

# Standard Development Conditions 1-16



## **1. LITTER CONTROL**

It is the Authorised Persons responsibility to take all appropriate measures to prevent litter escaping from the site for the duration of the works. Burning of waste material and litter on site is not permitted.

## **2. DUST CONTROL**

It is the Authorised Persons responsibility to minimise wind blown dust nuisance by suitable means during works.

## **3. STEEL FRAME CONSTRUCTION**

Is to be in accordance with Australian Standard 1250, 3623 and 4100.

## **4. TIMBER FRAME CONSTRUCTION**

Is to be in accordance with Australian Standard 1684, 1992 including Part 2 and 4.

## **5. ROOF & WALL CLADDING**

Is to be fixed in accordance with the manufacturer's instructions.

## **6. GLASS INSTALLATION**

All glass installation is to be in accordance with Australian Standard 1288 & 2047.

## **7. FIRE SEPARATION OF BUILDINGS/STRUCTURES ON THE RESERVE**

All buildings/structures on separate Lease Sites/areas are to be separated by a minimum distance of 1.8 metres.

## **8. NOISE CONTROL**

All construction activities/works must be carried out between the hours of 7am to 7pm Monday to Saturday.

## **9. GREY WATER**

All grey water is to be disposed of in the ablution facilities provided for tenants use.

## **10. ASBESTOS PRODUCTS**

If being removed are to be disposed of in accordance with the Health Asbestos Regulations 1992 and the Environmental Protection (Controlled Waste) Regulations 2001.

## **11. ENGINEER'S DESIGN**

All works subject to engineering design are to be carried out in strict accordance with your Design Engineer's requirements.

## **12. WIND LOADINGS**

All structures subject to this approval are to be designed and constructed so as to comply with the requirements of Australian Standard 1170, Part 2.

## **13. WESTERN AUSTRALIAN PLANNING COMMISSION**

Works subject to Development Approval under the Metropolitan Region Scheme are to comply with all Conditions of Approval.

## **14. STATUS OF WORKS**

All works relevant to this Consent are subject to the Lease Agreement. All works may be required to be removed from the Reserve pursuant to the Lease Agreement, if required by the landowner.

## **15. MAINTENANCE**

All works subject to this Consent are to be maintained hereafter in a state of repair. Dilapidated building/structures may at the discretion of the Lessor be required to be removed pursuant to the provisions of the Lease Agreement.

## **16. NUISANCE**

Should the work subject to this Consent be found to be a nuisance to other Lessees for reasons that are determined to be valid by the Lessor, the works may at the discretion of the Lessor be required to be removed pursuant to the provisions of the Lease Agreement.