

TABLE OF CONTENTS

ITEM 1	APPLICATIONS FOR LEAVE OF ABSENCE	2
ITEM 2	DECLARATIONS OF INTEREST	2
ITEM 3	DECLARATIONS FOR POLITICAL DONATIONS.....	3
ITEM 4	DEVELOPMENT APPLICATION 2014/74 ADDITIONS AND ALTERATIONS ON LOT 122 DP 661228 LOFTUS STREET, EUGOWRA.....	3
ITEM 5	HERITAGE GRANTS 2013/14 PROGRAM.....	12
ITEM 6	REQUEST TO RELEASE LANDSCAPING BOND - DA 2011/103 - 11 PRESTON STREET, CANOWINDRA	13

ANNEXURE ITEMS

ANNEXURE 4.1	CONDITIONS OF CONSENT	16
--------------	-----------------------------	----

ITEM 1 - APPLICATIONS FOR LEAVE OF ABSENCE

REPORT IN BRIEF

Reason For Report	To allow tendering of apologies for Councillors not present.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.5.1.g - Code of Meeting Practice adopted and implemented.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\COUNCIL - COUNCILLORS LEAVE OF ABSENCE - 502490

RECOMMENDATION

THAT any apologies tendered be accepted and the necessary leave of absence be granted.

GENERAL MANAGER'S REPORT

A call for apologies be made.

ITEM 2 - DECLARATIONS OF INTEREST

REPORT IN BRIEF

Reason For Report	To allow an opportunity for Councillors to declare an interest in any items to be determined at this meeting.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.5.1.g - Code of Meeting Practice adopted and implemented.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\COUNCIL - COUNCILLORS DECLARATION OF INTEREST - 502491

RECOMMENDATION

THAT the Declarations of Interest be noted.

GENERAL MANAGER'S REPORT

A call for Declarations of Interest.

ITEM 3 - DECLARATIONS FOR POLITICAL DONATIONS

REPORT IN BRIEF

Reason For Report	To allow an opportunity for Councillors to declare any Political Donations received.
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.5.1.g - Code of Meeting Practice adopted and implemented.
Annexures	Nil
File Number	\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\COUNCIL - COUNCILLORS DECLARATION OF POLITICAL DONATIONS - 502492

RECOMMENDATION

THAT any Political Donations be noted.

GENERAL MANAGER'S REPORT

A call for Declarations of any Political Donations.

ITEM 4 - DEVELOPMENT APPLICATION 2014/74 ADDITIONS AND ALTERATIONS ON LOT 122 DP 661228 LOFTUS STREET, EUGOWRA

REPORT IN BRIEF

Reason For Report	To gain approval from the committee
Policy Implications	Building Alignment Policy
Budget Implications	Nil
IPR Linkage	4.5.3a Provide efficient and effective development assessment
Annexures	1. Conditions of Consent

File Number	\\Development Applications\DEVELOPMENT APPLICATION\2014\03-2014-0074 - 514272
--------------------	---

RECOMMENDATION

THAT:

1. Council grant consent to vary the Building Alignment Policy and DCP No 16 *Flood Prone Land in Eugowra*. Clause 3.3 relating to minimum freeboard level.
2. Council approve Development Application 2014/74 for additions and alterations on Lot 122 DP 661228 Loftus Street, Eugowra subject to the attached conditions.

TOWN PLANNER'S REPORT

ADVISORY NOTES

Record of voting

In accordance with s375A of the Local Government Act 1993, a division is required to be called when a motion for a planning decision is put at a meeting of Council or a Council Committee. A division under s375A of the Act is required when determining this planning application.

Political Disclosures

In accordance with s147(4) of the Environmental Planning and Assessment Act 1979, a person making a planning application to Council is required to disclose political donations and gifts made within 2 years prior to the submission of the application and concluding when the application is determined.

