

22 December 2020

DA for Lot B Deposited Plan 393235. 9 Bowral ST Welby.

Please find following as requested today:

① Statement of Environmental Effects completed form.

④ PCA form (ette form)

⑤ Cost summary of conversion works.

Roof + Wall Framing 6903.60

Plumbing Kitchen, LWC 2390.00

Electrical Power + lights 2000.00

\$10,293.60

⑥ Engineering Plans and specifications.

These have been supplied and are to BCA standards.

⑦ Conversion works

Stage 1. $\frac{1}{2}$ roof raised 1.29 meters on Western side
and internal Bathroom walls installed.

Stage 2. Install plumbing and Bathroom.

Stage 3. Install electrical fittings and wiring

Stage 4. Install Kitchen.

Regards

Liliana Torresan

0437 484 615

liliana.torresan@yahoo.com.au.

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environment Planning and Assessment Regulation 2000*

Civic Centre, Elizabeth St. Moss Vale. PO Box 141, Moss Vale, NSW 2577.
t. (02) 4868 0888 f. (02) 4869 1203 e. mail@wsc.nsw.gov.au

About this Form:

A COMPLETED STATEMENT OF ENVIRONMENTAL EFFECTS (SOEE) IS REQUIRED TO ACCOMPANY ALL DEVELOPMENT APPLICATIONS

This SOEE template is designed to form an attachment to the Development Application.

This template can only be used for the following development types:

✓Single dwellings,

✓Residential alterations and additions such as; internal alterations, extensions, verandahs, carports, garages, sheds, pergolas and swimming pools etc.

Developments not listed above will require a SOEE with greater detail.

The SOEE must address all impacts that are relevant to your proposal, with comment on how the development will control or mitigate the impact. No matter how minor the impact, please advise Council in this document.

Failure to provide a satisfactory SOEE will delay processing of the development application and may result in the application being returned to you for completion or you receiving an additional information request from Council.

1. Property Details

Lot/s:	B	Section:		DP/SP*:	393235
Address:	9 Bowral ST				
	WELBY NSW 2575				
Lot size:	1012m ² .				

2. Proposed Development

- ☒ Single Dwelling
☐ Residential Alterations and Additions (describe below)

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3. Description of Site

Include a description of the following existing features of the site such as shape, slope, location and type of vegetation, existing buildings, waterway/water bodies etc.

☐ Buildings: one cottage
one large shed
one small shed.

☐ Vegetation: some shrubs.

☐ Topography / Slope of Land: Slopes downward from Boural St to Bowdler Lane

☐ Waterways / Watercourses: N/A

What is the present use of the site?

Residential.

4. Planning Controls

To identify whether or not any of the below applies to the land, perform a property search at the Planning Portal, available via; <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address> or by obtaining a Section 10.7 Planning Certificate from Council using the application available via; <https://www.wsc.nsw.gov.au/uploads/618/2019-20-section-10-7-planning-certificate-application.pdf>

What zone is the property?

R2

Is your proposal permissible in the zone?

☒ Yes

☐ No

Is your proposal consistent with the zone objectives?

☒ Yes

☐ No

Is the site constrained by any of the following?

- Natural Resources Sensitivity - Biodiversity
- Natural Resources Sensitivity – Water
- Drinking Water Catchment
- Item of Environmental Heritage*
- Heritage Conservation Area*
- Mine Subsidence District**

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

* A Heritage Impact Statement may be required. Please discuss with Council's duty officer.

** If the site is identified as being in a Mine Subsidence District, the development must comply with the Subsidence Authority NSW Development Guidelines.

How has the design of the proposed development taken into consideration the above constraints?

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5. DCP Compliance

Council Development Control Plans are available on Council's website;

<https://www.wsc.nsw.gov.au/development-control-plans-applicable-under-wlep-2010>.

The applicant is required to demonstrate below how the proposal complies with the relevant DCP's, including but not limited to setbacks, building height and site coverage. Any proposed variation must be addressed via a separate formal written variation request justifying how the proposal meets the objectives of the control plan.

- | | |
|--|--|
| ☐ Bundanoon | ☐ Renwick (see Part C Sec. 16 of Mittagong DCP) |
| ☐ Bowral Township | ☐ Penrose and Wingello Villages |
| ☐ Berrima Village | ☐ Rural Living |
| ☐ Burrawang Village | ☐ Rural Lands |
| ☐ Exeter Village | ☐ Northern Villages |
| ☐ Fitzroy Falls | ☐ New Berrima and Medway |
| ☐ Moss Vale | ☐ Sutton Forest |
| ☐ Mittagong Town Plan | ☐ Robertson Village |

DCP Control (Generally under Part C – Residential Zoned Land)	Complies	Departure	Explanation
Building Materials	☒	☐	
Development Density and Scale	☒	☐	
Dwelling Orientation	☒	☐	
Front Setbacks	☒	☐	
Side Setbacks	☒	☐	
Rear Setbacks	☒	☐	
Building Height	☒	☐	
Roof Forms	☐	☐	
Dwellings on Corner Allotments	☐	☐	N/A
Garaging and Driveways	☐	☐	N/A
Landscaped Open Space	☒	☐	
Fencing, gates, letterboxes	☒	☐	
Potable water supply	☐	☐	N/A

Include any additional DCP compliance details below:

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Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environmental Planning and Assessment Regulation 2000*

6. Natural Hazards

Is the development site subject to any of the following natural hazards (check Planning Portal or Section 10.7 Certificate)?

