

SYDNEY PLANNING PANEL (NORTH)

Sydney Planning Panel Reference No.	2017SNH003
DA Number	DA 2016/526
Local Government Area	Willoughby City Council
Proposed Development	CONSTRUCTION OF TWO NEW BUILDINGS TO EXISTING PREMISES GROUND FLOOR CAR PARKING LEVEL, LANDSCAPING, SIGNAGE AND ASSOCIATED WORKS.
Street Address	1 FREDERICK STREET, ARTARMON
Applicant/Owner	NIX ANDERSON PTY LTD/ WILLOUGHBY CITY COUNCIL
Number of Submissions	Nil
Regional Development Criteria (Schedule 4A of the Act)	Schedule 4A(4)(b) - Capital Investment Value > \$5million where Council is the owner of the land on which the development is to be carried out.
List of All Relevant s79C(1)(a) Matters	SEPP (Infrastructure) SEPP 55 – Land Remediation Willoughby Local Environmental Plan 2012 <ul style="list-style-type: none"> • Zoned IN1 with Bulky Goods retailing permissible • Heritage Item Willoughby Development Control Plan
List all documents submitted with this report for the panel's consideration	A. Notification Map B. Plans and Elevations
Recommendation	
Report by	John Brunton (Consultant)/ Ian Arnott (Planning Manager)
Report date	12 June 2017

ASSESSMENT REPORT - 1 FREDERICK STREET ARTARMON

DA NO: 2016/526
SPP NO: 2017SNH003
ATTACHMENTS: 1. NOTIFICATION MAP
2. PLANS & ELEVATIONS (PROVIDED SEPARATELY)

RECOMMENDATION: APPROVAL, SUBJECT TO CONDITIONS
LOCATION: 1 FREDERICK STREET, ARTARMON
APPLICANT: NIX ANDERSON PTY LTD
OWNER: WILLOUGHBY CITY COUNCIL
PROPOSAL: CONSTRUCTION OF TWO (2) NEW FREESTANDING BUILDINGS FOR USE AS A CAFÉ AND GREENHOUSE, NEW LANDSCAPING, DEMOLITION OF EXISTING CONCRETE RAMP, RELOCATION OF EXISTING FIRE STAIR, AUGMENTATION OF EXISTING BUILDING ENTRANCE AND DEMOLITION OF ALUMINIUM BOUNDARY WALL.
DATE OF LODGEMENT: 21 DECEMBER 2016
REPORTING OFFICER: JOHN BRUNTON - CONSULTANT PLANNER
RESPONSIBLE OFFICER: IAN ARNOTT – PLANNING MANAGER

DESCRIPTION OF PROPOSAL

The proposal involves the demolition of a small section of the façade of the heritage listed building on the site and the construction of two buildings in the area of the car park fronting Reserve Road. The proposal incorporates:

- Demolition of windows and brickwork in two bays of the façade of the existing building,
- Demolition of the aluminium wall on the northern boundary and removal of car parking,
- Internal alterations to Tenancy G1 to accommodate a coffee roasting business,
- Construction of single storey building to use as a café seating 200 people to operate from 7.00am until midnight,
- Construction of a greenhouse, and
- Landscaping works.

Alterations to the vehicle access from Reserve Road are proposed.

Delegation

The application is reported to the Planning Panel for determination due to:

- 1) The land is owned by Willoughby City Council and the cost of the proposed development exceeds \$5 million.

As Council is the owner of the land an external consultant has been engaged to prepare this report.

Neighbour Notification

Owners of adjoining properties were notified of the proposal from 9 January to 30 January 2017. The Artarmon Progress Association and the Willoughby District Historical Society were also informed of the application. No submissions were received.

Existing Building and Site Context

The proposed works are situated in the western section of the subject site fronting Reserve Road, Artarmon. The site has a square shape and an area of 16,265.7m², with frontages to Frederick Street and Reserve Road. This site is located within the Artarmon industrial/employment area.



Figure 1 - Aerial Photo of the site and its surrounds

The existing building on the site is a scheduled heritage item. It was erected for use as an engineering fabrication factory approximately seventy years ago. Later it became the works depot for Willoughby City Council. It is a large and impressive building that has become a local landmark. As such it has historical, social, architectural and archaeological significance for the Willoughby City. A decade ago when the building was no longer suitable for industrial purposes it was converted for retail use. Action was taken at that time to retain elements of the previous industrial use by incorporating gantries and other machinery in the development. Now the building is occupied by three levels of retail outlets that mainly sell homewares. Tenants include well known bulky goods retailers.

Surrounding and adjoining developments include:

- Immediately to the north in Reserve Road is a large hardware retailer. One of the vehicular entrances to this retail site is located immediately adjacent to the northern boundary of the subject site.
- To the west across Reserve Road there is a variety of warehouses and bulky goods outlets.
- Major health facilities are located across Frederick Street to the south and east. These establishments include Royal North Shore Hospital, North Shore Private Hospital and the Northern Sydney Central Coast Acute Care Facility.
- The area to the east of the site includes premises used for automotive sales and servicing, storage and media production.



Figure 2 – Zoning Map

Relevant History

- 22 December 2016: the development application was submitted.
- 9 January 2017: receipt of the application was publicly notified and submissions invited.
- 9 February 2017: Council wrote to the applicant advising that the application could not be supported in its current form. Concern was expressed about the proposed extent of demolition of the façade of the heritage listed building. Issues regarding the height and design of the new café building were identified.

- 2 March 2017: representatives of the applicant and Council met to discuss an amended proposal in order to address the issues identified in Council's letter.
- 30 March 2017: amended plans submitted incorporating the applicant's response to matters discussed at the meeting on 2 March 2017.
- 17 April 2017: further comments provided to the applicant by Council officers regarding the adequacy of the amended proposal.
- 10 May 2017: final design and amended documentation submitted by applicant.

ASSESSMENT

Controls and Classification	
WLEP 2012 Zoning:	IN1 – General Industrial
Conservation area	No
Heritage Item	Yes
Bushfire Prone Area	No
Flood related planning control	Yes
Willoughby DCP	Yes
Applicable SEPPs	State Environmental Planning Policy 55 – Remediation of Land State Environmental Planning Policy (Infrastructure)

S.94A Contributions		
a.	S94A	Yes
b.	Applicable rate (%)	1%
c.	The cost of development	\$5,879,196
d.	The total contribution payable (subject to Building Price Indexing (Enterprise Bargaining Agreement)	\$58,792

Referrals

Heritage Architect	<p>The Heritage Architect has requested several amendments to the proposal that have been incorporated into the current design. The specific conclusions, include:</p> <ul style="list-style-type: none"> • The extent of demolition has been minimised given functional requirements; • The height of the new café building has been lowered to reduce the extent to which views of the heritage item are obstructed, • Amendments to the fenestration, glazing and form of the café building has produced a more restrained aesthetic that respects the rectangular geometry of the heritage item, • The open style fence is more appropriate as it allows views of the heritage item and vegetation, and • The schedule of materials, colours and finishes has been revised and simplified to produce a contemporary interpretation of the strong industrial character of the heritage item. <p>The Heritage Architect recommends support, subject to conditions.</p>
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Traffic Engineers	While there is proposed to be a reduction of 61 on-site car spaces, the historic parking demand indicates that the remaining on-site car parking provision of 446 car spaces is adequate with spare capacity based on parking demand surveys provided in the traffic consultant's report. There is no objection subject to conditions.
Building Services	No objection subject to recommended conditions.
Landscaping	No objection subject to recommended conditions.
Development Engineer	The submitted flood study and driveway plans are satisfactory. No objection subject to recommended conditions.

