

ATTACHMENT No. 1

CONSENT CONDITIONS

DEFINITIONS

AEP	Annual Exceedance Probability
BCA	Building Code of Australia
Council	Liverpool City Council
DCP	Liverpool Development Control Plan 2008
DECC	Department of Environment and Climate Change
CC	Construction Certificate
1% AEP Flood	The 1 in 100 year flood
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
LPI Service	Land and Property Information Service
OC	Occupation Certificate
PCA	Principal Certifying Authority
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
RMS	Roads and Maritime Services

PART A - DEFERRED COMMENCEMENT CONDITIONS

This development consent shall not operate until such time as the following matters are completed to the satisfaction of the Joint Regional Planning Panel:

1. A water allocation license is to be obtained for the site in order to make use of the water from the dams on the subject site, as advised by the Office of Water. Such water allocation license is to be obtained prior to any burial occurring upon the site.

The applicant is required to purchase a water allocation license from another WAL holder within the Mid Nepean River Catchment Zone as outlined in the Trading Rules within the Water Sharing Plan for the greater metropolitan region unregulated water sources. Until such time as the applicant can demonstrate to the satisfaction of Council the gaining of all appropriate water licenses and water allocations to the volumes required for the success of the project, this consent shall not become operable.

2. A perpetual maintenance scheme to ensure the long term maintenance of the cemetery grounds is to be created which provides for sufficient funds from the sale of burial rights and other services to be set aside in a trust fund. The Trust Deed documentation is to be submitted and approved by Council prior to this consent becoming operable.

Council's expenses in checking the documentation are to be reimbursed by the applicant. An appropriate notation is to be added to the property title advising of this perpetual maintenance obligation.

PART B

General

A. THE DEVELOPMENT

Approved Plans

1. Development the subject of this determination notice must be carried out strictly in accordance with the following plans / reports stamped DA-1133/2010 and marked as follows:
 - (a) Cover Sheet - Drawing Number DA:000 prepared by Design Cubicle.
 - (b) Site Analysis Sheets 1 & 2 - Job No. 090341 Drawing Number UA:100 & UA:101 prepared by Design Cubicle. (Issue H)
 - (c) Proposed Site / Site Plan - Job No. 090341 Drawing Number DA:100 prepared by Design Cubicle. (Issue H)
 - (d) Car Park Allocation - Drawing Number DA:201 prepared by Design Cubicle. (Issue H)
 - (e) Dam Details - Job No. 090341 Drawing Number DA:202 prepared by Design Cubicle. (Issue H)
 - (f) Land Section - Job No. 090341 Drawing Number DA:300 prepared by Design Cubicle. (Issue H)
 - (g) Existing Dam Photos Typical Roadway Detail - Job No. 090341 Drawing Number DA:400 prepared by Design Cubicle. (Issue H)
 - (h) Example – Fence Burial Plot Details - Job No. 090341 Drawing Number DA:401 prepared by Design Cubicle. (Issue H)
 - (i) Description Stage 1 - Job No. 090341 Drawing Number DA:600 prepared by Design Cubicle. (Issue H)
 - (j) Description Stage 2 - Job No. 090341 Drawing Number DA:601 prepared by Design Cubicle. (Issue H)
 - (k) Master Plan - Job No. 090341 Drawing Number DA:800 prepared by Design Cubicle. (Issue H)
 - (l) Existing Buildings Layout - Job No. 090341 Drawing Number DA:900 prepared by Design Cubicle. (Issue H)
 - (m) Administration Office - D Job No. 090341 Drawing Number DA:901 prepared by Design Cubicle. (Issue H)
 - (n) Care Taker / Storage - Job No. 090341 Drawing Number DA:902 prepared by Design Cubicle Pty Ltd. (Issue H)
 - (o) Toilet / Gazebo Layout - Job No. 090341 Drawing Number DA:903 prepared by Design Cubicle Pty Ltd. (Issue H)
 - (p) Plot Count Calculation Job No. 090341 Drawing Number DA:906 prepared by Design Cubicle Pty Ltd. (Issue J)
 - (q) Plot Count Burial Area Job No. 090341 Drawing Number DA:907 prepared by Design Cubicle Pty Ltd. (Issue J)
 - (r) Entry Detail and proposed Road Buildings Layout - Job No. 090341 Drawing Number DA:904 prepared by Design Cubicle Pty Ltd. (Issue H)
 - (s) Site Constraint Map Burial Zone – Job No. 090341 Drawing Number DA:905 prepared by Design Cubicle Pty Ltd in conjunction with ALW Design. (Issue H)
 - (t) Landscape Plan General Layout Drawing Number 582.07 (Sheets 1 & 2) prepared by Tramonte Jensen dated 2 November 2011.
 - (u) Landscape Masterplan Concept prepared by Tramonte Jensen dated 2

- November 2011. (Issue F)
(v) Landscape Objectives prepared by Tramonte Jensen dated 27 September 2011. (Issue E)

except where modified by the under mentioned conditions.

2. The premises must not be occupied until such time as an "Occupation Certificate" has been issued by Council or a Private Certifier.

General Terms of Approval (NSW Office of Water)

3. All General Terms of Approval issued by NSW Office of Water, shall be complied with prior, during, and at the completion of construction, as required in accordance with the General Terms of Approval dated 5 March 2012. A copy of the General Terms of Approval is attached to this decision notice.

Usage

4. A maximum of 60,000 burial plots may be created on the site.
5. Only one burial per burial plot is permitted.
6. (a) The use of grave liners is to be in accordance with Department of Health requirements.

(b) The applicant is required to seek the approval of the Director General of the Department of Health, or delegate in accordance with delegation PH306 of an Area Health Services Public Health Unit Director and / or Medical Officer of Health under Clause 64 of the Public Health Regulation 2012 for burials which are to occur at less than 900mm. Such approval is to be obtained prior to any burials taking place upon the site. Further burial rights in respect of shallow grave sites are not granted and evidence of approval is to be provided to Council. Any further necessary approvals for the establishment of the cemetery required by the Department of Health are to be obtained.
7. No approval is granted for the use of 'mortuary' as defined under the Liverpool Local Environmental Plan 2008.
8. Consent is not granted nor implied to the use of the facility as a pet cemetery.
9. Consent is not granted nor implied to the erection of a crematorium on the site.
10. The chapel is to be used solely in conjunction with the cemetery and shall be visited only by those persons attending a funeral service on the subject site. Under no circumstances is the chapel to be used as an independent 'place of public worship'.
11. Organised tours of more than five persons are not permitted to visit the cemetery.
12. The cemetery is not to be used as a venue for any entertainment, recreational or sporting activity.

13. Grazing of animals is not permitted on any part of the site that has been developed with graves.
14. Dogs are to be kept on a lead and must not be allowed to foul in the cemetery.
15. The site is to be maintained free of feral animals and animals whose burrowing or digging behaviours may interfere with burial plots.

Perpetual Maintenance

16. The cemetery is to be maintained in a satisfactory manner in perpetuity. Any future variations to the perpetual maintenance scheme trust deed are to be vetted by Council. Council's expenses in checking the documentation are to be reimbursed by the applicant.

Grave markings

17. If surface marked, burial plots are to be marked only with a durable plaque mounted 50mm below ground surface level. No graves are to be marked with tombstones, headstones, crosses, plinths or masonry cover slabs.
18. All lawn memorials and any memorial work must be carried out or supervised by a qualified mason or engraver.
19. A Register of all burials is to be kept at the office of the Burial Authority where, during office hours, searches may be made, and Certificates obtained.
20. Every memorial shall have marked upon it the section letter and / or number of the grave over which it is erected.
21. All lawn memorials / plaques are to be securely attached to and supported by such foundations as are necessary.
22. Glass vases or containers are prohibited.
23. All memorials shall be kept in good repair and in a tidy and safe condition.
24. Temporary memorials may not be placed upon a grave for a period exceeding twelve months.
25. Floral tributes are to be removed from graves at least on a weekly basis.

