

Option 2 – Approval of entire design

GENERAL

1. The development shall be completed in accordance with the Statement of Environmental Effects and Plan No's. DA1B Revision B (prepared by Paul Berkemeier and dated 21 October, 2008) as amended in red and DA2C(ii) Revision D (prepared by Paul Berkemeier and dated 3 June, 2009) as amended in red, except where varied by the conditions of this consent.
)
[GEN0005]
2. The issue of this Development Consent does not certify compliance with the relevant provisions of the Building Code of Australia.
[GEN0115]
3. Photoarchiving of the construction process, including before and after the proposed development is to be undertaken.
4. The disabled ramp must comply with AS1428.1, 2001. In particular, the ramp must be provided with a kerb or kerb rail on both sides and the handrail must return 180 degrees at the ends. Full details of the ramp, including details of tactile indicators must be provided with the application for construction certificate.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

5. A detailed plan of landscaping is to be submitted and approved by Council's General Manager or his delegate prior to the issue of a Construction Certificate. This plan is to incorporate the existing raised garden beds on the northern side of the proposed stairs. The proposed vegetation is to provide suitable screening of the stairs from the Queensland Road frontage.
6. Prior to issue of construction certificate, detailed plans are to be submitted to the satisfaction of Council's General Manager or his delegate incorporating the following:
 - planter box at RL11.05 to allow for overhanging vegetation to screen the proposed rendered vertical wall between the upper landing and the landing at RL8.65.
 - replacement of the existing concrete landing and proposed new stair/ramp landing with a timber deck and replacement of the proposed tubular steel handrail to the ramp and stairs with a hardwood timber rail in accordance with the recommendations of the Heritage Impact Statement (prepared by David Scobie Architects and dated 16 September, 2008).

[PCC0585]

PRIOR TO COMMENCEMENT OF WORK

7. The erection of a building in accordance with a development consent must not be commenced until:
 - (a) a construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and

- (b) the person having the benefit of the development consent has:
 - (i) appointed a principal certifying authority for the building work, and
 - (ii) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
- (c) the principal certifying authority has, no later than 2 days before the building work commences:
 - (i) notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
 - (ii) notified 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, and
- (d) the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
 - (i) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and
 - (ii) notified the principal certifying authority of any such appointment, and
 - (iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspection and other inspections that are to be carried out in respect of the building work.

[PCW0215]

8. Prior to work commencing, a "Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority" shall be submitted to Council at least **2 days** prior to work commencing.

[PCW0225]

9. **Where prescribed by the provisions of the Environmental Planning and Assessment Amendment (Quality of Construction) Act 2003**, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

[PCW0255]

DURING CONSTRUCTION

10. Construction site work including the entering and leaving of vehicles is limited to the following hours, unless otherwise permitted by Council: -

Monday to Saturday from 7.00am to 7.00pm

No work to be carried out on Sundays or Public Holidays

The proponent is responsible to instruct and control subcontractors regarding hours of work.

[DUR0205]

11. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).

[DUR0375]

12. The Principal Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.

[DUR0405]

13. It is the responsibility of the applicant to restrict public access to the construction works site, construction works or materials or equipment on the site when construction work is not in progress or the site is otherwise unoccupied in accordance with WorkCover NSW requirements and Occupational Health and Safety Regulation 2001.

[DUR0415]

14. All work associated with this approval is to be carried out so as not to impact on neighbourhood, adjacent premises or the environment. All necessary precautions, covering and protection shall be taken to minimise impact from: -

- Noise, water or air pollution
- Minimise impact from dust during filling operations and also from construction vehicles
- No material is removed from the site by wind

[DUR1005]

15. Landscaping of the site shall be carried out and maintained in accordance with the submitted/approved landscaping plans.

[DUR1045]

16. Access to the building for people with disabilities shall be provided and constructed in accordance with the requirements of Section D of the Building Code of Australia. Particular attention is to be given to the deemed-to-satisfy provisions of Part D-3 and their requirement to comply with AS1428.

