

JOINT REGIONAL PLANNING PANEL
(SYDNEY EAST)

JRPP No	JRPP Reference Number 2011SYE102
DA Number	DA135/2011
Local Government Area	Burwood
Proposed Development	Mixed commercial and residential development
Street Address	No 5-9 Wilga Street Burwood
Applicant/Owner	PSR Developments Pty Ltd
Number of Submissions	Five(5)
Recommendation	Approval with Conditions
Report by	Brian Olsen, Manager Building & Development

NO. 5-9 WILGA STREET, BURWOOD – DA 135/2011 – DEMOLITION OF EXISTING DWELLINGS AND CONSTRUCTION OF A MIXED COMMERCIAL AND RESIDENTIAL DEVELOPMENT OVER BASEMENT CAR PARKING (JRPP NO. 2011SYE103)

Trim No: 11/49486

Applicant: PSR Developments Pty Ltd
Location: Northern side of Wilga Street, between Burwood and Shaftesbury Roads
Zoning: Mixed Use B4 – Burwood Town Centre LEP 2010

Proposal

The subject DA proposes 2 buildings over 2 basement car parking levels, consisting of 67 residential units (19x1br, 46x2br, 2x3br) and a commercial suite:

Building A (Wilga Street Frontage):

- 9 storeys plus mezzanine
- 46 apartments (16x1 bed, 30x2 bed)
- 126m² of commercial/retail space

Building B (Rear):

- 5 storeys
- 21 apartments (3x1 bedroom + study, 16x2 bed, 2x3 bed)

Total Floor Space Ratio proposed – 3:1

Car parking – 81 spaces

Background

The subject application was submitted on 23 August 2011 and public notification concluded on 21 September 2011. A Briefing Meeting with JRPP was held on 19 October 2011. Amended plans were submitted by the applicant on 14 November 2011 to address solar access issues, parking and traffic matters.

Statutory Requirements

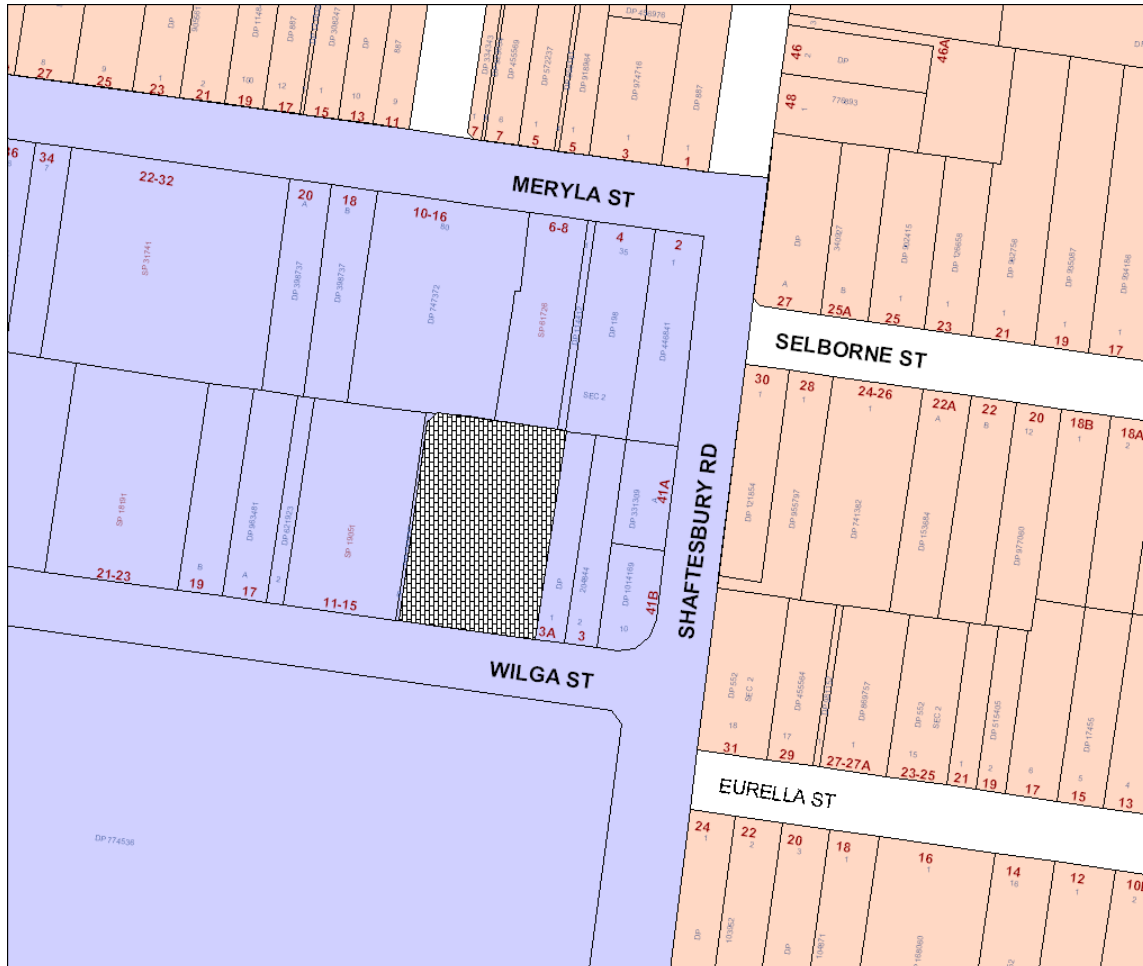
Heads of Consideration

The application is assessed under the provisions of Section 79C of the Environmental Planning and Assessment Act 1979, which includes:

- The provisions of an environmental planning instrument – Burwood Town Centre LEP 2010
- SEPP 65 – Design Quality of Residential Flat Buildings and the Residential Flat Design Code
- The provisions of Development Control Plans (DCP) Part 36 – Burwood Town Centre
- The impact of the development in relation to:
 - The context and setting of the development
 - The impact of the natural and built environment
 - Shadowing of adjoining properties
 - Traffic impacts
 - Streetscape and urban design issues
 - Crime prevention through environmental design
- The suitability of the site for development

- The public interest
- Social and economic impact
- Submissions made under the Act and Regulations

Locality



Site and Surrounding Area

The site has an area of 1,881.3m², a Wilga Street frontage of 35.21m, an average depth of 53.415m, and has a fall of approximately 2m from its north western corner to its south eastern Wilga Street corner. Improvements on the site include 3 single storey cottages, which are to be demolished.

A 3 storey residential flat building is located to the west of the site, single storey dwellings to the east, a mix of 2 and 3 storey residential buildings to the north, and Westfield Shopping Centre is located across Wilga Street.

Assessment

The application is assessed under the development standards of Burwood Town Centre LEP 2010 – Mixed Use B4 zoning, and the controls under Burwood DCP Part 36 – Burwood Town Centre. The site is located within the Perimeter Area under DCP Part 36.

<i>Development Standard</i>	<i>Permitted/Required</i>	<i>Proposed</i>	<i>Compliance</i>
<u>LEP 2010</u>			
Floor Space Ratio	3:1	3:1	Yes
Building Height	30m	Pt. 17.5 & Pt. 30m	Yes
Building Height Plane	Eastern side of Shaftesbury Road	Building Height Plane allowed for	Yes
Minimum Lot Size	500m ²	1,881.3m ²	Yes
Architectural Roof Features	Aesthetic contribution, create variety in skyline, promote design excellence	Included in design of building	Yes
<u>DCP PART 36</u>			
Street Front setback	Wilga Street – 3m	3m	Yes
Communal Open Space	Landscape of 3m street front setback	Inadequate landscaped (can be conditioned)	Yes
Apartment Mix	Mix of 1, 2 & 3 bedroom units	19x1br, 46x2br, 2x3br	Yes
Apartment Size	1br – min. 50m ² 2br – min. 70m ² 3br – min. 95m ²	1br – min. 60m ² 2br – min. 84m ² 3br – min. 106m ²	Yes Yes Yes
Building Depth	18m	Varies: 11m-17m	Yes
Ceiling Height	Commercial – min. 3m Residential – min. 2.7m	3.9m 2.7m	Yes Yes
Building Setback	Northern Boundary: 4 storey – 6m 5 storey – 9m Western Boundary: <u>Building A</u> 4 storey – 6m 5 storey – 9m 9 storey – 12m <u>Building B</u> 4 storey – 6m 5 storey – 9m Eastern Boundary: <u>Building A</u> 4 storey – 6m 5 storey – 9m 9 storey – 12m Building B	6m 9m 0m 0m 3m (plus Mezzanine) 0m 7m 3m 3m 6m	Yes Yes No No No No No No No No

	4 storey – 6m 5 storey – 9m	0m 7m	No No
	Southern Boundary: 4 storey – 6m 5 storey – 9m	6m 9m	Yes Yes
Street Setback	3m	0, 2 & 3m	Yes/No
Building Separation	Between Building A & B: 0-4 storey – 12m 5 storey – 18m	12m 13.5-15m	Yes No/Yes
Private Open Space	1 & 2br – 8m ² min. 3br – 10m ² min.	6.5-10m ² 29m ²	Yes Yes
Storage Areas	1br – 6m ³ (50% within unit) 2br – 8m ³ (50% within unit) 3br – 10m ³ (50% within unit)	3.5-4m ³ 4m ³ 5m ³ Private storage areas are provided within the basement car parking levels	Yes Yes Yes
Safety & Security	Satisfy Crime Prevention and Safety Plan, clear sight lines of entry, lighting of common area	Satisfactory	Yes
Access & Mobility	Access for people with mobility impairment AS1428.1, AS1428.2 & AS1428.4 accessible units & visitor car spaces	12 accessible units & 10 access car spaces	Yes
Energy Efficiency & Sustainability	Basix Certificate & commercial 4.5 star NABERS	Basix Certificate & ABSA Certificate to achieve 4.5 star NABERS	Yes
Car Parking	1 & 2br units: 65 3br units: 3 1 commercial: 1 Residential; visitors: 12 Total: 81	81	Yes
Bicycle Storage	22 bays (1 per 3 suites)	22	Yes

Side Boundary Setbacks

The Compliance Table reveals non-compliance with the Residential Flat Design Code (RFDC) in regard to the eastern and western side boundary setback. Council interprets the setback requirements to be met, where each adjoining site or development, satisfy the setback on an equal basis i.e. 50% of the setback.

