

Attachment to Item 91 (Inc. 139)

PART B

EXEMPT AND COMPLYING

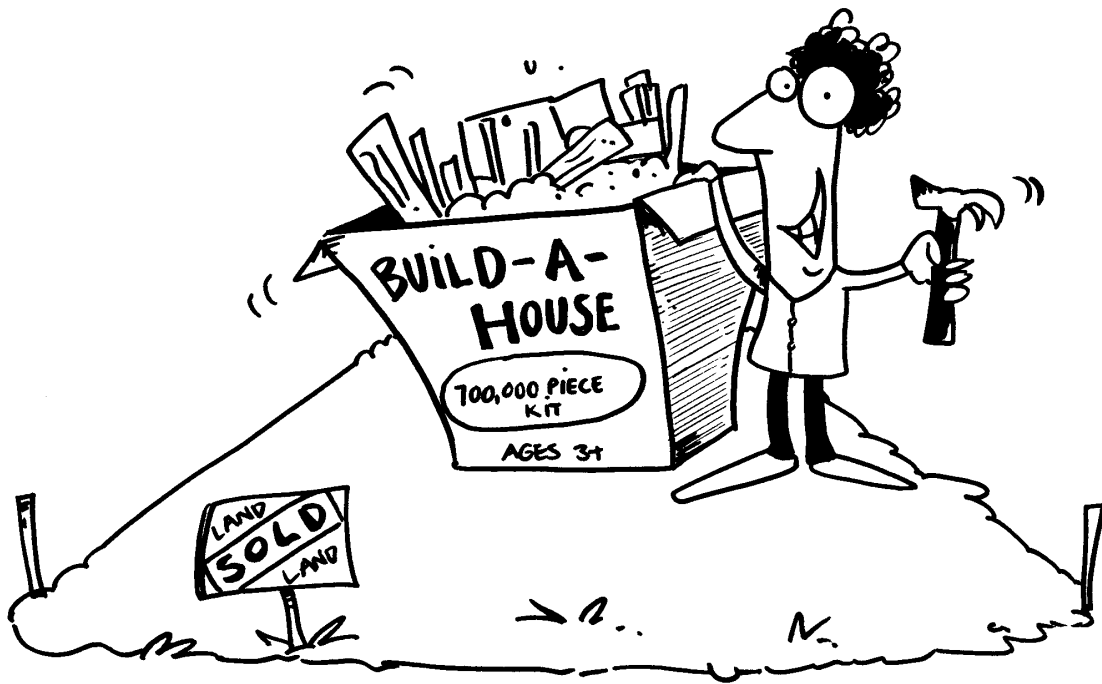
DEVELOPMENT

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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.

The Exempt and Complying Development Schedules are contained within Clauses 9B and 9C of Hawkesbury Local Environmental Plan 1989. (To be inserted as an extract following gazettal of Amendment 108)