- | | | |
|-------------------|---------------------------|-------------------------------------|
| • Bushfire Prone* | ☐ Yes | ☒ No |
| • Flooding** | ☐ Yes | ☒ No |

**If the site is identified as Bushfire Prone it will be necessary to provide to Council at the time of making the Development Application, a Bush Fire Hazard Assessment Report or a BAL Certificate and address the relevant provisions of Planning for Bushfire Protection Guidelines available on the NSW Rural Fire Services (RFS) website <https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area/planning-for-bush-fire-protection>*

*** If the site is identified as flood prone, it will be necessary to provide to Council at the time of making the Development Application, a Flood Certificate and address the provisions of the Wingecarribee Local Environmental Plan and relevant Development Control Plan.*

How will you mitigate the impact of the development against any identified hazard?

7. Context and Setting

Will the development be:

- | | | |
|---|---------------------------|-------------------------------------|
| • Visually prominent in the surrounding area? | ☐ Yes | ☒ No |
| • Inconsistent with the existing streetscape? | ☐ Yes | ☒ No |
| • Out of character with the surrounding area? | ☐ Yes | ☒ No |
| • Inconsistent with surrounding uses? | ☐ Yes | ☒ No |

If you answered yes to any of the above please provide details and justification for the proposal.

8. Privacy, Views and Overshadowing

Will the development result in:

- | | | |
|---|---------------------------|-------------------------------------|
| • Any privacy issues between adjoining properties, as a result of the placement of windows, decks, pergolas, private open space etc.? | ☐ Yes | ☒ No |
| • Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? * | ☐ Yes | ☒ No |

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environmental Planning and Assessment Regulation 2000*

- Any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners, pumps, bedroom and living room windows etc.? ☐ Yes ☒ No
- Impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths? ☐ Yes ☒ No

** If the development proposal is for a two storey development in a residential zone, shadow diagrams are required to be lodged with the Development Application.*

9. Access, Traffic and Utilities

- Is legal and practical access available to the development? ☒ Yes ☐ No
- Are additional access points to a road network required? ☐ Yes ☒ No
- (If yes, a Section 138 Roads Act Application is required)*
- Are water and sewer services readily available to the site? ☒ Yes ☐ No
- Are electricity and telecommunications readily available to the site? ☒ Yes ☐ No

10. Flora and Fauna

Will the development result in the removal of any native trees or vegetation from the site?	☐ Yes ☒ No
If YES* - you must check the NSW BOS Entry Tool. The site plan must also clearly identify the location of all existing native vegetation.	
If the development proposes tree removal, will the proposal trigger entry into the Biodiversity Offsets Scheme BOS?	☐ Yes ☒ No
If NO – Please provide BOS Entry Report using the NSW BOS entry Tool. If YES* – Please provide a Biodiversity Development Assessment Report (BDAR) undertaken by an accredited assessor.	
Does the proposal involve the clearing of native vegetation that would otherwise impact potential habitat for any threatened species, endangered population or endangered ecological community listed under the Biodiversity Conservation Act 2016 or the Fisheries Management Act 1994?	☐ Yes ☒ No
If YES* – Provide a Flora and Fauna Assessment undertaken by a suitably qualified ecologist	

**If the answer is yes to any of the above questions it may be necessary to submit specialised reports to address the impacts. For further information please contact Council's Tree and Vegetation Officer. All trees shall be identified on the site plan as solid line circles (for trees to be retained) and dashed line circles (for trees to be removed). Tree species must be identified for all tree removal.*

Statement of Environmental Effects

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Pursuant to the *Environment Planning and Assessment Act 1979* & *Environment Planning and Assessment Regulation 2000*

11. Waste and Stormwater Disposal

How will effluent be disposed of?

☒ Council Sewer

☐ Onsite

If disposal to an onsite effluent management system is proposed (i.e. not Council's sewer), has a Wastewater Assessment Report been submitted by an appropriately qualified person?

☐ Yes

☐ No

Have all potential overland stormwater risks been considered in the design of the development?

☒ Yes

☐ No

How will stormwater (from roof and hard stand areas) be disposed of?

via current storm water system.

12. Other relevant Impacts

Is the development likely to disturb any aboriginal artifacts or relics?

☐ Yes ☒ No

Is the development Heritage listed?

☐ Yes ☒ No

- **If YES** - a Heritage Impact Assessment shall be submitted with the application.

Is the development located within a Heritage Conservation Area?

☐ Yes ☒ No

- **If YES** - the plans and SOEE must address the heritage provisions in the relevant DCP.

Are there any 88b restrictions on the land that are relevant to the proposal?

☐ Yes ☒ No

- **If YES** - please list the restriction/s and demonstrate how the proposal complies.

Are there any other matters for consideration that you are aware of as the developer?

