

**DA NO:** DA-2020/18  
**ADDRESS:** 1 FREDERICK STREET, ARTARMON NSW 2064.  
**PROPOSAL:** FITOUT AND INSTALLATION OF SIGNAGE (INTERNAL) FOR BBQ GALORE AT TENANCY LG3 ON THE LOWER GROUND FLOOR.  
**RECOMMENDATION:** APPROVAL  
**ATTACHMENTS:**  
1. SITE DESCRIPTION AND AERIAL PHOTO  
2. DEVELOPMENT CONTROLS, STATISTICS, DEVELOPER CONTRIBUTION & REFERRALS  
3. SECTION 4.15 (79C) ASSESSMENT  
4. SCHEDULE OF CONDITIONS  
5. NOTIFICATION MAP  
**RESPONSIBLE OFFICER:** RITU SHANKAR - TEAM LEADER  
**AUTHOR:** CHI WAI KONG - DEVELOPMENT ASSESSMENT OFFICER  
**REPORT DATE** 6 APRIL 2020

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## **1. PURPOSE OF REPORT**

The purpose of this report is to seek determination by *Willoughby Local Planning Panel (WLPP)* of Development Application DA-2020/18 for fitout and installation of signage (internal) for BBQ Galore at Tenancy LG3 located on the lower ground floor.

Hours of operation:

Mondays, Tuesdays, Wednesdays and Fridays	9:00am to 5:30pm
Thursdays	9:00am to 9:00pm
Saturdays	9:00am to 5:00pm
Sundays	10:00am to 5:00pm

A maximum of 3 staff present in the premises at any one time.

The application is required to be referred to *WLPP* for determination because the owner of the subject building is Willoughby City Council.

## **2. OFFICER'S RECOMMENDATION**

**THAT the Willoughby Local Planning Panel:**

**2.1 Approve Development Application DA-2020/18 for fitout and installation of signage (internal) for BBQ Galore at Tenancy LG3 on the lower ground floor subject to conditions contained in Attachment 4 for the following reasons:**

**2.1.1 The proposed development is consistent with the objectives for development in the IN1 General Industrial Zone, floor space ratio development standard and heritage conservation contained in the *Willoughby Local Environmental Plan 2012 (WLEP 2012)*.**

**2.1.2 The proposed development is consistent with the objectives for industrial development contained in Part F of the *Willoughby Development Control Plan (WDCP)*.**

**2.1.3 The proposed development is located within the existing bulky goods retail centre and is not considered to create significant impact on the heritage character of the subject heritage building and public domain. It is consistent with the industrial character of the locality and the desired future character.**

### **3. BACKGROUND**

The site is located on the north-eastern corner of the intersection of Frederick Street and Reserve Road in Artarmon. The existing building at the subject site is a listed Local Heritage Item (I1) and used as a bulky goods retail centre known as Home HQ Artarmon. The centre accommodates 3 levels of bulky goods retail premises and 3 levels of basement car park.

The current application is for fitout and installation of signage (internal) for BBQ Galore at LG3 located on the lower ground floor which is accessible via the lower ground car park. The subject premises is currently vacant.

Car parking spaces and parcel pick up spaces are provided at the basement car park. Vehicular access to the site is provided from both Reserve Road and Frederick Street. A description of the site and surrounding area, including an aerial photograph is contained in **Attachment 1**.

Development Application (DA-2007/479) for alterations and additions plus change of use for the purpose of a bulky goods retailing centre Home HQ was approved by Council on 25 March 2008.

Development Application (DA-2010/148) for fitout for Dare Gallery at LG3, the subject shop premises, was approved by Council on 25 March 2010.

### **4. DISCUSSION**

The current development application is for fitout and installation of signage (internal) for BBQ Galore at Tenancy LG3 located on the lower ground floor of the existing bulky goods retail centre. The subject shop premises was previously used as a shop and the current application does not change the use of the premises. Therefore, the requirement of car parking provision remains the same.

The controls and development statistics that apply to the subject land are provided in **Attachment 2**.