EXEMPT DEVELOPMENT

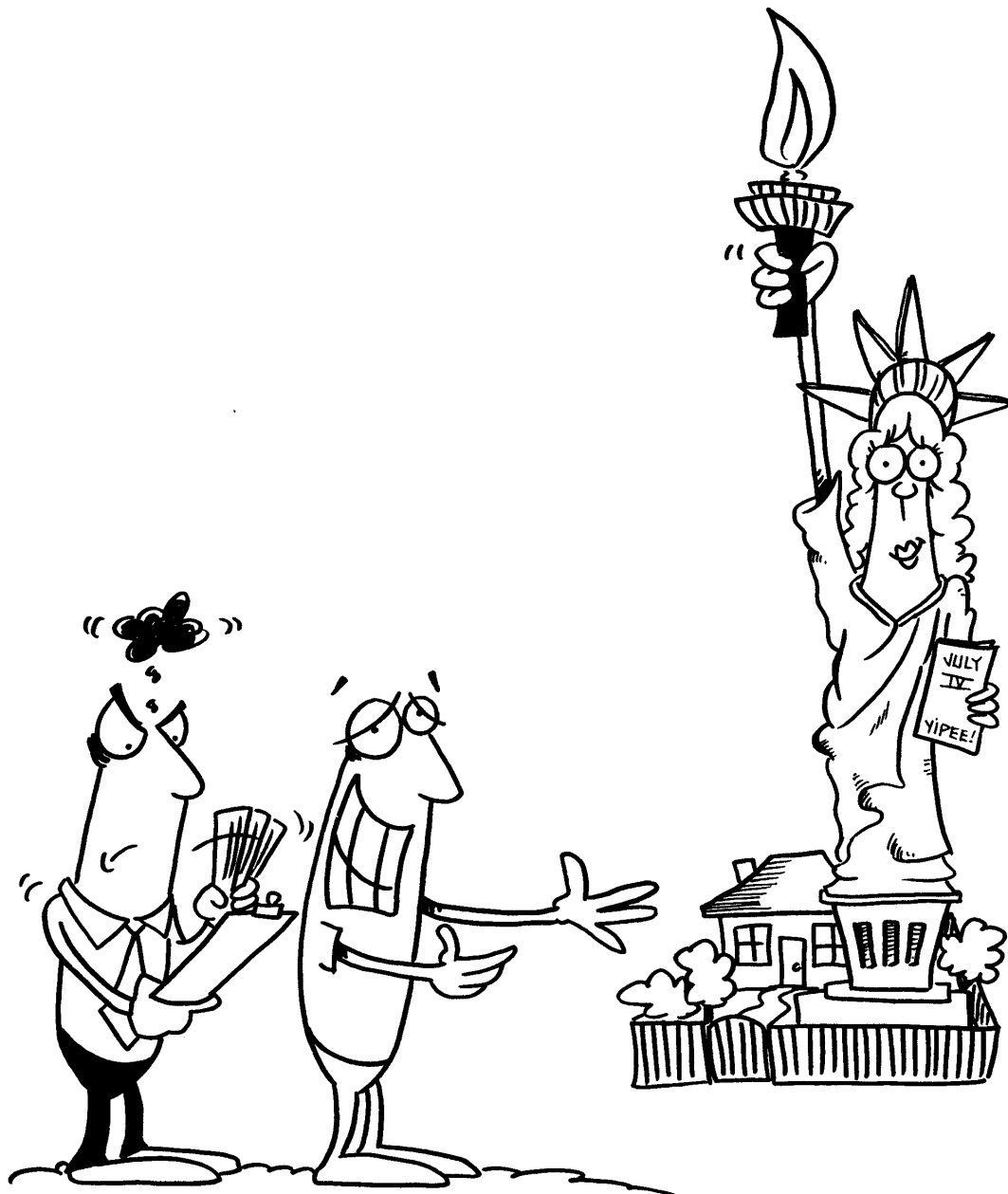


2.1 EXEMPT DEVELOPMENT

The Exempt and Complying Development Schedules are contained within clauses 9B and 9C of Hawkesbury Local Environmental Plan 1989.

Chapter 3

COMPLYING DEVELOPMENT



3.1 COMPLYING DEVELOPMENT

The Exempt and Complying Development Schedules are contained within clauses 9B and 9C of Hawkesbury Local Environmental Plan 1989.

3.2 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 3.7* of this chapter. Applicants should seek advice from Council or an accredited private certifier before submitting applications for Complying Development.

3.3 CONDITIONS ON COMPLYING DEVELOPMENT CERTIFICATE

All Complying Development Certificates are subject to the relevant conditions specified in *Sections 3.5 and 3.6* of this chapter for that particular development.

