

GENERAL

1. The development must be carried out substantially in accordance with all consultants reports, statement of environmental effects, plans and details listed below except where amended by other conditions of consent

Plan Number	Revision	Description	Dated	Received	Prepared By
A1002	01	Demolition Works Plan	4/11/2009	6/11/2009	Woods Bagot Architects
A1003	01	Site Plan	4/11/2009	6/11/2009	
A2200	01	Ground Floor Plan	4/11/2009	6/11/2009	
A2201	01	Level 01 Floor Plan	4/11/2009	6/11/2009	
A2202	01	Level 02 Plan Plant Rooms	4/11/2009	6/11/2009	
A2203	01	Roof Plan	4/11/2009	6/11/2009	
A2700	01	Shadow Diagrams	4/11/2009	6/11/2009	
A3002	01	East and West Elevation	4/11/2009	6/11/2009	
A3101	01	Sections 01 and 01	4/11/2009	6/11/2009	
A3102	01	Section 03	4/11/2009	6/11/2009	

The following conditions are applied to satisfy the provisions of section 79C of the Environmental Planning and Assessment Act 1979 and to maintain reasonable levels of safety and environmental amenity:

2. The external colours, materials and finishes of the proposed development shall be in accordance with the sample board details and elevations prepared by Woods Bagot Architects, received by Council on 6 November 2009.
3. The finished ground levels external to the building are to be consistent with the development consent and are not to be raised (other than for the provision of paving or the like on the ground) without the written consent of Council.
4. Lighting to the premises shall be designed so as not to cause a nuisance to nearby residents or motorists and to ensure that light overspill does not affect the amenity of the area.
5. Signage for the premises shall be consistent with the UNSW Signage Code.
6. The recommendations and works proposed in the BCA Assessment report prepared by Steve Watson & Partners, ref: 2009/829 R1.0, dated October 2009 are to be incorporated in the plans and documentation for a construction certificate.

The following conditions are applied to provide appropriate access and facilities to the premises:

7. Access and facilities for people with disabilities must be provided to new building work in accordance with any relevant provisions of the Building

Code of Australia, to the satisfaction of the Certifying Authority and details are to be provided with the Construction Certificate application.

The following conditions are applied to provide adequate security against damage to Council's infrastructure:

8. The following damage/civil works security deposit requirement is to be complied with prior to a construction certificate being issued for the development, as security for making good any damage caused to the roadway, footway, verge or any public place; or as security for completing any public work; and for remedying any defect on such public works, in accordance with section 80A(6) of the Environmental Planning and Assessment Act 1979:

a) \$5000.00 - Damage / Civil Works Security Deposit

The damage/civil works security deposit may be provided by way of a cash or cheque with the Council and is refundable upon:

- A satisfactory inspection by Council that no damage has occurred to the Council assets such as roadway, kerb, guttering, drainage pits footway, or verge; and
- Completion of the civil works as conditioned in this development consent by Council.

The applicant is to advise Council, in writing, of the completion of all building works and/or obtaining an occupation certificate, if required.

The applicant is to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.

The following conditions are applied to provide adequate provisions for access, transport and infrastructure:

9. The applicant must meet the full cost for Council or a Council approved contractor to repair/replace any damaged sections of Council's footpath, kerb & gutter, nature strip etc which are due to building works being carried out at the above site. This includes the removal of cement slurry from Council's footpath and roadway.
10. The applicant shall note that all external work, carried out on Council property, shall be in accordance with Council's Policy for "Vehicular Access and Road and Drainage Works". An application for the cost of the Council civil works is to be submitted to Council at the completion of the internal building works. An application fee shall be payable to Council for the quotation of the required works. The applicant may elect to use his contractor for the required works, subject to Council approval, however a

design and supervision fee based on the lowest quotation from Council's nominated contractor will be required to be paid prior to the commencement of any works.

