

Randwick Local Planning Panel (Electronic) Meeting

DEFERRED MATTER

Monday 18 August 2025



RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING

ELECTRONIC CONSIDERATION OF DEFERRED MATTER

The report contained in this business paper was circulated to panel members to be dealt with electronically, pursuant of cl 26 of Schedule 2 of the Environment Planning and Assessment Act 1979

Declarations of Pecuniary and Non-Pecuniary Interests

Development Application Reports

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Meryl Bishop
DIRECTOR CITY PLANNING

Development Application Report No. D44/25

Subject: 13 Winchester Road, Clovelly (DA/43/2025 - Supplementary Report - Deferred matter)

Executive Summary

Proposal: Alterations and additions to the existing dwelling house, including a new carport with works to the front of the existing ground level and ancillary works to the front fence and landscaping.

Ward: North Ward

Applicant: Mr A Lawrence

Owner: [REDACTED]

Cost of works: \$352,000.00

Reason for referral: Greater than 10 unique submissions by way of objection were received

Recommendation

- A. That the RLPP grants consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/43/2025 for alterations and additions to the existing dwelling house, including a new carport with works to the front of the existing ground level and ancillary works to the front fence and landscaping at No. 13 Winchester Road, Clovelly, subject to the development consent conditions attached to the assessment report.

Attachment/s:

1.  RLPP Dev Consent Conditions - DA/43/2025 - 13 Winchester Road, CLOVELLY

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1. Executive summary

The application is referred to the Randwick Local Planning Panel (RLPP) as a supplementary report that addresses amendments arising from correspondence and revised plans submitted by the applicant on 1 July 2025 following the Randwick Local Planning Panel's (RLPP) resolution of DA/43/2025 on 12 June 2025 as follows:

RESOLUTION:

- A. That the RLPP defer consideration of Development Application No. DA/43/2025 for alterations and additions to the existing dwelling house at No. 13 Winchester Road, Clovelly.

The Panel has deferred the matter for the Applicant to submit amended plans to incorporate the following:

1. The first-floor extension.

Amend the design of the first-floor extension to provide articulation and reduced massing along the northern boundary to assist with maintaining daylight to No. 11 Winchester. The Panel notes this redesign could be achieved by a 1m setback/inset on the northern elevation of the proposed forward extension. This will require a change in roof profile and the relocation of the street-facing window.

2. Height of Carport

The carport ridge height is to be reduced so as to be no higher than Reduced Level (RL) 37.76.

- B. That the Applicant submit the amended plans to Council's Manager Development Assessment within 21 days from the date of publication of this resolution.*
- C. The Panel understands the amended plans are not required to be notified in accordance with Council's Community Engagement Strategy.*
- D. That a supplementary report is to be submitted to an electronic RLPP meeting for determination of the application comprising, as far as practical, the same Panel members.*

Response to deferral decision

In response to the Panel's deferral decision, the proposal has been amended in the following manner:

- First floor addition: The applicant's statement requests that the first floor be deleted as a condition of consent instead of providing for an additional setback as resolved by the Panel.
- Height of Carport: The amended architectural plans demonstrate compliance with the Panel's resolution showing a carport height no higher than RL 37.76 (reduced from RL38.30 in the original plans).
- Change to Condition 23 to enable flexibility in the relocation of Telstra pit.

The key issues associated with the proposal relate to the applicant's response – even though it differs in part from the panel's deferral resolution – it is not anticipated as presenting any impediment to the Panel's further consideration, noting that the deletion of the first floor level addresses the substance of the Panel's concerns relating to the amenity of the neighbouring property, does not result in a fundamentally different proposal for alterations and additions and the proposed change to enable flexibility in the relocation of the Telstra pit has no material external impact in relation to the overall bulk, amenity or character of the development and the change to services would still remain at the discretion of the public authority (Telstra Control) and the required maintenance accessibility.

The proposal is recommended for approval subject to non-standard conditions that require:

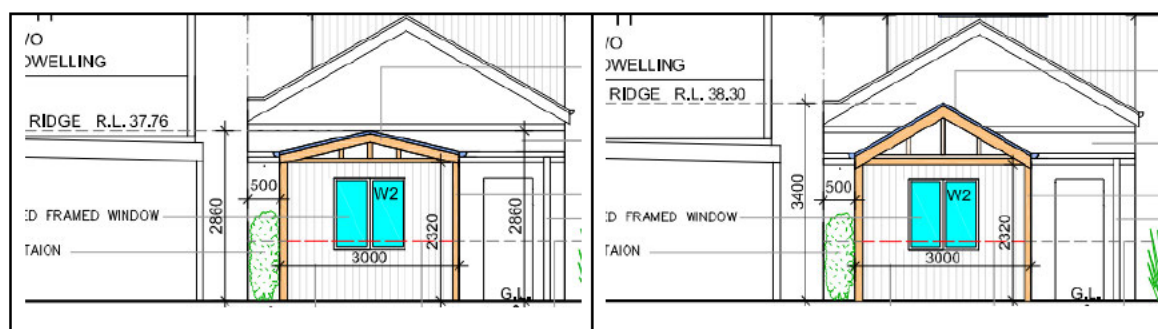
- Condition 1 to be amended to reference the amended architectural plans received by Council on 1 July 2025.
- Condition 1A a) shall be amended to require the deletion of the proposed first floor level additions.
- Condition 23 shall be amended to enable flexibility in the relocation of the Telstra pit.

2. Proposal

The proposal seeks development consent for alterations and additions to the existing dwelling house, including a new carport with works to the front of the existing ground level and ancillary works to the front fence and landscaping.

Amended carport height showing maximum of RL37.76	Original carport height showing maximum of RL38.30.
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3. Notification

The owners of adjoining and likely affected neighbouring properties were not required to be notified of the proposed development in accordance with the Randwick Community Engagement Strategy. The proposed changes namely those seeking a condition to delete the first-floor level and to enable flexibility in the relocation of Telstra pit are considered minor and do not result in additional built form, use or intensity of the development and will not result in any direct amenity impacts on neighbouring properties.

4. Relevant Environment Planning Instruments

4.1. Randwick Local Environmental Plan 2012 (LEP)

The site is zoned R2 Low Density under Randwick Local Environmental Plan 2012, and the proposal as amended is permissible with consent.