No objection to the proposal was raised by Council's Building Surveyor, Heritage Advisor, and Development Control Engineer.

Owners of neighbouring properties were notified for a period of 21 days and no submissions were received.

A detailed assessment of the proposal for approval is provided in **Attachment 3**.

The **plans** used for this assessment can be found in a file named **WLPP Plans** under the DA tracking functionality for this application on Council's website:

<https://eplanning.willoughby.nsw.gov.au/pages/xc.track/SearchApplication.aspx?id=497736>

## **5. CONCLUSION**

The Development Application DA-2020/18 has been assessed in accordance with Sections 4.15 of the *Environmental Planning and Assessment Act 1979*, *WLEP 2012*, *WDCP* and other relevant codes and policies. It is considered that the proposal is acceptable in the particular location, subject to the consent conditions included in **Attachment 4**.

**ATTACHMENT 1: SITE DESCRIPTION AND AERIAL PHOTO**

The site is located on the north-eastern corner of the intersection of Frederick Street and Reserve Road in Artarmon. The existing building at the subject site is a listed Local Heritage Item (I1). The existing development at the site is the result of an adaptive reuse of the Local Heritage Item previously used by Willoughby City Council as a workshop depot to a bulky goods retail centre known as Home HQ Artarmon. The centre accommodates 3 levels of bulky goods retail premises and 3 levels of basement car park.

The main heritage features of the existing building the industrial building façade and roof forms. Owing to the site level difference between the ground floor of the building and Frederick Street and Reserve Road, the main heritage façade of the building is partly below the street level. The site has a viewing platform located at the corner of Reserve Road and Frederick Street to the heritage façade.

Customer car parking spaces and parcel pick up spaces are provided at the basement car park. Vehicular access to the site is provided via a signalised access on Frederick Street while another vehicular access is via Reserve Road with a connecting ramp to the basement car park.



Figure 1: Aerial view of the location of the subject site

The subject shop premises is located on the lower ground floor and is accessible via the basement car park or ground floor via Reserve Road. The premises is currently vacant.

Immediately adjoining the development site to the north is Bunnings Warehouse and a self-storage building to the east. Opposite the site are industrial complexes. Royal North Shore Hospital is further to the south of Reserve Road.