13. Applicant Details

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me if information is found to be missing or inadequate.

Name of Applicant:

LILIANA TORRESAN.

Signature:

Liliana Torresan

Date:

22/12/2020

Agreement for the Performance of Certification Work Contract of Agreement

Environmental Planning and Assessment Act 1979

PRIVACY NOTICE Personal and private information supplied to Council is managed in compliance with the Privacy and *Personal Information Protection Act 1998*. The supply of this information is not voluntary, as it is required by law in order to process your application/request. The intended recipients of the personal information are Officers within the Council, agents/contractor of the Council and other statutory authorities. You may apply for access or amendment to your personal information held by Council. You may also request that Council suppresses your personal information from a public register. If you have any further enquiries concerning this matter, contact Council on (02) 48680888, or the Information and Privacy Commission 1800 472679 or email mailto:ipcinfo@ipc.nsw.gov.au or the website www.ipc.nsw.gov.au.

PART A: INTRODUCTION

This is an Agreement between Wingecarribee Shire Council (the Council) and the Client (as nominated below).

By virtue of the *Environmental Planning & Assessment Act 1979* Council is a certifying authority and employs accredited certifiers (the Certifier) who are authorised to carry out the Certification Work which is the subject of this Agreement on behalf of the Council.

The Client seeks to engage the Council to perform certain Certification Work on the terms set out in this Agreement.

* Refer to **Part E** for particulars of Certification Work.

PART B: PARTIES TO THE AGREEMENT

1. The Council

Name: **WINGECARRIBEE SHIRE COUNCIL**

2. The Client (for whom the certification work will be carried out)

Name:

LILIANA TORRESAN

Postal Address:

PO Box 853

Locality

Rozelle NSW

Post Code

2039

Contact Name

Liliana

Telephone

0437 484 615

Email Address

liliana.torresan@yahoo.com.au

Note: The person having the benefit of the Consent, so as to be able to appoint the PCA, may be the owner or an applicant authorised by the owner but may NOT be the builder, unless the builder is the owner.

PART C: DESCRIPTION OF THE DEVELOPMENT

Development Description (e.g. dwelling, garage, swimming pool)

Conversion of existing class 10a shed to a class 1a Building

3. Property Details

Lot / Deposited Plan

B DP 393235

Street Address

9 Bowral ST

Town/Locality

Welby NSW

Post Code

2039

PART D: DETAILS OF APPROVALS (where applicable)

Development Application No:

Date Issued:

Complying Development Certificate No:

Date Issued:

Construction Certificate No:

Date Issued:

PART E: CERTIFICATION WORK TO BE PERFORMED

This Agreement relates to the following Certification Work (please indicate by ticking all of the following that applies):

- ☐ Determination of application for, and issue of, a Construction Certificate*
- ☐ Determination of application for, and issue of, a Subdivision Works Certificate*
- ☐ Determination of application for, and issue of, an Occupation Certificate*
- ☐ Undertaking the functions of the Principal Certifying Authority (PCA) for the development (Refer to Attachment A for description of PCA functions and responsibilities of the Client)
- ☐ Determination of application for, and issue of, a Complying Development Certificate*
- ☐ Determination of application for, and issue of, a Compliance Certificate*
- ☐ Determination of application for, and issue of, a Strata Certificate*
- ☐ Determination of application for, and issue of, a Subdivision Certificate*
- ☐ Carrying out of inspections under section 22 of the Swimming Pools Act 1992 and issuing certificates of compliance under the Act

*These certificates are 'Development Certificates' for the purposes of this Agreement

PART F: CLIENT DECLARATION AND SIGNATURE

I/~~We~~ acknowledge that the fees payable are calculated in accordance with Council's adopted Fees and Charges and are to be paid before or at the time of the lodgement of an application for a Development Certificate and/or before the Council commences to carry out any of the functions as the PCA.

I/~~We~~ agree to provide all documents that the Council may reasonably request for it to perform the function of the PCA and/or Certifier.

I/~~We~~ agree to provide Council with access to the development site.

I/~~We~~ agree to notify Council of the appointment of the principal contractor.

I/~~We~~ agree to notify the principal contractor of any critical stage inspections required to be carried out in respect of the building or subdivision work.

I/~~We~~ acknowledge that I/we have received and understand the description of services as outlined within the Agreement.

Client Name	Client Signature	Date
Liliana Torrezon		22/12/2020

PART G: THE CERTIFIER (Who will carry out the Certification Work)

Council to complete

Council employs accredited certifiers who are currently accredited by the Building Professionals Board under the *Building Professionals Act 2005*. The employee that Council proposes, at the date of the Agreement, to carry out the Certification Work is nominated by the below list.

The Client is advised that to the extent that any inspections are required to be carried out under the *Environmental Planning & Assessment Act 1979* and *Environmental Planning & Assessment Regulation 2000* for the Certification work; those inspections may be carried out by any one of the Council employees listed below who has the necessary accreditation for that work.

Council's Accredited Certifiers:

Andrew Maxon BPB 1982
 Andrew Colusso BPB 0965
 Peter Day BPB 2768
 Evonne Thorne BPB 1335
 Bob Malone BPB 2010
 Sophie Broadbent BPB 3230

If Council later decides to have a different employee certifier carry out the certification work or the inspections, Council will notify the applicant in writing of the name and accreditation number of that other person.