The following conditions are applied to provide adequate consideration for service authority assets:

11. A public utility impact assessment must be carried out on all public utility services on the site, roadway, nature strip, footpath, public reserve or any public areas associated with and/or adjacent to the development/building works and include relevant information from public utility authorities and exploratory trenching or pot-holing, if necessary, to determine the position and level of service.
12. The applicant must meet the full cost for telecommunication companies, gas providers, Energy Australia and Sydney Water to adjust/repair/relocate their services as required. The applicant must make the necessary arrangements with the service authority.

The following conditions are applied to provide adequate provisions for waste management:

13. The waste storage areas are to be provided with a tap and hose and the floor is to be graded and drained to the sewer to the requirements of Sydney Water.
14. The waste storage areas shall be clearly signposted.

B. OPERATIONAL MATTERS

The following conditions are applied to satisfy the relevant pollution control criteria and to maintain reasonable levels of health, safety and amenity to the locality:

15. The use and operation of the premises shall not give rise to an environmental health or public nuisance, vibration or, result in an offence under the Protection of the Environment Operations Act 1997 and Regulations.
16. The use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations.

In this regard, the operation of the premises and plant and equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background (LA90), 15 min noise level, measured in the absence of the noise source/s under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq, 15 min and adjusted in accordance with the NSW Environmental Protection Authority's Industrial

Noise Policy 2000 and Environmental Noise Control Manual (sleep disturbance).

The following conditions are applied to provide adequate provisions for drainage and associated infrastructure:

17. Any detention area/infiltration system for the premises must be regularly cleaned and maintained to ensure it functions as required by the design.
18. A childproof and corrosion resistant fastening system shall be installed on access grates over pits/trenches where water is permitted to be temporarily stored.
19. Should a pump system be required to drain any portion of the site the system must be designed with a minimum of two pumps being installed, connected in parallel (with each pump capable of discharging at the permissible discharge rate) and connected to a control board so that each pump will operate alternatively. The pump wet well shall be sized for the 1 in 100 year, 2 hour storm assuming both pumps are not working.

The pump system must also be designed and installed strictly in accordance with "Section 8.4 PUMP SYSTEMS" as stipulated in Randwick City Council's Private Stormwater Code.

20. A sediment/silt arrester pit must be provided prior to stormwater discharging into the required absorption/infiltration system.

The sediment/silt arrester pit shall be constructed in accordance with the following requirements:-

- The base of the pit located a minimum 300mm under the invert level of the outlet pipe.
- The pit constructed from cast in-situ concrete, precast concrete or double brick.
- A minimum of 4 x 90 mm diameter weep holes located in the walls of the pit at the floor level with a suitable geotextile material with a high filtration rating located over the weep holes.
- A galvanised heavy-duty screen located over the outlet pipe/s (Mascot GMS multipurpose filter screen or equivalent).
- The grate being a galvanised heavy-duty grate that has a provision for a child proof fastening system.
- A child proof and corrosion resistant fastening system provided for the access grate (e.g. spring loaded j-bolts or similar).
- A sign adjacent to the pit stating:

“This sediment/silt arrester pit shall be regularly inspected and cleaned.”

Note: Sketch details of a standard sediment/silt arrester pit may be obtained from Council’s Drainage Engineer.

C. PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE FOR THE SOLAR INDUSTRIAL RESEARCH BUILDING

The following conditions are applied to satisfy the provisions of section 79C of the Environmental Planning and Assessment Act 1979 and to maintain reasonable levels of safety and environmental amenity:

21. The required Long Service Levy payment, under the Building and Construction Industry Long Service Payments Act 1986, is to be forwarded to the Long Service Levy Corporation or the Council, prior to the issuing of a Construction Certificate, in accordance with Section 109F of the Environmental Planning & Assessment Act 1979.

At the time of this development consent, Long Service Levy payment is applicable on building work having a value of \$25,000 or more, at the rate of 0.35% of the cost of the works.

