

**JOINT REGIONAL PLANNING PANEL
(Sydney East Region)**

Supplementary Report

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| <ul style="list-style-type: none">• JRPP No• DA Number• Local Government Area• Proposed Development• Street Address• Applicant/Owner• Number of Submissions• Original council officer recommendation• Report by | <ul style="list-style-type: none">• JRPP Reference Number: 2012SYE046• DA-125/2012• Waverley
• Alterations and additions to multi-storey residential flat building including additional level, underground car parking, land subdivision.• 20 Illawong Avenue, Tamarama• Strata Plan 1731• 73 letters of objection 1 letter of support
• Refusal <p>Mitchell Reid
Manager Development Assessment
Waverley Council</p> |
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Supplementary Assessment Report

1. History

The Sydney East Joint Regional Planning Panel considered this application on the 9 August 2012 and resolved as follows.

ITEM 2 - 2012SYE044 – Waverley - 123/2012 - Alterations to Glenview Court - 20 Illawong Avenue Tamarama

- 1) The Panel has considered the recommendation of the planning assessment report to refuse the application. The Panel is aware that it is dealing with a building which is far too large for its locality and should not have been approved. However, the building exists, is visually prominent, unattractive and in very poor condition. Some elements of the application would reduce the building's negative aspects. For these reasons the Panel resolves unanimously to defer the application pending the submission of an amended proposal.**
- 2) The Panel requests the applicant to submit amended drawings on or before 24 August 2012.**
- 3) The Panel would approve an amended proposal that**
 - a) deletes the new building over the car park and incorporates landscaped gardens over it;**
 - b) reduces the blade wall to the east-facing balconies at the edges of the building to 600mm in order to minimise view loss; and**
 - c) provide an acoustic report recommending acoustic treatment of the eastern balconies to minimise noise, and implements those recommendations.**
- 4) The Panel requests the planning assessment officer to prepare a supplementary report on the amended application by 7 September 2012 together with draft conditions.**
- 5) Since the amended proposal deletes a building and reduces the blade walls at the edges of the building, it does not require re-exhibition.**
- 6) Following receipt of the council's supplementary report, the Panel will determine the matter either by communicating by electronic means or at another public meeting if a Panel member or the planning assessment officer requests it.**

Subsequent to the above decision, the JRPP requested a revised Capital Investment Value (CIV) estimate of the development incorporating the required amendments.

The applicant submitted the requested report with the amended CIV estimated at \$22,740,000.

Waverley Council undertook its own independent review of this amended CIV (prepared by a licensed Quantity Surveyor) and found the amended estimate to be reasonable.

2. Revised plans

The following comments are made regarding the required changes and the amended plans:

a) deletes the new building over the car park and incorporates landscaped gardens over it;

The new building has been deleted and landscaping provided.

b) reduces the blade wall to the east-facing balconies at the edges of the building to 600mm in order to minimise view loss;

The blades to the balconies have been modified as requested.

Comment on this amendment: A submission has been received from a neighbour to the north of the site in Illawong Avenue, objecting to this modification to the north side of the balconies as it is considered to increase privacy impacts.

The objection is considered to have merit. It is Council's understating that the blades of the balcony were reduced to address a view impact on the south side of the building. The reduction of the north side of the balcony fin walls was never considered necessary for view loss reasons and this amendment to the scheme has now inadvertently created a privacy impact for neighbours to the north.

In general this modification to the balconies requested by the JRPP is considered undesirable on planning grounds. In the briefing on this application, Council's planner suggested a setback of the southern balconies to address the view loss issue. This would have maintained views and privacy but also reduced the size of the balconies. This is still considered a better solution in terms of maintaining views and privacy within the neighbourhood.

c) provides an acoustic report recommending acoustic treatment of the eastern balconies to minimise noise, and implements those recommendations.

The Acoustic report notes that the main sources of noise from the balconies would be from people talking and music. It is noted that music would typically have a greater impact, however the Strata has advised the consultant that a by-law will be included prohibiting the placement of speakers on balconies. The report therefore addresses the impact of patron noise and recommends acoustically absorbing finishes to the side blade walls and soffit of each balcony.

3. Public Submissions

Although the panel resolved to not re-notify or advertise the amendments, Council has received submissions regarding the amended plans. A summary of the issues is summarised below.

