

54. **OCM1 Drainage System - Maintenance of Existing**

Where elements of the existing drainage system is to be utilised, the existing drainage system shall be overhauled and maintained clear of silt and accumulated debris. Silt and the like shall be *removed*, not flushed from the system.

A certificate shall be provided by a suitably qualified person to the satisfaction of the Principal Certifying Authority, (a registered plumber or a person of equivalent or greater experience or qualification) **prior to the issue of an Occupation Certificate** to confirm that the system is in good working order and adequate to accept additional flows.

(Reason: Maintenance and environment)

Conditions which must be satisfied prior to the issue of a Final Occupation Certificate

55. **FOC1 Fire Safety Certificate**

A final Fire Safety Certificate shall be obtained in accordance with Part 9, Division 4 of the Environmental Planning and Assessment (Amendment) Regulation 2000, **prior to the issue of the Final Occupation Certificate** for the building.

A copy of the Fire Safety Certificate and fire safety schedule shall be:-

1. Forwarded to City of Canada Bay Council;
2. Forwarded to the Commissioner of the New South Wales Fire Brigade; and
3. Prominently displayed in the building.

(Reason: Fire safety)

Conditions which must be satisfied during the ongoing use of the development

56. **OUB11 Hours of Business Operation**

The hours of operation are restricted to between:

- Monday to Friday - 7.30am to 5.30pm; and
- Saturday, Sunday and public holidays - 9.00am to 5.00pm

Any increase in these hours of operation shall be subject to the further written consent of Council.

(Reason: Ensure business operates between approved hours)

57. **OUB13 Maximum Number of Staff**

A maximum number of twelve (12) staff are permitted to work on the premises at any one time. Any increase in this number shall be subject to the further written consent of Council.

(Reason: Environmental Amenity)

58. **ANN1 Dial Before You Dig**

The *principle contractor, owner builder or any person* who needs to excavate and undertake building work must first contact *Dial Before You Dig* and allow a reasonable period of time for the utilities to provide locations of their underground assets. Failure to do so may result in being financially responsible by the asset owner should they damage underground pipe or cable networks.

Dial Before You Dig is a free national service that provides advice on the location of underground pipes and cables.



When you contact *Dial Before You Dig*, you will be sent details of all *Dial Before You Dig* members who have underground assets in the vicinity of your proposed excavation.

(Reason: Information - protection of utilities)

59. ANN5 Lapsing of Consent

In accordance with Section 95 of the Environmental Planning and Assessment Act 1979 (as amended), this Development Consent lapses five (5) years after the date from which it operates unless building, engineering or construction work has substantially physically commenced. The building must be completed, in accordance with the approved plans and specifications, within five (5) years from the date when the building was substantially physically commenced.

(Reason: Information)

60. ANN7 Process for Modification

The plans and/or conditions of this Consent are binding and may only be modified upon written request to Council under Section 96 of the Environmental Planning and Assessment Act, 1979 (as amended). The request shall be accompanied by the appropriate fee and application form. You are not to commence any action, works, contractual negotiations, or the like, on the requested modification unless and until the written authorisation of Council is received by way of an amended consent.

(Reason: Information)

61. ANN8 Review of Determination

In accordance with the provisions of Section 82A of the Environmental Planning and Assessment Act 1979 (as amended) the applicant can request Council to review this determination. The request must be made within a period of 12 months from the date shown on this determination. A fee, as prescribed under Council's current Management Plan - Fees and Charges, is payable for such a review.

(Reason: Information)

62. ANN9 Right of Appeal

Section 97 of the Environmental Planning and Assessment Act 1979 (as amended), gives the applicant the right to appeal to the Land and Environment Court within twelve (12) months after the date on which you receive this notice. Section 97 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.

(Reason: Information)

63.

