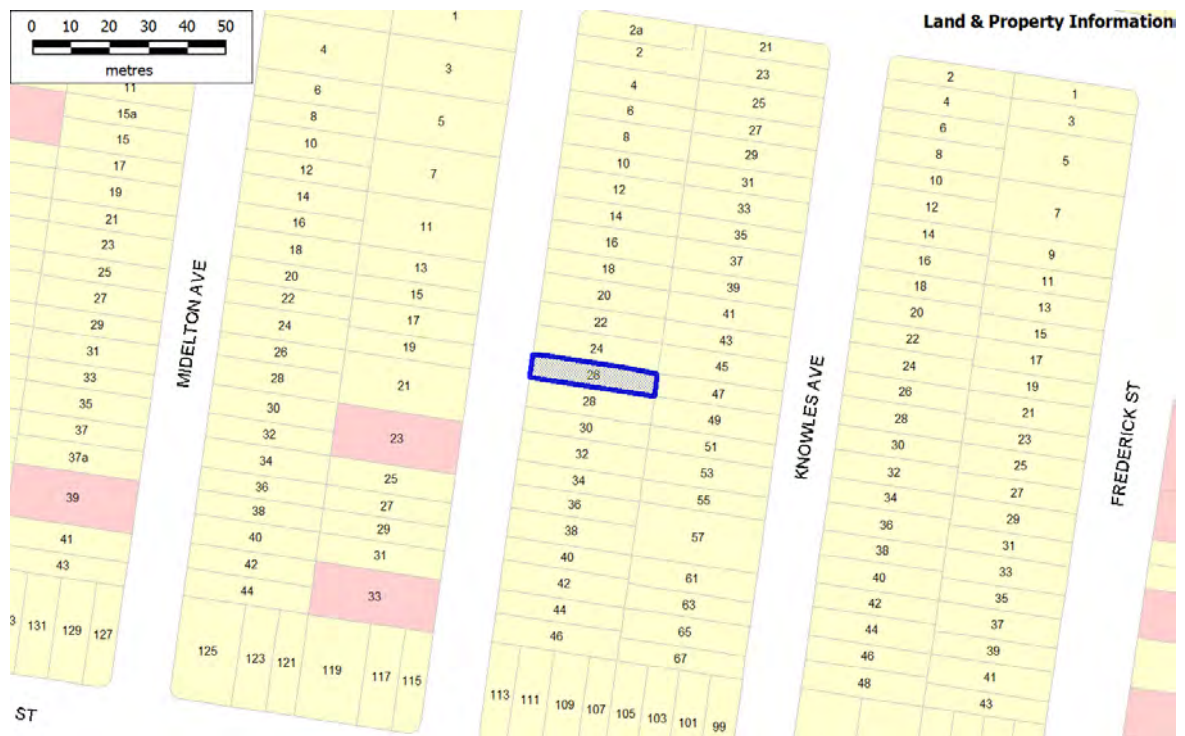




Report to the Waverley Development Assessment Panel

Application number	DA-393/2014
Site address	26 Gould Street, North Bondi
Proposal	Partial demolition of front fence and front verandah , new fence, gate, hardstand carspace and landscaping
Date of lodgement	25 August 2014
Owner	Ms A C De Torres
Applicant	Ms A C De Torres
Submissions	Three (3) submissions received PLUS email correspondence between one of the objectors and two Councillors
Cost of works	\$15,000
Issues	Vehicular Access and Parking, Fences and Landscaping
Recommendation	That the application be APPROVAL subject to conditions of consent

Site Map



1.1 SITE AND SURROUNDING LOCALITY

A site visit was carried out on 19 September 2014.

The site is identified as Lot B in DP 442823, known as 26 Gould Street, North Bondi. It is located on the eastern side of Gould Street (also known as Gould Street North) between Murrivier Road and O'Donnell Street. The site is rectangular in shape with a street frontage measuring 6.05m. The site has an area of 197m² and is generally flat.

The site is occupied by a two storey semi-detached dwelling with a solid, rendered masonry front fence. The site does not currently benefit from vehicular access and off-street car parking.

The subject site is adjoined by semi-detached dwellings to the north and south. The locality is characterised by low and medium density residential developments, including semi-detached and residential flat buildings. Properties on the eastern side of Gould Street comprise vehicular access and off-street car parking in the form of hardstands and carports.



Figure 1: Subject site frontage



Figure 2: Front verandah of the semi-detached dwelling



Figure 3: Examples of car parking facilities within Gould Street North and to the south of the site (28 and 30 Gould Street shown in picture on left-hand side and 34 and 36 Gould Street shown in picture on right-hand side)

1.2 PROPOSAL

The proposal involves the following works:

- Partial demolition of the front fence;
- Construction of a single hardstand car space in the front yard, involving removal of raised tiled slab of the front verandah;
- Construction of a new 2m high front telescopic gate and palisade fence; and
- Landscaping works.

The vehicular crossing required to provide access to the proposed hardstand will require the transplanting of an immature Bottlebrush tree.

1.3 RELEVANT HISTORY

A search of Council's records revealed no relevant development history pertaining to the site.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under Section 79C of the Environmental Planning and Assessment Act, 1979.

2.1 SECTION 79C (1)(A) PLANNING INSTRUMENTS AND DCP

SEPP 55 Remediation of Land

There is no known history of contamination applicable to the site. The subject site has historically been used for residential purposes. Accordingly, site land contamination is considered unlikely and no further investigation is necessary.

Waverley Local Environmental Plan (LEP) 2012

The relevant matters to be considered under the Waverley LEP 2012 for the proposed development are outlined below:

Waverley LEP 2012 – Compliance Table		
Development Control	Compliance	Comment
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal meets the aims of Waverley LEP 2012.
Part 2 Permitted or prohibited development		
Land Use Table R2 Low Density Residential Zone	Yes	The proposal is ancillary to the semi-detached dwelling use of the site. 'Semi detached dwellings' are permitted with consent in the R2 zone. The proposal satisfies the objectives of the R2 zone.
Part 4 Principle development standards		
4.3 Height of Buildings <ul style="list-style-type: none"> The height of buildings development standard applying to the site is 8.5m 	Yes	The overall building height of the semi-detached dwelling will not change. The proposed front fence will have a building height of 2m. It therefore complies with the development standard.
4.4 Floor space ratio and 4.4A Exceptions to floor space ratio	N/A	The proposal does not involve an increase in gross floor area of the semi-detached dwelling house
Part 5 Miscellaneous provisions		
5.9 Preservation of trees or vegetation	N/A	The proposal will not affect trees that are subject to the tree preservation order under clause 5.9 of Waverley LEP 2012 in that the Frangipani and Bottlebrush trees are less than 5m in height with a trunk width less than 300mm.