In accordance with s147(5) of the Environmental Planning and Assessment Act 1979, a person making a public submission to Council in relation to a planning application made to Council is required to disclose political donations and gifts made within 2 years prior to the submission being made and concluding when the application is determined.

Political donations and gifts (if any) to be disclosed include:

- All reportable political donations made to any local councillor or Council,
- All gifts made to any local councillor or employee of the Council.

Nil planning application disclosures have been received.

Nil public submission disclosures have been received.

SUMMARY

The following report provides an assessment of the development application submitted for additions and alterations on Lot 122 DP 661228 Loftus Street, Eugowra.

The application has been referred to the Environmental Services and Sustainability Committee for determination as the proposal seeks a variation to planning standards under Council's Building Alignment Policy and DCP No 16 Floodprone Lane in Eugowra.

It is recommended that the application be approved subject to conditions of consent.

Applicant: Jim Fazzari

Owner: J Fazzari

Proposal: Additions and Alterations

Location: Lot 122 DP 661228 Loftus Street, Eugowra

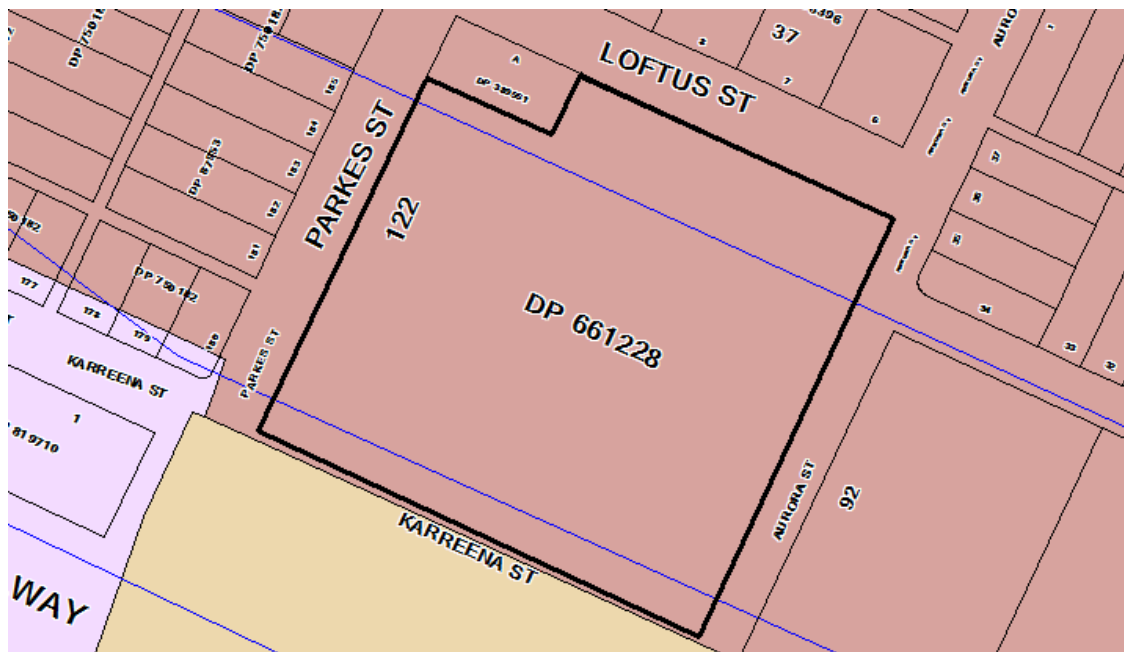
Zone: RU5 Village

THE PROPOSAL

Council approval is sought for additions and alterations to the existing dwelling at Lot 122 DP 661228 Loftus Street, Eugowra. The proposal seeks to vary Council's building alignment policy and development standards identified in DCP 16 Floodprone Land in Eugowra clause 3.3 relating to minimum freeboard level.

The proposed additions include a new kitchen, dining room, rumpus room and extensions to bedroom 2 & 3. Also includes a car port over the driveway at the front of Lot 122. External construction materials are chosen to match the existing dwelling.