Vandalism

26. Any graffiti or vandalism of the cemetery is to be cleaned or repaired as soon as possible after discovery.
27. All lawn memorials are to be finished in materials or surfaces that are resistant to the absorption of paint and are tolerant of graffiti cleaning methods.
28. All lawn memorials are to be designed with a minimum of masonry projections susceptible to damage from vandalism or gardening equipment.
29. All lighting, signage and amenities are to be designed and construction using best practice vandalism resistant methods and materials.

30. Appropriate security signage is to be provided on site and is to include the following messages:

"Trespassers will be prosecuted"
"Have you removed your valuables?"
"Is your car locked?"
"Premises under 24hour surveillance"

Burial Plots

31. As far as is practical burial plots are to be developed initially at the lowest point of the site and each subsequent cemetery section is to proceed upslope.
32. Perimeter landscaping down slope of burial plots is to be densely planted with deep rooted vigorous tree species tolerant of potentially nutrient enriched ground water.
33. Graves should not hold any standing water when dug. If so that grave is to be backfilled and an alternate site selected.
34. Where there is a risk of storm water ingress into an open grave, bunding is to be put in place to temporarily divert surface flows around the grave prior to backfilling.
35. The finished surface of burial plots and surrounding areas is not to pond water.
36. The base of all graves must be at least one metre above solid rock. Graves when dug in new sections of the cemetery are to be probed with rods to determine the presence of rock in the area. If rock unable to be broken by a backhoe or small excavator bucket is detected that grave is to be backfilled and an alternate site or section of the cemetery selected. Subject to the approval of the Department of Health any weathered shale detected may be broken / crushed, compacted and replaced to a depth of 1 metre below the invert level of the casket / coffin.
37. Graves are to be at least 250m from wells, bores or potable ground or surface water supplies existing at the time of development consent.
38. Seepage from adjoining graves or rainwater is not to be pumped out from opened grave sites and discharged into surface or groundwater sources, whether directly or indirectly. Such water is to be treated through the on-site sewerage management system if designed to accept such or be tankered off site for disposal at an authorised disposal facility.
39. All land drains are to be at least 10m from graves.
40. All graves are to be constructed in accordance with Guidelines for the Funeral Industry based on the NSW Health - Public Health (Disposal of Bodies) Regulation 2002.
41. A buffer zone in accordance with the NSW Health guidelines and a minimum of 1metre is to be preserved and remain between the invert level of graves and the groundwater table.

42. Grave construction is not to intercept the groundwater table.
43. Clay lining of graves (if necessary) should be constructed in order to encapsulate any generated leachate.
44. Graves when backfilled are to be compacted to minimise settlement.
45. Graves are not to be located down slope of site dam embankments.
46. Grave bottoms are to be located such that there is a 1metre separation distance between the 1 in 100 year dam flood level and the bottom of the grave.
47. All graves shall be located outside the 1 in 100 year flow extent for designated overland flow paths, watercourses and the site dams.
48. Prior to issue of the construction certificate, a detailed groundwater monitoring plan is to be developed for the site which enables baseline groundwater quality data to be developed (for a period of least 3 months prior to the commissioning of the first grave). Groundwater quality data is then be collected on an annual basis for the life of the development and submitted to Council.

Operational Management Plan

49. An Operational Management Plan shall be prepared and submitted to Council for approval prior to the release of a Construction Certificate. The report shall address the implementation of the conditions of this consent and the recommendations of the Leachate Management Plan prepared by Aargus Australia, the Geotechnical – Groundwater - Salinity – Report prepared by Aargus Australia, Flora and Fauna Report prepared by Aquila Ecological Surveys, Environmental Site Assessment prepared by Aargus Australia, Civil and Storm Water Engineering Management Report prepared Global Civil in conjunction with ALW Design, Bushfire Report prepared by Advanced Bushfire Performance Solutions and the Acoustic Report prepared by RSA Acoustic

Waste storage and disposal

50. A Waste Management Plan that provides details of operational waste management, storage arrangements and recycling shall be prepared and submitted to Council for approval addressing construction waste prior to release of a Construction Certificate.
51. The Waste Management Plan submitted to and approved by Council must be adhered to at all times throughout all construction stages of the development. The applicant is required to keep supporting documentation (receipts/dockets) of waste / recycling / disposal methods carried out, which must be produced upon the request of Council or any other authorised officer.

Note: Any non-compliance with this requirement will result in penalties being issued.

52. All garbage / waste collection areas are to be located away from property boundaries.

53. All solid and liquid waste must be stored in secure enclosures at all times and removed from the site by registered waste contractors.
54. All waste materials generated as a result of the development must be disposed at a facility licensed to receive such waste.

Fencing

55. Dark green or black powder coated metal chain wire fencing 1.8 metres high is to be constructed along the whole perimeter of the subject site except its frontage to Greendale Road. All site and boundary fencing is to be rural in nature. Fencing of solid construction and commercial and industrial type fencing is not permitted.

Landscaping

56. Site landscaping shall be undertaken generally in accordance with the landscape plans prepared by Tramonte Jensen dated November 2011.
57. To ensure landscape establishment and optimise growing conditions, the following guidelines shall be followed:

All trees to be planted are to be in 35 litre pot sizes.

All trees planted in turf areas are to have with a 75 mm thick x 1.0m diameter layer of mulch around the base of the tree. The depth of mulch is to be reduced at the base of the stem.

All trees are to be planted clear of any underground or aboveground services.

58. Landscaping is to be carried out and maintained in perpetuity.

Noise

59. The proposed development shall be undertaken strictly in conformance to the recommendations and findings of the Acoustic Report prepared by RSA Acoustic Consultants dated March 2010. (Report 4557R1).
60. Any alarms installed on the site are to be of a "silent back to base" type.
61. Any intruder alarms associated with the development shall only be permitted to operate in accordance with the requirements of Clause 53 of the Protection of the Environment Operations (Noise Control) Regulation 2000 under the POEO Act.
62. The use of the premises including music and other activities shall not give rise to any one or more of the following:
 - (a) Transmission of vibration to any place of different occupancy greater than specified in AS 2670.
 - (b) An indoor sound pressure level in any place of different occupancy (and/or public place) greater than 3dB(A) above the L90 background level or greater than 5db(A) at the boundary of any affected property in any octave band from 31.5Hz to 8,000 Hz centre frequencies inclusive

between the hours of 7.00am to midnight daily and 0dB(A) above the L90 background between 12 midnight and 7.00 a.m. the following morning. However, when the L90 background levels in frequencies below 63 Hz are equal to or below the threshold of hearing, as specified by the equal loudness contours for octave bands of noise, this subclause does not apply to any such frequencies.

- (c) Audible noise in any habitable room of any premises during the period of 12 midnight to 7:00 am.
- (d) The emission of an "offensive noise" as defined under the POEO Act.

The method of measurement of vibration in (a) and sound levels in (b), (c) and (d) shall be carried out in accordance with AS 2973 for vibration measurements, AS 1055 for outdoor sound level measurements, and AS 2107 for indoor sound level measurements.

63. Noise associated with the use of the premises, including mechanical plant and equipment, shall not give rise to any one or more of the following:

- (a) Transmission of vibration to any place of different occupancy greater than specified in AS 2670.
- (b) An indoor sound pressure level in any place of different occupancy (and/or public place) greater than 3dB(A) above the L90 background level or greater than 5db(A) at the boundary of any affected property in any octave band from 31.5Hz to 8,000 Hz centre frequencies inclusive between the hours of 7.00a.m to 10.00p.m daily and 0dB(A) above the L90 background between 10.00pm and 7.00 a.m. the following morning. However, when the L90 background levels in frequencies below 63 Hz are equal to or below the threshold of hearing, as specified by the equal loudness contours for octave bands of noise, this subclause does not apply to any such frequencies.
- (c) The emission of an "offensive noise" as defined under the POEO Act.

