind uplift forces, roof cladding should be securely fixed to supporting structure. Supporting posts should be securely fixed to concrete footings or slabs.
Gate structures and supporting wing walls	- Maximum 1.8 metres high above <u>ground level</u>. - Maximum length 10 metres overall. - Wholly within property boundary.	

Type of activity exempted from approval	Limits on Exemption	Advisory Note
<u>Home occupation</u>	▪ No customers will visit the site. ▪ The definition of "<u>Home Occupation</u>" within HELP 1989 must be satisfied.	
Internal renovations - all <u>buildings</u> excluding <u>shop</u> <u>fitouts</u>	▪ Non-structural work only such as: ▫ replacement of doors; wall, ceiling or floor linings; or deteriorated frame members with equivalent or improved quality materials. ▫ renovations of bathrooms, kitchens, inclusion of built-in fixtures such as vanities, cupboards and wardrobes. ▪ Alterations or renovations to previously completed <u>buildings</u>. ▪ Work not to include changes to the configuration of rooms whether by removal of existing walls, partitions or by other means.	The alteration should not affect the structural strength and stability of the <u>building</u>. For example, external walls are often strengthened and stabilised by internal walls that resist loads such as wind forces. The removal of internal walls without considering overall strength and stability may result in the failure of external walls. Examples of minor alterations include - new door or internal serving windows, bathroom renovations, kitchen renovations or the like.

Type of activity exempted from approval	Limits on Exemption	Advisory Note
Internal renovations - all <u>buildings</u> excluding <u>shop</u> <u>fitouts</u> (continued)	Work not to cause reduced window arrangements for light and ventilation needs, reduced doorways for egress purposes or involve enclosure of open areas.	- Advice should be obtained from a structural engineer, architect or building surveyor before commencing alterations to ensure compliance with the Building Code of Australia and that they will not affect the structural sufficiency and stability of the <u>building</u>. - The WorkCover Authority has advised that: - care should be taken in work involving the removal of lead paint to avoid lead contamination; and - the Authority's "Guidelines for Practices Involving Asbestos Cement" should be referred to for any work involving asbestos cement.
Letter boxes	- Located within property boundary. - Heights and sizes to comply with Australia Post Standards.	
Lighting (external) not including tennis courts, sports grounds and greenhouses		The direction and intensity of the lighting should have regard to any potential impact on the adjoining and surrounding properties.
Open pergola (attached to <u>dwelling</u> or free standing, unroofed structures only)	- Maximum area 9m² (total aggregate). - Maximum height 2.4 metres above <u>ground level</u>. - Maintain required boundary <u>setbacks</u>. - Located behind front boundary <u>setback</u>.	Must not be roofed or enclosed without the issue of a complying development certificate.

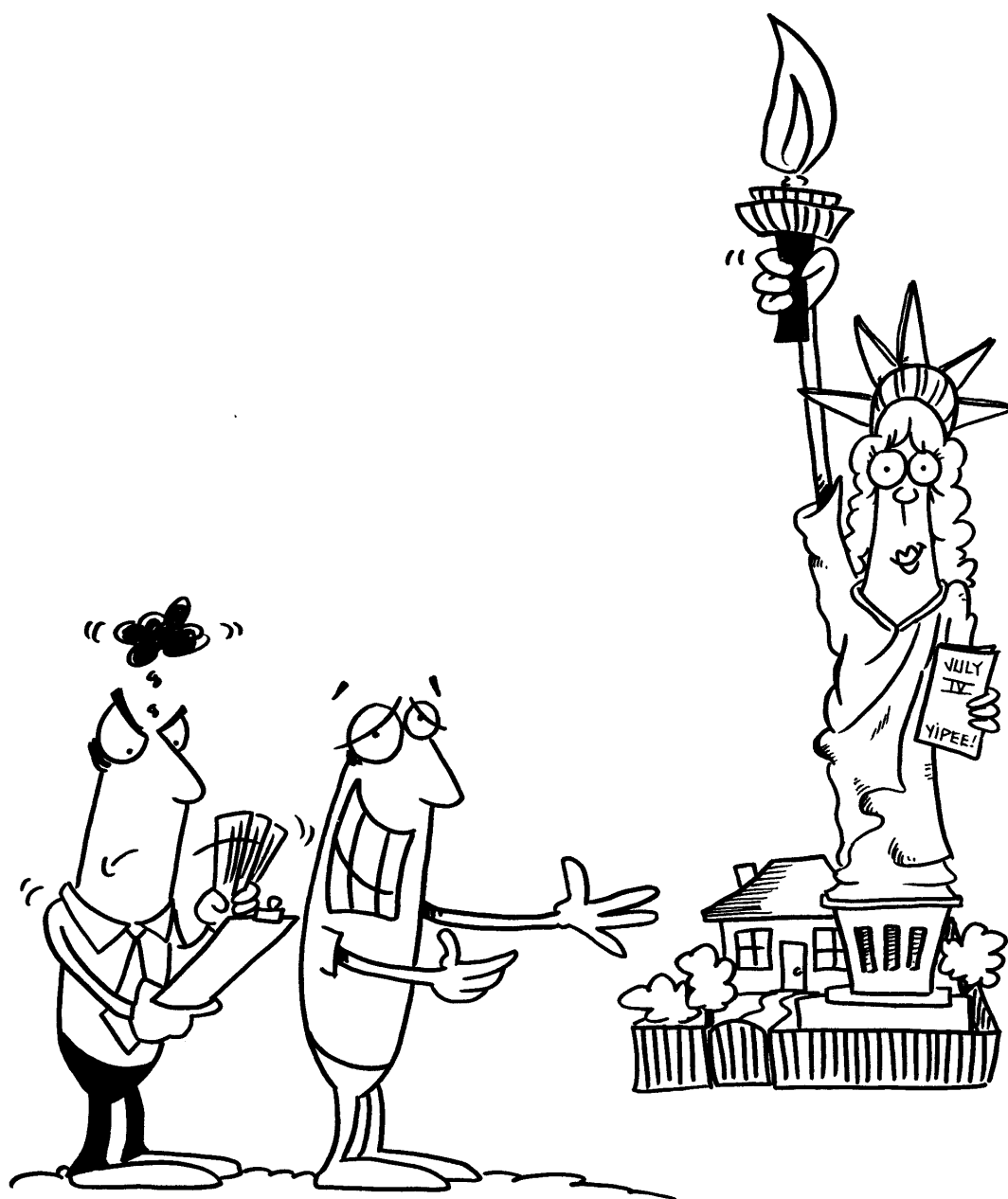
Type of activity exempted from approval	Limits on Exemption	Advisory Note
Portable gas bottles for domestic purposes	Maximum of two (2) bottles.	Installed and serviced by qualified persons.
Re-cladding of roofs or walls	- No structural alterations. - Replace existing materials with similar new materials.	- The WorkCover Authority has advised that: - care should be taken in work involving the removal of lead paint to avoid lead contamination; - the Authority's "Guidelines for Practices Involving Asbestos Cement" should be referred to for any work involving asbestos cement.
<u>Real estate sales sign</u> - excluding industrial and commercial zones (limited to a flush wall sign, pole or pylon sign)	- One sign per street/road frontage. - Maximum sign area 2.5m². - Sign not to be erected or placed in, on, or above any public place. - Maximum height of 2 metres above <u>ground level</u>. - Not to be directly illuminated by either an external or internal light source. - Signs to be removed within seven (7) days of settlement.	
<u>Real estate sales sign</u> - commercial and industrial zones (limited to a flush wall sign, pole or pylon sign)	- One sign per street/road frontage. - Maximum sign area 4m². - Maximum height of 3 metres above finished <u>ground level</u>. - Signs to be removed within seven (7) days of settlement.	

