




Conditions of Consent (including section 7.11 conditions)	See Schedule 1
Other approvals	<ul style="list-style-type: none"> <li>• List <i>Local Government Act 1993</i> approvals granted under Section 78A (5) – N/A</li> <li>• List <i>Local Government Act 1993</i> approvals granted under Section 68 – N/A</li> <li>• General terms of other approvals integrated as part of the consent – N/A</li> </ul>
Right of Review and Appeal	<p>If you are dissatisfied with this determination you may request the Council to conduct a review of the determination (Section 8.2, 8.3, 8.4 and 8.5 of the Act), within the time limited for the making of an appeal under sections 8.7 and 8.10).</p> <p>If you are dissatisfied with this decision sections 8.7 and 8.10 of the <i>Environmental Planning &amp; Assessment Act 1979</i> gives you the right of appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.</p> <p>* Sections 8.7 and 8.10 of the <i>Environmental Planning &amp; Assessment Act 1979</i> does not apply to the Determination of a Development Application for State significant development or local designated development that has been the subject of a Commission of Inquiry</p>
Date of Certificate	16 October 2020
Signature	 Garry Stoll Manager Planning & Environment

#### Notes:

1. Where the consent is subject to a condition that the consent is not to operate until the applicant satisfies a particular condition the date of operation will not be endorsed until that condition has been satisfied.
2. Clause 101 of the Regulation contains additional particulars to be included in a notice of determination where a condition under Sections 7.11 and 7.12 of the *Environmental Planning & Assessment Act 1979* has been imposed.

*"AN IMPORTANT MESSAGE ABOUT PRIVACY - All information, including personal information, collected by Narrandera Shire Council is protected by the Privacy & Personal Information Protection Act, 1998. The collection of such information by Council shall be used for Council purposes only and will assist Council to carry out its statutory obligations in accordance with the Local Government Act, 1993 and other associated legislation. Such information may be passed on to those third parties authorised by law to receive it."*

## SCHEDULE 1

### CONDITIONS OF CONSENT DA-019-2019-2020

Cond #	Details	Met																														
<b>GENERAL</b>																																
1.	<p><b>Approved Plans and Documentation</b></p> <p>The development shall be undertaken in accordance with the stamped approved plans detailed as follows, the application form, Statement of Environmental Effects and other approved documentation except where modified in red or by any of the following conditions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Ref No</th> <th style="text-align: center;">Drawing/Document Title</th> <th style="text-align: center;">Prepared by</th> <th style="text-align: center;">Version</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">-</td> <td>Statement of Environmental Effects – CONSTRUCTION OF CLUBROOMS AND CHANGEROOMS AT NARRANDERA SPORTSGROUND</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td style="text-align: center;">November 2019</td> </tr> <tr> <td style="text-align: center;">1632-1E</td> <td>Site Plans</td> <td style="text-align: center;">Allen C Thompson</td> <td style="text-align: center;">-</td> <td style="text-align: center;">July 2019</td> </tr> <tr> <td style="text-align: center;">Proposed Change Rooms and Clubhouse at Narrandera Sports Ground</td> <td>Discussion Plan – S/Final Design – Lower Floor Plan – Drawing No. A02</td> <td style="text-align: center;">Steven Murray Architect</td> <td style="text-align: center;">S/Final Revised Toilet/Change rooms Layout, revised floor finishes</td> <td style="text-align: center;">16-9-2020</td> </tr> <tr> <td style="text-align: center;">Proposed Change Rooms and Clubhouse at Narrandera Sports Ground</td> <td>Discussion Plan – S/Final Design – Lower Floor Plan – Drawing No. A03</td> <td style="text-align: center;">Steven Murray Architect</td> <td style="text-align: center;">S/Final Revised floor finishes, revised podium level, balustrades to verandah deleted, door mat added, exit doors noted.</td> <td style="text-align: center;">16-9-2020</td> </tr> <tr> <td style="text-align: center;">Proposed Change Rooms and Clubhouse at Narrandera Sports Ground</td> <td>Artists perspective – View of Proposed Clubrooms from the Northeast.</td> <td style="text-align: center;">Steven Murray Architect</td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Note 1:</b> Modifications to the approved plans and/or documents will require the lodgement and consideration by Council of a modification pursuant to section 4.55 of the Environmental Planning and Assessment Act, as amended.</p> <p><b>REASON:</b> To enable the construction of the buildings to be in accordance with the development approval. (Section 4.15 of the Environmental Planning and Assessment Act, 1979, as amended).</p>	Ref No	Drawing/Document Title	Prepared by	Version	Date	-	Statement of Environmental Effects – CONSTRUCTION OF CLUBROOMS AND CHANGEROOMS AT NARRANDERA SPORTSGROUND	-	-	November 2019	1632-1E	Site Plans	Allen C Thompson	-	July 2019	Proposed Change Rooms and Clubhouse at Narrandera Sports Ground	Discussion Plan – S/Final Design – Lower Floor Plan – Drawing No. A02	Steven Murray Architect	S/Final Revised Toilet/Change rooms Layout, revised floor finishes	16-9-2020	Proposed Change Rooms and Clubhouse at Narrandera Sports Ground	Discussion Plan – S/Final Design – Lower Floor Plan – Drawing No. A03	Steven Murray Architect	S/Final Revised floor finishes, revised podium level, balustrades to verandah deleted, door mat added, exit doors noted.	16-9-2020	Proposed Change Rooms and Clubhouse at Narrandera Sports Ground	Artists perspective – View of Proposed Clubrooms from the Northeast.	Steven Murray Architect			
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2.	<p><b>Consent</b></p> <p>This Consent is for construction and use of clubrooms and change rooms on land known as Lot 2 DP1107557</p>																															