The method of measurement of vibration in (a) and sound levels in (b) and (c) shall be carried out in accordance with AS 2973 for vibration measurements, AS1055 for outdoor sound level measurements, and AS 2107 for indoor sound level measurements.

64. Any water pump used in conjunction with the proposed development is to be enclosed within a structure capable of maintaining an operating noise level of a maximum of 5dba above background noise levels at all times, when measured from the nearest adjoining residence.

Waste Water Management

65. The proposal shall be undertaken strictly in accordance with the Water and Sewer Provisioning Strategy prepared by Cardno, dated 26 October 2011 (Ref: YN210123-L-001(B)).
66. On site waste water disposal areas are to be located in landscape setback areas. No disposal is to occur into burial areas or the garden area of the site incorporating remnant vegetation.

Salinity

67. The proposed development shall be undertaken strictly in conformance to the recommendations and findings of the Preliminary Geotechnical Site Appraisal Report prepared by Aargus Consulting and dated 9 September 2011 (Report No. GS3099/3-B)

Contamination

68. The proposal shall be undertaken in accordance with the recommendations of the Environmental Site Assessment prepared by Aargus Australia dated September 2011.

Flora and Fauna

69. The proposal shall be undertaken in strict conformity with the environmental management measures and safeguards recommendations of the Flora and Fauna Assessment prepared by Aquila Ecological Surveys dated March 2010 listed below:

- Retention of the three hollow-bearing Forest red Gum (Tree numbers 193, 199 and 201) and if possible the stag (tree no. 196) west of the northern dam. This area is to be used in such a manner that excavation of tree roots is not an outcome of the development.
- Prior to any work proceeding, a weed control plan should be prepared to ensure that those noxious weeds identified in the study area are controlled to a degree such that their spread is unlikely to be exacerbated. This should be done in accordance with the regulations set out under the *Noxious Weeds Act 1993* and relevant regional control plans that have been prepared for these species. Species primarily targeted in the plan should be St John's Wort and Chilean Needle Grass.
- Vehicles and machinery should not be stored or parked in under those trees that are to be retained.
- Construction huts, parking lots, stockpiles, access routes and the like should be located in those portions of the site that have been previously cleared or degraded.
- During construction activities, construction vehicles should be restricted in their movements to the delineated construction zone.
- Newly exposed surfaces should be stabilised as soon as possible in order to reduce the potential for soil erosion.

70. All existing trees and areas of native vegetation not identified for removal on approved plans of the proposed development shall be protected from damage during site works. This protection shall consist of 1800mm high protective fencing, securely installed beneath the outer canopy of any tree to be retained. Trees may be fenced off in clusters where it is not practical to fence off individual trees. There shall be no storing of materials, washing of machinery or changes to existing soil levels within the fenced areas.

71. Any works or activities shall adhere to the recommendations outlined in the approved Flora and Fauna Report prepared for the site.

72. Clearing of bushland in addition to any clearing approved for this development application, whether it be removal of trees, groundcover or understorey, requires development consent.
73. Within the area of land indicated on the approved plans for the development as fauna habitat, all existing native vegetation and habitat features shall be retained as habitat for native fauna.
74. No known environmental or noxious weeds or known invasive plant species shall be included in the landscaping / revegetation.
75. Cleared (weed free) native vegetation (timber, small branches and leaf litter) shall be reserved and stockpiled for re-use in rehabilitation works, such as mulching.
76. Mulch generated from exotic trees or other weed species cleared shall not be used on site. It shall be removed from the site and disposed of appropriately and in accordance with legislative requirements.
77. Any imported soil and/or mulch shall be free of contaminants, seed and propagules of weeds and undesirable species. Mulch shall not be used on flood liable land.

Environment

78. All chemicals are to be stored within a defined and bunded facility in conformance with AS 1940 – 1993. The storage and handling of flammable and combustible liquids. In the event of pillage or accident / damage, no discharge of chemicals or pollutants from the facility is to occur.
79. The development, including construction, shall not result in any contamination or any increase in sediment deposition into any water body, wetland, bush land or environmentally significant land, or adjoining property.
80. Any fill material imported on to the premises must be Virgin Excavated Natural Material (VENM). Validation certificates from a recognised and qualified consultant or geotechnical engineer verifying the material is free of contaminants, prior to transportation to and placing of VENM on the premises.
81. All requirements as specified by the Office of Environment and Heritage and Workcover Authority in relation to dangerous or hazardous goods storage or use shall be implemented.
82. No pollutant or contaminated material is permitted to egress from the boundary of the premises.

Salinity

83. Any works or activities shall adhere to the recommendations outlined in the approved Salinity Management Plan prepared for the site.
84. All building materials utilised below damp course level or water proof membranes are to be resistant to damage from salt damp. Damp courses and water proof membranes are to have a high resistance to construction damage,

are to be themselves resistant to damage from salt damp and are not to be bridged in any manner by porous materials.

85. Any site drainage or landscaping works are not to result in the significant mobilisation of soil salts on or off the site

Building

86. All aspects of construction shall comply with the applicable Performance Requirements of the Building Code of Australia. Compliance with the Performance Requirements can only be achieved by-

- (a) complying with the Deemed to Satisfy Provisions: or
- (b) formulating an Alternative Solution which-
- (c) complies with the Performance Requirements; or
- (d) is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of (a) and (b).

87. Structural supporting elements or bracing of the building must be designed and certified by a qualified chartered structural engineer having regards to supporting ground conditions.

Demolition

88. Prior to the demolition of any existing building(s) on the land an investigation must be carried out for the presence of asbestos. All asbestos must be removed and disposed of in accordance with all regulatory requirements, including those of WorkCover NSW and the Environment Protection Authority.
89. All demolition work is to be carried out in accordance with the requirements of AS 2601. Demolition is to be carried out strictly in accordance with the approved procedures and work plan.

Bush Fire Safety

90. The entire lot shall be maintained to inner protection area standards as described in the RFS documents; PBP2006 and Standards for Asset Protection Zones.
91. All proposed buildings are to be setback a minimum 10 metres from the lot boundaries.
92. Buildings are to be ember proofed. This is to include sealing doors and screening windows, weepholes and other openings to prevent the intrusion of embers into the structure.
93. Subfloor areas are to be enclosed to prevent ember penetration and constructed of non combustible materials to a minimum height of 400mm.
94. The property access should comply with the specification of PBP2006. A minimum 8.5m wide access road network is to be provided.

95. All gardens and landscaped screening should comply with management principles and fuel loads as described for inner protection areas in *Planning for Bush Fire Protection* and the RFS document *Standards for Asset Protection Zones*.
96. All lawns are to be maintained to a maximum 100mm in height.
97. The occupier is to prepare a Bushfire Emergency and Evacuation Plan.
98. All above ground water and gas service piped outlets/fittings external to the building shall be metal, including and up to any taps.
99. As no reticulated water supply exists, a 10,000 litre dedicated water supply tank is to be provided for fire fighting purposes. A larger tank may be provided to meet general watering requirements where the lower 10,000L capacity is maintained and available to RFS and only the additional capacity is utilised for general watering purposes.
100. A suitable connection for fire fighting purposes shall be made available and located within the inner protection area (IPA) and away from buildings. An RFS standard 65mm metal Storz outlet with a gate or ball valve should be provided. The gate or ball valve, pipes and tank penetration are adequate for full 50mm inner diameter water flow through the Storz fitting and are metal rather than plastic.
101. Above ground tanks are to be manufactured of concrete or metal and raised tanks are to have their stands protected.
102. Polycarbonate / plastic tanks shall be shielded from the impact of radiant heat and direct flame contact and maintain safe access to the water supply for fire fighters.
103. Underground tanks shall have an access hole of 200mm to allow tankers to refill direct from the tank. A hardened ground surface for truck access is to be supplied within 4 metres of the access hole.
104. A pump is to be provided to supply water for fire suppression activities and be a minimum 5hp or 3kW (petrol or diesel powered).
105. Pumps for the water tank shall be adequately shielded from potential bush fire threat.
106. All electrical transmission / reticulation lines are to be located underground unless crossing gullies, gorges or riparian areas where overhead electrical transmission lines may be installed with short pole spacing (30metres); and no part of a tree is to be closer to a power line than the distance set out in accordance with the specifications in document "Vegetation Safety Clearances" issued by Energy Australia (NS179, April 2002).
107. Reticulated or bottled gas is to be installed and maintained in accordance with Australian Standard AS/NZS '1596:2002: 'The storage and handling of LP gas' and the requirements of relevant authorities. Gas cylinders kept close to the building shall have release valves directed away from the building and be located at least 2 metres away from any combustible material. Connections to and from gas cylinders are to be metal.