Site Map



MATTERS FOR CONSIDERATION

Section 79C of the *Environmental Planning and Assessment Act 1979* requires Council to consider various matters, of which those pertaining to the application are listed below.

PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT s79C(1)(a)(i)

Clause 1.2 Aims of the Plan

The broad aims of the LEP are as follows:

'a) to encourage development that complements and enhances the unique character and amenity of Cabonne, including its settlements, localities, and rural areas,

(b) to provide for a range of development opportunities that contribute to the social, economic and environmental resources of Cabonne in a manner that allows present and future generations to meet their needs by implementing the principles of ecologically sustainable development,

(c) to facilitate and encourage sustainable growth and development that achieves the following:

(i) contributes to continued economic productivity, including agriculture, business, tourism, industry and other employment opportunities,

(ii) allows for the orderly growth of land uses while minimising conflict between land uses within the relevant zone and land uses within adjoining zones,

(iii) encourages a range of housing choices and densities in planned urban and rural locations that is compatible with the residential and rural environment and meets the diverse needs of the community,

(iv) promotes the integration of land uses and transport to improve access and reduce dependence on private vehicles and travel demand,

- (v) protects, enhances and conserves agricultural land and the contributions that agriculture makes to the regional economy,
- (vi) avoids or minimises adverse impacts on drinking water catchments to protect and enhance water availability and safety for human consumption,
- (vii) protects and enhances places and buildings of environmental, archaeological, cultural or heritage significance, including Aboriginal relics and places,
- (viii) protects and enhances environmentally sensitive areas, ecological systems, and areas that have the potential to contribute to improved environmental, scenic or landscape outcomes.

Clause 1.9A Suspension of covenants, agreements and instruments

This clause provided that covenants, agreements or other similar instruments that restrict the carrying out of development upon the subject land do not apply unless such are:

- Covenants imposed or required by council
- Prescribed instruments under s183A of Crown Lands Act 1989
- Any conservation agreement under National Parks and Wildlife Act 1974
- Any trust agreement under the Nature Conservation Trust Act 2003
- Any property vegetation plan under the Native Vegetation Act 2003
- Any biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995
- Any planning agreement made under Division 6 of Part 4 of the Environmental Planning & Assessment Act 1979

Mapping

The subject site is identified on the LEP maps in the following manner:

Land zoning map	Land zoned RU5 Village
Lot size map	Minimum lot size 900m ²
Heritage map	Not a heritage item or conservation area
Terrestrial Biodiversity Map	No biodiversity sensitivity on the subject land
Flood planning map	Is within a flood zone (Floodplain)
Natural resource – karst map	Not within a karst area
Drinking water catchment map	Not within a drinking water catchment area
Riparian land and watercourse map, groundwater vulnerability map	Is affected by riparian, watercourse or groundwater vulnerability
Land reservation acquisition map	NA

These matters are addressed in the report following.

Cabonne Local Environmental Plan 2012

The subject land is zoned RU5 Village by the Cabonne Local Environmental Plan 2012. Alterations and additions to the existing dwelling are permissible within this zone, subject to Council's development consent.

Objectives of the RU5 Village zone

The proposal is not contrary to the aims of the LEP or the objectives of the RU5 zone. The development relates to and is consistent with the zone objectives which seek to

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To encourage and provide opportunities for development and local employment growth.
- To ensure that development is compatible with surrounding land uses.

Part 6 – Additional local provisions

Clause 6.1 Flood planning

The objectives of this clause are as follows:

- a. To minimise the flood risk to life and property associated with the use of land,
- b. To allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
- c. To avoid significant adverse impacts on flood behaviour and the environment.