ANN11 Skips on Council Footpath

The applicant must apply to Council's Customer Services Centre and pay the respective minimum ten (10) day application fees and deposit, should a mini-skip type or larger builder's waste container be required to be left on Council's footpath, nature strip or roadway for the removal of any builder's waste etc. These fees must be paid prior to the container's placement. In the event of the container being removed within the ten day period, and the Council being notified, a pro-rata refund will be made. If the container is to remain at the site for longer than ten days, a further fee must be paid before the ten day period expires. No consultation is necessary if placing the container within the property to which this application is related. However, caution should be exercised in placing the bin to ensure no damage occurs to Council property.

(Reason: Information - amenity and separate approvals)


64.

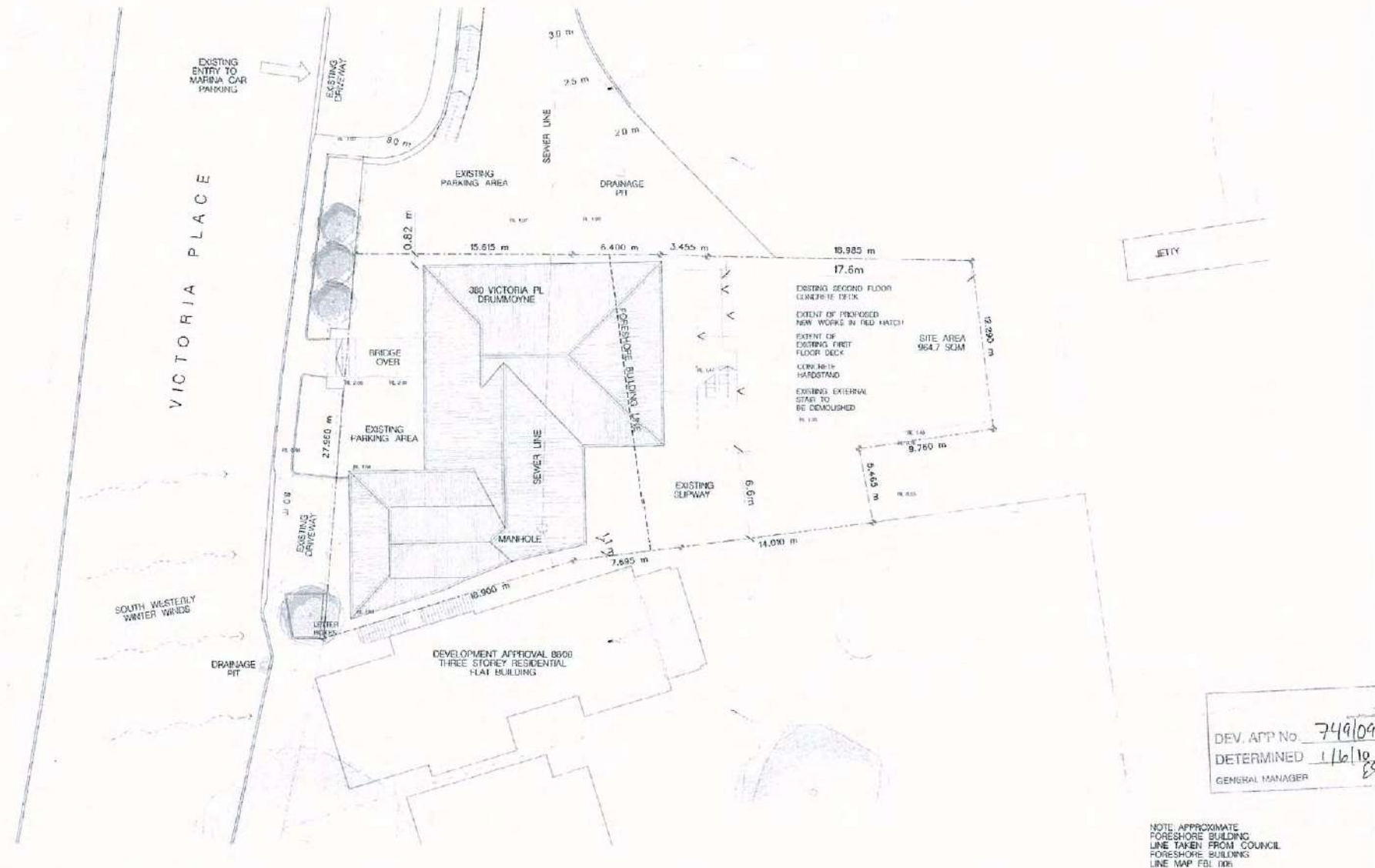
ANN12 WorkCover Requirements

The Occupational Health and Safety Act 2000 No 40 and subordinate regulations, codes of practice and guidelines control and regulate the development industry.