108. Polymer sheathed flexible gas supply lines to gas meters adjacent to building are not to be used.

B. PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions are to be complied with or addressed prior to issue of a Construction Certificate by the Principal Certifying Authority:

Provision of Services

109. Written clearance from Endeavour Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development must be submitted to the PCA.
110. Certification from an approved telecommunications carrier shall be submitted to Council confirming that satisfactory arrangements have been made to ensure the provision of underground telephone services to the approved development.

Fee Payments

111. Unless otherwise prescribed by this consent, all relevant fees or charges must be paid. Where Council does not collect these payments, copies of receipts must be provided. For the calculation of payments such as Long Service Levy, the payment must be based on the value specified with the Development Application/Construction Certificate.

The following fees are applicable and payable:

- (a) Damage Inspection Fee – relevant where the cost of building work is \$20,000 or more.
- (b) Fee associated with Application for a Permit to Carry Out Work Within a Road, Park and Drainage Reserve.
- (c) Long Service Levy – based on 0.35% of the cost of building work where the costing of the CC is \$25,000 or more.

These fees are reviewed annually and will be calculated accordingly.

Dilapidation Report

112. A dilapidation report is to be undertaken. This shall include clear photos and descriptions of all existing Council infrastructure adjacent to the subject site. A copy of the dilapidation report shall be submitted to Council.

Car Parking and Driveways

113. The internal driveway and car parking area shall be designed in accordance with AS 2890.1-1993 off-street car parking.
114. Internal roadways shall be designed to have a minimum 30 year life having regards to the expected traffic loading.

115. The access treatment off Greendale Road is to be designed in accordance with the Austroads Design Guide and have a minimum configuration of a deceleration lane and localized road widening to accommodate a right turn lane. The intersection treatment is to ensure that any existing driveways are not restricted by the proposed treatment.
116. The intersection treatment is to include a reconstruction of the existing pavement in Greendale Road fronting the development site, with appropriate kerb and guttering and line marking including RPM, edge lines and appropriate street lighting.
117. The intersection treatment is to have appropriate sight distances in and out of Greendale Road.
118. The driveway off Greendale Road is to be widened to accommodate two way traffic movements in accordance with AS 2890.1.
119. A detailed parking design is to be submitted for Traffic Committee approval.
 - The design must clearly indicate staff parking, visitor parking, hearse parking, service vehicle parking and bus and coach parking.
 - The design must comply with AS 2890.1 – 2004 and AS 2890.6 – 2009.
 - Submission of detailed road design for Traffic Committee approval.
120. The proposed access intersection design plan incorporating the provision of a type CHR right-turn storage bay of minimum 120 metres in length and a BAL ' left-turn treatment as proposed in the Revised Traffic and Parking Impact Assessment report should be provided to the satisfaction of Council and should comply with Austroads guidelines.
121. Any proposed landscaping and/or fencing must not restrict sight distance to pedestrians and cyclists travelling along the footpath of Greendale Road.
122. The proponent should ensure that at least 50 metres of No Stopping restrictions are placed along either side of the approach driveway to Greendale Road to ensure uninterrupted traffic flow arriving and departing from the development.
123. "No Stopping" restrictions are to be placed along the full frontage of the development on Greendale Road following the consideration of the Local Traffic Committee.
124. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1 -2004, AS 2890.2 - 2002, and AS 2890.6 - 2009.
125. The provision of off-street car parking shall be to the satisfaction of Council.

126. The internal roads are to be marked with pavement arrows to direct traffic movements in / out of the site and guide traffic circulation on the site.
127. A swept path analysis / plan of the longest vehicle shall be submitted to Council for review and approval, which illustrates the longest vehicle entering and exiting the subject site, as well as manoeuvrability within the subject site, in accordance with Austroads.
128. All vehicles are to enter and leave the site in a forward direction.
129. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a construction certificate.
130. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.
131. All work s associated with the proposed development shall be at no cost to the RMS or Council.
132. Dividing barrier lines shall be provided for a distance of 20 metres on the access road starting from the entry to the site.
133. A 10km/h shared zone is to be provided for the circulatory road within the cemetery with appropriate signposting.
134. Traffic control devices such as low profile road humps (50mm high) shall be provided on the internal roads at 100 metre spacing.
135. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890,1 - 2004, AS 28902 - 2002, and AS 2890,6 - 2009.
136. Goods and/or waste or extraneous material must not be stored in the vehicular maneuvering and parking areas. These areas must be kept clear at all times for the free movement of vehicles.
137. All vehicles must be driven forward onto and away from the development and adequate space must be provided and maintained on the land to permit all vehicles to turn in accordance with Australian Standard 2890.1 Parking Facilities-Off Street Car Parking.
138. The loading and/or unloading of all goods and materials used in conjunction with the development must take place only on site.
139. 370 car parking spaces are to be provided along the sides of the private internal access roads. No parking is permitted in turning heads or within 10m of internal intersections.
140. Car parking spaces and driveways must be constructed of a minimum of two coat finish seal or better. The 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 Council's DCP 2008, and Australian Standard 2890.1 Parking Facilities – Off Street Car Parking.

141. All car parking areas to be appropriately line marked and sign posted in accordance with the approved plans. All customer/visitor/staff parking areas are to be clearly signposted limiting car parking for customers/visitors/staff only. The applicant is to cover the costs of installation and maintenance of the signage.

The on-site parking spaces shown in the approved plans must be identified in accordance with A.S.2890.1 Parking Facilities – Off-Street Car Parking.

142. Directional signage indicating the location of parking, “in” and “out” crossings and directional arrows are to be provided in accordance with the approved plans.
143. Signage is to be erected prohibiting the use of the cemetery road system by learner drivers.
144. The surface of the car park must be maintained to allow for the safe and clear operation of the car park. This includes ensuring line-marking of car parking spaces, and other devices which assist in traffic circulation within the car parking area.

Driveway / Utility Services

145. All driveways are to be graded in such a manner as to provide continuous surface drainage flow paths to appropriate points of discharge. In this context, these are to be into roads or swales, as appropriate, connecting into the major trunk drainage system.
146. Driveways entry points must be located clear of all utility services. It is recommended that discussion be held with the relevant authorities before construction works commence. Council does not accept any responsibility towards these services.

Site Development Work

147. Site development work in the form of excavation, underpinning or shoring works must not take place, until such time as a CC has been issued.
148. All aspects of construction shall comply with the applicable Performance Requirements of the BCA. Compliance with the Performance Requirements can only be achieved by:
 - (a) Complying with the Deemed to Satisfy Provisions; or
 - (b) Formulating an Alternative Solution, which complies with the Performance Requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of (a) and (b).

Notification

149. The certifying authority must advise Council, in writing of the name and contractor licence number of the licensee who has contracted to do or intends to do the work. If these arrangements are changed, or if a contact is entered

into for the work to be done by a different licensee, Council must be immediately informed.

Permit to Carry out Works

150. A separate application for a permit to carry out works must be issued by Council to carry out works in Council's road reserve (Greendale Road), pursuant to Section 138 of the Roads Act, 1993.