Waverley Development Control Plan (DCP) 2012 (Amendment 2)

The relevant matters to be considered under the Waverley DCP 2012 for the proposed development are outlined below:

Waverley DCP 2012 – Part B General design provisions		
Development Control	Compliance	Comment
1. Waste	Yes	A Site Waste and Recycling Management Plan accompanies the application. The plans indicate that garbage and recycling bins will be stored within the side passageway behind the front wall of the semi-detached dwelling.
8. Transport	Yes	<ul style="list-style-type: none"> Off-street car parking is available for the majority of properties on the eastern side of Gould Street (i.e. the same side of the street as the site). Figure 3 shows which surrounding properties benefit from off-street car parking. See discussion in 'Issues' section of report that justifies why vehicular access and off-street car parking are permitted on the site.
<ul style="list-style-type: none"> Where off-street car parking is not characteristic of the street, vehicular access from the street is not permitted Car parking and vehicular access must not dominate the streetscape 	Yes	<ul style="list-style-type: none"> The proposed hardstand will not dominate the streetscape. It will provide an opportunity to redesign the existing tall, solid front fence that currently detracts from the street presentation of the semi-detached dwelling on the site.

Waverley DCP 2012 – Part C1
Residential development – Dwelling House and Dual Occupancy Development

Development Control	Compliance	Comment
1.5 Streetscape & visual impact	Yes	The proposed hardstand provides an opportunity to redesign the front fence of the property, which, in its current form, detracts from the street presentation of the site and the semi-detached dwelling. A condition of consent is recommended to require the design of the new sliding gate and front fence to reflect that of existing front fences in the street.
1.6 Fences <ul style="list-style-type: none"> • 1.2m maximum height 	No	The proposed front fence will have an overall height of 2m above footpath level, which exceeds the 1.2m maximum height limit for front fencing.
1.10 Car Parking 1.10.1 Parking Rates <ul style="list-style-type: none"> • Maximum one (1) space • Reduced rate or no parking may be required given circumstances. 1.10.2 Location <ul style="list-style-type: none"> • Follow hierarchy of preferred car parking locations 	 Yes N/A See discussion	<ul style="list-style-type: none"> • One (1) car parking space is proposed. • An off-street parking prohibition is not required for the site given that: <ul style="list-style-type: none"> ○ the proposal will not result in detrimental impacts on the streetscape and health of a significant tree; ○ The driveway will comply with maximum gradients and design standards required by the Australian Standards; ○ Vehicular access will not detrimentally impact on pedestrian and traffic movements and safety; ○ Vehicular access will not result in the loss of more than one on-street car parking space; and ○ The proposal accommodates one (1) off-street car parking space and will result in no more than one (1) on-street car parking space being lost. • The proposal has regard to the hierarchy of preferred car parking locations in that the site does not have rear lane access and the car space cannot be situated to the side and behind the front building line of the semi-detached dwelling.

<ul style="list-style-type: none"> • Maximum width of 45% of site frontage • Not greater than a single car space • Minimum 5.4m distance between the building and site frontage <p><i>1.10.3 Design</i></p> <ul style="list-style-type: none"> • No element of street facade of a building removed or demolished <p><i>1.10.4 Dimensions</i></p> <ul style="list-style-type: none"> • Minimum dimensions 5.4m x 2.4m per vehicle • Internal sliding or hinged gates to be provided <p><i>1.10.5 Driveways</i></p> <ul style="list-style-type: none"> • Maximum of one (1) crossing per property • Maximum width of 3m (excluding splays) • Vehicular crossing not permitted where loss of two or more on-street car parking spaces 	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<ul style="list-style-type: none"> • 2.7m or 45% of site frontage. • Single car space width. • Distance between the front external wall of the semi-detached dwelling and site frontage is 5.8m. The gap between the two verandah columns measures 2.8m, which provides adequate clearance for a parked vehicle. • The proposal involves the removal of the floor slab of the verandah, however, it will retain the defining features of the verandah, such as its columns. • The dimensions of the proposed car space are 5.5m by 2.5m. • Internal sliding gates are proposed. • One (1) vehicular crossing proposed. • The width of the vehicular crossing is 3m. • The vehicular crossing will result in the loss of one (1) on-street car parking space. The crossing will be sited approximately 6.7m away from an existing vehicular crossing to the north that provides vehicular access to 24 Gould Street. The distance between the crossings is sufficient to maintain one on-street car parking space.
<p>1.11 Landscaping and open space</p> <ul style="list-style-type: none"> • Open Space (40% of site area): 78.8m² • Landscaped area (15% of site area): 29.55m² • Front Open Space (50% of front building setback area): 12.81m² • Front Open Space as landscaped area (50%): 12.81m² 	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<ul style="list-style-type: none"> • Overall open space: 97.51m² (50%) • Overall landscaped area: 49.84m² (25%) • Front Open Space: 25.61m² (100%) • Front Landscaped Area: 9.26m² (36%)

ISSUES

Fences

The height of the proposed front fence will match that of the existing solid front fence on the site, which is 2m above footpath level. Several properties in Gould Street North feature high and solid front fences. In this instance, the height of the front fence will not detract from the streetscape, and on that basis, the height is assessed as acceptable.

The proposed front fence will comprise vertical slats. The materials of the fence are not detailed on the plans. The light-weight, open parts of front fences in the street, such as those at 24 and 22 Gould Street (to the north of the site), feature horizontal timber slats. In order to achieve consistency with the design and appearance of these surrounding front fences, a condition of consent is recommended to require the new front fence and sliding gate to comprise horizontal timber slats.

Vehicular Access and Parking

Off-street car parking is common for properties on Gould Street North between Murriverie Road (to the north) and O'Donnell Street (to the south), particularly on the eastern side of Gould Street North. **Figure 4** indicates the properties on the eastern side of Gould Street and in the vicinity of the site (between 12 Gould Street and 42 Gould Street) that comprise off-street car parking and the location of car parking for those properties.