Council has in relation to a previous residential development in at No. 17 Wilga Street, approved of a 0m setback from the side boundary in 2010. In that instance, the site had

a width of 15.57m, and proposed a ten (10) storey building along its Wilga Street frontage and a 4 storey building at the rear. The 0m side setbacks were supported by Council's Urban Design Consultant and Town Planning Consultant, on the basis that the development would set a new desired building form and character for development on the northern side of Wilga Street, i.e. the development provides "a high quality infill building which in time, will become part of a varied streetscape and creates a model for narrow sites in the area". This sets an 8 storey street wall with a setback on levels 9 and the mezzanine, for the northern side of Wilga St., which is justified to a certain extent by the building form of the Westfield Shopping Centre on the southern side of Wilga St. The development at No 17 Wilga St is currently under construction.

At the Pre-DA stage for redevelopment of No 5 & 7 Wilga St, Council's Urban Design Consultant supported a 0m side boundary setback for the development on the same basis as No 17 Wilga St., except that No 9 Wilga St would be an "isolated" site. No. 9 Wilga St has since been included with this application, and the applicant has incorporated the same architectural building design.

Council's approval of the development at No. 17 Wilga Street sets the precedent for the future character of the northern side of Wilga St. The subject application for No.5-9 Wilga Street is similar to No. 17 Wilga Street, and objections are not raised to the 0m side setbacks as proposed, on planning grounds.

Street Setback

DCP Part 36 requires a minimum 3m setback from the street boundary. The intent of the setback is to improve the public domain and character of the urban area. Building A proposes a street awning over 4/5ths of the frontage width of Wilga St., and a 1m projection over this area, from level 1 to level 8, consisting of habitable rooms and balconies/terraces.

Notwithstanding the DCP requirement, Council has previously approved of a 1m projection, above the street awning level, for the development at No 17 Wilga St. The projection included habitable rooms and balconies for 7 residential levels, however, an awning was not included. Given that Council has supported a 1m projection to the 3m setback, the proposed projections at the two street ends of Building A are not objected too. However, the projection of the street awning is considered excessive and it is recommended that the awning have a similar setback. This can be dealt with by way of a condition.

Bicycle Storage

Council's Traffic section recommends a ratio of 1 bicycle storage area for every 3 residential units, in accordance with the Australian Standards. 22 storage spaces are necessary and the amended plans received on 14 November provide adequate storage for 22 bicycles.

Building Separation

The separation between the 2 buildings varies between 13.5m and 15m. The minor variation to the RFDC recommendations of 15m is not considered significant. The amended plans lodged on 14 November 2011, took into account the winter solar access to the ground level residential units of Building A, which is located to the south of Building B. The central court yard does not receive solar access in midwinter, however, the amenity of the occupants of the residential units are not impacted upon.

SEPP No. 65 – Design Quality of Residential Flat Development

The application has addressed the Design Quality Principles satisfactorily in Design Statement and SEPP 65 Report. The applicant's discussions of the principles and planning comments are as follows:

1. Principle 1: Context

The applicant states that the proposed development reinforces the envisaged context of future development for the transition and perimeter areas in the Burwood Town Centre.

Comment

This statement is agreed with.

2. Principle 2: Scale

The proposal complies with LEP 2010 Building Heights, the required setback from the street and satisfies the RFDC in terms of building separation and scale.

Comment

The maximum height and scale of the buildings are satisfactory.

3. Principle 3: Built Form

The applicant's comments are "in terms of built form, the front building (Building A) has a street façade in tripartite form, containing building materials in distinct horizontal bands. Furthermore the front façade is articulated vertically with deep recesses and expresses external lift foyers. These separate the façade into vertically proportioned bays. The façade is comprised of the balance of horizontal and vertical portions. Building B is set back 12m from Building A in its central section. There are no windows to habitable rooms in Building B within 12m from Building A. This complies with the SEPP 65 RFDC building separation for visual and acoustic privacy. Building B is set back 6m from the rear boundary, so that any future development on the adjoining property to the south is able to have the same setback and the SEPP 65 RFDC recommendations for separation will be met."

Comment

The above comments are agreed with.

4. Principle 5: Density

The applicant states that "the FSR is 3:1 and complies with Burwood Town Centre LEP 2010. The maximum allowable FSR that is used for the proposal creates a building form where the DCP height limits, setbacks and SEPP 65 Amenity separations can be achieved without compromising the development or its neighbours".

Comment

The comments are agreed with.

5. Principle 5: Aesthetics

The applicant states that "the overall effect is of buildings that are well proportioned and rich in detail. They will make a positive contribution to the desired future character that is envisaged for the Burwood Town Centre".

Comment

The comments are supported.

6. Principle 6: Landscape

"An internal landscape courtyard separates the 2 buildings and to the rear of the site, Building B is setback 6m (from the northern boundary). This 6m setback zone is designated for seep soil and is 210m² in area. The internal courtyard is a series of connected terraced spaced of hard and soft landscaping that rise gradually towards the middle. Its function is to provide a point of visual interest and pleasant outlook for the living areas in Building A. The deep soil zone towards the rear is densely landscaped and serves as a privacy buffer for the living areas in Building B from the apartment buildings to the rear of the site".

Comment

The landscaping of the site has been given consideration and is considered acceptable. Privacy and noise screening with landscaping will be necessary along the eastern boundary with No 3A Wilga St.

7. Principle 7: Amenity

The applicant has noted that the design of the residential units, separation of the building, provision for disabled access, solar access, ventilation, orientation have been incorporated to satisfy the RFDC.

Comment

The comments are supported.

8. Principle 8: Resource, Energy & water Efficiency

The Basix requirements are satisfied, however, stormwater harvesting is not included.

Comment

The harvesting of stormwater is recommended for watering of landscaped areas, and this can be dealt with by way of a condition.

9. Principle 9: Social Dimensions

"The mix of apartments is acceptable with one, two and three bedroom apartments provided. Also within this mix, 20% of the apartments have been designed in accordance with AS1428.2 for people with a disability in terms of the spatial requirements for an accessible apartment".

Comment

This principle is satisfactory complied with.

10. Principle 10: Safety & Security

The applicant has considered the access from the street to the rear building, separate access to the commercial use, and an audio/video intercom system, as well as a boom gate for the safety of future residents.

Comment

This principle has been addressed.

NSW Residential Flat Design Code (RFDC)

The documentation under the RFDC, identify the development guidelines of the code – building depth, setbacks from boundaries, floor space ratio, deep soil zones, landscape design, open space, orientation, building entry/safety, parking, visual privacy,

apartment layout and size, apartment mix, building configuration, storage provision, acoustic privacy, daylight access, natural ventilation and building façade treatment.

The proposal principally satisfies the RFDC guidelines, except for the infringements of the recommended guidelines regarding the side boundary setbacks and building separation. Visual privacy to adjoining developments on the northern and eastern boundaries of the proposal can be alleviated with provision of privacy screens to the edge of the balconies and additional landscaping.

Referrals

Assets and Design has no objections to the proposal, subject to standard conditions.

Council's Tree Management Officer (TMO) has raised no objections to the proposed landscaping plans, and recommends protection to the Council Bottle Brush street tree, and application of a monetary bond for protection of the tree. The TMO also investigated the location of the tree in the front yard of No 3A Wilga St, and advises that due to the 3.1m distance from the side boundary and the species of tree, the tree would not be affected by the proposal,

The Traffic and Transport Manager recommends the following:

- A right hand turn out of the site will not be permitted due to the Westfield Shopping Centre turning bay, and the applicant will be required to install a median on Wilga Street for a length of 18m (on the southern side of the turning bay) and ensuring a 3m wide travel lane heading west is maintained. The median may be concrete or rubber with "Keep Left" signs at either end.
- The driveway is located immediately adjacent to an existing power pole which may lead to conflicts. A minimum clearance of 1m between the driveway and power pole which may need to be relocated at the applicant's cost.
- Blind isle extensions are necessary for car bays Nos 37 and 38 on Level B1 and Nos 72 and 73 on Level B2. Minimum width for accessible spaces is 3.720m an additional 480mm to comply.

The first traffic matter has been resolved with the amended plans received on 14 November 2011, however, the applicant has requested that the median strip, signage and electric pole be included as conditions of consent.

Community Consultation

Five (5) submissions were received following public notification of the application from 31 August to 21 September 2011. A summary of the objections is as follows:

1. The traffic generated by the development "would greatly affect" the surrounding area.

Comment

Council's Traffic and Transport Manager has advised that the traffic generated is not expected to have a major impact on the existing road network.

2. The proposal is an overdevelopment of the site.

Comment

The Compliance Table indicates that the development is within the floor space ratio of BTC – LEP 2010 and is designed to satisfy the future desired character and scale for Burwood Town Centre.

