



INNER WEST COUNCIL

BUILDING CERTIFICATE ASSESSMENT REPORT

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|--------------------------------|--|
| Application No. | 30.2017.007.1 |
| Address | 38 Hardy Street, Hurlstone Park |
| Proposal | Unauthorised works carried out to two storey dwelling which were not in accordance with the approved complying development certificate issued by private certifier. Works include the excavation and construction of a lower ground floor basement and other modifications to the works approved by the certifier. |
| Date of Receipt | 2 May 2017 |
| Applicant | Beraldo Design P/L |
| Owner | Mr I and Mrs M Raguz |
| Number of Submissions | 5 objections and a petition |
| Building Classification | Class 1a dwelling |
| Main Issues | Structural adequacy of basement and impact on adjoining premises, privacy measures for rear and side first floor windows and balcony. |
| Recommendation | Deferral of Building Certificate to allow works to be carried out |
| Attachment A | Works as executed plans and proposed works Structural inspection and certification |



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38 Hardy Street
30.2017.007.1



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Printed on Wednesday, 23 August 2017 By exponare

Objectors |||||

* Site-subject

1. PROPOSAL

This application seeks a Building Certificate to cover the following work which was erected without the proper approval being obtained:

- Excavation and construction of a 4.2m x 5.7m dintel walled basement/cellar internally to the southern portion of the dwelling.
- Changes to the approved Complying Development Certificate approval including changes to the ground floor rear door configuration.
- Internal changes to the configuration of the first floor layout including changes from bedroom to walk in wardrobe, removal of side balcony, changes to dimensions of ensuites; and installation of in roof storage over the existing dwelling.

2. SITE DESCRIPTION

The site is approximately 912sqm in area and has a frontage of 19.33 metres to Hardy Street, Hurlstone Park. The site is located on the eastern side of the street.

The site presently accommodates a two storey dwelling with rear dwelling addition, a partly constructed front fence and foundation walls for carport. The adjoining properties consist of single and two storey dwellings.

3. SITE HISTORY

The following table outlines the development history of the subject site.

| Date | Application Details |
|------------------------------------|---|
| CDC16.2016.10.1 (CDC no C15084) | First floor addition (15.3.2016) |
| DA10.2016.272.1 | Construction of a new swimming pool and detached studio (10.2.2017) withdrawn |
| DA10.2013.234.4 | S96 amendments (20.1.2017) |
| DA10.2013.234.3 | S96 amendments (11.11.2016) |
| DA10.2013.234.2 | S96 amendments to change garage to carport (11.11.2016) |
| DA10.2013.234.1 | Alterations & additions: reconstruction of garage, front fence, new portico (10.1.2014) |

4. BACKGROUND TO THE SUBMISSION OF A BUILDING CERTIFICATE APPLICATION

The development site has several differing applications for works relating to the development of the lot as indicated above.

The development site came to Councils attention in January 2016, due to the extent of works associated with the excavation of a basement structure at the rear of the dwelling.

The matter was initially dealt with by the private certifier and then Council officers were required to intervene as resolution of the matter by the certifier was considered unsatisfactory. Construction continued in the meantime, and then an order to stop works was served on the premises. Currently the first floor dwelling addition is to lock up stage, there is partial construction to the front fence (subject of a DA) and partial construction to the carport subject of a separate DA.

Enforcement action has been taken against the owner builder and all work has stopped until such time as assessment of this building certificate is undertaken.

The following is a history of the issues arising from the works on the site.

4.1 Complying development Certificate for ground and first floor dwelling additions

State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 ("the SEPP") allows first floor dwelling additions to be approved via a complying development certificate (CDC).

Council officers have undertaken a review and consider that the relevant CDC issued by the Principal Certifying Authority (PCA) complied with the relevant provisions of the SEPP. This Complying Development Certificate remains valid.

This Building Certificate deals with those works outside the scope of the Complying Development Certificate issued by the Brentnall Certification.

Missed Neighbour notification

A private certifier issued a CDC for ground floor and first floor dwelling additions to the rear of the site on 15/3/2016. As part of the requirements of the SEPP, the application is required to be notified to premises within 20 metres of the site by the certifier prior to approval. It appears that notification was not undertaken or may have been carried using the wrong address and the neighbours were not notified of the CDC by the private certifier as required under the SEPP.

The certifier is required to ensure that the works proposed comply with the requirements of the SEPP Housing Code which establishes matters such as height of the building, side and rear boundary setbacks, site coverage, privacy concerns, if it complies with these matters then the certifier can approve the complying development certificate. There is no requirement for the plans to be modified due to neighbour concerns or other matters as long as the plans comply with the requirements of the SEPP.