3.	<p><b>Lapsing of Consent</b></p> <p>This Consent is valid for a period of five years from the date of consent. It will lapse if the approved use of any land or construction work has not commenced prior to that date. No further extensions will be granted.</p> <p><i>REASON: To comply with Section 4.53(1) of the Environmental Planning and Assessment Act, 1979, as amended.</i></p>	
4.	<p><b>Compliance with Building Code of Australia</b></p> <p>All aspects of the building design are to comply with the applicable performance requirements of the National Construction Code so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:</p> <ol style="list-style-type: none"> <li>a. Complying with the deemed to satisfy provisions, or</li> <li>b. Formulating an alternative solution which: <ol style="list-style-type: none"> <li>i. Complies with the performance requirements, or</li> <li>ii. Is shown to be at least equivalent to the deemed to satisfy provision, or</li> </ol> </li> <li>c. A combination of a. and b.</li> </ol> <p><i>REASON: Statutory requirement of Clause 145 of the Environmental Planning and Assessment Regulation 2000.</i></p>	
5.	<p><b>Amenity - General</b></p> <p>The development is to be conducted in a manner that will not interfere with the amenity of the locality by Reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.</p> <p><i>REASON: So that the development does not reduce the amenity of the area. Section 4.15 of the Environmental Planning and Assessment Act, 1979, as amended.</i></p>	
6.	<p><b>Amplification of Services</b></p> <p>Any amplification, extension or relocation of any service is the responsibility of the applicant at their own expense. The work is to be in accordance with Council's standards and any other service provider.</p> <p><i>REASON: It is in the public interest that all costs associated with upgrading Public Infrastructure as a result of the development are borne by the applicant.</i></p>	
7.	<p><b>Aboriginal Heritage</b></p> <p>Should any Aboriginal relics be encountered during any works for this development, then all excavation or disturbance to the area is to cease immediately and the Office of Environment and Heritage is to be informed in accordance with Section 91 of the National Parks and Wildlife Act, 1974.</p> <p><i>REASON: OEH requirement under the National Parks and Wildlife Act 1974 and Threatened Species Conservation Act 1995.</i></p>	
8.	<p><b>Damage to Council Infrastructure</b></p> <p>Any damage to Council infrastructure as a result of construction or associated works is to be rectified at the cost of the developer and to the satisfaction of Council. It is therefore requested that any damage that is obvious before work commences is notified to Council to avoid possible later conflict.</p> <p><i>REASON: To ensure that any damage to Council infrastructure as a result of the development is repaired or made good by the developer.</i></p>	