Type of activity exempted from approval	Limits on Exemption	Advisory Note
<u>Retaining walls</u>	- Maximum height 900 millimetres above <u>ground level</u>. - Located no closer than 1 metre to any boundary. - Masonry walls to comply with: - AS3700 - Masonry Code - AS3600 - Concrete Structures - AS1170 - Loading Code. - Timber walls to comply with: - AS1720 - Timber Structures - AS1170 - Loading Code. - All <u>retaining walls</u> are to be constructed so that they do not prevent the natural flow of stormwater drainage / run-off.	- A <u>retaining wall</u> should be designed and constructed with an effective drainage system to prevent backfill becoming saturated, causing a build up of water pressure behind the wall. Effective drainage of backfill material can be ensured by providing weepholes and continuous drainage within the backfill. - A structural engineer should be consulted in the first instance.
<u>Satellite dishes</u> (roof mounted)	- Maximum diameter 1 metre. - Maximum height not to exceed highest point of roof, and not visible from the street frontage.	
<u>Satellite dishes</u> (ground mounted)	- Maximum height 2.4 metres above <u>ground level</u>. - Not visible from the street frontage. - Colour to match existing roof colour.	
<u>Skylight roof windows</u>	- Maximum area to be 1m². - Located not less than 900 millimetres from property boundaries or walls separating attached <u>dwelling</u>s. - Structural integrity of the existing <u>building</u> not to be affected. - Installed to manufacturers instructions and waterproofed.	Advice from the WorkCover Authority is to be sought for work involving asbestos materials / products.

Type of activity exempted from approval	Limits on Exemption	Advisory Note
Street signs comprising name plates, directional signs and advance traffic warning signals	- Construction by or for <u>Council</u>. - Designed, fabricated and installed in accordance with relevant Australian Standards.	
Timber or lattice screen <u>fences</u>	- Maximum height 1.8 metres above <u>ground level</u>. - Minimum 500 millimetres off side boundary. - Located behind front boundary <u>setback</u>.	
<u>Waste storage container</u> in a public place	<u>Council</u> approval required for placement of containers for a period longer than 14 days. - Single container only. <u>Waste containers</u> to be located and designed strictly in accordance with the requirements and guidelines of the Roads and Traffic Authority. - Removed no later than fourteen days after the date of placement of the container in the public place.	- Council may order removal for failure to comply with exemption provisions or if placement of container results in a nuisance or danger to the public. - Transporting <u>waste</u> over a public road requires approval under Section 68 of the <i>Local Government Act 1993</i>.
<u>Waste storage container</u> in a public place	- Supplier of the <u>waste container</u> to ensure a minimum of \$10 million public liability/risk insurance cover for the placement of the <u>waste container</u>. - Container to show the name and address of the <u>owner</u> / proprietor clearly to be displayed./	

Type of activity exempted from approval	Limits on Exemption	Advisory Note
Water heaters (excluding solar systems)	- Installed to manufacturer's specifications / requirements. - Installed by licensed person. - Work not to reduce structural integrity of the <u>building</u> or involve structural alterations. - Openings created to be waterproofed.	
Water tanks in rural zones	- Not exceeding 60,000 litres. - No closer than 6 metres to adjoining boundary and <u>buildings</u>. - Maximum height 2.4 metres above <u>ground level</u>.	
Water tanks in residential areas	- Not exceeding 2,000 litres in capacity. - Maximum height 1.8 metres above <u>ground level</u> and 1.5 metres diameter. - Rear yard only. - Located 900 millimetres from boundary. - Overflows discharges away from subject property.	
Windows, glazing, external doors and security grills (excluding <u>heritage items</u>)	Non structural alterations / replacements.	Advice from the WorkCover Authority is to be sought for work involving asbestos products / materials or removal of lead paint.

COMPLYING DEVELOPMENT



3.1 WHAT IS 'COMPLYING DEVELOPMENT' IN THE HAWKESBURY CITY COUNCIL AREA?

Development listed in Column 1 of the table in *Section 3.5* of this chapter is Complying Development within the Hawkesbury LGA. This is subject to:

- the development not being prohibited under the provisions of the Hawkesbury LEP or relevant planning instrument;
- the development complying with any deemed-to-satisfy provisions of the BCA relevant to the development;
- the development is not proposed to be carried out on land identified in *Section 3.2* of this chapter;
- the development meeting the requirements and outcomes listed in Column 2 (Development Controls and Standards) of the table in this chapter;
- the development not contravening any condition of development consent applying to the land; and
- the development does not require a tree greater than four metres in height to be removed on land outside the Residential 2(a) zone under Hawkesbury LEP.

3.2 EXCLUSIONS TO COMPLYING DEVELOPMENT

There are specific areas within Hawkesbury LGA in which the complying development provisions do not apply.