The proposal is consistent with the specific objectives of the zone in that the proposed activity and built form will:

- Continue to provide for the housing needs of the community within a low-density residential environment
- Recognises desirable elements of the existing streetscape and built form of the existing dwelling providing for a carport that is subservient to the main form of the house noting examples of other carports in front of other properties along this part of Winchester Road.
- It will continue to protect the amenity of residents by deleting the originally proposed first floor addition, providing for off-street parking that is largely compliant, and has a reduced built form and setting that will largely comply with the relevant standards and provisions applicable to the site under the LEP and associated policy document of the DCP. Where non-compliance occurs such as with the side setback of the carport, this is considered to satisfy the associated objectives under the DCP.

The following development standards in the RLEP 2012 apply to the proposal:

Clause	Development Standard	Proposal	Compliance (Yes/No)
Cl 4.4: Floor space ratio (max)	No maximum applies as the site has an area of less than 300sqm	0.576:1	Yes, on merit noting that the proposal results in a reduction in floor area by way of reducing the ground level size of bedroom replacing it with a smaller study and deletion of the originally proposed first floor level.
Cl 4.3: Building height (max)	9.5m	2.92m maximum pitched height (RL37.76-RL34.84 ((34.81+34.84)/2)).	Yes

5. Development control plans and policies

5.1. Randwick Comprehensive DCP 2013

The DCP provisions are structured into two components: objectives and controls. The objectives provide the framework for assessment under each requirement and outline key outcomes that a development is expected to achieve. The controls contain both numerical standards and qualitative provisions. Any proposed variations from the controls may be considered only where the applicant successfully demonstrates that an alternative solution could result in a more desirable planning and urban design outcome.

Council has commenced a comprehensive review of the existing Randwick Development Control Plan 2013. Stage 1 of the RDCP 2013 review has concluded, and the new RDCP comprising Parts B2 (Heritage), C1 (Low Density Residential), E2 (Randwick) and E7 (Housing Investigation) commenced on 1 September 2023. As the subject application was lodged on or after 1 September 2023, the provisions of the new RDCP 2023 are applicable to the proposed development, and the proposal shall be assessed against the new DCP.

The relevant provisions of the DCP are addressed in Appendix 1.

6. Environmental Assessment

The site has been inspected and the application has been assessed having regard to Section 4.15 of the Environmental Planning and Assessment Act, 1979, as amended.

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1)(a)(i) – Provisions of any environmental planning instrument	See discussion in sections 6 & 7 and key issues below.
Section 4.15(1)(a)(ii) – Provisions of any draft environmental planning instrument	Nil.
Section 4.15(1)(a)(iii) – Provisions of any development control plan	The proposal generally satisfies the objectives and controls of the Randwick Comprehensive DCP 2013. See table in Appendix 3 and the discussion in key issues below
Section 4.15(1)(a)(iiia) – Provisions of any Planning Agreement or draft Planning Agreement	Not applicable.
Section 4.15(1)(a)(iv) – Provisions of the regulations	The relevant clauses of the Regulations have been satisfied.
Section 4.15(1)(b) – The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>The environmental impacts of the proposed development on the natural and built environment have been addressed in this report.</p> <p>The proposed development is consistent with the dominant character in the locality.</p> <p>The proposal will not result in detrimental social or economic impacts on the locality.</p>
Section 4.15(1)(c) – The suitability of the site for the development	The site is located in close proximity to local services and public transport. The site has sufficient area to accommodate the proposed land use and associated structures. Therefore, the site is considered suitable for the proposed development.
Section 4.15(1)(d) – Any submissions made in accordance with the EP&A Act or EP&A Regulation	Not applicable.

Section 4.15 'Matters for Consideration'	Comments
Section 4.15(1)(e) – The public interest	The proposal promotes the objectives of the zone and will not result in any significant adverse environmental, social or economic impacts on the locality. Accordingly, the proposal is considered to be in the public interest.

6.1. Discussion of key issues

Request to Delete First-Floor Bedroom Addition

Applicant's Request

The applicant has requested that instead of the Panel's deferral requiring the first floor addition to be setback further from the northern side boundary, they request a new condition be inserted requiring deletion of the first-floor bedroom addition.

The applicant's reasons provided include:

- Construction cost constraints, making the first-floor addition unfeasible;
- A desire to simplify the scope of the project for ease of construction;
- A proactive response to neighbour feedback regarding perceived visual bulk and scale.

Assessment officer comment: The applicant's request will require Condition 1A a) to be revised for the approved plans and documentation to be amended to delete the proposed first-floor bedroom addition, including any associated roof works and fenestration. Amended plans demonstrating compliance with this requirement will be required to be submitted to and approved by Council prior to the issue of a Construction Certificate.

Carport height compliance

The applicant's submitted amended architectural plans demonstrate compliance with the Panel's deferral (previously Condition 1A(a)), which requires the carport height to be no higher than RL 37.76, in line with the existing verandah level.

In light of the amended architectural plans submitted to comply with the Panel's deferral request, it is necessary to amend Condition 1 to reference the latest plan set.

Amended Condition 23 – Telstra Pit Flexibility

In response to a request by the applicant, Council supports minor changes to Condition 23 to allow flexibility in the direction of any required relocation of the existing Telstra service pit, subject to Telstra's approval noting that maintenance and accessibility design requirements are a prescribed condition of consent.

Condition 23 currently reads as follows:

- Public Utilities
23. A Public Utility Impact Assessment must be carried out on all public utility services on the site, roadway, nature strip, footpath, public reserve or any public areas associated with and/or adjacent to the development/building works and include relevant information from public utility authorities and exploratory trenching or potholing, if necessary, to determine the position and level of service.

The 'Tel' pit within the western public reserve is to be integrated into the driveway, or moved to the southern side of the driveway if it cannot be integrated into the driveway.

Condition Reason: To ensure relevant utility and service providers' requirements are provided to the certifier and adhered to.

Recommended Revised Condition 23:

- Public Utilities (Amended)
23. *A Public Utility Impact Assessment must be carried out on all public utility services on the site, roadway, nature strip, footpath, public reserve or any public areas associated with and/or adjacent to the development/building works and include relevant information from public utility authorities and exploratory trenching or potholing, if necessary, to determine the position and level of service.*

The 'Tel' pit located within the western public reserve is to be either:

- *integrated within the new driveway, or*
- *relocated to a suitable nearby position, in consultation with and to the satisfaction of Telstra, having regard to accessibility, design, and service constraints.*

All such works must be carried out under the supervision of Telstra or its authorised representative.