<b>PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>	
9.	<p><b>Construction Certificate</b></p> <p>A Construction Certificate is to be obtained prior to any building works being commenced.</p> <p><i>REASON: Statutory requirement for certification to be obtained prior to works commencing.</i></p>
10.	<p><b>Activity On-Site</b></p> <p>No activity is to be carried out on site until the Construction Certificate has been issued, other than:</p> <ul style="list-style-type: none"> <li>a. Site investigation for the preparation of the construction, and/or</li> <li>b. Implementation of environmental protection measures, such as erosion control, etc that are required by this consent.</li> </ul> <p><i>REASON: To ensure the construction certificate is issued prior to the commencements of works.</i></p>
11.	<p><b>Bushfire Protection</b></p> <p>Prior to the issue of any Construction Certificate the Certifying Authority shall ensure the design complies with the requirements of the Planning for Bushfire Protection guidelines and AS 3959: Construction of buildings in bushfire-prone areas.</p> <p><i>REASON: To ensure the proposed development is provided with the appropriate level of protection.</i></p>
12.	<p><b>Structural Engineers Certification</b></p> <p>Two copies of a practising Structural Engineer's plan and/or certification of the reinforced concrete footings and slab and the structural steel framework shall be submitted to the Certifying Authority for approval prior to the issue of a Construction Certificate.</p> <p><i>REASON: To ensure the structure is certified by an appropriately qualified structural engineer and adequate for the site's soil conditions and imposed loadings.</i></p>
<b>PRIOR TO THE COMMENCEMENT OF WORKS</b>	
13.	<p><b>Notification of Principal Certifying Authority</b></p> <p>The Construction Certificate for the building work is to be issued and the person having the benefit of the development consent shall appoint a Principal Certifying Authority prior to the commencement of any building works.</p> <p>The Principal Certifying Authority (if not the Council) is to notify Council of their appointment and notify the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work no later than two (2) days before the building work commences.</p> <p><i>REASON: Compliance with section 6.6 of the Environmental Planning &amp; Assessment Act 1979, as amended.</i></p>



14.	<p><b>Erection of Signs for Development</b></p> <p>Appropriate signs are to be erected in accordance with Section 98A Environmental Planning &amp; Assessment Regulation 2000 as follows. A sign must be erected in a prominent position on any site on which building work is being carried out:</p> <ol style="list-style-type: none"> <li>Showing the name, address and telephone number of the Principal Certifying Authority for the work, and</li> <li>Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and</li> <li>Stating that unauthorised entry to the work site is prohibited.</li> </ol> <p>Any such sign is to be maintained while the construction work is being carried out, but must be removed when the work has been completed.</p> <p><i>REASON: This is a prescribed condition of consent under the Environmental Planning and Assessment Regulation 2000, as amended.</i></p>	
15.	<p><b>DA Record to be Kept On-Site</b></p> <p>The builder shall at all times maintain on the job a legible copy of the plan and specifications approved with the Construction Certificate endorsement of the certifying authority.</p> <p><i>REASON: To ensure all contractors have access to an approved plan.</i></p>	
16.	<p><b>Public Access to Site</b></p> <p>Public access to the site is to be prevented when construction work is not in progress or the site is unoccupied.</p> <p><i>REASON: To ensure that the construction and excavation works and all associated work practices are undertaken in a safe manner complying with the requirements of SafeWork NSW.</i></p>	
17.	<p><b>Suitable Hoarding</b></p> <p>A suitable hoarding or fence is to be erected between the building or site of the proposed building and any public place to prevent any materials from or in connection with the work, falling onto the public place.</p> <p>If it is intended or proposed to erect the hoarding or fence on the road reserve or public place, a separate application made under the Roads Act 1993 will need to be lodged with Council together with the associated fee.</p> <p><i>REASON: To ensure the protection of the surrounding public from all building related materials.</i></p>	
18.	<p><b>Temporary Closet</b></p> <p>Temporary closet accommodation being provided throughout the course of building operations by means of a chemical closet complying with the requirements of the Department of Environment and Climate Change or temporary connections to Council's sewer where available, such connections to be carried out by a licensed plumber and drainer.</p> <p><i>REASON: To ensure all workers on site have access to toilet facilities.</i></p>	
<b>DEMOLITIONS</b>		
19.	<p><b>Asbestos Management</b></p> <p>A report that indicates the presence, location and quantity of any asbestos in the dwelling prepared by an accredited contractor is to be presented to Council prior to the demolition of the dwelling. Should this report identify the presence of asbestos, the report is also to include a management plan for the disposal of the asbestos.</p> <p><i>REASON: To ensure that the construction and excavation works and all associated work practices are undertaken in a safe manner complying with the requirements of SafeWork NSW.</i></p>	