Development is not Complying Development if it is proposed to be carried out on land that:

- is critical habitat within the meaning of the *Threatened Species Conservation Act 1995*;
- is or is part of a wilderness area within the meaning of the *Wilderness Act 1987*;
- is listed on the State Heritage Register or subject to an interim heritage order under the *Heritage Act 1977*;
- is an Aboriginal place or known Aboriginal relic within the meaning of the *National Parks and Wildlife Act 1974*;
- is identified in an environmental planning instrument as a wetland or is within 20 metres of a wetland;
- is an aquatic reserve under the *Fisheries Management Act 1974*;
- is listed as a site of a heritage item in Schedule 1 of the Hawkesbury LEP 1989 or is within a heritage conservation area;
- is lower than 1.2 metres below the 1 in 100 year flood frequency;
- identified as a contaminated site on Council's register;
- identified as being subject to landslip on Council's register;

- on land containing potential acid sulphate soils of Class 1, 2 or 3 as indicated on the maps produced by the Department of Land and Water Conservation;
- in an area identified as having moderate or high bushfire hazard risk on Council's register;
- is identified as a Riverine Scenic Area or conservation area sub-catchment under Hawkesbury Nepean Regional Environmental Plan No. 20; or
- the development is prohibited under the provisions of the relevant planning instrument.

If your site is affected by one or more of the above, you are advised to contact Council regarding your development proposal.

3.3 REQUIREMENTS FOR APPLICATIONS FOR COMPLYING DEVELOPMENT

A Complying Development Certificate can be obtained from either Council or an accredited private certifier.

An application for Complying Development should cover the information and plans set out in *Section 3.8* of this chapter. Applicants should seek advice from Council or an accredited private certifier before submitting applications for Complying Development.

3.4 CONDITIONS ON COMPLYING DEVELOPMENT CERTIFICATE

All Complying Development Certificates are subject to the relevant conditions specified in *Sections 3.6 and 3.7* of this chapter for that particular development.

3.5 COMPLYING DEVELOPMENT

COLUMN 1 Development Type	COLUMN 2 Development Controls and Standards
Advertisements	▪ Signage is not above awning or roof signs. ▪ The sign has a maximum area of 4m². ▪ Signage is not illuminated. Commercial and Industrial Zones ▪ The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia. ▪ There is no more than one sign per commercial or industrial use. ▪ There is no more than one pole sign per property. ▪ The proposed sign is to be at or below awning level only, and is either an under awning sign, painted window sign, pole or pylon sign, fascia sign or flush wall sign. ▪ The proposed sign is to be contained wholly within the subject site. Residential, Rural and Scenic Zones ▪ The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia. ▪ There is no more than one sign per property. ▪ The proposed sign is to be contained wholly within the subject site. Freestanding Portable Signs ▪ The proposed sign is to be contained wholly within the subject site. ▪ The proposed sign is not be located on <u>Council</u> property.
Boundary Adjustments	General ▪ The adjustment is not to involve any more than two allotments. ▪ The adjustment must comply with Clause 13 of Hawkesbury LEP.
<u>Carports</u> <u>Garages</u>	General ▪ Compliance with the <u>Building Height Plane</u>. ▪ The structure must be attached to an existing <u>dwelling</u>. ▪ The land is not located within an environment protection zone pursuant to Hawkesbury LEP.

COLUMN 1 Development Type	COLUMN 2 Development Controls and Standards
<u>Carports</u>	Siting - Any wall is to be <u>setback</u> a minimum of 900 millimetres from the side and rear boundaries. - Any eave is to be <u>setback</u> a minimum of 675 millimetres from the side and rear boundaries. - Any part of the structure is to be <u>setback</u> a minimum of 7.5 metres from the primary frontage (generally front). - All parts of the structure are to be clear of any easement and Right of Carriageway. - All parts of the structure are to be located no closer to the alignment of a sewer than the depth between the <u>ground level</u> and the invert level of the sewer. Building Design - Height not to exceed 2.4 metres above <u>ground level</u>. - Finished floor level is not to exceed 1.2 metres above <u>ground level</u>. - The height of any cut or fill does not exceed 500 millimetres or combination of cut or fill does not exceed 1 metre. - Roof pitch is not to exceed 35 degrees. - Maximum area of structure is not to exceed 25m². Heritage - The land must not be in a conservation area, or contain a <u>heritage item</u> in Schedule 1 of the Hawkesbury LEP. Covenants - The development is not to be inconsistent with any covenant applying to the land which <u>Council</u> is empowered to vary. Landscaping/ Trees/ Open Space - A minimum of 45m² of <u>private open space</u> area, which is contiguous, has a minimum width of 4 metres and located behind the front building line, is to be maintained. Drainage - The development can be naturally drained to a concrete kerb and gutter or common drainage easement where available or absorption trenches in rural zones.
<u>Garages</u>	Building Code of Australia The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia.

COLUMN 1 Development Type	COLUMN 2 Development Controls and Standards
Industrial Buildings Industrial Building Additions	Siting - No part of the structure is to encroach the side and rear boundaries. - Any part of the structure is to be <u>setback</u> a minimum of 10 metres from the primary (generally front) street alignment (except regional, sub-arterial or state arterial roads, where the <u>setback</u> is to be 15 metres). - All parts of the structure are to be clear of any easement and Right of Carriageway. - All parts of the structure are to be located no closer to the alignment of a sewer than the depth between the <u>ground level</u> and the invert level of the sewer. Building Design - The aggregate floor area of all <u>buildings</u> on the site after completion of proposed development does not exceed 1,000m². - Finished floor level is not to exceed 1.5 metres above <u>ground level</u>. - The height of any cut or fill does not exceed 500 millimetres or combination of cut or fill does not exceed 1 metre. - Car parking and vehicular access and circulation requirements are to meet the criteria specified for industrial development in Part C Chapter 2 of this DCP. - External filling affording access to the <u>building</u> whether vehicular or pedestrian shall not exceed 300 millimetres above <u>ground level</u> (including surface finish i.e. concrete). - Building facades to street frontages are to be constructed of face brick, concrete panels or pre-coloured masonry blocks. - The maximum floor area that can be dedicated to ancillary offices is not to exceed 30% of the floor area of the total development. Building Height - Maximum ridge height is to be no greater than 9 metres above <u>ground level</u>.
Industrial Buildings Industrial Building Additions	Heritage - The land must not be in a conservation area, or contain a <u>heritage item</u> in Schedule 1 of the Hawkesbury LEP. Covenants - The development is not to be inconsistent with any covenant applying to the land which <u>Council</u> is empowered to vary.