3. The development is excessive in height and dwelling density.

Comment

The maximum height of the development and residential floor space are in accordance with BTC – LEP 2010.

4. The adjoining property to the East (No. 3A Wilga Street) will be isolated.

Comment

No. 3A Wilga Street will not be isolated by the development. It is preferable that No. 3A Wilga Street be developed with the sites to the east i.e. No. 3 Wilga Street and Nos. 41A and 41B Shaftesbury Road.

5. Inadequate setbacks from side boundaries and loss of solar access.

Comment

This matter is partially addressed under the heading “Boundary Setbacks”. No. 3A Wilga Street will lose afternoon solar access due to the orientation of the properties, and is the most affected property. In planning terms, this site needs to be redeveloped with the other sites to the east i.e. No. 3 Wilga Street and No. 41A & B Shaftesbury Road to resolve this matter. New development would be permitted to “but” up against the subject development on its eastern boundary.

6. A methane gas flue (from a sewerage tank) may be affected by the development.

Comment

The builder is required to take all precautions during construction and any damage to the adjoining property will be required to be repaired and made good.

7. Excessive numbers of windows facing east towards No. 3A Wilga Street.

Comment

Building A: To the 7th floor, a pair of highlight windows and a window to the dining room from the 3rd floor to the 7th floor. The plans of the unit do not identify the two highlight windows. The dining room window has a lower sill, but can be conditioned with either a high 1.5m high sill or the glazing be totally fixed and with transparent glazing.

Building B: No windows are proposed to the 4th level.

8. Noise generated along eastern access footpath, by residents of rear building.

Comments

The access can be reduced to 2m and a 1m wide landscape strip be included in the development. This strip will provide privacy and noise screening to No. 3A Wilga Street.

9. Potential loss of tree in the front yard of No. 3A Wilga Street.

Comment

Council's TMO has advised that this tree will not be affected by the proposal.

10. Excessive construction noise from the development, coupled with the noise of No. 17 Wilga Street.

Comment

Construction times are restricted to Mondays to Fridays from 7am to 5:30pm, Saturdays from 7am to 1pm, and no construction on Sundays and public holidays. Noise is controlled under Protection of the Environmental Operations Act (POEO) and Regulations and a complaint can be lodged with Council to investigate.

11. Loss in privacy to adjoining properties**Comment**

The design of the development in a north-south orientation and proposed landscaping, endeavours to limit the potential loss in privacy to adjoining properties. Provision of solar/privacy panels and additional landscaping along the eastern boundary, is considered adequate.

Conclusion

The proposed mixed commercial and residential redevelopment of Nos. 5-9 Wilga St adjoins a 3 storey residential flat building to the west and single storey dwelling houses to the east. Westfield Shopping Centre and 2/3 storey residential development are located to the north. The properties located between Shaftesbury Road and the subject proposal, No 3A Wilga St and No 41A & B Shaftesbury Rd, would be capable of a similar future development.

The proposal satisfies the development standards of the BTC LEP 2010 and the DCP Part 36, with exception to the side (eastern and western) setbacks of the development. This form of development (0m side setbacks) reflects the approval granted by Council for the redevelopment of No. 17 Wilga St, which consists of a 10 storey building along Wilga Street and a 4 storey building at the rear. This form of development and design is supported by an independent Urban Design Consultant, engaged by Council i.e. as the desired future character for the northern side of Wilga St, given the Westfield Shopping Centre to the south of Wilga St, and similar development at No 17 Wilga St, which is under construction.

The proposal is considered satisfactory in relation to SEPP No. 65 – Design of Residential Flat Buildings and the Residential Flat Design Code, and is recommended for approval.

Recommendations

That Development Application No. 135/2011 for demolition of existing dwellings and erection of a part 5 and part 9 storey (plus mezzanine) mixed commercial and residential development, consisting of 67 residential units (19x1br, 46x3br, 2x3br) and a commercial/retail suite (126m²), over 2 basement levels of car parking (81 car spaces), be approved subject to the following conditions:

Conditions of Approval

- (1) The development being carried out in accordance with the plans submitted as follows, except where amended by the conditions of consent:

- Architectural plans prepared by Olsson and Associates Architects:

Drawing No.	Plan	Issue	Dated
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DA 01	Site Plan	A	09.08.2011
DA 02	L B2 Plan	B	09.11.2011
DA 03	L B1 Plan	B	09.11.2011
DA 04	Ground Floor Plan	B	09.11.2011
DA 05	L 1 Plan	A	19.08.2011
DA 06	L 2 Plan	A	19.08.2011
DA 07	L 3 Plan	A	19.08.2011
DA 08	L 4 Plan	A	19.08.2011
DA 09	L 5 Plan	A	19.08.2011
DA 10	L 6 Plan	A	19.08.2011
DA 11	L 7 Plan	A	19.08.2011
DA 12	L 8 Plan	A	19.08.2011
DA 13	L 8 Mezzanine	A	19.08.2011
DA 14	Section/Elevation	C	09.11.2011
DA 15	South Elevation	A	19.08.2011
DA 16	Section/Elevation	A	19.08.2011
DA 17	East Elevation	C	09.11.2011
DA 18	West Elevation	C	09.11.2011
DA 19	Section/Elevation	C	09.11.2011
DA 20-22	Shadow Diagrams	A	19.08.2011
DA 23	Materials & Finishes	A	19.08.2011

- Landscape Architect plans prepared by Jane Irwin (Jila) Drawing No. L01 & L02, Issue A, and dated 26.7.2011.
- Stormwater Drainage Concept Plans prepared by Greenarrow Hydraulic Pty Ltd, Drawing No. H-01 to H-10, Revision A, dated August 2011.
- Statement of Environmental Effects, prepared by A. Caladine Town Planning Pty Ltd, received on 24 August 2011.
- Basix Certificate No 389439m, issued on 18 August 2011.
- ABSA Certificate (Assessor Certifier-73817300), issued 18 August 2011.
- Acoustic Impact Assessment Report, prepared by VIPAC, dated 22 August 2011.
- Waste Management Report, prepared by Elephant's Foot Waste Compactor Pty Ltd, dated 25 July 2011

FEES

- (1) The fees and/or bonds shown in the Table of Fees, are to be paid to Council or another approved collection agency (the Long Service Levy Corporation and its agents and an approved insurer under the Home Building Act 1989) and suitable evidence of payment is to be provided to the Principal Certifying Authority **prior to the issuing of a Construction Certificate.**

TABLE OF FEES

FEES/BONDS TO BE PAID TO COUNCIL OR TO THE NOMINATED BODY PRIOR TO ISSUING A CONSTRUCTION CERTIFICATE

- (1) Building and Construction Industry Long Service Corporation Levy **\$47,477.00**
(Payment to be made to Council, the Corporation or its Agent)

- (2) Damage Deposit - security deposit against damage occurring to Council's assets (footpath, road, stormwater, kerb and gutter, etc) during building work.

\$20,000.00

(Payment to be made to Council prior to issue of a Construction Certificate and/or commencement of demolition/bulk excavation)

NOTE: This deposit is refundable if no damage occurs.

- (3) Bond for construction of the proposed Vehicular Crossing, and if applicable removal of existing redundant Vehicular Crossing(s), by the applicant.

\$9,800.00

(Payment to be made to Council)

- (4) Bond for construction of stormwater connection of drainage to Council's drainage system, by the applicant

\$3,000.00

(Payment to be made to Council)

- (5) **If Council is nominated as the Principal Certifying Authority (PCA)** an inspection fee is to be paid.

This fee is for inspections at the rate listed in Council's current Schedule of Fees and Charges. Any additional inspections, including re-inspections, shall be levied and paid to Council upon booking of an appointment at the rate listed in Council's current Schedule of Fees and Charges. This fee will be calculated on nomination.

(Payment to be made to Council).

- (6) Pursuant to **Section 94A** of the Environmental Planning and Assessment Act 1979 and the Section 94A Contributions Plan for Burwood Town Centre, the following monetary contribution towards public services and amenities is required:

Contribution Element	Contribution
A levy of 4 per cent of the cost of carrying out the development, where the cost calculated and agreed by Council is \$ 13,565,004.00)	\$ 542,600.16

Index Period	December 2020	CPI ₁	173.1
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The above contribution will be adjusted at the time of payment. Applicants are advised to contact Council for the adjusted amount immediately prior to arranging payment.

The contribution will be adjusted in accordance with the following formula:

$$\text{Contribution (at time of payment)} = \frac{C \times \text{CPI}_2}{\text{CPI}_1}$$

Where:

C: the original contributions amount as shown in the development consent;

CPI₂ the Consumer Price Index: All Groups Index for Sydney, for the immediate past quarter (available from the Australian Bureau of Statistics at the time of payment)

CPI₁ the Consumer Price Index: All Groups Index for Sydney, applied at the time of granting the development consent as shown on the development consent.

Note: The minimum payment will not be less than the contribution amount stated on the consent.

The contribution is to be paid to Council, or evidence that payment has been made is to be submitted to the Principal Certifying Authority, **prior to the issuing of a Construction Certificate.**

Council may accept works in kind or other material public benefits in lieu of the contribution required by this condition subject to and in accordance with the requirements specified in the Section 94A Contributions Plan for Burwood Town Centre.

Note: Credit cards and personal cheques are not accepted for the payment of Section 94A contributions.

- (7) Bond for Tree Protection – Wilga Street **\$1,000.00**
(Payment to Council for protection of Council's tree at the Wilga Street grass verge prior to the issue of a Construction Certificate or demolition works.

