

420 Bronte Road, Bronte – Carport (DA 616/2010)

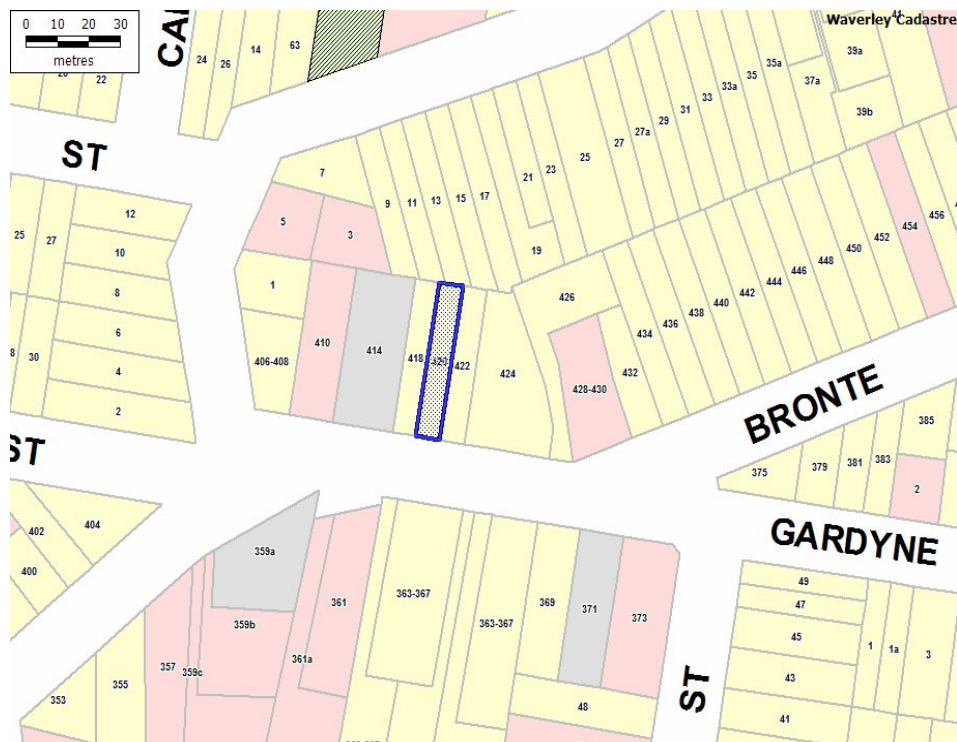
Report dated 8 February 2010 from the Development and Building Unit.

Recommendation: That the application be approved in accordance with the conditions contained in this report.

Referred to DCC on the request of Cn Main and seconded Cancian for public interest reasons.

Development Assessment Report	
Development Application No.	DA 616/2009
Address	420 Bronte Road, Bronte
Lodgement Date	1 December 2009
Proposal	Construction of new double carport to front of dwelling
Zoning and relevant controls	<ul style="list-style-type: none"> • Residential 2(a) – low density according to WLEP 1996 • Waverley Development Control Plan (WDCCP) 2006
Owner	Mr T K & Mrs T M Powell
Applicant	Frank Serra
Submissions	One submission received
Issues	Parking / carport at front
Recommendation	That the application be APPROVED

Site Map



1. PREAMBLE

1.1 The Site and its Locality

The subject site is located on the northern side of Bronte Road, between Murray and Gardyne Streets, Bronte. The site is rectangular in shape with a frontage of 7.47m, a length of 54.2m and an area of 346.4sq.m. The site has a slight to moderate fall from the southern front to the northern rear of approximately 5.4m.

The subject dwelling forms the eastern part of a pair of semi-detached dwellings comprising of 420 (subject) and 418 Bronte Road. The original pair of dwellings were symmetrical with one another, whereby 418 Bronte Road has recently been renovated (double carport, first floor (attic) addition, rear extension and internal reconfiguration). Whilst 420 Bronte Rd (subject site) is currently in the process of comparable renovation works to those exhibited next door, with the exception of no carport at the front (deleted from DA 559/2008 application by way of condition).

The surrounding locality consists of predominantly residential uses varying in heights. To the west is the adjoining semi-detached dwelling (No. 418) with double carport, whilst adjoining to the east (No. 422) is a detached dwelling presenting as two storeys to the front with a double carport fronting Bronte Road.