3.4 COMPLYING DEVELOPMENT

The erection and use or carrying out of the following	Local Environmental Plan Criteria	Development Standards and Other Criteria
Boundary Adjustments	- Affects no more than 2 lots. - Not identified as bushfire prone land.	- The adjustment must comply with Clause 13 of Hawkesbury LEP. - Variation to original lot is less than 20%.
Covered Decks	- Floor level not exceeding 1.2m above ground level. - Attached to existing dwelling. - Not in Environmental Protection Zone. - Not identified as bushfire prone land.	<u>Siting</u> - Structure to be a minimum setback 3m from the side and rear boundaries. - Located behind the existing dwelling. - All parts of the structure are to be located in excess of 900mm from the zone of influence of the sewer (where Council is the sewer authority). - All parts of the structure to be clear of any easements and right of carriageway.

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The erection and use or carrying out of the following	Local Environmental Plan Criteria	Development Standards and Other Criteria
		<u>Building Design</u> ▪ The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia. ▪ Height of structure not to exceed 2.3m above the finished floor/deck level. <u>Drainage</u> ▪ The roof water drainage to be connected to the existing drainage system where the system is connected to the street gutter or drainage easement.
Industrial Additions	▪ As for industrial building. ▪ Aggregate area of total additions does not exceed 1000m². ▪ Approved Waste Management Plan.	See Industrial Buildings
Industrial Buildings	▪ Not exceeding 1000m². ▪ Not exceeding 9m in height above ground level. ▪ Approved Waste Management Plan.	<u>Siting</u> ▪ No part of the structure is to encroach the side and rear boundaries. ▪ Any part of the structure is to be setback a minimum of 10 metres from the primary (generally front) street alignment (except regional, sub-arterial or state arterial roads, where the setback 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 ground level and the invert level of the sewer. (Council sewer only) <u>Building Design</u> ▪ The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia. ▪ The aggregate floor area of all buildings on the site after completion of proposed development does not exceed 1,000m². ▪ Finished floor level is not to exceed 1.5 metres

The erection and use or carrying out of the following	Local Environmental Plan Criteria	Development Standards and Other Criteria
		above ground level. ▪ 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 building whether vehicular or pedestrian shall not exceed 300 millimetres above ground level (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. <u>Covenants</u> ▪ The development is not to be inconsistent with any covenant applying to the land, which Council is empowered to vary. <u>Landscaping/ Trees/ Open Space</u> ▪ The front building setback is to be adequately landscaped. The only acceptable uses of this area shall be landscaping, access, decorative fencing and a single advertising structure. <u>Drainage</u> ▪ Drainage is to be provided in accordance with Council drainage specifications for industrial development. (Refer to appendices of this DCP). ▪ All roofing is to be provided with adequate gutter and downpipes connected to the roof water drainage system. <u>Fees and Contributions</u> ▪ 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

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The erection and use or carrying out of the following	Local Environmental Plan Criteria	Development Standards and Other Criteria
		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.
Retaining Walls	- Exceeding 900mm in height above ground level. - Not exceeding 1.8m in height above ground level.	<u>Siting</u> - The retaining wall is to be setback 900 millimetres from any side and rear property boundaries. - All parts of the structure are to be located in excess of 900mm from the zone of influence of the sewer (where Council is the sewer authority) and any easement or right of carriageway. <u>Design</u> - The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia. - The height of the retaining wall does not exceed 1.8 metres above natural ground level. - The height of the retaining wall does not exceed 1.8 metres below natural ground level. - The combination of any cut or fill does not exceed 1.8 metres. - The construction of the retaining wall 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>Drainage</u> - Appropriate measures are to be taken to collect and dispose of any stormwater in a manner that does not adversely affect any adjoining property.
Roofed Pergolas	Floor level not exceeding 1.2m from natural ground	<u>Siting</u> Structure to be a minimum setback 3m from the