[DUR1685]

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

17. A person must not commence occupation or use of the whole or any part of a new building or structure (within the meaning of Section 109H(4)) unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units).

[POC0205]



Landscaping to provide screening to proposed stairs

planter box to be incorporated at RL 11.05

Ramp and stairs to exhibit BCA compliance.

All handrails to be constructed of hardwood timber.



Issue	Date	Amendment
A	15.10.2008	Amendments to accommodate Heritage Impact Statement recommendations
B	21.10.2008	Amendments to Ramp and Handrail South Elevation added
C	12.05.2009	Amendments to Ramp and Handrail, wire or bar options
D	03.06.2009	Amendment to bar option

Murwillumbah Museum

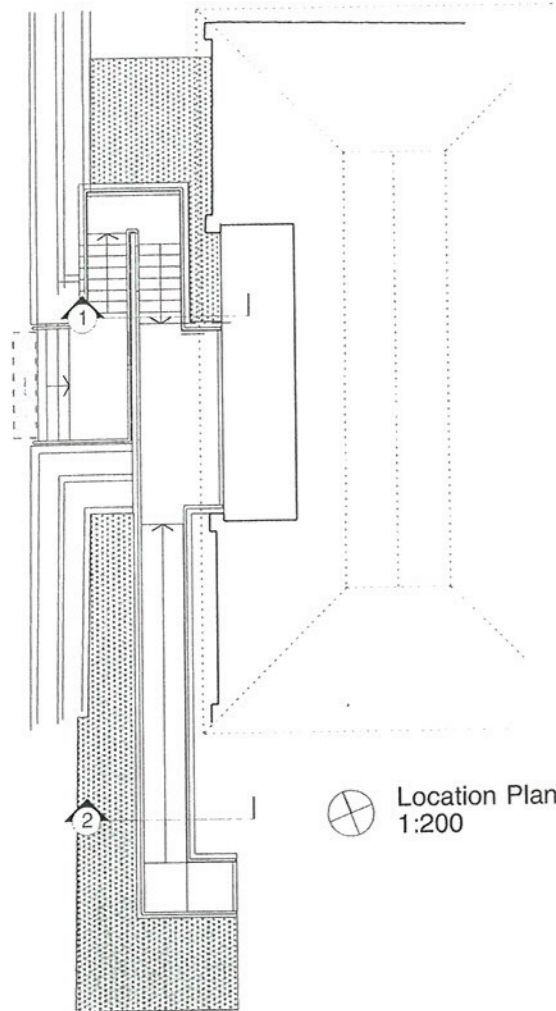
Proposed Access Ramp and Stair

Dwg No DA 2 C(ii)
 Title Balustrade Option 1 (Revised)
 Scale 1:100, 1:200, 1:20
 Date 03.06.2009

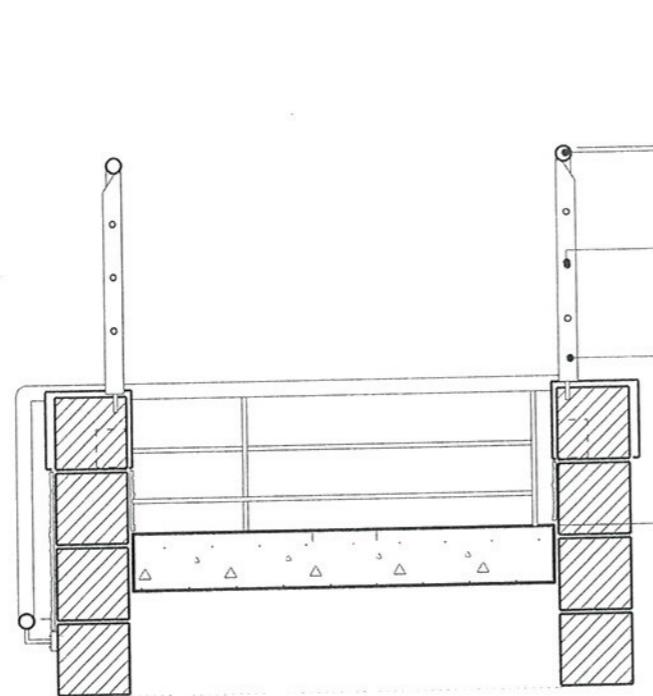
Paul Berkemeier ARAIA Chartered Architect
 BSc(Arch) BArch(hons)Syd MArch Harvard