Matters for Consideration Under S.79C EP&A Act

Satisfactory ✓ Unsatisfactory ✗ Not Relevant N/A

(a)(i)	The provisions of any environmental planning instrument (EPI)	✓ ✗
	State Environmental Planning Policies (SEPP)	✓
	Regional Environmental Plans (REP)	N/A
	Local Environmental Plans (LEP)	✓
	<p><i>SEPP 55 – Remediation of land</i></p> <p>The section of the site to be developed is currently occupied by a concrete deck that provides car parking. The proposed development is restricted to the area above this concrete deck. There are no contamination or site remediation issues arising from this proposal.</p>	✓

Willoughby Local Environmental Plan 2012 ("WLEP 2012")

IN1 – General Industrial Zone

✓

Within the General Industrial zone coffee roasting is a permissible use. A café is ultimately a form of 'commercial premises'. As commercial premises are prohibited in the General Industrial zone a café would ordinarily be a prohibited use. Several food outlets already exist on this site, within the heritage building. These food outlets are ancillary to the other retail uses.

Clause 5.10 (10) of WLEP2012 relates to incentives for the conservation of heritage items. This clause is relevant because a heritage item is erected on this land. By this clause the consent authority may grant consent for any purpose if the conservation of the heritage item is facilitated by granting such consent. However, the proposed development must be in accordance with a heritage management document and not have any adverse effect on the amenity of the surrounding area. Approval can therefore be granted for the proposed uses.

A Heritage Impact Statement has been submitted in support of this application. Except for a minor alteration to the façade of the heritage item the proposal has little direct impact on the heritage item. The requirements of Clause 5.10(10) are satisfied and consent may be granted for the proposed uses.

Demolition or Exterior Alteration

Clauses 2.7 and 5.10(2)(a) specify that development consent must be obtained for the proposed alteration to the exterior of the heritage item. A relatively small amount of the façade will be removed to provide a new access point. The extent of the alteration has been minimised and will not be visible from the street. The Heritage Architect is satisfied that in the circumstances the alteration to the façade is minor and acceptable.

Development Standards

The application satisfies both Clause 4.3 Height of buildings and Clause 4.4 Floor space ratio of WLEP 2012.

Clause	Proposed	Required	Compliance
Maximum height Clause 4.3(2) of WLEP 2012	8.0 metres	No height specified	Yes
Maximum FSR Clause 4.4A(5) of WLEP 2012	0.057:1 (*)	1.5:1	Yes

* Clause 4.4 (2A)(b) provides that any part of the floor area of a building that is a heritage item is not included in the calculation of gross floor area. The two new buildings have a combined floor area of 927 square metres. This

	<p>equates to a floor space ratio of 0.057:1.</p> <p><i>Heritage Conservation</i></p> <p>The principal issues in the consideration of this application are the impact on the heritage item. The alteration to the façade of the heritage item is required to accommodate the proposed coffee roasting operations. The installation of the machinery and the industrial operation is consistent with the heritage significance of the building. Only minor alterations to the heritage item are proposed and these are acceptable.</p> <p>As the new buildings are freestanding they will have no physical impact on the heritage item. In the future they could be removed with no physical impact on the heritage item. These buildings will occupy an area that is currently used for car parking. This use does not provide an attractive setting for the heritage item. The proposed café building will partially obscure the view of the heritage item when viewed from Reserve Road. This view is currently obscured from the north by an unsympathetic aluminium wall. It is intended that this wall will be removed. With a height of 8 metres the new café building is 5.2 metres lower than the height of the heritage item. This will enable the roofline and upper section of the heritage item to be seen from the more elevated sections of Reserve Road.</p> <p>Attention has been given to the design and materials for the proposed buildings. These structures do not replicate the style or form of the heritage item. The aesthetic is intentionally different to the heritage item but not an obviously contemporary solution. Given that the heritage item is of a relatively simple but strong design it has been necessary to ensure that the new buildings are as understated as possible so that they are visually subservient. A satisfactory solution has been achieved.</p>	
(a)(ii)	The provision of any draft environmental planning instrument (EPI)	
	Draft State Environmental Planning Policies (SEPP)	N/A
	Draft Regional Environmental Plans (REP)	N/A
	Draft Local Environmental Plans (LEP)	N/A
(a)(iii)	Any development control plans	✓
	Development control plans (DCPs)	✓
	<p>Willoughby Development Control Plan (“WDCP”)</p> <p>The proposed development has been assessed against the relevant requirements of the Willoughby Development Control Plan (WDCP) and is satisfactory.</p>	✓

	<p><i>Part C.4 of WDCP - Car parking</i></p> <p>This application proposes the removal of 61 car spaces reducing the number of available car parking spaces to 446. This car parking area will be replaced by a café that will generate an increase in demand for car parking of 53 spaces. No replacement parking spaces are proposed. Essentially, the application relies on an argument that there is currently an excess of 114 car spaces. Surveys of the current situation undertaken by a traffic consultant on behalf of the applicant have found that even at peak periods there are at least 200 unoccupied car spaces. It is relevant that the car spaces that will be removed are the most heavily used. The underutilised spaces are situated at the lowest level of the basement.</p> <p>The cause of the apparent underutilisation of the car parking spaces should not be interpreted as indicating an oversupply of spaces. Rather it may be that the existing retail outlets are underperforming. Sufficient car parking spaces were initially provided on the basis that this centre would perform at a level similar to other bulky goods/retail complexes. There is the potential that the performance of the centre will improve. Nevertheless on the basis of the current mix of bulky goods outlets and food/beverage providers the expected maximum car parking demand is estimated at 377 spaces. When the new café is included the demand increases to 430 spaces with 446 spaces provided.</p> <p>While these parking estimates are based upon the café operations coinciding with the peak retail trade period, this is unlikely. The café will operate until midnight and the café use is most likely to reach its maximum in the evenings. As such the peak demand for car parking will probably not increase but the peak will extend over a longer period.</p> <p>These estimates are calculated on the basis that the proposed café is wholly contained within the proposed building. Assurances have been provided by the applicant that the greenhouse and the landscaped gardens will not be utilised for any commercial operations, including activities associated with the café.</p>	✓
	<p><i>Part C.5 of WDCP – Water Management</i></p> <p>The application demonstrates that stormwater runoff from the site will be properly managed and discharged.</p>	✓
	<p><i>Part F of WDCP Industrial Development</i></p> <p>The proposal satisfies any relevant sections of WDCP that specifically apply to development within an industrial zone.</p>	✓
(a)(iv)	Any matters prescribed by the regulations	
	Clause 92 EP&A Regulation-Demolition	✓
	Clause 93 EP&A Regulation-Fire Safety Considerations	✓
	Clause 94 EP&A Regulation-Fire Upgrade of Existing Buildings	N/A
(b)	The likely impacts of the development	
	Context & setting	✓
	Access, transport & traffic, parking	✓
	Servicing, loading/unloading	✓