There may have been an expectation from neighbours that opportunities would have been afforded to them to input into the design of the development as may be exercised under a development application process but the SEPP is clear that if it meets the criteria for complying development then the application can be approved.

A petition was received by the private certifier from neighbours dated 30/12/2016. The main issues raised included privacy concerns from first floor windows and doors of the first floor addition.

The notification of plans prior to approval was a matter that the certifier needed to rectify however the works approved under the SEPP are considered to be complying development and meet the requirements of the SEPP for first floor dwelling additions and alteration under the Housing Code.

Unauthorised basement level

The structural details associated with the approved complying development indicated that a raft slab would be provided to the rear ground floor dwelling addition. As the works progressed, excavation occurred at the rear of the site to create a basement area, setback from the southern boundary.

This matter was referred to the certifier as the appointed PCA and reported to Council in the public interest as it was observed that the work was not being carried out in accordance with the approved plans as excavation for a lower ground floor basement had been undertaken which was not approved and not permissible as part of the CDC.

The basement has been inspected and shown on the plans for the Building Certificate. The location of the basement has been confirmed by an updated survey report dated 19/9/2017 (ref 20759 by G K Wilson & Associates) which indicates the location of the basement relative to the boundary.

Structural engineer's certification of the adequacy of the basement has been provided and a statement made that there have been no impacts on the structural adequacy of the adjoining properties structural walls to the dwelling or awning. This is discussed further in section 4.6 of the report below.

The applicant has provided "works as executed plans" of the works undertaken on site including changes to the internal configuration of the upper floor and proposed works intended to ameliorate privacy concerns raised by adjoining neighbours to the side and rear properties.

Missed Mandatory Inspections

The Certifier has advised that they did not undertake the mandatory inspections required under the legislation. This is a matter that needs to be addressed as part of the assessment of the Building Certificate. Certification (from an accredited certified structural engineer) has been provided by the original Structural engineers engaged on the site.

4.2 Regulatory action undertaken

Council officers, following complaints from surrounding residents investigated the unauthorised works associated with the complying development. A Penalty Infringement Notice was issued and an order to cease all unauthorised works to limit further works in the property. Works were to stop until such time that an application for a building certificate was submitted for a merit assessment and consideration of those works which were not carried out in accordance with the approved CDC or DA10.2013.234 was undertaken.

On-going liaison between Council staff and both the neighbours and the property owner has occurred.

A notice of proposed order was served to rectify such matters and this notice and stop work order is still in place until such time as the building certificate is determined.

4.3 Application for Building Certificate

The application for the building certificate was made in May 2017 however additional extensive and clarifying information was requested to support the application. This information included:

- Survey reports;
- Structural engineer's reports and justification for the structural statements made;
- Revised architectural plans; and
- Detail on a scope of works intended to be carried out to resolve the issues raised by neighbours.

The Building Certificate application was notified to ensure that adequate opportunity was given for the applicant and any objectors to express issues or concerns in relation to the development and the unauthorised works.

Council officers have met with representatives of the neighbours to clarify concerns and the processing of the Building Certificate application.

4.4 Planning principles for privacy – setback from boundaries

Clause DS14.2 of Inner West DCP 2016 requires that where side facing windows are located above ground floor level, they include privacy devices such as fixed external screens, raised sill heights or opaque glazing.

The proposed first floor side facing windows have the ability to overlook the adjacent properties to the side and impact unacceptably on their privacy. To comply with the requirements of the DCP these windows should be modified with either of the following:

- Installation of fixed translucent glazing below 1.6m above FFL; or
- Installation of fixed external privacy screens with louvers facing 45 degrees upwards (from the interior) to cover the glazing to a minimum height of 1.6m above FFL.

In addition, due to its ability to provide an outlook into the private open space of adjacent properties, the proposed rear first floor Juliet balcony should be deleted and the French doors replaced with a standard window.

For comparison purposes, the provisions of the State Environmental Planning Policy (under which the additions were constructed) require the following measures for visual privacy:

Window

3.15 Privacy screens for windows and certain attached development

- (1) A privacy screen must be provided for any part of a window to a habitable room that is less than 1.5m above the finished floor level of that room if:
- (a) the window faces and is less than 3m from a side or rear boundary and the room has a finished floor level of more than 1m above ground level (existing), or
 - (b) the window faces and is at least 3m, but not more than 6m, from a side or rear boundary and the room has a finished floor level of more than 3m above ground level (existing).
- (2) Subclause (1) does not apply to a bedroom window that has an area of not more than 2sqm.

Under the SEPP requirements, the window to bedroom 6 facing 40 Hardy Street would have required a screen.

