

SCHEDULE – Recommended Conditions DA20/0002

Approved Plans and Documentation

- The development must be carried out in accordance with the approved plans and specifications as follows.

Plan/DocNo.	Plan/Doc Title	Prepared by	Issue	Date
AR 000	Cover Page	Designs and Creations	R3	4/12/21
AR 100	Site Plan	Designs and Creations	R3	4/12/21
AR 101	Ground Floor Plan	Designs and Creations	R7	4/12/21
AR 102	Upper Floor Plan	Designs and Creations	R8	4/12/21
AR 103	Roof Plan	Designs and Creations	R3	4/12/21
AR 106	Shadow Diagram on 21 June	Designs and Creations	R2	4/12/21
AR 107	Shadow Diagram on 22 September	Designs and Creations	R2	4/12/21
AR 108	Shadow Diagram on 21 December	Designs and Creations	R2	4/12/21
AR 200	East Elevation	Designs and Creations	R3	4/12/21
AR 201	North Elevation	Designs and Creations	R3	4/12/21
AR 202	West Elevation	Designs and Creations	R3	4/12/21
AR 203	South Elevation	Designs and Creations	R3	4/12/21
AR 300	Section A	Designs and Creations	R3	4/12/21
AR 301	Section B	Designs and Creations	R3	4/12/21
AR 302	Section C	Designs and Creations	R3	4/12/21
-	Statement of Environmental Effects	Scott Gunning Constructions	-	23/12/21

The Development Application has been determined by the granting of consent subject to and as amended by the conditions of development consent specified below.

NOTE: Any modifications to the proposal shall be the subject of an application under Section 4.55 of the Environmental Planning and Assessment Act, 1979.

Requirements prior to occupation of the building

2. The building shall comply with section 5 (BAL 12.5) Australian Standard AS3959 "Construction of buildings in bush fire-prone areas" prior to occupation.
3. Prior to occupation of the building, the consent given by Council's Notice of Determination of Development Application No. DA20/0451.01 and dated 6 April 2021 must be surrendered by the submission of a document in accordance with Clause 97(1) of the Environmental Planning and Assessment Regulation 2000.
4. The applicant shall contact Council to arrange a pre-occupation inspection to confirm compliance with the requirements of this consent. Following this inspection and prior to any occupation of the building, the applicant shall receive formal written confirmation from Council that the building may be occupied.
5. Prior to occupation of the building, a Water Plumbing Certificate from Riverina Water County Council shall be submitted to Council.

General requirements

6. The south facing window in bedroom 2 shall consist of entirely opaque glazing and shall be fixed so that it remains non-openable. These requirements shall in place upon occupation of the building and shall remain in perpetuity.
7. The proposed screen structure to be installed along the southern side of the ground floor verandah shall have a finished height of 2 metres (minimum) measured from the finished floor level of the verandah. The screen shall be installed within 2 months of the date of this consent.
8. An asset protection zone (APZ) shall be provided from the dwelling wall on the western elevation to the lot boundary. The APZ shall be managed in perpetuity as outlined within Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service's document Standards for asset protection zones.