The erection and use or carrying out of the following	Local Environmental Plan Criteria	Development Standards and Other Criteria
	level. ▪ Attached to existing dwelling. ▪ Not in Environmental Protection Zone. ▪ Not identified as bushfire prone land.	side and rear boundaries. ▪ Located behind the existing dwelling. ▪ All parts of the structure are to be located in excess of 900mm from the zone of influence of the sewer (where Council is the sewer authority). ▪ All parts of the structure to be clear of any easements and right of carriageway. <u>Design</u> ▪ The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia.
Rural Sheds	▪ Land not zoned residential. ▪ Not exceeding 170m². ▪ No removal of native vegetation. ▪ Not used for commercial or industrial uses.	▪ Compliance with all requirements contained in Chapter 8, Part D of this DCP.
Screen Enclosures	▪ Not exceeding 60m². ▪ Not in Environmental Protection Zone. ▪ Not identified as bushfire prone land.	<u>Siting</u> ▪ Structure to be a minimum setback 3m from the side and rear boundaries. ▪ Located behind the existing dwelling. ▪ All parts of the structure are to be located in excess of 900mm from the zone of influence of the sewer (where Council is the sewer authority). ▪ All parts of the structure to be clear of any easements and right of carriageway. <u>Design</u> ▪ The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia.

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The erection and use or carrying out of the following	Local Environmental Plan Criteria	Development Standards and Other Criteria
Shop Fit Outs - internal partition walls only	Where existing floor area does not increase.	<u>Food Premises</u> - The proposal is to comply with the <i>Food Act 1989</i>. - The proposal is to comply with Council's Code for the Construction and Fitting Out of Food Premises. <u>Hair/Beauty Salon</u> - The proposal is to comply with Public Health Regulation 1991. - The proposal is to comply with the NSW Health Skin Penetration Guidelines. <u>Skin Penetration Establishments</u> (i.e. 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.
Single Storey Dwellings and Single Storey Dwelling additions/alterations	- Residential zones only. - Not within ANEF contour of 25 or above. - Sewered. - Floor level does not exceed 1.2m above ground level. - On lots over 450m². - Complying with AS 2021. - Approved Waste Management Plan. - Not identified as bushfire prone land.	- The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia. - Compliance with provisions contained in Chapter 1 of Part D of this DCP.
Swimming Pools	- Ancillary to dwelling that may be used for private use only. - Behind the building line on land that is sewered or over 4000m².	<u>Siting</u> - The swimming pool is not to be located in the front boundary setback. - The waterline is to be setback a minimum of 2 metres from any side or rear boundary. - All parts of the structure are to be located in

		excess of 900mm from the zone of influence of the sewer (where Council is the sewer authority). ▪ All parts of the structure are to be clear of any easements or right of carriageway. <u>Unsewered sites</u> ▪ All parts of the structure are to be located clear of any on-site effluent disposal systems (i.e. septic trenches, mist evaporation sprays, subsoil irrigation drippers). ▪ The structure should not reduce any area of the effluent disposal system. <u>Building Design</u> ▪ The proposal is to comply with the deemed to satisfy provisions of the Building Code of Australia. ▪ The maximum projection above the existing natural ground level is to be 500mm. ▪ The height of any fill does not exceed 500 millimetres. ▪ 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 ground level. ▪ The pool fencing and ancillary items are to be installed in accordance with the provisions of AS1926 As amended - Swimming Pool Safety – Location of Fencing for Private Swimming Pools. <u>Drainage</u> ▪ 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.
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3.5 CONDITIONS APPLICABLE TO EACH DEVELOPMENT TYPE

3.5.1 Conditions Applying to Single Storey Dwellings and Dwelling Additions

General

100 105 107 108 110 113

Prior to Commencement of Works

327 329 330 331 332 549 805 303

During Construction

325 441 442 443 450*** 467 473 475

480 482 549 806

*** (a), (b), (c), (d), (e), (f), (g), (i), (j), (n), (o)

Note: Condition 303 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 303 is applicable to single dwellings with a value of \$150,000 or greater and all dwellings additions.