Property	Location	Summary of Objections
16 Illawong Avenue, Tamarama	Property to the north of the site	<ul style="list-style-type: none">• Reduction of the blade wall and subsequent privacy issues• Dilapidation report• Request for a public meeting• Capital investment report
14 Carlisle Street, Tamarama	Property to the north east of the site	<ul style="list-style-type: none">• Capital investment• Condition that whole project be completed

		<ul style="list-style-type: none"> • Fire safety upgrade • Precedent
48 Bennett Street, Bondi	Property to the west of the site	<ul style="list-style-type: none"> • Concerns regarding existing fire order
Resident of 20 Illawong Avenue	Subject site	<ul style="list-style-type: none"> • Various objections to the whole development

Issue: Reduction of the blade wall and subsequent privacy issues

Planning Comment: This has been discussed previously in this report, and it is agreed, that the reducing the blade walls will create overlooking issues from the northern most balconies over to adjoining properties.

Issue: Dilapidation report

Planning Comment: A condition is included which seeks a dilapidation report from adjoining properties. It has been adjusted to include dwellings attached to adjoining properties also. This is considered to address the matter of objection.

Issue: Request for a public meeting

Planning Comment: This is a matter for the JRPP.

Issue: Capital Investment Report

Planning Comment: This issue has been addressed previously. The applicant has submitted a revised CIV report and Council has undertaken its own review of this report which concluded that the CIV was within an acceptable range. The amended capital investment report provided by the applicant indicates that the scheme is still over the \$20 million threshold for JRPP consent authority requirements.

Issue: Condition that the whole project be completed

Planning Comment: Concern has been expressed that the “whole” works will not be undertaken by the applicant and just the penthouses constructed. A condition in this respect has been imposed, linking the completion of the car park to issue of an Occupation Certificate for the penthouse units.

Issue: Fire Safety Upgrade:

Planning Comment: The existing building requires substantial fire safety upgrading and all new works proposed to the existing building will need to comply with all standards in the Building Code of Australia, including fire safety. Conditions in this regard are recommended.

Issue: Precedent

Planning Comment: Concern has been expressed that the proposal would set an undesirable precedent in the area. This issue is a matter for the JRPP to decide as both the council planning officers and the council have expressed the view that the application should not be approved.

Issue: Various objections to the whole development

Planning Comment: All matters regarding the development as a whole have been discussed in the original planning report to the Joint Regional Planning Panel.

4. Other matters

4.1 - BCA ASSESSMENT AND NON COMPLIANCES

Council's Fire Safety Officer has raised the following concerns with the amended proposal :-

Due to the identified Building Code of Australia non compliances and issues raised in the previous Council Fire Safety memo dated 28 June 2012, there is insufficient information and no certainty that a Construction Certificate can be issued for the proposed development in its present form.

Therefore it was recommended that the Development Application should be deferred to allow for the submission of revised plans and additional information including a comprehensive and conclusive Building Code of Australia Compliance Assessment Report, Fire Engineering Alternative Solution Report prepared in conjunction with Fire & Rescue NSW, Structural Engineers Structural Adequacy Certification Report & Surveyors Report detailing existing relative floor levels to address the identified Building Code of Australia non compliances and issues for further assessment by Council prior to determination of the Development Application.

*It is noted that to date **no additional information has been provided** to Council as required to address the Building Code of Australia non compliances.*

Therefore compliance with the Building Code of Australia is uncertain and cannot be determined, as such Council and the JRPP should be made aware that approval of the proposed development in its present form may result in complications at Construction and Occupation Certificate stages and may have legal and liability implications for the approval authority in future as has been the case with other recent developments.

As requested by the Joint Regional Planning Panel the draft conditions of development consent have been provided for endorsement by the JRPP should the development application be approved by the JRPP.

It should be noted that compliance with the following draft conditions in order to issue a Construction Certificate is uncertain and may necessitate building redesign modifications and submission of a Section 96 modification application for approval of any required building design modifications prior to issue of a Construction Certificate.

4.2 – Car Parking

Given that the new residential flat building has been deleted from the proposal, a recalculation of the parking provisions is necessary.

The building will have 82 units and is located within Parking Zone B according to Part I1 of the Waverley Development Control Plan 2010. The proposal provides 71 resident spaces and 8 visitor spaces. The parking required for the development is generally in accordance with the DCP, as a maximum of 78 resident spaces (a minimum of 52 is permitted) and 10 visitor spaces.

Recommended deferred commencement consent

SCHEDULE A

DEFERRED COMMENCEMENT CONSENT:

That the Sydney East Joint Regional Planning Panel grant deferred commencement consent in accordance with the provisions of section 80(3) of the Environmental Planning and Assessment Act 1979.

The consent is not to operate until the applicant has submitted the following;

- **Resolution of the detailed fire safety solution for the building.**

Pursuant to Clause 94 of the Environmental Planning and Assessment Regulation 2000, the existing building is to be brought into conformity with the Building Code of Australia in relation to fire safety, fire protection and structural adequacy and in accordance with Councils Fire Safety Orders NO-697 & NO-698.