Copyright Paul Berkemeier Architect Pty Ltd
 67 Milson Road Cremorne NSW 2090
 ACN 003 589 400

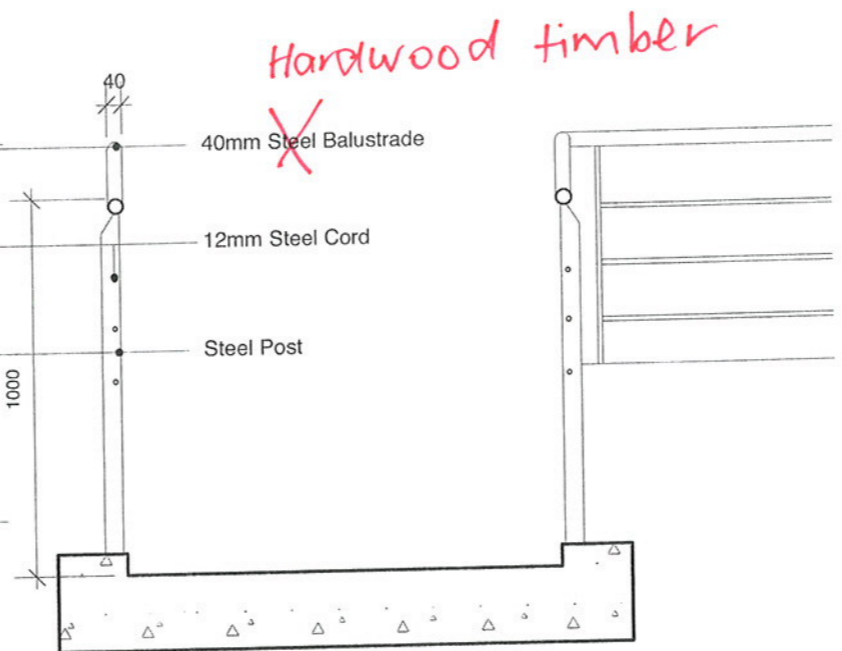
Phone 02 9909 1277 Fax 02 9953 1834
 e.mail pba@bigpond.net.au