Balcony

- (3) A privacy screen of at least 1.7m, but not more than 2.2m, above the finished floor level of a balcony, deck, patio, terrace or verandah must be installed at the edge of that part of the balcony, deck, patio, terrace or verandah that is parallel to or faces towards the relevant side or rear boundary if the area of the balcony, deck, patio, terrace or verandah is at least 3m² and:
- (a) that edge is less than 3m from a side or rear boundary and the balcony, deck, patio, terrace or verandah has a finished floor level of more than 1m above ground level (existing), or
 - (b) that edge is at least 3m, but not more than 6m from a side or rear boundary and the balcony, deck, patio, terrace or verandah has a finished floor level of more than 2m above ground level (existing).

As the rear balcony is more than 3 metres from the boundary under the SEPP no privacy measures would be applicable but in the circumstances it is recommended that the balcony should be deleted.

4.5 Use of the premises

It is intended, and a statutory declaration has been provided from the owners, that the dwelling will be used as a single dwelling only for a single family. The basement is intended to be used for storage and a cellar.

4.6 Structural certification of basement construction and impacts

As part of the supporting documentation, the applicant was required to provide structural engineers certification in relation to the excavation, and construction of the basement area and to examine any potential impacts on the subject property or the adjoining property.

The original structural engineer's certification was rejected as it did not adequately address these matters even though the structural engineer, as an accredited certifier, certified the original footings and slab construction.

An assessment of the document dated 16/8/2017, authored by Ben Carruthers Consulting structural engineer, indicates the methodology the structural engineer undertook to make assessment of the structural adequacy on the basement area.

The basement is accessible via a ladder under the stairs in the family room and the location and setback of the basement wall is indicated on the attached survey report.

Photographic evidence has been used partially for the assessment of the basement as well as expert opinion from the structural engineer.

The use of a dintel wall system is evident on inspection and the area requires waterproofing and tanking. The structural engineer has certified the adequacy of the wall system to withstand the hydrostatic pressures from external ground water.

The foundation material was observed as stiff shale and the zone of influence observed as 1000mm from the excavation and therefore contained within the property boundary. The basement wall is indicated as 2.65 m from the property boundary by survey.

The structural engineer advises that the garage footings of the adjoining property would be clear of the zone of influence of the excavation caused to create the basement.

It is stated that the excavated area was backfilled, and then the ground floor slab poured over the excavated area. The ground floor slab would act as a capping to the basement area.

The external wall of the subject dwelling was erected on the slab. It is considered that any impact by the excavation if it was to occur would affect the subject property before any impact on the adjoining property would be evident and this has not occurred.

Additional investigation by the structural engineer was undertaken for the adequacy of the slab to the ground floor and certification provided for the remainder of the structural elements within the building This would be considered satisfactory certification for the missed inspections for framework, once these works are carried out.



Photo 2 showing pouring of capping slab over basement and brick wall construction from rear.

5. ASSESSMENT

(a) Section 149D of the Environmental Planning and Assessment Act, 1979

There are several options available to council in the determination of an application for a building certificate determined by the Environmental Planning and Assessment Act 1979.

Issue the Certificate

There is an obligation on Council to issue a Building Certificate if:

- It appears that there is no matter discernible by the exercise of reasonable care and skill that would entitle the Council, under the Environmental Planning and Assessment Act 1979 or the Local Government Act 1993:
 - i) to order the building to be demolished, altered, added to or rebuilt, or
 - ii) to take proceedings for an order or injunction requiring the building to be demolished, altered, added to or rebuilt, or
 - iii) to take proceedings in relation to any encroachment by the building onto land vested in or under the control of the council, or
- There is such a matter but, in the circumstances, the council does not propose to make any such order or take any such proceedings.

Defer the Certificate

Council may defer the certificate by informing the applicant of the work that would need to be done before the Council could issue a Building Certificate or from deferring its determination of the application until the applicant has had an opportunity to do that work.

Refuse the Certificate

If Council refuses to issue a Building Certificate, it must inform the applicant, by notice, of its decision and of the reasons for it.

The reasons must be sufficiently detailed to inform the applicant of the work that needs to be done to enable council to issue a Building Certificate.

The Council must not refuse to issue or delay the issue of a Building Certificate by virtue of the existence of a matter that would not entitle the council to make any order or take any proceedings under the provisions of the Environmental Planning and assessment Act or the Local Government Act.

Therefore if council refuses the certificate it must serve an order or take proceedings under the EPA or Local Government Act to have those works undertaken to allow for the issue of a building certificate.

6.1 Assessment of options in relation to the building certificate

The Building Certificate Application has been assessed against the relevant planning considerations as if it was an application lodged prior to the works being undertaken:

6.1.1 Amenity impact of basement

The basement is located under the ground floor slab of the ground floor addition and is not visible from any property boundary. It is accessed by internal stairs and will be used for non-habitable purposes such as a cellar and storage. It will be tanked to ensure it is waterproofed as it will not be occupied for any period of time there is no requirement for ventilation or natural light.