COLUMN 1 Development Type	COLUMN 2 Development Controls and Standards
	Landscaping/ Trees/ Open Space - The front building <u>setback</u> is to be adequately landscaped. The only acceptable uses of this area shall be landscaping, access, decorative fencing and a single <u>advertising</u> structure. Drainage - Drainage is to be provided in accordance with <u>Council</u> drainage specifications for industrial development. - All roofing is to be provided with adequate gutter and downpipes connected to the roof water drainage system. Building Code of Australia - The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia. Fees and Contributions - Payment to Hawkesbury City Council of any applicable drainage catchment fees in accordance with Council's Revenue Pricing Policy. The contribution is to be paid prior to the release of the Complying Development Certificate. - Payment to Hawkesbury City Council (sewer authority) of any applicable contribution in respect to treatment facility and headworks. The contribution is to be paid prior to the release of the Complying Development Certificate.
<u>Retaining Walls</u>	Design - The height of the <u>retaining wall</u> does not exceed 1.8 metres above <u>ground level</u>. - The height of the <u>retaining wall</u> does not exceed 1.8 metres below <u>ground level</u>. - The combination of any cut or fill does not exceed 1.8 metres. - The construction of the <u>retaining wall</u> is to comply, where applicable, with: - AS3700-Masonry Code, AS3600-Concrete Structures and AS1170-Loading Code for masonry walls; or - AS1720-Timber Structures and AS1170-Loading Code for timber walls.
<u>Retaining Walls</u>	Siting The <u>retaining wall</u> is to be <u>setback</u> 900 millimetres from the side and rear boundaries.

COLUMN 1 Development Type	COLUMN 2 Development Controls and Standards
	Drainage - Appropriate measures are to be taken to collect and dispose of any stormwater in a manner that does not adversely affect any <u>adjoining property</u>. Building Code of Australia - The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia.
Shop Fit-outs	General - The fit-out is not to result in an increase in existing floor area. - The fit-out is to be for an existing approved commercial /retail floor area only. - The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia. Access - Any alterations to entrances or access points shall provide for appropriate access for all persons through the principle entrance of the <u>building</u>. Food Premises - The proposal is to comply with the <i>Food Act 1989</i>. - The proposal is to comply with <u>Council's</u> Code for the Construction and Fitting Out of Food Premises. - Hair/Beauty Salon. - The proposal is to comply with Public Health Regulation 1991. - The proposal is to comply with the NSW Health Skin Penetration Guidelines. Skin Penetration Establishments (ie Acupuncture, Tattooing, Body Piercing, etc.) - The proposal is to comply with Public Health Regulation 1991. - The proposal is to comply with the NSW Health Skin Penetration Guidelines.

COLUMN 1 Development Type	COLUMN 2 Development Controls and Standards
Single Storey Dwelling Houses Single Storey Dwelling House Additions	General ▪ The land is located within a residential zone pursuant to Hawkesbury LEP. ▪ The minimum size of the land is 450m². ▪ The land is not in an ANEF area of 20 or above. ▪ The proposal does not result in more than one <u>dwelling</u> on the land. ▪ The land is sewerage. Siting ▪ Any wall is to be <u>setback</u> a minimum of 900 millimetres from the side and rear boundaries. ▪ Any eave is to be <u>setback</u> a minimum of 675 millimetres from the side and rear boundaries. ▪ Any part of the structure is to be <u>setback</u> a minimum of 7.5 metres from the primary frontage (generally front). ▪ On corner allotments, any part of the structure is to be <u>setback</u> a minimum of 3 metres from the secondary frontage. ▪ All parts of the structure are to be clear of any easement and Right of Carriageway. ▪ All parts of the structure are to be located no closer to the alignment of a sewer than the depth between the <u>ground level</u> and the invert level of the sewer. Building Design ▪ The aggregate area of all <u>buildings</u> and structures is not to exceed two thirds of the area of the land. ▪ The finished floor level is not to exceed 1.2 metres above <u>ground level</u>. ▪ All fill is to be contained within perimeter walls. ▪ The height of any cut or fill does not exceed 500 millimetres or combination of both cut or fill does not exceed 1 metre. ▪ The pitch of the roof is to be between 20 degrees and 35 degrees. ▪ At least one covered parking space is to be provided behind the primary (generally front) <u>setback</u>. ▪ No <u>decks</u> are to extend within 3 metres of the side and rear boundaries. ▪ No <u>verandas</u> are to extend more than 1.8 metres from main wall of <u>dwelling</u>.

COLUMN 1 Development Type	COLUMN 2 Development Controls and Standards
Single Storey Dwelling Houses Single Storey Dwelling House Additions	Building Height - Maximum ceiling height is to be no greater than 3.0 metres above the finished floor level. - Maximum ridge height is to be no greater than 5.5 metres above <u>ground level</u>. Heritage - The land must not be in a conservation area, or contain a <u>heritage item</u> in Schedule 1 of the Hawkesbury LEP. Covenants - The development is not to be inconsistent with any covenant applying to the land which <u>Council</u> is empowered to vary. Landscaping/Trees/ Open Space - A minimum of 45m² of <u>private open space</u> area, which is contiguous, has a minimum width of 4 metres and located behind the front building line, is to be provided. Drainage - The development can be naturally drained to a concrete kerb and gutter or common drainage easement. Building Code of Australia - The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia.
Swimming Pools	General - The swimming pool is to be ancillary to a <u>dwelling</u> and for private use only. - The minimum size of the land is 450m². - The swimming pool is to comply with the Swimming Pool Act 1992 and the Swimming Pools Regulation 1998. Siting - The swimming pool is not to be located in the front boundary <u>setback</u>. - The waterline is to be <u>setback</u> a minimum of 2 metres from any side or rear boundary.

