

APPENDIX A – IDENTIFIED REQUIREMENTS

Identified Requirements

PART A – Standard identified requirements

THE DEVELOPMENT

*The following identified requirements are to ensure that the **residential** activity is carried out in accordance with the plans / documents and any amendments arising from the Review of Environmental Factors under Part 5 of the Environmental Planning & Assessment Act 1979, Section 171 of the Environmental Planning and Assessment Regulation 2021 and the requirements of State Environmental Planning Policy (Housing) 2021*

1. The development shall be carried out substantially in accordance with the following plans / documents and as modified below by any of the undermentioned identified requirements:

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Access Report	22071-DA – 56 fuller St, Mt Druitt	22071-D A(R1.0)	29.11.2022	Access-I
Preliminary Assessment (AUDIT) of Existing Trees for 56 Fuller Street Mt Druitt NSW 2770	56 Fuller street Mt Druitt NSW 2770		29.03.2022	Advanced Treescap e Consulting
Plan showing detail survey	151700-13-56 FULLER ST MT DRUITT	A	14.03.2022	RPS
Design Development Report	S220604 – Two new social housing buildings containing six separate sole-occupancy units	B	15.12.2022	Formiga 1
Schematic Design Report	S220604 – Two new social housing buildings containing six separate sole-occupancy units	A	22.06.2022	Formiga 1
Proposed Housing development – AHO – certificate of design intent	ERPT.01A		20.09.2022	Jones Nicholson (JN)
SI_AHO Mt Druitt Landscape_230406	SI_AHO Mt Druitt Landscape_230406	Issue A	06.04.2023	Site Image
BASIX notes	56 Fuller Street, Mount Druitt NSW 2770		16.12.2023	Jones Nicholson (JN)

BASIX Certificate	Certificate number: 1319528M_03		16.12.2022	Jones Nicholson (JN)
N0211446-HSK01A-HYDRAULIC SPATIALS GM-2022.07.18	N0211446-HSK01A-HYDRAULIC SPATIALS		18.07.2022	Jones Nicholson (JN)
N0211446_SK01B_Preliminary Structural Sketches for DA_20220727	N0211446_SK01B_Preliminary Structural Sketches		27.07.2022	Jones Nicholson (JN)
N0211446 - CRPT.01A - Stormwater DA Design Certificate - 2022.09.21	N0211446 - CRPT.01A		21.09.2022	Jones Nicholson (JN)
Site Stormwater Plan	CSK01A	A	21.09.2022	Jones Nicholson (JN)
Ground & First Floor Plan	CSK02A	A	21.09.2022	Jones Nicholson (JN)
Roof Stormwater Plan	CSK03A	A	21.09.2022	Jones Nicholson (JN)
Typical Details	CSK04A	A	21.09.2022	Jones Nicholson (JN)
Traffic Impact Assessment (TIA)	Proposed Senior Housing Development 56 Fuller Street, Mount Druitt. Ref – 22.123r01v02	V02	-10.2022	Traffix
Cover Page	DA.0.00	REV - 6	20.02.23	Custance
Site Analysis	DA.0.10	REV - 5	29.11.22	Custance
Site Plan	DA.0.20	REV - 8	20.02.23	Custance
GA – Level 1 & Level 2	DA.1.20	REV - 8	20.02.23	Custance
GA – Roof Plan	DA.1.21	REV - 5	29.11.22	Custance

Shadow Diagrams	DA.1.65	REV - 5	29.11.22	Custance
Eyes From the Sun	DA.1.66	REV - 2	20.02.23	Custance
Eyes From the Sun	DA.1.67	REV - 2	20.02.23	Custance
Eyes From the Sun	DA.1.68	REV - 1	29.11.22	Custance
Eyes From the Sun	DA.1.69	REV - 2	20.02.23	Custance
Eyes From the Sun	DA.1.70	REV - 2	20.02.23	Custance
External Elevations	DA.3.00	REV - 6	20.02.23	Custance
External Elevations	DA.3.01	REV - 5	29.11.22	Custance
Building Sections	DA.4.00	REV - 6	20.02.23	Custance
3D Images	DA.6.00	REV - 5	20.02.23	Custance
Area Calculations	DA.11.00	REV - 5	20.02.23	Custance

2. All building work is to be undertaken in accordance with the National Construction Code and referenced Australian Standards.
3. All commitments listed in the BASIX certificate and stamped plans shall be implemented.
4. All construction documentation and building work are to be certified in accordance with Section 6.28 of the *Environmental Planning and Assessment Act 1979*.

OPERATIONAL MATTERS

The following identified requirements relate to the use of the site and are to ensure that the activity and its operation do not interfere with the amenity of the surrounding area.