The Comprehensive Inner West (Ashfield) DCP 2016 does not contain any controls in respect of basements in association with detached dwelling houses. Development applications which involve basements are assessed on their merits. In this case, the basement is within the footprint of the building above, does not give rise to any amenity impacts upon neighbouring properties and does not increase the gross floor area or intensity of use of the site. Given this, it is considered acceptable from a planning perspective.

6.2 Planning principles - privacy

The first floor rear windows are setback approximately 17 metres from the rear boundary. Despite this considerable setback which would be considered to attenuate the privacy and overlooking issues, the owner has agreed to fix the bottom sashes of all rear and side windows and replace the glazing to the bottom sashes with obscure glazing to prevent any perception of overlooking to the rear and side adjoining properties. The planning officer has recommended an alternative for fixed external screening which will achieve the same objective for prevention of overlooking and the perception of privacy concerns from the first floor rear and side windows.

The planning officer has recommended that the rear Juliet balcony off bedroom 5 be deleted and the doors replaced with windows and protected by privacy measures.

The balcony which was proposed and constructed to the northern elevation is to be removed and door changed to windows and the use of the room changed to a dressing room and not a bedroom.

It is considered that the privacy measures proposed will ameliorate any privacy and overlooking concerns considering the distance to adjoining buildings. Two options are recommended, fixed bottom sash with new obscure glazing or external screening to all windows which would allow for better cross through ventilation for the first floor bedrooms.

6.3 Assessment of the options for the determination of the building certificate.

It is considered that the development was generally in accordance with the requirements of the Housing Code and the main structure complied with the SEPP prerequisites and specific development standards. The unauthorised works for the excavation and construction of the basement have been certified as structurally adequate and do not impact on the adjoining amenity of the surrounding development as it is contained fully within the footprint of the approved building.

The internal reconfiguration of the first floor rooms do not impact on the amenity of adjoining dwellings and are contained within the footprint and roof space of the building as approved under the CDC.

It is considered that there is no justification to require any part of the building to be demolished altered or added to as the building is structurally adequate and fit for purpose, the development complies with the general principles for complying development. It is considered that adequate structural certification and justification this been provided to cover any missed mandatory inspections and the structural impacts of the basement construction.

It is considered that the development does not conflict to such a degree with the objectives of the Comprehensive Inner West (Ashfield) DCP.

It is considered that there would be no justification or demolition relief would be upheld by the Land and Environment Court.

Measures have been proposed to ameliorate perceived privacy and overlooking concerns and the building certificate is recommended to be deferred.

Deferral of the Building Certificate is permissible under Section 149D(5) to allow for the remainder of the works to be carried out for the dwelling to be made habitable and for the internal and external finishes indicated under the complying development certificate to be completed.

Satisfactory final completion and inspection of these works by a replacement PCA would allow for the Council to issue a building certificate for the development.

The works that are required to comply with the structural engineer's assessment for the framework can be undertaken when the stop work order is lifted. The proposed works to overcome privacy concerns can be undertaken when the stop works order is lifted and the building certificate shall be deferred to allow for the following works to be undertaken:

Scope of works:

1. Complete all works to the internal and external parts of the building in accordance with the amended plans submitted by BD Architecture Interiors submitted 8/9/2017 with the following exceptions:
 - a. The following privacy measures are to be installed to all first floor windows to the rear and side elevations
 - i. The fixing of the bottoms sashes to be sill height of at least 1.6 metres with non-removable screw fixings; and

- or
- ii. The replacement of all bottom sash glazing with obscure glazing.
 - iii. The installation of fixed external privacy screens with louvers facing 45 degrees upwards (from the interior) to cover the glazing to a minimum height of 1.6m above FFL to all first floor rear and side windows.
- b. The deletion of the rear balcony off bedroom 5 and the replacement of the doors with windows which have one of the above privacy measures installed.
 - c. The deletion of the side balcony off the changed WIR and the replacement of the doors with a window which has one of the above privacy measures installed.

7. SUBMISSIONS

The Application was notified for a period of 21 days. The notification period was from 29 August 2017 to 21 September 2017.

Five (5) objections and a petition were received during the advertising period.

The following information is provided in response to the issues raised in the objections.

Privacy and overlooking concerns

There are two options proposed to ameliorate the privacy concerns from the first floor side and rear facing windows either the fixing of the bottom sashes and replacement of glazing with obscure glass or the use of external durable screening to a sill height of 1.6 metres.

It has also been recommended that the balcony to the rear and side elevations be removed and the doors replaced with windows treated with the privacy measures.