On-Site Sewerage Management System

151. An application for Approval to Install an On-site Sewerage Management System pursuant to Section 68 of the Local Government Act is to be submitted to Council for consideration and approval. The application is to be accompanied by a Waste Water Report prepared by a suitably qualified consultant and include specifications of the sewerage system and accreditation details of sewerage treatment system with NSW Health.
152. The Section 68 Application shall include the following details:
 - (a) Detailed specifications of the proposed systems to be installed.
 - (b) Detailed plans of the proposed irrigation area and disposal methods as per the requisite waste water report.
 - (c) Demonstrated accurate calculations of buffer distances from watercourses, dams, buildings and boundaries.
 - (d) The system is to be designed to treat the product of dewatering individual open graves if required.

Drainage

153. Engineering plans will be required defining all physical works necessary on the site and adjacent to it. These plans are to be certified by Council or an accredited certifier.
 - (a) These plans must satisfy the following requirements:
 - i. Council's current Design and Construction specification for subdivisions (as amended), and supplementary code,
 - ii. Council's Trunk Drainage Scheme(s),
 - iii. Council's Development Control Plans,
 - iv. All proposed road and drainage works must adequately match existing infrastructure
 - (b) These plans must incorporate the following:
 - i. A geotechnical report forming the basis of a road pavement design
 - ii. A geotechnical report identifying any contamination of the site, the chemicals present and proposed remediation required
 - iii. A drainage study identifying the location and design required of any drainage channel, or detention basin.

Storm water

154. The applicant shall provide a storm water report with calculations demonstrating that the storm water discharge from the proposed development

will not have a detrimental effect on the existing vegetation, existing water regimes and water quality. The storm water quality treatment and On-Site Detention may need to be provided to maintain the existing hydrological regime and prevent damage to downstream ecosystems.

155. Collection or diversion of water flowing in a watercourse, or over land, must not adversely affect downstream water dependent ecosystems by causing reduced stream flow duration, lengthened periods of no or low flow, or other such impacts, unless it is part of a regional nature.
156. All roads / driveways are to be designed to be graded in such a manner as to provide continuous surface drainage flow paths to appropriate points of discharge. In this context, these are to be into their roads or swales, as appropriate, connecting into the major trunk drainage system.

Dams

157. Prior to the issue of Construction Certificate a decommissioning strategy for those existing dams proposed to be removed is to be prepared and submitted to Council and approved by Council.
158. Prior to issue of a construction certificate the details of the existing dams and the proposed dam works are to be forwarded by the applicant to the Dam Safety Committee for their consideration as to whether the dams should be prescribed for the purposes of the Dam Safety Act.
159. Modification of the existing dams and their spillways must be designed by, and constructed under the supervision of a suitably qualified and experienced person.
160. Dam spillways must be located and designed to handle major storm flows safely.
161. The overflow spillways are not to directly discharge on to any neighbouring property other than through an existing watercourse.
162. The materials used for the banks of the dams are to be comprised of material excavated from the site if suitable. If materials are to be imported from other sites, the applicant is to notify Council of the origin of the fill.
163. The site surface levels are to be designed so that site surface storm water is deflected away from buildings and neighbours' boundary fences and does not cause nuisance or flooding of those areas for storm events less than a 1% AEP.
164. To ensure stability of dam embankments, exposed soil embankments are to be stabilised using appropriate grass species, to the satisfaction of Council. Trees or shrubs are not to be planted on the embankment as roots may provide a seepage path for water and weaken the dam wall.
165. The dam must be designed to handle storm flows and the dam walls are to be sufficiently compacted to prevent seepage or slumping.
166. The dam by wash is not to direct flows onto the downstream toe of the dam wall.

167. The dams are to have a cut off trench that is to be taken down a minimum of 300mm into impervious soil and backfilled with suitable impervious material. The dams are to be lined with impervious material to prevent sub surface water migration into burial plots.
168. The toe of all proposed fill batters is to be at least 3 metres clear of all lot boundaries.
169. The dams are to be maintained in a condition free of noxious aquatic weeds and in a manner that minimises the breeding of mosquitoes.
170. The dams must satisfy the following requirements:
 - (a) Council's current excavation/dam requirements;
 - (b) NSW Agriculture's Guidelines for Dams and Storages (Agfact E5.7, most recent revision).
171. Any modification to the existing dam on the eastern side of the property that straddles the adjoining upstream property and affects the neighbouring property will require an agreement in writing from the owner permitting works on their land and the extent of any earthworks required on neighbouring property is to be shown on Construction Certificate plans.

Vegetation Management Plan

172. A Vegetation Management Plan for the 0.5 ha of Cumberland Plain Woodlands on the site and a Weed Management Plan for the whole site is to be prepared by a suitably experienced and qualified person. The VMP is to be submitted to and approved by Council prior to the issue of a Construction.

Light Management

173. A Light Management Plan shall be submitted to Council for approval prior to release of a Construction Certificate. The Light Management Plan shall ensure that the development does not generate any nuisance light spillage to adjoining properties.
174. Any external lighting is to incorporate full cut-off shielding and is to be positioned so as to not cause any glare or spill over light nuisance within the development or to neighbouring properties or road users.

Engineering Works

175. A traffic management plan is to be submitted to Liverpool City Council's Traffic Committee for approval. Works within the road reserve shall not commence until the traffic management plan has been approved.
176. The traffic management plan is to be prepared by an accredited designer and submitted to and stamp approved by Council via a standard Section 138 Roads Act Permit application available at Council's customer service counter. The stamped approved Roads Act Permit is to be obtained by the PCA. A copy of the stamped approved Roads Act Permit and traffic management plan is to be

available on the works site for inspection at any time by an authorised Council officer.

Retaining Walls

177. Retaining walls or other approved methods necessary to prevent the movement of excavated or filled ground, together with associated subsoil drainage and surface storm water drainage measures, shall be designed strictly in accordance with the manufacturers details or by a practising structural engineer. Retaining walls on any boundary are to be of masonry construction.

C. PRIOR TO WORKS COMMENCING

The following conditions are to be complied with or addressed prior to works commencing on the subject site/s:

Construction Certificates

178. Detailed Civil engineering plans and specifications relating to the work will be required defining all physical works necessary on the site and adjacent to it. These plans are to be endorsed with a CC, in accordance with Section 81A of the Act, and a copy registered with Council.
179. Any Construction Certificate that may be issued in association with this development consent must ensure that any certified plans and designs are generally consistent (in terms of site layout, site levels, building location, size, external configuration and appearance) with the approved Development Application plans.
180. Where this consent requires both engineering and building works to be undertaken, a separate construction certificate shall be issued for each category of works i.e. a separate Civil Engineering CC and a separate Building CC.

Notification / Principal Certifying Authority

181. The applicant shall advise Council of the name, address and contact number of the Accredited Certifier, in accordance with Section 81A (4) of the Act.
182. The PCA must advise Council of the intended date to commence work which is the subject of this consent by completing a notice of commencement of building works or subdivision works form, available from Council's Customer Service Centre. A minimum period of two (2) working days notice must be given.

Site Facilities

183. The following facilities shall be installed on the site:
 - (a) Sediment and erosion control measures. On-the-spot fines may be issued by Council where maintenance or measures is inadequate. Access is only to be provided to the site via an all weather driveway. All sediment and erosion control measures shall be maintained on site, until

such time as the site has been turfed and landscaped.

- (b) A temporary builders' toilet complying with the requirements of CI 78G of the regulations.
- (c) Adequate refuse disposal methods and builders storage facilities. Builders' wastes, materials or sheds are not to be placed on any property other than that which this approval relates to. All builders waste and excess fill to be removed from the site prior to occupation.

Site Notice Board

- 184. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited, and
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

Notification of Service Providers

- 185. Approval, in the form of stamped Construction Certificate plans, is to be obtained from Sydney Water to verify that the development meets its requirements concerning the relationship of the development to any water mains, sewers or storm water channels.