Stormwater Run-off

5. Stormwater shall be collected within the site and conveyed in a pipeline to the appropriate gutter or drain under the control of the council for the area substantially in accordance with the approved concept stormwater drainage plans.
6. Alterations to the natural surface contours or surface absorption characteristics of the site shall not impede, increase or divert natural surface water runoff so as to cause a nuisance to adjoining property owners.
7. All driveways shall be graded in such a manner as to provide continuous surface drainage flow paths to the appropriate points of discharge.
8. To prevent water from entering buildings, surface waters shall be collected and diverted clear of the buildings by a sub-surface / surface drainage system.

Vehicular Access & Parking

9. A concrete vehicular crossing and layback shall be provided at the entrance to the property. The crossing and layback shall be constructed in accordance with the council for the area's standard requirements for residential crossings. Council shall be provided with plans for the crossing and layback together with the payment of any council inspection fees.
10. Particular care shall be taken in the location of vehicular crossings and/or laybacks to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with the construction of the layback / driveway shall be borne by the Aboriginal Housing Office. Obsolete gutter layback shall be constructed as kerb in accordance with the council's standards.

Note: It is recommended that discussions be held with the relevant authorities before construction works commence.

11. Car parking spaces and driveway shall be constructed of concrete or other approved hard surface materials. The car parking spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of these spaces must comply with AS 2890.1.

Site Works

12. All soil erosion and sediment control measures required to be put in place prior to the commencement of construction works shall be maintained during the entire period of the works and until all the disturbed areas are restored by turfing, paving or revegetation. Soil erosion and sediment control measures shall be designed in accordance with the guidelines set out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).
13. An appropriately qualified person shall design any retaining walls or other methods necessary to prevent the movement of excavated or filled ground, including associated stormwater drainage measures.

Building Siting

14. All buildings shall be sited well clear of any easements affecting the site. The builder shall ascertain if any easements do exist and, and if they do, obtain full details of such prior to construction commencing.

Smoke Detection System(s)

15. Smoke detection systems shall be installed throughout the building(s) in accordance with requirements of Clause E2.2a of the Building Code of Australia. Detectors and alarms shall comply with AS 3786 and AS 1670 and must be:
 - i. connected to a permanent 240V power supply; and
 - ii. provided with a battery backup to activate the alarm unit in the event of failure of the permanent power supply.

Site Soil Contamination

16. If the site is identified as being potentially affected by soil contamination, it shall be inspected by a suitably qualified person to identify any contaminated or hazardous material present. A proposal for remediation shall be prepared, which may include preparation of a Remedial Action Plan, and remediation shall be carried out in accordance with the proposal. A Validation Report, prepared in accordance with Environment Protection Authority requirements, shall be obtained from a qualified expert on completion of the remediation work to verify that the site is suitable for the intended residential use. A copy of the Validation Report shall be provided to the Aboriginal Housing Office on completion of the remediation works.

Landscaping

17. Landscaping shall be carried out substantially in accordance with the approved landscape plan and maintained for a period of 12 months by the building contractor. The council for the area shall be consulted in relation to the planting of any street trees.
18. All scheduled plant stock shall be pre-ordered prior to commencement of construction or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. The builder shall provide written confirmation of the order to Council and provide a copy to the Aboriginal Housing Office.

Tree Removal

19. Removal of trees within the boundaries of the site is to be carried out in accordance with the trees shown for removal on the approved landscape plan and Arborist report and no other trees shall be removed without further approval(s).

Fencing

20. All front fencing and gates shall be constructed wholly within the boundaries of the site. Any gates associated with the fencing shall swing inwards towards the site.

Provision of Letterbox Facilities

21. Suitable letterbox facilities shall be provided in accordance with Australia Post specifications.

Public Liability Insurance

22. A valid public liability insurance policy of at least \$10M shall be maintained throughout the demolition / construction works by the building contractor.

PRIOR TO ANY WORK COMMENCING ON THE SITE

The following identified requirements are to be complied with prior to any work commencing on the site.

Service Authority Clearances

23. A compliance certificate, or other evidence, shall be obtained from the relevant water utility provider (e.g. the local council for the area or Sydney Water), confirming service availability prior to work commencing.

Note:

Payment of water and/or sewer service charges and/or a notice of requirements for works to be carried out during construction / prior to occupation may be applicable prior to issue of the compliance certificate.

24. A written clearance from an electricity supply authority stating that electrical services are available to the site, or that arrangements have been entered into for the provision of services to the site, shall be obtained prior to work commencing.
25. A certificate from an approved telecommunications carrier certifying that satisfactory arrangements have been made for the provision of underground telephone services, to the site and to each dwelling, shall be obtained prior to work commencing.
26. Where the site is to be connected to reticulated gas, a certificate from an approved gas carrier certifying that satisfactory arrangements have been made for the provision of underground gas services, to the site and to each dwelling, shall be obtained prior to work commencing.

