



**ATTACHMENTS TO REPORTS –
Item 10.5 – DA 16/0305 Secondary Dwelling –
22 Fairway Drive, Bowral**

ORDINARY COUNCIL MEETING

Wednesday 13 July 2016

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Attachments to Reports

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ATTACHMENTS TO REPORT

Item 10.5

DA 16/0305 Secondary Dwelling - 22 Fairway Drive, Bowral

Attachment 1

Draft Notice of Determination

Attachment 2

Aerial Image of Site

Attachment 3

Original Plans

Attachment 4

Amended Plans



ATTACHMENT 1

GENERAL – DEVELOPMENT CONSENT CONDITIONS

1. Approved Development

The development shall be generally in accordance with development application number DA16/0305 submitted by the applicant on 15 April 2016 and in accordance with the submitted supporting documentation.

Drawing No.	Revision/ Issue	Name of Plan	Date
Architectural (or Design) Drawings prepared by Brett Goff Building Design and Drafting			
CD01	B	Site & Roof Plan	May 2016
CD02	B	Proposed Floor Plan & Section A-A	May 2016
CD03	B	Proposed Floor Plan (Elevations)	May 2016
CD04	B	Door & Window Schedules & BASIX Notes	May 2016
NNP	B	Neighbour Notification Plan	May 2016
Statement of Environmental Effects prepared by Brett Goff Building Design and Drafting, dated 28 May 2016			
Waste Management Report prepared by Brett Goff Building Design and Drafting, undated.			
BASIX Certificate No. 715450S, issued on 01 April 2016.			

except where amended by any conditions below.

2. Inconsistencies between Notice of Determination and Plans

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail to the extent of the inconsistency.

3. Secondary Dwelling

Approval is granted for a secondary dwelling under *State Environmental Planning Policy (Affordable Rental Housing) 2009* (the ARH SEPP). The secondary and primary dwelling shall be located on the same parcel of land. In accordance with clause 22(3)(b) of the ARH SEPP, the floor area of the secondary dwelling shall not exceed 60m².

4. Compliance

Development shall take place in accordance with the approved plans and documentation submitted with the application and subject to the conditions below, to ensure the development is consistent with Council's consent.



5. Hours of Demolition and Construction Works

In order to minimise impacts upon the locality demolition and construction activities shall be limited to between 7.00am – 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays with no work on Sundays and public holidays. Any variation of these hours may only occur with Council's consent.

6. Tree Removal/Tree Preservation

No trees or vegetation is approved for removal as part of this consent. No trees shall be pruned, removed, damaged or destroyed without the prior written consent of Council. Failure to comply with this requirement will result in prosecution by Council - in accordance with the provisions of *Wingecarribee Local Environmental Plan 2010* and associated Development Control Plans.

7. Protection of Trees during Construction

During construction, the development area shall be clearly delineated to protect the remaining natural environment. With regard to protecting trees during the construction phase, a protective fencing must be erected around trees near construction areas. A Tree Asset Protection Zone (APZ) is to be established around such trees to minimize disturbance to their root zones. A Tree APZ Plan shall be submitted with the construction certificate for approval.

8. Occupation Certificate

The building, or part of the building, shall not be occupied or used until such time as an Occupation Certificate has been issued in respect of it.

9. Storage Materials

No storage or placing of any building materials to occur on adjacent public roads or footpath areas in association with the construction, maintenance or use of the development or site, without prior Council approval.

10. Developer Must Advise of Damage to Property

The Developer must advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like, prior to commencement of any work on the site. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the Developer's expense.

11. Erosion and Sediment Control

The following control measures shall be installed to minimise the effect of site disturbance and soil erosion:-

- (a) The strategic placement of bales of hay or a geotextile fabric fence to contain soil infiltration and runoff from sites (refer to Council's guidelines for "Erosion



and Sediment Control on Building Sites". Sediment control devices shall be installed immediately after any site works have been carried out and prior to construction work commencing and remain in position until disturbed soils are turfed, 70% vegetated or otherwise stabilised.

- (b) Restricting vehicles access to one designated point.
- (c) The installation of gutters, downpipes, and the connection of downpipes to the stormwater disposal system prior to the fixing of the roof cladding.

12. Waste Management

An approved litter receptacle with a tight fitting lid shall be provided on site for the disposal of builder refuse that may be windblown (all polystyrene waste must be bagged and securely contained). The bin shall be onsite during all demolition and construction works. Sorting of waste materials shall occur on site in accordance with the approved Waste Management Plan.

13. Waste Management Plan

The approved Waste Management Plan must be displayed on site and implemented during construction and ongoing operation of the development. Evidence of recycling/disposal actions and waste management contracts are to be maintained for three years from the date of commencement of work.

14. Compliance with Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

15. Residential Building Work

- A. Building work that involves residential building work (within the meaning of the *Home Building Act 1989*) must not be carried out unless the principal certifying authority 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,

- B. 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 clause, sufficient evidence that the person has complied with the requirements of that Part.

16. Erection of Signs

A sign shall be prominently displayed on any site on which building, subdivision or demolition work is being carried out by the builder / developer:

- (a) showing the name, address and telephone number of the principal certifying authority for the work;
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
- (c) stating that unauthorised entry to the work site is prohibited.

17. Toilet Facilities

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.

18. Construction Certificate

The building works are not to commence until a Construction Certificate has been issued in accordance with the *Environmental Planning and Assessment Act 1979*. A Building Code of Australia assessment has not been undertaken on the proposal. For further advice you may contact Council's Building Surveyors.

19. Water NSW

Effective erosion and sediment controls shall to be installed prior to any construction activity and shall prevent sediment or polluted water leaving the construction site or entering any natural drainage system or stormwater drain. The controls shall be regularly maintained and retained until works have been completed and groundcover established.

