



# Bega Valley Shire Council

Ref: DA06.0681

12 December 2006

Jay Ellard  
Trust Chairman  
C/- Old Bega Hospital Reserve Trust  
PO Box 382  
BEGA NSW 2550

Dear Mr Ellard

**Development application 2006.0681**  
**Lot 296 DP 728021 – 277 Princes Highway, Bega**

Council has determined your development application and the consent is attached. There may be conditions that need to be fulfilled before a construction certificate can be issued.

Please be aware that no works may occur until you receive your construction certificate.

If you have any questions please ring me on (02) 6499 2222 between 8.30 am and 11 am on weekdays

Regards

Daniel Lukic  
Development Control Planner

ADDRESS ALL  
CORRESPONDENCE TO:

PO Box 492  
Bega NSW 2550  
DX 4904  
ABN 26 987 935 332

Council Chambers  
Zingel Place, Bega

PHONE  
(02) 6499 2222  
FAX  
(02) 6499 2200

INFORMATION  
[www.begavalley.nsw.gov.au](http://www.begavalley.nsw.gov.au)  
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[council@begavalley.nsw.gov.au](mailto:council@begavalley.nsw.gov.au)



12 December 2006

Old Bega Hospital Reserve Trust  
PO Box 382  
BEGA NSW 2550

**NOTICE OF DETERMINATION**

under Section 81(1)(a) of the *Environmental Planning and Assessment Act 1979* (as amended).

The development application has been determined by granting consent under Clauses 24, 56, 57 and 62 of the *Bega Valley Local Environmental Plan 2002* subject to conditions.

APPLICANT	<b>Old Bega Hospital Trust</b>
LAND	<b>Lot 296 in DP 728021</b>
LOCATION	<b>277 Princes Highway, Bega</b>
ZONE	<b>2(f) Future Urban Zone</b>
PROPOSED DEVELOPMENT	<b>Repairs to roof and walls of burnt out structure of the historic Old Bega Hospital</b>
CLASSIFICATION(S) UNDER BUILDING CODE OF AUSTRALIA	<b>9a</b>
DETERMINATION MADE ON	<b>12 December 2006</b>
CONSENT TO OPERATE FROM	<b>12 December 2006</b>
CONSENT TO LAPSE ON	<b>12 December 2011</b>

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DEVELOPMENT CONSENT



## Conditions of approval

1. Development shall take place in accordance with the Approved Development Plan, the application form and any supporting documentation received with the application, except as may be amended in red on the attached plans by the following conditions.
2. The erection of a building the subject of this development consent MUST NOT be commenced until:
  - a) detailed plans/specifications of the building have been endorsed with a Construction Certificate by:
    - (i) The Council, or
    - (ii) an accredited certifier, and
  - b) the person having the benefit of the development consent:
    - (i) has appointed a principal certifying authority, and
    - (ii) has notified the Council of the appointment, and
  - c) the person having the benefit of the development consent has given at least two days notice to the Council of the person's intention to commence the erection of the building.
3. Any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or, where such a levy is payable by instalments, the first instalment of the levy) must be paid prior to the issue of a Construction Certificate.
4. The construction materials shall match or complement those of the existing building. Details are to be submitted and approved by Council prior to the issue of a Construction Certificate by the Principal Certifying Authority.
5. Traditional lead flashing shall be used to ensure that the significance of the heritage item is maintained and that materials complement those of the existing building.
6. No advertising sign shall be erected, painted or displayed without prior approval from Council except those in accordance with the exempt provisions of Development Control Plan No. 4: Exempt and Complying Development.

Note: Signage includes real estate signs and construction signs.
7. No obstruction shall be caused to pedestrian and vehicular traffic during construction unless full details are supplied to and approved by the Director, Engineering Services.
8. The lighting of the premises shall be shielded and directed so as not to cause annoyance to the owners or occupiers of adjoining premises or glare to motorists on adjoining or nearby roads.
9. An adequate receptacle, to be approved by the Area Environmental Health and Building Officer, shall be provided to store all waste pending disposal. Such receptacle shall be regularly emptied and no waste shall be allowed to lie or accumulate on the premises other than in the receptacle. Full details of screening treatment proposed for the waste disposal area shall be submitted for approval of Council prior to issue of the Construction Certificate by the Principal Certifying Authority.

10. This approval only relates to only those works specified in the application to Council. No approval has been granted or implied to any internal restoration works. Separate approval is required and further consultation with Council's Planning Services and Environment, Health and Building Sections prior to any such works are to take place.

## Building

11. A final **Occupation Certificate** must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an occupation certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning and Assessment Act 1997 have been satisfied.
12. All building work must be carried out in accordance with the provisions of the Building Code of Australia.
13. Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate shall: -
- a) appoint a Principal Certifying Authority and notify Council of the appointment (if Council is not appointed), and
  - b) notify Council of their intention to commence the erection of the building (at least 2 days notice is required).

The Principal Certifying Authority shall determine when **inspections and compliance certificates** are required.

14. A practicing structural and civil engineer shall inspect the site when the tie downs have been completed and prior to the installation of the roof trusses. A further site inspection is required after the works have been completed.

The above conditions are in the public interest to reduce any potential environmental impact and to ensure the proposed development complies with:

- the provisions of the *Environmental Planning and Assessment Act 1979* and Regulations
- any environmental planning instruments applying to the subject land
- Council's codes and policies
- *Section 94 Development Contribution Plan* and *Tree Preservation Order*.

## Notes:

1. If you do not agree with this determination you can apply to Council for a review under Section 82A of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979).

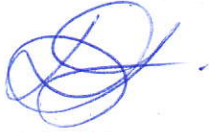
An application for review must be made within one year from the date of this notice, and must be accompanied by the prescribed fee. This provision does not apply to designated development or integrated development. (Please contact Council for details).

2. If you are dissatisfied with Council's determination, you can appeal to the Land and Environment Court under Section 97 of the EP&A Act 1979 within 12 months from the date of this notice.
3. Before you start any building or subdivision works you must obtain a Construction Certificate from Council or an accredited certifier.
4. It is an offence under the *National Parks and Wildlife Act 1974* to destroy, deface or damage an Aboriginal relic. If during works on site any Aboriginal relic is discovered



then you should immediately stop work and contact representatives of the National Parks and Wildlife Service and the Local Aboriginal Land Council.

5. It is the applicant's responsibility to advise Council of any changes to contact details in a timely manner. Council will not be held responsible for any lost documents, delays or missed inspections if any of the details are in any way not up-to-date. Should duplicate documents be required they will incur an additional fee in this circumstance.



Daniel Lukic  
Development Control Planner

FOR BEGA VALLEY SHIRE COUNCIL