COLUMN 1 Development Type	COLUMN 2 Development Controls and Standards
Swimming Pools	Building Design ▪ The maximum projection above the existing natural <u>ground level</u> is to be 500mm. ▪ The height of any fill does not exceed 500 millimetres. ▪ The installation and construction of the pool is to comply, where applicable, with: ▫ AS/NZS 1838:1994 - Swimming Pools - Pre-Moulded Fibre-Reinforced Plastics - Design and fabrication and AS/NZS 1839:1994 - Swimming Pools - Pre-Moulded Fibre-Reinforced Plastics - Installation; or ▫ AS 283:1992 - Use of Reinforced Concrete for Small Swimming Pools. ▪ Pool or spa equipment is to be encased in an acoustic enclosure (in residential zones), so that the ambient background noise level is not offensive noise under the POEA Act. ▪ The coping surrounding the pool is to be a maximum height of 500mm millimetres above the existing natural <u>ground level</u>. ▪ The pool fencing and ancillary items are to be installed in accordance with the provisions of AS1926.2:1995 - Swimming Pool Safety - Location of Fencing for Private Swimming Pools. Drainage ▪ The areas surrounding the structure are to be graded to divert surface water to a surface water collection point and clear of the proposed structures and adjoining premises. ▪ All pool back wash water is to be disposed of via an approved sewerage system in sewered areas or an absorption pit in unsewered areas. Building Code of Australia ▪ The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia.

3.6 CONDITIONS APPLICABLE TO EACH DEVELOPMENT TYPE

3.6.1 Conditions Applying to Single Storey Dwellings and Dwelling Additions

General

C1 C2

Prior to Commencement of Works

C3 C4 C5 C6 C7 C70

During Construction

C8	C9	C10	C11	C11(a)	C12	C13	C14
C15	C16	C17	C18	C19	C20	C21	C22
C23	C24	C25	C26	C27	C29	C30	C31

Note: Condition C70 is not applicable to single dwellings with a value of less than \$150,000 or development solely for the purposes of Building Code of Australia Class 10 structures. Condition C70 is applicable to single dwellings with a value of \$150,000 or greater and all dwellings additions.

3.6.2 Conditions Applying to Covered Decks, Roofed Pergola, Carports, Garages and Screen Enclosures

General

C1 C2

Prior to Commencement of Works

C3 C4 C5 C6 C7

During Construction

C8	C9	C10	C11	C11(a)	C12	C13	C14
C15	C16	C17	C18	C19	C20	C21	C22
C23	C24	C25	C26	C27			

3.6.3 Conditions Applying to Swimming Pools

General

C1 C2

Prior to Commencement of Works

C3 C4 C5 C6 C7

During Construction

C8 C9 C10 C11 C11(a) C12 C13

C14 C16 C17 C18 C22 C23 C33

C34 C35

3.6.4 Conditions Applying to Shop Fit Outs

General

C1 C2 C36 C37 C38 C39 C40

C41 C70

Additional Conditions for Food Premises Only

C42 C28 C43

3.6.5 Conditions Applying to Industrial Development

General

C1 C2

Prior to Commencement of Works

C3 C4 C5 C32 C43 C44 C45

C70

During Construction

C8 C46 C10 C11 C11(a) C12 C13

C14 C15 C16 C17 C18 C30 C47

C48 C49 C50 C51

Prior to Issue of Occupation Certificate

C36 C52 C51(a)

The Use of the Site

C53 C54 C55 C56 C57 C58

3.6.6 Conditions Applying to Boundary Adjustments

General

C1 C2

Prior to Release of Subdivision Certificate

C59 C60 C61 C62 C63
C64 C71

3.6.7 Conditions Applying to Advertisements

General

C1 C2 C65 C13 C66

3.6.8 Conditions Applying to Retaining Walls

General

C1 C2

Prior to Commencement of Works

C3 C4 C5 C6 C7

During Construction

C8 C17 C16 C15 C67 C68 C69 C12
C11 C11(a) C14

3.7 GENERAL SET OF CONDITIONS FOR COMPLYING DEVELOPMENT CERTIFICATES

- C1. To confirm and clarify the terms of this approval, the development shall take place in accordance with the plans submitted with the application.
- C2. Compliance with the provisions of the Environmental Planning and Assessment (Amendment) Act 1979, and the Building Code of Australia.
- C3. The applicant or person having the benefit of this development consent must give at least two days notice prior to commencement of works to Council of the intention to commence works. This notice is to be given in accordance with form 7 of the EP&A Regulation 1998.
- C4. The applicant shall advise Council of the name, address and contract number of the principle certifier, in accordance with Section 81A 4(b) of the EP&A Act

1979.

- C5. Erosion and sediment control devices are to be installed and maintained to ensure that there is no increase in downstream levels of litter, vegetation debris or other water borne pollutants in accordance with Council's DCP provisions relating to soil erosion and sedimentation.
- C6. Approval in the form of stamped Complying Development Certificate plans is to be obtained from Sydney Water to verify that the development meets its requirements concerning the relationship of the development to any water mains, sewers or stormwater channel. This requirement does not apply in areas not serviced by reticulated sewer and water.
- C7. Building work that involves residential building work (within the meaning of the *Home Building Act 1989*) must not be commenced unless the principal certifying authority for the development to which the work relates:
- (a) in the case of work to be done by a licensee under that Act:
 - i. has been informed in writing of the licensee's name and contractor licence number, and
 - ii. is satisfied that the licensee has complied with the requirements of Part 6 of that Act, or
 - (b) in the case of work to be done by any other person:
 - i. has been informed in writing of the person's name and owner-builder permit number, or
 - ii. has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of that Act and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

Note:

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

- C8. All building work must be carried out in accordance with provisions of the Building Code of Australia.
- C9. No burning of demolition or construction material being carried out on the site.
- C10. No spoil, excavated or demolition material from the site being deposited on any public road, footpath, public place or Council owned property without the approval of Council.