PLANNING

- (1) The maximum floor space ratio of the development is not to exceed 3:1.
- (2) The development is to consist of a commercial/retail floor area of 126m², and 67 residential units (19x1br, 46x2br, 2x3br).
- (3) The stormwater harvesting and recycling system is to have a minimum capacity of 10,000 litres, for watering of the landscaped areas.
- (4) The eastern dining room windows from level 3 to level 7 of Building A, are to have 1.5m sill heights, or alternatively may have fixed obscured/transparent glazing to a height of 1.5m above the finished floor level.
- (5) Provision of sliding vertical louvered privacy/solar protection screens to a minimum of 30% of the balcony length, along the northern façade of Building B and from level 4 to level 8 of Building A. Finishes to panels are to be non-reflective to avoid glare onto adjoining properties.
- (6) The development is to have a minimum number of 81 car parking spaces – 1 space of commercial, 65 spaces for 1br and 2br units, 3 spaces for 3br units, 12 visitor spaces. The residential spaces are to allow for 10 disabled spaces, and 2 disabled visitor spaces. The disabled spaces are to comply with AS 2890 – Parking Facilities (2009).

- (7) A total of 10 adaptable units are to be included in the development, as identified in the architectural plans.
- (8) Provision of storage areas for each apartment, in accordance with clause 2.3.10 Storage for Apartments, DCP Part 36.
- (9) Any damage to adjoining properties due to the works are to be made good and repaired immediately.
- (10) The maximum height of Building A is not to exceed a maximum of AHD (RL) of 30m measured from the top of the parapet to the natural ground level, vertically below. This maximum height is to be identified on the Construction Certificate plans, and a survey is to be submitted to Council confirming compliance with this condition, **prior to the issue of an Occupation Certificate.**

The maximum height of Building B is not to exceed AHD(RL) 31.23.

- (11) The facades of the building are to be given a variation in finishes and colour tones to enhance the building, to Council's satisfaction. The final finishes and colours are to be shown on all elevations, and submitted to and approved by Council, **prior to the issue of a Construction Certificate.** The variation in treatment and articulation on the sides of the buildings are to be maintained.
- (12) The exhaust ventilation system of the basement is to be an integral part of the building, and is not to be located at the boundaries.
- (13) Safety and security night lighting being provided for the development with details being incorporated in the landscape plan.
- (14) All external balustrades are to have a minimum height of 1.2m measured from the balcony/terrace floor level. **This height is to be satisfied notwithstanding the minimum 1m height identified in the Building Code of Australia (BCA).**
- (15) A "Work as Executed" drainage plan is to be submitted for Council's approval **prior to the issuing of either a Final Occupation Certificate or a Subdivision Certificate.**
- (16) The roof is to be of non-reflective finish to reduce reflection and glare.
- (17) The applicant is to consult with the Energy Authority to determine the need for an electricity substation **prior to the issuing of a Construction Certificate** and, if a site is required, it being situated on the site adjacent to the street alignment, with the size and location of the area being in accordance with the requirements of this Council and Energy Australia, and the land required being dedicated without cost as a public roadway, to enable Energy Australia to establish the substation. The linen plan being submitted to Council for approval and issue of a Subdivision Certificate and being registered with the Land Titles Office **prior to the issue of an Occupation Certificate.**
- (18) Demolition or construction work including deliveries of materials, etc, which would result in footpaths and/or roads being blocked, shall not be carried out on Saturdays.
- (19) The applicant shall take all necessary precautions to adequately protect adjoining properties during demolition. This shall include the submission to Council of

specific details of the protection to be employed **prior to demolition commencing.**

- (20) **Prior to the issuing of an Occupation Certificate** Council is to receive a payment of pro-rata fees for and receipt from Council of mobile garbage and recycling bins for the development.
- (21) Any telecommunication or TV antennae, etc. on the roof are only to serve the subject development, not be visible from the immediate public area around the development, and located away from the edges of the building.
- (22) The driveway area from the Wilga Street frontage to the basement roller door, is to be treated with a variation of paving for a visual break, with details of materials being submitted to Council for consideration, **prior to the issue of a Construction Certificate.**
- (23) Provision of two car wash bays (one on each basement level) suitably equipped with a tap, hose and drainage, to Sydney Water requirements. The car wash bay may double as a visitor car space.
- (24) All external services including air conditioning units, electrical or gas water heaters, meters, equipment, conduits, drainage and water pipes, are to be located in recessed enclosures within the external walls, and are not be visible from the public domain area or road. Details are to be provided in the Construction Certificate Plans.
- (25) All balconies are to have a hob on their outer edges, to prevent water dripping along the external edge(s) of the balconies, and are to be adequately drained. All external glass balustrading is to consist of opaque glazing.
- (26) All common boundary fencing is to be replaced where necessary, at the applicant's cost. Adjoining owner(s) be notified as required under the *Dividing Fences Act*.
- (27) The finished landscaped ground levels adjacent to the site boundaries are to be at the existing natural ground levels.
- (28) All windows and sliding doors are to be provided with key operated locks as a crime prevention measure and for the security of future residents.
- (29) A separate development application be submitted for the proposed use and fitout of the commercial/retail suite.
- (30) Any external signs associated with the commercial/retail premises are to be the subject of a separate application.
- (31) The projections of the street awning along Wilga Street and habitable rooms, from level 1 to level 7 (Building A), shall be setback a minimum of 2m from the street frontage boundary.

LANDSCAPING

- (1) The 1m wide landscaped strip/planter box located along the eastern boundary, from Wilga Street to Building B is to have screen planting to reduce potential noise and loss of privacy to No. 3A Wilga Street. The screen planting and planter

box details, including species and tub sizes, are to be submitted to Council for approval **prior to the issue of a Construction Certificate.**

- (2) The bottle brush tree on Council's nature strip is to be protected from the start of any site works, until completion and issue of a Occupation Certificate.
- (3) Prior to the commencement of work a one metre, eight hundred millimetre (1.8 metre) high fence (chain mesh, roadside barrier, webbing or similar) shall be erected in accordance with the Australian Standard for the Protection of Trees on Development Sites. (AS4970-2009) around the maximum possible areas of the drip line (outer edge of the canopy) of all trees. The fence shall not extend beyond the kerb/gutter and remain intact until all construction is completed, and held in place with "concrete feet".

Tree Preservation Zone (TPZ) fences shall be signposted to advise all people associated with the development (e.g. contractors, suppliers, developers, workers) and the general public of their purpose (e.g. Tree Protection Zone – No Admittance). Signs are to be maintained and remain throughout the construction period.

- (4) The landscaping of the site being carried out in accordance with the approved landscape plans prior to the issue of a Occupation Certificate. The landscaping is to be maintained for a minimum period of two (2) years from the date of the Occupation Certificate.
- (5) The northern edges of balconies on Level 4 – Building B, are to be provided with a 750mm wide permanent planter boxes. Details of the planter boxes and associated planting are to be submitted to Council for approval **prior to the issue of a Construction Certificate.**

BUILDING

- (1) Where residential building work (within the meaning of the Home Building Act 1989) is proposed to be carried out, either of the following is to be provided to the Principal Certifying Authority **prior to the issuing of a Construction Certificate:-**

a. Where work is carried out by a licensed tradesman or builder:

- (i) written advice of the licensee's name and contractor licence number, and
- (ii) a certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 to the effect that a person is the holder of an insurance contract issued for the purposes of that Part.

OR

b. Where work is carried out by an owner-building:-

- (i) written advice of the person's name and Owner-Builder Permit number, or

- (ii) a signed declaration from the owner of the land that states the reasonable market cost of the labour and materials involved in the work is not high enough for the owner to need an Owner-Builder's Permit to do the work.
- (2) Toilet facilities are to be provided, at or in the vicinity of the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:
 - a. must be a standard flushing toilet, and
 - b. must be connected:
 - (i) to a public sewer, or
 - (ii) to an approved chemical closet facility.

The toilet facilities are to be completed before any other work is commenced.

- (3) All excavations and backfilling associated with the erection or demolition of a building shall be carried out in a safe and careful manner and in accordance with appropriate professional standards. All necessary planking and strutting shall be of sufficient strength to retain the sides of excavations. A Certificate verifying the suitability of structural details for any proposed shoring is to be submitted to the Principal Certifying Authority before excavating.
- (4) All excavations associated with the erection or demolition of the building are to be properly guarded and protected to prevent them from being dangerous to life or property.
- (5) Where soil conditions require it:
 - a. retaining walls must be provided so as to prevent soil movement; and
 - b. adequate provision must be made for drainage.
- (6) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - a. must preserve and protect the building from damage, and
 - b. if necessary, must underpin and support the building in an approved manner, and
 - c. must, at least 7 days before excavation below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Allotment of land includes a public road and any other public place.

- (7) If the work involved in the erection or demolition of a building:
- a. is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - b. building involves the enclosure of a public place.

A hoarding or fence must be erected between the work site and the public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Any such hoarding, fence or awning is to be removed when the work has been completed.