20.	<p><b>Health and Safety</b></p> <p>a. All works are to be undertaken in accordance with NSW WorkCover and the Work Health and Safety Act 2011 and any regulations.</p> <p>b. In particular the applicant is to notify SafeWork NSW at least twenty-four (24) hours prior to the demolition of the dwelling if asbestos has been identified in it following the report required in condition 5.</p> <p><i>REASON: To ensure that the construction and excavation works and all associated work practices are undertaken in a safe manner complying with the requirements of SafeWork NSW.</i></p>	
21.	<p><b>Demolition</b></p> <p>Any demolition must be carried out in accordance with AS 2601—2001, The demolition of Structures.</p>	
22.	<p><b>Service Disconnection</b></p> <p>Prior to demolition work commencing:</p> <p>a. Water and sewerage services are to be disconnected from the building under the supervision of Council's Infrastructure Services department. For that purpose, Council is to be given forty-eight (48) hours' notice of date and time of when the work to disconnect the services will be carried out.</p> <p>b. The electricity supply is to be disconnected to the satisfaction of the electricity service provider.</p> <p><i>REASON: To prevent damage to utilities, Council's water installations, wastage of water and to prevent the entry of building debris into Council's sewer mains, which may result in sewer blockages.</i></p>	
23.	<p><b>Impact On Adjoining Buildings</b></p> <p>In consideration of the proximity of adjoining buildings to the site:</p> <p>a. Safe access and egress from adjoining buildings is to be maintained at all times for the duration of the demolition work.</p> <p>b. No demolition activity is to cause damage to or adversely affect the structural integrity of adjoining buildings or fences.</p> <p>The effect of vibration and concussion on adjoining buildings and their occupants is to be minimised by selection of appropriate demolition methods and equipment.</p>	
24.	<p><b>Waste Management</b></p> <p>a. A waste management plan for the demolition must be prepared before work commences on site.</p> <p>b. The waste management plan must:</p> <ol style="list-style-type: none"> <li>i. identify all waste (including excavation, demolition and construction waste material) that will be generated by the work on the site, and</li> <li>ii. if waste material is to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site, and</li> <li>iii. if waste material is to be disposed of or recycled off-site—specify the contractor who will be transporting the material and the waste facility or recycling outlet to which the material will be taken.</li> </ol>	