- C11. A sign is to be erected adjacent to the access point of the site for the duration of the site works stating the following:
- (a) owner of site and address;
 - (b) person/company carrying out site works and phone number;
 - (c) complying development certificate number and date of approval; and
 - (d) approval duration of site works.
- C11(a) Site shall be kept clean and tidy during the construction period and all rubbish shall be removed from the site upon completion of the project.
- C12. All demolition, construction and associated work necessary for the carrying out of the development, being restricted to between the hours of 7.00am and 6.00pm on Mondays to Fridays and between 8.00am and 4.00pm on Saturdays.
- C13. The developer is responsible for full costs associated with any alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this development. Such utilities include water, sewerage, drainage, power, communication, footways, kerb and gutter.
- C14. If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, including a public road or place, the person causing the excavation to be made:
- (a) must preserve and protect the building from damage;
 - (b) if necessary, must underpin and support the building in an approved manner;
 - (c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.
- C15. If the work involved in the erection or demolition of a building:
- (a) is likely to be dangerous to a person in a public place or adjoining property;
 - (b) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
 - (c) involves the enclosure of a public place,
- A hoarding or protective barrier must be erected between the work site and the public place. Such hoarding or barrier must be designed and erected in accordance with WorkCover requirements/guidelines.
- If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- The work site must be kept lit between sunset and sunrise if it is likely to be

hazardous to persons in the public place.

The applicant is to provide drawings and details to the Principal Certifying Authority for approval **prior** to such installation/erection.

C16. A sign must be erected in a prominent position on any work site on which 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 of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

This condition does not apply to:

- (a) building work carried out inside an existing building; or
- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

C17. Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided:

- (a) must be a standard flushing toilet; and
- (b) must be connected:
 - i. to a public sewer, or
 - ii. if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
 - iii. if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

C18. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. Such work is to be guarded and protected to prevent it from being dangerous to life or property.

C19. All soil erosion measures required to be put in place prior to the commencement of construction works are to be maintained during the entire construction period until disturbed areas are restored by turfing, paving or revegetation.

C20. To reduce nuisance to the surrounding properties, the site shall be kept clean and tidy during the construction period. Builder's refuse disposal and storage facilities are to be provided on the development site for the duration of construction works with all rubbish being removed from the site upon completion of the project.

- C21. All roof water shall be drained to the street gutter. Where a ferrule has been provided in the kerb, such drainage shall be connected to it. Drainage across the footpath shall be 100mm sewer grade type. In areas where there is no concrete kerb and gutter all roof water is to be drained to a water storage vessel/s or to a common drainage line/easement.
- C22. The land surrounding any structure must be graded to divert surface water to the street, and must be clear of existing and proposed structures and adjoining premises.
- C23. Where the water falls to the rear of the property, it must be collected and piped via a gravity system directly to a Council stormwater system.
- C24. Driveways are to be a minimum of one (1) metre clear of all drainage structures on the kerb and gutter and are not to interfere with the existing public utility infrastructure, including Council drainage structures, unless prior approval is obtained from the relevant authority.
- C25. Driveways are to be located a minimum of six (6) metres from a road intersection.
- C26. Driveways are to be constructed in accordance with any relevant requirements of AS2890.1 Second Edition 1993, with appropriate lipless transition zones.
- C27. Builders sheds, scaffolds and portable toilets must be removed on completion of associated development or within six (6) months of placement whichever is less.
- C28. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994 for all new dwellings and dwelling additions.
- C29. The building works are to be inspected during construction, by the Council (where Council is the principle certifying authority) or by an accredited certifier and documentary evidence of compliance with the relevant terms of the approval/standards of construction detailed in the BCA, is to be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages:
- (a) sediment and erosion control, site works and site set out, before building starts;
 - (b) PRIOR to creating of pier holes;
 - (c) all trenches and steel reinforcement PRIOR to pouring of concrete;
 - (d) framework, when complete, PRIOR to the fixing of floor, wall, ceiling and roof finishes;
 - (e) wet areas, after the placement of damp proof and flashing courses;
 - (f) stormwater and drainage lines and pits PRIOR to back filling; and
 - (g) completion of all works and PRIOR to occupation/use of the structure.

Copies of the above stated documentary evidence are to be submitted to the principle certifying authority upon completion of each specified stage of construction and prior to occupation of the building.

In addition, the person carrying out the inspection is required to ensure that

adequate provisions are made for the following measures during every stage of construction, to ensure compliance with the approval and documentary evidence of compliance is to be provided to the satisfaction of the principal certifying authority:

- (a) sediment control measures;
 - (b) public safety; and
 - (c) fences or hoardings.
- C30. The building shall be set out by a Registered Surveyor and the Survey Certificate of the building shall be lodged with the Principal Certifying Authority upon completion of the footings and prior to the external wall construction proceeding above floor level.
- C31. The finished floor level shall be a minimum 225mm above the surrounding finished ground level and the ground around the perimeter of the building shall be graded and drained to the satisfaction of Council's Health and Building Surveyor to ensure the free flow of surface water away from the building.
- C32. Separate application shall be made to Council by a licensed drainer for permission to carry out work in relation to Council's sewer.
- C33. The building works are to be inspected during construction, by the Council or by an accredited private certifier and documentary evidence of compliance with the relevant terms of the approval/standards of construction detailed in the BCA, is to be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages:
- (a) the pool excavation with steel in position prior to the spraying of concrete;
 - (b) the excavation prior to the pool being placed in position;
 - (c) bond beam prior to placement of concrete;
 - (d) the pool safety fencing prior to filling the pool with water; and
 - (e) the pool and associated works prior to use.

Copies of the above stated documentary evidence are to be submitted to the principle certifying authority upon completion of each specified stage of construction and prior to occupation of the building.

In addition, the person carrying out the inspection is required to ensure that adequate provisions are made for the following measures during every stage of construction, to ensure compliance with the approval and documentary evidence of compliance is to be provided to the satisfaction of the principle certifying authority:

- (a) sediment control measures;
- (b) public safety; and
- (c) fences or hoardings.