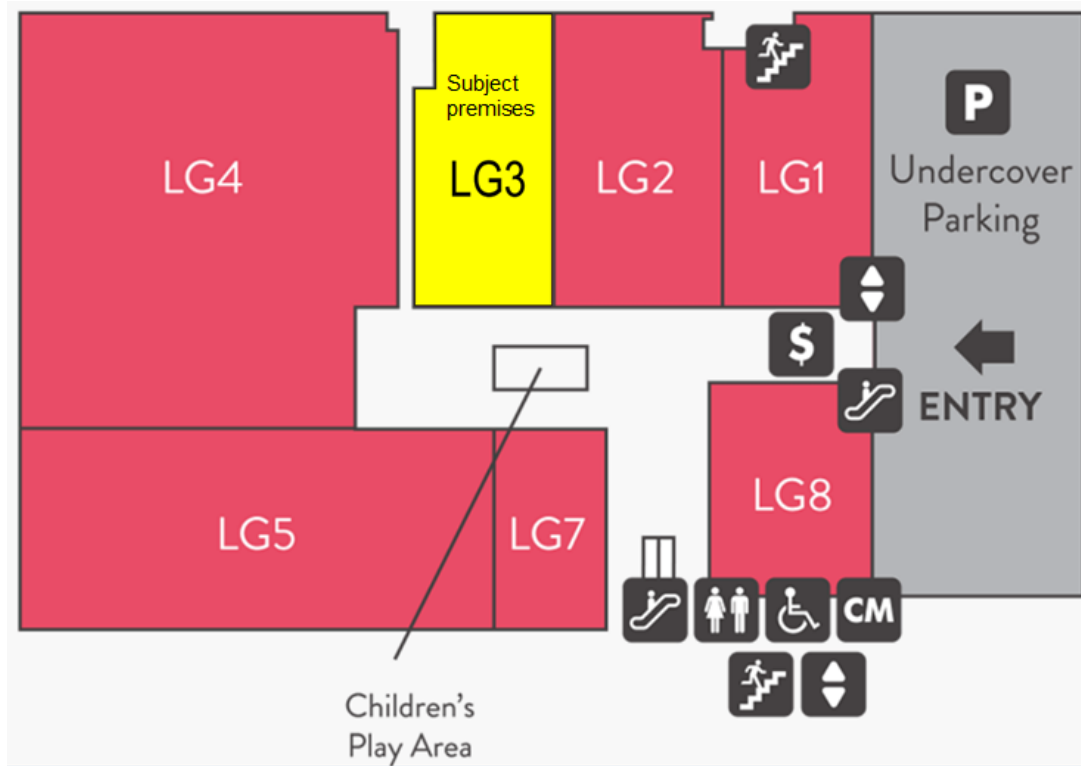


Figure 2: Location plan of the subject premises on the lower ground floor



Figure 3: Location of the subject premises on the lower ground floor

**ATTACHMENT 2: CONTROLS & DEVELOPMENT STATISTICS AND REFERRALS**

<b>Willoughby Local Environmental Plan 2012 Zoning:</b>	IN1 General Industrial
Existing Use Rights	No
Conservation area	No
Heritage Item	Yes. Local Heritage Item (I1)
Vicinity of Heritage Item	No
Flood related planning control	Yes
Adjacent to classified road	No
Road/lane widening	No
Applicable DCP	WDCP
Applicable SEPPs	N/A
Relevant policies and resolutions	N/A

The subject site has an area of 16,210m<sup>2</sup> and the floor space ratio of the existing bulky goods retail centre is 1.6:1 (gross floor area of 26,003m<sup>2</sup>). There are 446 car parking spaces provided in the basement car park.

The gross floor area of the subject premises is 391.6m<sup>2</sup>. The proposal does not involve in the change of use of the subject premises, gross floor area of the subject building or other development parameters including car parking requirement for the use. Therefore, the Development Statistics Table is not reproduced.

**Developer's Contribution Plans**

<b>Section 7.12 contribution:</b>	Yes
a. Applicable rate (%):	<b>1%</b>
b. The cost of development (Part A CI 25J) (\$)	<b>\$246,180</b>
c. Date of accepted cost of development:	<b>4 February 2020</b>
d. The total contribution payable (\$)	<b>\$2,461.80</b>

**Referrals**

Building services	No objection subject to conditions.
Engineering	No objection subject to conditions.
Heritage Advisor	Council's Heritage Advisor advised that <i>the proposal will not have any impact on the listed heritage item and as such no objection is raised and no heritage conditions recommended.</i>

**ATTACHMENT 3 - SECTION 4.15 (79C) ASSESSMENT**

The application has been assessed under the provisions of S.4.15 (79C) of the *Environmental Planning and Assessment Act*.

The most relevant matters for consideration are assessed under the following headings:

**Matters for Consideration Under S.4.15 (79C) EP&A Act**

**Considered and Satisfactory ✓ Considered and Unsatisfactory ✗ and Not Relevant N/A**

(a)(i)	The provisions of any environmental planning instrument (EPI)	
	<ul style="list-style-type: none"> <li>State Environmental Planning Policies (SEPP)</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>Regional Environmental Plans (REP)</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>Local Environmental Plans (LEP)</li> </ul>	✓
	<p><b>Comment:</b> The proposed development is consistent with the objectives of IN1- General Industrial zone. The current application does not propose any changes to the approved floor space ratio.</p> <p>The existing building on the site is a Local Heritage Item (I1). The proposal is consistent with the objectives of Clause 5.10 – Heritage Conservation of <i>WLEP 2012</i>.</p> <p>Council’s Heritage Advisor advised that <i>the proposal will not have any impact on the listed heritage item and as such no objection is raised and no heritage conditions recommended.</i></p> <p>The signage is proposed for business identification and goods provided in the premises. The proposed signage is consistent with the objectives of Clause 6.5 – Signage of <i>WLEP 2012</i>.</p>	
(a)(ii)	The provision of any draft environmental planning instrument (EPI)	
	<ul style="list-style-type: none"> <li>Draft State Environmental Planning Policies (SEPP)</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>Draft Regional Environmental Plans (REP)</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>Draft Local Environmental Plans (LEP)</li> </ul>	N/A
	<b>Comment:</b> There are no draft EPIs that apply to the subject land.	
(a)(iii)	Any development control plans	
	<ul style="list-style-type: none"> <li>Development control plans (DCPs)</li> </ul>	✓
	<p><b>Comment:</b> The proposal is consistent with the intent of Part F – Development in Industrial Zone under <i>WDCP</i>.</p> <p>The objectives of Part G.5 – Advertisements and Advertising Structures of <i>WDCP</i> are to ensure that outdoor advertising will not have adverse impacts on adjoining properties or vicinity and is compatible with the desired amenity and visual character of an area. Therefore, it does not apply to the installation of signage for shops located within the subject bulky goods retail centre.</p>	
(a)(iv)	Any matters prescribed by the regulations	
	<ul style="list-style-type: none"> <li>Clause 92 EP&amp;A Regulation-Demolition</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Clause 93 EP&amp;A Regulation-Fire Safety Considerations</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>Clause 94 EP&amp;A Regulation-Fire Upgrade of Existing Buildings</li> </ul>	N/A
	<b>Comment:</b> A standard condition which requires any demolition to be carried out in accordance with the requirements of AS 2601 is included in the development consent.	
(b)	The likely impacts of the development	
	<ul style="list-style-type: none"> <li>Context &amp; setting</li> </ul>	✓

**Matters for Consideration Under S.4.15 (79C) EP&A Act**

**Considered and Satisfactory ✓ Considered and Unsatisfactory ✗ and Not Relevant N/A**

	• Access, transport & traffic, parking	✓
	• Servicing, loading/unloading	✓
	• Public domain	N/A
	• Utilities	N/A
	• Heritage	✓
	• Privacy	N/A
	• Views	✓
	• Solar Access	N/A
	• Water and draining	N/A
	• Soils	N/A
	• Air & microclimate	N/A
	• Flora & fauna	N/A
	• Waste	✓
	• Energy	✓
	• Noise & vibration	✓
	• Natural hazards	N/A
	• Safety, security crime prevention	✓
	• Social impact in the locality	N/A
	• Economic impact in the locality	✓
	• Site design and internal design	✓
	• Construction	✓
	• Cumulative impacts	✓
	<b>Comment:</b> The proposal for fitout and installation of signage (internal) for shop use is considered suitable in the existing bulky goods retail centre. It serves the need of the patrons and supports the viability of the subject centre.	
(c)	The suitability of the site for the development	
	• Does the proposal fit in the locality?	✓
	• Are the site attributes conducive to this development?	✓
	<b>Comment:</b> The proposed use is compatible with the existing bulky goods retail use. Council's Heritage Advisor advised that <i>the proposal will not have any impact on the listed heritage item.</i>	
(d)	Any submissions made in accordance with this Act or the regulations	
	• Public submissions	N/A
	• Submissions from public authorities	N/A
	<b>Comment:</b> No submissions were received.	
(e)	The public interest	
	• Federal, State and Local Government interests and Community interests	✓
	<b>Comment:</b> The proposal does not compromise the heritage characteristic of the subject heritage building or industrial character of the locality. Therefore, the proposal is in the public interest.	



**ATTACHMENT 4: SCHEDULE OF CONDITIONS**

**SCHEDULE**

**Conditions of Consent:** (Including reasons for such conditions)

**CONSENT IDENTIFICATION**

The following condition provides information on what forms part of the Consent.