Utilities Service Provider Notification

27. The construction plans shall be submitted to the appropriate water utility's office (e.g. Sydney Water office) to determine whether or not the development will affect the utility's sewer and water mains, stormwater drains and any easements.

Note:

If the development complies with water utility's requirements, the plans will be stamped indicating that no further requirements are necessary.

Disconnection of Services

28. All services that are required to be disconnected shall be appropriately disconnected and made safe prior to commencement of the construction works. The various service authorities shall be consulted regarding their requirements for the disconnection of services.
29. All existing services within the boundary to remain live shall be identified, pegged and made safe.

Stormwater Disposal

30. A detailed stormwater drainage plan(s), substantially in accordance with the approved concept stormwater drainage plan(s), shall be prepared and submitted to the Aboriginal Housing Office.

Council Notification

31. The council for the area shall be advised by the building contractor in writing, of the date it is intended to commence work. A minimum period of five (5) working days notification shall be given.

Landfill

32. Where site filling is required, a minimum of 95% standard compacting shall be achieved and certified by a NATA registered Soils Laboratory.
33. Landfill materials must satisfy the following requirements:
 - i. Shall be Virgin Excavated Natural Matter (VENM);
 - ii. Shall be free of slag and hazardous, contaminated, putrescible, toxic or radio-active matter; and
 - iii. Shall be free of industrial waste and building debris.

Site Facilities

34. The following facilities shall be installed on the site:
 - (a) Toilet facilities shall be provided at the rate of 1 toilet for every 20 persons, or part thereof, employed at the site. Each toilet shall be a standard flushing toilet and shall be connected to a public sewer. If connection to a public sewer is not practicable, to an accredited sewerage management facility provided by the council for the area or if this is also not practicable to some other council approved management facility.
 - (b) Adequate refuse disposal methods and builders storage facilities. Builders' wastes, materials or sheds shall not be placed on any property other than that to which this activity relates.
35. Access to the site shall only be provided via an all weather driveway on the property and shall not be provided from any other site.

Site Safety

36. A sign shall be erected in a prominent position on the site:
- (a) showing the name, address and telephone number of the responsible Aboriginal Housing Office officer for the work, and
 - (b) showing the name of the principal contractor (if any) and the telephone number on which that person may be contacted during and outside working hours, and
 - (c) stating that unauthorised entry to the site is prohibited.

The sign shall be maintained while the work is being carried out but shall be removed when the work has been completed.

Note:

This requirement does not apply in relation to building work that is carried out inside an existing building that does not affect the external walls of the building.

37. A minimum 1.8m high security fence or Class A / Class B (overhead) hoarding must be erected between the work site and any public place prior to construction. Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when construction work is not in progress or the site is otherwise unoccupied.

Note:

Approval from the relevant roads authority may be required under Section 138 of the Roads Act 1993 where a Class A or B hoarding encroaches onto the footpath of / or a public thoroughfare within a classified road.

38. Building and demolition materials shall not be stored on the council for the area's footpath or roadway.

Protection of Trees

39. Trees and other vegetation that are to be retained on site shall be protected prior to the commencement of works and for the duration of the construction period in accordance with the details provided in the arborist report.

Waste Management

40. A final Waste Management Plan shall be prepared and submitted to the Aboriginal Housing Office by the building contractor prior to the commencement of construction. The plan shall detail the amount of waste material and the destination of all materials, recyclable and non-recyclable.

DURING CONSTRUCTION

The following identified requirements are to be complied with whilst works are occurring on the site.

Heritage

41. Historic and indigenous archaeological sites and relics are protected under the *Heritage Act 1977* and *National Parks and Wildlife Act 1974*, respectively. Should any relics be uncovered during the course of the approved works, work must cease immediately in the affected area. Subsequently, in cases where historical items have been uncovered, the Department of Planning and Environment must be contacted, or if Indigenous items have been uncovered, the Department of Environment, Energy and Science shall be contacted.
42. All workers / contractors on the site shall be informed of their obligations, under the *Heritage Act* and *National Parks and Wildlife Act 1974*, that it is illegal to disturb, damage or destroy a relic without the prior approval of the Coordinator-General of the Department of Environment, Energy and Science.

Survey Reports

43. Survey reports shall be submitted by the building contractor to the Aboriginal Housing Office prior to the placement of the footings / slab and on completion of the dwellings to verify the correct position of the structures in relation to the allotment boundaries.

Hours of Demolition / Construction / Civil Work

44. Construction / civil work shall only occur on the site between the hours of 7.00am to 5.00pm Monday to Saturday with no work permitted on Sundays or public holidays.

Excavation & Backfilling

45. All excavations and backfilling associated with the demolition or erection of building(s) shall be executed safely and in accordance with appropriate professional standards. All such work shall be guarded and protected to prevent it from being dangerous to life or property.