Details demonstrating compliance with the Building Code of Australia and Council's Fire Safety Orders NO-697 & NO-698 are to be provided. This shall include:

1. Revised plans detailing all required changes;
2. Building Code of Australia Compliance Assessment Report;
3. Fire Engineering Alternative Solution Report. This report is to have the concurrence of Fire & Rescue NSW;
4. Structural Engineers Structural Adequacy Certification Report & Surveyors Report detailing existing relative floor levels to address the identified Building Code of Australia non compliances.

Upon satisfying Council as to the above matters, the following conditions shall apply:

SCHEDULE B

A. APPROVED DEVELOPMENT

1. APPROVED DEVELOPMENT

The development must be in accordance with:

- (a) Architectural Plans prepared by Tobias Partners, received by Council on 24 August 2012, including the following ;
DA.001, *Locality Plan*, revision B dated 20/08/12
DA.003, *Demolition and excavation plan*, revision B dated 20/08/12

DA.004, *Project summary* revision B dated 20/08/12
 DA.005, *Site analysis* revision B dated 20/08/12
 DA.100, *Ground floor* revision F, dated 20/08/12
 DA.101, *UG01 Parking*, revision CC, dated 20/08/12
 DA.102, *GU02 Parking*, revision CC, dated 20/08/12
 DA.103, *LVL.01*, revision C, dated 20/08/12
 DA.104, *LVL.02*, revision B, dated 20/08/12
 DA.105, *LVL.03*, revision B, dated 20/08/12
 DA.106, *LVL.04 + 05*, revision B, dated 20/08/12
 DA.107, *LVL.06 + 07*, revision B, dated 20/08/12
 DA.108, *LVL.08 Penthouse level*, revision B dated 20/08/12
 DA.109, *LVL.08 Roof plan*, revision B, dated 20/08/12
 DA.110, *Typical Plan*, revision B, dated 20/08/12
 DA.202, *BLDG A – Proposed elevations*, revision B, dated 20/08/12
 DA.203, *BLDG A- Proposed elevations*, revision B, dated 20/08/12
 DA.300, *Proposed section*, revision B, dated 20/08/12
 DA.301, *BLDG A- Proposed sections*, revision B, dated 20/08/12
 DA.302, *BLDG A- Proposed sections*, revision B, dated 20/08/12

- (b) Subdivision Plan reference, 42075DT, Sheet 1 of 1, revision 1, dated 29/02/12 prepared by Harrison Friedmann and Associates Pty Ltd and received by Council on 2 April 2012.
- (c) BASIX Certificate;
- (d) Acoustic Report prepared by Renzo Tonin and Associates, report No. TF906-01F02 (rev 1), dated 23 August 2012 and received by Council on 24 August 2012.
- (e) Schedule of external finishes and colours prepared by Tobias Partners and detailed in Appendix T of the Statement of Environmental Effects prepared by Architectus received by Council on 2 April 2012; and
- (f) The Site Waste and Recycling Management Plan (SWRMP) and Checklist, in accordance with the SWRMP Checklist of Part G1, Waverley DCP 2010.

Except where amended by the following conditions of consent.

2. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

- (a) The side blade walls to the east-facing balconies are to be reinstated as per the original scheme to retain neighbor privacy,
- (b) The east-facing balconies to the south side of the building are to be setback approximately 1.7 m from the south-east corner of the building. The setback is to align with the fenestration of the east façade and that fenestration modified as required. This modification is to reduce the bulk of the balconies on this corner of the building to preserve views..

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

3. APPROVED DESIGN - RESIDENTIAL FLAT DEVELOPMENT

The approved design (including an element or detail of that design) or materials, finish or colours of the building must not be changed so as to affect the internal layout or external appearance of the building, without the approval of Council.

4. STAGING OF WORKS

The basement car park and all fire safety upgrading works must be fully completed prior to the issuing of any Occupation Certificate for the additional penthouse units.

5. ARCHITECT TO SUPERVISE DESIGN

The preparation of the Construction Certificate plans shall be supervised and be to the satisfaction of **a qualified designer** in accordance with the requirements of State Environmental Planning Policy No. 65 - Design Quality of Residential Flats.

6. EXCAVATION TO BE LIMITED

Excavation shall be limited to that shown in the approved plans.

B. COMPLIANCE PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

7. SECTION 94A CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 94A of the *Environmental Planning and Assessment Act 1979* and Waverley Council Development Contributions Plan 2006 in accordance with the following:

(a) A cost report indicating the itemised cost of the development shall be completed and submitted to council:

(1) Where the total development cost is less than \$500,000:

"Waverley Council Cost Summary Report"; or,

(2) Where the total development cost is \$500,000 or more:

"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".