Condition reason: To ensure that any relocation or modification to public utility infrastructure is completed with appropriate oversight and in accordance with the requirements of the responsible authority.

Amended Conditions

The additional information and amended plans have resulted in the Draft Conditions of Consent being revised as follows:

- Condition 1 has been revised to reference the new amended plans.
- Conditions 1A(a) has been included to require the deletion of the proposed first floor additions.
- Condition 23 is amended to enable flexibility in the relocation of the Telstra Pit.

A revised draft development conditions of consent has been prepared by the Assessment Officer, which are attached to the supplementary development application report.

7. Conclusion

That the application (as amended) to seek development consent for alterations and additions to the existing dwelling house, including a new carport with works to the front of the existing ground level and ancillary works to the front fence and landscaping be approved (subject to conditions) for the following reasons:

- The proposal is consistent with the relevant objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013.
- The proposal is consistent with the specific objectives of the R2 zone in that:
 - It provides for the housing needs of the community within a low-density residential environment, being an onsite car space and carport associated with a detached dwelling house, which is permitted with consent in the R2 zone.
 - The proposal recognises the desirable elements of the streetscape and surrounding built form, having amended the proposal by reducing the height of the carport in order to maintain and enhance the streetscape and surrounding built form.
 - The redesigned proposal deleting the first-floor addition will maintain and protect the amenity of the adjoining residence to the north.
- The scale and design of the proposal is considered to be suitable for the location and is compatible with the desired future character of the locality.

- The development enhances the visual quality of the public domain/streetscape.

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Appendix 1: DCP Compliance Table

Part C1: Low Density Residential

DCP Clause	Control	Proposal	Compliance (Yes/No/NA/Conditioned)
6	Car Parking and Access		
6.1	Location of Parking Facilities:		
	All dwellings		
	i) Maximum 1 vehicular access	1 access point.	Yes
	ii) Locate off rear lanes, or secondary street frontages where available.	NA	NA
	i) Locate behind front façade, within the dwelling or positioned to the side of the dwelling.	Located partly within and in front as well as being slightly offset to the northern side.	Yes
	iv) Single width garage/carport if frontage <12m; Double width if: - Frontage >12m; and - Consistent with pattern in the street; and - Landscaping provided in the front yard.	Single width carport with ground level landscape coverage provided.	Yes
	v) Tandem parking may be considered	NA	NA
	vi) Avoid long driveways (impermeable surfaces)	Adjoins street frontage.	Yes
6.2	Parking Facilities forward of front façade alignment		
	i) The following may be considered: - An uncovered single car space - A single carport (max. external width of not more than 3m and - Landscaping incorporated in site frontage	Covered 3m external width Landscaping provided within frontage.	Acceptable on merit, See comments in row below.
	ii) Regardless of the site's frontage width, the provision of garages (single or double width) within the front setback areas may only be considered where: - There is no alternative, feasible location for accommodating car parking; - Significant slope down to street level - does not adversely affect the visual amenity of the street and the surrounding areas; - does not pose risk to pedestrian safety and - does not require removal of significant contributory landscape elements (such as rock outcrop or sandstone retaining walls) - Compliments architectural character of dwelling ie roof pitch and finishes.	There is no alternative location, and it contains compliant dimensions to accommodate a car parking in this location. No slope. Does not adversely impact the visual amenity of the street noting there are several examples of front yard carports in the vicinity. The carport location is short of the minimum 900mm side setback however it is an open form structure surrounded by low level fencing whereby it is not considered to pose a safety risk to pedestrians. No landscaping or rock outcrop or sandstone walls are being removed.	
6.3	Setbacks of Parking Facilities		

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DCP Clause	Control	Proposal	Compliance (Yes/No/NA/Conditioned)
	i) Garages and carports comply with Sub-Section 3.3 Setbacks. ii) 1m rear lane setback iii) Nil side setback where: <ul style="list-style-type: none"> - Nil side setback on adjoining property; - Streetscape compatibility; - Safe for drivers and pedestrians; - Amalgamated driveway crossing. 	Section 3.3 requires side setback of 900mm.	Acceptable on merit noting the original report contained a discussion of this non-compliance and the reduction in height will further reduce associated minor amenity impacts.
6.4	Driveway Configuration		
	Maximum driveway width: <ul style="list-style-type: none"> - Single driveway – 3m - Must taper driveway width at street boundary and at property boundary 	3m width	Yes
6.6	Carport Configuration		
	i) Simple post-support design (max. semi-enclosure using timber or metal slats minimum 30% open). ii) Roof: Flat, lean-to, gable or hipped with pitch that relates to dwelling iii) 3m (single) 6m (double) maximum width. ii) 5.4m minimum length iii) 2.6m maximum height with flat roof or 3.0m max. height for pitched roof. vi) No solid panel or roller shutter door. vii) Front gate allowed (minimum 30% open) viii) Gate does not open to public land	Simple post design remains sought. Gable roof is still proposed, which relates to the dwellings gable roof. 3m maximum width and length acceptable as per engineer's comments. 2.92m maximum pitched height (RL37.76-RL34.84 ((34.81+34.84)/2). As per deferral. No roller door No front gate shown NA	Yes Yes Yes Yes Yes NA NA
6.7	Hardstand Car Space Configuration		
	i) Permeable materials in between concrete wheel strips. ii) 2.4m x 5.4m minimum dimensions	Hardstand does not contain permeable pavers noting it is covered and generally not designed to absorb stormwater runoff. The car space is 5.4m x 3m and complies.	Yes Yes

Responsible officer: Louis Coorey, Senior Environmental Planning Officer

File Reference: DA/43/2025

Development Consent Conditions



Folder /DA No:	DA/43/2025
Property:	13 Winchester Road, Clovelly NSW 2031
Proposal:	Alterations and additions to the existing dwelling house including a front hardstand carpark space with carport structure
Recommendation:	Approval

GENERAL CONDITIONS

Condition

1. **Approved plans and documentation**

Development must be implemented substantially in accordance with the plans and supporting documentation listed below and endorsed with Council's approved stamp, except where amended by Council in red and/or by other conditions of this consent:

Plan	Drawn by	Dated	Received by Council
01/25 Sheet 1 of 10	Lawrence Design and Drafting	27-06-25	1 July 2025
01/25 Sheet 3 of 10		27-06-25	1 July 2025
01/25 Sheet 5 of 10		27-06-25	1 July 2025
01/25 Sheet 6 of 10		27-06-25	1 July 2025
01/25 Sheet 7 of 10		27-06-25	1 July 2025
01/25 Sheet 8 of 10		27-06-25	1 July 2025
01/25 Sheet 10 of 10		27-06-25	1 July 2025

BASIX Certificate No.	Dated	Received by Council
A1780430_02	20 January 2025	21 January 2025

In the event of any inconsistency between the approved plans and supplementary documentation, the approved drawings will prevail.

Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

1A. **Amendment of Plans & Documentation**

The approved plans and documents must be amended in accordance with the following requirements:

a) **Deletion of First-Floor Addition**

The approved plans and documentation must be amended to delete the proposed first-floor bedroom addition, including any associated roof works and fenestration.

Amended plans demonstrating compliance with this requirement must be submitted to and approved by Council's Manager Development Assessment prior to the issue of a Construction Certificate.

b) **Southern deck within the easement**

Condition
No part of the deck is to be located within the easement along the southern side boundary unless prior written consent is obtained from all registered owners of the adjoining property at 15 Winchester Road. In the absence of such consent, the deck must be shortened so that it is entirely outside the easement area.
Details of compliance of the above conditions are to be submitted and approved by the Certifier prior to the issue of a construction certificate.
Condition Reason: To require amendments to the plans endorsed by the consent authority following assessment of the revised development scope in response to construction cost constraints and community feedback.

**BUILDING WORK
BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

Condition
<p>2. Consent Requirements</p> <p>The requirements and amendments detailed in the 'General Conditions' must be complied with and be included in the construction certificate plans and associated documentation.</p> <p>Condition Reason: To ensure any requirements or amendments are included in the Construction Certificate documentation.</p>
<p>3. External Colours, Materials & Finishes</p> <p>The external northern wall shall be rendered and painted in a light colour that is similar to the existing colour of the northern wall (i.e. white, or similar neutral colour). Details of all proposed colours, materials and textures (i.e. a schedule and brochure/s or sample board) are to be submitted to and approved by Council's Manager Development Assessments prior to issuing a construction certificate for the development.</p> <p>Details of compliance of the above conditions are to be submitted and approved by the Manager Development Assessment prior to the issue of a construction certificate.</p> <p>Condition Reason: To ensure colours, materials and finishes are appropriate and compatible with surrounding development.</p>
<p>4. Section 7.12 Development Contributions</p> <p>Development Contributions are required in accordance with the applicable Randwick City Council Development Contributions Plan, based on the development cost of \$352,000.00 the following applicable monetary levy must be paid to Council: \$3,520.00.</p> <p>The levy must be paid in cash, bank cheque or by credit card prior to a construction certificate being issued for the proposed development. The development is subject to an index to reflect quarterly variations in the Consumer Price Index (CPI) from the date of Council's determination to the date of payment. Please contact Council on telephone 9093 6000 or 1300 722 542 for the indexed contribution amount prior to payment.</p> <p>To calculate the indexed levy, the following formula must be used:</p> $IDC = ODC \times CP2/CP1$ <p>Where:</p> <p>IDC = the indexed development cost</p> <p>ODC = the original development cost determined by the Council</p>

	Condition
	<p>CP2 = the Consumer Price Index, All Groups, Sydney, as published by the ABS in respect of the quarter ending immediately prior to the date of payment</p> <p>CP1 = the Consumer Price Index, All Groups, Sydney as published by the ABS in respect of the quarter ending immediately prior to the date of imposition of the condition requiring payment of the levy.</p>
	<p>Council's Development Contributions Plans may be inspected at the Customer Service Centre, Administrative Centre, 30 Frances Street, Randwick or at www.randwick.nsw.gov.au.</p>
	<p>Condition Reason: To ensure relevant contributions are paid.</p>
5.	<p>Long Service Levy Payments</p> <p>Before the issue of a Construction Certificate, the relevant long service levy payment must be paid to the Long Service Corporation of Council under the Building and Construction Industry Long Service Payments Act 1986, section 34, and evidence of the payment is to be provided to the Principal Certifier, in accordance with Section 6.8 of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p><i>At the time of this development consent, Long Service Levy payment is applicable on building work having a value of \$250,000 or more, at the rate of 0.25% of the cost of the works.</i></p> <p>Condition Reason: To ensure the long service levy is paid.</p>
6.	<p>Security Deposits</p> <p>The following security deposits requirement must be complied with prior to a construction certificate being issued for the development, as security for making good any damage caused to Council's assets and infrastructure; and as security for completing any public work; and for remedying any defect on such public works, in accordance with section 4.17(6) of the <i>Environmental Planning and Assessment Act 1979</i>:</p> <ul style="list-style-type: none"> • \$2000.00 - Damage / Civil Works Security Deposit <p>Security deposits may be provided by way of a cash, cheque or credit card payment and is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure.</p> <p>The owner/builder is also requested to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.</p> <p>To obtain a refund of relevant deposits, a <i>Security Deposit Refund Form</i> is to be forwarded to Council's Director of City Services upon issuing of an occupation certificate or completion of the civil works.</p> <p>Condition Reason: To ensure any damage to public infrastructure is rectified and public works can be completed.</p>
7.	<p>Sydney Water</p> <p>All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation.</p> <p>The approved plans must be submitted to the Sydney Water Tap in™ online service, to determine whether the development will affect Sydney Water's wastewater and water mains, stormwater drains and/or easements, and if any further requirements need to be met.</p>