3.5.2 Conditions Applying to Covered Decks, Roofed Pergola, and Screen Enclosures

General

100 107 108 110 113

Prior to Commencement of Works

327 329 330 331 332 549

During Construction

441 442 443 450*** 467 473 475 480

806

*** (a), (b), (c), (d), (e), (f), (g), (i), (n), (o)

3.5.3 Conditions Applying to Swimming Pools

General

100 107 108 110 113

Prior to Commencement of Works

327 329 330 331 332 549 805

During Construction

441 442 443 450*** 467 480 515

516 517 518 519 520 521

806

*** (a), (b), (c), (d), (e), (k), (l), (m), (o)

3.5.4 Conditions Applying to Shop Fit Outs

General

100 105 107 108 110 113 450***

303

During Construction

450***

Prior to Issue of Occupation Certificate

610

Additional Conditions for Food Premises Only

418 605 614 702

The Use of the Site

704 713 722

*** (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (n), (o), (p)

3.5.5 Conditions Applying to Industrial Development

General

100 105 107 108 110 113

Prior to Commencement of Works

329 330 331 332 549 614 800

303

During Construction

325 427 428 429 441 442 450***

467 473 530 806

Prior to Issue of Occupation Certificate

105 605 606 610

The Use of the Site

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707 708 710 711 714 715 720
 721 722

*** (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (n), (p)

3.5.6 Conditions Applying to Boundary Adjustments

General

100 107 108 112

Prior to Release of Subdivision Certificate

604 605 606 649 653 C64
 662

3.5.7 Conditions Applying to Retaining Walls

General

100 107 108 110

Prior to Commencement of Works

327 329 330 331 332 549

During Construction

441 442 450*** 467 480

*** (a), (b), (c), (e), (f), (o)

3.5.8 Conditions Applying to Rural Sheds

General

100 103 107 108 110

Prior to Commencement of Works

324 327 329 330 331 332 549

During Construction

415 441 442 450*** 467 480

The Use of the Site

709 710

*** (a), (b), (o).

3.6 GENERAL SET OF CONDITIONS FOR COMPLYING DEVELOPMENT CERTIFICATES

3.6.1 General Conditions

- 100. The development shall take place in accordance with the stamped plans, specifications and accompanying documentation submitted with the application except as modified by these further conditions.
- 103. No excavation, site works or building works shall be commenced prior to the issue of an appropriate construction certificate.
- 105. The building shall not be used or occupied prior to the issue of an Occupation Certificate.
- 107. The development shall comply with the provisions of the Building Code of Australia at all times.
- 108. The development shall comply with the Environmental Planning and Assessment Act, 1979 at all times.
- 110. The accredited certifier shall provide copies of all Part 4 certificates issued under the Environmental Planning and Assessment Act, 1979 relevant to this development to Hawkesbury City Council within 7 (seven) days of issuing the certificate. A registration fee applies.
- 112. The applicant shall make themselves aware of any User Restriction, Easements and Covenants to this property and shall comply with the requirements of any Section 88B Instrument relevant to the property in order to prevent the possibility of legal proceedings against them.
- 113. Where, Hawkesbury City Council is the sewer authority for this development, inspection for compliance certification for internal and external sewer drainage shall be requested and approved prior to covering any pipe. An inspection fee applies.

3.6.2 Prior to Commencement of Works

- 324. Erosion and sediment control devices are to be installed and maintained at all times during site works and construction. The enclosed warning sign shall be affixed to the sediment fence/erosion control device.
- 327. A qualified Structural Engineer shall inspect and certify the adequacy of the existing footings/slab, the existing flooring and load-bearing frame for suitability of carrying the new proposed loadings created by the proposed upper storey addition.
- 329. The applicant shall advise Council of the name, address and contact number of the principal certifier, in accordance with Section 81A 2(b) of the Environmental Planning and Assessment Act, 1979.