The potential impact of the proposed development on floodwater is determined to be minimal and the floor height is raised to a height of 375mm freeboard of the 1% AEP flood level (1 in 100 year flood event) to avoid inundation of the building. The development has been assessed in regards to flooding and it is deemed the proposed additions are not likely to have an adverse impact in terms of the following:-

- Impede the flow of flood waters on that land or adjacent land,
- Imperil the safety of persons on that land or adjacent land in the event of the land being inundated with floodwaters,
- Aggravate the consequences of flood waters flowing on that land or adjacent land with regard to erosion, siltation and the destruction of vegetation, or
- Change the nature of the water table of that land or adjacent land.

The proposal complies with the requirements of clause 6.1 Flood Planning.

Clause 6.6 Riparian Lands & Watercourses

The objectives of this clause is to protect and maintain the following:

- a. Water quality within watercourses,
- b. The stability of the bed and banks of watercourses,
- c. Aquatic and riparian habitats, and
- d. Ecological processes within watercourses and riparian areas.

The proposal has been assessed in terms of its potential to impact water quality, habitats and ecosystems, the stability of the bank and/or future rehabilitation of riparian areas.

Council is satisfied development of the site will not result in any adverse environmental impacts to riparian land and the proposal complies with the provisions of clause 6.6.

Clause 6.8 Essential services

Council is satisfied the following essential services are available to the proposed development:-

- a. The supply of water,
- b. The supply of electricity,
- c. The disposal and management of sewerage,
- d. Stormwater drainage, and
- e. Suitable vehicle access.

REGIONAL ENVIRONMENTAL PLANS

There are no Regional Environmental Plans that apply to the subject land.

STATE ENVIRONMENTAL PLANNING POLICIES

There are no State Environmental Planning Policies that impact the site.

PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT THAT HAS BEEN PLACED ON EXHIBITION s79C(1)(a)(ii)

There are no draft environmental plans that relate to the subject land or proposed development.

PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN s79C(1)(a)(iii)

Development Control Plan 16 – *Interim Guidelines for Flood Prone Land in Eugowra* applies to the land.

The objectives of DCP 16 are:-

- a. To provide controls for the assessment of applications on land affected by potential floods in accordance with the provisions of Cabonne LEP.

- b. To alert the community of Council's policy in relation to the use and development of land affected by the potential floods in Eugowra.
- c. To inform the community of Council's policy in relation to the use and development of land affected by the potential floods in Eugowra.
- d. To reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods.

The criteria for determining applications for development within the floodplain are defined by both land use category and level of flood inundation and hazard. In Annexure 4 the proposed development is identified as residential land use, which includes, but is not limited to dwellings.

The development controls apply to all flood prone land in a PMF (Probably Maximum Flood event). Lot 122 is identified as being in the floodplain between Aurora Street and Parkes Street. Any development within this zone should be raised up to and including the 100 year flood plus 400mm freeboard.

The site has been inspected by K Lupis (registered surveyor) to establish the level of the existing door tread in relation to the 1% AEP flood level (1 in 100 year flood level). The door tread was found to have 375mm freeboard above the 1% AEP flood level advised by Council in lieu of the required 400mm minimum free board required under DCP No 16.

The proposed development is planned to match the existing dwelling and the total freeboard level of the proposed extensions on the eastern and western side is 375mm. The applicant therefore seeks to vary Council's development standards under section 3.3 of DCP No 16 by a total of 25mm. This is to achieve a consistent level throughout the house without having to construct the additions elevated from the original dwelling. The proposal has been assessed for impact to flood behavior, impact to private property and human safety during a flood event. It is considered the proposal will not have any adverse impact in these terms and the development is consistent with the aims and objectives of the DCP.

The development proposal complies with the relevant aims and objectives of the Cabonne LEP 2012. Furthermore, non-compliance with the development standards would not raise any planning matters of State or Regional significance and there is no public benefit from maintaining the development standards specified.

PROVISIONS PRESCRIBED BY THE REGULATIONS s79C(1)(a)(iv)

The proposal does not contravene the relevant provisions of the regulations.