	Condition
	<p>The Tap in™ service provides 24/7 access to a range of services, including:</p> <ul style="list-style-type: none"> • Building plan approvals • Connection and disconnection approvals • Diagrams • Trade waste approvals • Pressure information • Water meter installations • Pressure boosting and pump approvals • Change to an existing service or asset, e.g. relocating or moving an asset. <p>Sydney Water's Tap in™ in online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm</p> <p>The Principal Certifier must ensure that the developer/owner has submitted the approved plans to Sydney Water Tap in online service.</p> <p>Condition Reason: To ensure the development satisfies Sydney Water requirements.</p>
8.	<p>Building Code of Australia</p> <p>In accordance with section 4.17 (11) of the <i>Environmental Planning and Assessment Act 1979</i> and section 69 of the <i>Environmental Planning and Assessment Regulation 2021</i>, it is a prescribed condition that all building work must be carried out in accordance with the provisions of the National Construction Code - Building Code of Australia (BCA).</p> <p>Details of compliance with the relevant provisions of the BCA and referenced Standards must be included in the Construction Certificate application.</p> <p>Condition Reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
9.	<p>BASIX Requirements</p> <p>In accordance with section 4.17(11) of the <i>Environmental Planning and Assessment Act 1979</i> and section 75 of the <i>Environmental Planning and Assessment Regulation 2021</i>, the requirements and commitments contained in the relevant BASIX Certificate must be complied with.</p> <p>The required commitments listed and identified in the BASIX Certificate must be included on the construction certificate plans, specifications and associated documentation, to the satisfaction of the Certifier.</p> <p>The design of the building must not be inconsistent with the development consent and any proposed variations to the building to achieve the BASIX commitments may necessitate a new development consent or amendment to the existing consent to be obtained, prior to a construction certificate being issued.</p> <p>Condition Reason: Prescribed condition under 75 of the Environmental Planning and Assessment Regulation 2021.</p>
10.	<p>Excavation Earthworks and Support of Adjoining Land</p> <p>Details of proposed excavations and support of the adjoining land and buildings are to be prepared and be included in the construction certificate, to the satisfaction of the appointed Certifier.</p> <p>Condition Reason: To ensure adjoining land is adequately supported.</p>
11.	<p>Excavation, Earthworks and Support of Adjoining Land</p>

Condition

A report must be obtained from a professional engineer prior to undertaking demolition, excavation or building work in the following circumstances, which details the methods of support for any buildings located on the adjoining land, to the satisfaction of the Principal Certifier:

- when undertaking excavation or building work within the zone of influence of the footings of a dwelling or other building that is located on the adjoining land;
- when undertaking demolition work to a wall of a dwelling or other substantial structure that is built to a common or shared boundary (e.g. semi-detached or terrace dwelling);
- when constructing a wall to a dwelling or associated structure that is located within 900mm of a dwelling located on the adjoining land; and
- as otherwise may be required by the Certifier for the development.

The demolition, excavation and building work and the provision of support to the dwelling or associated structure on the adjoining land, must also be carried out in accordance with the abovementioned report, to the satisfaction of the Principal Certifier.

Condition Reason: To ensure adjoining land is adequately supported.

12. **Stormwater Drainage**

A surface water/stormwater drainage system must be provided in accordance with the following requirements, to the satisfaction of the Certifier and details are to be included in the construction certificate:-

- a) Surface water/stormwater drainage systems must be provided in accordance with the relevant requirements of the Building Code of Australia (Volume 2);
- b) The surface water/stormwater must be drained and discharged to the street gutter or, subject to site suitability, the stormwater may be drained to a suitably designed absorption pit;
- c) Any absorption pits or soaker wells should be located not less than 3m from any adjoining premises and the stormwater must not be directed to any adjoining premises;
- d) External paths and ground surfaces are to be constructed at appropriate levels and be graded and drained away from the building and adjoining premises, so as not to result in the entry of water into the building, or cause a nuisance or damage to the adjoining premises;
- e) Details of any proposed drainage systems or works to be carried out in the road, footpath or nature strip must be submitted to and approved by Council before commencing these works.
- f) A certificate or statement from a suitably qualified person must be submitted to the Principal Certifier and Council, prior to the issue of an Occupation Certificate, which confirms that the stormwater drainage system has been provided in accordance with the requirements of this consent, relevant standards and requirements.

Condition Reason: To control and manage stormwater run-off.

13. **Design Alignment levels**

The design alignment level (the finished level of concrete, paving or the like) at the property boundary for driveways, access ramps and pathways or the like, shall be:

- **Match the back of the existing Council footpath levels along the full site frontage.**

Condition	
	<p>The design alignment levels at the property boundary as issued by Council and their relationship to the roadway/kerb/footpath must be indicated on the building plans for the construction certificate. The design alignment level at the street boundary, as issued by the Council, must be strictly adhered to.</p> <p>Any request to vary the design alignment level/s must be forwarded to and approved in writing by Council's Development Engineers and may require a formal amendment to the development consent via a Section 4.55 application.</p> <p>Condition Reason: To ensure the levels within the site match the footpath levels.</p>
14.	<p>Alignment level fee</p> <p>The above alignment levels and the site inspection by Council's Development Engineer have been issued at a prescribed fee of \$191. This amount is to be paid prior to a construction certificate being issued for the development.</p> <p>Condition Reason: To obtain payment for the issued alignment levels.</p>
15.	<p>Car space Design</p> <p>The gradient of the internal car space must be designed and constructed to not exceed 1 in 20 (5%) and the levels of the car space must match the alignment levels at the property boundary (as specified by Council). Details of compliance are to be included in the construction certificate documentation.</p> <p>Condition Reason: To ensure the hardstand is appropriately graded.</p>
16.	<p>Stormwater Drainage</p> <p>Surface water/stormwater runoff from the car space must be drained and discharged to the street gutter in front of the site to the satisfaction of the Principal Certifier and details of the proposed stormwater drainage system are to be included in the construction certificate details for the development.</p> <p>Condition Reason: To ensure stormwater runoff of the hardstand is appropriately managed.</p>

BEFORE BUILDING WORK COMMENCES

Condition	
17.	<p>Building Certification & Associated Requirements</p> <p>The following requirements must be complied with prior to the commencement of any building works (including any associated demolition or excavation work:</p> <ol style="list-style-type: none"> a <i>Construction Certificate</i> must be obtained from a Registered (Building) Certifier, in accordance with the provisions of the <i>Environmental Planning and Assessment Act 1979</i> and the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>. A copy of the construction certificate, the approved development consent plans and consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment. a Registered (Building) Certifier must be appointed as the <i>Principal Certifier</i> for the development to carry out the necessary building inspections and to issue an occupation certificate; and a principal contractor must be appointed for the building work, or in relation to residential building work, an owner-builder permit may be obtained in accordance with the requirements of the <i>Home Building Act 1989</i>, and the Principal Certifier and Council must be notified accordingly (in writing); and