The following conditions are applied to provide adequate provisions for access, transport and infrastructure:

22. The amended carpark layout and the proposed vehicle circulation paths (including service vehicle parking and circulation) must conform to the requirements of AS2890.1-2004 and AS2890.2-2002 with respect to:
 - Carspace dimensions, aisle widths, dead end aisles and column placements;
 - Access and crossover widths;
 - Manoeuvring requirements of vehicles within the carpark;
 - Ramp grades and transitions; and
 - Sight distance at potential vehicle/vehicle and vehicle/pedestrian conflict points.

The Construction Certificate plans must demonstrate compliance with this requirement.

23. A Works Zone is to be provided in Botany Street for the duration of the construction works. The ‘Works Zone’ shall be provided to the satisfaction of the Randwick Traffic Committee and shall have a minimum length of 12

metres. The prescribed fee for the Works Zone must be paid to Council at least four (4) weeks prior to the commencement of work on the site.

It is noted that the requirement for a Works Zone may be waived if it can be demonstrated (to the satisfaction of Council's traffic engineer) that all construction related activities (including all loading and unloading operations) may be undertaken wholly within the site.

24. Prior to the issue of a construction certificate, the applicant shall submit for approval and have approved by Council's Traffic Engineer a detailed construction traffic management plan. The plan shall demonstrate how construction and delivery vehicles will access the development site during the demolition and construction phase of the development.

All traffic associated with the subject development shall comply with the terms of the approved construction traffic management plan.

25. Prior to the issue of a construction certificate, the applicant shall submit for approval and have approved by Council's Traffic Engineer a detailed traffic and parking strategy for management of construction worker's private vehicles. The strategy/management plan shall identify where vehicles are to be accommodated during all stages of the construction works. Private vehicles associated with the site's construction workers must not be parked in streets fronting or surrounding the development site.

All traffic associated with the subject development shall comply with the terms of the approved traffic and parking strategy.

The following conditions are applied to provide adequate consideration for service authority assets:

26. Documentary evidence from the relevant public utility authorities confirming that their requirements have been satisfied, must be submitted to the certifying authority prior to a construction certificate being issued for the development.
27. Any electricity substation required for the site as a consequence of this development shall be located within the site and shall be screened from view. The proposed location and elevation shall be shown on all detailed landscape drawings and specifications. The applicant must liaise with Energy Australia prior to lodging the construction certificate to determine whether or not an electricity substation is required for the development.

The following conditions are applied to provide adequate provisions for drainage and associated infrastructure:

28. Stormwater drainage plans have not been approved as part of this development consent. Engineering calculations and plans with levels reduced to Australian Height Datum in relation to site drainage shall be submitted to and approved by the certifying authority prior to a construction

certificate being issued for the development. A copy of the engineering calculations and plans are to be forwarded to Council, prior to a construction certificate being issued, if the Council is not the certifying authority. The drawings and details shall include the following information:

- a) A detailed drainage design and drainage calculations prepared in accordance with the Institution of Engineers publication, Australian Rainfall and Run-off, 1987 edition.
- b) A layout of the proposed drainage system including pipe sizes, type, grade, length, invert levels, etc., dimensions and types of all drainage pipes.
- c) Generally all internal pipelines must be capable of discharging a 1 in 20 year storm flow. However the minimum pipe size for pipes that accept stormwater from a surface inlet pit must be 150mm diameter. The site must be graded to direct any surplus run-off (ie. above the 1 in 20 year storm) to the proposed drainage system.
- d) The separate catchment areas within the site, draining to each collection point or surface pit are to be classified into the following categories:
 - i. Roof areas
 - ii. Paved areas
 - iii. Grassed areas
 - iv. Garden areas
- e) Where buildings abut higher buildings and their roofs are "flushed in" to the higher wall, the area contributing must be taken as: the projected roof area of the lower building, plus one half of the area of the vertical wall abutting, for the purpose of determining the discharge from the lower roof.
- f) Proposed finished surface levels and grades of car parks, internal driveways and access aisles which are to be related to Council's design alignment levels.
- g) The details of any special features that will affect the drainage design eg. the nature of the soil in the site and/or the presence of rock etc.