The site is not listed as an item of heritage significance, is not within a heritage conservation area and is not located within a residential character study area.

1.2 Background

A search of Council records indicate the following property history:

- DA 559/2008 approved 14 July 2009 for alterations and additions to the existing semi detached dwelling including internal reconfiguration, extension to the rear at basement and ground floor levels and new first floor (attic) addition. A double carport at the front with a steeply angled roof design (currently single hardstand) was also proposed as part of the application though deleted by way of condition by the Council, that reads:

2. The proposal is to be amended as follows:

- (a) The double carport is not approved and shall be deleted from the proposal. The existing hardstand space may be rebuilt and integrated into a revised landscape treatment to the front yard, providing for a front boundary fence no higher than 1200mm above natural ground level, retention of existing deep soil plantings and the reuse of the existing crossing...*

1.3 Proposal Description

A new double carport measuring 6.3m (width) x 6.7m (length) is proposed within the front setback, where currently a single hardstand exists. The carport is setback 900mm from the western boundary to allow a strip of landscaping, whilst a 200mm setback from the eastern boundary is proposed to provide a covered walkway to the entry of the dwelling adjacent to the parking area.

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.

2.1.1 Waverley Local Environmental Plan 1996

LEP 1996 – Compliance Check	
Control	Compliance
Clause 3 – Specific Aims	Yes
Clause 10 – Zone Objectives	Yes
Clauses 21-26 – Environmental Considerations	Yes
Clause 30 – Aesthetic Appearance of Development	N/A
Part 4 – Heritage Provisions	Yes

The application has been assessed having regard to the relevant provisions of the LEP and is acceptable for the reasons discussed.

2.1.2 Waverley Development Control Plan 2006, Part D1 – Dwelling House & Dual Occupancy Development

COMPLIANCE CHECK			
Control	Standard	Proposed	Compliance
Front fencing	<ul style="list-style-type: none"> 1.2 metres 	<ul style="list-style-type: none"> 1metre 	Yes
Vehicular Access and Parking	<ul style="list-style-type: none"> No. of spaces: 2 Dimensions (5.5 m x 2.5m) Behind building setback 	<ul style="list-style-type: none"> 2 spaces (single hardstand currently); 6.4m (length) x 5.8m (width) Forward of building 	Yes Yes No
Landscaping	<ul style="list-style-type: none"> 40% of site area 15% of site as soft 50% of front lands. 50% of front lands as soft 	<ul style="list-style-type: none"> 44% of site 32% of site as soft 37% of front lands 29% of front lands as soft 	Yes Yes No No

Vehicular access and parking

It is worthy to note, the former application (DA 559/2008) sought a double carport for the property, in addition to other works to the dwelling. However the DBU were not in favour of this element, having a preference for the existing single hardstand to be maintained, and rebuilt if necessary and the consent reflected this as a condition.

As outlined in the previous assessment for a double carport at the premises, the adjoining semi-detached dwelling (418 Bronte Rd) to the west has a double carport at the front, whilst the adjoining property to the east (No. 422 Bronte Rd) has a double garage also at the front.

It is acknowledged that the provision of parking within the front setback is in direct contradiction to a number of controls that were specifically introduced to restrict this exact type of development. However, given the precedence within the immediate vicinity, it is considered the subject proposal is an exception circumstance in this instance.

Nonetheless, whilst parking here in theory is considered reasonable, the proposed carport is larger than Council policy dictates as well as larger than previously proposed. Therefore, it is recommended the parking be reduced to 2.5m x 5.5m per space (ie. 5m x 5.5m) to allow improved opportunity for landscaping at the front. Therefore it is recommended that the carport structure be setback 900metres from the eastern boundary

Additionally, a condition shall be imposed controlling the placement of the driveway to minimise the impact on the 'No Stopping' zone at the front of the property. It is noted that the Traffic Engineers have sought the driveway to be relocated to the centre of the carport, which will not affect the street parking numbers from their existing level.

Landscaping

The proposed double carport reduces the landscaping of the front yard to be non compliant with Council's control requirements. It is noted that the predominant visual character in this part of Bronte Road exhibit parking in the front setback with minimal front landscaping, including the adjoining semi detached dwelling (418 Bronte Road) that gained approval in 2003 for a similar development.

