

BUILDING COMMENTS

TO: Victor Schubert
FROM: Alan Saccaro
DATE: 29/11/09
DA No: 09/1205
PROPOSED: residential apartment building with associated carpark
PREMISES: 22 Milford Street, Islington

Building Assessment

A full BCA assessment is not required for the DA assessment. This will be done at CC stage by the appointed certifier.

Conditions:

Please include the following building conditions on any consent issued for the proposal:

2.14, 2.18, 3.170,

- 5.7 Building work that involves 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 that Act, such a contract of insurance is to be in force before any building work commences.

Reason: To confirm a condition of consent prescribed by the Environmental Planning & Assessment Regulation 2000.

- 5.7 A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (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.
- Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Reason: To confirm a condition of consent prescribed by the Environmental Planning and Assessment Regulation 2000.

- 5.7 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:
 - (i) the name and licence number of the principal contractor, and
 - (ii) 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:
- (i) the name of the owner-builder, and
 - (ii) if 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 previously notified 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.

Reason: To confirm a condition of consent prescribed by the Environmental Planning and Assessment Regulation 2000.

- 5.2 If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (a) protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises to prevent any such damage.

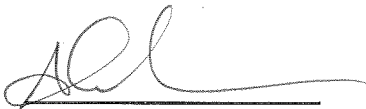
This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Reason: To confirm a condition of consent prescribed by the Environmental Planning and Assessment Regulation 2000.

- 5.2 Fulfilment of the commitments listed in each relevant BASIX certificate for the development is a prescribed condition of this development consent.

Reason: To confirm a condition of consent prescribed by the Environmental Planning and Assessment Regulation 2000.

5.21, 5.139, 5.139a, 5.141, 5.143, 5.144, 5.190, 5.194, 5.240, 5.270, 5.274, 7.7, 7.9, 7.10.



Alan Saccaro
Building Surveyor