THE LIKELY IMPACTS OF THE DEVELOPMENT s79C(1)(b)

Context & Setting

The existing dwelling is in an established residential area and the scale of the building is consistent with other development in the street. It must be noted the proposed car port does not comply with Council's building setback policy. In the village zone a setback of 8m is required to maintain consistency in the streetscape. Given the proposed carport consists of a roof only and is not enclosed the visual impact will be decreased. Furthermore, there are no dwellings on either side of the dwelling to justify maintaining consistency in the streetscape. The applicant seeks to vary Council's setbacks policy for the carport and there will be no adverse impacts in terms of context and setting.

Visual amenity

Construction materials for the wall and roof cladding are chosen to match existing and the development will be complimentary to the streetscape. Draft condition for non reflective construction materials will apply. There will be no adverse impact in terms of visual amenity.

Access and traffic

The existing access to Lot 122 has been constructed and complies with current access specifications. There will be no increase in traffic and therefore no requirements for upgrading access or road infrastructure.

THE SUITABILITY OF THE SITE s79C(1)(c)

Physical Attributes and Hazards

The subject land is affected by flooding hazards. An assessment of the impact of the proposal has been carried out and the site is deemed suitable for the development.

DEVELOPMENT CONTRIBUTIONS

No contributions apply to the development.

ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT s79C(1)(d)

The proposed development is not advertised development.

PUBLIC INTEREST s79C(1)(e)

The proposed development is considered to be of minor interest to the wider public due to the relatively localised nature of potential impacts.

CONCLUSION

The proposal for alterations and additions is permissible with the consent of Council. The applicant seeks to vary Council's Building Alignment Policy to construct a carport in front of the existing building line and to vary DCP No 16 in its application of 400mm above 1 in 100 year flood floor level. The development complies with the relevant aims, objectives and provisions of the LEP. A section 79C assessment of the development indicates that the development is acceptable in this instance. Attached is a draft Notice of Approval outlining a range of conditions considered appropriate to ensure that the development proceeds in an acceptable manner.

ITEM 5 - HERITAGE GRANTS 2013/14 PROGRAM

REPORT IN BRIEF

Reason For Report	Seeking Council approval for funding allocation.
Policy Implications	Nil
Budget Implications	In accordance with budget
IPR Linkage	4.3 Continue to implement the Heritage Program.
Annexures	Nil
File Number	\\OFFICIAL RECORDS LIBRARY\GRANTS AND SUBSIDIES\PROGRAMS\HERITAGE GRANTS 2013 - 514605

RECOMMENDATION

THAT:

- 1) The application to improve drainage and stabilise foundations at the St John's Church, 6 Hamilton Street, Cargo be supported and that a funding offer of \$2,000 be made to Mr David Bracey, subject to complying with the recommendations of the heritage advisor.
- 2) The application to improve drainage at St James Church, Wall Street, Cudal be supported and that a funding offer of \$1,500 be made to Mr

Graham Eslick, subject to complying with the recommendations of the heritage advisor.

DIRECTOR OF ENVIRONMENTAL SERVICES' REPORT

St John's Church – 6 Hamilton Street, Cargo

Council has received an application to improve drainage and stabilise foundations at St John's Church, 6 Hamilton Street, Cargo.

The heritage advisor has reviewed the application and is in support of the project on the condition that, the drainage works ensure that the existing traditional downpipes are retained and that any pvc pipes are not visible. It is recommended that the application be supported and that a funding offer of \$2,000 be made to Mr David Bracey.

St James's Church – Wall Street, Cudal

Council has received an application to improve drainage at St James's Church, Wall Street, Cudal.

The heritage advisor has reviewed the application and is in support of the project on the condition that, the drainage works ensure that the existing traditional downpipes are retained and that any pvc pipes are not visible. It is recommended that the application be supported and that a funding offer of \$1,500 be made to Mr Graham Eslick.