- (8) The builder is to take all precautions to ensure footpaths and roads are kept in a safe condition and to prevent damage to Council's property. Pedestrian access across the footpath must be maintained at all times. Any damage caused will be made good by Council at Council's restoration rates, at the builder's expense.
- (9) No opening is to be made in any road or footpath, nor is any hoarding to be erected without the prior consent of Council. The builder is to obtain the relevant permit/approval for which fees will be charged in accordance with Council's Schedule of Fees and Charges.
- (10) No materials are to be stored on Council's roads, footpaths or parks.
- (11) The builder shall erect and maintain in good order all necessary hoardings, barricades and warning signs required to provide adequate public safety. Night warning lamps are to be provided where necessary.
- (12) No work involving the use of mechanical plant and equipment being carried out other than between the hours of 7:00am – 5:30pm Monday to Fridays and 7:00am – 1:00pm on Saturdays, with no work at all being carried out on Sundays and Public Holidays.
- (13) Hours of construction work shall be from 7:00am to 5:30pm Mondays to Fridays inclusive, and from 7:00am to 1:00pm Saturdays. No construction work shall be carried out on Sundays. The owner/builder shall be responsible for the compliance of this condition by all sub-contractors, including demolishers.
- (14) The approved structure shall not be used or occupied unless an Occupation Certificate (being a Final Certificate or an Interim Certificate) as referred to in section 109C(1)(c) of the Environmental Planning & Assessment Amendment Act has been issued.

(Vide section 109M Environmental Planning & Assessment Amendment Act)

- (15) The building works are to be inspected during construction by the Principal Certifying Authority or an appropriate Accredited Certifier authorised by the Principal Certifying Authority at the stages of construction listed in the following schedule. The Principal Certifying Authority must be satisfied that the

construction satisfies the standards specified in the Building Code of Australia or in this approval before proceeding beyond the relevant stage of construction.

SCHEDULE OF CONSTRUCTION STAGES REQUIRING INSPECTION

- * After excavation for, and prior to the pouring of the first footing;
- * Prior to covering waterproofing in any wet areas;
- * Prior to covering any stormwater drainage connections; and
- * After the building work has been completed and prior to any occupation certificate being issued in relation to the building.

(16) An application for a Construction Certificate is to be made to Council or an Accredited Certifier. Council's 'Construction Certificate Application' is to be used where application is made to Council. Copies are available upon request. A Construction Certificate must be obtained **prior to the commencement of building work**.

(17) Dial Before You Dig is a free national community service designed to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use everyday – electricity, gas, communication and water.

Before you dig call “Dial before you dig” on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no/name, side of street and the distance to the nearest cross street) or register on line at www.dialbeforeyoudig.com.au for underground utility services information for any excavation areas.

The Dial Before You Dig service is also designed to protect Australia's excavators. Whether you are a back yard renovator, an individual tradesmen or a professional excavator the potential for injury, personal liability and even death exists everyday. Obtaining accurate information about your work site significantly minimises these risks.

Reason: To ensure that essential services such as electricity, gas, communication and water are not affected by excavation or construction.

- (18) All building works being erected wholly within the boundaries of the property.
- (19) All sanitary plumbing being concealed in suitably enclosed ducts. Such ducts are to be constructed internally (i.e. not on the outside face of an external wall) and are to be adequately sound-proofed.
- (20) All plumbing and drainage work being carried out by licensed tradesmen and in accordance with the regulations of Sydney Water.
- (21) The floor of the wet areas being of a material impervious to moisture and graded and drained to the sewers of Sydney Water.
- (22) All building work must be carried out in accordance with the provisions of the Building Code of Australia.

- (23) Safety glazing complying with B1.4 of the Building Code of Australia used in every glazed door or panel that is capable of being mistaken for a doorway or unimpeded path of travel. The glazing must comply with Australian Standard AS 1288–2006: Glass in Buildings - Selection and Installation. Details of the method of complying with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**
- (24) Framed panels or doors enclosing or partially enclosing a shower or bath shall be glazed with "A" or "B" grade safety glazing material in accordance with Australian Standard AS 1288-2006, Table 4.5 SAA Glass Installation Code (Human Impact Considerations) and B1.4 of the Building Code of Australia. Details of the method of complying with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**
- (25) Treatment for the protection of the building from subterranean termites must be carried out in accordance with Australian Standard AS 3660.1-2000 "Termite management - New building Work."

If the method of protection is to be by way of a chemical barrier, it becomes the responsibility of the owner to maintain a suitable maintenance procedure in accordance with the manufacturer's requirements. Such responsibility is placed solely upon the owner.

After treatment the following is to be carried out:-

- a. A durable notice must be permanently fixed to the building in a prominent location, such as the meter box, indicating:-
 - (i) The method of protection.
 - (ii) The date of installation of the system.
 - (iii) Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label.
 - (iv) The installer's or manufacturer's recommendation for the scope and frequency of future inspection for termite activity.
- b. Provide the Principal Certifying Authority with a Certificate which verifies that termite protection has been provided in accordance with Australian Standard AS 3660.1-2000. In the case of Reinforced Concrete Slab construction the Certificate is to verify that the protection incorporates both beneath slab (Part A) and slab penetrations (Part B) treatment.

Details showing compliance with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**

- (26) Dividing Fences Act - Your attention is directed to any obligations or responsibilities under the Dividing Fences Act in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Department of Lands on (02) 9228 6726.
- (27) A registered surveyor's certificate being submitted to the Principal Certifying Authority as follows:-
 - a. Before pouring of concrete slab on every level (including basement levels) to indicate the height of the finished floor level and to show boundary clearances; and

- b. On completion of the buildings to indicate the finished floor levels and height of the roof ridges and to show boundary clearances and areas of the site occupied by the buildings.

(28) Prior to the commencement of building work, the following is to be carried out:-

- a. Submit to Council a "Notice of Intention to Commence Building Work and Appointment of a Principal Certifying Authority" form. Council's 'Notice of Intention to Commence Building Work and Appointment of a Principal Certifying Authority' form is to be used where application is made to Council.
- b. Ensure detailed plans and specifications of the building are endorsed with a Construction Certificate by Council or an Accredited Certifier. Council's "Construction Certificate Application" form is to be used where application is made to Council. Copies are available on request.

(Vide Section 81A Environmental Planning & Assessment Amendment Act)

(29) The building being known as No. 5-9 Wilga Street, Burwood and this number (at least 150mm in height) being clearly displayed on the site prior to the issuing of an Occupation Certificate.

(30) Compliance with the provisions of the Construction Safety Act, 1912.

(31) A 'Section 73 Compliance Certificate' must be obtained from Sydney Water. Following application for a 'Section 73 Compliance Certificate' a 'Notice of Requirements' will be provided by Sydney Water.

The 'Notice of Requirements' is to be obtained prior to the commencement of building work.

The Section 73 Certificate is to be submitted to the Principal Certifying Authority prior to the issuing of an Occupation Certificate.

(32) Structural engineer's details prepared and certified by a practicing Structural Engineer for all reinforced concrete and structural members being submitted to the Principal Certifying Authority for approval **prior to the issuing of a Construction Certificate.**

(33) The Principal Certifying Authority **or** Structural Engineer is to also supervise the construction. All Certificates from the supervising Structural Engineer are to be submitted to the Principal Certifying Authority before an Occupation Certificate is issued stating that all reinforced concrete and/or structural members have been erected in accordance with his/her requirements and the relevant SAA Codes.

(34) Timber sizes and the framework in general are to conform with the requirements of Australian Standard AS 1684 "Residential timber-framed construction."

(35) Mechanical ventilation/air conditioning details are to be submitted to Council or the Accredited Certifier for approval **prior to the issuing of a Construction Certificate** and must include the following:-

- a. The location and size of proposed ductwork;

- b. The location of equipment;
- c. The performance characteristics of the proposed motor/s and fan/s;
- d. The air flow characteristics of the system.

At the completion of work a Certificate from an Accredited Certifier, Mechanical Engineer or other suitably qualified person, to the effect that the ventilation system has been installed and performs in accordance with the provisions of Part F4 of the Building Code of Australia, Australian Standard New Zealand Standard AS/NZS 1668 "The use of mechanical ventilation and air-conditioning in buildings", Part 1 and Part 2, Australian Standard New Zealand Standard AS/NZS 3666-2002 and the Noise Control Act, 1975, must be submitted to the Principal Certifying Authority before an Occupation Certificate is issued.

- (36) Fire Resistance Levels of all structural members, including external and internal walls, spandrels, external and internal columns, lift shafts and stair shafts, ventilation, pipe and like shafts, floors and roofs shall comply with the requirements of Specification C1.1 of the Building Code of Australia. Details of the method of achieving this must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**
- (37) All materials used in the building must comply with early fire hazard criteria of Specification C1.10 of the Building Code of Australia.
- (38) Means of access and egress complying with Section D of the Building Code of Australia. Details of the method of achieving this must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**
- (39) The building being provided with both access and sanitary facilities for people with disabilities. The sanitary facilities are to be provided in accordance with F2.4 of the Building Code of Australia (BCA) and are to comply with the requirements of Clause 10 of AS 1428.1-2009. Access is to be provided to and within the building so as to comply with all the requirements of Part D3 of the BCA and the relevant provisions of AS 1428.1-2009. Details of the method of achieving this must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**
- (40) The Commonwealth Disability Discrimination Act, 1992 may apply to this particular proposal. Submissions and/or approval of the application does not imply or confer compliance with this Act. Applicants should satisfy themselves and make their inquiries to the Human Rights and Equal Opportunity Commission.
- (41) Continuous balustrades shall be provided along the side/s of any stairway or ramp, any corridor, hallway, balcony, access bridge or the like, any path of access to a building if:-
 - a. It is not bounded by a wall; and
 - b. The change in level is more than one (1) metre, or five (5) risers in the case of a stairway, from the floor or ground surface beneath;

except where specific exemptions are provided in the Building Code of Australia.

Balustrades shall prevent as far as practicable:

- a. Children climbing over or through it; and
- b. Persons accidentally falling from the floor; and
- c. Objects which might strike a person at a lower level falling from the floor surface.