**1. Approved Plan/Details**

The development must be in accordance with the following consent plans electronically stamped by Council:

Type	Plan No.	Revision/ Issue No	Plan Date (as Amended)	Prepared by
Demolition plan	101	B	9/1/20	McCartney Design
Layout plan	102	E		
Setout plan	104	C		
Shop front elevation	200			
Internal sections – Sheet 1	210	B		
Internal sections – Sheet 2	211			
Internal sections – Sheet 3	212	C		
Internal sections – Sheet 4	213	B		

the application form and any other supporting documentation submitted as part of the application, except for:

- (a) any modifications which are “Exempt Development” as defined under S.4.1(1) of the *Environmental Planning and Assessment Act 1979*;
- (b) otherwise provided by the conditions of this consent.  
(Reason: Information and ensure compliance)

**PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of a construction certificate.

**2. S7.12 Contribution**

Prior to the issue of the Construction Certificate, a monetary contribution is to be paid in accordance with section 7.12 of *Environmental Planning and Assessment Act, 1979* in the amount of **\$2,461.80** for the purposes of the Local Infrastructure identified in the *Willoughby Local Infrastructure Contributions Plan*.

This contribution is based on **1%** of the estimated cost of development, being **\$246,180** at 4 February 2020 and the adopted *Willoughby Local Infrastructure Contributions Plan*.

### Indexation

To calculate the monetary contribution that is payable, the proposed cost of development is to be indexed to reflect quantity variations in the Consumer Price Index, All Groups, Sydney, as published by the Australian Bureau of Statistics (ABS) between the date the proposed cost of development was agreed by the Council and the date the levy is to be paid as required by this Plan.

To calculate the indexed levy, the formula used to determine the monetary contribution is set out below:

$$\frac{\$C_o \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

$\$C_o$  = the original development contribution determined by the Council based on a percentage of the cost of development as set out in the Contributions Plan

Current CPI = the Consumer Price Index (All Groups Index), Sydney, as published by the ABS at the quarter immediately prior to the date of payment

Base CPI = the Consumer Price Index (All Groups Index), Sydney, as published by the ABS at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution

Deferred payments of contributions will not be accepted.

Prior to payment Council can provide the value of the indexed levy.

Copies of the *Willoughby Local Infrastructure Contributions Plan* are available for inspection online at [www.willoughby.nsw.gov.au](http://www.willoughby.nsw.gov.au)

(Reason: Statutory requirement)

### **3. Damage Deposit**

Prior to the issue of the Construction Certificate, the applicant shall lodge a Damage Deposit of **\$5,500** (GST Exempt) to Council against possible damage to Council's assets and any infrastructure within the road reserve/footway during the course of the building works. The deposit will be refundable subject to inspection by Council after the completion of all works relating to the proposed development. For the purpose of inspections carried out by Council Engineers, an inspection fee of **\$169** (GST Exempt) is payable to Council. Any damages identified by Council shall be restored by the applicant prior to release of the Damage Deposit.

**Total Payable = \$5,500 + \$169 = \$5,669**

(Reason: Protection of public asset)

### **PRIOR TO COMMENCEMENT**

**The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. All of these conditions are to be complied with prior to the commencement of any works on site, including demolition.**

#### **4. Report Existing Damages on Council's Property**

Prior to commencement of any works on site, submit to Council and the Principal Certifying Authority a report with digital photographs of any existing damages to Council's assets fronting the property and the immediate adjoining properties. Failure to do so will result in the applicant being liable for any construction related damages to these assets. In this respect, the damage deposit lodged by the applicant may be used by Council to repair such damages.

(Reasons: Protection of Council's Infrastructure)

#### **5. Permits and Approvals Required**

Application is to be made to Council's Infrastructure Services Division for the following approvals and permits as appropriate:-