	Public domain	✓
	Utilities	✓
	Heritage	✓
	Privacy	N/A
	Views	✓
	Solar Access	N/A
	Water and draining	✓
	Soils	N/A
	Air & microclimate	✓
	Flora & fauna	N/A
	Waste	✓
	Energy	✓
	Noise & vibration	N/A
	Natural hazards	N/A
	Safety, security crime prevention	✓
	Social impact in the locality	✓
	Economic impact in the locality	✓
	Site design and internal design	✓
	Construction	✓
	Cumulative impacts	✓
(c)	The suitability of the site for the development	
	Does the proposal fit in the locality?	✓
	Are the site attributes conducive to this development?	✓
	The application satisfactorily addresses the constraints of the site and the need to properly consider the conservation of the heritage item.	
(d)	Any submissions made in accordance with this Act or the regulations	
	Public submissions	N/A
	Submissions from public authorities	N/A
	Notification of the application did not attract any submissions.	
(e)	The public interest	
	Federal, State and Local Government interests and Community interests	✓
	Approval of the application is in the interests of the public as it will facilitate the conservation of the heritage item.	

Neighbour Notification Issues:

Notification of the application did not attract any submissions.

Conclusion

This proposal for a coffee roaster, café and greenhouse is a relatively minor project that will have no adverse effects on the industrial area within which it is located. Although the café will seat 218 people and operate until midnight, its activities should not interfere with the operations of the industrial area or adversely affect any residential area. Conditions are required to limit the operation of the café. The new buildings are freestanding so that they will not affect the large heritage building erected on the site. The new buildings have been designed so that they will be subordinate to the heritage item. Based on the assessment above, the application for alterations to the façade of the heritage item, demolition of a vehicular ramp, construction of two buildings for use as a café and greenhouse, and associated landscaping works proposed by DA-2016/526 is recommended for approval, subject to conditions.

OFFICER'S RECOMMENDATION

That Development Application DA-2016/526 seeking consent for construction of two freestanding buildings for use as a café and greenhouse, new landscaping, demolition of existing concrete ramp, relocation of existing fire stair, augmentation of existing building entrance and demolition of aluminium boundary wall at 1 Frederick Street, Artarmon be approved, and delegated authority be granted to the General Manager to issue the consent notice subject to the following conditions.

CONDITIONS – DELEGATED/WARD REPORT

DA-2016/526 - 1 Frederick Street, ARTARMON NSW 2064.

SCHEDULE

Conditions of Consent: (Including reasons for such conditions)

CONSENT IDENTIFICATION

The following condition provides information on what forms part of the Consent.

1. Approved Plan/Details

The development must be in accordance with the following consent plans electronically stamped by Council:

Type	Plan No.	Revision/ Issue No	Plan Date (as Amended)	Prepared by
Architectural	Project 6:13 A.02.01 and A.02.03	G	30/5/17	ACME & O Architecture and Interiors
Architectural	Project 6:13 A.02.02	E	30/5/17	ACME & O Architecture and Interiors
Architectural	Project 6:13 A.04.01, A.05.01, A.05.02 and A06.01	H	30/5/17	ACME & O Architecture and Interiors
Architectural	Project 6:13 A.07.01	C	30/5/17	ACME & O Architecture and Interiors
Stormwater Drainage Plan	01165 DA201 and DA 202	Rev 04	29/3/2017	C&M Consulting Engineers
Landscape	200, 501, 502 and 601	E	May 2017	Arcadia Landscape Architecture

the application form and any other supporting documentation submitted as part of the application, except for:

- a) any modifications which are “Exempt Development” as defined under S76(2) of the Environmental Planning and Assessment Act 1979;
- b) otherwise provided by the conditions of this consent.
(Reason: Information and ensure compliance)

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate.

2. Section 94A Contributions

Prior to the issue of the Construction Certificate, a monetary contribution of \$58,792 (subject to indexing as outlined below) is to be paid in accordance with Section 94A of the Environmental Planning and Assessment Act, 1979.

This contribution is based on 1% of the estimated development cost of \$5,879,196 at 20 December 2016 and the adopted Section 94A Contributions Plan.

To calculate the monetary contribution that is payable, the proposed cost of development is to be indexed to reflect quantity variations in the Building Price Index (Enterprise Bargaining Agreement) [BPI(EBA)] between the date the proposed cost of development was agreed by the Council and the date the levy is to be paid as required by this Plan.

To calculate the indexed levy, the formula used to determine the cash contribution is set out below.

$$NL = \$Lo + \$Lo \times \frac{[\text{current index} - \text{base index}]}{\text{base index}}$$

Where:

NL is the new section 94A levy

Lo is the original levy

Current index [BPI(EBA)] is the Building Price Index (Enterprise Bargaining Agreement) as published by the NSW Public Works available at the time of review of the contribution rate

Base index [BPI(EBA)] is the Building Price Index (Enterprise Bargaining Agreement) as published by the NSW Public Works at the date of the proposed cost of development as above

In the event that the current BPI(EBA) is less than the previous BPI(EBA), the current BPI(EBA) shall be taken as not less than the previous BPI(EBA).

Prior to payment Council can provide the value of the indexed levy.

Copies of the S94A Contributions Plan are available for inspection online at www.willoughby.nsw.gov.au
(Reason: Statutory requirement)

3. Surrender of Consent

In order for the development of land to proceed in a coordinated and orderly manner and to avoid potential conflicts with this consent, the Applicant shall, prior to issue of Construction Certificate for the approved works, surrender Development Consent 2014/578 to the relevant planning authority in the manner prescribed by Clause 97 of the Environmental Planning and Assessment Regulation.

(Reason: Orderly development)

4. Sydney Water 'Tap In'

Prior to the issue of the Construction Certificate, the approved plans must be submitted online to "Sydney Water Tap In" to determine whether the development will affect Sydney Water's sewer and water mains and to see if further requirements need to be met.

An approval receipt will need to be obtained prior to release of the Construction Certificate.

(Reason: Ensure compliance)

5. Fire Safety Upgrade of Building

Pursuant to Clause 94 of the Environmental Planning and Assessment Regulation 2000

- the existing building is to be upgraded to ensure the following Performance Requirements of the National Construction Code – Volume One, are maintained:

DP1, DP2, DP4 and DP6.