25.	<p><b>Hours of Operation - Demolition</b></p> <p>Building work involving the use of electric or pneumatic tools or other noisy operations shall be carried out only</p> <ul style="list-style-type: none"> <li>• between 7:00am and 6:00pm Monday to Friday</li> <li>• between 8:00am and 1:00pm Saturday</li> <li>• no work to be undertaken on Sundays and public holidays</li> </ul> <p><b>NOTE:</b> The Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise.</p> <p><b>REASON:</b> <i>To protect the amenity of the area.</i></p>	
26.	<p><b>Maintenance of Site</b></p> <p>All materials and equipment must be stored wholly within the work-site unless an approval to store them elsewhere is held.</p>	
27.	<p><b>Final Inspection</b></p> <p>The ground surface shall be graded and finished flat to ensure ease of maintenance. The applicant shall arrange a final inspection on completion of all site works including demolition, service capping and site levelling.</p>	
<b>DURING WORKS</b>		
28.	<p><b>Plumbing and Drainage Approval</b></p> <ol style="list-style-type: none"> <li>a. All plumbing and drainage work is to be carried out by a Licensed Plumber and Drainer and to the requirements of the Plumbing Code of Australia.</li> <li>b. A Section 68 Approval must be obtained by a Licensed Plumber and Drainer prior to any plumbing and drainage work being carried out on the site.</li> <li>c. The licensed plumber must submit a "Notice of Works" to Council at least two (2) days prior to the commencement of any plumbing and drainage works on-site.</li> </ol> <p><b>REASON:</b> <i>It is in the public interest that plumbing and drainage work is carried out with the relevant approvals required under the Local Government Act 1993 and the Plumbing Code of Australia. Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.</i></p>	
29.	<p><b>Building Inspections</b></p> <p>If Council is appointed PCA the following Critical Stage Inspections are required to be carried out by the Principal Certifying Authority to enable the issue of an Occupation Certificate:</p> <ol style="list-style-type: none"> <li>a. After excavation for, and prior to the placement of, any footings.</li> <li>b. Prior to pouring any in-situ reinforced concrete building element.</li> <li>c. Prior to covering of the framework for any floor, wall, roof or other building element.</li> <li>d. Prior to covering waterproofing in any wet areas.</li> <li>e. Prior to covering any stormwater drainage connections.</li> <li>f. After the building work has been completed and prior to any occupation certificate being issued in relation to the building work.</li> </ol> <p><b>NOTE:</b> If Council is nominated as the Principal Certifying Authority, at least forty-eight (48) hours' prior notice for all of the above inspections (where applicable) shall be given by contacting Narrandera Shire Council by telephone <b>02-6959 5510</b>.</p> <p><b>NOTE: An Occupation Certificate in relation to the building will not be issued unless all of the above stages have been inspected.</b></p> <p><b>REASON:</b> <i>Section 6.5 of the Environmental Planning &amp; Assessment Act 1979 requires that critical stage inspections are carried out prior to the issue of an Occupation Certificate.</i></p>	



30.	<p><b>Excavations and Backfilling</b></p> <p>All excavation and backfilling associated with the erection/demolition of the building must:</p> <ol style="list-style-type: none"> <li>a. be executed safely and in accordance with appropriate professional standards, and</li> <li>b. be properly guarded and protected to prevent them from being dangerous to life or property.</li> </ol> <p><i>REASON: So that the development complies with the requirements of clause 78D of the Environmental Planning and Assessment Regulations 1998. Section 4.17 of the Environmental Planning and Assessment Act 1979, as amended.</i></p>	
31.	<p><b>Access and Egress during Construction</b></p> <p>During construction related traffic regardless of type and size are to enter and leave the site via the Elizabeth Street access only.</p> <p><i>REASON: To protect the amenity of the area.</i></p>	
32.	<p><b>Hours of Operation - Construction</b></p> <p>Building work involving the use of electric or pneumatic tools or other noisy operations shall be carried out in accordance with the NSW Environment Protection Authority Noise Control Guidelines:</p> <ul style="list-style-type: none"> <li>• between 7:00am and 6:00pm Monday to Friday</li> <li>• between 8:00am and 1:00pm Saturday</li> <li>• no work to be undertaken on Sundays and public holidays.</li> </ul> <p><i>REASON: To protect the amenity of the area.</i></p>	
33.	<p><b>Rubbish and Debris</b></p> <p>All building rubbish and debris, including that which can be wind-blown, shall be contained on site at all times prior to disposal at Council's Waste Management Centre.</p> <p><b>NOTE:</b> No building rubbish or debris shall be placed or be permitted to be placed on any adjoining public reserve, footway or road.</p> <p><i>REASON: To ensure that the building site and adjoining public places are maintained in a clean and tidy condition so as not to interfere with the amenity of the area. Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.</i></p>	
34.	<p><b>Erosion and Sediment Control</b></p> <p>Erosion and sediment control measures shall be undertaken and maintained in respect to any part of the land where the natural surface is disturbed or earthworks are carried out. Materials from the site are not to be tracked into the road by vehicles entering or leaving the site. At the end of each working day any dust, dirt or other sediment shall be swept off the road, contained on the site and not washed down any stormwater pit or gutter.</p> <p><i>REASON: To ensure that construction and excavation works do not negatively impact on the local road infrastructure.</i></p>	
35.	<p><b>Termite Protection</b></p> <p>The building shall be protected from termite attack in accordance with the requirements of AS3660.1.</p> <p><i>REASON: To provide a level of protection against termite infestation and to comply with the requirements of the Australian Standard AS3660.1.</i></p>	