Further information can be obtained from WorkCover NSW's website at <http://workcover.nsw.gov.au/industry/Construction/default.htm> or through their head office: WorkCover NSW, 92-100 Donnison Street, GOSFORD 2250 Postal address: WorkCover NSW, Locked Bag 2906, LISAROW 2252, Phone (02) 4321 5000, Fax (02) 4325 4145.

(Reason: Information - safety)

<p>These conditions are imposed for the following reasons:</p>	<p>MR SHANNON ANDERSON CO-ORDINATOR STATUTORY PLANNING SERVICES</p>
<p>a) To ensure compliance with the terms of the relevant Environmental Planning Instruments.</p> <p>b) To ensure that no injury is caused to the amenity of the area.</p> <p>c) Council considers that the circumstances of the case are such that it is in the public interest that they be imposed.</p>	<p>per: </p>

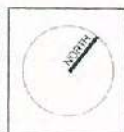


01 SITE ANALYSIS PLAN
1:200

NOT FOR CONSTRUCTION
FOR DA PURPOSES ONLY

B 2020-10 Development Application
A 2020-10 Development Application
Site Data

COPYRIGHT
This document is the property of Jorgensen and Associates Pty Ltd. The design is solely for the purpose of which it was commissioned. Unauthorised use or the drawing is prohibited.
Note: Do not scale from drawings. Figure dimensions shall be precise as indicated. Any discrepancy shall be reported to the Architect for clarification prior to the commencement of any work.