The non compliance with respect to landscaping at the front is therefore not dissimilar to other dwellings within this section of Bronte Road that have limited open space to the front yard due to the provision of parking. Therefore, given the precedence of adjoining properties minimal front landscaping aspects, it is considered reasonable in this instance to waive strict compliance with this control.

As outlined above, it is recommended the car parking area be reduced in size.

3 REFERRALS

3.1 Internal

Technical Services

The application was referred to Council's Manager – Traffic and Development who made the following comments:

Vehicular Access

The plans for the above development have been examined and the plans are considered satisfactory subject to the imposition of standard conditions. Additionally the following additional modification should be imposed:

- (a) The driveway needs to be centrally aligned with the carport as the proposed turning area cannot accommodate the swept path of a B85 design vehicle, in accordance with Australian Standards (AS 2890.1:2004 – Appendix B).*
- (b) The 'No Stopping' sign at the front of the property is to be relocated at the applicant's expense, with the approval of Council.*

Stormwater

Reference is made to the referral requesting that the plans for the above property be checked for stormwater details.

The water management drawings by Senior Civil Design, for 'Inside Out', drawing number 08420C and attached documentation, dated 30 November 2009 have been checked and are considered satisfactory with respect to the stormwater details. (Note that this is updated details for stormwater plans submitted for DA 559/2008 to include new double garage).

Public Domain/Tree Preservation

The application was referred to Council's Tree Management Officer who made the following comments:

Impacts on Existing Trees and Vegetation

There are no trees that will be affected by the proposed development. The Callistemon species at the front of the site is below the TPO height and width criteria. The Council street tree asset located at the front of 422 Bronte Road needs to be retained and protected during and after the construction has be finalised on the site. Accordingly a condition has been added for this purpose.

The landscape plan – carport prepared by Ross Hynard could be used as the approved landscape plan.

Standard conditions to be imposed.

Section 79C(1)(b) - The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The proposal will have minimal impact on the natural and built environment and no social or economic impacts. Therefore the application satisfies this section of the Act having regard to the above analysis.

Section 79C(1)(c) - The suitability of the site for the development.

Based on the predominance of car parking facilities within the front yard area of the majority of dwellings within this visual section of Bronte Road, and subject to minor variations to the proposal, the application satisfies this section of the Act having regard to the above analysis.

4. PUBLIC SUBMISSION

The application was notified for 14 days in accordance with *Waverley Development Control Plan 2006, Part C3 – Advertised and Notified Development*.

One submission was received. The issues raised in the submission are summarised and discussed below.

Property	Location	Summary of Objections
422 Bronte Road	Adjoining property to the east	<ul style="list-style-type: none">• Additional exceedance to FSR;• Non-compliance with Council's parking controls (ie. parking in front setback);• Object to height & inadequate setback;• Loss of landscaping;• Request street tree to be protected;• Fence location incorrect;• Misleading comments in SEE;• Discrepancies to dwelling plans vary to those approved;

Issue: Additional exceedance to FSR

Comment: The proposal is for a double carport at the front of the property (ie. not garage) and is therefore excluded from the floor space calculations for the site. As such no additional floor space is proposed as part of this application.

Issue: Non-compliance with Council's parking controls (ie. parking in front setback);

Comment: This aspect has been discussed above in the report.

Issue: Object to height & inadequate setback;

Comment: As outlined previously in the report, a side setback from the eastern boundary of 900mm is recommended upon consent being granted. In relation to the height, the design is considered reasonable, having specific regard to the double carport evident at the adjoining semi-detached dwelling at 418 Bronte Rd. As such, this objection is considered to have been reasonably addressed by way of condition.

Issue: Loss of landscaping;

Comment: This aspect has been discussed above in the report.

Issue: Request street tree to be protected;

Comment: A standard condition shall be imposed requiring protection of the street tree.

Issue: Fence location incorrect;

Comment: The plans do not indicate works to the boundary fencing (shared between the subject site and 422 Bronte Rd). Additionally, as outlined previously in the report a side setback of minimum 900mm from the eastern boundary shall be provided thereby excluding fencing aspects along the shared boundary from the application. Furthermore, as outlined in the submission, the writer comments that negotiations are currently occurring with the owners of the subject property with regard to the fencing, a civil matter that in this case does not relate to the current application. Should fencing along the boundary be necessary, a standard condition is imposed to ensure works do not encroach on the boundaries.

