



MINUTES OF THE WORKS COMMITTEE INSPECTION MEETING OF KEMPSEY SHIRE COUNCIL

Wednesday 6th December 2006 commencing from the Civic Centre at 9.05am.

PRESENT:

Councillors E A Green, (Mayor and Chairman), J H Bowell, J C Gribbin, T L Hunt, R H McWilliam, D F Saul and E R Walker.

Director Shire Services, A P Vermeulen was also present.

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APOLOGIES:

2006. W13

RESOLVED:

*Moved: Cl. Hunt
Seconded: Cl. Gribbin*

That the apologies submitted by Councillors Hayes and Sowter for non-attendance at the meeting be accepted and leave of absence granted.

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The Works Committee inspected the following sites and adjourned for lunch at 12.30pm at the Civic Centre and upon resumption at 1.02pm for Committee deliberations all present at the adjournment were in attendance.

Also in attendance at the resumption were the General Manager A V Burgess, Director Sustainable Development Services R B Pitt, Manager Administration P J Hanrahan and D M Pearson.

WI.1	PROPOSED MODIFICATION OF DEVELOPMENT CONSENT – 50 LACHLAN STREET, SOUTH KEMPSEY
FILE: T6-06-175	SDS {Folio No. 337069}

2006. W14

RESOLVED:

*Moved: Cl. Hunt
Seconded: Cl. Bowell*

That the Director Sustainable Development Services prepare a report for Council's meeting 12th December 2006 providing for modified conditions to permit access to the building via Tighes Lane, including submission of a risk assessment by the carrying company that services the development.

WI.2	PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING TWO (2) STOREY DWELLING
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2006. W15

RESOLVED:

*Moved: Cl. Bowell
Seconded: Cl. Walker*

- A. That Development Application T6-06-74 be approved subject to the following conditions:
1. Details are to be submitted for approval for the disposal of the excavated material prior to the release of the Construction Certificate.
 2. A schedule of finishes for the low tone non reflective finishes of the proposed buildings external façade including the fence shall be submitted with the Construction Certificate.
 3. Details of erosion control are to be submitted, approved and to be installed prior to commencing on site works.
 4. The cut excavation is not to exceed 3.7metres in depth.
 5. The Design Engineer is to supervise the excavation works.
 6. The development referred to in this application is to be carried out substantially in accordance with the approved development plans as modified by any conditions of this consent.
 7. This consent has been issued on the basis that Council has been appointed as the Principal Certifying Authority and Council has accepted the appointment and will be issuing the construction certificate.
 8. Two days prior to commencing work Form 7 under Environmental Planning and Assessment Act Regulations, Notice of Commencement of Building or Subdivision work and Appointment of Principal Certifying Authority is to be submitted to Council.
 9. The dwelling is not to be occupied prior to the issue of an Occupation/Interim Occupation Certificate by Council.
 10. An application for a certificate is enclosed. It is requested that it be completed and returned to Council prior to requesting an inspection. A minimum of 48 hours notice is necessary when requesting the inspection. Appointments will be made in accordance with the inspection program for that area.
 11. This consent does not permit commencement of any works. Works are not to commence until such time as a Construction Certificate has been obtained and the appointment of a Principal Certifying Authority.

12. A Construction Certificate shall not be issued until all relevant conditions of this consent have been complied with.

Approval is subject to the condition that the builder or person who does the residential building work complies with the applicable requirements of Part 6 of the Home building Act 1989 whereby 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 Council that they have complied with the applicable requirements of Part 6.

Details are to be submitted to Council prior to work commencing.

13. Before work commences, the Council must be informed in writing of the name and contractor licence number of the licensee who has been contracted to do or intends to do the work.
14. All excavation and backfilling are to be executed safely and in accordance with appropriate professional standards, and are to be properly guarded and protected to prevent them from being dangerous to life or property.
15. A sign is to be provided in a prominent and visible position (on the building or fence) stating "Unauthorised entry to the site is not permitted", together with the name of the person responsible for the site and a contact number outside working hours.
16. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

Your attention is drawn to the following requirements of the Building Code of Australia.