Facilities

- 186. Toilet facilities must be available or provided at the work site and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site. Each toilet must:
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

Construction Requirements / Site Facilities

- 187. Adequate refuse disposal methods and builders storage facilities shall be installed on the site. Builders' wastes, materials or sheds are not to be placed on any property other than that which this approval relates to.
- 188. Access to the site must be provided only via the all weather driveway on the property and is not to be provided from any other site, or location.
- 189. No work or craning shall be undertaken within any adjoining public lands without the prior written consent of Council. In this regard Council may require a Traffic Management Plan to be submitted before giving its approval.

Environmental Management

190. An Environmental Management Plan (EMP) shall be developed and submitted to the Principal Certifying Authority for approval. The EMP shall provide a comprehensive and complete action and implementation plan to ensure that the anthropological and natural environment is not unacceptably impacted upon by the proposal. The EMP shall include but not be necessarily limited to the following measures:
 - (a) Measures to control noise emissions from the site;
 - (b) Measures to suppress odours and dust emissions;
 - (c) Selection of traffic routes to minimise residential noise intrusions;
 - (d) Soil and sediment control measures;
 - (e) Measures to identify hazardous and industrial wastes and the procedures for removal and disposal including asbestos; and
 - (f) Community consultation
191. The development, including construction, shall not result in any contamination or any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land, or adjoining property.
192. Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.
193. Existing hydrological regimes shall be maintained so as not to negatively impact vegetation to be retained on site and downslope/downstream of the site.
194. Any runoff entering the areas of vegetation to be retained shall be of an equivalent or better quality, and of a similar rate of flow to present levels.
195. Adequate soil and sediment control measures shall be installed and maintained. Furthermore, suitable site practices shall be adopted to ensure that only clean and unpolluted waters are permitted to enter Council's stormwater drainage system during construction/demolition. Measures must include, as a minimum:
 - (a) Siltation fencing;
 - (b) Protection of the public stormwater system; and
 - (c) Site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.
196. Any fill material imported on to the premises must be Virgin Excavated Natural Material (VENM). Validation certificates from a recognised and qualified consultant or geotechnical engineer verifying the material is free of contaminants, prior to transportation to and placing of VENM on the premises.
197. The development, including all works and demolition, must comply with the requirements of the Contaminated Land Management Act, 1997, State Environmental Planning Policy No. 55 - Remediation of Land, and Managing Land Contamination - Planning Guidelines (DUAP/EPA. 1998).
198. Prior to any works being carried out on adjoining properties written permission from the relevant owner must be obtained and submitted to Council.
199. Before commencement of any works requiring the removal of any ground cover, suitable soil erosion protection measures must be implemented in

accordance with Council design and construction specifications and in accordance with the Managing Urban Stormwater Soils and Construction, also known as the Blue Book produced by the NSW Department of Housing guidelines produced. Such measures may include but need not be limited to sediment traps or ponds, diversion banks and silt fencing. All exposed areas of soil must be turfed or seeded and mulched immediately following completion of earthworks.

200. All excavated material not required for the construction of the development is to be disposed of at a licensed waste disposal facility. Written documentation confirming that this condition has been met is to be submitted to Council prior to the operation of the development.
201. No storage of waste materials is permitted on the premises. All waste materials are to be disposed of at a licensed waste facility.
202. The site is to be kept in a clean and tidy manner at all times. All grass is to be maintained and mowed at regular intervals.
203. To maintain the amenity of the area and adjoining premises and limit intrusive or offensive noise generation, the activities on the site are restricted to between the hours of 7.00am to 7.00pm each day Monday to Friday and 8.00am to 6.00pm each Saturday, Sundays and public holidays. The gates to the cemetery are to be secured shut outside of these hours.

Trees

204. All existing trees that are not approved for removal shall be protected from damage during site works. This protection is to consist of a temporary fence being erected a minimum of three (3) metres from the main trunk of each tree. Trees may be fenced off in clusters where it is not practical to fence individual trees. There is to be no storing of materials or washing machinery, or changing of the existing soil levels within these fenced areas.

D. DURING CONSTRUCTION

The following conditions are to be complied with or addressed during construction:

Building Work

205. In the case of a class 1 or 10 building, critical stage inspections must be carried out by the appropriate person in accordance with the EP&A Regulation, with Compliance Certificates issued for each inspection. The last critical stage inspection must be carried out by the PCA. The following components of construction are relevant:
 - (a) after excavation for, and prior to the placement of, any footings; and
 - (b) prior to pouring any in-situ reinforced concrete building element; and
 - (c) prior to covering of the framework for any floor, wall, roof or other building element, and
 - (d) prior to covering waterproofing in any wet areas, and
 - (e) prior to covering any storm water drainage connections; and
 - (f) after the building work has been completed and prior to any occupation

certificate being issued in relation to the building.

Note: These certificates or documentary evidence must be submitted to Council with any OC issued for the development.

206. In the case of a class 2, 3 or 4 building, critical stage inspections must be carried out by the appropriate person in accordance with the EP&A Regulation, with Compliance Certificates issued for each inspection. The last critical stage inspection must be carried out by the PCA. The following components of construction are relevant:

- (a) after excavation for, and before the placement of, any footings, and
- (b) prior to covering of waterproofing in any wet areas for a minimum of 10% of rooms with wet areas within a building, and
- (c) prior to covering any storm water drainage connections; and
- (d) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Note: These certificates or documentary evidence must be submitted to Council with any OC issued for the development.

207. In the case of a class 5, 6, 7, 8 or 9 building, critical stage inspections must be carried out by the appropriate person in accordance with EP&A Regulation, with Compliance Certificates issued for each inspection. The last critical stage inspection must be carried out by the PCA. The following components of construction are relevant:

- (a) after excavation for, and before the placement of, any footings, and
- (b) prior to covering any storm water drainage connections; and
- (c) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Note: These certificates or documentary evidence must be submitted to Council with any OC issued for the development

208. Compliance certificates issued by an appropriately accredited person or documentary evidence shall be supplied to the Principal Certifier, for the following components of construction:

- (a) Erosion controls, site works and site setout;
- (b) Foundations, before placing concrete or covering;
- (c) External drainage lines, prior to backfilling;
System
- (d) On completion of the structure

Hours of Construction Work and Deliveries

209. Construction work/civil work/demolition work, including the delivery of materials, is only permitted on the site between the hours of 7:00am to 5:00pm Monday to Saturday. No work will be permitted on Sundays or Public Holidays, unless otherwise approved by Council.

Security Fence

210. A temporary security fence to WorkCover Authority requirements is to be provided to the property during the course of construction.

Note. Fencing is not to be located on Council's road reserve area.

Termite Protection

211. To protect new buildings from subterranean termite, termite barriers must be installed in accordance with AS 3660.1 to the underside and penetrations of any new concrete slab floors. In addition a durable notice must be permanently fixed inside meter boxes 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;
- (d) The need to maintain and inspect the system on a regular basis

Certification from a licensed pest controller shall be submitted to the PCA certifying that the termite protection system installed complies with AS3660.1.

General Site Works

212. If during any potential site works, significant odours and / or evidence of gross contamination not previously detected are encountered, or any other significant unexpected occurrence, site works should cease in that area, at least temporarily, and the environmental consultant should be notified immediately to set up a response to this unexpected occurrence.
213. All excavated material not required for the construction of the landscaped mound is to be disposed of at an EPA licensed waste disposal facility. Written documentation confirming that this condition has been met is to be submitted to Council prior to the operation of the development.
214. Trees may be removed within 3 metres of the approved structures. No trees are to be removed outside the area stated without the prior consent of Council. This condition only applies when a construction certificate has been issued.