- | | Condition |
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| | <p>d) the principal contractor must be advised of the required critical stage inspections and other inspections to be carried out, as specified by the Principal Certifier; and</p> <p>e) at least two days' notice must be given to the Principal Certifier and Council, in writing, prior to commencing any works.</p> <p>Condition reason: Statutory requirement. To ensure appropriate safeguarding measures are in place prior to the commencement of any building, work, demolition or excavation.</p> |
| 18. | <p>Home Building Act 1989</p> <p>In accordance with section 4.17 (11) of the <i>Environmental Planning and Assessment Act 1979</i> and sections 69 & 71 of the <i>Environmental Planning and Assessment Regulation 2021</i>, in relation to residential building work, the requirements of the <i>Home Building Act 1989</i> must be complied with.</p> <p>Details of the Licensed Building Contractor and a copy of the relevant Certificate of Home Warranty Insurance or a copy of the Owner-Builder Permit (as applicable) must be provided to the Principal Certifier and Council.</p> <p>Condition reason: Prescribed condition under section 69 & 71 of the Environmental Planning and Assessment Regulation 2021.</p> |
| 19. | <p>Dilapidation Reports</p> <p>A dilapidation report must be obtained from a Professional Engineer, Building Surveyor or other suitably qualified person to the satisfaction of the appointed Registered Certifier for the development, in the following cases:</p> <ul style="list-style-type: none"> • excavations for new dwellings, additions to dwellings, swimming pools or other substantial structures which are proposed to be located within the zone of influence of the footings of any dwelling, associated garage or other structure located upon an adjoining premises; • demolition or construction of new dwellings; additions to dwellings or outbuildings, which are sited up to or less than 900 mm from a site boundary (e.g. a semi-detached dwelling, terraced dwelling or other building sited less than 900mm from the site boundary); • excavations for new dwellings, additions to dwellings, swimming pools or other substantial structures which are within rock and may result in vibration and or potential damage to any dwelling, associated garage or other substantial structure located upon an adjoining premises; and • as may be required by the Principal Certifier for the development. <p>The dilapidation report shall include details of the current condition and status of any dwelling, or other structures located upon the adjoining premises and shall include relevant photographs of the structures.</p> <p>The dilapidation report must be submitted to the Principal Certifier, the Council and the owners of the adjoining/nearby premises encompassed in the report, prior to commencing any site works (including any demolition work, excavation work or building work).</p> <p>Condition Reason: To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and council are provided with the dilapidation report.</p> |
| 20. | <p>Construction Site Management Plan</p> <p>A Construction Site Management Plan must be developed and implemented prior</p> |

	Condition
	<p>to the commencement of any works. The construction site management plan must include the following measures, as applicable to the type of development:</p> <ul style="list-style-type: none"> • location and construction of protective site fencing and hoardings • location of site storage areas, sheds, plant & equipment • location of building materials and stock-piles • tree protective measures • dust control measures • details of sediment and erosion control measures • site access location and construction • methods of disposal of demolition materials • location and size of waste containers/bulk bins • provisions for temporary stormwater drainage • construction noise and vibration management • construction traffic management details • provisions for temporary sanitary facilities <p>measures to be implemented to ensure public health and safety.</p> <p>The site management measures must be implemented prior to the commencement of any site works and be maintained throughout the works.</p> <p>A copy of the Construction Site Management Plan must be provided to the Principal Certifier and Council prior to commencing site works. A copy must also be maintained on site and be made available to Council officers upon request.</p> <p>Condition Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.</p>
21.	<p>Construction Site Management Plan</p> <p>A <i>Sediment and Erosion Control Plan</i> must be developed and implemented throughout the course of demolition and construction work in accordance with the manual for Managing Urban Stormwater – Soils and Construction, published by Landcom. A copy of the plan must be maintained on site and a copy is to be provided to the Principal Certifier and Council.</p> <p>Condition Reason: To protect the environment from the effects of sedimentation and erosion from development sites.</p>
22.	<p>Construction Noise & Vibration Management Plan</p> <p>Noise and vibration from the works are to be minimised and mitigated by implementing appropriate noise management and mitigation strategies.</p> <p>A Construction Noise & Vibration Management Plan Guideline must be prepared by a suitably qualified person in accordance with the Environment Protection Authority Construction Noise and the Assessing Vibration: A Technical Guideline and be implemented throughout the works. A copy of the Construction Noise Management Plan must be provided to the Principal Certifier and Council prior to the commencement of any site works.</p> <p>Condition Reason: To protect the amenity of the neighbourhood during construction.</p>
23.	<p>Public Utilities (amended)</p> <p>A Public Utility Impact Assessment must be carried out on all public utility services on the site, roadway, nature strip, footpath, public reserve or any public areas associated with and/or adjacent to the development/building works and include relevant information from public utility authorities and exploratory trenching or potholing, if necessary, to determine the position and level of service.</p> <p>The 'Tel' pit located within the western public reserve is to be either:</p>

Condition

- a. integrated within the new driveway, or
- b. relocated to a suitable nearby position, in consultation with and to the satisfaction of Telstra, having regard to accessibility, design, and service constraints.

All such works must be carried out under the supervision of Telstra or its authorised representative.

Condition Reason: To ensure that any relocation or modification to public utility infrastructure is completed with appropriate oversight and in accordance with the requirements of the responsible authority.

24. **Public Utilities**

The applicant must meet the full cost for telecommunication companies, gas providers, Ausgrid, and Sydney Water to adjust/repair/relocate their services as required. The applicant must make the necessary arrangements with the service authority.

Condition Reason: To ensure costs associated with relevant utility and service providers' requirements are borne by the developer.

DURING BUILDING WORK

Condition

25. **Site Signage**

It is a condition of the development consent that a sign must be erected in a prominent position at the front of the site before/upon commencement of works and be maintained throughout the works, which contains the following details:

- a) showing the name, address and telephone number of the principal certifier for the work, and
- b) showing the name, address, contractor, licence number and telephone number of the principal contractor, including a telephone number on which the principal contractor may be contacted outside working hours, or owner-builder permit details (as applicable) and
- c) stating that unauthorised entry to the work site is prohibited.

The sign must be—

- a) maintained while the building work is being carried out, and
- b) removed when the work has been completed.

This section does not apply in relation to—

- a) building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or
- b) Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.