ATTACHMENTS TO REPORTS

10.5 DA 16/0305 Secondary Dwelling - 22 Fairway Drive, Bowral
ATTACHMENT 2 Aerial Image of Site

Wednesday 13 July 2016

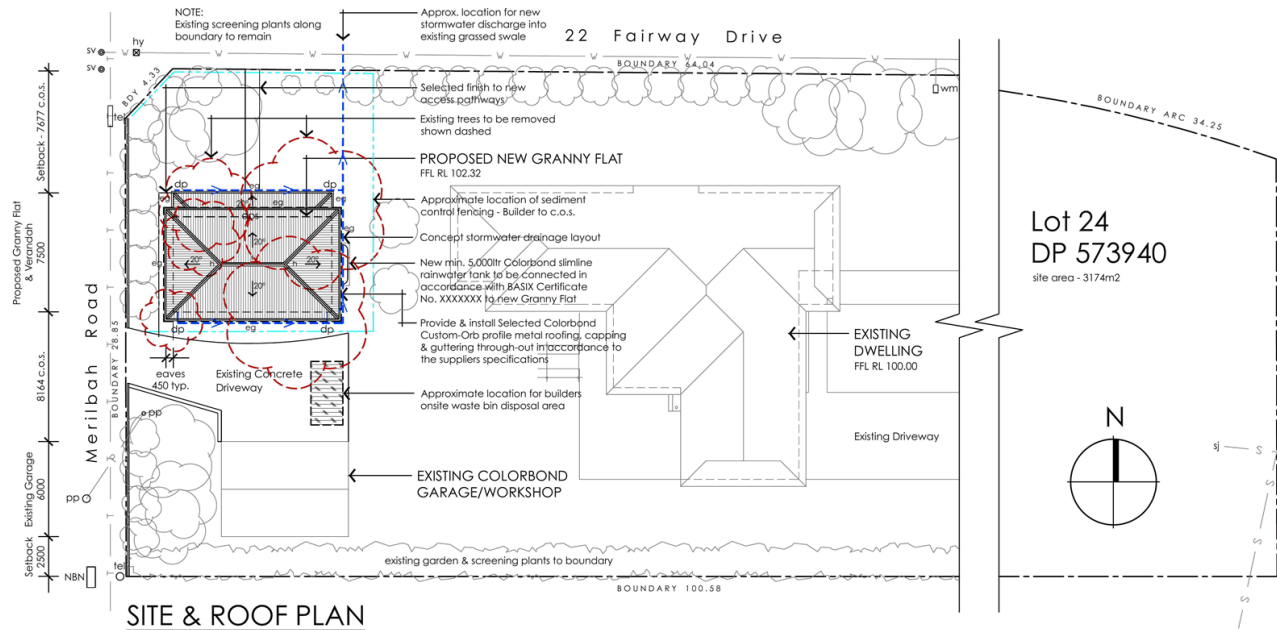
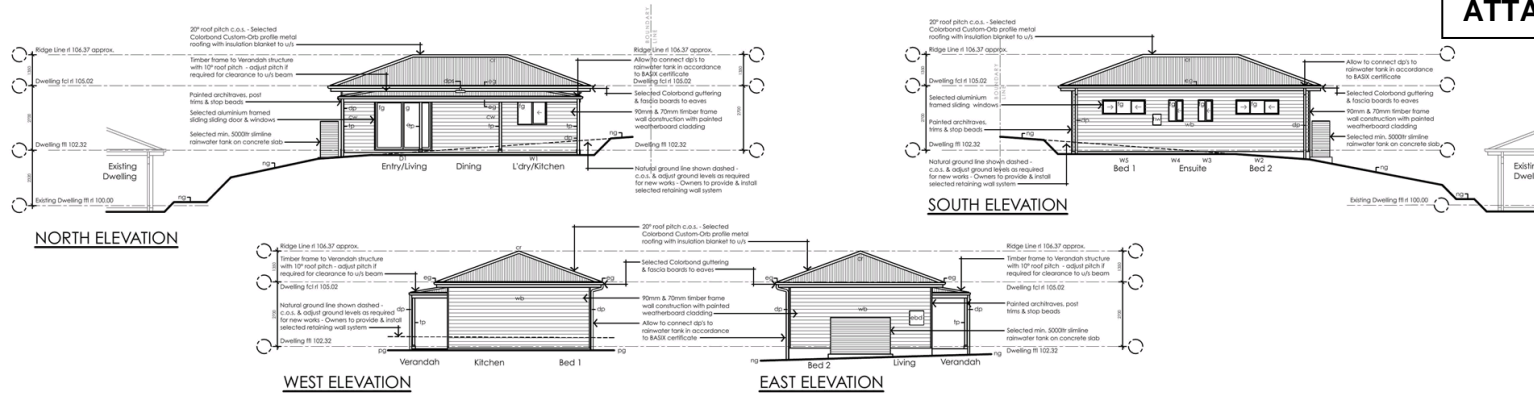


Figure 2: Aerial Image of Site



Proposed Secondary Dwelling - (Granny Flat) at 22 Fairway Drive, Bowral

ATTACHMENT 3



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Amendments: Issue
A - Submission for DA/CC Apr/16
Please Note: Check all dimensions on site and if in doubt, clarify with designer. Written dimensions take precedence. This drawing is subject to copyright.

Brett Goff Building Design and Drafting

project: Proposed Secondary Dwelling - Granny Flat
at: 22 Fairway Drive, BOWRAL NSW 2576
for: P & L WEBB

Construction Drawings

title: Neighbour Notification Plan

scale: N.T.S. @ A3 drawn: Brett Goff
date: MAR 2016 no: 16229/NNP