Erosion Control

215. Erosion and sediment control measures shall be designed in accordance with the requirements of Liverpool DCP and Council specifications, and to the satisfaction of the PCA.
216. Approved measures shall be implemented prior to commencement and maintained during construction and until all disturbed areas have been revegetated and established to the satisfaction of the PCA.
217. All disturbed areas shall be progressively stabilised and/or revegetated so that no areas remain exposed to potential erosion damage for a period of greater than 14 days.
218. Sediment and erosion control measures are to be adequately maintained during the works until the establishment of grass.

219. Vehicular access to the site shall be controlled through the installation of wash down bays or shaker ramps to prevent tracking of sediment or dirt onto adjoining roadways. Where any sediment is deposited on adjoining roadways is shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation.
220. Adequate soil and sediment control measures shall be installed and maintained. Furthermore, suitable site practices shall be adopted to ensure that only clean and unpolluted waters are permitted to enter Council's storm water drainage system or any watercourse during construction/demolition. Measures must include, as a minimum:
 - (a) Siltation fencing;
 - (b) Protection of the public storm water system; and
 - (c) Site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.

Vegetation

221. All existing trees and areas of native vegetation not identified for removal on approved plans of the proposed development shall be protected from damage during site works. This protection shall consist of 1800mm high protective fencing, securely installed beneath the outer canopy of any tree to be retained. Trees may be fenced off in clusters where it is not practical to fence off individual trees. There shall be no storing materials, washing machinery or changes to existing soil levels within the fenced areas.
222. A monitoring report on the progress of the Vegetation Management Plan's implementation shall be prepared and submitted to Council upon completion of the primary planting and then at six monthly intervals until the end of the two year maintenance period. A final report shall also be submitted upon completion of the maintenance period.
223. Clearing of bushland in addition to any clearing approved for this Development Application, whether it be removal of trees, groundcover or understorey, requires development consent.
224. No known environmental or noxious weeds or known invasive plant species shall be included in the landscaping/revegetation.
225. Cleared (weed free) native vegetation (timber, small branches and leaf litter) shall be reserved and stockpiled for re-use in rehabilitation works, such as mulching.
226. Mulch generated from exotic trees or other weed species cleared shall not be used on site. It shall be removed from the site and disposed of appropriately and in accordance with legislative requirements.
227. Any imported soil and/or mulch shall be free of contaminants, seed and propagules of weeds and undesirable species. Mulch shall not be used on flood liable land.
228. A permanent fence shall be constructed to protect, conserve and prevent access to the bushland onsite as indicated on the approved plans. The fence

shall provide access for fire fighting vehicles and be maintained in good condition at all times.

Water Quality

- 229. Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.
- 230. Existing hydrological regimes shall be maintained so as not to negatively impact vegetation to be retained on site and down slope / downstream of the site.
- 231. Any runoff entering the areas of vegetation to be retained shall be of an equivalent or better quality, and of a similar rate of flow to present levels.
- 232. The development, including construction, shall not result in any increase in sediment deposition into any water body, wetland, bushland or environmentally significant land.
- 233. Waste water from the washing of concrete forms or trucks is not to enter the storm water drainage system or water courses and leave the site.
- 234. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated spoil material.
- 235. All soil erosion measure required to be put in place prior to the commencement of construction works are to be maintained during the entire construction period until disturbed areas are restored by turfing, paving or revegetation.

Air Quality

- 236. Dust screens shall be erected and maintained in good repair around work areas of the site during land clearing, demolition, and construction works.
- 237. Where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, dust is to be suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots the PCA may direct that such work is not to proceed.
- 238. All vehicles involved in the delivery, demolition or construction process departing from the property shall have their loads fully covered before entering the public roadway.
- 239. No fires are to be lit or waste materials burnt on the site.

Stock piles

- 240. All topsoil, sand, aggregate, spoil or any other material shall be stored clear of any drainage line, easement, water body, storm water drain, footpath, kerb or road surface and there shall be measures in place in accordance with the approved erosion and sediment control plan.

Filling

241. Where site filling is necessary, it must be carried out in accordance with Council's Construction Specification (as amended), AS3798 Guidelines for Earthworks for Commercial and Residential Development (as amended) and approved drawings by the accredited certifiers or Council. A minimum of 95% standard compaction must be achieved and certified by a suitably qualified geotechnical engineering consultant. Testing is to be in accordance with Council's specifications.
242. Records of the following must be submitted to the principal certifying authority monthly and at the completion of earth works:
 - (a) The source (including the address and owner of the source site), nature and quantity of all incoming loads including the date, the name of the carrier, and the vehicle registration.
 - (b) The results of a preliminary contamination assessment carried out on any fill material in the development.
 - (c) The results of any chemical testing of fill material.

Traffic Management

243. All works within the road reserve are to be at the applicant cost and all signage is to be in accordance with the RMS's Traffic Control at Worksites Manual and the RMS's Interim Guide to Signs and Markings.
244. If a works zone is required, an application must be made to Council's Transport Planning section. The application is to indicate the exact location required and the applicable fee is to be included. If parking restrictions are in place, an application to have the restrictions moved will need to be made.
245. Notice must be given to Council's Transport Planning section of any interruption to pedestrian or vehicular traffic within the road reserve, caused by the construction of this development. A Traffic Control Plan, prepared by an accredited practitioner must be submitted for approval, 48 hours prior to implementation. This includes temporary closures for delivery of materials, concrete pours etc.
246. Applications must be made to Council's Transport Planning section for any road closures. The applicant is to include a Traffic Control Plan, prepared by a suitably qualified person, which is to include the date and times of closures and any other relevant information.

Graffiti

247. A graffiti resistant coating shall be applied to any fences or structures that have frontage to a public area, for example a roadway.

Contamination

248. The development, including all civil works and demolition, must comply with the requirements of the Contaminated Land Management Act, 1997, State Environmental Planning Policy No. 55 – Remediation of Land, and Managing Land Contamination – Planning Guidelines (Planning NSW/EPA 1998).

249. All fill introduced to the site must undergo a contaminated site assessment. This assessment may consist of either:
- (a) a full site history of the source of the fill (if known) examining previous land uses or geotechnical reports associated with the source site to determine potential contamination as per the NSW DECCW 'Waste Classification Guidelines' April 2008; or
 - (b) clearly indicate the legal property description of the fill material source site;
 - (c) provide a classification of the fill material to be imported to the site in accordance with the 'NSW DECCW 'Waste Classification Guidelines' April 2008.
 - (d) a chemical analysis of the fill where the site history or a preliminary contamination assessment indicates potential contamination or contamination of fill material; and
 - (e) must provide Council with copies of validation certificate verifying the material to be used is free of contaminants and fit for purpose re use in residential, commercial or industrial use.
250. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and the accredited certifier immediately after discovery. A Section 96 Application under the EP&A Act shall be made for any proposed works outside the scope of the approved development consent.

E. PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

The following conditions are to be complied with or addressed prior to issue of either an Interim or Final Occupation Certificate by the Principal Certifying Authority:

Certificates

251. The premises must not be utilised until an OC is issued by the PCA. Copies of all documents relied upon for the issue of the OC must be attached to the OC and registered with Council.
252. Two (2) copies, both marked in red of a "Work as Executed" drawing must be submitted to and approved by Council identifying all features of the physical work as set out in Council's specification.
253. The Principal Certifying Authority shall ensure that all compliance certificates required by this development consent are referenced to the condition consent number. The Compliance Certificate is to state that the works as constructed comply fully with the required condition of consent being acted on by the certifier.
254. All required Compliances Certificates for the critical stage inspections carried out prior, during and at the completion of construction, must be submitted to Council together with the required registration fee payment.

255. A final fire or interim safety certificate is to be attached to any OC, except in the case of a Class 1a or Class 10 building(s). This must include all the “essential fire services” installed in the building.
256. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be submitted to the PCA.
257. The following compliance certificates will be required to be submitted with an application for an Occupation Certificate. The list indicative only and assumes a conventional design. Other compliance certificates may be required for “one off” components not covered by this list. All compliance certificates are to be submitted by the accredited certifier for the development.