Council's Development Engineers are not required to be accredited under the Building Professionals Act 2006.

PART H: DATE OF AGREEMENT

Council to complete

This agreement is made on:

Date

PART I: COUNCIL SIGNATURE

Council to complete

Name:

Position

Signed (on behalf of Wingecarribee Shire Council)

Date

PART J: FEES AND CHARGES

Fees payable to Council for the undertaking of all work involved in assessing, determining and finalising the application must be paid at time of lodgement and will be as per Councils Adopted Fees & Charges Policy for the current financial year. These fees are exclusively for the determination of a development certificate and the carrying out of critical building inspections. Fees relating to inspections for civil works will be invoiced to the nominated party on a weekly basis following the inspection. Other fees may be payable in accordance with Council's adopted Fees & Charges Policy. Please note all fees are reviewed annually and may change as of 1 July each year. The fee payable will be based on those applicable on the day on which the agreement is executed by both parties. Any additional inspections required as a result of Council being unable to issue a complying development certificate, compliance certificate, occupation certificate, subdivision certificate or due to unfinished work will incur additional charges based on the rates of inspection applicable for the current financial year. A Council Fee Estimate may be obtained by contacting Customer Service 0248680888 or mail@wsc.nsw.gov.au

PART K: MYINSPECT, CIVIL WORKS AND RE-INSPECTION PAYMENTS

Re-inspection/s – Building Works

Any re-inspections for building works must be paid for at the time of booking the inspection through Councils MyInspect system. Any fees associated with urgent inspections must be paid at time of booking the inspection and will not be invoiced.

Inspections – Subdivision/Civil Works

Any inspections for subdivision and civil works undertaken will be invoiced to the applicant or the nominated party identified below on a weekly basis in accordance with Councils Adopted Fees and Charges schedule current as at the time of the inspection. Council's payment terms are 30 days.

NOTE: If the applicant is not responsible for the payment of invoices for civil works inspections, please complete the following authorisation for Councils records (or alternatively provide a separate authorisation from the nominated company/person)*

*It is expected by Council that any inspections booked through MyInspect for this development has the authority of the responsible party subject to this authorisation.

PART L: AUTHORISATION FOR INVOICE

Invoices issued by Wingecarribee Shire Council for payment of MyInspect inspections associated with this development as part of this "Agreement for the Performance of Certification Work" should be addressed as follows:

Company Name:

Contact Name:

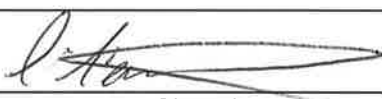
Postal Address:

Rozelle NSW	Post Code 2039
--	---

Telephone

Email Address

Acknowledgment by party responsible for payment of invoices:


Signed

Liliana Torresan
Name

owner
Position held

22/12/2020
Date

PART M: STATUTORY OBLIGATIONS

An information brochure which is to include information about statutory obligations must accompany this Agreement, if one is published by the Building Professionals Board on its website. The Board is the statutory body that accredits the Certifier and administers the *Building Professionals Act 2005*.

Note: The Board has not published a brochure as at the date of the Agreement.

ATTACHMENT A: PRINCIPAL AUTHORITY FUNCTIONS

1. Introduction

The *Environmental Planning and Assessment Act 1979* (EP&A Act) requires the appointment of a Principal Certifying Authority (PCA) to be responsible for the carrying out of mandatory critical stage building inspections and subsequent issue of an Occupation Certificate (OC) prior to the use or occupation of a building.

The *Environmental Planning and Assessment Act 1979* prohibits the commencement of the erection of a building in accordance with a development consent until:

- A Construction Certificate has been issued;
- A PCA has been appointed and the Client has notified the PCA that they will carry out the building work as an owner-builder (if that is the case),
- Where the Client is not carrying out the building work as owner-builder, the Client must have appointed a principal contractor for the building work who is the holder of a contractor licence (where residential building work is involved). The Client must notify the PCA of the appointment of the principal contractor and also notify the principal contractor of any critical stage inspections and other inspections required to be carried out for in respect of the building work,
- The PCA has, no later than two days before the building work commences, notified the consent authority of his/her appointment and notified the Client of any critical stage inspections and other inspections that are required to be carried out in respect of the building work, and
- The Client has given at least two days' notice to the Council (and the PCA if that is not the Council) of the person's intention to commence the erection of the building.

Similar requirements apply to the commencement of subdivision work.

This Attachment sets out the responsibilities of the Client and the Council (when engaged by the Client to act as PCA).

2. Dictionary

Accredited certifier means the holder of a certificate of accreditation as an accredited certifier under the BP Act

Applicable environmental planning instrument means the State Environmental Planning Policy or the Local Environmental Plan nominated by the Client as the instrument against which an application for a complying development certificate is to be assessed.

BASIX means the Building Sustainability Index.

BCA means the Building Code of Australia.

BP Act means the *Building Professionals Act 2005*.