- (a) Permit to erect Builder's hoarding where buildings are to be erected or demolished within 3.50m of the street alignment. Applications are to include current fees and are to be received at least 21 days before commencement of the construction.
- (b) Permit to stand mobile cranes and/or other major plant on public roads. Applications are to include current fees and security deposits and are to be received at least seven days before the proposed use. It should be noted that the issue of such permits may also involve approval from the NSW Police Force and the RMS. A separate written application to work outside normal hours must be submitted for approval.  
It should also be noted that, in some cases, the above Permits may be refused and temporary road closures required instead which may lead to longer delays due to statutory advertisement requirements.
- (c) Permit to open public roads, including footpaths, nature strip, vehicular crossing or for any purpose whatsoever. All applications are to include current fees.
- (d) Permit to place skip/waste bin on footpath and/or nature strip. (Maximum three (3) days).
- (e) Permit to work and/or place building materials on footpath and/or nature strip. (Maximum two (2) weeks).
- (f) Permit to establish Works Zone on Public Roads adjacent to the Development including use of footpath area. Applications must be received by Council at least twenty-one days prior to the zone being required. The application will then be referred to the Council's Local Traffic Committee for approval, which may include special conditions.
- (g) Permit to construct vehicular crossings over Council's footpath, road or nature strip.

The public footway must not be obstructed at any time unless written approval has been granted by Council. Council's footpath and footway shall be maintained in a safe condition for pedestrians and the general public at all times.

(Reason: Legal requirements)

#### **6. Underground Utility Services**

Where excavation is proposed, locate and establish the size and levels of all utility services in the footpath and road reserve. Contact "Dial Before You Dig" Service" prior to commencement of any works.

All adjustments to public utilities' mains and services as a consequence of the development and associated construction works shall be at the full cost to the applicant.

(Reason: Protection of utilities)

## **DURING DEMOLITION, EXCAVATION AND CONSTRUCTION**

**The following conditions are to be complied with throughout the course of site works including demolition, excavation and construction.**

### **7. Hours of Work**

All construction/demolition work relating to this Development Consent within the City, unless varied by an Out of Hours Work Permit, must be carried out only between the hours of 7 am to 5 pm Mondays to Fridays and 7 am to 12 noon on Saturdays. No work is permitted on Sundays or Public Holidays.

An application for an Out of Hours Work Permit to allow variation to these approved hours must be lodged with Council at least 48 hours prior to the proposed commencement of the work. The application must include a statement regarding the reasons for the variation sought, the type of work/s to be carried out, the additional time required, the anticipated impact upon the local amenity and how this will be minimized, and must be accompanied by the required fee. One (1) permit is required for each variation to the approved working hours within any 24 hour period.

If a variation to these approved hours for multiple or extended periods is sought, an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979* must be lodged with Council at least twenty-one (21) days in advance of the proposed changes to the hours of work. The application must include a statement regarding the reasons for the variation sought, the type of work/s to be carried out, the additional time required, the anticipated impact upon the local amenity and how this will be minimized, and be accompanied by the required fee. Note: This Section 4.55 application may require re-notification in some circumstances.

(Reason: Ensure compliance and amenity)

### **8. Demolition Work AS 2601-2001**

Any demolition must be carried out in accordance with AS 2601 – 2001, *The demolition of structures*.

(Reason: Safety)

### **9. Sweep & Clean Pavement**

Sweep and clean pavement surface adjacent to the ingress and egress points of earth, mud and other materials at all times and in particular at the end of each working day or as directed by Council.

(Reason: Legal requirement)

### **10. Street Signs**

The applicant is responsible for the protection of all regulatory / parking / street signs fronting the property. Any damaged or missing street signs as a consequence of the development and associated construction works are to be replaced at full cost to the applicant.

(Reason: Protection of public assets)

## **PRIOR TO OCCUPATION OF THE DEVELOPMENT**

**The following conditions of consent must be complied with prior to the issue of an occupation certificate.**

### **11. Commercial – Shop Number Display**

Prior to the issue of any Occupation Certificate, the shop number is to be at least 50mm high and clearly displayed adjacent to the head of the entry door to the shop.  
(Reason: Information)

### **12. Access for the Disabled - Disability Discrimination Act**

The building/development must comply with the requirements of the *Disability Discrimination Act*.