(a) General Certificates:

- i. Lodgement of Bonds
- ii. Filling
- iii. Geotechnical Testing and Reporting Requirements
- iv. Service Authority Clearances

(b) Construction:

- i. Implementation of Soil Erosion Plan (several required at appropriate stages)
- ii. Implementation of Traffic Control Plan
- iii. Log book listing details of all inspections undertaken during construction
- iv. String Line all roads prior to seal
- v. Road pavement
 - Subgrade (Reduced Levels, Roller Test)
 - Each Sub base Layer (Depth, Roller Test)
 - Base Course Layer (Depth, Roller Test)
 - Wearing Course (Depth, grading)
 - Subsoil Drains
 - Service Crossings

(c) Pipework:

- i. Trench Excavation (Line, Grade, Location)
- ii. Bedding (Type, compaction)
- iii. Pipework (before backfill)
- iv. Backfill (compaction)

(d) Stormwater Pits:

- i. Pit Base
- ii. Walls
- iii. Lintel sizes
- iv. Steel reinforcement (if required)

(e) Kerb and Gutter:

- i. Kerb line and level
- ii. Concrete compaction
- iii. Finish
- iv. Kerb Line, level and profile.

- (f) Footpath formed to profile
- (i) Traffic management works undertaken in accordance with construction certificate Traffic Management Plan
- (j) Final inspection

Road Works

258. Full formation and full width road construction shall be constructed at Greendale Road adjacent to the subject land for the full frontage and is to include kerb and gutter, drainage, pavement construction, sealing and service adjustments in accordance with Council's current design and construction specification for subdivision (as amended) and to the satisfaction of the roads authority if within an existing dedicated road reserve, or by the roads authority or principal certifier if not within a dedicated road reserve.
259. Two copies, both marked up in red, of a "Work As Executed Plan", prepared by a registered surveyor, must be submitted to and approved by Council clearly showing all aspects of the constructed Drainage and/or On-site Detention systems. The plan must include:
- (a) Sufficient levels and dimensions to verify the constructed storage volumes
 - (b) Location and surface levels of all pits.
 - (c) Invert levels of the internal drainage line, orifice plates fitted and levels within the outlet control pit.
 - (d) Finished floor levels of all structures and driveways
 - (e) Verification that trash screens and/or GPT's have been installed
 - (f) Locations and levels of any overland flow paths
 - (g) The work-as-executed plan information should be shown on a stamped copy of the approved civil works drawings.

Smoke Alarms

260. Should the construction of the development (bulkheads etc) reveal that the smoke detectors cannot operate effectively; additional smoke detectors may be required to be installed in order that the detectors effectively protect the occupants of the building in accordance with the provisions of BCA Part 3.7.2.

Lighting

261. Any external lighting is to incorporate full cut-off shielding and is to be mounted so as to not cause any glare or spill over light nuisance within the development, neighbouring properties or road users.

Landscaping

262. Upon completion of the approved landscape works associated with the development and prior to the issue of any OC, an Implementation Report is to be submitted to the PCA attesting to the satisfactory completion of the landscape works in accordance with the approved landscape plan. The report is to be prepared by a suitably qualified person.

Disabled Access

263. Access, parking and facilities for persons with disabilities to be provided in accordance with the provisions of the BCA.

On-Site Sewerage Management System

264. Prior to the issue of any Occupation Certificate for an Approval to Operate, the On-Site Sewerage Management System is to be issued by Council in accordance with Section 68 of the Local Government Act

G. CONDITIONS RELATING TO USE

The following conditions relate to the ongoing use of the premises:

Goods in Building

265. All materials and goods associated with the use shall be contained within buildings at all times.
266. All waste materials generated as a result of the development are to be disposed at a facility licensed to receive such waste.

Waste Storage Area

267. Waste bins must be stored in designated garbage/ trade refuse areas, which must be kept tidy at all times. Bins must not be stored or allowed to overflow in parking or landscaping areas, must not obstruct the exit of the building, and must not leave the site onto neighbouring public or private properties.

Hours of Operation

268. The hours of operation of the cemetery are limited to Monday to Sunday from 8.00am to 6.00pm. The gates to the cemetery are to be secured shut outside of these hours.
269. The hours of operation of the on-site office and administration building are limited to Monday to Friday from 8.30am to 5.00pm.
270. Funeral services are only to occur between Monday and Friday with a maximum of four per day.
271. Funeral services are to be scheduled to occur outside of the peak am and pm periods and take into consideration school traffic along Greendale Road. No burial or funeral service is to occur on site earlier than 10.00am or later than 3.00pm.
272. The scheduling of services is to allow an adequate time between each service to minimise cumulative traffic impacts.

Delivery hours and vehicles

273. Delivery and service vehicles generated by the development are limited to:

-Monday to Friday 8am to 5pm
-Saturday: 9am to 5pm
-Sunday: 9am to 5pm

Environment

274. The use of the premises shall not give rise to the emission into the surrounding environment of gases, vapours, dusts or other impurities which are a nuisance, injurious or prejudicial to health.

Landscaping

275. Landscaping shall be maintained in accordance with the approved plan, in a healthy state and in perpetuity by the existing or future owners and occupiers of the development.

If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species, and similar maturity as the vegetation which has died or was removed.

An annual report shall be submitted to Council, for the 3 years following issue of the OC, certifying that the landscaping works have been satisfactorily maintained.

Vegetation Maintenance Period

276. A monitoring report shall be submitted to Council following completion of the primary planting the subject of the Vegetation Management Plan. Following the planting phase and submission of the first monitoring report, a minimum two year maintenance period relating to the works the subject of the approved Vegetation Management Plan shall be undertaken. Monitoring reports shall be submitted to Council at 6 monthly intervals following planting.

Operation of the facility

277. The use and operation of the premises shall comply with the requirements of Schedule 2 (Part 4 - Standards for Mortuaries) of the Local Government (General) Regulation 2005, under the Local Government Act 1993 & the Public Health (Disposal of Bodies) Regulation 2002 under the Public Health Act 1991.

Pollution

278. Any chemical or pesticides applied on the property shall be carried out in accordance with the requirements of the Protection of the Environment Operations Act 1997, Pesticides Act 1999, Office of Environment and Heritage, EPA and WorkCover NSW.
279. The premises shall not at any time cause "water pollution" or "pollution of waters" as defined in the POEO Act. In particular the breach is stipulated in Part 5.3, Section 120 of the POEO Act.

Emergency Evacuation Plans

280. An emergency evacuation plan must be prepared, maintained and implemented for any building (other than a temporary structure) used for the assembly of people.
281. An emergency evacuation plan is a plan that specifies the following:
- (a) the location of all exits, and fire protection and safety equipment,
 - (b) the number of any fire safety officers,
 - (c) how the public are to be evacuated from the building / site in the event of a fire or other emergency.
282. Any fire safety officers must have appropriate training in evacuating persons in the event of a fire or other emergency.

Independent Compliance Audit

283. One (1) year after the date of this consent and every two years thereafter, the applicant shall commission and pay the full cost of an independent compliance audit of the development. The audit must:
- a) be undertaken by a suitably qualified, experienced and independent person whose appointment has been approved by Council's Director of Planning (or equivalent);
 - b) be consistent with *ISO 19011:2002 Guidelines for Quality and/or Environmental Systems Auditing*, or updated versions of this guideline;
 - c) assess whether the development is complying with the conditions of development consent and other applicable approval conditions; and
 - d) identify any areas of non-compliance that require rectification.

Within three months of commissioning of this audit, the applicant is to submit a copy of the draft audit report to Council's Director of Planning. The Director may then request any reasonable supplementary work to ensure the final audit report complies with the above terms of reference and any such request is to be made by the Director within two weeks of the date of receipt of the draft audit report.