29. Stormwater runoff from the UNSW Kensington Campus is to be managed in accordance with the Stormwater Strategy prepared for UNSW by ANA Technical Services Pty Ltd dated 28/11/2005. Prior to the issuing of a Construction Certificate for the proposed development the applicant must fully demonstrate to the Certifying Authority that the proposed method of site stormwater drainage and the discharge of stormwater from the site is fully compliant with the above referenced strategy including plans CMP 1000

Revision 1 and DSP 1000 Revision 1 (prepared by ANA Technical Services Pty Ltd and dated 22/11/2005).

30. Any Infiltration systems/Absorption Trenches must be designed in general accordance with "Section 8.5 ABSORPTION TRENCHES" as stipulated in Randwick City Council's Private Stormwater Code.

The following conditions are applied to provide adequate provisions for landscaping and to maintain reasonable levels of environmental amenity:

31. Prior to the issuing of a Construction Certificate, a landscape plan (prepared by a registered member of either AILA/AILDm), must be submitted to, and be approved by, the Certifying Authority, and must include the following:
- a. An undertaking that trees removed as a result of the development, are replaced either on site or elsewhere on the university grounds.
 - b. A plant schedule and planting plan for those areas on the northern side of the building shown for 'soft landscaping – low vegetation', on the Landscape General Arrangement Plan, drawing number A8000, fronting Library Walk, which will both accentuate and enhance the proposed works, while also matching in with the existing landscape theme in this area of the site;
 - c. Additional notation showing soil and mulch details, irrigation details, edging, paving, fencing details, surface finishes, retaining wall details, and any other landscape elements in sufficient detail to fully describe the proposed landscape works;
 - d. All planter boxes and garden beds constructed on slab must have a minimum soil depth of 600mm;
 - e. All detention tanks and below ground stormwater infiltration systems located within the landscaped areas shall have a minimum soil cover of 600mm to ensure sufficient soil depth to permit the establishment of landscaping;
 - f. Any substation required shall be screened from view. The proposed location, elevation and screening method shall be shown on all detailed landscape drawings and specifications.

The following condition is applied to meet additional demands for public facilities:

32. In accordance with Council's Section 94A Development Contributions Plan effective from 2 July 2007, the following monetary levy must be paid to Council.

Category	Cost	Applicable Levy	S94A Levy
Development	\$13,378,000	1.0%	\$133,780.00

cost more than \$200000			
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The levy must be paid in cash, bank cheque or by credit card prior to a construction certificate being issued for the proposed development. The development is subject to an index to reflect quarterly variations in the Consumer Price Index (CPI) from the date of Council's determination to the date of payment.

Council's Section 94A Development Contribution Plans may be inspected at the Customer Service Centre, Administrative Centre, 30 Frances Street, Randwick or at www.randwick.nsw.gov.au.

The following conditions are applied to provide adequate provisions for waste management:

33. Prior to the issuing of a construction certificate for the proposed development the applicant is to submit to Council and have approved by Council's Manager of Waste Services, a Waste Management Plan detailing construction waste and disposal for the development site.

The plan shall detail the type and quantity of waste to be generated by the development during demolition, excavation and construction.

D. PRIOR TO ANY WORK COMMENCING ON THE SITE

The following conditions are applied to satisfy the provisions of section 79C of the Environmental Planning and Assessment Act 1979 and to maintain reasonable levels of safety and environmental amenity:

34. Prior to the commencement of any building works a construction certificate must be obtained from the Council's Building Certification Services or an Accredited Certifier, in accordance with the provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000.

A copy of the construction certificate, the approved plans & specifications and development consent conditions must be kept on the site at all times and be made available to the Council officers and all building contractors for assessment.