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330. At least two days prior to commencement of works, notice is to be given to Hawkesbury City Council, in accordance with the Environmental Planning and Assessment Regulation.
331. Toilet facilities (to the satisfaction of Council) shall be provided for workmen throughout the course of building operations. Such facility shall be located wholly within the property boundary.
332. A sign displaying the following information is to be erected adjacent to each access point and to be easily seen from the public road. The sign is to be maintained for the duration of works:
- (a) Unauthorised access to the site is prohibited.
 - (b) The owner of the site.
 - (c) The person/company carrying out the site works and telephone number (including 24-hour 7 days emergency numbers).
 - (d) The name and contact number of the Principal Certifying Authority.
303. **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.)

549. Erosion and sediment control devices are to be installed and maintained until the site is fully stabilised in accordance with the approved plan and Hawkesbury Development Control Plan chapter on Soil Erosion and Sedimentation.
800. Where the land is within the Hawkesbury City Council Sewerage Catchment. A separate application shall be submitted to Council for any alterations or connections to the sewer mains. The applicant shall consult with Council regarding acceptable discharge limits to the sewerage system.
805. The applicant is advised to consult with:
- (a) Sydney Water Corporation Limited
 - (b) Integral Energy

- (c) Natural Gas Company
- (d) a local telecommunications carrier

regarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public roads.

3.6.3 During Construction

325. The building shall be set out by a Registered Surveyor. The Survey Certificate of the building showing the position of the external walls under construction and in compliance with the approved plans shall be lodged with the principal certifying authority. Any easements must be shown on the Survey Certificate. 415. Any water tanks, outbuildings or other ancillary structures shall be finished in colours and materials of earth tones of low reflective quality to blend in with the bushland.
427. Off-street car parking spaces, together with access driveways and turning areas, shall be constructed, paved, line marked, signposted and maintained, as shown on the approved plan.
428. Vehicle entrances and exits shall be clearly signposted, including house number, and visible from both the street and site at all times.
429. Disabled parking shall be provided in accordance with AS2890.1-1993.
441. Site and building works (including the delivery of materials to and from the property) shall be carried out only on Monday to Friday between 7am – 6pm and on Saturdays between 8am – 4pm.
442. The site shall be kept clean and tidy during the construction period and all unused building materials and rubbish shall be removed from the site upon completion of the project. The following restrictions apply during construction:
- (a) Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
 - (b) Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken only within the site.
 - (c) Builders waste must not be burnt or buried on site. All waste (including felled trees) must be contained and removed to a Waste Disposal Depot.
443. At all times during demolition, a competent person shall directly supervise work. It is the responsibility of the person to ensure that:
- (a) Adjoining owners are given 24 (twenty four) hours notice, in writing, prior to commencing demolition.
 - (b) Utility services within the structure not required to be maintained during the demolition work shall be properly disconnected and sealed before any demolition commences.
 - (c) The site shall be secured at all times against the unauthorised entry of persons or vehicles.

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- (d) Safe access and egress from adjoining buildings is to be maintained at all times for the duration of the demolition work.
 - (e) Precautions are taken to ensure that the stability of all parts of the structure and the safety of persons on and outside the site are maintained, particularly in the event of sudden and severe weather changes.
 - (f) The structure and all components shall be maintained in a stable and safe condition at all stages of the demolition work.
 - (g) Demolition activity shall not cause damage to or adversely affect the structural integrity of adjoining buildings
 - (c) Removal of dangerous or hazardous materials shall be carried out in accordance with the provisions of all applicable State legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia).
 - (i) All work shall be carried out in accordance with AS2601 and the Work Plan submitted with the development application.
 - (j) Unless otherwise permitted by Council, the structure is to be demolished in reverse order of construction, being progressive and having regard to the type of construction, to enable the maximum separation and recycling of demolished materials to take place.
 - (k) No material is to be burnt on site.
450. Inspections shall be carried out and compliance certificates issued by Council or an accredited certifier for the following components of construction:
- (a) commencement of work (including erosion controls, site works and site set out);
 - (b) piers;
 - (c) foundations;
 - (d) internal sewer or stormwater lines prior to covering;
 - (e) steel reinforcement prior to pouring concrete;
 - (f) external sewer or stormwater lines, prior to backfilling;
 - (g) damp-proof course, ant-capping and floor timbers, prior to the fixing of any flooring material;
 - (h) the first storey floor joists, prior to the fixing of any flooring material;
 - (i) 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;
 - (j) wet area flashing, after the installation of bath and shower fixtures;
 - (k) foundations of swimming pools;
 - (l) swimming pool fencing, prior to the pool being filled with water;
 - (m) pool coping;
 - (n) prior to occupation of the building;
 - (o) on completion of the works;