36.	<p><b>Stormwater</b></p> <p>Stormwater run-off shall not be permitted to flow over property boundaries onto the adjoining properties. Details of the method of collection and disposal, including pits, sumps, pipelines, etc, together with hydraulic design criteria and calculations, complying with Council's guidelines are to be submitted to Council for approval prior to lodgement of a Construction Certificate application.</p> <p><i><b>REASON:</b> To ensure appropriate disposal of stormwater. (Section 4.15 of the Environmental Planning and Assessment Act, 1979, as amended)</i></p>	
37.	<p><b>Works in the Road Reserve</b></p> <p>An approval from Council to carry out work, construct/alter vehicle crossovers and the installation of kerb and gutter and concrete footpath or any other structures within the road reserve for this development is required prior to issue of any Construction Certificate. This application shall be accompanied by engineering design plans, reports, calculations and any other relevant documents. All design for and works undertaken in Council's road reserve are to be at the cost of the developer.</p> <p><i><b>REASON:</b> to ensure that the required consent is obtained prior to undertaking work on a public road reserve. Roads Act 1993 Section 138.</i></p>	
<b>PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE</b>		
38.	<p><b>Fire Safety - Certificate</b></p> <p>Prior to occupation of the building, a Fire Safety Certificate issued by an appropriately qualified person shall be obtained for all the Essential Fire Safety Measures forming part of this consent. A copy of the Fire Safety Certificate shall be submitted to the Commissioner of NSW Fire Brigade and Council and prominently displayed in the building.</p> <p><i><b>REASON:</b> To ensure compliance with Regulations 149 and 171 of the Environmental Planning and Assessment Regulation 2000.</i></p>	
39.	<p><b>Plumbing and Drainage Documents</b></p> <p>Council requires a "Certificate of Compliance", "Works as Executed Diagram" and "Notice of Works" to be submitted and approved by Council <b>prior to issue of an Occupation Certificate</b>. The Works as Executed Diagram must be submitted in accordance with NSW Fair Trading requirements.</p> <p><i><b>REASON:</b> To ensure compliance with the relevant provisions of the Plumbing and Drainage Act 2011 and Regulations.</i></p>	
40.	<p><b>Occupation Certificate Application</b></p> <p>Once all conditions have been met, application for an Occupation Certificate shall be submitted to and approved by the Principal Certifying Authority <b>prior to occupation of the building</b>.</p> <p><i><b>REASON:</b> Compliance with section 6.9 of the Environmental Planning &amp; Assessment Act 1979, as amended.</i></p>	
41.	<p><b>Occupation</b></p> <p>The use or occupation of the subject premises shall not commence until the Principal Certifying Authority has issued an Occupation Certificate.</p> <p><i><b>REASON:</b> Statutory requirement to ensure the building is fit for occupation.</i></p>	

<b>ONGOING</b>	
42.	<p><b>Hours of Operation</b></p> <p>The approved hours of operation for this development are:</p> <p>a. Monday - Sunday 8:00am - midnight</p> <p><b>REASON:</b> <i>To protect the amenity of the area.</i></p>
43.	<p><b>Annual Fire Safety Statement</b></p> <p>a. Within twelve (12) months following the completion of the building and every year thereafter, the owner of the building shall ensure the Essential Fire Safety Measures are inspected and an Annual Fire Safety Statement(s) issued.</p> <p>b. Copies of the subject Annual Fire Safety Statements must also be forwarded by the owner to Council and the Commissioner of the Fire and Rescue NSW and displayed within the subject building in a prominent position.</p> <p>NOTE: Fire and Rescue NSW has requested that only electronic copies of the statement be forwarded, with their dedicated email address for such Statements being: <a href="mailto:afss@fire.nsw.gov.au">afss@fire.nsw.gov.au</a></p> <p><b>REASON:</b> <i>To ensure compliance with Regulations 149 and 171 of the Environmental Planning and Assessment Regulation 2000.</i></p>
<b>ADVISORY AND ANCILLARY MATTERS</b>	
44.	<p><b>Disability Discrimination Act</b></p> <p>This approval does not ensure total compliance with the Disability Discrimination Act 1992. Applicants should investigate their potential for liability under the Act.</p> <p><b>REASON:</b> <i>To ensure the applicant is made aware that total compliance with the Disability Discrimination Act 1992 may require further works outside of the scope of this development.}</i></p>
45.	<p><b>Compliance</b></p> <p>It is the responsibility of the applicant to check, understand and seek assistance where needed so as to ensure full compliance with the conditions of this Development Consent. Please contact the Narrandera Shire Council on 02 6959 5510 if there is any difficulty in understanding or complying with any of the above conditions.</p>
46.	<p><b>Process for Modification</b></p> <p>The plans and/or conditions of the consent are binding and may only be modified upon written request to Council under section 4.55 of the Environmental Planning and Assessment Act, 1979 (as amended). The request shall be accompanied by the appropriate fee and application form. You are not to commence any action, works, contractual negotiations, or the like on the requested modification unless and until the written authorisation of Council is received by way of an amended consent.</p>