ACOUSTIC
RCA

SERVICES
HYDRAULIC

ESD
SURVEYOR
GEOMETRIA CONSULTING
18/15 GRAY STREET
SUNDERLAND NSW 1595
P 02 9545 5600
F 02 9545 5606

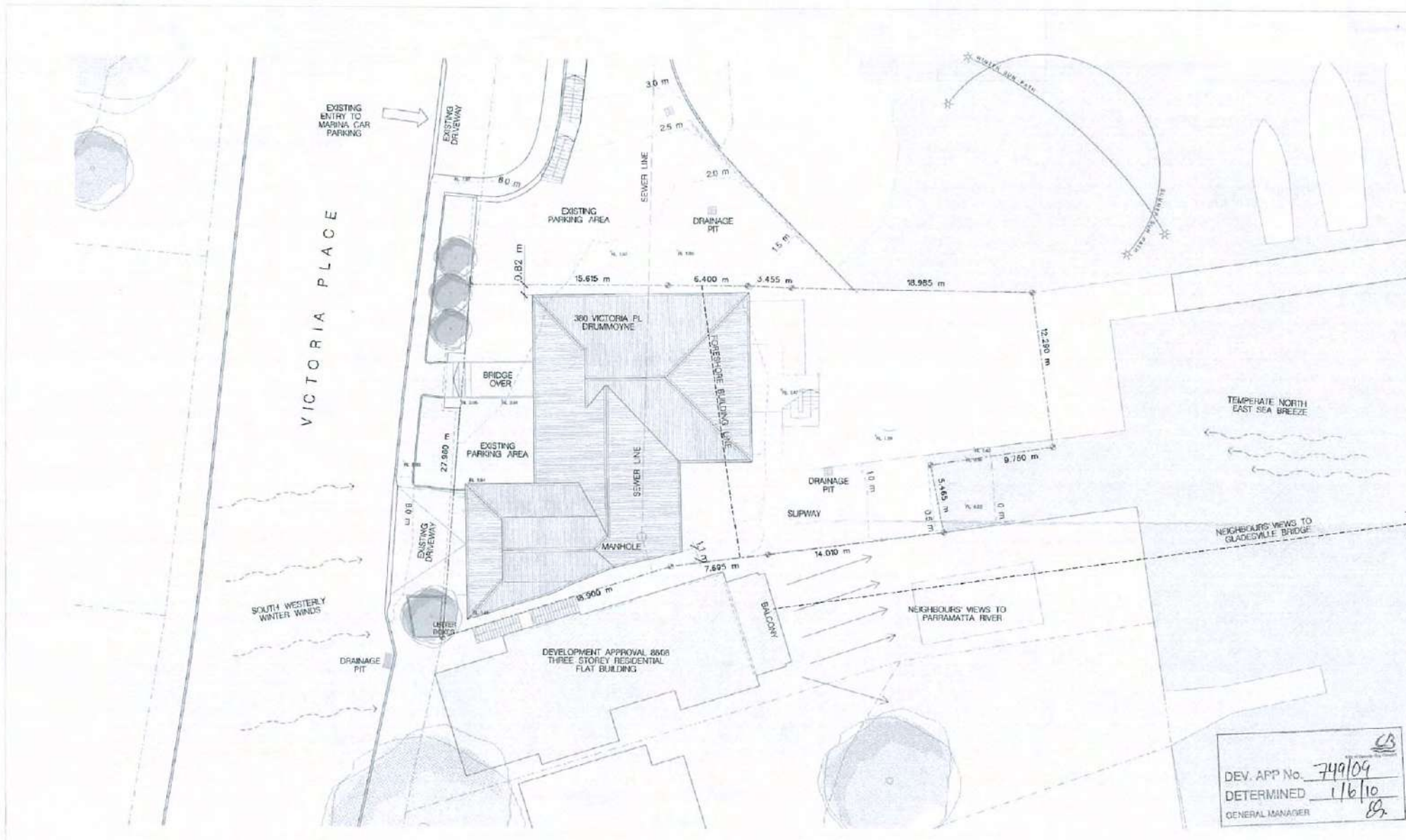
PLANNING
L20 PLANNING
12-155 CROWN ST
2000 NEWCASTLE NSW 2060
P 02 9520 0000
F 02 9520 0002

STRUCTURE
ARCHITECT
CANDALEPAS ASSOCIATES
LEVEL 3
7/11 CASLEREACH STREET
SYDNEY NSW 2000
T 02 9292 7755
F 02 9292 7477
E candalepas@candalepas.com.au
NWA ARCHITECTS REG NO. 1573

PROJECT
380 VICTORIA PLACE, DRUMMOYNE
CLIENT
SNJ Pty Limited
SCALE
1:200
DATE
MARCH 2018
DRAWN BY
J.D.A.S.
CHECKED 1
CHECKED 2
APPROVED

CAD FILE NO.
DRAWING NO.
DA - 10

DRAWING
SITE PLAN
DRAWING NO.
DA - 10



01 SITE ANALYSIS PLAN
1:200

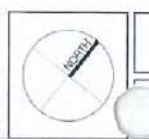
DEV. APP No. 749/09
DETERMINED 1/6/10
GENERAL MANAGER

NOTE: APPROXIMATE
FORESHORE BUILDING
LINE TAKEN FROM C/L
FORESHORE BUILDING
LINE MAP FBL 008

NOT FOR CONSTRUCTION
FOR DA PURPOSES ONLY

3/2020: Development Application
3/2020: Development Application
3/2020: Development Application

COPYRIGHT
This document is the property of Candalepas and Associates Pty Ltd. This drawing shall only be used for the purposes for which it was commissioned. Unauthorised use of this drawing is prohibited.
Note: Do not scale from drawings. Factual dimensions shall take precedence over stated dimensions. Any discrepancy shall be reported to the Architect for clarification prior to the commencement of any work.