Issue: Misleading comments in SEE;

Comment: This is a subjective comment and no further assessment is considered necessary.

Issue: Discrepancies to dwelling plans vary to those approved;

Comment: The proposal seeks a new double carport at the front of the property only, shown coloured on the plans. The submission writer indicates that works outlined in the general modifications conditions of the original consent that require amending do not appear to have occurred on the current plans. The application is a new DA for a double carport, separate to the previous consent and relevant amendment conditions. Therefore, in short the amendments outlined in the previous consent (DA 559/2008) remain in place, and unrelated to the current application.

Section 79C(1)(e) - The public interest.

It is not considered that the application is against the public interest.

5. DEVELOPMENT AND BUILDING UNIT REVIEW

The DBU noted that this modified scheme had in part addressed the DBU's previous reasons for deleting the garage from DA 559/2008, that being its incongruous design compared to the garage on the adjoining semi. The remaining issue was a general DCP policy concern about the location of an expanded garage. The proposed double garage would involve the loss of an undersized kerbside space that is arguable not a real kerbside space and provide for two (2) compliant off-street spaces. There is considered to be a reasonable impact on local parking supply and in this instance the DBU concurred with the officer's report.

6. RECOMMENDATION

That Development Application No. 616/2009 at 420 Bronte Road, Bronte for the construction of new double carport to front of dwelling be approved by the Development and Building Unit, subject to the following conditions:-

A. APPROVED DEVELOPMENT

1. APPROVED DEVELOPMENT

The development must be in accordance with:

- (a) Architectural Plan Nos 1/5 to 5/5 of Job No. 090901, tables and documentation prepared by 'Inside Out', dated October 27, 2009, and received by Council on date 1 December 2009,
- (b) Landscape Plan No. 1 of 1, Job No. 2131, Issue A and documentation prepared by 'Ross Hynard', dated 09.10.09, and received by Council on 1 December 2009;
- (c) Stormwater Drainage, Carport DA Plan No. 08420C prepared by 'Inside Out' dated 21 November 2009 and received by Council on date 1 December 2009;
- (d) Schedule of external finishes and colours received by Council on 1 December 2009; and
- (e) The Site Waste and Recycling Management Plan (SWRMP) and Checklist, in accordance with the SWRMP Checklist of Part G1, Waverley DCP 2006.

Except where amended by the following conditions of consent.

2. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

- (a) The driveway shall be centrally aligned with the carport as the proposed turning area cannot accommodate the swept path of a B85 design vehicle, in accordance with Australian Standards (AS 2890.1:2004 – Appendix B).
- (b) The 'No Stopping' sign at the front of the property is to be relocated at the applicant's expense, with the approval of Council.
- (c) The carport structure shall be setback from the eastern boundary by a minimum 900mm, a light weight cantilevered awning type structure may be provided to the walkway. The resultant effect is to have the car spaces reduced to 2.5m x 5.5m per space and the carport above reduced accordingly.

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

B. COMPLIANCE PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

3. SECTION 94A CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 94A of the *Environmental Planning and Assessment Act 1979* and the "*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 Chambers (First Floor) 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.

Waverley Council Development Contributions Plan 2006 may be inspected at Waverley Council Chambers, First Floor, Cnr Paul Street and Bondi Road, Bondi Junction.

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.

4. SECURITY DEPOSIT

A deposit or guarantee satisfactory to Council for the amount of \$1000 must be provided as security for the payment of the cost of making good any damage that may be caused to any Council property as a consequence of this building work.

This deposit 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 will be refunded after satisfactory completion of the building work to the person who paid the deposit.

5. TREE PRESERVATION BOND

A bond of \$2500 is to be lodged with Council either as cash or by way of an unconditional bank guarantee to ensure the protection and maintenance of the Callistemon species (Bottlebrush) street tree at the front of the property. The bond is to be lodged prior to the issue of a Construction Certificate.

The sum will be forfeited to the Council at its discretion for a breach of these requirements, and will be refunded twelve (12) months from the issue of the Occupation Certificate subject to the satisfaction of Council.