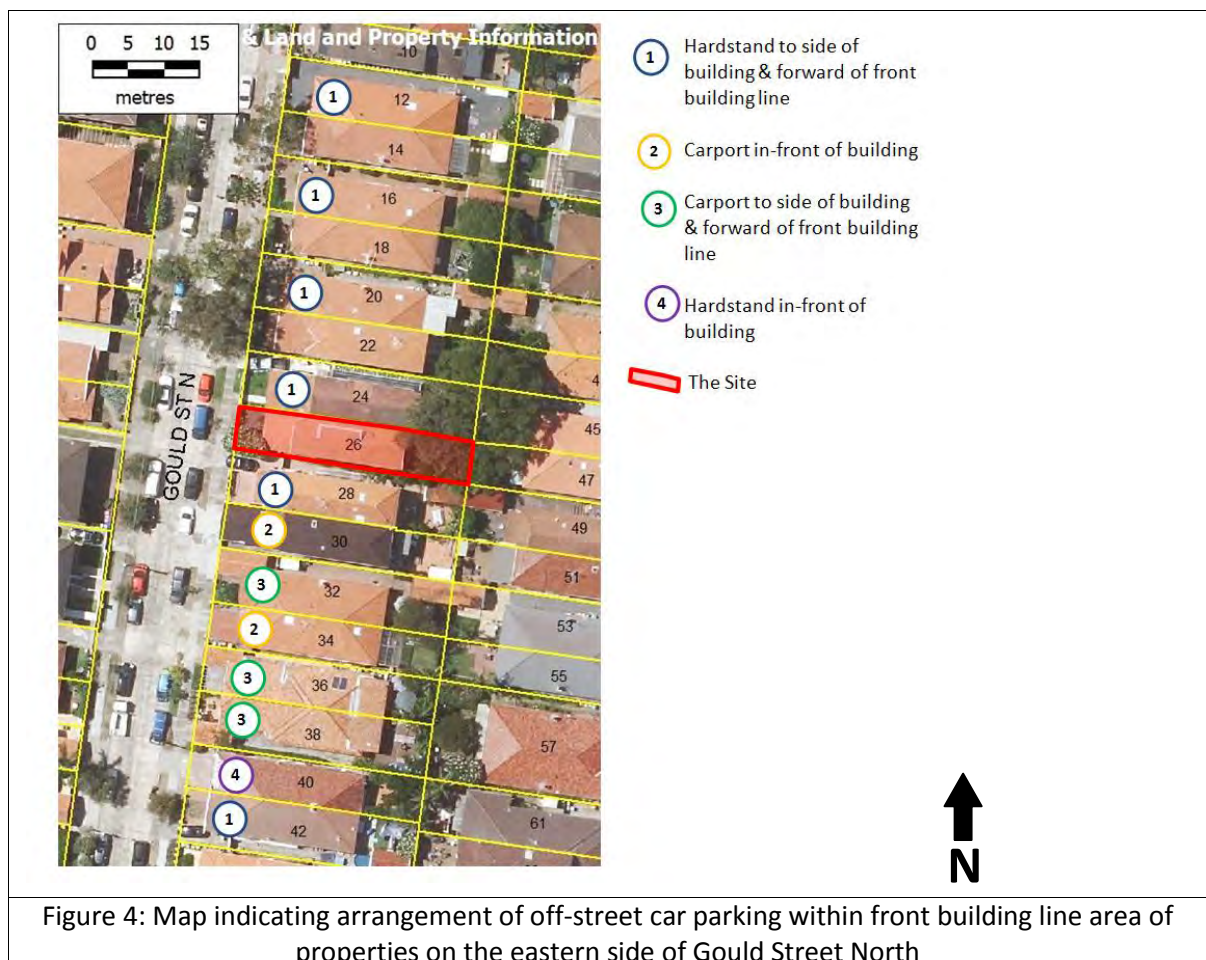


Figure 4 shows a pattern of off-street car parking and vehicular access available at one semi of each pair of semi-detached dwellings between 12 and 26 Gould Street North (to the north of the site). These car spaces are in the form of an open hardstand and are located to the side and often forward of the front building line. **Figure 4** shows all semi-detached dwellings between 28 and 42 Gould Street North (to the south of the site) comprising off-street car parking, a majority of which are in the form of carports with rollerdoors and a solid construction. Off-street car parking for the site would therefore not be uncharacteristic or unreasonable given the established pattern of off-street car parking for a majority of semi-detached dwellings on the eastern side of Gould Street North.

In relation to the location of the proposed hardstand, planning control (d) under section 1.10.3 Part C1 of Waverley DCP 2012 sets out the considerations when permitting a hardstand or carport forward of the front building line. These considerations are extracted below:

- (i) *There is no rear access;*
- (ii) *The site is of sufficient width where the car space will not dominate the existing building (i.e. does not exceed 45% of the width of the site frontage);*
- (iii) *It is no greater than a single car space;*
- (iv) *The distance between the building and the front property boundary is a minimum of 5.4m;*
- (v) *Public views would not be adversely affected;*
- (vi) *There is a predominance of this form of off street car parking in the immediate vicinity of the site;*
- (vii) *It is designed so that it does not detract from the heritage significance of the building or area;*
- (viii) *There is limited availability to public transport;*
- (ix) *The safety of vehicles, pedestrians and cyclists is maintained; and*
- (x) *There is adequate bin storage space other than on the hardstand.*

The proposal is assessed against the considerations listed above and can be summarised as follows:

- the site does not have rear access;
- the hardstand car space will have a maximum width of 2.7m, which equates to approximately 45% of the site frontage;
- the car space will not be greater than a single car space;
- the distance between the front external wall of the semi-detached dwelling is 5.7m, which demonstrates that the front yard will provide ample space for a vehicle to be parked wholly within the site;
- the car space will not affect public views;
- off-street car parking in the form of a hardstand and carport is prevalent in the immediate vicinity of the site;
- the site is situated outside of a catchment area benefiting from frequent bus services;
- the car space is not expected to compromise the safety of vehicles, pedestrians and cyclists; and
- the side passageway will provide adequate bin storage.

Given that the proposed car space satisfies the considerations listed under planning control (d), the location of the car space will not adversely affect the street presentation of the semi-detached dwelling and not detract from the streetscape. Therefore, the location of the car space is assessed as acceptable.

Landscaping and Open Space

The front yard will provide for 9.26m² of landscaped area, which is less than the minimum amount of landscaped area required in the front building setback area (i.e. 12.81m²) under Waverley DCP 2012. The front yard area currently comprises a lack of landscaped area. The proposal will slightly increase the amount of landscaped area in the front yard. The existing Frangipani tree is proposed to be retained, which will assist softening the built form elements of the site from the street. The non-compliance with the minimum front landscaped area numeric control is therefore assessed as acceptable.

2.2 SECTION 79C(1)(B) – OTHER IMPACTS OF THE DEVELOPMENT

The proposed development is capable of complying with the BCA.

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

2.3 SECTION 79C(1)(C) – SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The site is considered to be suitable for the proposed development.

2.4 SECTION 79C(1)(D) – ANY SUBMISSIONS

The application was notified for 14 days in accordance with *Waverley Development Control Plan 2012, Part A – Advertised and Notified Development*.

The application attracted three (3) submissions and email correspondence between one submitter and two Councillors. The email correspondence between a submitter and the Councillors raised issue with the loss of one on-street car parking space as a result of the proposal.

The issues raised in the submissions are summarised and discussed below.