- C34. To provide for the safety of small children, the *Swimming Pool Act 1992*, requires that the owner of premises must ensure that the swimming pool is at all times surrounded by a child-restraint barrier that:
- (a) separates the swimming pool from any residential building situated on the premises and from any place (whether public or private) adjoining the premises; and
 - (b) is designated, constructed, installed and maintained in accordance with the standard prescribed by the regulations.
- C35. The fence must be a minimum 1.2 metres high and fitted with a self-closing and self-locking device prior to filling the pool with water. The fence must swing outwards.
- C36. An occupation certificate is to be obtained on completion of all works and prior to commencement of the approved use. The occupation certificate will not be issued if any conditions of this consent are outstanding.
- C37. No signs or goods are to be displayed or trading of any description is to be carried out on the public road, public footpath, service land, customer and/or employee parking area, the driveways or pedestrian walkways outside or in the immediate vicinity of the premises.
- C38. Business is to be conducted and patrons are to be controlled at all times so that no interference occurs to the amenity of the adjoining occupations.
- C39. Emission of sound from the premises shall be controlled at all times so as not to unreasonably impact upon nearby owners/occupants. If an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operation Act 1998.
- C40. Refuse and trade waste material shall be stored in an area outside the building and suitably screened and is to be removed from the premises at regular intervals.
- C41. All medical waste is to be safely stored within the building until removed at regular intervals by a medical waste transporter holding a current licence to transport medical waste as issued by the Environment Protection Authority. All used sharps are to be stored in purpose designed containers to prevent needle stick injury.
- C42. Premises used in the manufacture, preparation, storage, packaging or cartage of food shall be maintained in their 'as approved' form in compliance with the *Food Act 1989* and *Regulations* there under, and Council's Code for the Construction and Fitting Out of Food Premises.
- C43. Where Hawkesbury City Council is the sewer authority a trade waste agreement is to be entered into with Council prior to commencement of works.
- C44. The following documentary evidence is to be obtained:
- (a) a Section 73 Certificate issued by the Sydney Water Corporation Limited or other evidence of Sydney Water's non-objection to the commencement

- of work on the basis of service availability; and
- (b) a written clearance from Integral Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.
- C45. The approval of the WorkCover Authority may be required under the provisions of the Factories, Shops and Industries Act, 1962. The applicant should ascertain from WorkCover whether its approval is required, prior to commencement of any work.
- C46. Inspections shall be carried out and compliance certificates issued by Council or an appropriately accredited person for the following components of construction:
- (a) erosion controls, site works and site set out;
 - (b) piers;
 - (c) steel reinforcement;
 - (d) framework, after the installation of all plumbing, drainage and electrical fixtures, and after the external cladding and roof covering has been fixed prior to fixing of internal linings and insulation;
 - (e) wet area flashing, after the installation of any bath and shower fixtures;
 - (f) internal drainage lines prior to covering;
 - (g) external drainage lines, prior to backfilling;
 - (h) fire hose reels;
 - (i) on completion of the structure; and
 - (j) landscaping.
- C47. All roof water shall be drained to the common drainage line/easement.
- C48. Parking spaces, accessways and aisles to conform to Council's DCP and are to be constructed with a sealed pavement, drained and marked.
- C49. Provision of adequate loading and unloading facilities to cater for the proposed use of the land.
- C50. Exit/entrance points are to be clearly signposted and visible from both the street and site at all times.
- C51. Design and construction of site drainage shall be carried out in accordance with Council's Guidelines for Stormwater Drainage Requirements for Commercial, Industrial and Medium Density Developments. Full details of works shall be submitted prior to drainage works being carried out. On-site detention shall be provided to maintain all stormwater discharges up to the 1 : 100 year storm at predevelopment levels.
- C52. All land not required to be sealed is to be landscaped in accordance with Council's DCP for landscaping.
- C53. In order to ensure the development does not impact on the amenity of the area, all raw materials, finished goods and vehicles awaiting service and/or repairs to

- be stored within the building and all work performed to be confined in the building.
- C54. Any lighting on the site is to be directed in such a manner so that no nuisance is caused to adjoining properties or to drivers on surrounding streets.
- C55. The subject development, including landscaping, is to be maintained in a clean and tidy manner.
- C56. All waste materials to be stored and disposed of at regular intervals.
- C57. No advertising structures to be erected, displayed or affixed on any building or land without prior approval. Any unauthorised advertising structure will be removed at the expense of the advertiser.
- C58. No signs shall be displayed on the footpaths, pedestrian ways, roadways or in the vicinity.
- C59. The submission of a Compliance Certificate under Section 73 of the Water Board (Corporatisation) Act 1994. This condition only applies where the land the subject of the approval is serviced by reticulated water or sewer.
- C60. Submission of a Certificate from Integral Energy that satisfactory arrangements have been made for the provision of electricity to each of the resultant lots.
- C61. Submission of a Certificate from Telstra Australia that satisfactory arrangements have been made for the provision of cables for telephones.
- C62. The submission of a plan showing all existing services on the lots including septic tank and effluent disposal area, sewer connections, water connections and stormwater disposal, where applicable, and the correction of any encroachments or defects to the requirements of the Director of Environment and Development.
- C63. The submission of the plan of subdivision to Council, together with 4 (four) exact copies thereof, suitable for lodgement with the Registrar General.
- C64. Payment of a linen release fee in accordance with Council's fees and charges at the time of lodgement of the linen plan.
- C65. An inspection shall be carried out and compliance certificate issued by Council or an appropriately accredited person on completion of the sign certifying the sign has been erected in accordance with the approval.
- C66. If work involved in the erection of a sign is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient a protective barrier must be erected between the work site and the public place.

- C67. Inspections shall be carried out and compliance certificates issued by Council or an appropriately accredited person for the following components of construction:
- (a) erosion controls, site works and site set out;
 - (b) piers;
 - (c) steel reinforcement;
 - (d) external drainage lines, prior to backfilling; and
 - (e) on completion of the structure.
- C68. The retaining wall is to be drained so as not to create a nuisance to the neighbouring properties and to the satisfaction of the Principle Certifying Authority.
- C69. All necessary works being carried out to ensure that "any water" flow from adjoining properties is not impeded.
- C70. Pursuant to section 85A(6)(a) of the *Environmental Planning and Assessment Act 1979* and Hawkesbury City Council's Section 94A Development Contributions Plan 2006 (as amended from time to time), a contribution of *[\$insert amount equivalent to 1% of the cost of the development as defined by section 25J of the Environmental Planning and Assessment Regulation 2000]* shall be paid to Hawkesbury City Council.

The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of Hawkesbury City Council's Section 94A Development Contributions Plan 2006 (as amended from time to time).

The contribution is to be paid prior to the commencement of works and copies of receipts(s) confirming that the contribution has been fully paid are to be provided to the certifying authority.

(Note: This condition is only relevant for those particular applications and lands to which Hawkesbury City Council's Section 94A Development Contributions Plan 2006 (as amended from time to time) applies. This note does not need to be reproduced in the Complying Development Certificate.)