# FIRE SAFETY SCHEDULE

Division 2, Section 168 - 168A

Environmental Planning & Assessment Amendment Regulation 2000

Premises Address	2-32 Victoria Avenue NARRANDERA NSW 2700
Development Consent	DA-019-2019-2020

Pursuant to the provisions of the Environmental Planning and Assessment Regulation 2000, the following listed essential fire safety measures shall:

- in respect of those measures nominated as being existing, be maintained to achieve the minimum standard of performance required at the time of its installation, as specified hereunder; and
- in respect of those measures nominated as being required to be installed within and/or in association with the subject building; be designed and installed to achieve the minimum standard of performance specified hereunder

Fire safety measures currently implemented in the building premises

Fire Safety Measures	Minimum Standard of Performance	
1. Nil		
2.		
3.		

Fire safety measures required to be implemented in the building premises

Fire Safety Measures	Minimum Standard of Performance	
4. Portable fire extinguishers	BCA Clause E1.6 AS 2444 (2001)	Location requirements Design, installation and operation
5. Emergency lighting	BCA Clause E4.2 & E4.4 AS/NZS 2293.1 (1998)	Location requirements Design, installation and operation
6. Exit signs	BCA Clause e4.5, E4.6 NSW & E4.8 AS/NZS 2293.1 (2005)	Location requirements Design, installation and operation

The owner of a building has a legal obligation to lodge a Final Fire Safety Certificate in the effect of the attached form with Council. Within 12 months of Council receiving the Final Fire Safety Certificate and then annually within 12 months of the last such date the owner of the building must lodge with Council an Annual Fire Safety Statement.

A copy of the statement is to be given to the Commissioner of New South Wales Fire Brigades and a further copy is to be prominently displayed in the building in a location specified by Council.

## Notes for completing Annual Fire Safety Statement

An Annual Fire Safety Statement is a statement issued by the owner of a building. The statement is a written confirmation to say that essential fire safety measures installed in that building have been inspected by a properly qualified person and were operating correctly at the time of assessment. The essential fire safety measures are generally measures incorporated into the design of the building that assist to safeguard the building and its occupants in the event of a fire. The combination of essential fire safety measures and the annual fire safety statement are designed to ensure that the measures are maintained to their operational/installation standard.

The person who carries out the assessment must inspect and verify the performance of each essential fire safety measure. In order to certify that an essential fire safety service is operating correctly that person must have a detailed understanding of the installation and maintenance requirements of the relevant service. The following services and recognised appropriately qualified inspection personnel, are provided as examples:


<b><i>Essential Fire Service</i></b>	<b><i>Qualified Inspection Personnel</i></b>
<i>Portable Fire Extinguishers</i>	<i>Owner, specialised fire service firms, architect, building surveyor.</i>
<i>Hose reel systems</i>	<i>Plumbers with advanced trade qualification, hydraulic engineer with tertiary qualifications, fire services personnel supervised by qualified plumber or hydraulic engineer. Fire Alarm Electrical services engineer (qualified degree in building services) specialised fire services personnel supervised by qualified engineer.</i>
<i>Exit signs/emergency light systems</i>	<i>Licensed electrician, electrical services engineer (qualified degree in building services), specialised fire services personnel supervised by qualified engineer, building surveyor, owner.</i>

Many buildings will have several essential fire services listed on the schedule. The owner of the building must arrange for each service to be inspected by an appropriately qualified person. When services have been inspected the details are then recorded on the Fire Safety Statement. The Fire Safety Statement and the Essential Fire Safety Measures Schedule are both required to be prominently displayed in the building. Copies of the Fire Safety Statement are to be sent to Council and to The Commissioner of NSW Fire Brigades.