35. Prior to the commencement of any building works, the person having the benefit of the development consent must:-
 - i) appoint a *Principal Certifying Authority*, and
 - ii) appoint a *principal contractor* for the building work and notify the *Principal Certifying Authority* and Council accordingly in writing, and

- iii) notify the *principal contractor* of the required *critical stage inspections* and other inspections to be carried out, as specified by the *Principal Certifying Authority*, and
- iv) give at least two days notice to the Council, in writing, of the person's intention to commence building works.

36. All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation.

The approved Construction Certificate plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to commencing any building or excavation works, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if any further requirements need to be met.

If suitable, the plans will be appropriately stamped. For Quick Check agent details please refer to Sydney Water's web site at www.sydneywater.com.au and go to the Building, Developing and Plumbing, then Quick Check or Building and Renovating or telephone 13 20 92.

The principal certifying authority must ensure that a Quick Check Agent/Sydney Water has appropriately stamped the plans before commencing any works.

The following conditions are applied to provide adequate provisions for drainage and associated infrastructure:

37. All stormwater run-off naturally draining to the site must be collected and discharged through this property's stormwater system. Such drainage must, if necessary, be constructed prior to the commencement of building work.

The following conditions are applied to provide adequate provisions for tree management and to maintain reasonable levels of environmental amenity:

38. Approval is granted for removal of the following trees from the open air car-park, as listed in point 4.5.1 of the Arboricultural Assessment by the ENTS Tree Consultancy, dated 23rd October 2009, and shown on Appendix 5, Site Plan, being:
- a. Those at the western end of the central row: trees **34-40**, for the proposed building;
 - b. The northern row, adjacent the Library Walk: trees **63-73**, for the proposed building;
 - c. Those various small trees where necessary in order to facilitate a turning circle for large trucks: trees **32-33, 41, 60 & 62**.
39. Permission is also granted for the selective pruning of only those lower growing branches from those trees being retained (refer Tree Protection

Measures below), where specifically necessary in order to avoid damage to the trees or to assist with clearances, access or similar.

40. All pruning must be undertaken by an Arborist who holds a minimum of AQF Level III in Arboriculture, and who is also a registered member of a nationally recognised organisation/association, with all pruning to be performed to Australian Standard AS 4373-1996 'Pruning of Amenity Trees.'
41. Prior to the commencement of any site works, the PCA must ensure that a site Arborist, who holds a minimum of AQF Level V in Arboriculture, and is also a registered member of a nationally recognised organisation/association, has been engaged for the duration of the works for the purpose of implementing and monitoring the Tree Protection Measures described in this report, with all site staff required to adhere to any instructions issued by the Arborist.

E. DURING CONSTRUCTION/ WORKS

The following conditions are applied to satisfy the provisions of section 79C of the Environmental Planning and Assessment Act 1979 and to maintain reasonable levels of safety and environmental amenity:

42. The building works must be inspected by the Principal Certifying Authority (or another certifying authority if the Principal Certifying Authority agrees), in accordance with sections 109 E (3) of the Environmental Planning & Assessment Act 1979 and clause 162A of the Environmental Planning & Assessment Regulation 2000, to monitor compliance with the relevant standards of construction, Council's development consent and the construction certificate.

The *Principal Certifying Authority* must specify the relevant stages of construction to be inspected in accordance with section 81A (2) (b1) (ii) of the Environmental Planning & Assessment Regulation 2000 and a satisfactory inspection must be carried out, to the satisfaction of the *Principal Certifying Authority*, prior to proceeding to the subsequent stages of construction or finalisation of the works (as applicable).

Documentary evidence of the building inspections carried out and details of compliance with Council's consent is to be maintained by the *Principal Certifying Authority*. Details of *critical stage inspections* carried out and copies of certification relied upon must also be forwarded to Council with the *occupation certificate*.

The *principal contractor or owner-builder* (as applicable) must ensure that the required critical stage and other inspections, as specified in the *Principal Certifying Authority's* "Notice of Critical Stage Inspections", are carried out to the satisfaction of the *Principal Certifying Authority* and at least 48 hours notice (excluding weekends and public holidays) is to be given to the

Principal Certifying Authority, to carry out the required inspection, before carrying out any further works.