Unlawful works to basement

This matter has been discussed in the body of the report and structural certification has been provided and expert opinion provided as to any potential impacts from the excavation of the basement area into stiff shale and the zone of influence from these works being contained within the boundary of the subject property. Any settlement or impacts would have been noticeable since the excavation and construction and there is no evidence of any settlement or impacts on the subject property which would be impacted first.

The merit based assessment of the building certificate and deferral of the building certificate is discussed in the body of the report.

Inadequate penalty imposed on unauthorised works

Council has a responsibility to enforce the law. In this regard, Council is empowered under various legislation including the Environmental Planning and Assessment Act 1979 to take regulatory action where breaches are identified. The type of regulatory action that is taken is at the sole discretion of Council Authorised Officers; this can be from taking no action, issuing warnings, Notices & Orders, fines or commencing court proceedings. In this instance, Council considered all enforcement options, based on the circumstances of this case, Council elected to issue a fine.

Actions of Private Certifier

The actions of the certifier in not notifying the application and then inaction in the provision of a stop works orders and not undertaking the mandatory inspections is discussed in the body of the report.

Enforcement of recommendations and maintenance of those measures recommended

The owner of the property will be required to undertake the recommendations of the deferral of the building certificate within a reasonable time, non-compliance or non-maintenance of those measures would result in enforcement action under section 121B of the *Environmental Planning Assessment Act*, and this would be applicable to any successor of title.

Removal of natural justice in the notification of works under the SEPP

Noted and the submission and notification of the building certificate and merit based assessment allows for affected parties to make submissions and have these submissions considered.

Overshadowing and bulk of first floor interrupting views to the west

The works to the first floor comply with the requirements of the Housing Code in relation to height and setbacks and floor area. The first floor is permissible under the SEPP and there is no consideration in the SEPP for interruption of views or aspects across to district views under the SEPP requirements.

Access to information and actions of Council officers in the initial investigation of the matter

It has been expressed in several meetings and in written correspondence to the objectors, that Council apologises for any failures in the initial handling of the investigation of the certifier at the beginning of 2017.

A new regime for investigation and enforcement policy and the handling of similar matters will be informed by the inadequacy of the initial investigation and dealing with such issues as the Regulatory and Enforcement regime of the Inner West Council is developed.

Merit assessment of building certificate

Inner West Council is in the process of developing an integrated approach for the merit based assessment of building certificates for unauthorised works lodged under section 149 of the Environmental Planning and Assessment Act to ensure that natural justice and notification of application and a merit based assessment of the impacts of the unauthorised works are properly assessed and notified to affected parties.

Structural adequacy of basement construction and impacts on adjoining property.

This matter has been dealt within the body of the report and the expert opinion of the consulting structural engineers has been assessed. Any settlement or issues arising from the excavation and construction would have been noticeable and there is no evidence within the zone of influence of the excavation which is contained within the lot boundary due to the stiff shale foundation material.

Survey information

An updated land survey of the location of the basement has been provided.

Benefit of CDC determination

The CDC issued by the certifier remains legally valid unless overturned in a court of law. Council does not consider it to be in the public interest for this legal action to be undertaken.

Determination of merit based building certificate and not a DA

Inner West Council is in the process of developing an integrated approach for the merit based assessment of building certificates for unauthorised works which will be informed by case law. Retrospective approval of building works cannot be granted under a development application and the only tool in the legislative framework is the assessment of actions under section 149D of the *Environmental Planning and Assessment Act*.

Actions in filling of basement

The amenity impacts of the basement, contained within the footprint of the building, are not considered to be such to justify the filling of the basement and it is not recommended in the scope of works.

8. INTERNAL REFERRALS

The Application was referred to Council's Development Assessment Team and the comments from that team have been incorporated into the assessment of the application under Section 6 of this report.

9. CONCLUSION

As part of the assessment of the Application, the impacts of the works undertaken were assessed under the criteria of the SEPP Housing code, the Comprehensive Inner West (Ashfield) DCP 2016 and structural principles, survey information, building practices and the requirements of the Building Code of Australia.

In making recommendations, Council officers also consider that if an order was served, the likelihood of a successful court action in the Land and Environment Court or the Local Court and the community benefit in pursuing such action.