- (p) On completion of fit out of the premises prior to the use commencing
467. 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; and
 - (b) if necessary, must underpin and support the building in an approved manner; and
 - (c) must, at least 7 (seven) 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 person acting in accordance with this Consent is 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.

473. Roof water (including overflow from water storage vessels) shall be drained to street gutters (formed or otherwise) or to stormwater drainage easements.
475. 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 pipe.
480. All natural and subsurface water-flow shall not be re-directed or concentrated to adjoining properties. Water flows shall follow the original flow direction without increased velocity.
482. 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.
515. The pool base and coping shall be pierced or shall penetrate through any fill or unstable foundation material to bear upon a structurally adequate foundation material of a uniform load-bearing value.
516. Waste water from the swimming pool shall be directed to the sewer via an approved yard gully.
517. Waste water from the swimming pool shall be disposed of in a manner so as not to create a nuisance for neighbours.
518. The filtration equipment shall be soundproofed or so located as to control the emission of noise to within the limits prescribed by Protection of the Environment (Operations) Act 1997.
519. The pool shall not be filled with water until a suitable child safety fence is in place which complies with the Swimming Pools Act and AS 1926.

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520. A warning notice (incorporating resuscitation techniques) complying with the requirements of Section 17(1) and Regulation 8 of the Swimming Pools Act, 1992, shall be provided and maintained in a prominent position in the immediate vicinity of the pool.
521. Excavation material shall be deposited at an approved waste management facility.
530. All civil construction works required by this consent shall be in accordance with Hawkesbury Development Control Plan appendix E Civil Works Specification.
806. The developer is responsible for all costs associated with any alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this proposed subdivision. Such utilities include water, sewerage, drainage, power, communication, footways, kerb and gutter.

3.6.4 Prior to Issue of Occupation Certificate

605. A Section 73 Certificate from Sydney Water shall be submitted to the Principal Certifying Authority.
606. Written clearance from Integral Energy shall be submitted to the Principal Certifying Authority.
610. The following Fire Safety Measures shall be provided and installed in the building/property by a suitably qualified person and a Certificate of Installation shall be provided to the owner/agent:
1. Fire Blanket
 2. Portable Fire Extinguishers
 3. Hose Reel System
 4. Hydrants
 5. Exit Signs
 6. Emergency Lighting
 7. Automatic Fire Detection and Alarm System
 8. Automatic Fire Suppression System (Sprinkler etc)
 9. Smoke Doors
 10. Fire Doors
 11. Fire Seals
 12. Solid Core Doors
 13. Smoke/Heat detectors
 14. Fire Dampers
 15. Fire Shutters
 16. Automatic Failsafe Devices
 17. Access Panels, Doors, Hoppers, Fire Resisting Shafts
 18. Fire Control Centre of Rooms
 19. Emergency Warning and Intercom Systems

20. Warning and Operational Signs
21. Standby Power Systems
22. Emergency Lifts
23. Wall Wetting Sprinklers and Drencher Systems
24. Smoke and Heat Vents
25. Smoke Dampers
26. Mechanical-Air Handling
27. Fire Windows
28. Lightweight Construction
29. Perimeter Vehicular Access
30. Safety Curtains
31. Floor and Wall Coverings

3.6.5 Prior to Occupation

Prior to requesting an occupation certificate the owner/agent shall certify that each of the essential fire safety measures specified in this statement:

- (a) has been installed and assessed by a properly qualified person, and
- (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

A copy of the Fire Safety Certificate to be completed is available from Council.