Certification work means:

- the determining of an application for a development certificate
- the issue of a development certificate
- carrying out the functions of a PCA
- carrying out of inspections for the purposes of section 109E(3)(d) of the EP&A Act
- carrying out inspections under section 22 Swimming Pools Act 1992 and issuing certificates of compliance under that Act

Contractor licence means a licence issued under the Home Building Act 1989

Development certificate means:

- a certificate under Part 6 of the EP&A Act, being:
- a construction certificate
- a subdivision works certificate
- a compliance certificate
- a subdivision certificate
- an occupation certificate
- a complying development certificate
- a strata certificate issued under the Strata Schemes (Freehold Development) Act 1973 or the Strata Schemes (Leasehold Development) Act 1986

EP&A Act means the *Environmental Planning and Assessment Act 1979*

EP&A Regulation means the Environmental Planning and Regulation 2000

Principal Certifying Authority (PCA) : The PCA is the authority appointed by 'the Client' (being the person having the benefit of the development consent or complying development certificate) under section 6.5 of the EP&A Act. A PCA may either be Council or an accredited private certifier (except in certain circumstances).

Note:

- a) Council accredited Certifiers, as the PCA cannot be involved in the design of the building/development works; but may offer advice for compliance with Deemed to Satisfy BCA matters.
- b) When Council has been appointed as the PCA, a change of PCA can only be undertaken upon agreement of Council or as determined by the Building Professionals Board.

Occupation Certificate (OC) An OC is a certificate that authorises the occupation and use of a new building or a change of building use for an existing building. It is essentially a post-construction check on whether necessary approvals and certificates are in place and that the building is suitable for occupation or use in accordance with its Building Code of Australia classification. An OC authorising the occupation or use of a new building and/or change of use of an existing building can only be issued by the PCA.

Note:

- a) An application form for an OC must be completed and submitted to Council including payment of the relevant fee as prescribed in Council's Fees and Charges schedule.
- b) The OC MUST be issued prior to a building being used or occupied. It is an offence to occupy a building without benefit of an OC.

Owner-builder permit has the meaning given to it by the *Home Building Act 1989*

Residential building work has the meaning given to it by the *Home Building Act 1989*

3. Service provided and responsibilities of Council

Under the EP&A Act a PCA has a range of functions, including:

- a) Ascertaining, before any building work has or subdivision work commences, that a construction certificate or complying development certificate has been issued for the work;
- b) Ascertaining, before any residential building work commences, that the principal contractor for the work is the holder of the appropriate licence and is covered by the appropriate insurance, in each case if required by the Home Building Act 1989, unless the work is to be carried out by an owner-builder;
- c) Where the work is being carried out by an owner-builder, ascertaining that the owner-builder is the holder of any owner-builder permit required under the Home Building Act 1989, before an owner builder commences on the site of any residential building work;

- d) Carrying out critical stage inspections of the building work or subdivision work as prescribed by the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) or required by the Certifier, or ensuring that the inspections are carried out by another certifying authority before issuing an occupation certificate or subdivision certificate for the building work;
- e) Ensuring that any preconditions required by a development consent or complying development certificate are met for the work before the issue of an occupation certificate or subdivision certificate.

Council, as the PCA will:

- 3.1** The owner or principal contractor must provide Council with a minimum of 24 hours' notice (excluding weekends and public holidays) when each inspection is ready to inspect. Inspections must be booked through the MyInspect booking system 1300842361 or my.inspect@wsc.nsw.gov.au prior to 3pm the day before the inspection is required.
- 3.2** Make a written record of the inspection and provide a copy to the relevant owner and/or applicant.
- 3.3** Advise the Client of the details of the work the subject of an unsatisfactory inspection and the need (if any) to carry out a reinspection.
- 3.4** Notify the Client if any additional fees for inspection and required as a result of reinspection for incomplete or defective works. Reinspection fees will be levied and payable for all reinspections required as a result of work not being completely ready for the booked inspection or as a result of defective works.
- 3.5** Issue determinations for OC's and subdivision certificates on the prescribed form.

Note: Inspections will be carried out Monday to Friday (inclusive) only and excludes Public Holidays.

4. Responsibilities of the Client

The Client, in appointing Wingecarribee Shire Council as the PCA agrees to:

- 4.1** Pay all fees for services provided by the PCA or such fees and charges as required by another Authority, e.g. Fire and Rescue NSW.
- 4.2** Ensure that arrangements are made for Council to carry out inspections of the building works at various stages indicated in Council's letter of acceptance of PCA appointment and the Construction Certificate notice of inspections.
- 4.3** Ensure that notification, as required in clause 3.1 above is provided for the required inspections.
- 4.4** Ensure that building work is ready for inspection by 9.30am on the day of inspection for AM inspections and 12:30pm for PM inspections. Where a reinspection is required as a result of defective or incomplete works, the Client shall make payment of the appropriate reinspection fee as prescribed in Council's Adopted Fees and Charges.
- 4.5** Where an inspection is required, the Client MUST ensure the relevant stamped approved plans and specifications and other required details are on-site and/or available to the Council Accredited Certifier. For example, where a timber floor, roof or wall frame inspection is required, the relevant information must be provided such as roof truss specifications, tie-down and joint schedules, roof and wall bracing plans and specifications, wall insulation specifications, timber sizes and the like.