26. **Restriction on Working Hours**

Building, demolition and associated site works must be carried out in accordance with the following requirements:

Activity	Permitted working hours
All building, demolition and site work, including site deliveries (except as	<ul style="list-style-type: none"> • Monday to Friday - 7.00am to 5.00pm

Condition	
detailed below)	<ul style="list-style-type: none"> • Saturday - 8.00am to 5.00pm • Sunday & public holidays - No work permitted
Excavations in rock, sawing of rock, use of jack-hammers, driven-type piling/shoring or the like	<ul style="list-style-type: none"> • Monday to Friday - 8.00am to 3.00pm • (maximum) • Saturday - No work permitted • Sunday & public holidays - No work permitted

An application to vary the abovementioned hours may be submitted to Council's Manager Health, Building & Regulatory Services for consideration and approval to vary the specified hours may be granted in exceptional circumstances and for limited occasions (e.g. for public safety, traffic management or road safety reasons). Any applications are to be made on the standard application form and include payment of the relevant fees and supporting information. Applications must be made at least 10 days prior to the date of the proposed work and the prior written approval of Council must be obtained to vary the standard permitted working hours.

Condition reason: To protect the amenity of the surrounding area.

27. **Construction Site Management**

Temporary site safety fencing must be provided to the perimeter of the site prior to commencement of works and throughout demolition, excavation and construction works.

Temporary site fences must have a height of 1.8 metres and be a cyclone wire fence (with geotextile fabric attached to the inside of the fence to provide dust control); heavy-duty plywood sheeting (painted white), or other material approved by Council in writing.

Adequate barriers must also be provided to prevent building materials or debris from falling onto adjoining properties or Council land.

All site fencing, hoardings and barriers must be structurally adequate, safe and be constructed in a professional manner and the use of poor-quality materials or steel reinforcement mesh as fencing is not permissible.

Notes:

- *Temporary site fencing may not be necessary if there is an existing adequate fence in place having a minimum height of 1.5m.*
- *A separate Local Approval application must be submitted to and approved by Council's Health, Building & Regulatory Services before placing any fencing, hoarding or other article on the road, footpath or nature strip.*

Condition Reason: To require measures that will protect the public, and the surrounding environment, during site works and construction.

28. **Public Safety & Site Management**

Public safety and convenience must be maintained during demolition, excavation and construction works and the following requirements must be complied with at all times:

- a) Building materials, sand, soil, waste materials, construction equipment or other articles must not be placed upon the footpath, roadway or nature strip at any time.
- b) Soil, sand, cement slurry, debris or any other material must not be permitted to enter or be likely to enter Council's stormwater drainage

- | Condition |
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| system or cause a pollution incident. |
| c) Sediment and erosion control measures must be provided to the site and be maintained in a good and operational condition throughout construction. |
| d) The road, footpath, vehicular crossing and nature strip must be maintained in a good, safe, clean condition and free from any excavations, obstructions, trip hazards, goods, materials, soils or debris at all times. |
| e) Any damage caused to the road, footway, vehicular crossing, nature strip or any public place must be repaired immediately, to the satisfaction of Council. |
| f) Noise and vibration from the work shall be minimised and appropriate strategies are to be implemented, in accordance with the Noise and Vibration Management Plan prepared in accordance with the relevant EPA Guidelines. |
| g) During demolition excavation and construction works, dust emissions must be minimised, so as not to have an unreasonable impact on nearby residents or result in a potential pollution incident. |
| h) The prior written approval must be obtained from Council to discharge any site stormwater or groundwater from a construction site into Council's drainage system, roadway or Council land. |
| i) Adequate provisions must be made to ensure pedestrian safety and traffic flow during the site works and traffic control measures are to be implemented in accordance with the relevant provisions of the Roads and Traffic Manual "Traffic Control at Work Sites" (Version 4), to the satisfaction of Council. |
| j) A Road/Asset Opening Permit must be obtained from Council prior to carrying out any works within or upon a road, footpath, nature strip or in any public place, in accordance with section 138 of the Roads Act 1993 and all of the conditions and requirements contained in the Road/Asset Opening Permit must be complied with. Please contact Council's Road/Asset Openings officer on 9093 6691 for further details. |
| Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction. |
| 29. Excavations and Support of Adjoining Land
The adjoining land and buildings located upon the adjoining land must be adequately supported at all times and in accordance with section 74 of the Environmental Planning and Assessment Regulation 2021 and approved structural engineering details.

Excavations must also be properly guarded to prevent them from being dangerous to life, property or buildings.

Condition Reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021. |
| 30. Building Encroachments
There must be no encroachment of any structures or building work onto Council's road reserve, footway, nature strip or public place.

Condition Reason: To ensure no encroachment onto public land and to protect Council land. |

Condition	
31.	<p>Survey Report</p> <p>A Registered Surveyor's check survey certificate or other suitable documentation must be obtained at the following stage/s of construction to demonstrate compliance with the approved setbacks, levels, layout and height of the building:</p> <ul style="list-style-type: none"> • prior to construction (pouring of concrete) of footings for the building and boundary retaining structures, • prior to construction (pouring of concrete) of new floor levels, • prior to issuing an Occupation Certificate, and • as otherwise may be required by the Principal Certifier. <p>The survey documentation must be forwarded to the Principal Certifier and a copy is to be forwarded to the Council.</p> <p>Condition Reason: To ensure compliance with approved plans.</p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition	
32.	<p>Occupation Certificate Requirements</p> <p>An Occupation Certificate must be obtained from the Principal Certifier prior to any occupation of the building work encompassed in this development consent (including alterations and additions to existing buildings), in accordance with the relevant provisions of the <i>Environmental Planning and Assessment Act 1979</i> and the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>.</p> <p>Condition reason: Statutory requirement. To ensure the site is authorised for occupation.</p>
33.	<p>BASIX Requirements</p> <p>In accordance with the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>, a Certifier must not issue an Occupation Certificate for this development, unless it is satisfied that each of the required BASIX commitments have been fulfilled.</p> <p>Relevant documentary evidence of compliance with the BASIX commitments is to be forwarded to the Council upon issuing an Occupation Certificate.</p> <p>Condition Reason: Statutory requirement. To ensure that the BASIX requirements have been fulfilled.</p>
34.	<p>Council's Infrastructure, Vehicular Crossings, street verge</p> <p>The applicant must meet the full cost for a Council approved contractor to:</p> <p>a) Construct a concrete vehicular crossing and layback at kerb opposite the vehicular entrance to the site, to Council's specifications and requirements.</p> <p>Condition reason: To ensure the vehicular crossing is constructed in accordance with specific requirements and specifications.</p>
35.	<p>Council's Infrastructure, Vehicular Crossings and Street Verge</p> <p>All external civil work to be carried out on Council property (including the installation and repair of roads, footpaths, vehicular crossings, kerb and guttering and drainage works), must be carried out in accordance with Council's "Crossings and Entrances – Contributions Policy" and "Residents' Requests for Special Verge Crossings Policy" and the following requirements:</p> <p>a) Details of the proposed civil works to be carried out on Council land must</p>