6. TREE PROTECTION

Precautions shall be taken when working near trees to ensure their retention, including the following:

- (a) Do not store harmful or bulk materials or spoil under or near trees;
- (b) Prevent damage to bark and root system;
- (c) Do not use mechanical methods to excavate within root zones;
- (d) Do not add or remove topsoil from under the drip line;
- (e) Do not compact ground under the drip line;
- (f) Do not mix or dispose of liquids within the drip line of the tree; and
- (g) All trees marked for retention must have a protective fence/guard placed around a nominated perimeter.

All trees and shrubs identified for retention and within 7.5m of the building work are to be provided with a tree guard and a notice on each guard indicating "This tree is the subject of a Tree Preservation Order by Waverley Council." This notice is to be in place prior to commencement of any building or demolition work.

• **Trees to be retained and protected**

Species	Location	Action
1 x Callistemon species (Bottlebrush)	Council street tree located at front of 422 Bronte Road	Protect & retain TPZ of 1.0 m (excludes road carriageway and pedestrian footpath)

*TPZ- Tree Protection Zone

7. 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.

8. NO BUILDING WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, including demolition, 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 the appointment in accordance with Section 81(A)(2)(b) of the Environmental Planning & 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.

9. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A Site Waste and Recycling Management Plan (SWRMP) Checklist Part 2 shall be submitted to the Principal Certifying Authority for approval in accordance with Part G1, Waverley DCP 2006 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.

10. 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.

11. STORMWATER MANAGEMENT

Certification is to be provided from a suitably qualified professional, that the stormwater system has been designed in accordance with the Water Management Technical Guidelines. Stormwater system details are to be submitted in accordance with the Waverley Development Control Plan 2006 (Amendment No. 4) - Part G4 prior to the issue of a Construction Certificate.

12. 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.

13. 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 should works to the shared boundary fence be necessary.

C. COMPLIANCE PRIOR TO AND DURING CONSTRUCTION

14. 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.

15. 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.

16. 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.

17. OBSTRUCTION TO PUBLIC AREAS

If a public place or pedestrian vehicular traffic may be obstructed because of the carrying out of work involved in the erection or demolition of a building; or a public place is required to be enclosed in connection with the erection or demolition of a building; then:

- (a) a hoarding fence must be erected between the building site and the public place of the proposed building and the public place. If necessary, an awning sufficient to prevent any substance from, or in connection with, the work falling into the public place, is also to be erected;
- (b) the work is to be kept lit during the time between sunset and sunrise if the work may be of a sort of danger to persons using the public place; and
- (c) a hoarding, fence or awning is to be removed when it is no longer required for the purpose it was provided.

18. 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 AS260-2001, Demolition of Structure and a Hazardous Materials Assessment 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 for the Safe Removal of Asbestos NOHSC 2002 (1998);
- (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.

19. COMPLIANCE WITH WORKCOVER NSW REQUIREMENTS

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

20. 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 DEC's Managing Urban Stormwater: Construction Activities. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. CONSTRUCTION NOISE

The LA10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background (LA90) noise level by more than 10dB(A) when assessed at any sensitive noise receiver.

26. BUILDING CODE OF AUSTRALIA

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

27. 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.

The following additional inspections are required to be undertaken by the PCA:

- (a) sediment control measures prior to the commencement of building work;
- (b) foundation material prior to undertaking building work;
- (c) shoring of excavation works, retaining walls, piers, piling or underpinning works;
- (d) steel reinforcement, prior to pouring concrete;

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.

28. EXISTING VEHICLE CROSSING IS TO BE MODIFIED

The existing vehicle crossing is to be modified to provide access to the proposed carport. A separate application is required for the modified 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. 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.

D. COMPLIANCE PRIOR TO OCCUPATION OR DURING OCCUPATION

31. 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.

32. LANDSCAPE PLAN

The site is to be landscaped in accordance with the approved landscaped plan prepared by Landscape plan- carport prepared by Ross Hynard, Dwg No. 1 of 1, Job No. 2131, Issue A, dated 9.10.2009 with the landscape works completed prior to the issue of the Occupation Certificate.