- a) Structural Engineer's Details for retaining walls, reinforced concrete slab and structural steel work is to be submitted prior to the issue of the construction certificate
- b) Geotechnical Engineer's report shall be submitted to council for the excavation prior to issue of the construction certificate
- c) Protection is to be provided from subterranean termites. Council's Code of Practice outlines methods which may be used. Details of the proposed method or methods are to be submitted for approval prior to commencement of work and suitable certifications are to be submitted prior to the issue of an occupation certificate.

- d) That the floor surface of the wet areas are properly graded and drained and the junctions of the floor with the walls are treated to prevent the penetration of moisture into the walls. An inspection of the treated area is to be arranged with Council or suitable certification is to be submitted prior to the issue of an occupation certificate.
- e) The windows and glass installations within the building shall comply with AS 1288, Part 3.6 BCA Housing Provisions and AS2047. The applicant shall furnish Council with a report from the supplier upon completion of the window and glass installation indicating compliance with the requirements of AS1288 and AS2047.
- f) Should the veranda, patio or landing exceed 1 metre in height above the ground then a suitable balustrade is to be provided to the veranda, patio or landing and steps for safety and convenience. Such balustrade to conform with the requirements of
 - (1) Part 3.9.1. and 3.9.2 of BCA Housing Provisions of the Building Code of Australia.

Note: Spacing of rails not to exceed 125mm.

- g) Riser and Going dimensions for stairs shall be in accordance with Clause D2.13 of the Building Code of Australia. In Class 1 and 10 buildings the following will apply:

Riser (R)		Going (G)		Quantity (2R + G)	
max	min	max	min	max	min
190	115	355	240	700	550

Note: Any openings between treads not to exceed 125mm.

- h) Details of roof trusses, tie down and roof bracing are to be submitted prior to commencement of any building work on the site.
- i) Details of wall bracing to be carried out in accordance with Australian Standard 1684-1999 are to be submitted to Council prior to commencement of work.
- j) Kitchen exhaust fans are to be ducted externally of the building or a recirculation hood type be provided.
- k) Class 1(a) and 1(b) Buildings

An automatic fire detection and alarm system is to be installed in the building. Such system to conform with Specification E1.7 of the Building Code of

Australia or be a smoke alarm system complying with AS 3786 or listed in the SSL Register of Accredited Products.

The system is to be provided with mains electrical power, have a stand by power supply and installed in each storey to comply with Clause E1.7 (N.S.W. Variation). Details of location of the units are to be provided for approval prior to installation.

- l) All glass in shower doors, shower screens, bath enclosures and associated windows (the lowest sight line of which is less than 1500mm above the floor or bottom of the bath or shower base) shall be Grade A Safety Glass.
 - m) The door to all fully enclosed sanitary compartments must open outwards, or slide, or be readily removable from the outside, in accordance with the requirements of the Building Code of Australia.
 - n) Any sarking used in the roof of the dwelling must have a flammability index not more than 5.
 - o) Earth works must comply with Part 3.1.1 of the Building Code of Australia (Housing Provisions).
 - p) Drainage of the site must comply with Part 3.1.2 of the Building Code of Australia (Housing Provisions).
- 17 The dwelling shall be constructed to include all the energy efficiency requirements contained within the single residence scorecard.
- 18 The hours of operation of the activity are to be confined to 7.00 a.m. to 6.00 p.m., Mondays to Fridays, and 7.00 a.m. to 12 noon, Saturdays.
- 19 Construction of a vehicular access from the road formation to the property boundary in accordance with Council's Standard for Access to Urban Properties. Applicant is to consult Mr Tony Castle of Council's Environmental Services Department for requirements before commencing construction.
- 20 Roof waters are to be directed by means of sealed pipes to the street gutter. Details are to be provided with the plans for the required Construction Certificate.
- 21 Runoff and soil erosion controls shall be installed in accordance with the approved Erosion Control prior to work commencing on the site. The controls shall incorporate:-
- a) diversion of uncontaminated up site runoff around cleared and/or disturbed areas and areas to be cleared and/or disturbed.

- b) sediment control fences at the down slope perimeter of the cleared and/or disturbed area to prevent unwanted sediment and other debris escaping from the land.
- c) maintenance of all erosion control measures at maximum operational capacity until the land is effectively rehabilitated and stabilised beyond the completion of construction.