Details are to be included with the Construction Certificate application.

(Reason: Fire and occupant safety)

6. External Finishes – Heritage Character

All external building material shall be in colours and textures which are compatible with the heritage character of the adjoining local heritage item. In this regard the amended schedule of colours and finishes submitted on 30.5.2017 satisfies this requirement and is to be provided to the Accredited Certifier.

(Reason: Heritage Character)

7. Damage Deposit

Prior to the issue of the Construction Certificate, the applicant shall lodge a Damage Deposit of **\$120,000** (GST Exempt) as cash, cheque or an unconditional bank guarantee, to Council against possible damage to Council's asset during the course of the building works. The deposit will be refundable subject to inspection by Council after the completion of all works relating to the proposed development. For the purpose of inspections carried out by Council Engineers, an inspection fee of **\$480** (GST Exempt) is payable to Council. Any damages identified by Council shall be restored by the applicant prior to release of the Damage Deposit.

(Reason: Protection of public asset)

8. Detailed Stormwater Management Plan (SWMP)

Submit for approval by the Accredited Certifier, detailed stormwater management plans in relation to the on-site stormwater management and disposal system for the development. Stormwater runoff from all hard surface areas shall be collected and directed to the existing OSD system.

The construction drawings and specifications shall be prepared by a suitably qualified and experienced civil engineer with the following amendments:

- The volume of the pump-out tank shall be designed with a minimum storage capacity equivalent to the runoff volume generated from of the area draining into the tank for the 1 in 100 year ARI 2-hours duration storm event plus the seepage inflow rate determined by a geotechnical engineer.
- The minimum capacity of the pump for the basement pumpout pit shall be 10L/s or based on the flow rate generated for 1 in 100yr ARI 5 minutes storm event, whichever is greater.

All drawings shall comply with Part C.5 of Council's Development Control Plan and Technical Standards, AS3500.3 – *Plumbing and Drainage Code* and BCA.

(Reason: Ensure Compliance)

9. Basement Pumpout Drainage System

Prior to the issue of the Construction Certificate, the applicant shall submit, for approval by the Certifying Authority, detailed stormwater management plans in relation to the pump-out drainage system. The construction drawings and specifications, shall be generally in accordance with the approved stormwater management plans with the following requirements:

- The pumpout drainage system shall comprise with two (2) submersible type pumps. The two pumps shall be designed to work on an alternative basis to ensure both pumps receive equal use and neither remains continuously idle.
- Each pump shall have a minimum capacity of 10L/s or shall be based on the flow rate generated from the 1 in 100 year ARI 5-minutes duration storm event of the area draining into the system, whichever is greater.
- An alarm warning device (including signage and flashing strobe light) shall be provided for the pump-out system to advise the occupant of pump failure. The location of the signage and flashing strobe light shall be shown on the stormwater management plans.
- The volume of the pump-out tank shall be designed with a minimum storage capacity equivalent to the runoff volume generated from of the area draining into the tank for the 1 in 100 year ARI 2-hours duration storm event.

All drawings shall be prepared by a suitably qualified and experienced civil engineer and shall comply with Part C.5 of Council's Development Control Plan, AS3500.3 – *Plumbing and Drainage Code* and the National Construction Code.

(Reason: Prevent nuisance flooding)

10. Overland Flow/Flood Level

Prior to issue of any Construction Certificate, a suitably qualified and experienced civil engineer shall certify that the finished floor levels of the habitable areas and at the crest of new driveway as shown in the Construction Certificate drawings have a minimum freeboard of 300mm and 100mm respectively above the 1:100 year ARI flood event as determined in the submitted Flood Study.

In addition, the new driveway entry shall have a minimum height of 100mm above the required driveway level of RL71.515 to prevent floodwater entering the basement.

The engineer must also undertake an assessment of the adjoining properties to ensure that the critical flows after the development do not cause any worse off effect to these properties.

(Reason: Reduce incidence of water damage to properties)

11. Construction Management Plan (CMP)

Prior to the issue of the Construction Certificate, submit, for approval by the Certifying Authority, detailed Construction Management Plan (CMP). The CMP shall address:

- (a) Construction vehicles access to and egress from the site
- (b) Parking for construction vehicles
- (c) Locations of site office, accommodation and the storage of major materials related to the project
- (d) Protection of adjoining properties, pedestrians, vehicles and public assets
- (e) Location and extent of proposed builder's hoarding and Work Zones
- (f) Tree protection management measures for all protected and retained trees.

(Reason: Compliance)

12. Design of Works in Public Road (Roads Act Approval)

Prior to issue of any Construction Certificate, the Applicant must submit, for approval by Council as a road authority, full design engineering plans and specifications prepared by a suitably qualified and experienced civil engineer for the following infrastructure works:

- a. The construction of a new 1.5 metres footpath for the full frontage of the development site in Reserve Road.

For design finished levels, the new footpath shall have crossfall of 2.5% from the boundary alignment and fall towards the top of kerb. All adjustments to public utility services and associated construction works in the nature strip are to be at the full cost to the applicant. Detailed long section and cross sections at 5 metres interval shall be provided.

- b. The construction of a new 3.6 metres wide vehicular crossing in Reserve Road. Council's standard layback and gutter shall be provided in accordance with Council's specification and standard drawing SD105.
- c. Removing the old vehicular crossing and construction of a new 5 metres wide vehicular crossing in Reserve Road. Council's standard layback and gutter shall be provided in accordance with Council's specification and standard drawing SD105.

The required plans must be designed in accordance with Council's specifications (AUS-SPEC). A minimum of three (3) weeks will be required for Council to assess the *Roads Act* submissions. Early submission is recommended to avoid delays in obtaining a Construction Certificate. For the purpose of inspections carried out by Council Engineers, the

corresponding fees set out in Council's current *Fees and Charges Schedule* are payable to Council prior to issue of the approved plans.

Approval must be obtained from Willoughby City Council as the road authority under the Roads Act 1993 for any proposed works in the public road prior to the issue of any Construction Certificate.

(Reason: Ensure compliance)

13. Driveway Longsection

Prior to issue of the Construction Certificate and in order to assess the susceptibility of vehicles to scraping as they pass over the proposed access driveway the applicant shall submit longitudinal sections along each side of the proposed vehicular access path drawn at 1:20 Scale. The longitudinal sections shall include the following: -

- Horizontal distance from the centreline of the road to the proposed parking slab, including provision of Council's standard layback as per Council's standard drawing SD105 which is available from Council's website. Council's standard layback is 500mm wide and back of layback is 100mm above the gutter invert.
- Both existing and proposed levels (in AHD) and gradients represented in percentage(%) of the vehicular crossing and driveway.
- Crossfall on road pavement shall be shown on long sections.

The design shall be prepared by a suitably qualified civil engineer using Council's standard vehicle profile (SD100). All driveway grades and transitions shall comply with AS 2890.1 - 2004 and Council's specifications.