A copy of the required format for the cost reports may be obtained from Waverley Council Customer Service Centre or downloaded from:
www.waverley.nsw.gov.au/publications/

(b) Prior to the issue of the Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than \$100,000.

(c) Should a section 96 modification result in any change to the total cost of the work, the Section 94A contribution is to be revised and amended. Prior to the issue of the Construction Certificate, evidence must be provided that the revised levy has been paid to Council in accordance with this condition.

Waverley Council Development Contributions Plans 2006 may be inspected at Waverley Council Customer Service Centre.

Advisory Note

- A development valued at \$100,000 or less will be exempt from the levy.
- A development valued at \$100,001 - \$200,000 will attract a levy of 0.5%.
- A development valued at \$200,001 or more will attract a levy of 1% based on the full cost of the development.

8. SECURITY DEPOSIT

A deposit or guarantee satisfactory to Council for the amount of \$ 20,000 must be provided as security for the payment of the cost of making good any damage caused or unauthorised works that may be caused to any Council property as a consequence of this building work.

This deposit (cash or cheque) or guarantee must be established prior to the issue of the Construction Certificate. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property or rectification of unauthorised works on Council property will be refunded after satisfactory completion of the building work to the person who paid the deposit.

9. LONG SERVICE LEVY

A long service levy, as required under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to Council prior to the issue of a Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing \$25,000 or more.

10. TAMARAMA RESERVE PRESERVATION BOND

A bond amount of \$25,000 shall be lodged with Council either as cash or by way of an unconditional bank guarantee to ensure the protection of the reserve and to ensure that no building or demolition materials are dumped or disposed of in the adjacent reserve, including all 'making good to match existing conditions' and guarantee that the reserve (including all trees) will be free from damage, sediment and rubbish during and after construction.

The bond is to be lodged prior to the issue of a Construction Certificate.

In addition, a 1:100 scaled site plan and cross sections running east -west is to be submitted to Council's Parks Planning Manager, showing the relationship with the adjacent reserve, including spot heights, levels, contours, existing rock outcrops, water courses, existing tree locations and vegetation etc as evidence of the state of the reserve prior to construction works commencing.

The sum will be forfeited to the Council at its discretion for a breach of these requirements, and will be refunded six (6) months from the issue of the Occupation Certificate subject to the satisfaction of Council.

11. NO BUILDING WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, including demolition, must not be commenced until:

- (a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with Section 81A(2) of the Environmental Planning & Assessment Act, 1979; and
- (b) a Principal Certifying Authority has been appointed and Council has been notified of appointment in accordance with Section 81(A)(2)(b) of the Environmental Planning & Assessment Act, 1979 and Form 7 of Schedule 1 of the Regulations; and
- (c) Council is given at least two days Notice in writing of the intention to commence the building works.

The owner/applicant may make application to Council or an Accredited Certifier for the issue of a Construction Certificate and to be the Principle Certifying Authority.

12. SERVICE AUTHORITIES

The applicant is to seek approval from Sydney Water regarding any possible modification to the service authorities infrastructure prior to the issue of a Construction Certificate.

13. ARCHITECT TO SUPERVISE DESIGN - CONSTRUCTION CERTIFICATE DOCUMENTATION

The preparation of the Construction Certificate plans shall be supervised and be to the satisfaction of a qualified designer in accordance with the requirements of State Environmental Planning Policy No. 65 - Design Quality of Residential Flats.

In accordance with clause 143a of the Environmental Planning and Assessment Regulations 2000, the Principal Certifying Authority must not issue a construction certificate unless it has received a design verification from a qualified designer, being a statement in which the qualified designer verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted.

14. HOARDING REQUIRED

An appropriate hoarding designed and constructed in accordance with the requirements of the Work Cover Authority being erected on the property alignments of the property, prior to the commencement of building operations, and such hoardings to be maintained during the course of building operations. Details of the hoarding are to be provided to Council prior to issue of the Construction Certificate.

Where the hoarding is to be erected over the footpath or any public place, the approval of Council must be obtained prior to the erection of the hoarding.

15. GEOTECHNICAL ENGINEERS REPORT

A geotechnical report, regarding the stability of the subject site and stating that damage should not occur to any adjoining premises as a result of the proposed bulk excavation, driven type piles and shoring works, is to be submitted to the Principal Certifying Authority, Council and the owners of adjoining premises. The report is to be submitted prior to the issue of a Construction Certificate and commencement of any such works on the site.