(This Certificate cannot be signed by persons who inspected and/or tested the installed services)

A copy of the Initial Certificate and the Annual Certificate, together with the relevant Fire Safety Schedule must be forwarded to the Council and the Commissioner of the New South Wales Fire Brigades. A copy of this Certificate, together with the relevant Fire Safety Schedule must be prominently displayed in the building.

3.6.6 Prior to Release of Subdivision Certificate

604. A Certificate from a telecommunications carrier confirming that provision has been made for services to the development shall be submitted to the Principal Certifying Authority.
605. A Section 73 Certificate from Sydney Water shall be submitted to the Principal Certifying Authority.
606. Written clearance from Integral Energy shall be submitted to the Principal Certifying Authority.
649. A plan of subdivision prepared to the requirements of the Land Titles Office, shall be submitted to Council, with four copies.

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653. A survey plan showing all existing services on the lots including septic tank and effluent disposal area, sewer connections, water connections and stormwater disposal shall be submitted. The plan shall demonstrate that there are no encroachments over remaining or proposed boundaries.
660. Payment of a linen release fee in accordance with Council's fees and charges at the time of lodgement of the linen plan.
662. **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.)

3.6.7 The Use of the Site

704. The development shall be conducted in such a manner that the LA(eq) noise levels, measured at any point in accordance with the NSW EPA's Industrial Noise Policy (2000), do not exceed 5dB(A) LA(eq) above background noise levels with respect to noise amenity of residential dwellings.
707. No advertising signs or structures shall be erected, displayed or affixed on any building or land without prior approval.
708. No advertising signs or structures shall be displayed on the footpaths, pedestrian ways, and roadways or on any land other than the approved development site.
710. The subject development, including landscaping, is to be maintained in a clean and tidy manner.
711. Any external lighting shall be directed in such a manner so that no nuisance is caused to adjoining properties or to drivers on surrounding streets.
713. All work and the storage of goods or materials shall be confined within the building or approved areas at all times.
714. All raw materials, finished goods and vehicles awaiting service and/or repairs shall be stored within the building.

715. All vehicles being serviced, repaired, stored or displayed for sale shall be contained within the subject property and not on adjacent footpaths or roadways.
720. All vehicles being loaded or unloaded shall stand entirely within the property.
721. All vehicles shall be driven in a forward direction at all times when entering and leaving the premises.
722. All waste materials shall be regularly removed from the property.

3.6.8 Conditions for Food Premises

418. Any part of the building to be used for food preparation shall comply with Council's Code for the Fitting out of Food Premises.
605. A Section 73 Certificate from Sydney Water shall be submitted to the Principal Certifying Authority.
614. A Trade Waste Agreement must be entered into with the Hawkesbury City Council for the discharge of trade waste to Council's sewer.
702. Any part of the building to be used for food preparation shall be registered with Council as Food Premises.

3.7 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
Boundary Adjustments	Site plan.	

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Development	Plans	Other Information
Covered Decks Roofed Pergolas Screen Enclosures	- 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 waste facility to be installed. - Details on fire safety measures.
Retaining Walls	- Site plan. - Elevation.	Specifications.
Rural Sheds	- Site plan. - Floor plan. - Elevations. - Sections.	- Specifications. - Erosion and Sedimentation Plan.
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.
Shop Fitouts	- Floor plan. - Elevations.	- Specifications. - Location and details on smoke detention system.
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.

3.8 PLAN REQUIREMENTS

3.8.1 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.

3.8.2 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.

3.8.3 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.

3.8.4 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.

3.8.5 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.

3.8.6 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.