Issue: The proposal will result in a loss of one (1) on-street car parking space in the street, which has a limited amount of on-street car parking spaces

Response: Noted. The report demonstrates that the proposal satisfies relevant objectives, strategies and planning controls contained in Part B8 and section 1.10 Part C1 of Waverley DCP 2012 as they relate to the appropriateness of permitting off-street car parking to particular properties. The loss of one on-street car parking space has been assessed as acceptable by virtue of compliance with relevant planning controls contained in Waverley DCP 2012.

Issue: The proposal will set a precedent where semis without car spaces will apply for off-street parking, making it difficult to park in the street

Response: Noted. Each application for off-street car parking would be assessed on merit and on a case-by-case manner. The assessment of the subject application found that the proposed hardstand car space is acceptable in that it satisfies the parking rates, location, design, dimensions and driveway planning controls for off-street car parking spaces.

Issue: Council should have notified all properties in the street about the application

Response: Section 3.3 Part A3 of Waverley DCP 2012 sets out the process to determine the extent of notification and persons to be notified. The subject application followed that process and only those adjoining and adjacent properties that would be directly affected by the proposal were notified.

Issue: Original town planning for Gould Street North allowed only every second property off-street car parking, which resulted in each house having one (1) on-street car parking space directly in front of their property

Response: Noted. The pattern of off-street car parking available within properties on the eastern side of Gould Street North and in the vicinity of the site has been discussed in the body of the report.

Issue: Suggestion for a maximum two (2) hour restrictions for on-street car parking spaces in Gould Street North

Response: This is a matter for Council's Creating Waverley sub-program and the Waverley Traffic Committee to consider and is unable to be dealt with at the development application process.

2.5 SECTION 79C(1)(E) – PUBLIC INTEREST

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

Council's Professional Engineer – Traffic and Manager, Transport and Development (Creating Waverley) did not object to the proposal, subject to conditions of consent.

4. SUMMARY

The application involves the construction of a one vehicle hardstand car space within the front yard of the subject site, including partial demolition of the high, solid front fence, the majority of which is proposed to be replaced with an open palisade sliding vehicular gate and fence. The main issues in the assessment of the application are car parking, fences and landscaping. These issues are assessed as acceptable, subject to conditions of consent.

The application received three submissions objecting to the proposal. Email correspondence between one of the objectors and two Councillors were forwarded to Council officers. The email correspondence raised issue with the loss of one on-street car parking space as a result of the proposal, which has been considered and addressed in the report.

The application is recommended for approval, subject to conditions of consent.

5. RECOMMENDATION TO WAVERLEY DEVELOPMENT ASSESSMENT PANEL

That the Development Application be **APPROVED** by the Waverley Development Assessment Panel subject to the Conditions in Appendix A:

Report Prepared by:

**Reviewed and agreed on behalf of the
Development and Building Unit by:**

Ben Magistrale
Development Assessment Planner

Arif Faruqi
Manager, Development Assessment (North)

Date: 28 October 2014

Date: 12 November 2014

APPENDIX A – CONDITIONS OF CONSENT

A. APPROVED DEVELOPMENT

1. APPROVED DEVELOPMENT

The development must be in accordance with:

- (a) Architectural Plan Nos DA.1001, DA.1002 and DA1.003, tables and documentation prepared by Valued Projects Pty Ltd, dated August 2014, and received by Council on 25 August 2014; and
- (b) The Site Waste and Recycling Management Plan (SWRMP) and Checklist, in accordance with the SWRMP Checklist of Part B, Waverley DCP 2012.

Except where amended by the following conditions of consent.

2. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

- (a) In order to achieve consistency with the established design and appearance of front fencing in the immediate vicinity of the site, particularly in relation to 24 Gould Street (adjoining the site to the north), the front fence and sliding gate shall be comprised of horizontal timber slats. The height of the front fence and sliding gate shall match that of the front fence at 24 Gould Street.

The amendments are to be approved by Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

3. BONDI - ROSE BAY SAND BODY

This site is located within the Bondi - Rose Bay Sand Body as identified in Council's Aboriginal Cultural Heritage Study 2009. Should an object of potential Aboriginal or archaeological significance be discovered during the demolition, excavation or construction period associated with this development, works are to immediately cease and the NSW National Parks and Wildlife Service must be contacted. Works may resume on the site pending receipt of express written permission from the NSW National Parks and Wildlife Service. Waverley Council must be notified of any referral to the NSW National Parks and Wildlife Service and be provided with a copy of any subsequent response.

B. COMPLIANCE PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

4. SECTION 94A CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 94A of the *Environmental Planning and Assessment Act 1979* and Waverley Council Development Contributions Plan 2006 in accordance with the following:

- (a) A cost report indicating the itemised cost of the development shall be completed and submitted to council:

- (1) Where the total development cost is less than \$500,000:

"Waverley Council Cost Summary Report"; or,

- (2) Where the total development cost is \$500,000 or more:
"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".

A copy of the required format for the cost reports may be obtained from Waverley Council Customer Service Centre or downloaded from: www.waverley.nsw.gov.au/publications/

- (b) Prior to the issue of the Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than \$100,000.
- (c) Should a section 96 modification result in any change to the total cost of the work, the Section 94A contribution is to be revised and amended. Prior to the issue of the Construction Certificate, evidence must be provided that the revised levy has been paid to Council in accordance with this condition.

Waverley Council Development Contributions Plans 2006 may be inspected at Waverley Council Customer Service Centre.

Advisory Note

- A development valued at \$100,000 or less will be exempt from the levy.
- A development valued at \$100,001 - \$200,000 will attract a levy of 0.5%.
- A development valued at \$200,001 or more will attract a levy of 1% based on the full cost of the development.

5. SECURITY DEPOSIT

A deposit or guarantee satisfactory to Council for the amount of \$750 must be provided as security for the payment of the cost of making good any damage caused or unauthorised works that may be caused to any Council property as a consequence of this building work.

This deposit (cash or cheque) or guarantee must be established prior to the issue of the Construction Certificate. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property or rectification of unauthorised works on Council property will be refunded after satisfactory completion of the building work to the person who paid the deposit.

6. LONG SERVICE LEVY

A long service levy, as required under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to Council prior to the issue of a Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing \$25,000 or more.

7. NO BUILDING OR DEMOLITION WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, or demolition work, must not be commenced until:

- (a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with Section 81A(2) of the Environmental Planning & Assessment Act, 1979; and
- (b) a Principal Certifying Authority has been appointed and Council has been notified of appointment in accordance with Section 81(A)(2)(b) of the Environmental Planning & the Assessment Act, 1979 and Form 7 of Schedule 1 of the Regulations; and
- (c) Council is given at least two days Notice in writing of the intention to commence the building works.

The owner/applicant may make application to Council or an Accredited Certifier for the issue of a Construction Certificate and to be the Principle Certifying Authority.

8. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A Site Waste and Recycling Management Plan (SWRMP) Checklist 2 shall be submitted to the Principal Certifying Authority for approval in accordance with Waverley DCP 2012 prior to the issue of the Construction Certificate. In this regard, Council expects demolition and excavated material to be reused and/or recycled wherever possible.

The builder and all subcontractors shall comply with the approved SWRMP Part 1 and 2 at all times during construction. At least one copy of the SWRMP is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

9. EROSION, SEDIMENT AND POLLUTION CONTROL

Erosion, sediment and pollution control measures are to be implemented on this site. These measures are to be in accordance with Council's Stormwater Policy and are to be implemented prior to commencement of any work or activities on or around the site. Details of these measures are to be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate.

10. ENGINEERING DETAILS

Structural details prepared and certified by a practicing Structural Engineer being furnished to Council or Accredited Certifier in connection with all structural components prior to the issue of a Construction Certificate.

11. FENCE NOT TO ENCROACH BEYOND BOUNDARIES

No portion of the proposed fence, including the footings, is to encroach beyond the boundaries of the subject property. Alternatively, documentary evidence that the owner of the adjoining property has no objection to the construction of the party fence wall on the common boundary between these properties is to be submitted to Council prior to the issue of a Construction Certificate.

C. COMPLIANCE PRIOR TO AND DURING CONSTRUCTION

12. PRIOR TO SITE WORKS

The Principal Certifying Authority must be informed in writing before any site works, building or demolition commences of:

- (a) the name and contractor licence number of the licensee who has contracted to do, or intends to do, work ; or
- (b) the name and permit number of the owner/builder who intends to do the work; and
- (c) any change to these arrangements for doing of the work.

13. HOME BUILDING ACT

The builder or person who does the residential building work shall comply with the applicable requirements of Part 6 of the Home and Building Act, 1989. In this regard a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy the Principal Certifying Authority that they have complied with the applicant requirements of Part 6, before any work commences.

14. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

15. DEMOLITION OR ALTERATION OF PRE 1987 BUILDINGS

At least five (5) days prior to the demolition, renovation work or alterations and additions to any building constructed before 1987, the person acting on the consent shall submit a Work Plan prepared in accordance with Australian Standard AS 2601-2001, Demolition of Structure and a Hazardous Materials Assessment prepared by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

- (a) outline the identification of any hazardous materials, including surfaces coated with lead paint;
- (b) confirm that no asbestos products are present on the subject land; or
- (c) particularise a method of safely disposing of the asbestos in accordance with the Code of Practice on how to safely remove asbestos published by WorkCover NSW (catalogue WC03561)
- (d) describe the method of demolition;
- (e) describe the precautions to be employed to minimise any dust nuisance; and
- (f) describe the disposal methods for hazardous materials.

16. COMPLIANCE WITH WORKCOVER NSW REQUIREMENTS

All site works complying with the occupational health and safety requirements of WorkCover NSW.

17. SOIL AND WATER MANAGEMENT PLAN

A Soil and Water Management Plan (also known as an Erosion and Sediment Control Plan) shall be prepared according to SSROC's Soil and Water Management Brochure and the NSW Environment Protection Authority (EPA) Managing Urban Stormwater: Soils and Construction. This Plan shall be implemented prior to commencement of any works or activities. All controls in the Plan shall be maintained at all time. A copy of the Soil and Water Management Plan must be kept on site at all times and made available to Council officers on request.

18. SOIL AND WATER MANAGEMENT SIGN

Throughout the construction/remediation/demolition period, Council's warning sign for soil and water management must be displayed on the most prominent point of the building site, visible to both the street and site works. A copy of the sign is available from Council.

19. STOCKPILES

Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

20. LOCATION OF BUILDING OPERATIONS

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footpaths or in any locations which could lead to the discharge of materials into the stormwater drainage system.

21. ALL BUILDING MATERIALS STORED ON SITE

All building materials and any other items associated with the development are to be stored within the confines of the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

22. CONSTRUCTION HOURS

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

- (a) The Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which form part of public holiday weekends;
- (b) Sundays and public holidays; and
- (c) On the Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which immediately precede or follow industry Rostered Days Off, as agreed by the CFMEU and the Master Builders Association of NSW.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2000.

23. BUILDING CODE OF AUSTRALIA

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

24. BUILDING LEGISLATION AMENDMENT (QUALITY OF CONSTRUCTION) ACT - INSPECTIONS (DWELLING HOUSES CLASS 1 AND 10)

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) and in accordance with the Building Legislation (Quality of Construction) Act 2002 and the Environmental Planning and Assessment Regulations. Also, documentary evidence of compliance with the relevant terms of conditions of development consent and standards of construction detailed in the Building Code of Australia is to be obtained prior to proceeding to the subsequent stages of construction and/or issue of an Occupation Certificate.

MANDATORY Critical Stage Inspections **MUST** be carried out by the PCA for work undertaken during specified stages of construction and prior to issuing an Occupation Certificate.

The specified **MANDATORY** inspections are:

In the case of a Class 1 and 10 building:

- (a) at the commencement of building work;
- (b) after excavation for, and prior to the placement of, any footings;
- (c) prior to pouring any in-situ reinforced concrete building element;
- (d) prior to covering of the framework for any floor, roof or other building element;
- (e) prior to covering any waterproofing in any wet areas;
- (f) prior to covering any stormwater drainage connections; and
- (g) after the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

Note: Certification may be required from a suitably qualified person, in relation to specialist matters, verifying that particular works satisfy the relevant requirements of the Building Code of Australia and standards of construction.

25. CERTIFICATE OF SURVEY - LEVELS

All construction works shall be strictly in accordance with the Reduced Levels (RLs) as shown on the approved plans. Certification from a Registered Surveyor certifying ground, upper floor/s and finished ridge levels is to be submitted to the Principal Certifying Authority during construction and prior to continuing to a higher level of the building.

26. TREE PRESERVATION

A tree preservation order exists in the Waverley Local Government Area. Before any site can be developed, an application must be made in writing to Council prior to removal of tree/trees. Should permission be granted, the applicant will receive a permit to proceed.

27. WORK OUTSIDE PROPERTY BOUNDARY

All work outside the property boundary is to be carried out with the approval of, and in accordance with, the requirements of Council at the applicant's expense.

28. NEW VEHICLE CROSSING

A new vehicle crossing is to be provided to access the proposed **hardstand**. A separate application is required for the new vehicle crossing with all work to be carried out with the approval of and in accordance with the requirements of Council.

29. VEHICULAR ACCESS - FINISHED LEVEL

The finished level at the property boundary on **both** sides of the vehicle crossing is to be **50mm above** the existing concrete footpath.