ACOUSTIC:
BCA

SERVICES:
HYDRAULIC

ES:
SURVEYOR:
DE/ANITA CONSULTING
980-15 GRAY STREET
SUTHERLAND NSW 1480
P 02 9454 0800
F 02 9454 3909

PLANNING:
L.S. PLANNING
L.S. 401 DOWNS ST
DURRY HILLS NSW 2180
P 02 9200 9071
F 02 9200 9002

ARCHITECT
CANDALEPAS
ASSOCIATES
LEVEL 9
29 CASTLEBROUGH STREET
SYDNEY NSW 2000

PROJECT: 380 VICTORIA PLACE, DRUMMOYNE
CLIENT: SNJ Pty Limited
SCALE: 1:200
DATE: MARCH 2010
DRAWN BY: JOAS
CHECKED 1:
CHECKED 2:
APPROVED:

DRAWING
SITE ANALYSIS
PLAN
DRAWING No.
DA - 105

[illegible]

DEV. APP No. 749/09
DETERMINED 1/6/10
GENERAL MANAGER ES.

01 PROPOSED GROUND FLOOR PLAN
1:200

INDICATES NEW WORK

Training Cycle a Day

COPYRIGHT

ANALYTIC

☐ RCA

SERVICES

HYDRAULIC

6518

SURV

SURVEYOR
GEOMETRY CONSULTING
5415-15 GRAY STREET
SUTHERLAND HWY VAN
T 02 3043 3409
F 02 3516 3008

PLAN-200K

STRUCTURE

STRUCTURE:	
------------	--

NOTES

CANDALEPAS ASSOCIATES
LEVEL 9
219 CASTLEREACH STREET
SYDNEY NSW 2000
T: 0290 7705
F: 0290 7877
E: info@candalepas.com.au
W: www.candalepas.com.au

PROJECT:
380 VICTORIA PLACE DRUMMOYNE

CLIENT:
SNJ Pty Limited

SCALE
1:200
DRAWN BY
JAS

GAH

EXCEL 1

CAD FILE NO:

2. 2019年12月1日

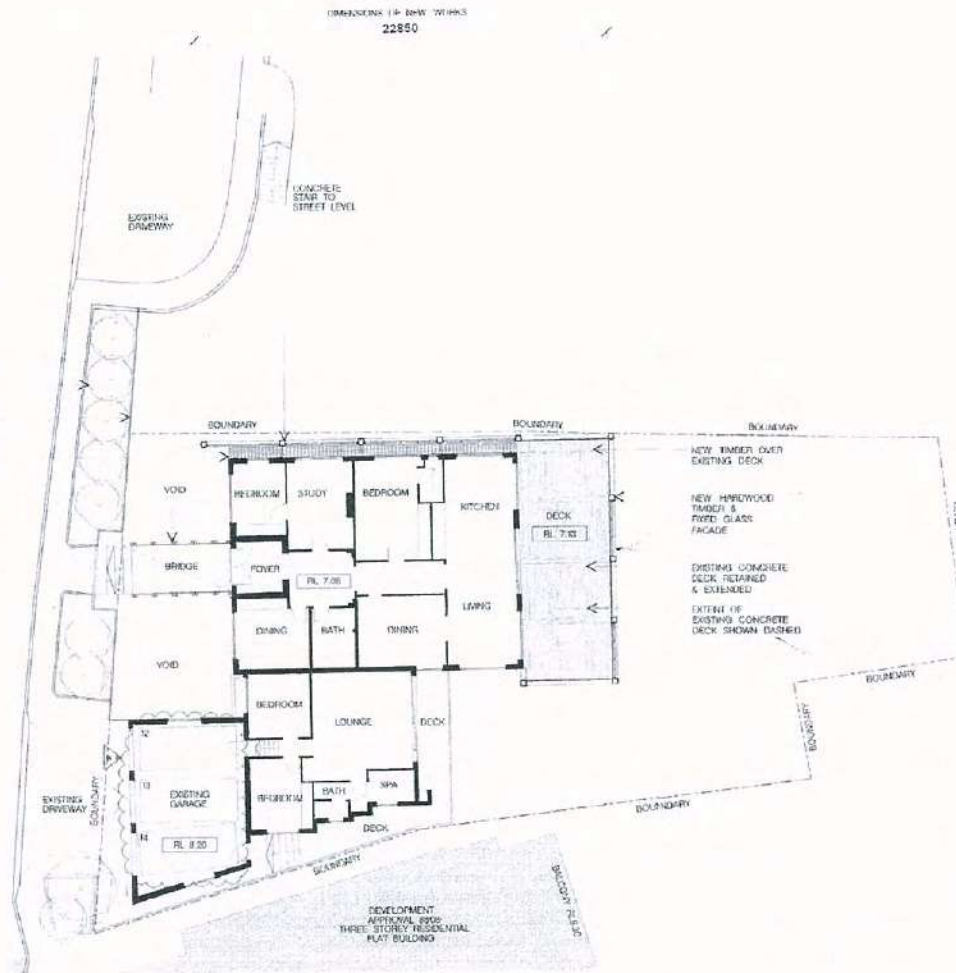
CRAWFORD

GROUND FLG
PLAN

FORMING No.
DA - 11C

VICTORIA PLACE

- NPA HARDWOOD TIMBER & FIXED GLASS FACADE
- NEW LANDSCAPING TO EXISTING RETS
- EXISTING FENCE TO BE RETAINED
- NEW EXTERNAL STEEL GALLERY
- NEW TIMBER CANOPY TO EXISTING BRIDGE



01 SECOND FLOOR PLAN
1:200

DEV. APP No. 749/09
DETERMINED 1/6/10
GENERAL MANAGER

INDICATES NEW WORK

NOT FOR CONSTRUCTION
FOR DA PURPOSES ONLY

1. 2010/10/10: Initial Design
2. 2010/10/10: Initial Design
3. 2010/10/10: Initial Design
4. 2010/10/10: Initial Design

COPYRIGHT
This document is the property of Pacific Coastlandscapes and Associates Pty Ltd. This drawing shall not be used for the design or construction of any building or structure without the written permission of Pacific Coastlandscapes and Associates Pty Ltd. Any unauthorised use of this drawing is prohibited.



ACOUSTIC

SEA

SERVICES

ERD

PLANNING
1. 2010/10/10: Initial Design
2. 2010/10/10: Initial Design
3. 2010/10/10: Initial Design
4. 2010/10/10: Initial Design

ARCHITECT
CANALEPAS ASSOCIATES
LEVEL 9
218 CASTLEBRIDGE STREET
SYDNEY NSW 2000
T: 9003 7750
F: 9003 7477
E: 20740000@canalepas.com.au
WWW.CANALEPAS.COM.AU