- 4.6 Before booking a final inspection and/or Occupation Certificate the client shall provide to Council the certificates list in the schedule of PCA requirements.
- 4.7 Ensure that the erection of the building and/or works are in accordance with the development consent and construction certificate.

5. Stages and type of works requiring inspection

Council as the PCA will confirm at what stages of construction inspections are to be carried-out. The schedule of inspections will be contained within Council's letter of acceptance of PCA appointment.

For further information on the PCA Agreement and matters relating to the booking of inspections, please contact Council's MyInspect booking system 1300842361 or my.inspect@wsc.nsw.gov.au.

23 December 2020

DA for Lot B Deposited Plan 393235 a Bowral ST Welby

Please find following as requested yesterday.

- ③ Floor Plan.
- ② Recent Survey Report.
- ⑦ Site Plan show boundary set Back.
Please note the site is the same as approved,
for the Garage / shed development in 1986

Regards

Liliana Torresan.

0437 484 615.

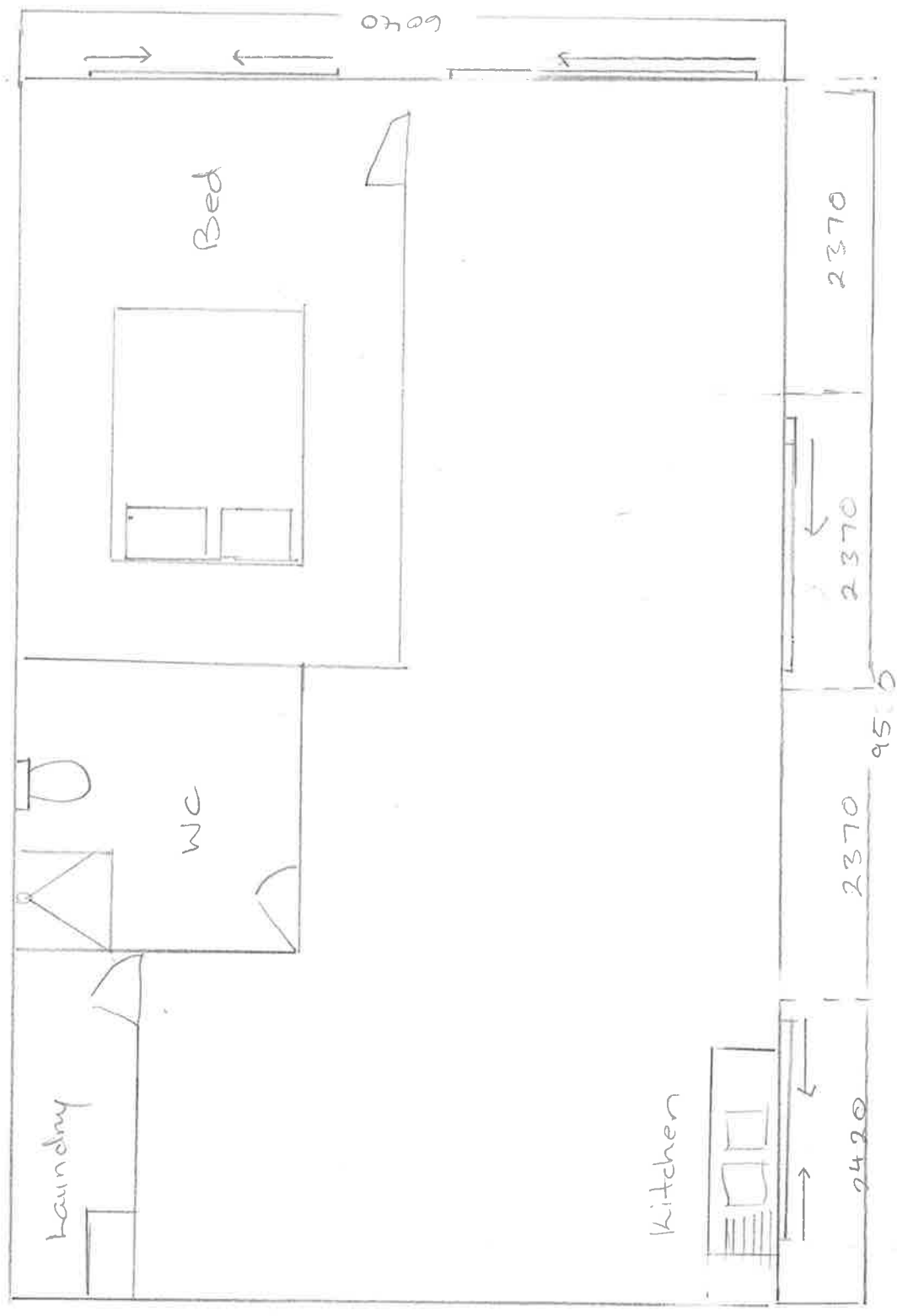
lilianatorresan@yahoo.com.au.