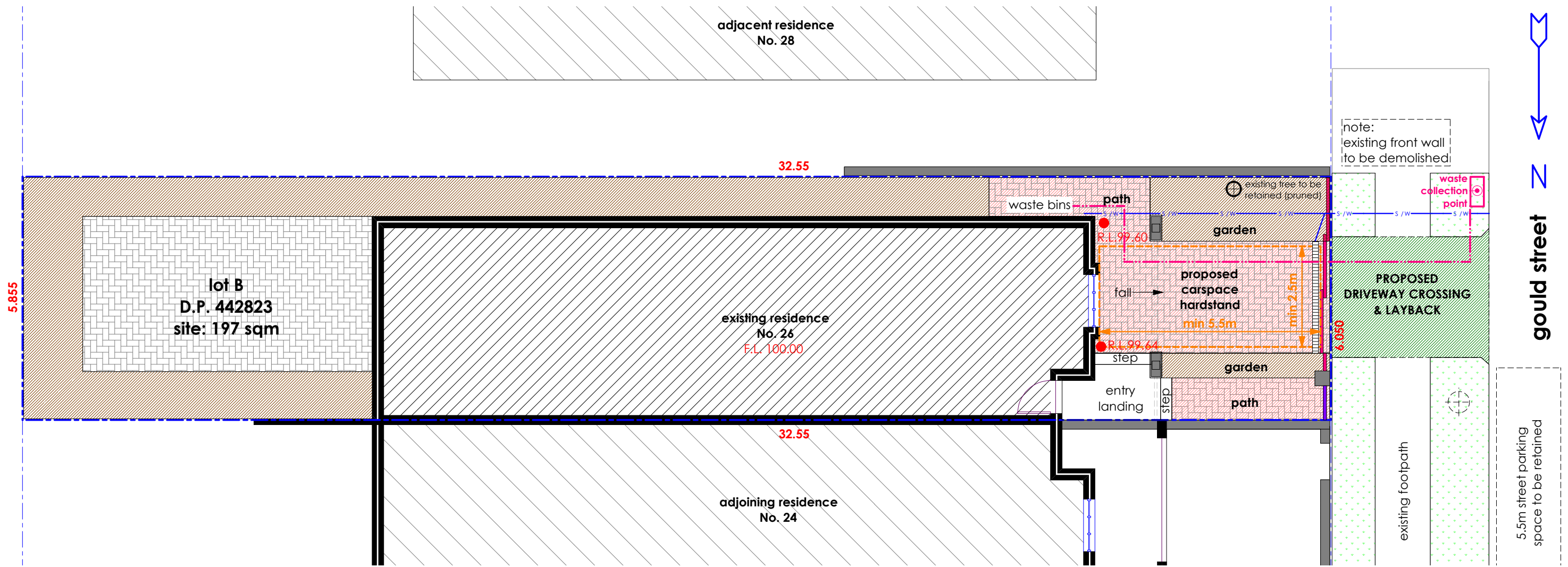
30. VEHICLE TO BE PARKED WITHIN THE SITE

Any vehicle utilising the car space is to be parked fully within the confines of the site and is not to park over the public footway at any time.

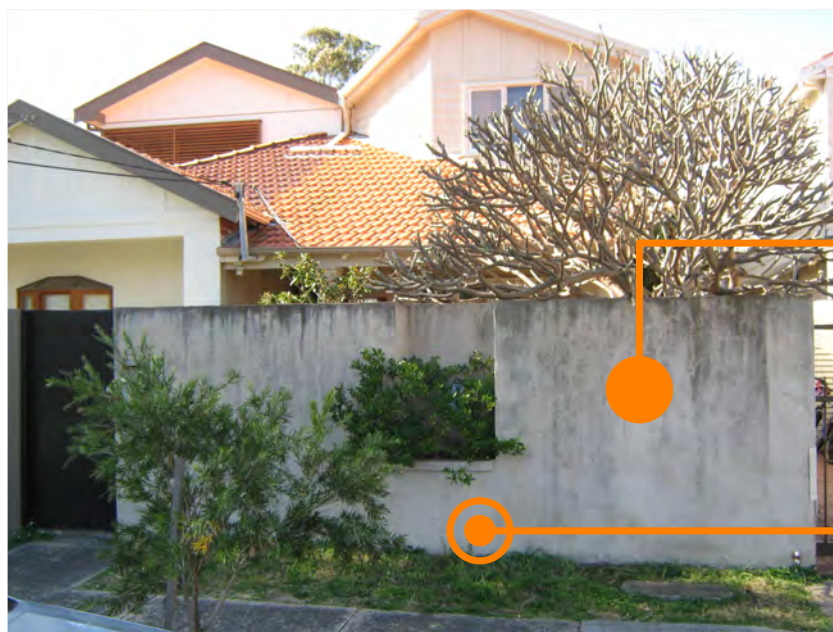
D. COMPLIANCE PRIOR TO OCCUPATION OR DURING OCCUPATION

31. FINAL OCCUPATION CERTIFICATE

The Principal Certifying Authority prior to occupation or use of the development must issue a final Occupation Certificate. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning & Assessment Act, 1979 have been satisfied.



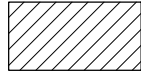

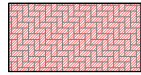

site plan



existing front fence to be demolished & replaced with aluminium gates

new 5.5 x 2.5m car space hardstand located behind front boundary gates

Legend

-  Existing dwelling
-  Soft landscaping
-  Proposed car space hardstand & paths
-  Proposed concrete driveway crossing & layback

Site Calculations

Site	197 sq. metres
Existing Dwelling	No Change
Landscaping	
Existing Soft	40 sq. metres (20%)
Proposed Soft	51.6 sq. metres (26%)



All work to comply with B.C.A and relevant Australian Standards.

Do not scale off drawings. Builders and subcontractors should check and confirm all measurements on-site and discuss any inconsistencies with the owner before commencing work.

Any detailing not provided on these drawings, shall be resolved between the Owner and the Builder to the owners approval except any structural detailing and design which is to be supplied by a Structural Engineer.

drawing by:



Project: Proposed carspace hardstand with front boundary gates

At: 26 Gould Street, North Bondi

For: A. deTorres

Drawing: SITE PLAN / SITE ANALYSIS + DRAINAGE CONCEPT

Date: August 2014

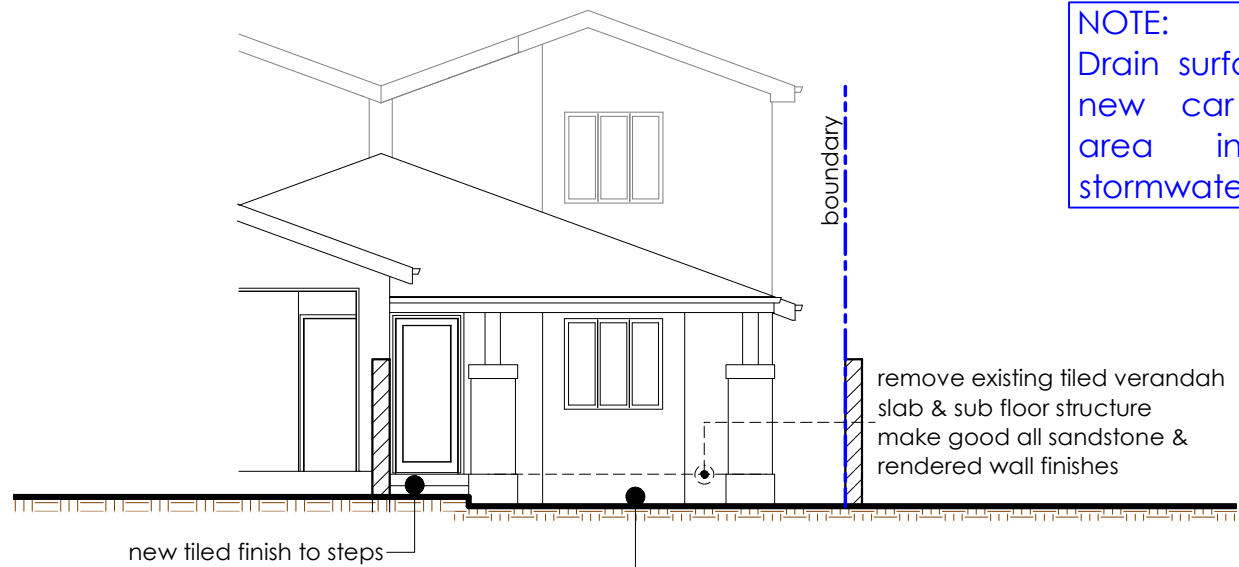
Drawing No. DA.1001

Scale: 1:100

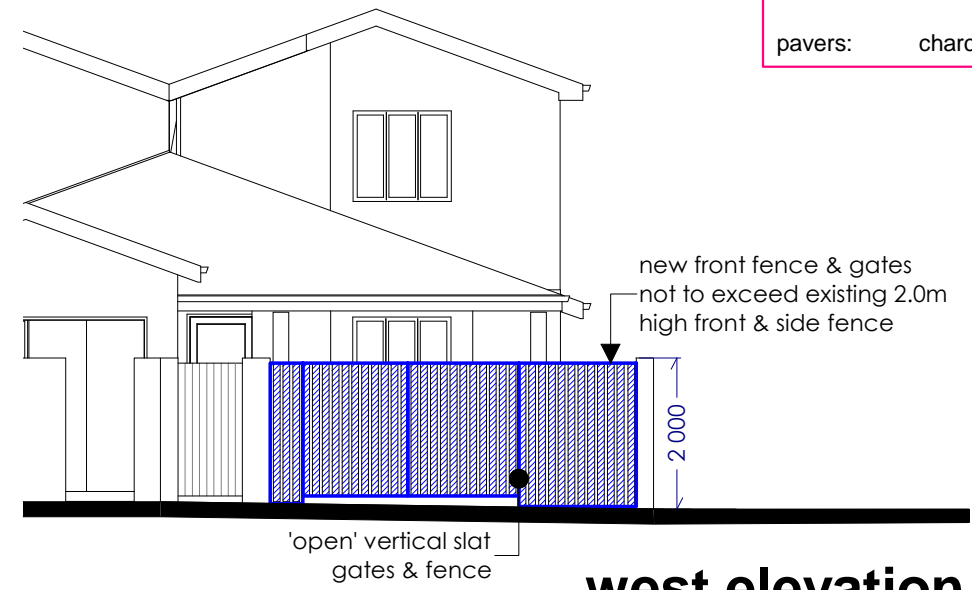
Issue: A

colour scheme for new work
 front fence & gates: colorbond 'night sky'
 pavers: charcoal

NOTE:
 Drain surface water from the new car space hardstand area into the existing stormwater system