Condition	
	be submitted to Council in a Civil Works Application Form. Council will respond, typically within 8 weeks, with a letter of approval outlining conditions for working on Council land, associated fees and workmanship bonds. Council will also provide details of the approved works including specifications and construction details.
b)	Works on Council land, must not commence until the written letter of approval has been obtained from Council and heavy construction works within the property are complete. The work must be carried out in accordance with the conditions of development consent, Council's conditions for working on Council land, design details and payment of the fees and bonds outlined in the letter of approval.
c)	The civil works must be completed in accordance with the above, prior to the issuing of an occupation certificate for the development, or as otherwise approved by Council in writing.

Condition Reason: To ensure rectification of any damage to public infrastructure and that works are completed in accordance with Council's requirements with Council's approval.

36. **Nature Strip**

That part of the naturestrip upon Council's footway which is damaged during the construction of the proposed works shall be excavated to a depth of 150mm, backfilled with topsoil equivalent with 'Organic Garden Mix' as supplied by Australian Native Landscapes, and re-turfed with Kikuyu turf or similar. Such works shall be completed at the applicant's expense.

Condition Reason: To ensure Council requirements for nature strip are identified to the proponent in relation to damage.

OCCUPATION AND ONGOING USE

Condition	
37.	Use of Carspace Vehicles parked within the car space must not protrude beyond the front property boundary onto the Council footpath or nature strip at any time. Condition reason: To ensure the development is used for its intended purpose.
38.	External Lighting External lighting to the premises must be designed and located so as to minimise light-spill beyond the property boundary or cause a public nuisance. Condition reason: To protect the amenity of the surrounding area and residents.
39.	Waste Management Adequate provisions are to be made within the premises for the storage and removal of waste and recyclable materials, to the satisfaction of Council. Condition Reason: To ensure the provision of appropriate waste facilities for residents and protect community health, and to ensure efficient collection of waste.
40.	Plant & Equipment Noise from the operation of all plant and equipment upon the premises shall not give rise to an 'offensive noise' as defined in the <i>Protection of the Environment Operations Act 1997 and Regulations</i> . Condition reason: To protect the amenity of the surrounding area and residents.

**DEMOLITION WORK
BEFORE DEMOLITION WORK COMMENCES**

Condition	
41.	<p>Demolition Work</p> <p>A Demolition Work Plan must be developed and be implemented for all demolition work, in accordance with the following requirements:</p> <ol style="list-style-type: none"> a) Demolition work must comply with Australian Standard AS 2601 (2001), Demolition of Structures; SafeWork NSW requirements and Codes of Practice and Randwick City Council's Asbestos Policy. b) The Demolition Work Plan must include the following details (as applicable): <ul style="list-style-type: none"> • The name, address, contact details and licence number of the Demolisher /Asbestos Removal Contractor • Details of hazardous materials in the building (including materials containing asbestos) • Method/s of demolition (including removal of any hazardous materials including materials containing asbestos) • Measures and processes to be implemented to ensure the health & safety of workers and community • Measures to be implemented to minimise any airborne dust and asbestos • Methods and location of disposal of any hazardous materials (including asbestos) • Other measures to be implemented to ensure public health and safety • Date the demolition works will commence/finish. <p>The Demolition Work Plan must be provided to the Principal Certifier prior to commencing any demolition works or removal of any building work or materials. A copy of the Demolition Work Plan must be maintained on site and be made available to Council officers upon request.</p> <p>If the demolition work involves asbestos products or materials, a copy of the Demolition Work Plan must be provided to Council not less than 2 days before commencing any work.</p> <p><i>Notes: it is the responsibility of the persons undertaking demolition work to obtain the relevant SafeWork licences and permits and if the work involves the removal of more than 10m² of bonded asbestos materials or any friable asbestos material, the work must be undertaken by a SafeWork Licensed Asbestos Removal Contractor.</i></p> <p><i>A copy of Council's Asbestos Policy is available on Council's web site at www.randwick.nsw.gov.au in the Building & Development section or a copy can be obtained from Council's Customer Service Centre.</i></p> <p>Condition reason: To ensure demolition work area carried out in accordance with the relevant standards and requirements.</p>

DURING DEMOLITION WORK

Condition	
42.	<p>Demolition Work</p> <p>Any demolition work must be carried out in accordance with relevant Safework NSW Requirements and Codes of Practice; Australian Standard - AS 2601 (2001) -</p>

Condition
<p>Demolition of Structures and Randwick City Council's Asbestos Policy. Details of compliance are to be provided in a demolition work plan, which shall be maintained on site and a copy is to be provided to the Principal Certifier and Council.</p> <p>Demolition or building work relating to materials containing asbestos must also be carried out in accordance with the following requirements:</p> <ul style="list-style-type: none"> • A licence must be obtained from SafeWork NSW for the removal of friable asbestos and or more than 10m² of bonded asbestos (i.e. fibro), • Asbestos waste must be disposed of in accordance with the Protection of the Environment Operations Act 1997 and relevant Regulations • A sign must be provided to the site/building stating "Danger Asbestos Removal In Progress", • Council is to be given at least two days written notice of demolition works involving materials containing asbestos, • Copies of waste disposal details and receipts are to be maintained and made available to the Principal Certifier and Council upon request, • A Clearance Certificate or Statement must be obtained from a suitably qualified person (i.e. Occupational Hygienist or Licensed Asbestos Removal Contractor) which is to be submitted to the Principal Certifier and Council upon completion of the asbestos removal works. <p>Details of compliance with these requirements must be provided to the Principal Certifier and Council upon request.</p> <p><i>A copy of Council's Asbestos Policy is available on Council's web site at www.randwick.nsw.gov.au in the Building & Development section or a copy can be obtained from Council's Customer Service Centre.</i></p> <p>Condition reason: To ensure that the handling and removal of asbestos from the site is appropriately managed.</p>