



LATE ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL
MEETING
HELD ON TUESDAY 23 JULY 2024

REPORTS

- 13 DA2024/47 - Erection of a Detached Outbuilding (Shed and Attached Carport) - 22 Burton Street Blayney**
- Attachment 4: Conditions of Consent..... 1**

SCHEDULE A
CONDITIONS ISSUED WITH DEVELOPMENT APPLICATION NO
47/2024

SCHEDULE A

REASONS FOR CONDITIONS

The conditions in Schedule A have been imposed for the following reasons:

- To ensure compliance with the terms of the relevant Planning Instruments
- To ensure no injury is caused to the existing and likely future amenity of the neighbourhood.
- Due to the circumstances of the case and the public interest.
- To ensure the structural integrity of the development.
- To ensure the protection of the health and safety of the occupants of the development.
- To protect the environment.
- To prevent, minimise, and/or offset adverse environmental impacts.
- To ensure there is no unacceptable impact on the water quality.
- To ensure adequate soil conservation and protect against movement of soil and sediments.

Prescribed Conditions Prescribed Conditions

BUILDING CODE OF AUSTRALIA

1. The building work must be carried out in accordance with the requirements of the Building Code of Australia. A reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

IDENTIFICATION OF SITE

2. The developer is to provide a clearly visible sign to the site stating:

- a) Unauthorised entry to the worksite is prohibited;
- b) Street number or lot number;
- c) Principal contractor's name and licence number; or owner builders permit number;
- d) Principal contractor's contact telephone number/after-hours number;
- e) Identification of Principal Certifier, together with name, address & telephone number.

Note: Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.

CONTRACT OF INSURANCE

3. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of the Act, evidence that such a contract of insurance is in force is to be provided to the Principal Certifier before any building work authorised to be carried out by the consent, commences.

HOME BUILDING ACT

4. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

a) in the case of work for which a principal contractor is required to be appointed:

1. The name of the licence number of the principal contractor, and
2. The name of the insurer by which the work is insured under Part 6 of that Act,

b) in the case of work to be done by an owner-builder:

1. The name of the owner-builder, and
2. The name of the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information under this condition becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

Prior to the issue of a Construction Certificate

Nil

Prior to Work Commencing

COMMENCEMENT OF WORK & APPOINTMENT OF PCA

5. The applicant is to submit to Council, at least two (2) days prior to the commencement of any works, a notice of commencement of building or subdivision works and Appointment of Principal Certifier

PUBLIC LIABILITY INSURANCE

6. Prior to the commencement of any works on Council or Roads and Maritime Services (RMS) controlled land including a public road, the applicant is to affect Public Liability Insurance to the minimum amount of \$20 million. This insurance is to note Council's interest and is to remain current for at least the period from the issue of the Construction Certificate until the issue of a Compliance Certificate or final inspection report for the works. Documentary evidence of the currency of the cover is to be provided to Council prior to the commencement of works within the road reserve.

DURING CONSTRUCTION

DEVELOPMENT IN ACCORDANCE WITH APPROVED PLANS & DOCUMENTATION

7. Development is to take place in accordance with the attached stamped plans (DA No.2024/47), documentation submitted with the application and subject to the conditions, to ensure the development is consistent with Council's consent.

ENGINEERING INSPECTIONS

8. The applicant is to arrange an inspection of the development/subdivision works by Council's Engineering Department, at the following stages of the development. This condition applies notwithstanding any private certification of the building works.

E	Concrete Footway Crossings	* After placing of formwork and reinforcement, and prior to concrete placement;
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FOOTWAY CROSSING – SQUARE

9. A minimum 3 metre wide vehicular crossing over the footway adjacent to the proposed ingress/egress point is to be designed and constructed in accordance with *WBC Guidelines for Engineering Works*. Further the applicant is to obtain an **inspection report**, at the completion of construction of the footway crossing, from Council, certifying that the works have been completed in accordance with *WBC Guidelines for Engineering Works* and that the levels are in accordance with those issued.

RELOCATE UTILITY SERVICES

10. The developer is to relocate any utility services if required, at the developer's cost.

EROSION AND SEDIMENT CONTROL

11. Erosion and sediment control measures are to be established prior to commencement of construction and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with Council's *WBC Guidelines for Engineering Works* (see Council's website), and the Dept Housing – *Soil and Water Management for Urban Development (The Blue Book)*.
Note: All erosion and sediment control measures must be in place prior to earthworks commencing. Copies of the above Policy are available from Council's Environmental Planning and Building Services Department.

HOURS FOR CONSTRUCTION OR DEMOLITION

12. Construction or demolition only be carried out between 7.00 am and 6.00 pm on Monday to Friday, and 8am to 5pm on Saturdays. No construction or demolition is to be carried out at any time on a Sunday or a public holiday.
Note: The principal contractor shall be responsible to instruct and control their sub-contractors regarding the hours of work.

RUBBISH AND DEBRIS

13. All rubbish and debris associated with the development, including that which can be windblown, must be contained on site in a suitable container at all times. The container shall be erected on the development site prior to work commencing.

Materials, sheds or machinery to be used in association with the development must be stored and stacked wholly within the worksite unless otherwise approved by Council.

Note 1: No rubbish or debris associated with the development will be placed or permitted to be placed on any adjoining public reserve, footway or road.

Note 2: Offenders are liable for prosecution without further warning.

EXCAVATIONS AND BACKFILLING

14. All excavation and backfilling associated with the erection/demolition of the building must:

- a) be executed safely and in accordance with appropriate professional standards, and
- b) be properly guarded and protected to prevent them from being dangerous to life or property

CLADDING

15. All roof and wall finishes shall be comprised of low reflective surface materials to match the dwelling.

Note 1: Sheet metal shall be of factory prefinished (eg, colorbond or galvanised iron) type material.

Note 2: Zincalume will be not accepted.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

OCCUPATION CERTIFICATE

16. Prior to the occupation or use of the building an Occupation Certificate is to be obtained, and where Council is not the PC, a copy is to be submitted to Council.

ONGOING

APPROVED USE

17. The approved building must not be used for any other purpose other than the approved use ie a shed. Any proposed change of use shall only be permitted with the consent of Council. The shed shall only be used for domestic purposes and shall not be used or adapted for any industrial or commercial use.

ROAD AND INTERALLOTMENT DRAINAGE

18. All road and inter allotment drainage is to be conveyed to the gutter in Smith Street in accordance with WBC Guidelines for Engineering Works.

Advisory Notes

Compliance with the Building Code of Australia (Volume 2)

AN1. The following is required to ensure that the shed complies with the Building Code of Australia (Volume 2) Housing Provisions:-

- a. The shed must be designed for a snow load in accordance with AS/NZS 1170.3-2003 in Part 1.4;

Inspection Schedule

AN1. The Principal Certifying Authority is required to ensure all work is carried out in accordance with the consent, Building Code of Australia (BCA), and relevant standards, which is done during inspections at nominated stages of the work. The "Inspection Schedule" lists the mandatory and other required inspections that must be carried out by Blayney Shire Council during construction of the work.

As the Principal Certifying Authority, Council must be contacted to undertake inspections of the various stages of construction as follows:

- a. Footing/slab inspection when steel is laid prior to the pouring of concrete.
- b. Final/stormwater inspection at time of completion of all works.