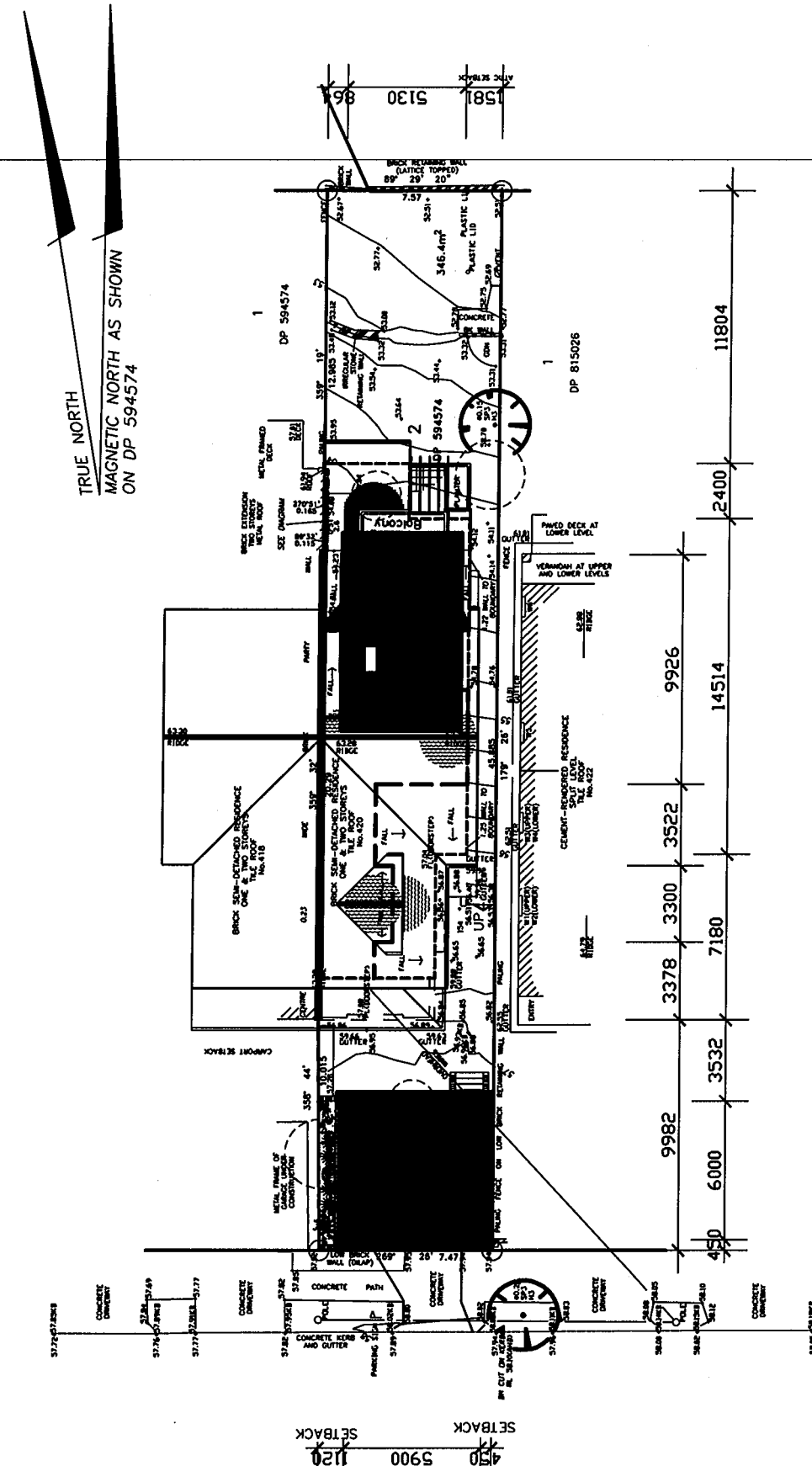
33. LIGHTING

Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the *Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting*.