The new crossing is to be 3.6metres wide with no splays and be constructed at right angle to street kerb. The footpath which forms part of the proposed crossing shall have a maximum crossfall of 2.5%. For the design levels of the vehicular crossing at the property boundary, the following shall be complied with:

- At back of layback – 100 mm above and parallel to the gutter invert.
- At property boundary – adopt the existing boundary level.

The suitability of the grade of driveway inside the property is the sole responsibility of the applicant and the required alignment levels fixed by Council may impact upon these levels.
(Reason: Safe vehicular access)

14. Vehicle Access – Engineer's Certification

Prior to issue of any Construction Certificate, the Applicant shall submit, for approval by the Accredited Certifier, certification from a suitably qualified and experienced traffic engineer. This certification must be based on the architectural drawings and the structural drawings, and must make specific reference to the following:

- a) That driveways and vehicular access ramps have been designed to provide adequate ground clearance to the underside of B99 vehicles.
- b) That all driveway gradients and transitions will not result in the scraping of the underside of cars.
- c) That a maximum gradient of 5% is provided for the first 6 metres for the driveway from the property boundary to the new car park ramp.
- d) That the proposed vehicular path and parking arrangements comply in full with AS2890 in terms of minimum dimensions provided,

- e) That the headroom clearance of minimum 3.5 metres between the floor and any overhead obstruction is provided which complies with AS2890.2
 - f) That the headroom clearance of minimum 2.5 metres is provided to all parking spaces for people with disabilities which complies with Section 2.4 of AS2890.6.
- (Reason: Ensure Compliance)

PRIOR TO COMMENCEMENT

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. All of these conditions are to be complied with prior to the commencement of any works on site, including demolition.

15. Site Management

A site Management Plan shall be submitted to and approved by the Certifying Authority prior to commencement of work. The site management plan shall include the following measures as applicable.

- Details and contact telephone numbers of the owner, builder and developer;
- Location and construction details of protective fencing to the perimeter of the site;
- Location of site storage areas, sheds and equipment;
- Location of stored building materials for construction;
- Provisions for public safety;
- Dust control measures;
- Site access location and construction;
- Details of methods of disposal of demolition materials;
- Protective measures for tree preservation;
- Provisions for temporary sanitary facilities;
- Location and size of waste containers and bulk bins;
- Soil and Water Management Plans (SWMP); comprising a site plan indicating the slope of land, access controls, location and type of sediment controls and storage/control methods for material stockpiles;
- Construction noise and vibration management.

The site management measures shall be implemented prior to the commencement of any site works and maintained during the construction period. A copy of the approved Site Management Plan shall be conspicuously displayed, maintained on site and be made available to the Certifying Authority/Council officers upon request.

(Reason: Environment protection, public health and safety)

16. Dilapidation Report of Council's Property

Submit a dilapidation report including photographic record of Council's property extending to a distance of 50m from the development, detailing the physical condition of items such as, but not exclusively to, the footpath, roadway, nature strip, and any retaining walls.

The developer may be held liable to any recent damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded under the requirements of this condition prior to the commencement of works. In this regard, the damage deposit lodged by the applicant may be used by Council to repair such damage on Council's property.

This dilapidation report shall be submitted to Council and the Certifying Authority prior to commencement of work.

(Reason: Protection of Council's infrastructure)

17. Permits and Approvals Required

Application is to be made to Council's Infrastructure Services Division for the following approvals and permits as appropriate:-

- a) Permit to erect Builder's hoarding where buildings are to be erected or demolished within 3.50m of the street alignment. Applications are to include current fees and are to be received at least 21 days before commencement of the construction.
- b) Permit to stand mobile cranes and/or other major plant on public roads. Applications are to include current fees and security deposits and are to be received at least seven days before the proposed use. It should be noted that the issue of such permits may also involve approval from the NSW Police Force and the RTA. A separate written application to work outside normal hours must be submitted for approval.

It should also be noted that, in some cases, the above Permits may be refused and temporary road closures required instead which may lead to longer delays due to statutory advertisement requirements.

- c) Permit to open public roads, including footpaths, nature strip, vehicular crossing or for any purpose whatsoever. All applications are to include current fees.
- d) Permit to place skip/waste bin on footpath and/or nature strip. (Maximum three (3) days).
- e) Permit to work and/or place building materials on footpath and/or nature strip. (Maximum two (2) weeks).

- f) Permit to establish Works Zone on Public Roads adjacent to the Development including use of footpath area. Applications must be received by Council at least twenty-one days prior to the zone being required. The application will then be referred to the Council's Local Traffic Committee for approval, which may include special conditions.
 - g) Permit to construct vehicular crossings over Council's footpath, road or nature strip.
- (Reason: Legal requirements)

18. Application for Vehicle crossing

Submit an application with fees to Council for the construction of a plain concrete vehicular crossing.

(Reason: Protection of public asset)

DURING DEMOLITION, EXCAVATION AND CONSTRUCTION

The following conditions are to be complied with throughout the course of site works including demolition, excavation and construction.

19. Hours of Work

All construction/demolition work relating to this Development Consent within the City, unless varied by an Out of Hours Work Permit, must be carried out only between the hours of 7 am to 5 pm Mondays to Fridays and 7 am to 12 noon on Saturdays. No work is permitted on Sundays or Public Holidays.

An application for an Out of Hours Work Permit to allow variation to these approved hours must be lodged with Council at least 48 hours prior to the proposed commencement of the work. The application must include a statement regarding the reasons for the variation sought, the type of work/s to be carried out, the additional time required, the anticipated impact upon the local amenity and how this will be minimized, and must be accompanied by the required fee. One (1) permit is required for each variation to the approved working hours within any 24 hour period.

If a variation to these approved hours for multiple or extended periods is sought, an application under Section 96 of the Environmental Planning and Assessment Act 1979 must be lodged with Council at least twenty-one (21) days in advance of the proposed changes to the hours of work. The application must include a statement regarding the reasons for the variation sought, the type of work/s to be carried out, the additional time required, the anticipated impact upon the local amenity and how this will be minimized, and be accompanied by the required fee. Note: This S96 application may require re-notification in some circumstances.

(Reason: Ensure compliance and amenity)

20. Construction Information Sign

A clearly visible all weather sign is required to be erected in a prominent position on the site detailing:

- (a) that unauthorised entry to the work site is prohibited;
- (b) the excavator's and / or the demolisher's and / or the builder's name;
- (c) contact phone number/after hours emergency number;

- (d) licence number;
- (e) approved hours of site work; and
- (f) name, address and contact phone number of the Certifying Authority (if other than Council)

ANY SUCH SIGN IS TO BE REMOVED WHEN THE WORK HAS BEEN COMPLETED.

Council may allow exceptions where normal use of the building/s concerned will continue with ongoing occupation, or the works approved are contained wholly within the building.
(Reason: Ensure compliance)

21. Building Site Fencing

Public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is unoccupied.