ITEM 6 - REQUEST TO RELEASE LANDSCAPING BOND - DA 2011/103 - 11 PRESTON STREET, CANOWINDRA

REPORT IN BRIEF

Reason For Report	Applicant seeking council approval to release bond
Policy Implications	Nil
Budget Implications	Nil
IPR Linkage	4.5.3a - Provide efficient and effective development assessment
Annexures	Nil
File Number	\\Development Applications\DEVELOPMENT APPLICATION\2011\03-2011-0103 - 514720

RECOMMENDATION

THAT the request to release the landscaping bond applicable to DA 2011/103 be declined.

DIRECTOR OF ENVIRONMENTAL SERVICES' REPORT

ADVISORY NOTES

Record of voting

In accordance with s375A of the Local Government Act 1993, a division is required to be called when a motion for a planning decision is put at a meeting of Council or a Council Committee. A division under s375A of the Act is required when determining this planning application.

Political Disclosures

In accordance with s147(4) of the Environmental Planning and Assessment Act 1979, a person making a planning application to Council is required to disclose political donations and gifts made within 2 years prior to the submission of the application and concluding when the application is determined.

In accordance with s147(5) of the Environmental Planning and Assessment Act 1979, a person making a public submission to Council in relation to a planning application made to Council is required to disclose political donations and gifts made within 2 years prior to the submission being made and concluding when the application is determined.

Political donations and gifts (if any) to be disclosed include:

- All reportable political donations made to any local councillor or Council,
- All gifts made to any local councillor or employee of the Council.

Nil planning application disclosures have been received. Nil public submission disclosures have been received.

REQUEST TO RELEASE LANDSCAPING BOND

Email correspondence has been received from James Allardice of Habitat for Humanity (NSW) Ltd seeking council support for the early release of a \$5,000 bond required to be lodged with council as a condition of development consent.

In April 2011 development consent was issued for a 3 villa development upon land described as Lot 5 Section 15 DP 758221, 11 Preston Street, South Canowindra. Condition 8 of the development consent required the payment of the \$5,000 bond to ensure completion of proposed landscaping of the development. Council may recall that the development proposal generated a number of submissions from neighbours and visual amenity was a concern. Conditions of consent were imposed to address the concerns and to require

landscaping to be completed in accordance with the development application, with a bond to be lodged to ensure completion of the works.

Condition 8 of the consent enables the refund of the bond upon completion of the work or after a period of two years from the date of issue of the consent. The consent was issued on 20 April 2011.

Mr Allardice has advised that the project is near completion however they are experiencing financial constraints. Half the landscaping has been completed and the group seeks council support for refund of the bond to enable them to complete the project.

As the bond was required to ensure that the landscaping work was completed to a satisfactory level, its early release leaves council with no assurance that the project will be completed to an acceptable level.

The matter is referred to the committee for consideration.

**DRAFT CONDITIONS OF CONSENT
DA 2014/74 Alterations & Additions**

1. DEVELOPMENT IN ACCORDANCE WITH PLANS

Objective

To ensure the development proceeds in the manner assessed by Council.

Performance

Development is to take place in accordance with the attached stamped plans (Ref: DA 2014/74 Design West Architecture Job No 77/12 Sheets 1-11, dated 26 September 2013) and documentation submitted with the application and subject to the conditions below, to ensure the development is consistent with Council's consent. NOTE: Any alterations to the approved development application plans must be clearly identified **WITH THE APPLICATION FOR A CONSTRUCTION CERTIFICATE**.

The Principal Certifying Authority for the project may request an application for modification of this consent or a new application in the event that changes to the approved plans are subsequently made. An application to modify the development consent under s96 of the Environmental Planning and Assessment Act, 1979, as amended and will be subject to a separate fee.

2. BUILDING CODE OF AUSTRALIA 2013 – AUSTRALIAN STANDARDS

Objective

To satisfy the Building Code of Australia 2013 and relevant Australian Standards.