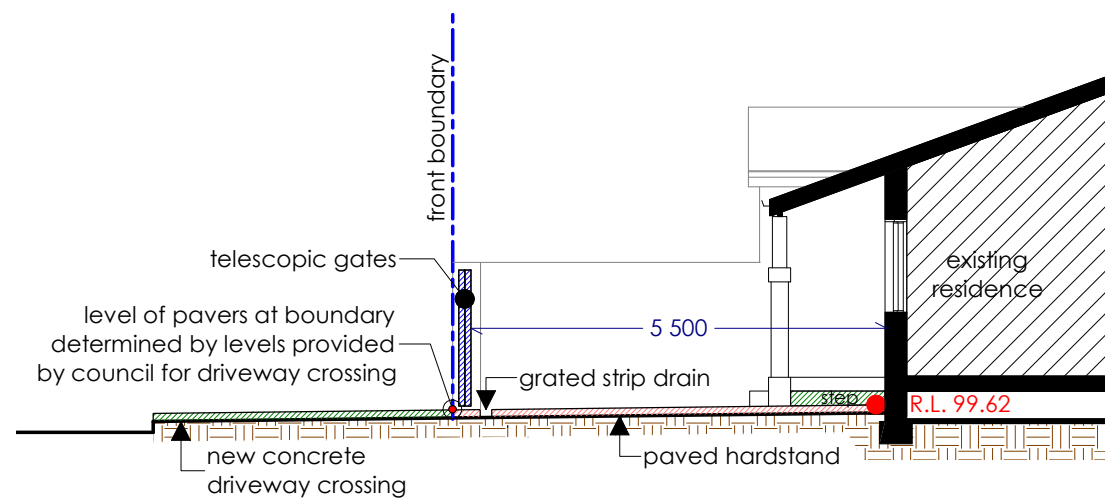


section a - a

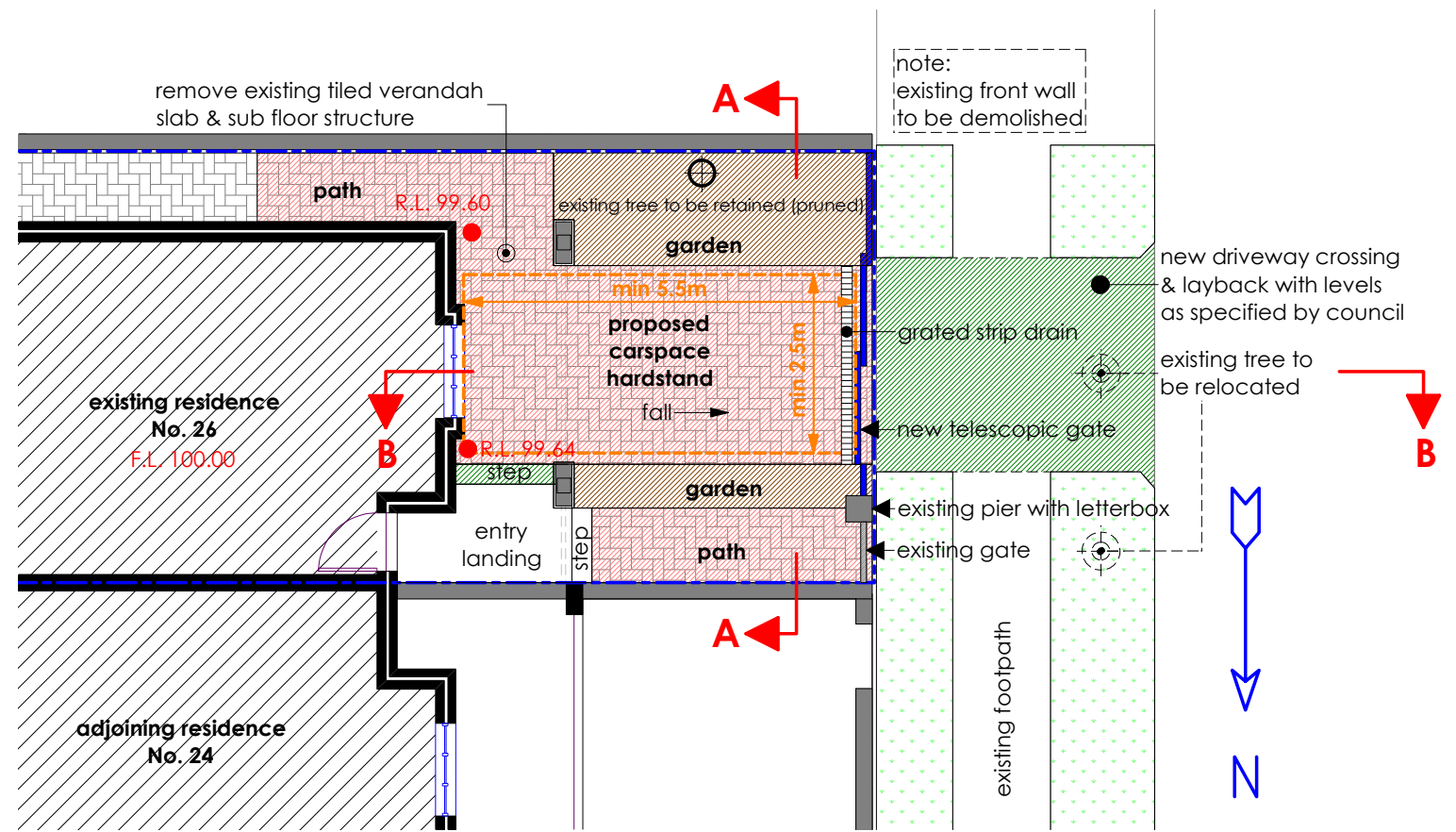


west elevation

remove existing pavers & lay selected pavers suitable for carspace hardstand area. Paved hardstand to be graded to a grated strip drain connected to the existing stormwater system



section b - b



plan



All work to comply with B.C.A and relevant Australian Standards.

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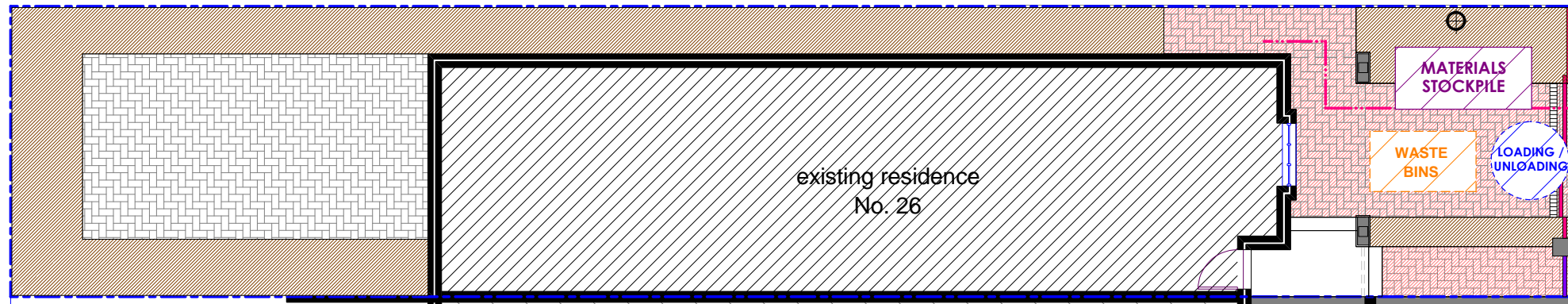
Any detailing not provided on these drawings, shall be resolved between the Owner and the Builder to the owners approval except any structural detailing and design which is to be supplied by a Structural Engineer.

drawing by:

9 Walker Road
 Port Hacking NSW 2229
 Phone: 0419 644 365

Project: Proposed carspace hardstand with front boundary gates
 At: 26 Gould Street, North Bondi
 For: A. deTorres

Drawing: PLAN + WEST ELEVATION + SECTIONS A - A & B - B
 Date: August 2014
 Scale: 1:100
 Drawing No. DA.1002
 Issue: A



gould street

construction management plan

NOTES





Before work commences carry out the following steps.

1. Establish a single stabilised entry/exit point.
2. Install sediment fence(s) as directed by council.
3. Clear only the areas necessary and plan the staging of work to minimise the amount of soil exposed at any time.
4. Store stockpiles on site and place sediment controls around them. If additional storage room is needed at any time, Council approval must be obtained prior to the placement of materials on the footpath.
5. Install onsite waste receptacles and remove/empty at regular intervals.
6. All stockpiles are to be clear of drains, gutters and footpaths.
7. Drainage is to be connected to the stormwater system as soon as possible.
8. Wash equipment in an area of the site that does not drain into the stormwater system.

Maintenance of Controls

1. All erosion and sediment control measures are to be inspected and maintained daily by the site manager.
2. Inspect roadway and footpath and sweep up any sediment.

Legend of Symbols

-  Area for delivery and loading/unloading materials
-  Waste Bins
-  All building materials to be stored on site
-  Sediment Barrier (geotextile fabric or straw bales)

All work to comply with B.C.A and relevant Australian Standards.

Do not scale off drawings. Builders and subcontractors should check and confirm all measurements on-site and discuss any inconsistencies with the owner before commencing work.

Any detailing not provided on these drawings, shall be resolved between the Owner and the Builder to the owners approval except any structural detailing and design which is to be supplied by a Structural Engineer.

drawing by:



Project: Proposed carspace hardstand with front boundary gates

At: 26 Gould Street, North Bondi

For: A. deTorres

Drawing: CONSTRUCTION MANAGEMENT PLAN

Date: August 2014

Scale: 1:125

Drawing No. DA.1003

Issue:

464^A