A temporary safety fence is to be provided to protect the public, located to the perimeter of the site (unless the site is separated from the adjoining land by an existing structurally adequate fence, having a minimum height of 1.5m). Temporary fences are to have a minimum height of 1.8m and be constructed of cyclone wire or similar with fabric attached to the inside of the fence to provide dust control.

Fences are to be structurally adequate and be constructed in a good and workmanlike manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible. All parts of the fence, including the fencing blocks shall be located wholly within the property boundaries.

The public safety provisions and temporary fences must be in place and be maintained throughout construction.
(Reason: Safety)

22. Provide Erosion and Sediment Control

Erosion and sediment control devices shall be provided wholly within the site whilst work is being carried out in order to prevent sediment and silt from site works (including demolition and/or excavation) being conveyed by stormwater into Council's stormwater system natural watercourses, bushland and neighbouring properties. In this regard, all stormwater discharge from the site shall meet the requirements of the Protection of Environment Operations Act 1997 and the Department of Environment, Climate Change and Water guidelines. The control devices are to be maintained in a serviceable condition AT ALL TIMES.

(Reason: Environmental protection)

23. Demolition Work AS 2601-2001

Any demolition must be carried out in accordance with AS 2601 – 2001, *The demolition of structures*.

(Reason: Safety)

24. Temporary Toilet Facilities

Temporary toilet facilities shall be provided to the satisfaction of the Certifying Authority.

The provision of toilet facilities must be completed before any other work is commenced on site. NOTE: Portable toilet facilities are not permitted to be placed on public areas without prior approval having been obtained from Council.

(Reason: Health and amenity)

25. Temporary Ground Anchors – Supervision

A professional Geotechnical Engineer shall be on site to supervise the piling, excavation and finally the installation and stressing of the ground anchors. On completion of these works, a report from the Geotechnical Engineer shall be submitted to Council for record purposes.

A Chartered Professional Engineer shall monitor adjoining public infrastructures to detect any ground heaving or settlement during and after the installation of the piling and ground anchors. A rectification report shall be submitted to Council should unacceptable displacements occur within the zone of influence.

(Reason: Protection of public assets)

26. Sweep & Clean Pavement

Sweep and clean pavement surface adjacent to the ingress and egress points of earth, mud and other materials at all times and in particular at the end of each working day or as directed by Council.

(Reason: Legal requirement)

27. Street Signs

The applicant is responsible for the protection of all regulatory / parking / street signs fronting the property. Any damaged or missing street signs as a consequence of the development and associated construction works are to be replaced at full cost to the applicant.

(Reason: Protection of public assets)

28. Tree Protection

- i) Retain and protect the following trees and vegetation throughout the demolition and construction period: All trees not indicated for removal on the approved plans unless exempt under relevant planning instruments or legislation.
- ii) The above trees must be clearly marked and protection devices in place to prevent soil compaction and machinery damage.
- iii) Tree roots greater than 50mm diameter are not to be removed unless approved by a qualified arborist on site.
- iv) All structures are to bridge roots unless directed by a qualified arborist on site.
- v) Tree protection measures must comply with the AS 4970-2009 Protection of trees on development sites with particular reference to Section 4 Tree Protection Measures

(Reason: Tree management)

29. Public Tree Protection

Unless identified by the development consent, no tree roots over 50mm diameter are to be damaged or cut and all structures are to be bridged over such roots.

Should any problems arise with regard to the existing or proposed trees on public land during the construction or bond period, the applicant is to immediately Contact Council's Open Space section and resolve the matter to Council's satisfaction.

(Reason: Tree management)

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an occupation certificate.

30. Access for the Disabled - Disability Discrimination Act

The building/development must comply with the requirements of the Disability Discrimination Act.

It should be noted that this approval does not guarantee compliance with this Act and the applicant/owner should investigate their liability under this Act.

(Reason: Access and egress)

31. Identification of Car Parking Spaces

Prior to the issue of any Occupation Certificate, the 446 car parking spaces shall be physically identified on site and maintained free of obstruction. Under no circumstances are these spaces to be used for the storage of goods or waste products.

(Reason: Amenity)

32. On-site Water Management System

Prior to the issue of any Occupation Certificate, the stormwater runoff from the site shall be collected and disposed of via an approved stormwater system in accordance with Sydney Water's requirements, the NSW Code of Practice – Plumbing and Drainage, Council's DCP and Technical Standards. The construction of the stormwater drainage system of the proposed development shall be generally in accordance with the approved design stormwater management plans and Council's specification (AUS-SPEC).

(Reason: Prevent nuisance flooding)

33. Certification of OSD

Prior to the issue of any Occupation Certificate, a suitably qualified and experienced civil engineer (generally CP Eng. Qualification) shall certify on Council's standard certification form that the existing OSD system is in accordance with the approved plans and complies with Council's DCP and Technical Standards. Council's standard certification form is available in the appendix of Council's Technical Standard No.2.

(Reason: Legal requirement)

34. Certification of Rainwater Reuse System

Prior to the issue of any Occupation Certificate and upon completion of the Rainwater Retention and Reuse System, a licensed plumber shall certify that the rainwater retention and reuse system has been constructed in accordance with the approved stormwater management plans and that the existing stormwater system has been fitted with proprietary first flush device and connected to non-potable use including toilet flushings, laundry and landscape irrigations. All plumbing/drainage works shall be carried out which comply with the current plumbing requirements of Sydney Water and Committee on Uniformity of Plumbing and Drainage Regulations of NSW".

(Reason: Record or works)

35. Certification of the Basement Pumpout Drainage System

Prior to the issue of any Occupation Certificate and upon completion of the pump-out system, the following shall be submitted to the Certifying Authority.

- A suitably qualified and experienced civil engineer (generally CP Eng. Qualification) shall certify that the as-built pumpout system complies with Part C5 of Council's DCP, all relevant codes and standards and the approved stormwater management plans.
- Work-as-executed plans based on the approved pump-out system plans from a registered surveyor to verify that the volume of storage and pump capacity are in accordance with design requirements. Any minor changes or variations to the approved plans should be highlighted in red on the approved pump-out system plans.
- Certification from a licensed plumber to ensure that the constructed pump-out system complies with the current plumbing requirements of Sydney Water and Committee on Uniformity of Plumbing and Drainage Regulations of NSW.

(Reason: Ensure compliance)

36. Splay Corner for Fence

In order to ensure adequate sight distances for pedestrians and traffic in the frontage road, a 2m x 2.5m splay to comply with Fig 3.3 of AS2890.1

(Reason: Pedestrian safety)

37. Concrete Footpath

Prior to issue of any Occupation Certificate, the applicant shall complete the following civil works in accordance with Council's specification and to the satisfaction of Council:

- Construct a 1.5 metres concrete footpath for the full frontage of the development in Reserve Road. For design finished levels, the new footpath shall have crossfall of 2.5% from the boundary alignment and fall towards the top of kerb.