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B R O N T E R O A D

(20.115 WIDE)



TRUE NORTH
MAGNETIC NORTH AS SHOWN
ON DP 594574

Project: **PROPOSED CARPORT AT: 420 BRONTE ROAD BRONTE**
 Client: **MR. & MRS. T. POWELL**
 420 Bronte Road Bronte

Drawing: **Development Application PROPOSED SITE PLAN**
 Scale: As Shown Job No: 090901
 Date: September, 2009
 Date of print: October 27, 2009
 Drawing No: D.A 1 1/5
 Drawn: Frank Serra

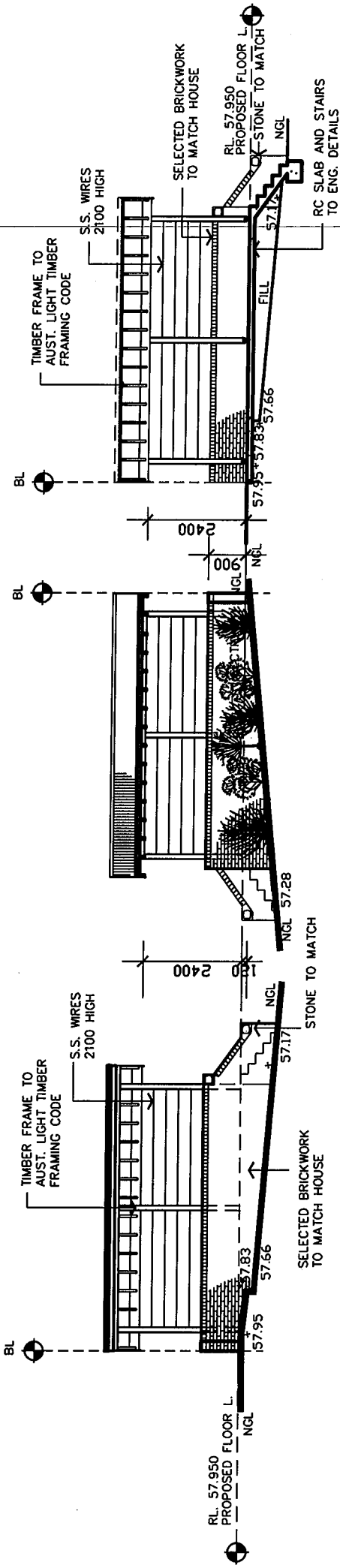
PROPOSED SITE / ROOF PLAN



SURVEYOR TO VERIFY DIMENSIONS ON SITE INCLUDING THE COMPLETE PEG OUT AND MARKING OF LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL, HYDRAULIC ENGINEERS PLANS AND SURVEYORS DRAWINGS/INSTRUCTIONS

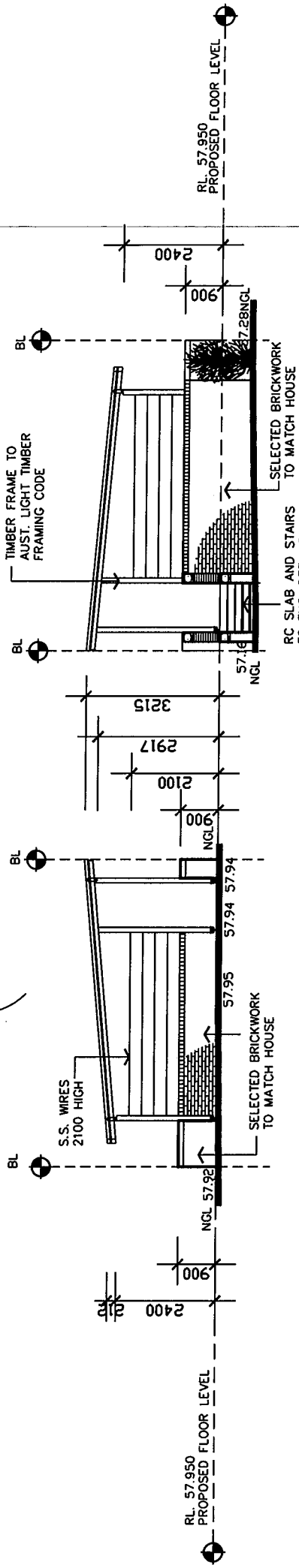
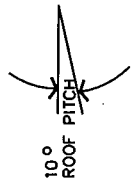
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SECTION A1 REF

WESTERN ELEVATION

EASTERN ELEVATION



SOUTHERN ELEVATION

NORTHERN ELEVATION

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Project: **PROPOSED CARPORT**
 AT: **420 BRONTE ROAD BRONTE**
 Client: **MR. & MRS. T. POWELL**
 420 Bronte Road Bronte