43. A sign must be erected and maintained in a prominent position on the site for the duration of the works, which contains the following details:

- name, address, contractor licence number and telephone number of the *principal contractor*, including a telephone number at which the person may be contacted outside working hours,
- name, address and telephone number of the *Principal Certifying Authority*,
- a statement stating that “unauthorised entry to the work site is prohibited”.

44. Except with the written approval of Council’s Manager of Health, Building & Regulatory Services, all building, demolition and associated site works (including site deliveries) must only be carried out between the hours of 7.00am to 5.00pm on Monday to Friday inclusive and (except as detailed below) between 8.00am to 5.00pm on Saturdays.

All building, demolition and associated site works are strictly prohibited on Sundays, Public Holidays and also on Saturdays adjacent to a Public Holiday.

In addition, the use of any rock excavation machinery or any mechanical pile drivers or the like is restricted to the hours of 8.00am to 5.00pm (maximum) on Monday to Friday only, to minimise the noise levels during construction and loss of amenity to nearby residents.

45. Noise and vibration emissions during the construction of the building and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents and the relevant provisions of the Protection of the Environment Operations Act 1997 must be satisfied at all times.

46. Public safety and convenience must be maintained at all times during demolition, excavation and construction works.

- a) The roadway, footpath and nature strip must be maintained in a good, safe condition and free from any obstructions, materials, soils or debris at all times. Any damage caused to the road, footway or nature strip must be repaired immediately, to the satisfaction of Council.
- b) A Road Opening Permit must be obtained from the Council and other relevant Authorities prior to excavating or opening-up the road or footway for services or the like.
- c) Building materials, sand, soil, waste materials or construction equipment must not be placed upon the footpath, roadway or nature strip at any time and the footpath, nature strip and road must be maintained in a

clean condition and free from any obstructions, soil and debris at all times.

- d) Bulk bins/waste containers must not be located upon the footpath, roadway or nature strip at any time without the prior written approval of the Council. Applications to place a waste container in a public place can be made to Council's Health, Building & Regulatory Services department.
- e) During construction stages, sediment laden stormwater run-off shall be controlled using the sediment control measures outlined in the manual for Managing Urban Stormwater – Soils and Construction, published by the NSW Department of Housing. Sediment and erosion control measures must be implemented prior to the commencement of any site works and be maintained throughout construction.
- f) Public safety must be maintained at all times and public access to demolition/building works, materials and equipment on the site is to be restricted. If required, a temporary 1.8m high safety fence or hoarding is to be provided to protect the public, located between the work site and the public place. An awning may also be required to prevent any substance from, or in connection with, the work from falling into the public place or adjoining premises.

Temporary fences or hoardings or the like are to be structurally adequate, safe and be constructed in a professional manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible.

The public safety provisions and temporary fences or hoardings must be in place prior to the commencement of any demolition, excavation or building works and be maintained throughout construction.

If it is proposed to locate any hoardings, site fencing or amenities upon any part of the footpath, nature strip or any public place, the written consent from Council's Health, Building & Regulatory Services department must be obtained beforehand and detailed plans are to be submitted to Council for consideration, together with payment of the weekly charge in accordance with Council's adopted fees and charges.

The following conditions are applied to provide adequate provisions for drainage and associated infrastructure:

- 47. If any temporary dewatering of the site is required to facilitate construction of any part of the proposed development a licence under Part V of the Water Act 1912 will be required. The licence must be obtained from the NSW Department of Water and Energy prior to installation of the works. A copy of the license agreement must be forwarded to Council prior to any dewatering being undertaken.