Lot B DP 393235

9 Bowral ST Wollay Floor Plan

Liliana Torressan

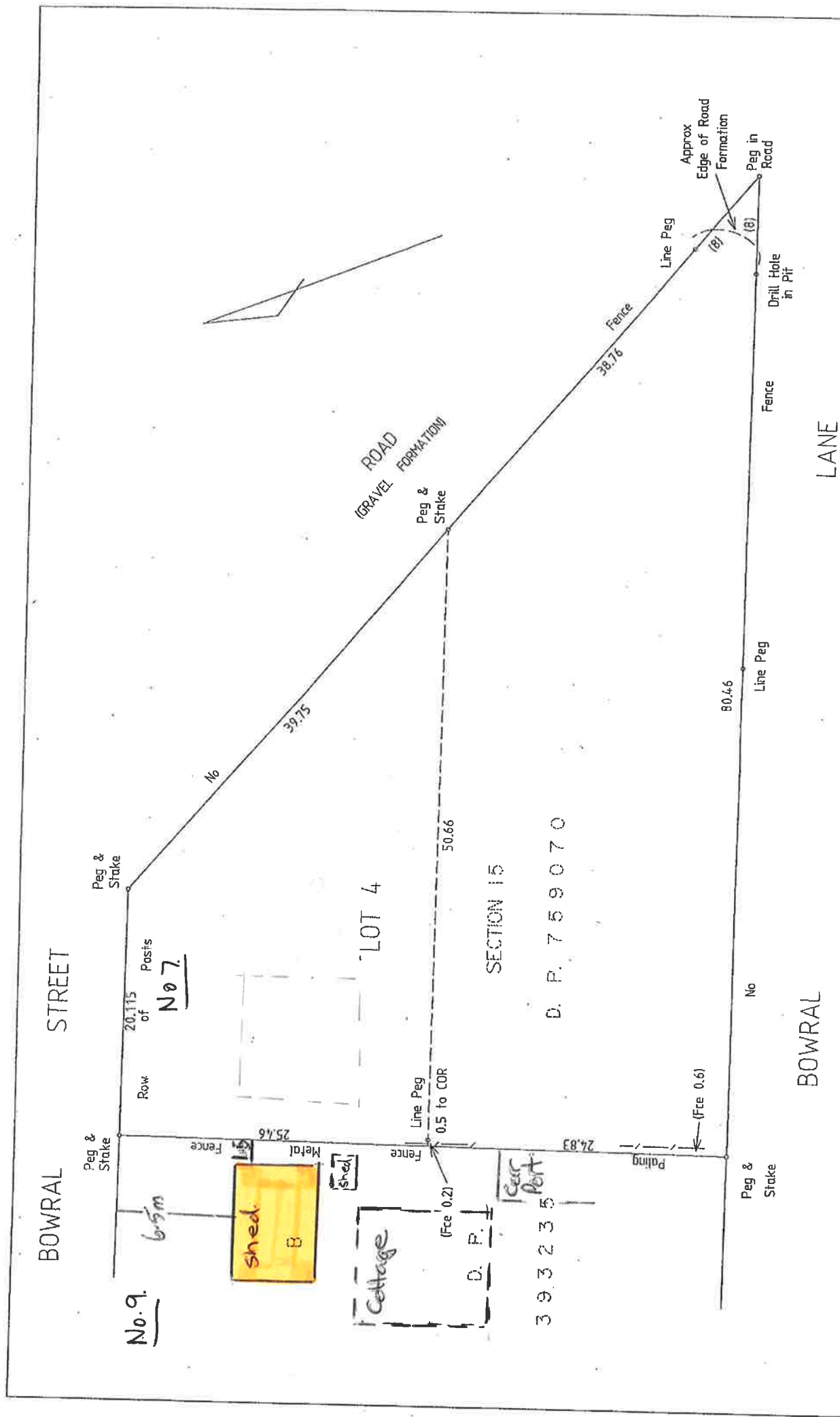
conversion of existing class 10a to class 1a building Dec 2020



No 7

No 11

Bowral ST



LGA. WINGECARRIBEE	SCALE. A3	PLAN SHOWING BOUNDARY MARKING LOT 4 SECTION 15 DP 759070 BOWRAL STREET, WELBY	RICHARD COX SURVEYORS PTY LTD INC. LEAN LACKENBY & HAYWARD (BOWRAL) 15 BUNDAROO STREET BOWRAL 2576 PO BOX 1500 PHONE 02 4861 3711 FAX 02 4861 6055	DATE. 14/3/2013
	DATUM.			REF. 1339 DWG1339

RICHARD COX SURVEYORS PTY LTD
INC. LEAN, LACKENBY & HAYWARD (BOWRAL)
SURVEYORS
ABN 41 108 585 379

PHONE (02) 4861 3711
FAX (02) 4861 6055
MOBILE 0427 482 537
EMAIL rcox@bigpond.com

Our Reference: 1339
15th March, 2013

15 BUNDAROO STREET
BOWRAL NSW 2576
P.O. BOX 1500

Fred Haddad

E: allkitandbath@gmail.com

Dear Fred

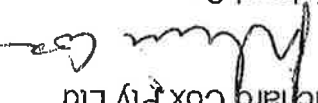
Re:- Lot 4 Bowral Street, Welby

We enclose plan showing boundary marking.