PROJECT
380 VICTORIA PLACE, DRUMMOYNE
CLIENT
SNJ Pty Limited

SCALE
1:200

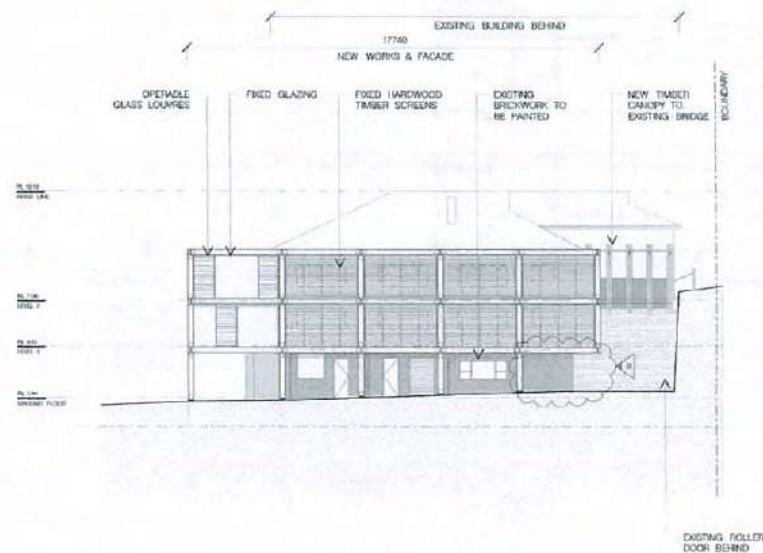
DATE
MARCH 2010

CAD FILE NO.
CHECKED 1
CHECKED 2
APPROVED

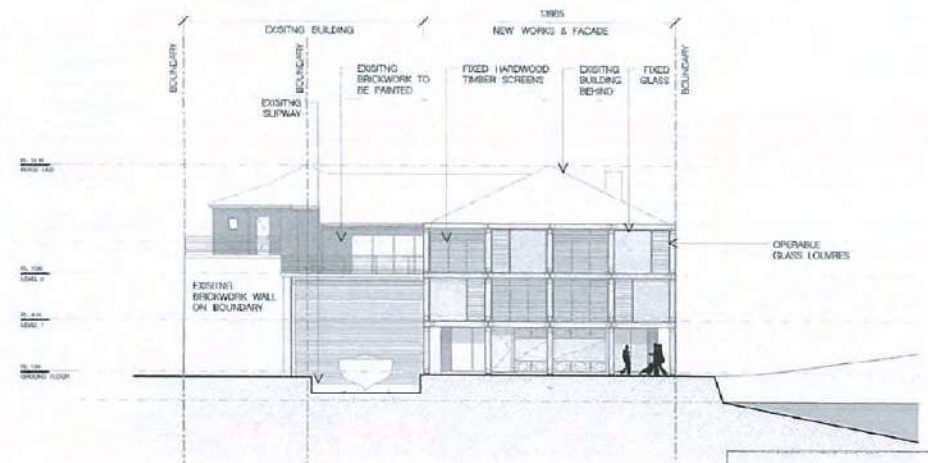
DRAWING
SECOND FL
PLAN
DA - 11



01 PROPOSED SECTION AA
1:200



02 PROPOSED NORTH ELEVATION
1:200



03 PROPOSED EAST ELEVATION
1:200

DEV. APP No. 749/09
DETERMINED 1/6/10
GENERAL MANAGER CS

INDICATES NEW WC

NOT FOR CONSTRUCTION
FOR QA PURPOSES ONLY

Architect: Candalepas Associates
Date: 06/10/2020

4. 2020/10/06
4. 2020/10/06
4. 2020/10/06

COPYRIGHT
This document is the property of Candalepas Associates Pty Ltd. The drawing shall only be used for the purpose for which it was commissioned. Unauthorised use of this drawing is prohibited.
Note: Do not scale from drawings. Figures dimensions shall take precedence over verbal dimensions. Any discrepancy shall be reported to the Architect for clarification prior to the commencement of any work.

ACOUSTIC: []
SERVICES: []
FSD: []
PLANNING: []
SURVEYOR: []
STRUCTURE: []

ACOUSTIC: []
SERVICES: []
FSD: []
PLANNING: []
SURVEYOR: []
STRUCTURE: []

ACOUSTIC: []
SERVICES: []
FSD: []
PLANNING: []
SURVEYOR: []
STRUCTURE: []

ARCHITECT: CANDALEPAS ASSOCIATES
LEVEL 9
284 CASTLEMEACH STREET
SYDNEY NSW 2000
02 9550 1881
P 02 9550 1882

PROJECT: 380 VICTORIA PLACE, DRUMMOYNE
CLIENT: SNJ Pty Limited
SCALE: 1:200
DATE: MARCH 2010
DRAWN BY: JOAS
CHECKED 1: []
CHECKED 2: []
APPROVED: []

CAD FILE NO: []
DRAWING: PROPOSED SECTION & ELEVATION
DA - 12

DRAWING: PROPOSED SECTION & ELEVATION
DA - 12