Performance

The approved dwelling alterations and additions must meet the relevant Australian Standards and the performance requirements of the Building Code of Australia 2013. Compliance with the Performance Requirements can only be achieved by:-

- a) complying with the Deemed to Satisfy Provisions; or
- b) formulating an Alternative Solution which:-
 - i) complies with the Performance Requirements; or
 - ii) is shown to be at least equivalent to the Deemed to Satisfy Provisions; or
 - iii) a combination of both a) and b).

3. DEMOLITION

Objective

To ensure demolition is undertaken in a manner that limits impact on the environment.

Performance

Prior to demolition matters commencing, the applicant is to complete the following works.

- a) The erection of barricades about the lot boundary to protect the public.
- b) The reticulated water supply is to be disconnected to the satisfaction of the supply authority.
- c) Sewer drainage and capping of the sewer main junctions to the satisfaction of the Sewer Supply Authority being Cabonne Council. An inspection in this regard to this matter is required prior to the site being vacated and a COMPLIANCE CERTIFICATE being issued by the Supply Authority.
- d) The levelling of the site, so that no hollows, depressions or the like are left to accumulate water.
- e) Removal of all refuse, materials etc from the site.
- f) The erection of a suitable fence to prevent access to the site.
- g) Demolition works being carried out in accordance with Australian Standard AS 2601 – 1991 Demolition of Structure.
- h) The electricity supply is to be disconnected to the satisfaction of the Supply Authority. The developer is to submit a COMPLIANCE CERTIFICATE from the SUPPLY AUTHORITY

4. PLUMBING AND DRAINAGE WORKS

Objective

To ensure compliance with the requirements of the relevant legislation.

Performance

All plumbing and drainage work shall be carried out by a licensed plumber and drainer to the requirements of the National Plumbing and Drainage Code AS3500.

5. ROOF WATER DISPOSAL

Objective

To prevent damage to property and prevent unhealthy or dangerous conditions.

Performance

Guttering and downpiping are to be provided and connected to approved drainage lines to convey roof water from the building to:-

- i) the street gutter

6. COMPLIANCE WITH CONDITIONS OF CONSENT

Objective

To ensure the development proceeds in the manner as determined by Council.

Performance

All conditions of this consent are to be complied with to the standards specified **prior** to any occupation.

7. NOISE

Objective

To limit the impact of noise on adjoining properties.

Performance

Building work may only be carried out on the site between the following hours:

7.00am and 7.00pm Monday to Friday

7.00am and 5.00pm Saturdays

8.am and 5.00pm Sundays and Public Holidays

* This includes site works and delivery of materials.

8. IDENTIFICATION OF SITE

Objective

To clearly identify the site.

Performance

Provide a clearly visible sign to the site stating:

- a) Unauthorised entry is prohibited;
- b) Builders name and licence number; or owner builders permit number;
- c) Street number or lot number;
- d) Contact telephone number/after hours number;
- e) Identification of Principal Certifying Authority.

9. BASIX CERTIFICATE

Objective

To ensure the dwelling is constructed in the approved manner.

Performance

All the required commitments shown on the Basix Certificate No. A 169592 dated 21 August 2013 and approved plans are to be completed PRIOR to a Final Occupation Certificate being issued.

10. CONSTRUCTION CERTIFICATE

Objective

To ensure all residential work is covered by insurance and is in compliance with Part 6 of the Home Building Act 1989.

Performance

A Construction Certificate will not be issued until Council receives a Certificate of Home Warranty Insurance in accordance with the requirements of the Home Building Act 1989.

11. OCCUPATION CERTIFICATE

Objective

To ensure compliance with the Environmental Planning & Assessment Act 1979.

Performance

All buildings will require an Occupation Certificate PRIOR to occupation/use of the building

TABLE OF CONTENTS

ANNEXURE ITEMS

GENERAL MANAGER'S REPORT ON MATTERS FOR NOTATION SUBMITTED TO THE ENVIRONMENTAL SERVICES AND SUSTAINABILITY COMMITTEE MEETING TO BE HELD ON TUESDAY 3 DECEMBER, 2013

Page 1