16. DETAILS OF BULK EXCAVATION, SHORING OR PILE CONSTRUCTION

A report shall be prepared by a suitably qualified and practising Structural Engineer detailing the proposed methods of bulk excavation, shoring or pile construction, including details of vibration emissions and any possible damage which may occur to adjoining or nearby properties as a result of the proposed building and excavation works. The Report shall be submitted to the Principal Certifying Authority, Council and the owners of adjoining properties prior to the issue of a Construction Certificate.

Any practices or procedures specified in the Structural Engineer's report in relation to the avoidance or minimisation of structural damage to adjoining properties are to be fully complied with and incorporated into the plans and specifications together with the Construction Certificate.

17. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A Site Waste and Recycling Management Plan (SWRMP) Checklist 2 shall be submitted to the Principal Certifying Authority for approval in accordance with Part G1, Waverley DCP 2010 prior to the issue of the Construction Certificate. In this regard, Council expects demolition and excavated material to be reused and/or recycled wherever possible.

The builder and all subcontractors shall comply with the approved SWRMP Part 1 and 2 at all times during construction. At least one copy of the SWRMP is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

18. WASTE STORAGE AREA

Based on the proposed floor space, the applicant would be required to have a bin allocation of 30x240L MGB for waste to be collected weekly, 10x 240L MGB for paper/cardboard and 6x240L MGB for co-mingled recycling to be collected weekly.

For this reason, the garbage storage area must be able to accommodate 46 x 240L MGBs for waste / recycling. The proposed garbage storage area of 40m² is inadequate to contain the required allocation of bins. An amended plan is to be submitted to Council prior to the issue of a Construction Certificate.

19. EROSION, SEDIMENT AND POLLUTION CONTROL

Erosion, sediment and pollution control measures are to be implemented on this site. These measures are to be in accordance with Council's Stormwater Policy and are to be implemented prior to commencement of any work or activities on or around the site. Details of these measures are to be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate.

20. ESSENTIAL SERVICES - EXISTING BUILDING

Details of the currently implemented and proposed essential fire safety measures shall be submitted to Council, with the Construction Certificate, in the form of a Fire Safety Schedule. This Schedule shall be prepared by a person competent to do so and shall specify the minimum standard of performance for each essential fire safety measure included in the Schedule.

At the completion of the installation, a Final Fire Safety Certificate shall be attached to the Occupation Certificate, certifying that each essential fire safety measure specified within the current Fire Safety Schedule:

- (a) has been assessed by a properly qualified person; and
- (b) found to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the Certificate is issued.

21. CONSTRUCTION VEHICLE AND PEDESTRIAN PLAN OF MANAGEMENT

A "Construction Vehicle and Pedestrian Plan of Management" (CVPPM) is to be approved by Council prior to the issue of a Construction Certificate and the undertaking of any demolition, excavation, remediation or construction on the site.

The CVPPM shall provide details of the following:

- (a) The proposed route to be taken by demolition/construction vehicles when accessing and exiting the site.
- (b) The form and construction of hoarding / scaffolding required, particularly the hoarding / scaffolding for to the east façade of the building for the erection of the balcony extensions.
- (c) The type and size of demolition/construction vehicles to be used during all phases of work. Note, trucks with dog trailers and semi trailers are not approved for use at the site. Use of these trucks at any time will require a separate application to Council and the prior approval of the Divisional Manager, Technical Services.
- (d) Evidence in writing that all trucks and other building related vehicles that will attend the site can enter and exit Illawong Avenue without damaging Council's parking control infrastructure.
- (e) The location of truck holding areas remote from the site should trucks not be able to access the work area immediately on arrival.
- (f) The location and length of any proposed Works/Construction Zones. Note: such zones require the approval of the Council prior to installation.
- (g) The hours of operation of demolition/construction vehicles.
- (h) The number of and where it is proposed to park light vehicles associated with staff/employees/contractors working on the site.
- (i) How it is proposed to cater for the safe passage of pedestrians past the site. The details shall include:
 - the route required to be taken by pedestrians including signage and any other control measures that will need to be put in place to direct and keep pedestrians on the required route;
 - any obstructions such as street furniture, trees and bollards etc., that may interfere with the safe passage of pedestrians;
 - the type(s) of material on which pedestrians will be required to walk;
 - the width of the pathway on the route;
 - the location and type of proposed hoardings;
 - the location of existing street/park lighting.

Please note, vehicles are not permitted to enter the reserve at any time during the demolition or construction phase without a prior request in writing and approval by council's Open Space Planning Manager.