Line marks have been placed at the intersection of Bowral Lane because the property extends onto the road formation.

Thankyou for the instruction and we enclose our memorandum of fees.

Please contact me should you have any questions with the above.

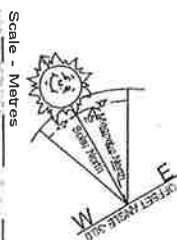
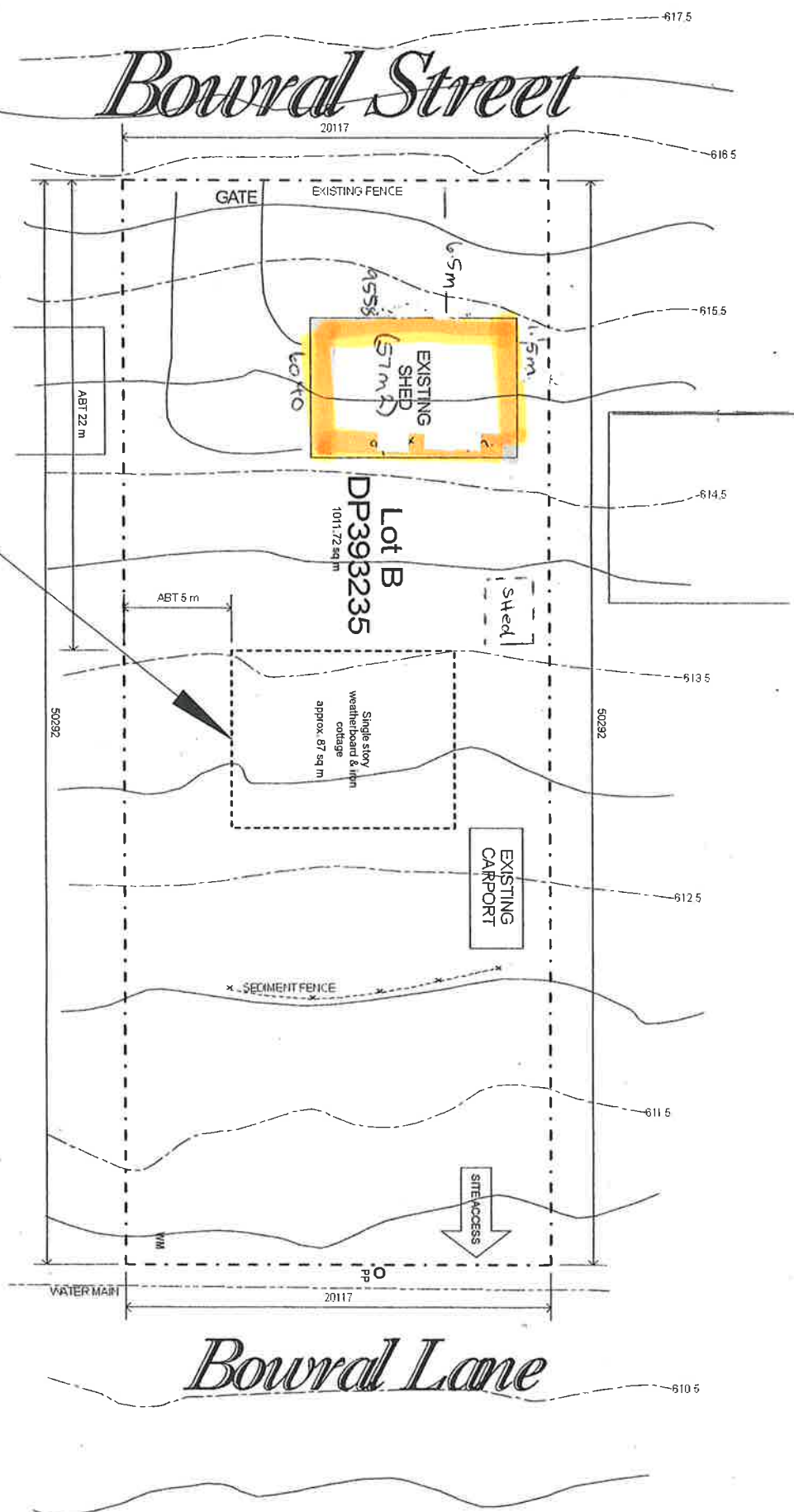
Yours faithfully
Richard Cox Pty Ltd

Richard Cox
Registered Surveyor

SERVICES KEY	
AC	Aerial Connection
EM	Elec. Meter
GM	Gas Meter
WM	Water Meter
BT	Boundary Trap
PP	Power Pole

shed
conversion
2020



EXISTING DWELLING,




 hr's
 usack
 design rating
 ABN 17 167 071 899
 21 Bewerly Rd., Miltongong 2575
 02 48 171 741

NOTE: Colours are from general mapping only not survey	
CLIENT	
SCALE	
1:200	
DATE	
14/01/2015	
DRAWN	
10/01/2015	
LODGE NO	
201432	
DRAW NO	
1432-0	
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