Protection of any kerb inlet pit located downstream of the site in accordance with Council's Engineering Guidelines for subdivision and development (drawing No SW20).

Note:

- i) Any roof drainage system is to be connected to the required discharged point at the building frame inspection stage.
 - ii) Any material spilled or deposited on the road reserve or in the gutter is to be removed immediately.
- 22. Survey Certificate is to be submitted upon completion of the roof framing to ensure that the ridge height is at or below RL 45.83 metres A.H.D. above the kitchen area
 - 23. A survey certificate prepared by a registered surveyor being submitted to Council to verify the siting of the building in relation to adjacent boundaries, and work is not to proceed beyond that stage until a written release has been given by Council. The survey is to be submitted at completion of floor slab formwork before concrete is poured.
 - 24. Submit engineering details of the pre- treatment storm water disposal system prior to issue of the Construction Certificate
 - 25. Submission of a detailed landscaping plan providing for the establishment of suitable species endemic to the area, including the number and species of plants to be planted and the means of establishing the landscaping beds prior to release of the Construction Certificate.
 - 26. Construction shall comply with AS3959-1999 level 3 'Construction of Buildings in bushfire prone areas'. Details to be provided with the Construction Certificate.
 - 27. Roller doors, tilt-a-door and the like shall be sealed to prevent the entry of embers into the structure.
 - 28. The entire property shall be managed as an 'Inner Protection Area' as outlined within Section 4.2.2 in Planning for Bushfire Protection 2001.

29. Access to the rear of the property shall be provide for fire fighting purposes.
30. All fencing shall be constructed from non-combustible materials.
31. All glazing towards the bushfire hazard on the northern and eastern sides of the proposed structure shall be fire rated glass.
32. There is to be no exposed timber on the northern and eastern sides of the proposed structure.
33. A 1.8metre high radiant heat shield made of non-combustible materials shall be constructed along the full length of the northern and eastern boundaries adjacent to the hazard. A pedestrian access gate is to be along this boundary. Where steel cladding material is used; all posts and rails will be constructed from steel. The bottom of the fence is to be in direct contact with the finished ground level or plinth. Details to be provided with Construction Certificate.
34. The applicant is to nominate the haulage route for disposal of overburden, including where it is proposed to place the material and submit details to council prior to release of the Construction Certificate.

B. That the objectors be advised of Councils decision.

Councillors Gribbin, Hunt and Saul recorded their votes against the foregoing Resolution.

WI 3	AUSTRAL EDEN INNER ROAD FILE: R.Austral Inn *	{Folio No. 337071}
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2006. W16

RESOLVED:

*Moved: Cl. Bowell
Seconded: Cl. McWilliam*

That Council advise the petitioners it would be prepared to seal the road in front of the resident's homes if this was at their cost.

WI.4	BACK CREEK ROAD, KINCHELA FILE: R.Back Ck Rd *	{Folio No. 337072}
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2006. W17

RESOLVED:

*Moved: Cl. Bowell
Seconded: Cl. Gribbin*

1. That Council advise petitioners that Back Creek Road will be considered for 2007 / 2008 Budget for improvements, other than sealing, to the road and that Council will place traffic counters on this road.

2. That Council also advise the petitioners it would be prepared to seal the road in front of the resident's homes if this was at their cost.

At this stage the Mayor advised that the Works Committee also inspected Boyters Lane, South West Rocks.

BOYTERS LANE FILE: * * {Folio No. *}

2006. W18

RESOLVED:

Moved: Cl. Howell
Seconded: Cl. Hunt

1. That a firm estimate of costs be prepared for the development of the Boyters Lane sporting complex.
2. That Council contact the residents of Boyters Lane and advise them that Council inspected the road today 6th December 2006 and noted that maintenance work was being conducted and would like to advise them that Council would be prepared to seal the road in front of the resident's homes if this was at their cost.

WI.5 SALEYARD SIX MONTHLY REPORT FILE: 255 SJR {Folio No. 337073}

2006. W19

RESOLVED:

Moved: Cl. Howell
Seconded: Cl. Saul

That staff be complimented on the Saleyards development.

CONCLUSION:

There being no further business, the Meeting terminated at 1.35pm.