22. MODIFICATIONS TO BASEMENT CAR PARK

The following modifications are to be made to the basement car park area;

- (a) The headroom above each proposed dedicated disabled parking space and adjacent shared area within the underground car park shall be a minimum of 2500 mm and is to comply with Section 2.4 of AS 2890.6:2009 *Parking facilities Part 6: Off-street parking for people with disabilities*.
- (b) The shared area adjacent to the proposed disabled parking spaces is to comply with Section 2.2.1 of AS 2890.6:2009 *Parking facilities Part 6: Off-street parking for people with disabilities*.
- (c) Loading facilities are to be provided in accordance with Section 4.0 of *Waverley Development Control Plan 2010*. The dimensions of the proposed loading bays shall comply with the requirements for a MRV in Section 4.2 of AS 2890.2-2002 *Parking facilities Part 2: Off-street commercial vehicle facilities*. Details of the loading bays including the swept wheel paths shall be submitted to Council for the approval of the Divisional Manager Technical Services prior to the release of the Construction Certificate. Vehicles accessing the loading bays shall be driven into and out of the site in a forward direction at all times.
- (d) The ratio of resident to visitor car parking in the basement area is to be adjusted to be in accordance with Part I1 of the *Waverley Development Control Plan* ("the DCP") 2010, that being, 69 resident car parking spaces and 10 visitor car parking spaces. In addition, bicycle parking areas are to be provided in accordance with the provisions of Part I of the DCP, including 0.25 spaces per ground floor dwelling and 1 space for every other dwelling. In addition, visitor bicycle spaces should be provided at a rate of 0.25 spaces per dwelling. Note: The car parking spaces are to be for the use of residents only and not separately leased.

The above amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate.

23. BUILDING CODE OF AUSTRALIA COMPLIANCE

- (a) A Surveyors Verification Report certifying that the proposed building will have an *effective height* of not more than 25m as defined by the Building Code of Australia being submitted to Council prior to the issue of a Construction Certificate. The Surveyors Report must verify the Relative Levels of the existing ground and floor levels of the existing building and confirmation of the Relative Levels of the proposed finished floor level of the proposed topmost storey.

Should the proposed building have an *effective height* of more than 25m as defined by the Building Code of Australia, details of the method of compliance with the provisions of the Building Code of Australia are to be provided in the plans prior to the issue of a Construction Certificate.

- (b) A Structural Engineers report and certification of the existing structure certifying the structural adequacy and ability of the existing building structure and elements to support the proposed additional loadings of the proposed development works, including an additional storey, cantilevered balconies and walkways and related works to ensure compliance with the provisions of the Building Code of Australia and relevant Australian Standards being provided prior to the issue of a Construction Certificate.

Details of required structural remedial and rectification works are to be included in the Structural Engineers report and the plans prior to the issue of a Construction Certificate.

- (c) Openings in the external walls located within 3m of a fire source feature are to be protected in accordance with Section C of the Building Code of Australia. Details of compliance with the above requirements are to be included in the Construction Certificate plans.
- (d) Vertical separation of openings in the external walls of the building is to comply with Section C of the Building Code of Australia. Details as to the method of protection are to be provided in the plans prior to the issue of a Construction Certificate.
- (e) The provision of exits and egress from the building and the provision of access and protection for *fire brigade* intervention are to comply with Sections C, D & E of the Building Code of Australia. Details of the method of compliance with the provisions of the Building Code of Australia are to be provided in the plans prior to the issue of a Construction Certificate.

Should compliance with the Building Code of Australia not be achieved, building design modifications and a Section 96 modification application will be required to be submitted to Council for approval prior to the issue of a Construction Certificate.

- (f) Barriers to prevent vehicles from blocking exits being provided in accordance with Clause D1.10. Details as to the method of protection are to be provided in the plans prior to the issue of a Construction Certificate.
- (g) Fire Hydrants and Fire Hose Reels are to be provided in accordance with Part E1 of the Building Code of Australia and AS 2419.1 and AS 2441 and the requirements of Fire and Rescue NSW. Details of the method of compliance with the provisions of the Building Code of Australia are to be provided in the plans prior to the issue of a Construction Certificate.
- (h) In accordance with Clause 144 of the Environmental Planning and Assessment Regulations 2000 where building work involves an alternative solution to meet the performance requirements of the Building Code of Australia contained in any one or more of the Category 2 fire safety provisions as defined under the Environmental Planning and Assessment Regulations 2000 the application for a Construction Certificate must be referred to the Commissioner Fire and Rescue NSW in order to obtain an initial fire safety report prior to issue of the Construction Certificate.
- (i) In accordance with Clause 144A of the Environmental Planning and Assessment Regulations 2000 where building work involves an alternative solution under the Building Code of Australia in respect of a fire safety requirement, a Compliance Certificate or written report is required to be obtained from a C10 Accredited Fire Safety Engineer certifying that the alternative solution complies with the relevant performance requirements of the Building Code of Australia prior to the issue of a Construction Certificate.
- (j) The plans should demonstrate compliance with the requirements of the Commissioner Fire and Rescue NSW prior to the issue of a Construction Certificate.