Balustrade heights and designs shall comply with Part D2.16 of the Building Code of Australia and Australian Standard AS/NZS 1170 Part 1 – Structural design actions. Height above nosings of stair treads, landing, corridors and the like shall generally be not less than 865mm.

Note : External balustrading to balconies, terraces etc, are to have a minimum height of 1.2m above the finished floor level - refer to Planning Condition (14).

Details of the method of satisfying these requirements must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**

- (42) The Class 2 portion of the building being equipped with a smoke alarm system as required by Table E2.2a of the Building Code of Australia.

Mains powered smoke alarms complying with AS 3786-1993 are to be installed at or near the ceiling in -

- a. any storey containing bedrooms –
 - (i) between each part containing bedrooms and the remainder; and
 - (ii) where bedrooms are served by a hallway; in that hallway; and
- b. any other storey not containing bedrooms, in egress paths; and
- c. in public corridors and other internal public spaces so that a sound pressure level of 85 dB(A) is provided at the door to each sole-occupancy unit.

Details of the method of complying with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**

- (43) A Fire Safety Certificate (copies available from Council) is to be given to the Certifying Authority prior to applying for an Occupation Certificate or Interim Occupation Certificate and thereafter once in every 12 month period an Annual Fire Safety Statement is to be given to Council. The certificate and statement attest to both the inspection of all essential fire safety measures by a properly qualified person and to the regular maintenance of the fire safety measures. A copy of the Fire Safety Certificate and the Fire Safety Schedule are to be given to the Commissioner of New South Wales Fire Brigades **by the building owner** and copies of these documents are to be prominently displayed in the building. Similarly copies of Annual Fire Safety Statements are also to be given to the Commissioner and displayed in the building.

(Vide clause 153 & Division 3 of the Environmental Planning & Assessment Regulation 2000)

- (44) Noise transmission and insulation ratings for building elements being in accordance with Specification Part F5 of the Building Code of Australia.

Details of the method of satisfying this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**

(45) Engineering Design – Basement Excavation

The following engineering details or design documentation shall be submitted to the Principal Certifying Authority (Council or Accredited Certifier) **prior to the issuing of a Construction Certificate:**

- a. Documentary evidence prepared by a suitably qualified professional geotechnical engineer that confirms the suitability of the site for the proposed excavation and building, as well as certifying the suitability and adequacy of the proposed design and construction of the building for the site.
- b. A report shall be prepared by a professional engineer **prior to the issuing of a Construction Certificate**, detailing the proposed methods of excavation, shoring or pile construction including details of vibration emissions and detailing any possible damage which may occur to adjoining or nearby premises due to building and excavation works. Any practices or procedures specified in the engineer's report in relation to the avoidance or minimisation of structural damage to nearby premises, are to be fully complied with and incorporated into the plans and specifications for the Construction Certificate.

A copy of the engineer's report is to be submitted to Council, even if the Council is not the Principal Certifying Authority.

DEMOLITION

- (1) A WorkCover licensed contractor must undertake removal of more than 10 square metres of any bonded asbestos. Removal of any friable asbestos must only be undertaken by a contractor that holds a current friable asbestos removal licence.
- (2) Removal of any asbestos must be undertaken in compliance with the requirements of WorkCover. Refer to their publication "Your Guide to Working with Asbestos."
- (3) Demolition sites that involve the removal of any asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm erected in a prominent visible location of the site to the satisfaction of Council Officers. The sign is to be erected prior to the commencement of demolition works and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility. This will ensure compliance with Clause 259(2)c of the Occupational Health and Safety Regulation 2001.

- (4) All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2005.
- (5) All asbestos laden waste must be disposed of at an approved waste disposal depot (Refer to the Office of Environment and Heritage or Waste Service NSW for details of sites).
- (6) Written notice must be provided to Council and adjoining neighbours at least two working days prior to commencement of any works.

Such written notice is to include the following details:

- Date of asbestos removal; and
- Name, address contact details (including after hours contact telephone number) and WorkCover licence number of the asbestos removal contractor.

Work is not to commence prior to the nominated date.

- (7) Demolition of the building is to be carried out in accordance with the requirements of Australian Standard AS 2601 – 2001, where applicable.
- (8) Hours of demolition work shall be from 7:00am to 5:30pm Mondays to Fridays inclusive, and from 7:00am to 1:00pm Saturdays. No demolition work shall be carried out on Sundays or Public Holidays. The owner/builder shall be responsible for the compliance of this condition by all sub-contractors, including demolishers.
- (9) Access to the site is to be restricted and the site is to be secured when demolition work is not in progress or the site is otherwise occupied.
- (10) The demolition site is to be provided with measures to mitigate against dust nuisances arising on adjoining sites and roadways. To achieve this, a fence or barrier is to be erected around the site. The construction may be steel mesh which is covered with a suitable filtering medium or such other construction acceptable to Council. An effective program of watering the site is also required to be maintained.
- (11) All demolition and excavation materials are to be removed from the site or disposed of on site using methods that comply with relevant environmental protection legislation.
- (12) When demolition of any existing building is involved, burning of any demolition materials on the site is prohibited. All waste materials to be removed from the site.
- (13) Dilapidation surveys are to be carried out by a Practising Structural Engineer, which is to include a full photographic record of the exterior and interior of the buildings at the applicants/owners expense on all premises adjoining the site (**i.e. No. 3A and No. 11-15 Wilga Street, Burwood and No. 6-8 and No. 10-16 Meryla Street, Burwood**) and the survey is to be submitted to Council and the adjoining land owners **prior to the commencement of any works**. A further dilapidation survey is also to be carried out and submitted to Council and the adjoining owners **prior to the**

issuing of an Occupation Certificate. The dilapidation surveys shall be dated accordingly.

SUBDIVISION

- (1) A plan of consolidation to bring the separate allotments under one Title being submitted to Council for approval and the issue of a Subdivision Certificate. The linen plan shall be registered by the Land and Property Information Officer **prior to the issue of an Occupation Certificate.**
- (2) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through unauthorised Sydney Water Servicing Co-ordinator (for details see e-Developer at www.sydneywater.com.au or telephone 13 20 92. The Section 73 Certificate must be submitted to the Principal Certifying Authority (PCA) prior to the release of any Linen Plan of subdivision and/or Occupation certificate for the development.
- (3) A separate development application is be lodged for any proposed strata subdivision of the development

HEALTH

Environmental Management:

- (1) An Environmental Management Plan is to be submitted to Council for approval, prior to the commencement of any works, detailing the control and management methods to be implemented in addressing the following issues during the demolition, excavation and construction phases of the project:
 - Noise and vibration control
 - Dust and odour suppression and control
 - Storm water control and discharge
 - Erosion control
 - Waste storage and recycling control
 - Litter control
 - Construction material storage
 - Truck cleaning methods on site so as to prevent spread of soil and like materials onto Council's roadways
- (2) A car wash area/bay is to be provided and be graded and drained to a waste water disposal system in accordance with the requirements of Sydney Water.
- (3) Mechanical ventilation and or air conditioning systems and equipment are to be designed and installed in locations that do not cause any noise nuisance or disturbance to near by residential or commercial premises. Details of the type of equipment locations and any noise attenuation treatment are to be submitted to Council for approval **prior to the issue of the Construction Certificate.**
- (4) Separate development application(s) are to be submitted for the fit out of any part of the premises as a commercial use.

Waste Management:

- (1) The ongoing waste management for the development shall be carried out as specified in the Waste Management Plan prepared by Elephants Foot Waste Compactors Pty Ltd and dated 25 July 2011.
- (2) A waste cupboard or other storage area is to be provided within each dwelling which is of sufficient size to hold a single day's waste and to enable source separation of general waste, recyclables and compostable materials.
- (3) A separate area is to be nominated on the site for the temporary storage of unwanted large bulky goods and items awaiting disposal either privately or through Councils clean up service.
- (4) An area is to be nominated on the site to provide the capability for onsite communal composting. The location and design are to be in accordance with the controls set out on p.20 of Council's Waste Management DCP No. 17.
- (5) Both residential and commercial garbage and recycling storage areas are to be:
 - a. Supplied with both **hot and cold** water;
 - b. Paved with impervious floor materials;
 - c. Coved at the intersection of the floor and the walls;
 - d. Graded and drained to a floor waste which is connected to the sewer in accordance with the requirements of Sydney Water;
 - e. Adequately ventilated (mechanically or naturally) so that odour emissions do not cause offensive odour as defined by the Protection of the Environment Operations Act 1997;
 - f. Fitted with appropriate interventions to meet fire safety standards in accordance with the Building Code of Australia.
 - g. Suitable signage is to be installed in each waste service room encouraging the separation of recyclables from the general waste stream.
- (6) A separate area shall be nominated on site for the storage of the commercial/retail waste and recycling bins.
- (7) Certification is to be provided by the installer of the chute system prior to the occupation of the building, certifying that the Chute has been installed in accordance with the manufacturer's specification.
- (8) The garbage chute room at each level is to be of sufficient size to accommodate sufficient mobile bins (MGB'S)/crates to store recyclable material generated over the entire period between collection days.
- (9) Manufactures details and specifications for the installation, fire suppression and health and odour control measures for the garbage chute are to be submitted to Council for approval **prior to the issue of the Construction Certificate**.
- (10) Suitable signage is to be installed in each level of the chute waste service rooms encouraging the separation of recyclables from the general waste stream.
- (11) A Caretaker is to be appointed for the development who will have ongoing responsibility for the proper management of the waste and recycling services

- (12) All waste collections are to be carried out from within the building (not from the kerb side). The caretaker is to wheel the waste and recycling bins to the nominated bin holding area for collection.
- (13) The applicant shall provide to Council a legally drafted agreement at their own expense in the form approved by Council which gives right of access and absolves Council and/or any of its waste collection contractors from any damage or injury that may arise from the onsite collection of waste and recyclables.
- (14) The vehicular access to the basement waste storage area is to be designed to allow for access including forward driving and reversing into the collection bay by a fully laden waste and / or recycle collection vehicle.
- (15) The building access road and loading dock is to be designed to enable a fully laden waste collection vehicle to be able to access the site and carry out collections within the building.
- (16) Residential and commercial waste and recycling collections are to be carried out in a manner and at times which do not cause a noise nuisance to the immediate or nearby residents.