All adjustments to public utility services and associated construction works in the nature strip are to be at the full cost to the applicant. All works shall be carried out in accordance with Council's standard specifications and drawings.

(Reason: Public amenity)

38. Vehicular Crossing

Construct two new vehicular crossings including the replacement of the existing layback and gutter and associated road reconstruction as directed by Council's Engineers. All works shall be carried out in accordance with Council's specification AUS-SPEC C271 and Council's Standard Drawing SD105 - Council Vehicular Footpath Crossing and Kerb and Gutter details and any approved longitudinal sections. A separate application for the crossing including current fees and charges is to be submitted for approval by Council.

The first new vehicular crossing in Reserve Road shall be 3.6 metres wide with no splays and is to be constructed at right angles to the street kerb in plain concrete. The new crossing shall be located at least 1.2 metres from the adjoining property boundary. The nature strip and footpath for the full frontage of the neighbouring property is to be adjusted to suit the new levels.

The second new vehicular crossing for the subject property in Reserve Road shall be 5 metres wide with no splays and is to be constructed at right angles to the street kerb in plain concrete.

For design levels of the vehicular crossings, the following shall be complied with:

- At back of layback – 100mm above and parallel to the gutter invert.
- At property boundary – adopt the existing boundary levels

The suitability of the grade of driveway inside the property is the sole responsibility of the applicant and the required alignment levels fixed at the property boundary may impact upon these levels.

All adjustments to the nature strip, footpath and/or public utilities' mains and services (in particular with the Telstra pits and sign posts) as a consequence of the development and any associated construction works shall be carried out at the full cost to the Applicant and to the satisfaction of Council's Engineers and the relevant public authorities. All driveway grades and transitions must comply with AS/NZS 2890.1.

Vehicular Crossing Formwork Inspection Sheet shall be obtained from Council (attesting to this condition being appropriately satisfied) and submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.
(Reason: Public amenity)

39. Removal of Redundant Crossings

Remove all redundant crossings together with any necessary works and reinstate the footpath, nature strip and kerb and gutter accordingly. Such work shall be carried out in accordance with Council's specification.

Vehicular Crossing Formwork Inspection Sheet shall be obtained from Council (attesting to this condition being appropriately satisfied) and submitted to the Certifying Authority prior to issue of any Occupation Certificate.
(Reason: Public amenity)

40. Inspection of Civil Works on Road Reserves

All required road pavement, footpath, kerb and gutter, drainage works and/or any necessary associated works on the road reserve shall be completed in accordance with the Council approved drawings, conditions and specification (AUS-SPEC).

Pursuant to Section 138 of the Roads Act 1993, all works carried out on the road reserve shall be inspected and approved by Council's Engineer. Upon completion, Work-as-Executed drawings prepared by a registered surveyor shall be submitted to Council for record purposes. A completion certificate shall be obtained from Council (attesting to this condition being appropriately satisfied) and submitted to the Certifying Authority prior to the issue of any Occupation Certificate.

(Reason: Ensure compliance)

41. Performance Bond

Prior to the issue of any Occupation Certificate, the Applicant shall lodge with the Council a performance bond of \$60,000 against defective public civil works undertaken by the main Contractor for a period of twelve (12) months from the date of the completion certificate issued by Council as the road authority under the Roads Act 1993. The bond shall be lodged in the form of a cash deposit, cheque or unconditional bank guarantee which will be refundable subject to the approval of Council's Engineers at the end of the maintenance period. In this period, the Applicant is liable for any part of the work which fails to achieve the design specifications. Council shall be given full authority to make use of the bond for such restoration works within the maintenance period as deemed necessary.

(Reason: Ensure compliance and specification)

42. Vehicle Access - Construction & Certification

Prior to issue of any Occupation Certificate, the Applicant shall submit, for approval by the Principal Certifying Authority, certification from a suitably qualified and experienced traffic engineer. This certification must be based on a site inspection of the constructed vehicle access and accommodation areas, with dimensions measurements as necessary, and must make specific reference to the following:

- a) That the as-constructed carpark complies with the approved Construction Certificate plans,
- a) That a maximum gradient of 5% has been provided for the first 6 metres from the property boundary to the new driveway in Reserve Road.
- b) That finished driveway gradients and transitions will not result in the scraping of the underside of cars.
- c) That the as-constructed vehicular path and parking arrangements comply in full with AS2890.1 – 2004 in terms of minimum dimensions provided,
- d) That the headroom clearance of minimum 3.5 metres has been provided between the basement floor and any overhead obstruction to comply with AS 2890.2 and Section 2.4 of AS2890.6.
- e) That the headroom clearance of minimum 2.5 metres has been provided to all parking spaces for people with disabilities to comply with Section 2.4 of AS2890.6.

(Reason: Ensure Compliance)

43. Completion of Landscape Works

Prior to the issue of any Occupation Certificate, the approved landscape works shall be consistent with the approved design, completed to a professional standard, consistent with industry best practice and published standards.

(Reason: Landscape amenity)

ADDITIONAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land, and relevant legislation.

44. Annual Fire Safety Statement

Attention is directed to Clause 177 of the Environmental Planning and Assessment Regulation 2000 regarding the submission of an Annual Fire Safety Statement in relation to each essential fire safety measure implemented in the building or on the land on which the building is situated.

(Reason: Safety)

45. Fire Safety Measures

The existing fire safety measures are to be retained and maintained within the tenancies/tenancy during and after demolition.

(Reason: Fire safety)

46. Accessibility to Car Parking Spaces

The car parking spaces are to be accessible during all hours of operation of the business.

(Reason: Ensure compliance)

47. Seating Capacity Related To Car Parking

The seating capacity of the café located external to the heritage item is restricted to a maximum of 218 patrons at any one time due to limited off-street carparking. All patrons must be accommodated within the building and the immediate area shown on the plans. The greenhouse and any external landscaped areas must not be used for activities associated with the café.

(Reason: Amenity)

48. Hours of Operation

The hours of operation of the cafe are to be restricted to those times listed below, i.e.:

Weekdays	7.00 am to 12.00 midnight
Saturdays	7.00 am to 12.00 midnight
Sundays & Public Holidays	7.00 am to 12.00 midnight

Any variation to these hours is to be subject to the prior consent of Council.

(Reason: Amenity)

49. Commercial - Uses Being Confined To Areas Approved

All uses being confined strictly to the areas so designated on the approved plans. Under no circumstances are the greenhouse or the outdoor landscaped areas to be used for commercial uses or other additional uses.

(Reason: Ensure compliance)

50. Signs

A separate Development Application shall be submitted to Council for approval in respect of any proposed advertising sign which will be visible from a public place to be designed to comply with Willoughby Development Control Plan. Please note that a separate DA is not required for signs which are "Exempt Development" as defined under S76(2) of the Environmental Planning and Assessment Act 1979.