24. AMENDED STRATA SUBDIVISION PLAN

An amended strata plan is to be submitted to Council reflecting the amended plans, showing the additional 2 sole occupancy strata titled units approved at the top of the building and the parking spaces in the basement area. The parking spaces are to be allocated to units within the building and be on title as part lots of the units. In addition, the visitor car spaces, laundry area and other common open space are to be allocated as common property.

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

25. STORMWATER MANAGEMENT

Certification is to be provided from a suitably qualified professional, that the stormwater system has been designed in accordance with the Water Management Technical Guidelines. Stormwater system details are to be submitted in accordance with the Waverley Development Control Plan 2010 - Part G4 prior to the issue of a Construction Certificate. Under the current design/conditions, orifice diameter must not be more than 235mm.

26. ENGINEERING DETAILS

Structural details prepared and certified by a practicing Structural Engineer being furnished to Council or Accredited Certifier in connection with all structural components prior to the issue of a Construction Certificate.

27. ENGINEERING DETAILS - CERTIFICATE OF ADEQUACY

A Certificate of Adequacy prepared by a practicing Structural Engineer, certifying the adequacy of the existing building structure to carry the extra load of the proposed additions is to be provided to Council or the Accredited Certifier prior to the issue of a Construction Certificate.

28. VEHICULAR ACCESS

Vehicular access and gradients of vehicle access driveway(s) within the site are to be in accordance with Australian Standard 2890.1 Parking Facilities - Off Street Car Parking with details provided on the plans prior to the issue of the Construction Certificate.

29. ROOFWATER GUTTERING

All new or replacement roof guttering is to comply with the requirements of the Building Code of Australia and Australian Standard AS 3500 *Plumbing & Drainage Standards* to ensure that collected roof water does not flow back into the building.

30. BASIX

The undertakings provided in the BASIX Certificate shall be provided for in the Construction Certificate plans and documentation prior to the issue of the Construction Certificate. If required, a modified BASIX Certificate shall be provided that reflects the development as approved (eg addressing any modification required via conditions of consent). Any significant works (ie any works not able to be considered as Exempt and Complying Development) that result from changes to the BASIX Certificate or conflict with conditions of consent require Council's consent.

The Principal Certifying Authority shall be responsible for ensuring that all the undertakings are satisfied prior to the issue of an Occupation Certificate.

The above condition is a prescribed condition under the Environmental Planning and Assessment Act Regulations clause 97A and the above BASIX commitments are mandatory and cannot be modified under Section 96 of the *Environmental Planning and Assessment Act 1979*.

31. USE OF RENEWABLE TIMBERS

Council requires, wherever possible, the use of renewable timbers and/or plantation timbers such as Radiata Pine or Oregon as an alternative to the use of non-renewable rainforest timber products in buildings so as to help protect the existing areas of rainforest. In this regard, a schedule of proposed timber products to be used in the building is to be submitted for approval by the Principle Certifying Authority prior to the issue of the Construction Certificate. Where the applicant is to use timbers not recommended in Council's Policy, reasons are to be given why the alternative timbers recommended cannot be used.

32. TREES TO BE RETAINED AND PROTECTED.

All trees to be retained on the site are to be protected by AS 4970 – 2009 Protection of trees on development sites and by the following;

- (a) All trees, shrubs or vegetation on the subject or neighbouring sites identified for retention and within 7.5m of the building work are to be provided with tree protection measures as described below.
- (b) All trees, shrubs or vegetation on the subject site are to be provided with a tree guard and a notice on each guard indicating "This tree is the subject of a Tree Preservation Order by Waverley Council or "Tree Protection Zone (TPZ), Do not remove/enter". This notice is to be in place prior to commencement of any building or demolition work and shall remain in place until all works are completed. Only trees with the approval of Council for removal may be removed from the site.
- (c) The trees to be retained and protected are below;

Tree No	Species	Location	Action
1	<i>Phoenix canariensis</i>	As per the Arboricultural Impact Assessment report, prepared by Earthscape Horticultural Services, author Andrew Morton, dated March 2012.	Retain and protect as per the conditions below and as per the Tree protection Plan and drawing is to be submitted to and approved by Waverley Council's Tree Management Officer prior to the issue of the Construction Certificate
2	<i>Ficus rubiginosa</i>	As above	As above
3	<i>Ficus rubiginosa</i>	As above	As above
5,8,9,10,11,12,13, 18	Various sp	As above	As above

- (d) The maintenance of any designated tree protection zones shall be as per AS4970 – 2009, Section 4.6.