Location Plan 1:200

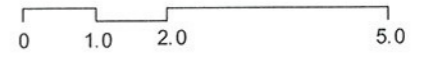
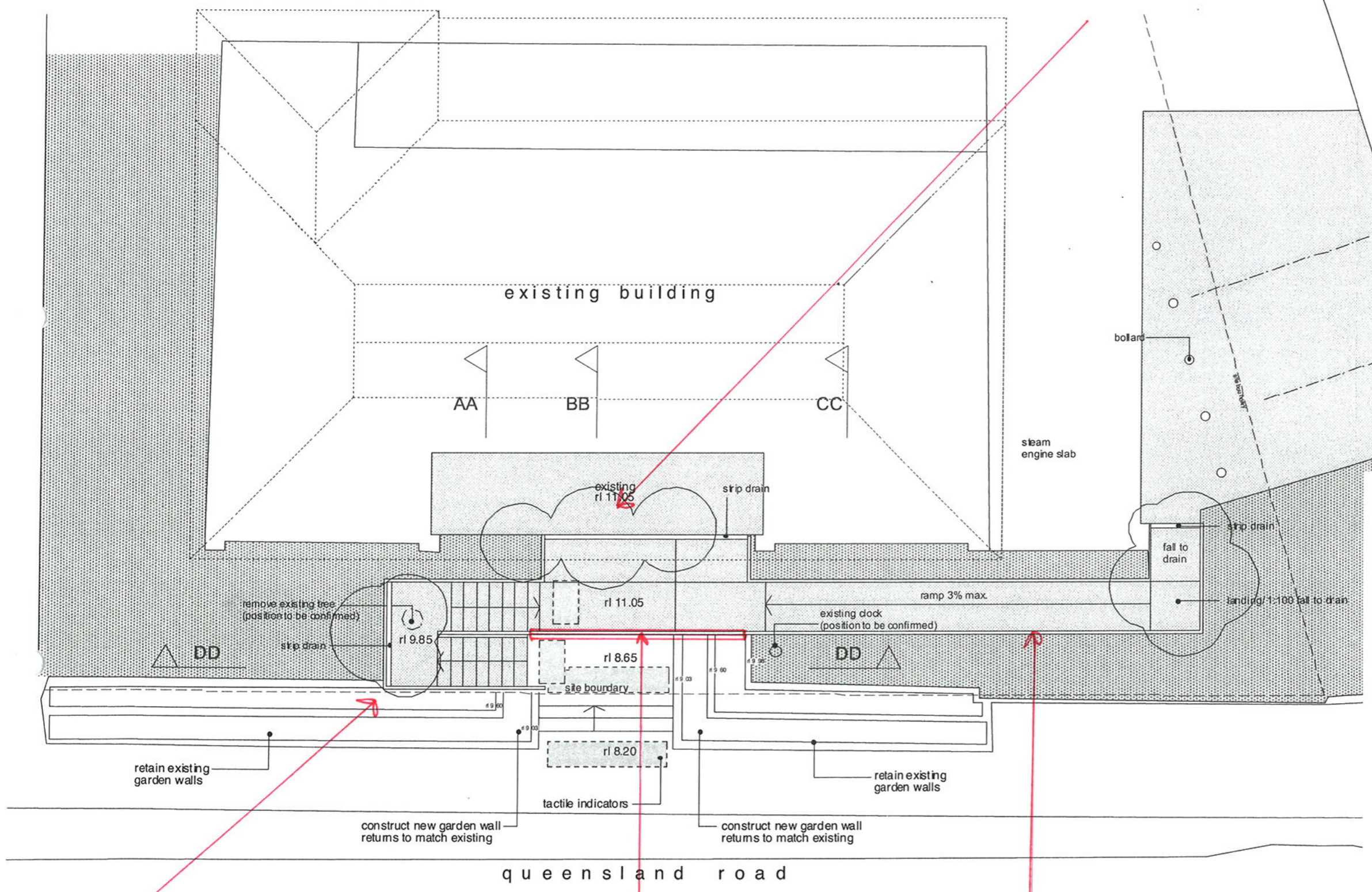
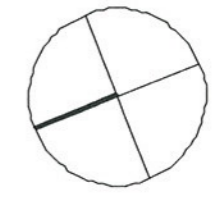


Section Detail 1 1:20



Section Detail 2 1:20

Timber deck to replace concrete landing



Issue	Date	Amendment
A	15.10.2008	Amendments to accommodate Heritage Impact Statement recommendations
B	21.10.2008	Amendments to Ramp and Handrail

Murwillumbah Museum

Proposed Access Ramp and Stair

Dwg No DA 1 B
 Title Outline Plan
 Scale 1:100 @ A3
 Date 21 October 2008

Paul Berkemeier ARAIA Chartered Architect
 BSc(Arch) BArch(hons)Syd MArch Harvard

Copyright Paul Berkemeier Architect Pty Ltd
 67 Milson Road Cremorne NSW 2090
 ACN 003 589 400

Phone 02 9909 1277 Fax 02 9953 1834
 e.mail pba@bigpond.net.au

Landscaping to provide screening

planter box to be provided at RL11.05

All hand rails to be hardwood timber.