Note: Council reserves the right to issue a direction under the Protection of the Environment Operations Act to address any noise or other nuisance complaints.

- (17) Prior to the issue of the Construction Certificate, the applicant is to arrange with Council's Environment and Health Section the issue of the appropriate number of garbage and recycling bins and payment of the necessary fees to enable commencement of the waste and recycling service.

TRAFFIC

- (1) The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle length and parking bay dimensions) are to be in accordance with AS 2890.1-2004 as AS 2890.2-2002 for heavy vehicle usage.
- (2) An intercom system be installed to allow visitors access to basement parking.
- (3) Convex mirrors be installed in the loading area/driveway ramps to improve sight angles.
- (4) Minimum clear head height in the basement is to be 2.2m.
- (5) Submission of a Construction Traffic Management Plan to Council for approval, **prior to the issue of a Construction Certificate**, to address the following:
 - (a) All vehicles must enter and exit the site in a forward direction.
 - (b) Loading and unloading of materials is not to take place in "No Stopping" or public parking areas.
 - (c) All vehicles must park as per the current street restrictions, unless a separate Work Zone application is made and approved, along the Belmore St frontage.

- (6) A median is to be installed in Wilga Street, for a length of 18m, on the southern side of the Westfield Shopping Centre turning bay, ensuring a 3m wide travel lane, heading west is maintained. The median may be concrete or rubber with "Keep Left" signs on either side. Details of the works are to be submitted to Council's Traffic Manager for approval **prior to the issue of a Construction Certificate**. All works are to be to Council's satisfaction.
- (7) The driveway is adjacent to an existing power pole and a minimum clearance of 1m between the driveway and the pole is to be maintained – if necessary the pole is to be relocated at the applicant's cost. The Energy Authority's written approval and decision is to be submitted to Council **prior to the issue of a Construction Certificate**.

ENGINEERING

- (1) Stormwater runoff from all roof and paved surfaces shall be collected and discharged by means of a gravity pipe system to Council's drainage system located at the rear of No. 9 Wilga Street.
- (2) A detailed drainage design shall be submitted to the Principal Certifying Authority.
 - a. The design and calculations shall indicate the details of the proposed method of stormwater disposal and shall be prepared by a competent practicing hydraulic/civil engineer in accordance with Council's Stormwater Management Code.
 - b. Allowance shall be made for surface runoff from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other property.
 - c. Overflow paths shall be provided to allow for flows in excess of the capacity of the pipe/drainage system draining the site, as well as from any on-site stormwater detention storage.
 - d. The design is to be reviewed by Council or an Accredited Certifier - Civil Engineering. The Principal Certifying Authority is to be provided with a Compliance Certificate verifying that this condition has been complied with, **prior to the issuing of a Construction Certificate**.
- (3) Details and calculations shall be prepared by a competent practicing hydraulic/civil engineer. They shall include:
 - a. a catchment plan,
 - b. plans showing proposed and existing floor, ground and pavement levels to AHD,
 - c. details of pipelines/channels showing calculated flows, velocity, size, materials, grade, invert and surface levels,
 - d. details and dimensions of pits and drainage structures,
 - e. hydrologic and hydraulic calculations,

- f. details of any services near to or affected by any proposed drainage line,
- g. any calculations necessary to demonstrate the functioning of any proposed drainage facility is in accordance with Council's requirements.
- h. The depth and location of any existing stormwater pipeline and/or channel being connected to shall be confirmed by the applicant on site. Certification of such is to be provided to Council prior to the release of the construction certificate.

The details and calculations are to be reviewed by Council or an Accredited Certifier - Civil Engineering.

- (4) On-site stormwater detention storage shall be provided in conjunction with the stormwater disposal system.
 - a. This storage shall be designed by a competent practicing hydraulic/civil engineer in accordance with Council's Stormwater Management Code and submitted to the Principal Certifying Authority.
 - b. The design is to be reviewed by Council or an Accredited Certifier - Civil Engineering.
- (5) The stormwater works on the development property and connection to Council's stormwater system are to be inspected during construction by a competent practicing hydraulic/civil engineer. The inspections are to be carried out at the stages of construction listed in the following schedule. A compliance Certificate verifying that the construction is in accordance with the approved design, this development consent and satisfies the relevant Australian Standard is to be submitted to the Principal Certifying Authority before proceeding beyond the relevant stage of construction.

SCHEDULE OF CONSTRUCTION STAGES REQUIRING INSPECTION

- a. Following placement of pipe bedding material. Confirm trench/pipe location, adequacy of depth of cover, bedding material and depth.
- b. Following joining of pipes and connection to Council's stormwater system.
- c. For on-site detention systems:-
 - (i) Following set out of detention tank/area to confirm area and volume of storage.
 - (ii) Following placement of weep-holes, orifice and/or weir flow control, outlet screen and overflow provision.
- d. Following backfilling. Confirm adequacy of backfilling material and compaction.
- (6) Following completion of all drainage works:-
 - a. Works-as-executed plans, prepared and signed by a registered surveyor, shall be prepared. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels) and

finished ground and pavement surface levels. These plans are to be reviewed by the competent practicing hydraulic/civil engineer that inspected the works during construction.

- b. The Principal Certifying Authority is to be provided with a Compliance Certificate from a competent practicing hydraulic/civil engineer. The Compliance Certificate shall state that all stormwater drainage and related work has been constructed in accordance with the approved plans and consent conditions as shown on the work-as-executed plans, prior to the issuing of an Occupation Certificate.

(7) A Positive Covenant under section 88E of the Conveyancing Act shall be created on the title of the property(s) detailing the

- i) Finished pavement and ground levels
- ii) On-site Stormwater Detention system
- iii) Pump and rising main system

incorporated in the development. The wording of the Instrument shall include but not be limited to the following:-

- a. The proprietor of the property agrees to be responsible for keeping clear and the maintenance of the facilities consisting of:-
 - i) Finished pavement and ground levels
 - ii) On-site Stormwater Detention system
 - iii) Pump and rising main system
- b. The proprietor agree to have the facilities inspected annually by a competent practicing hydraulic/civil engineer.
- c. The Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean repair and maintain in good working order the facilities in or upon the said land; and recover the costs of any such works from the proprietor.
- d. The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from failure of any component of the facilities.

The applicant shall bear all costs associated with the preparation of the 88E Instrument. The wording of the Instrument shall be submitted to, and approved by Council prior to lodgement at the Land Titles Office. Evidence that the Instrument has been registered at the Land Titles Office shall be submitted to Council, prior to issuing of an Occupational Certificate.

(8) The pump system is only permitted for the drainage of the basement areas where the finished slab is below the ground level. The following conditions are to be satisfied:-

- a. A pump and rising main design shall be submitted to the Principal Certifying Authority and shall satisfy the following conditions:-
 - (i) The holding tank for the pump shall be capable of storing runoff from a one hour, 1 in 100 year ARI storm event.

- (ii) The pump system shall consist of two (2) pumps, connected in parallel, with each pump being capable of emptying the holding tank at a rate equal to the lower of the allowable on site detention discharge rate, or the rate of inflow for the one hour duration storm.
 - (iii) An overflow, flashing light and audible alarm are to be provided, to warn of pump failure.
 - (iv) Full details of the holding tank, pump type, discharge rate and the delivery line size are to be documented.
 - (v) Any drainage disposal to the street gutter, from a pump system must have a stilling sump provided at the property line, and connected to the street gutter by a suitable gravity line.
 - (vi) The capacity of the stilling sump and outlet pump shall be determined and verified by calculations which are to be documented.
- b. Pumping system details shall be submitted to Council or an Accredited Certifier - Civil Engineering. The Principal Certifying Authority is to be provided with a Compliance Certificate verifying that this condition has been complied with, **prior to the issuing of a Construction Certificate**.
- c. The applicant shall submit written evidence to the Principal Certifying Authority that a contract has been let for the regular maintenance of the pump system for a minimum period of 12 months. Information to be submitted to the Principal Certifying Authority prior to issuing of an Occupation Certificate.
- (9) The applicant shall provide an above ground storage in the landscape area for on-site-detention system as a preferred option to underground storage. An underground storage will be approved provided the following criteria are satisfied;
- The storage is self cleansing, the base shall have 2% fall towards outlet.
 - The storage can readily be inspected from the surface for silt and debris.
 - The storage is well ventilated and not cause the accumulation of noxious odours
 - Adequate access is provided to the storage basin for regular cleaning and maintenance purposes.
- (10) The stormwater drainage analysis and design report including hydrologic and hydraulic calculations shall be submitted to Council for its review. For Quality Control Purpose, Council requires the drawings and design calculations to be certified by a suitably qualified NPER civil/hydraulic engineer. A set of all A1-size drawings shall be submitted.
- (11) An Erosion and Sediment Control Plan (ESCP) is to be prepared in accordance with the requirements of "Managing Urban Stormwater: Soils & Construction" (Landcom, 2004) and Supplement 10 of Council's Stormwater Management Code. All relevant erosion and sediment control measures identified in the ESCP must be implemented during construction to prevent sediment and polluted waters discharging from the site.
- (12) All activities and works external to the site, or that affect public roads, are to be carried out in accordance with Council's Code for Activities Affecting Roads.