It should be noted that this approval does not guarantee compliance with this Act and the applicant/owner should investigate their liability under this Act.  
(Reason: Access and egress)

### **13. Public Infrastructure Restoration**

Prior to the release of the Damage Deposit, any damaged public infrastructure caused as a result of the construction works on the subject site (including damage caused by, but not limited to , delivery vehicles, waste collection, contractors, sub-contractors, concrete delivery vehicles) must be fully repaired in accordance with Council's specification and AUS-SPEC at no cost to Council.  
(Reason: Protection of public assets)

## **ONGOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

**The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land, and relevant legislation.**

### **14. Annual Fire Safety Statement**

Attention is directed to Clause 177 of the *Environmental Planning and Assessment Regulation 2000* regarding the submission of an Annual Fire Safety Statement in relation to each essential fire safety measure implemented in the building or on the land on which the building is situated.  
(Reason: Safety)

### **15. Accessibility to Car Parking Spaces**

In perpetuity, the car parking spaces are to be accessible during all hours of operation of the business.  
(Reason: Ensure compliance)

### **16. Loading and Unloading**

In perpetuity, loading and unloading of goods is to be conducted wholly within the site and especially in any loading facility, internal dock or goods handling area. These areas are to be maintained free of obstruction for the sole use of delivery vehicles. Under no circumstances are loading/unloading activities to be conducted from

vehicles standing kerbside in Frederick Street, Reserve Road or from any appurtenant right of way.  
(Reason: Access and amenity)

**17. Hours of Operation**

The hours of operation of the business are to be restricted to those times listed below, i.e.:

Mondays, Tuesdays, Wednesdays and Fridays	9:00am to 5:30pm
Thursdays	9:00am to 9:00pm
Saturdays	9:00am to 5:00pm
Sundays	10:00am to 5:00pm

Any variation to these hours is to be subject to the prior consent of Council.  
(Reason: Amenity)

**18. Industrial/Commercial - Uses Being Confined To As Approved**

All uses being confined strictly to the areas so designated on the approved plans and under no circumstances are additional use areas to be allocated elsewhere in the proposed building without the prior consent of Council.  
(Reason: Ensure compliance)

**19. Amenity - No Music or Other Noise**

No music or other noise being directed out over the footpath of the adjoining street or other public places.  
(Reason: Amenity)

**20. Bunting/Flags**

No bunting, flags (other than National) or other moving or wind disturbed displays being erected or maintained on the site, except as may be approved by Council for an opening celebration and one or two of the immediately following weeks.  
(Reason: Visual amenity)

**21. Portable A Frame Sign**

Under no circumstances are portable or A-frame signs to be erected outside the site for the purposes of advertising, without the prior consent of Council.  
(Reason: Amenity and access)

**22. Removal of Trade Waste**

The building/business owner must ensure that there is a contract either with Council or a licensed contractor for the removal of trade waste. No garbage shall be placed on the public footpaths, roadways, plazas, reserves at any time.  
(Reason: Health and amenity)

## **PRESCRIBED CONDITIONS**

The following conditions are prescribed by Section 4.17 of the Environmental Planning & Assessment Act for developments involving building work.

### **23. Compliance with National Construction Code**

All building works must be carried out in accordance with the performance requirements of the National Construction Code.  
(Reason: Compliance)

## **STATUTORY REQUIREMENTS**

The following advisory notes are statutory requirements of the Environmental Planning & Assessment Act and the Environmental Planning & Assessment Regulations and are provided to assist applicants

### **24. Construction Certificate**

This consent IS NOT an approval to carry out any building works. A Construction Certificate may be required PRIOR TO ANY WORKS BEING COMMENCED.

Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 9777 1000.  
(Reason: Ensure compliance and statutory requirement)

### **25. Notify Council of Intention to Commence Works**

In accordance with the provisions of Section 6.6 of the *Environmental Planning and Assessment Act 1979* the person having the benefit of the development consent shall appoint a Certifying Authority and give at least 2 days' notice to Council, in writing, of the person's intention to commence the erection of the building.  
(Reason: Information and ensure compliance)

### **26. Occupation Certificate**

The building/structure or part thereof shall not be occupied or used until an occupation certificate has been issued in respect of the building or part.  
(Reason: Safety)