The following conditions are applied to provide adequate provisions for landscaping and to maintain reasonable levels of environmental amenity:

48. In order to ensure the retention of trees 1-31 and 42-59, as identified in point 4.6.1 of the Arboricultural Assessment by the ENTS Tree Consultancy, dated 23rd October 2009, and as shown on Appendix 5, Site Plan, of this report in good health, the following measures are to be undertaken:
- a. The PCA must ensure that a site Arborist, who holds a minimum of AQF Level V in Arboriculture, and is also a registered member of a nationally recognised organisation/association, is engaged for the duration of the works for the purpose of implementing and monitoring the Tree Protection Measures described in this report, with all site staff required to adhere to any instructions issued by the Arborist.
 - b. The PCA must ensure that the site Arborist performs periodic site inspections at the relevant stages of works, which at minimum must include prior to and during demolition, as well as for excavations associated with the proposed access ramp and retaining wall adjacent trees 1-27, with written reports of compliance to be provided.
 - c. As detailed in the 'Recommendations' section of the submitted Arborist Report, Trees 1-31 and 42-59 shall be protected and retained in accordance with the Tree Protection Guidelines outlined in Appendix 2.
 - d. The exception to point 'c' above are trees 28-31 and 42-59 which will not require protective fencing as they are not located in the work zone and will remain unaffected.
 - e. The site Arborist must ensure that the required level of moisture is maintained to these trees through watering or an irrigation system, particularly following excavations which may leave the soil profile and feeder roots exposed to the atmosphere.

The following conditions are applied to maintain reasonable levels of environmental amenity and public health safety.

49. Any fill importation to the site is to be monitored and classified by a suitably qualified person. Only 'Virgin Excavated Natural Material' (VENM) is to be imported to the site, as defined within the NSW EPA 'Environmental Guidelines; Assessment, Classification and management of Liquid and Non-Liquid Wastes. 1999'.
50. Details of any unexpected finds in relation to site contamination, including the details of any investigation procedures undertaken shall be forwarded to the Council. Any new information which comes to light during demolition and construction works in relation to site contamination shall be notified to the Council and the Principal Certifying Authority immediately.

F. PRIOR TO OCCUPATION OF THE BUILDING/ PREMISES

The following conditions are applied to satisfy the provisions of section 79C of the Environmental Planning and Assessment Act 1979 and to maintain reasonable levels of safety and environmental amenity:

51. That the achievement of the criteria for the issue of at least a four green star certificate be demonstrated to council, and to be reviewed by an independent consultant at the cost of the applicant

52. An Interim Occupation Certificate must be obtained from the Principal Certifying Authority prior to any occupation of the building work encompassed in this development consent, in accordance with the relevant provisions of the Environmental Planning & Assessment Act 1979.

An Occupation Certificate must not be issued for the development if the development is inconsistent with the development consent. The requirements of the Environmental Planning & Assessment Act 1979 and conditions of development consent must be satisfied prior to the issuing of an occupation certificate.

53. Prior to the issuing of an interim or final occupation certificate, a statement is required to be obtained from the Principal Certifying Authority, which confirms that the development is not inconsistent with the development consent and the relevant conditions of development consent have been satisfied.

54. A Fire Safety Certificate must be submitted to Council prior to the issuing of an Occupation Certificate, in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.

A single and complete *Fire Safety Certificate* must be provided which includes details of all of the fire safety measures contained in the building and as detailed in the *fire safety schedule* attached to the Construction Certificate.

Prior to issuing any Occupation Certificate the Principal Certifying Authority must be satisfied that all of the relevant fire safety measures have been included and are sufficiently detailed within the *Fire safety Certificate*.

A copy of the *fire safety certificate* must be displayed in the building near the entrance and a copy must be forwarded to the NSW Fire Brigades.

55. A Certificate prepared by a professional engineer, shall be submitted to the Council prior to the issuing of an occupation certificate, certifying the structural adequacy of the building

The following conditions are applied to provide adequate provisions for waste management:

56. Prior to the issuing of an interim occupation certificate for the proposed development the applicant is to submit to Council and have approved by Council's Manager of Waste Services, a Waste Management Plan detailing operational waste and recycling storage and disposal for the development site.

