

COMPLYING DEVELOPMENT CERTIFICATE

Environmental Planning & Assessment Regulation 2000 – Part 7

APPLICANT DETAILS

Name: George Karam – Crosbie Projects Pty Ltd
Address: 14 Bellfrog Street, Greenacre, NSW 2190
Contact: Ph: 0412 128 811 Email: george@crosbieprojects.com

COMPLYING DEVELOPMENT DETAILS

Address: 13 Bellfrog Street, Greenacre, NSW 2190
Lot No / DP: 15 / 1133214
Land use zone: IN1
Local Government area: Strathfield Council
Description of development: Proposed Roof Awning extension and Installation of 2 in ground Weighbridges and inground Wheel Rumble

CERTIFICATION

Status: Approved
Certificate (CDC) No: 210597
Date CDC was issued: 19/03/2021
Date CDC expires: 19/03/2026
Type of works: Building work
Building classification: Class 10a, 10b

CONDITIONS ~~NO~~ YES – see Schedule 1

The approval is issued under the following planning instrument(s): SEPP Exempt and Complying Development Code 2008 Part 5 Commercial and Industrial Alterations Code

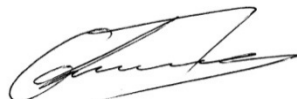
DOCUMENTATION ATTACHED TO THE CERTIFICATE

Notice under s6.6 ~~YES~~ NO – Notice to be issued after conditions have been addressed
Fire Safety Schedule: ~~NO~~ YES – see Schedule 2
Approved Plans: ~~NO~~ YES – see Schedule 3
Other Documentation: ~~NO~~ YES – see Schedule 4

STATEMENT

I, **Boris Krastev - BDC 2549**, certify that the development is a complying development and (if carried out as specified in the certificate) will comply with all development standards applicable to the development and all other requirements prescribed by the *NSW Environmental Planning and Assessment Regulation 2000* concerning the issue of this certificate.

Signature:



Date: 19/03/2021

SCHEDULE 1: Conditions

- (i) *Environmental Planning & Assessment Regulation 2000*, Clause 136A(a):
All the work must be carried out in accordance with the requirements of the Building Code of Australia in force at the time when application for complying development was made.
- (ii) *Environmental Planning & Assessment Regulation 2000*, Clause 136E:
All work involving removal of asbestos containing material of more than 10 m² must be carried out by a person with a licence under Clause 458 of the Work Health and Safety Regulation 2011. Receipts from the disposal of asbestos containing material must be provided.
- (iii) *Environmental Planning & Assessment Regulation 2000*, Clause 136H
Where the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the applicant being the person having the benefit of the complying development, must at won expense
- protect and support the building, structure, or work from possible damage from the excavation and
 - where necessary underpin the building, structure, or work to prevent such damage
- (iv) *Environmental Planning & Assessment Regulation 2000*, Clause 136K
Where a council contributions plan provides for the payment of a monetary section 7.11 contribution, such contribution must be paid as required by section 7.11 of the Act.
- (v) *Environmental Planning & Assessment Regulation 2000*, Clause 136M:
Any security amount specified on the council website, paid to council.
- (vi) *Environmental Planning & Assessment Regulation 2000*, Clause 136AB (1):
The applicant being the person having the benefit of the complying development, must give at least 7 days' notice in writing of the intention to commence the work, to the occupier of each dwelling that is located on a lot within 20 metres of the boundary of the lot on which the work is to be carried out.
- (vii) *Environmental Planning & Assessment Regulation 2000*, Clause 136B:
The following signs must be erected in prominent position:
- a sign showing the name, address, and telephone number of the principal certifying authority for the work – such sign is provided with this approval.
 - a sign showing the name and the telephone number of the principal contractor on which that person may be contacted outside working hours
 - a sign stating that unauthorised entry is prohibited
- This condition does not apply to building work inside an existing building and does not affect external walls of the building, or Crown building work carried out in accordance with section 109R of the Act.
- (viii) *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, Clauses 5.25 and 5A.31: See Attachment *Schedule 8 of SEPP Exempt and Complying Development Codes 2008*

EVIDENCE FOR CONDITIONS (iv) and (v) IS REQUIRED BEFORE NOTICE TO COMMENCE WORK CAN BE ISSUED.

SCHEDULE 2: Fire Safety Schedule – N/A



SCHEDULE 3: Approved Plans

Drawing No	Rev	Title	Date
A01	A	Site Plan & Proposed Floor Plan	28/01/21
A02	B	Roof Plan	17/02/21
A03	B	Truck Wheel Rumble Bay	04/02/21
A04	B	Truck Wheel Rumble Bay	04/02/21
A05	C	Section 1-Thru Water Tank J Platform	08/03/21
A06	C	Section 1-Thru Water Tank J Platform	08/03/21
A07	C	Section 2- Thru Water Tank Platform	15/03/21
A08	A	Pad Footing Set Out Plan	15/03/21

SCHEDULE 4: Other Documentation – Documents and References Relied Upon

Item	Document	Prepared by	Date
1	CC Application Form	Applicant	04/02/21
2	Stormwater plans, including sediment control measures and certification for NCC and LEP/CDP compliance Copy of engineers' registration and PI insurance	Stormwater Engineers Pty Ltd	03/03/21
3	Structural plans and certification for NCC compliance. Copy of engineers' registration and PI insurance	D'Ambrosio Consulting	25/02/21
4	Dial Before You Dig	Applicant	23/02/21
5	Receipt for Long Service Levy payment	Applicant	08/02/21
6	Parking report (swept path provided)	EMM Consulting	09/11/20
7	Schedule 8 of SEPP Exempt and Complying Development Codes 2008	N/A	N/A
7	Pre-commencement inspection record	PCA	15/12/20