Drawing: **Development Application. PROPOSED ELEVATIONS & SECTION**
 Scale: As Shown
 Date: September 2009
 Date of print: October 27, 2009
 Drawing No: D.A 1
 Drawn: Frank Serra

Job No: **090901**
 3/5



RECEIVED
 1 DEC 2009
 616109

DA

EXISTING REAR LANDSCAPING
 TO BE RETAINED

LIVING ROOM

STUDY

3000L WATER TANK

- 30 x GREVILLEA LANIGERA
- 10 x DORYANTHES EXCELSA
- 20 x DRACAENA MARGINATA

LINE OF EXISTING HARD STAND
 PROPOSED CARPORT

PERMEABLE PAVING

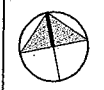
PLANTING SCHEDULE

S/N	QTY	BOTANICAL NAME	COMMON NAME	POT SIZE	CENTRE	HEIGHT
1	20	Dracaena marginata	Dragon Tree	45 litre	n/a	4m
2	10	Doryanthes excelsa	Gymn Lily	25 litre	600mm	1.5m
3	30	Grevillea lanigera	Mt Tomahawk Gumelia	100mm	200mm	150mm

NOTES

- 1. SITE PREPARATION**
 Any existing trees and vegetation to be retained shall be preserved and protected from damage at any set back. All trees to be retained shall be marked with a root protection system of plants must not be disturbed. Any healthy life wires should be carried out carefully using a trencher. All trees to be retained shall be marked with a root protection system of plants must not be disturbed. Any healthy life wires should be carried out carefully using a trencher. All trees to be retained shall be marked with a root protection system of plants must not be disturbed. Any healthy life wires should be carried out carefully using a trencher.
- 2. SOIL PREPARATION**
 All proposed planting areas are to be deep topped to a depth of 100mm. All proposed planting areas are to be deep topped to a depth of 100mm. All proposed planting areas are to be deep topped to a depth of 100mm.
- 3. NEW PLANTINGS**
 All new plantings are to be installed in accordance with the specifications. All new plantings are to be installed in accordance with the specifications. All new plantings are to be installed in accordance with the specifications.
- 4. IRRIGATION**
 An automatic watering system is to be installed and installed in accordance with the specifications. An automatic watering system is to be installed and installed in accordance with the specifications. An automatic watering system is to be installed and installed in accordance with the specifications.
- 5. FERTILISER**
 All plants are to be fertilised with a general purpose fertiliser. All plants are to be fertilised with a general purpose fertiliser. All plants are to be fertilised with a general purpose fertiliser.
- 6. PLANTING**
 All plants are to be planted in accordance with the specifications. All plants are to be planted in accordance with the specifications. All plants are to be planted in accordance with the specifications.
- 7. TURF**
 All turf is to be installed in accordance with the specifications. All turf is to be installed in accordance with the specifications. All turf is to be installed in accordance with the specifications.
- 8. RETAINING WALLS**
 All retaining walls are to be installed in accordance with the specifications. All retaining walls are to be installed in accordance with the specifications. All retaining walls are to be installed in accordance with the specifications.
- 9. HARD CONSTRUCTION**
 All hard construction is to be installed in accordance with the specifications. All hard construction is to be installed in accordance with the specifications. All hard construction is to be installed in accordance with the specifications.
- 10. PLANTING**
 All plants are to be planted in accordance with the specifications. All plants are to be planted in accordance with the specifications. All plants are to be planted in accordance with the specifications.
- 11. TREE PROTECTION NOTES**
 All trees to be retained shall be marked with a root protection system of plants must not be disturbed. All trees to be retained shall be marked with a root protection system of plants must not be disturbed. All trees to be retained shall be marked with a root protection system of plants must not be disturbed.
- 12. COPYRIGHT**
 This drawing is the property of the designer and shall not be copied or reproduced in any form without the written permission of the designer.

Date
 05/10/09



Issue
 Comments
 DA Issue

Client: TIM AND THERESE POWELL
 Project: 420 BRONTE RD, BRONTE
 Title: LANDSCAPE PLAN - CARPORT

Landscaper Architect:
 Ross Vincent Beach, UNSW
 3/22 Sharn St, Coopers NSW 2204
 Ph: 0438 92747

Scale: 1:100
 Date: 05/10/09
 Drawn: RH
 Checked: RH
 Job No: 2101
 Issue: A