- (13) A road-opening permit shall be obtained for all works carried out in public or Council controlled lands. Restoration of landscaping, roads and paths shall be carried out by Council at the applicant's expense in accordance with Council's restoration rates. The applicant or any contractors carrying out works in public or Council controlled lands shall have public liability insurance cover to the value of \$10 million, and shall provide proof of such cover to the Principal Certifying Authority prior to carrying out the works.
- (14) Spoil and building materials shall not be placed, stored or caused to fall within any public roadway or footpath. Waste containers shall be placed in accordance with Council's Rubbish Skips Policy. Contact Council for a list of approved skip bin suppliers.
- (15) The builder is to ensure footpaths and roads affected by construction works are kept safe and prevent any damage to Council property. The builder shall erect and maintain where necessary approved hoardings, barricades, warning signs and night warning lamps to ensure public safety. Pedestrian access across the footpath must be maintained at all times.
- (16) The following matters shall apply to the damage deposit listed in the Table of Fees:-
 - a. This deposit is refundable if no damage occurs. Any damage caused will be repaired at Council's restoration rates, at the applicant's expense. All or part of the deposit will be forfeited to cover damage to Council's property during the course of demolition and/or construction.
 - b. Council will only carry out two inspections of the Council's footpath, kerb and gutter, drainage system and roadway, prior to works commencing and at the completion of all work covered by this consent. Council is aware that damage may be caused by individual contractors that culminate in the damage inspected at Council's final inspection. The applicant is responsible for attributing any part of the damage to their individual contractors. Council will not refund any part of a damage deposit until the completion of the work covered by this consent.
- (17) The following matters apply to the construction of the proposed vehicular crossing.
 - a. A vehicular crossing 8m wide to Wilga shall be constructed to Council's current Vehicular Crossing Policy and specifications at the applicant's cost. Where the applicant or their contractor wishes to carry out the construction, a Construction Permit must be obtained from Council and the related standard conditions and fees will apply.
 - b. The driveway shall be 1m clear of any pits, lintels, poles and 2m clear of trees in the road reserve.
 - c. All redundant vehicular crossings shall be removed and replaced with kerb and gutter and footpath at no cost to Council.
- (18) Internal driveway levels shall be designed and constructed to conform with existing footpath and road profiles such that vehicles are not damaged while

accessing the property. Council footpath and road profiles will not be altered for this purpose.

- (19) Stormwater from all roof and paved surfaces shall be collected and discharged by means of a gravity pipe to Council's street drainage system.
- (20) The applicant is to have prepared a longitudinal section of the proposed vehicular ramp access, drawn at 1:25 natural scale.
 - a. The longitudinal section shall be prepared by a competent practicing civil engineer in accordance with AS 2890.1.
 - b. The design is to be reviewed by Council or an Accredited Certifier - Civil Engineering. The Principal Certifying Authority is to be provided with a Compliance Certificate verifying that this condition has been complied with, prior to the issuing of a Construction Certificate.
- (21) Temporary measures shall be provided during demolition, excavation and/or construction to prevent sediment and polluted waters discharging from the site.
 - a. An erosion and sediment control plan showing such measures shall be prepared by a competent practicing hydraulic/civil engineer in accordance with Supplement 10 of Council's Stormwater Management Code.
- (22) All demolition and excavation materials are to be removed from the site or disposed of on site using methods that comply with relevant environmental protection legislation.

EXCAVATIONS

- (1) All excavations and backfilling associated with the erection or demolition of a building shall be carried out in a safe and careful manner and in accordance with appropriate professional standards. All necessary planking and strutting shall be of sufficient strength to retain the sides of excavations. A Compliance Certificate verifying the suitability of Structural details of proposed shoring is to be submitted to the Council/Principal Certifying Authority before excavation.
- (2) All excavations associated with the erection or demolition of the building are to be properly guarded and protected to prevent them from being dangerous to life or property and, in particular, any civil infrastructure facilities.
- (3) Where soil conditions require it:
 - (a) Retaining walls must be provided so as to prevent soil movement; and
 - (b) Adequate provision must be made for drainage.
- (4) If an excavation associated with the erection or demolition of a building extends below any level of the base of the footings of a building or other structure on an adjoining allotment of land, the person causing the excavation to be made:
 - (a) Must preserve and protect the building or other structure from damage and rectify any damage caused by any such excavation, and

- (b) If necessary, must underpin and support the building or other structure in an approved manner, and
 - (c) Must, at least 7 days before excavation below the level of the base of the footings of a building or other structure on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to that owner.
- (5) Building plans which form part of a Construction Certificate, and are suitably endorsed, must be submitted to a Sydney Water, Quick Check agent or Customer Centre before the commencement of work.
 - (6) For Quick Check agent details refer to the website www.sydneywater.com.au, see "Your Business" then 'Building & Developing' then 'Building and Renovating', or telephone 132092.
 - (7) Failure to submit these plans before commencing work will render the owner liable to a penalty and may result in the demolition of the work at the builder's expense.
 - (8) No opening is to be made in any road or footpath, nor is any hoarding to be erected without the prior consent of Council. The builder is to obtain the relevant permit for which fees will be charged in accordance with Council's current Schedule of Fees and Charges.
 - (9) Heavy vehicles entering and leaving the site must only cross the footpath where it is adequately timbered and strapped. Pedestrian access across this footpath must be maintained in good order at all times during the excavation work.
 - (10) No work involving the use of mechanical plant and equipment being carried out other than between the hours of 7am - 5.30pm Monday to Fridays and 7am - 1pm on Saturdays, with no work at all being carried out on Sundays and Public Holidays.
 - (11) Hours of construction work shall be from 7am to 5.30pm Mondays to Fridays inclusive, and from 7am to 1pm Saturdays. No construction work shall be carried out on Sundays. The owner/builder shall be responsible for the compliance of this condition by all sub-contractors, including demolishers.
 - (12) When demolition of any existing building is involved, burning of any demolition materials on the site is prohibited. All waste materials to be removed from the site.
 - (13) Geo-technical and structural engineering reports are to be prepared by a suitably qualified engineering consultant(s), acceptable to Council, to provide information on the methods of monitoring of ground movements as a result of excavation and construction works authorised by this consent and to establish acceptable criteria and associated responses.
 - (14) All construction vehicles are to access and egress the site using the route(s) of Wilga Street and Shaftesbury Road, being the shortest practical route to the nearest State road. All requirements of the traffic and transport related legislation still apply to such vehicles.

- (15) Construction vehicles are not permitted to temporarily park in Wilga Street or Shaftesbury Road or other local streets in close proximity to the site.
- (16) All vehicles shall enter and depart the premises in a forward direction.
- (17) The width of the driveways serving the temporary entry to the site shall not exceed 7 metres.
- (18) Where temporary or permanent ground anchors are proposed to be used to support shoring of the bulk excavation the following conditions are to be complied with:
- The Applicant must obtain and submit to Council a written authority from all owners of adjacent property and utility authorities, that they have no objection to the use of temporary ground anchors within their property or otherwise in proximity to their assets. Details of any proposed anchors (including, without limitation, the proposed location of any anchors). Such written authority must be submitted to Council prior to the issue of a Construction Certificate.
 - The Applicant shall be responsible for any injury or damage either to persons or property due to the presence or failure of the supporting structure.
 - The temporary ground anchors must be installed in accordance with the manufacturer's instructions.
 - A written undertaking must be given that the ground anchors are temporary only and will be de-stressed on completion of construction of the development. The written undertaking is to be provided to Council prior to issue of the Construction Certificate.
 - All shoring, with the exception of the released temporary ground anchors, must be completely removed to a depth of 2.5m on completion of construction of the development. The void shall be backfilled by suitable materials and compacted in accordance with the recommendations of the geo-technical reports.
 - All shoring, including ground anchors, is to be certified by a competent practicing structural engineer. Certification is required to confirm:
 - That the proposed shoring and ground anchor scheme is capable of supporting all relevant loads including, but not limited to, surcharge loading from adjacent buildings and other structures, vehicular traffic loading and construction loading. Certification is to be submitted prior to issue of the Construction Certificate.
 - That the shoring has been constructed in accordance with the design drawings.

Certification is to be submitted following installation of the shoring.

- That the temporary anchors have been de-stressed, all shoring with the exception of the anchors has been removed to a depth of 2.5m, and backfill has been suitably done and compacted. Certification is to be submitted following completion of the nominated works and prior to issue of the Completion Certificate.

Services

- (19) The Applicant is to prepare detailed survey reports of all existing service authority assets in and around the site of the proposed development that may be affected in any way by the proposed development. Surveys should include, but not be limited to, high and low voltage electricity, water, stormwater, sewer, gas, telecommunications, traffic light controls, street lighting and drainage assets.
 - (20) The Applicant is to liaise with all relevant service authorities (including, but not limited to electricity, water, stormwater, sewer, gas, telecommunications, traffic light controls, street lighting and drainage) to develop final designs that satisfy all requirements of the service authority providers in respect of protection, termination or relocation of existing assets, temporary access and future permanent access for maintenance of assets.
 - (21) The Applicant is to prepare detailed method statements to demonstrate how the proposed development is to be constructed such that all relevant utility authority assets are protected and maintained throughout the construction stage of the development, or are relocated prior to construction of the development. Method statements are to be submitted to the relevant utility authorities for their written approval.
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