(Reason: Ensure compliance)

51. Heritage – Maintain Portion of Existing Building

Should any portion of the existing building which is indicated on the approved plans to be retained be damaged, all the works on-site are to cease and written notification given to Council. No work is to resume until the written approval of Council is obtained.

(Reason: Heritage conservation and Ensure compliance)

52. Vehicular Access and Garaging

Driveways and vehicular access ramps shall be designed to provide adequate ground clearance to the underside of B99 vehicles. In all respects, the proposed vehicle access and/or parking spaces shall be designed and constructed to comply with the minimum requirements of AS/NZS 2890.1 and Council's standard specification.

(Reason: Vehicular access)

53. Underground Utility Services

Locate and establish the size and levels of all utility services in the footpath and road reserve. Contact "Dial Before You Dig" Service" prior to commencement of any works.

All adjustments to public utilities' mains and services as a consequence of the development and associated construction works shall be at the full cost to the applicant.

(Reason: Protection of utilities)

54. Public Infrastructure Restoration

Prior to the release of the Damage Deposit, any damaged public infrastructure caused as a result of the construction works on the subject site (including damage caused by, but not limited to , delivery vehicles, waste collection, contractors, sub-contractors, concrete delivery vehicles) must be fully repaired in accordance with Council's specification and AUS-SPEC at no cost to Council.

(Reason: Protection of public assets)

55. Trees on Adjoining Properties

No approval is given for the removal or pruning of trees on the nature strip, adjoining reserves, or neighbouring private land.

(Reason: Environmental protection)

PRESCRIBED CONDITIONS

The following conditions are prescribed by S80A of the Environmental Planning & Assessment Act for developments involving building work.

56. Compliance with National Construction Code

All building works must be carried out in accordance with the performance requirements of the National Construction Code.

(Reason: Compliance)

STATUTORY REQUIREMENTS

The following advisory notes are statutory requirements of the Environmental Planning & Assessment Act and the Environmental Planning & Assessment Regulations and are provided to assist applicants

57. Construction Certificate Required

This consent IS NOT an approval to carry out any building works (with the exception of demolition work). A Construction Certificate is required PRIOR TO ANY BUILDING WORKS BEING COMMENCED.

Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 9777 1000.

(Reason: Ensure compliance and statutory requirement)

58. Notify Council of Intention to Commence Works

In accordance with the provisions of Clause 81A(2) of the Environmental Planning and Assessment Act 1979 the person having the benefit of the development consent shall appoint a Certifying Authority and give at least 2 days' notice to Council, in writing, of the persons intention to commence the erection of the building.

(Reason: Information and ensure compliance)

59. Occupation Certificate

The building/structure or part thereof shall not be occupied or used until an interim occupation / final occupation certificate has been issued in respect of the building or part.

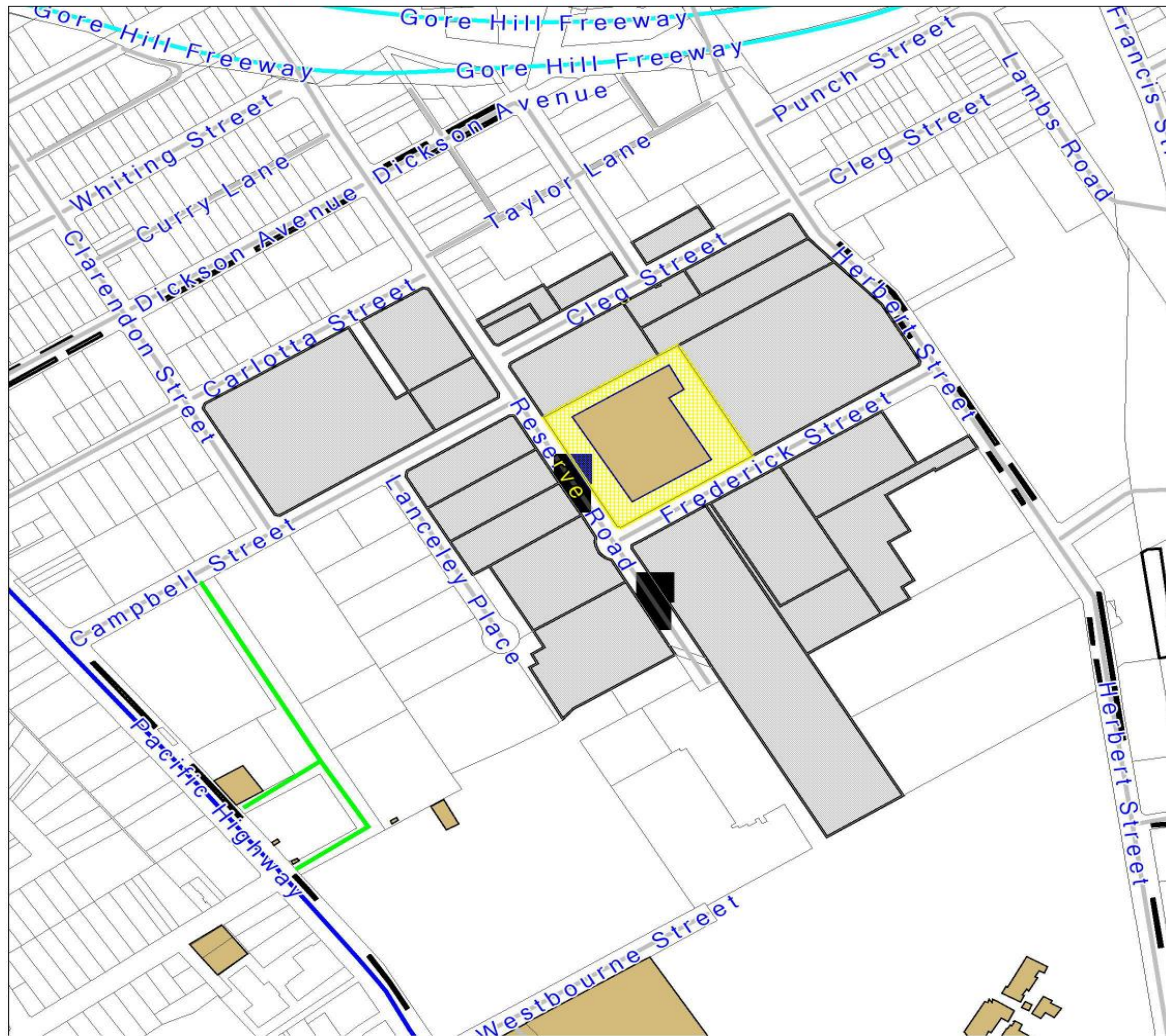
(Reason: Safety)



Record of Neighbour Notifications sent relating to:

DA: 2016/526

At: 1 Frederick Street, ARTARMON



Comments:

-

Created on : Thursday, 22 December 2016

Created by : DR

Caveat

The information represented in this map has been provided in good faith. Detailed records relating to this Development Application are recorded in Council's "Pathway" software application and this data should be seen as Council's official source of information relating to this Development Application.

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