Pollution Control

46. Any noise generated during the carrying out of the activity shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines published by the Department of Environment and Climate Change (now Department of Environment, Energy and Science).
47. No fires shall be lit, or waste materials burnt, on the site.
48. No washing of concrete forms or trucks shall occur on the site.
49. Any contamination / spills on the site during construction works shall be actively managed and reported immediately to the appropriate regulatory authorities to minimise any potential damage to the environment.
50. Dust generation during construction shall be controlled using regular control measures such as on site watering or damp cloth fences.
51. All vehicles transporting loose materials and travelling on public roads shall be secured (ie closed tail gate and covered) to minimise dust generation.
52. Non-recyclable waste and containers shall be regularly collected and disposed of at a licensed landfill or other disposal site in accordance with details set out in the final Waste Management Plan.

Impact of Construction Works

53. The Aboriginal Housing Office shall bear the cost of any necessary adjustments to utility mains and services.
54. Care shall be taken to prevent any damage to adjoining properties. The building contractor shall be liable to pay compensation to any adjoining owner if, due to demolition/construction works, damage is caused to such adjoining property.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following identified requirements are to be complied with prior to the occupation of the development.

General

55. The occupation of the development shall not commence until all the identified requirements of this determination have been complied with.

Termite Protection

56. To protect buildings from subterranean termite, termite barriers installed in accordance with AS 3660.1, shall be placed on the underside and in penetrations of the concrete slab floor.

In addition, a durable notice must be permanently fixed inside the meter box indicating:

- (a) the method of protection;
- (b) the date of installation of the system;
- (c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
- (d) the need to maintain and inspect the system on a regular basis.

Council Infrastructure Damage

57. The cost of repairing any damage caused to the council for the area's assets in the vicinity of the site as a result of construction works shall be met in full by the building contractor.

Stormwater Drainage

58. Prior to occupation, a Work As Executed Plan shall be prepared by the building contractor clearly showing all aspects of the constructed stormwater drainage system, including any on-site detention system. The plan shall demonstrate general compliance with the approved concept stormwater drainage plan(s) and shall include:

- sufficient levels and dimensions to verify the constructed storage volumes; and
- location and surface levels of all pits; and
- invert levels of the internal drainage lines, orifice plates fitted and levels within the outlet control pits; and
- finished floor levels of all structures; and
- verification that any required trash screens have been installed; and
- locations and levels of any overland flow paths; and
- verification that any drainage lines are located wholly within easements, where applicable.

The Work-As-Executed Plan information shall be shown on the final civil works drawings.

PART B – Additional identified requirements

Site Specific Requirements

59. Tree root mapping is to be carried out to assess the impact of the driveway to tree No.11 (as identified in the Arborist report by Advanced Treescape Consulting dated 5 May 2023). Further advice in respect of mitigation measures may be necessary following advice from an arborist following the root mapping.

60. Works to the footpaths that lead to and from the bus stops shall be carried out in accordance with the public domain improvement works identified in the public domain works documentation.

ADVISORY NOTES

1. Approval of this development activity does not imply or infer compliance with Section 23 of the Disability Discrimination Act 1992. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.
2. Information regarding the location of underground services may be obtained from Dial Before You Dig at www.1100.com.au or by dialling 1100.

Mitigation Measures

1. Construction site fencing is to be installed around the construction site. Vehicle and workforce access points and roads to the construction compounds are to be clearly designated and controlled for authorised access only. Vegetation clearance is to be minimised.
2. The work site should be left tidy and rubbish free each day prior to leaving the site and at completion of the works
3. No hazardous materials or dangerous goods are to be used or stored on site.
4. No plant and equipment storage areas or bunded areas for storage of petroleum and other chemicals are permitted on the site.
5. All materials on site are being delivered to the site and must be wholly contained within the site. The requirements of the Protection of the Environment Operations Act 1997 are to be complied with when storing loose material or when disposing of waste products or during any other activities likely to pollute drains or water courses.
6. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
7. All equipment and machinery shall be secured against vandalism outside of working hours.
8. A copy of the approved and certified plans specifications and documentation should be kept on site at all times and shall be available for perusal by any authorised officer of the council.
10. Any contractor must meet all workplace safety legislation and requirements.
11. No vehicle maintenance is permitted in the demolition and construction areas except in emergencies.
12. Any loose material stockpiles are to be stored within the temporary construction compound and are to be protected from possible erosion.

Declaration

I certify that I have reviewed and endorsed the contents of this REF document, and, to the best of my knowledge, it is in accordance with the EP&A Act, the EP&A Regulation and the Guidelines approved under clause 170 of the EP&A Regulation, and the information it contains is neither false or misleading.



Damian O'Toole

MA Town Planning and Certified Practicing Planner (Planning Australia)

Grad Dip Heritage Conservation