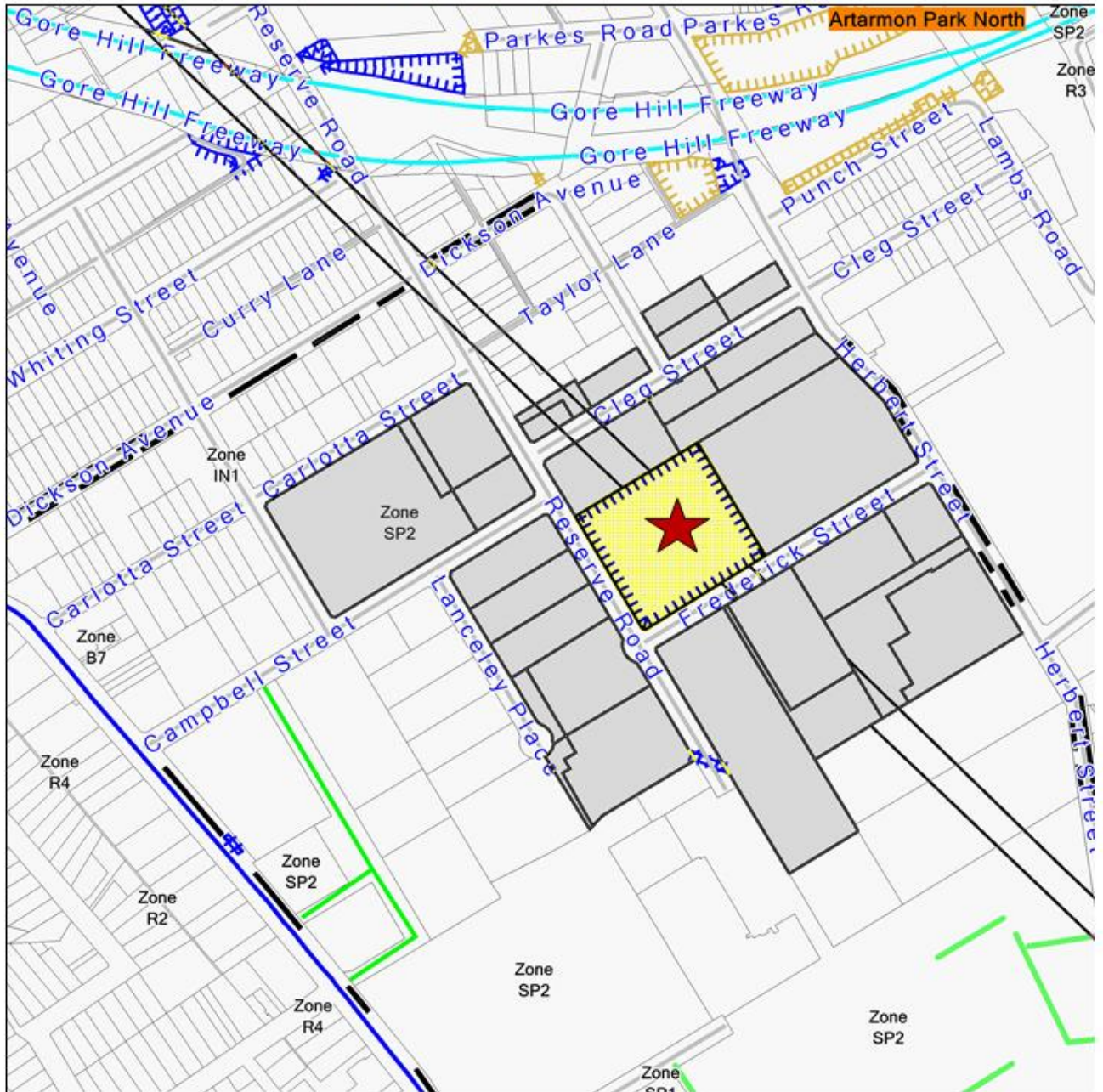
ATTACHMENT 5: NOTIFICATION MAP



Record of Neighbour Notifications sent relating to:

DA: 2019/357

At: 1 Frederick Street, ARTARMON NSW 2064.



 SUBJECT SITE