The assessment and inspection of the essential fire safety measure or building must have taken place within the period of three (3) months prior to issue of the Fire Safety Statement. The choice of person to carry out the assessment or inspection is up to the owner of the building.

Failure to comply with this State Government regulation is an offence under the Environmental Planning and Assessment Act 1979 and is liable to penalty notice(s) of \$600 per offence.



 <p><b>Narrandera</b> Shire Council</p>	<p><b>PLEASE NOTE: THIS FORM NEEDS TO BE RETURNED NO LATER THAN 2 DAYS PRIOR TO THE COMMENCEMENT OF WORK</b></p>	
<p><b>NOTICE OF COMMENCEMENT OF WORK and APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY</b> Under the Environmental Planning &amp; Assessment Act 1979, Sections 4.19, 6.6</p>		
<p><b>Applicant</b></p>	Name	
	Address	
	Phone	
<p><b>Development Site</b> Details from Development Consent</p>	Address	
	Lot	
Section		
DP		
<p><b>Property Owner/s</b> All property owners to be listed. List over page if insufficient space</p>	Owner 1 Name	
	Address	
	Owner 2 Name	
	Address	
<p><b>Type of Work</b></p>	<input type="checkbox"/> Building Work <input type="checkbox"/> Civil Work <input type="checkbox"/> Change of Use	
<p><b>Description of Development</b> Details from Development Consent</p>		
<p><b>Development Consent</b> Details from Development Consent</p>	Development Number	
	Development Approval Date	
<p><b>Construction Certificate</b> Details from Construction Certificate</p>	Certificate Number	
	Date of Issue	

Principal Certifying Authority	Name	
	Address	
	Phone	
	Contact Person	
Accreditation Number		
Compliance with Development Consent	Have all conditions <u>Prior to Commencement of Work</u> been met? Refer to Conditions of Consent? <input type="checkbox"/> YES <input type="checkbox"/> NO – works must not commence	
Builder / Owner Builder	Name	
	Address	
Licence Number		
Home Building Act 1989 Requirements	Have you supplied home warranty insurance or owner / builder permit? <input type="checkbox"/> YES <input type="checkbox"/> NO – a copy must be submitted with this form	
Date Work is to Commence		
Applicant Declaration	I declare that the information given is true and correct  Signature:	
Lodging Your Notification	Please return completed form to Narrandera Shire Council at least two (2) days prior to the commencement of work  Narrandera Shire Council 141 East Street NARRANDERA NSW 2700  OR council@narrandera.nsw.gov.au	

# Application for Occupation Certificate

## Under the Environmental Planning and Assessment Act 1979



<b>1. Applicant Details</b>		
Name		
Business Name (if applicable)		
Postal Address		
Town/Locality	State	Postcode
Telephone	Mobile	
Email		
I confirm that:		
<ul style="list-style-type: none"> <li>• I have reviewed all conditions of consent</li> <li>• all conditions have been met</li> <li>• the development is ready for final inspection</li> </ul>		
Applicant Signature	Signature	Date
<b>2. Site Details</b>		
Lot	Section	DP
Street/Rural Address No	Street/Road Name	
Town/Locality	State	Postcode
<b>3. Consent (all that applies)</b>		
<input type="checkbox"/>	Development Consent No	Date of Determination
<input type="checkbox"/>	Complying Development Consent No	Date of Determination
<input type="checkbox"/>	Construction Certificate No	Date of Determination
Building classification (as identified on Development Consent)		
<b>4. Describe the building / part of building to which this application relates</b>		
If the application relates to a new use of the building, also describe the new use		
<b>5. Owner Consent (if applicant is not the owner of the land)</b>		
I/we consent to the certifying authority, accredited certifier, council or consent authority to enter the property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I/we will undertake all necessary steps to make access available to the property to enable the inspection to be carried out.		
Owner Name (1)	Signature	Date
Owner Name (2)	Signature	Date