The plan shall detail the type and quantity of waste to be generated by the development; demolition waste; construction waste; materials to be reused or recycled; facilities/procedures for the storage, collection recycling & disposal of waste and the on-going management of waste. Details should also include the provision of a tap and hose; the floor graded and drained to the sewer to the requirements of Sydney Water; and clear signposting.

The following conditions are applied to provide adequate consideration for service authority assets:

57. A Section 73 Compliance Certificate under the Sydney water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.

Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Notice must be issued to the Principal Certifying Authority prior to the construction certificate being issued.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development.

The following conditions are applied to provide adequate provisions for drainage and associated infrastructure:

58. Prior to the issuing of an occupation certificate, the applicant shall submit to Council, a works-as-executed drainage plan prepared by a registered surveyor and approved by a suitably qualified and experienced Hydraulic Engineer. The works-as-executed drainage plan shall be to the satisfaction of the Principal Certifying Authority (PCA) and shall include the following details:

- a) The location, diameter, gradient and material (i.e PVC, RC etc) of all stormwater pipes;
- b) The orifice size(s) (if applicable);
- c) Details of any detention/infiltration/absorption systems; and
- d) Details of any pumping systems installed (including wet well volumes).

59. Prior to the issuing of an occupation certificate, the applicant shall submit to the Principal Certifying Authority (PCA) and Council, certification from a suitably qualified and experienced Hydraulic Engineer confirming that the design and construction of the stormwater drainage system complies with the conditions of development consent. The certification must be provided following inspection/s of the site stormwater drainage system by the certifying engineers and shall be provided to the satisfaction of the PCA.
60. As the above site may encounter seepage water within the depth of the proposed excavation those structures located below the existing ground level must be suitably tanked and waterproofed. A Structural Engineer\Geotechnical Engineer shall certify the tanking & waterproofing has been carried out to an acceptable standard, to the satisfaction of the certifying authority. A copy of the certification is to be forwarded to Council.

Notes:-

- a) Any subsoil drainage (from planter boxes etc) is to be disposed of within the site and is not to be discharged to Council's kerb & gutter and/or underground drainage system.
- b) Adequate provision is to be made for the seepage water to drain around the structures located below the existing ground level (to ensure that the lower level structures will not dam or slow the movement of the ground water through the development site). Seepage water must not be collected and discharged into the stormwater drainage system external to the development site.

The following conditions are applied to provide adequate provisions for landscaping and to maintain reasonable levels of environmental amenity:

61. The landscaping shall be installed in accordance with the approved documentation, prior to the PCA issuing a Final Occupation Certificate, with the applicant responsible for maintaining the site landscaping in accordance with those plans.

G. ADVISORY MATTERS:

1. The applicant is advised that the Construction Certificate plans and specification must comply with the provisions of the Building Code of Australia (BCA).

In this regard, the development consent plans do not show compliance with the deemed-to-satisfy provisions of the BCA. Details of compliance with the relevant provisions of the Building Code of Australia and conditions of development consent are to be provided in the plans and specifications for the construction certificate.

You are also advised to ensure that the development is not inconsistent with Council's consent and if necessary consult with Council's Building Certification Services or your accredited certifier prior to submitting your construction certificate application to enable these matters to be addressed accordingly.

2. The applicant/owner is advised that this approval does not guarantee compliance with the provisions of the Disability Discrimination Act 1992 and the applicant should therefore consider their liability under the Act. In this regard, the applicant is advised that compliance with the requirements of the Building Code of Australia and Australian Standard 1428.1 - Design for Access and Mobility does not necessarily satisfy the objectives of the Disability Discrimination Act 1992.

The applicant/owner is requested to give consideration to providing access and facilities for people with disabilities in accordance with Australian Standard 1428 Parts 1, 2, 3 and 4 - Design for Access and Mobility, which may be necessary to satisfy the objectives of the Disability Discrimination Act 1992.

3. The applicant is to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.