- C71 Pursuant to section 85A(6)(a) of the *Environmental Planning and Assessment Act 1979* and Hawkesbury City Council's Section 94A Development Contributions Plan 2006 (as amended from time to time), a contribution of \$[insert amount equivalent to 1% of the cost of the development as defined by section 25J of the *Environmental Planning and Assessment Regulation 2000*] shall be paid to Hawkesbury City Council.

The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of Hawkesbury City Council's Section 94A Development Contributions Plan 2006 (as amended from time to time).

The contribution is to be paid prior to the issue of the subdivision certificate and copies of receipts(s) confirming that the contribution has been fully paid are to be provided to the certifying authority.

(Note: This condition is only relevant for those particular applications and lands to which Hawkesbury City Council's Section 94A Development Contributions Plan 2006 (as amended from time to time) applies. This note does not need to be reproduced in the Complying Development Certificate.)

3.8 INFORMATION REQUIREMENTS FOR APPLICATIONS FOR COMPLYING DEVELOPMENT

The following checklist has been developed to assist in the preparation of applications for Complying Development. It provides details on the types of plans and supporting information that should be submitted with your application for Complying Development.



If all the plans and additional information listed below in the checklist for your type of Complying Development is included, it is deemed that you will have provided enough information for the application to be processed.

The information required to be detailed on each of the plans identified below in the checklist (site plan, floor plan, elevations, sections and erosion and sedimentation plan), as well as the specifications, is provided after the checklist.

Development	Plans	Other Information
Advertisements	▪ Site plan ▪ Elevations	▪ Specifications

Development	Plans	Other Information
Boundary Adjustments	▪ Site plan	
<u>Carports</u> <u>Garages</u>	▪ Site plan ▪ Floor plan ▪ Elevations ▪ Sections	▪ Specifications ▪ Erosion and Sedimentation Plan
<u>Covered Decks</u> Roofed Pergola	▪ Site plan ▪ Floor plan ▪ Elevations	▪ Specifications
Industrial Buildings Industrial Building Additions	▪ Site plan ▪ Floor plan ▪ Elevations ▪ Sections ▪ Hydraulics layout plan certified by a professional engineer	▪ Specifications ▪ Erosion and Sedimentation Plan ▪ Location and details on smoke detention system ▪ Details of hours of operation, plant machinery to be installed and type and size and quantity of goods to be made, stored or transported ▪ Details of any proposed trade <u>waste</u> facility to be installed ▪ Details on fire safety measures
<u>Retaining Walls</u>	▪ Site plan ▪ Elevation	▪ Specifications
Screen Enclosures	▪ Site plan ▪ Floor plan ▪ Elevations	▪ Specifications
Single Storey Dwellings and/or Single Storey Dwelling Additions	▪ Site plan ▪ Floor plan ▪ Elevations ▪ Sections	▪ Specifications ▪ Erosion and Sedimentation Plan ▪ Location and details on smoke detention system
<u>Shop Fitouts</u>	▪ Floor plan ▪ Elevations	▪ Specifications ▪ Location and details on smoke detention system

Development	Plans	Other Information
Swimming Pools	- Site plan - Sections	- Specifications - Erosion and Sedimentation Plan - Details on method of disposing wastewater (backwash) in unsewered areas - Details of pool safety fence in accordance with Swimming Pools Act 1992 - Details of the location and construction of pool equipment and pump enclosure

3.9 PLAN REQUIREMENTS

3.9.1 Site Plan

A site plan is a bird's eye view of your land and must include details on existing and proposed development. It should also include details of neighbouring development. A site plan should preferably be drawn at a scale of 1:200 and include:

- footprint of existing and proposed buildings in relation to site boundaries;
- dimensions and site area of land;
- location of any existing and proposed landscaping features such as fences, swimming pools, driveways, retaining walls and paved areas;
- contour intervals of the site at a minimum of 500 millimetres in the area of the proposed development;
- location of existing trees and trees to be removed;
- encumbrances on land such as easements and Right-of-Carriageways;
- distance from outmost part of proposed building to all boundaries; and
- location of adjoining development in relation to site boundaries.

3.9.2 Floor Plan

A floor plan is a bird's eye view of your existing and proposed development with the roof removed. Floor plans should preferably be drawn at a scale of 1:100 and include:

- room names and dimensions;
- window and door locations and dimensions;
- floor levels and steps in floor levels;
- location of fixtures such as cupboards;

- location of plumbing fixtures; and
- wall structure and thickness.

3.9.3 Elevations

Elevations provide a side view of your buildings and indicate how the building will look on all sides after it is completed. Elevations of all four sides must be provided, preferably at a scale of 1:100. They should include:

- exterior cladding type and roof materials;
- window and door locations and dimensions;
- location of downpipes and gutters; and
- floor, ceiling and roof height above ground level.

3.9.4 Sections

A section is a diagram that shows what a development looks like if it has been cut in half. Sections identify what materials are being used in the construction. They should preferably be drawn at a scale of 1:100 and include:

- room names;
- distance between ground, floor, ceiling and roof levels;
- details of the extent of cut and fill in relation to natural ground level;
- roof drainage;
- internal and external sheeting;
- method of construction; and
- roof pitch and materials.

3.9.5 Erosion and Sedimentation Plan

An erosion and sedimentation plan details methods for controlling erosion and sedimentation of down stream drainage systems during construction works. An erosion and sedimentation plan should provide details on the materials and methods used to capture sedimentation, as well as details of when erosion and sedimentation measures will be implemented.

3.9.6 Specifications

Specifications provide a comprehensive written statement covering all facets of the building work. They must include:

- the type of construction and materials used;

- whether the materials are new or second-hand;
- types of internal and external finishes;
- a sewerage plan showing pipe locations, nominal sizes and connections to sewer;
- a stormwater drainage plan showing pipe locations, nominal sizes and connections to stormwater drainage system;
- methods of water supply; and
- all structural details including, where applicable:
 - timber framing details including design wind velocity, wall and roof bracing calculations and details, timber sizes and spacing, stress grading and fixing details at joints;
 - engineering details by a registered professional engineer for the following works:
 - reinforced concrete slab (both at ground and suspended);
 - reinforced concrete columns;
 - pier and beam footings;
 - retaining walls;
 - steel beams;
 - timber beams; and
 - structural steelwork.