It is likely that if the works had been submitted as a formal application they would have been supported, subject to conditions. Therefore it is recommended that the application be deferred for the rectification actions and works contained in the recommendation to be carried out:

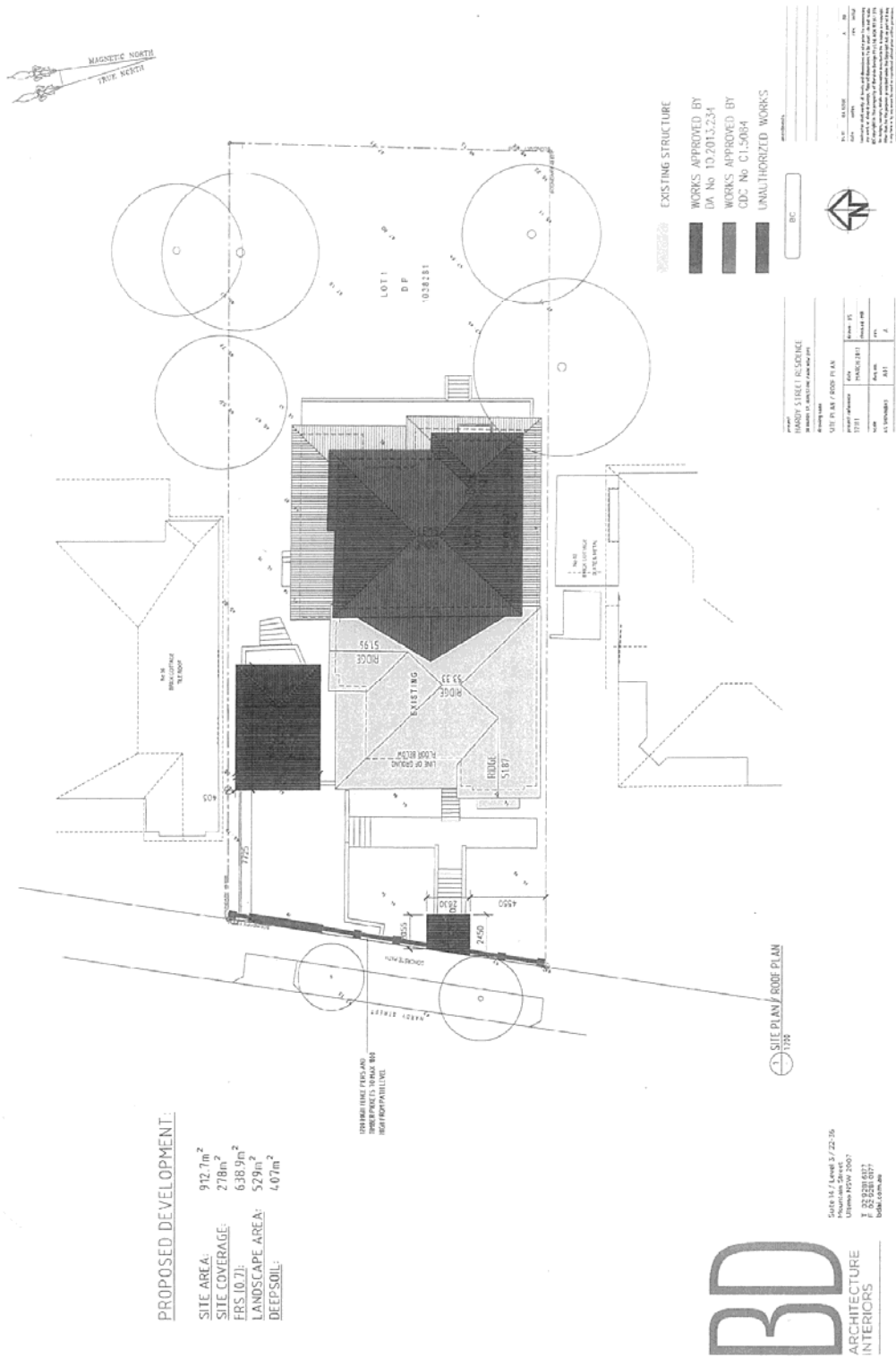
10. RECOMMENDATION:

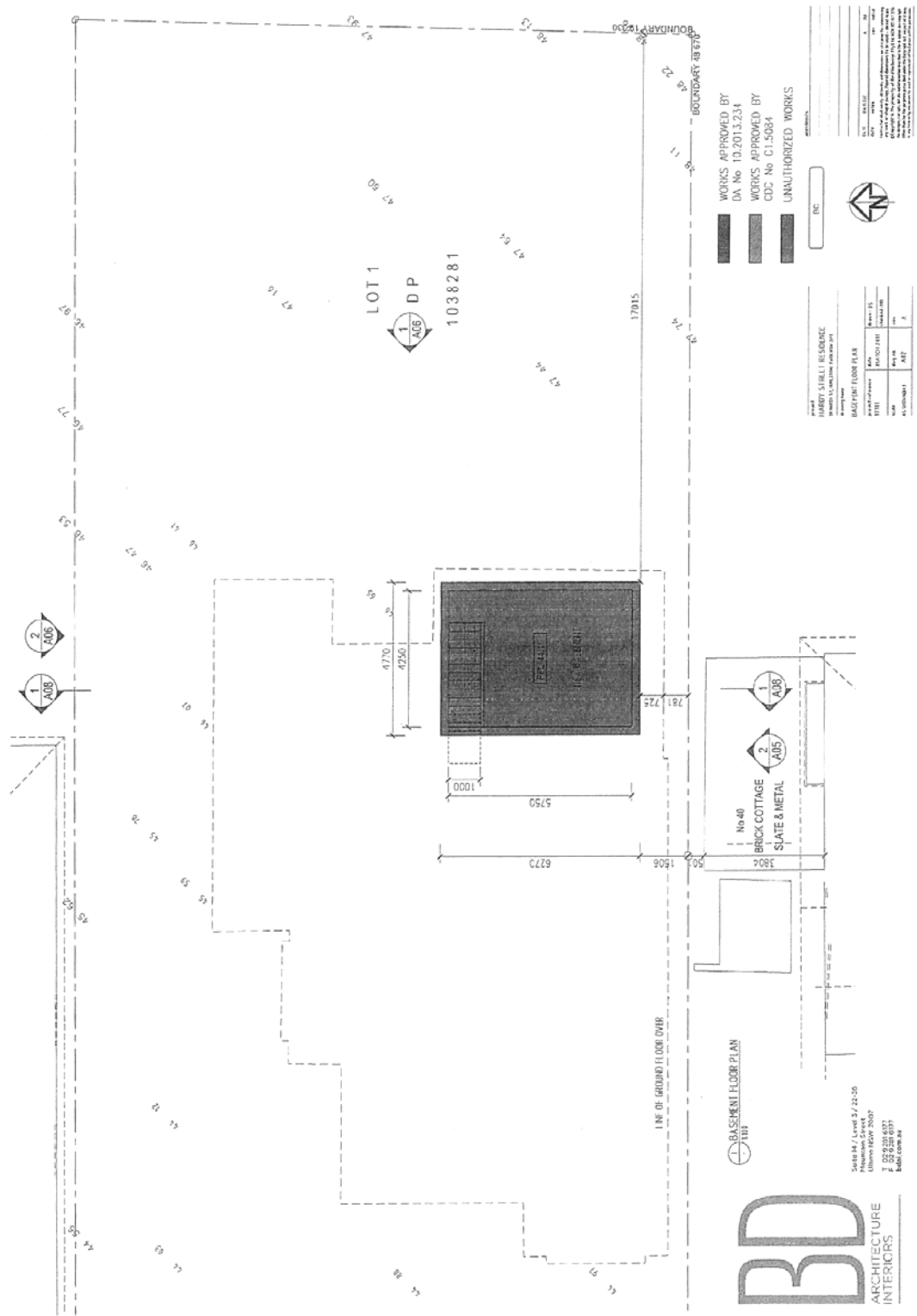
It is recommended that the Panel resolve as follows:

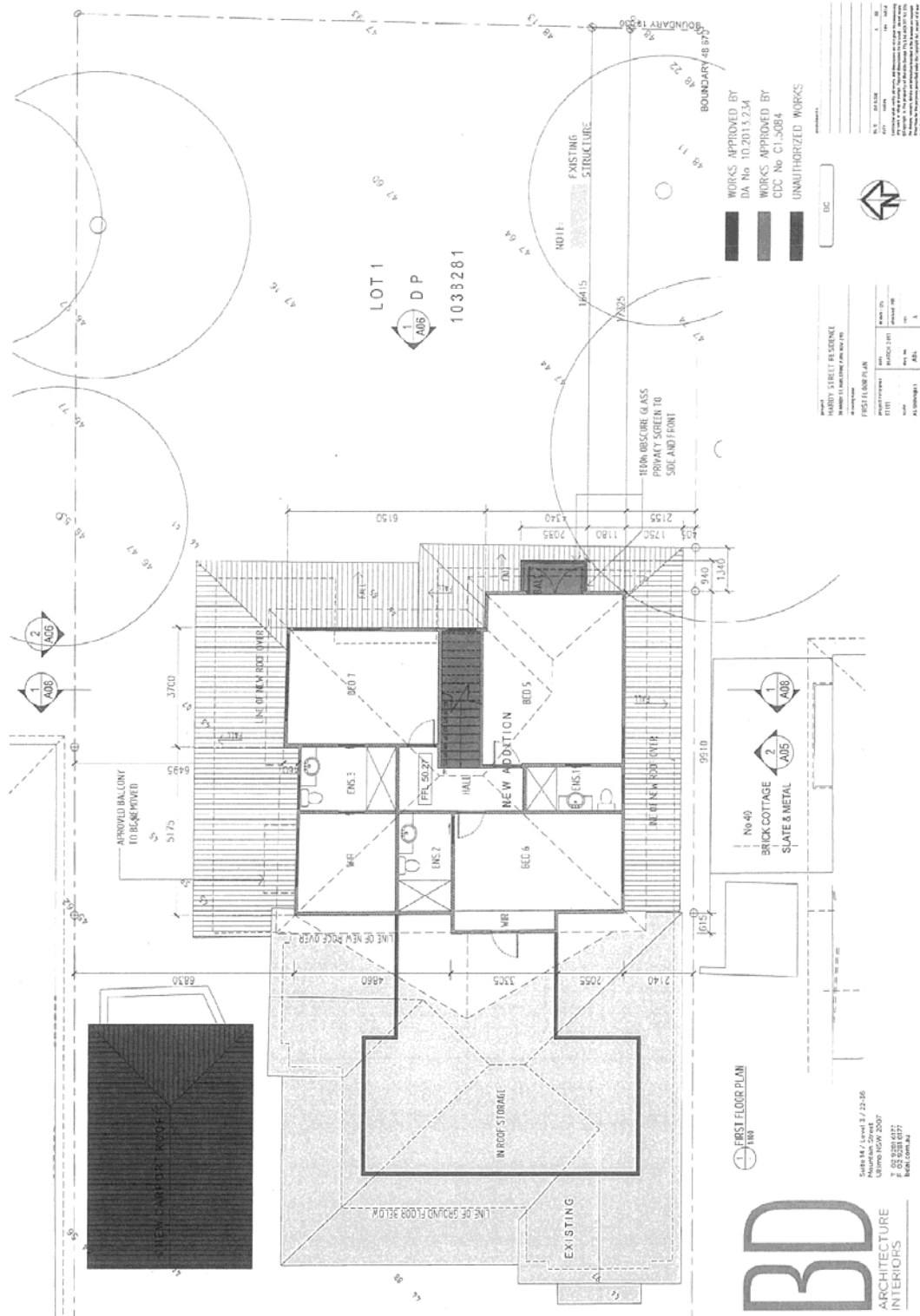
- A. The Panel recommends that in accordance with Section 149D of the *Environmental Planning & Assessment Act 1979* the issue of Building Certificate Application No. 30.2017.007 for No.38 Hardy Street, Hurlstone Park be deferred for the following to be undertaken:
1. That the stop work order be lifted to allow for the works to recommence on the site in accordance with the Complying Development Certificate issued by Brentnall Certification 3/2016 and subject to the following changes :
 - a. The following privacy measures are to be installed to all first floor windows to the rear and side elevations:
 - i. The fixing of the bottoms sashes to be sill height of at least 1.6 metres with non-removable screw fixings; and
 - ii. The replacement of all bottom sash glazing with obscure glazing.
 - or
 - iii. The installation of fixed external privacy screens with louvers facing 45 degrees upwards (from the interior) to cover the glazing to a minimum height of 1.6m above FFL to all first floor rear and side windows. Details of screening to be provided prior to installation. All screening to be installed as a matter of priority and within 3 months of the deferral of the building certificate.
 - b. The deletion of the rear balcony off bedroom 5 and the replacement of the doors with windows with one of the above privacy measures installed
 - c. The deletion of the side balcony off the changed WIR and the replacement of the doors to a window with one of the above privacy measures installed

2. Completion of all internal and external works in accordance with the requirements of good building practices and the submitted plans by BD Architectural Interiors submitted 8/9/2017.
 3. Replacement of PCA to be undertaken in accordance with the requirements of the Building Professionals Board, all mandatory inspections and justification for the missed inspections be provided to the replacement PCA, replacement PCA to be appointed prior to works recommencing.
 4. The waterproofing and tanking of the basement Dintel walls to be undertaken in accordance with the requirements of the recommendations and under the supervision of the Engineering Studio dated 16/8/2017.
 5. All other recommendation for the frameworks and structural works to be completed in accordance and certified at completion by the structural engineer and the replacement PCA.
 6. Waterproofing and final fitout and completion of all internal bathrooms and laundry to be undertaken and inspected in accordance with the relevant Australian Standards and certified at the completion of works.
 7. A detailed scope of works to be completed shall be provided to the replacement PCA within 2 weeks of appointment.
 8. Notification of the recommencement of works shall be provided to all sites within 20 metres of the subject property by the owners of the property advising the appointment of PCA, the builder's details and contact details of responsible person on the site.
 9. All the conditions relating to the complying development certificate and building custom and practice shall be adhered to including site notices, compliance with the requirements of the BCA, hours of work, deliveries to site and other relevant matters.
- B. The Panel recommends at the completion of the above , the Building Certificate be issued.

Attachment B – Plans of proposed development









| | | | |
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| PROJECT | HARDY'S DIRECT RESIDENCE | | |
| CLIENT | HARDY'S DIRECT RESIDENCE | | |
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