- (e) Established boundary fences or site boundary fences are to remain in place at all times to physically protect any existing trees or vegetation on neighbouring sites. If fences are to be removed and replaced this process shall be undertaken in the most minimal time possible.
- (f) If tree roots are exposed during this process and they are to be exposed for any more than 24 hours then a protective absorbent covering is to run the length of the exposed boundary. This covering is to be kept moist to prevent the drying out of roots.
- (g) Any backfilling material required due to excavation shall meet the requirements of AS 4419-2003 Soils for landscaping and garden use.
- (h) Soil levels are not to be changed around any trees on the subject or neighbouring properties.
- (i) No mechanical excavation shall be undertaken within the tree canopy spread (within the dripline) or within 2.0m from the middle of the trunk (whichever is greater) of any tree, shrub or vegetation that is protected under Waverley Council's Tree Preservation Order.
- (j) If any tree roots are exposed during any approved works then roots smaller than 30mm are to be pruned as per the specifications below. Any roots greater than 30mm are to be assessed by a qualified arborist before any pruning is undertaken.
- (k) If tree roots are required to be removed for the purposes of constructing the approved works they shall be cut cleanly by hand, by an experienced Arborist/Horticulturist (with a minimum of the Horticulture Certificate or Tree Surgery Certificate).
- (l) It is the arborist's responsibility to determine if such root pruning is suitable. If there are any concerns regarding this process then Waverley Council's Tree Management Officer is to be contacted to make final determination.
- (m) If any trees or vegetation on the subject property require pruning and are covered by Waverley Council's Tree Preservation Order an Application to Prune or Remove Trees on Private Property is must be presented to Council for processing.
- (n) If any trees on neighbouring properties require pruning and are covered by Waverley Council's Tree Preservation Order then permission must be gained from the owner of the tree(s) and an Application to Prune or Remove Trees on Private Property is then to be presented to Council for processing.

33. TREE PROTECTION PLAN

Trees to be retained and protected (including the size of the structural root zone and the Tree Protection zone) shall be clearly shown on any construction plans, or a copy of a Tree Protection Plan for the site shall be included with the construction plans.

Tree protection measures are to be installed prior to any work (including demolition). This shall be a key stage of the development and as described above Council's Tree Management Officer shall be notified that this has occurred

34. AMENDED LANDSCAPE PLAN

An amended Landscape Plan is to be provided addressing the following;

- (a) Be prepared at a scale of 1:100
- (b) Show depth and size of planting areas
- (c) Have a representation of a minimum of 75 % local native species in reference to both number of species presented and number of plants planted
- (d) Provide details of species, planting location, pot size, height at maturity
- (e) Provide planting locations for replacement trees

The amended landscape plan is to be submitted to and approved by Waverley Council's Tree Management Officer prior to the issue of the Construction Certificate.

35. ADJACENT RESERVE

The following information is to be provided to Council's Parks Planning Manager prior to the issue of a Construction Certificate;

- (a) An Arborist's report and tree survey plan of trees within a 10m offset from the development boundary, identifying species and assessment of the health of the trees on the adjacent Tamarama Reserve. The report should also include the dimensions and height of the canopy, trunk diameter at breast height (DBH), and extent of the drip line.

The Arborist's report is to inform a tree protection plan detailing how the trees shall be protected during the demolition and construction phase. This is to include a continuous 1.8m high chain wire fence (or alternate method approved by Council Open Space Manager) installed for the duration of works.

- (b) The proposals shall be undertaken in accordance with and not in any way reduce the opportunity for the Actions to be implemented as set out in the Tamarama Ecological Restoration Framework and Action Plan (ERFAP). The document is to be reviewed by the applicant prior to any hoardings being erected or construction works commencing.

http://www.waverley.nsw.gov.au/your_council/council_news/past_news/ocean_care_day_photos_list/2010_2009/rehabilitating_tamarama_gully?SQ_DESIGN_NAME=print

36. DILAPIDATION REPORT

A dilapidation report prepared by a practising Structural Engineer shall be submitted to the Principal Certifying Authority, Council and the owners of the adjoining properties prior to the commencement of demolition, bulk excavation or building works, detailing the current condition and the status of all buildings (both internal and external), including ancillary structures located upon the adjoining properties and buildings attached to adjoining properties (ie. In the case of a semi detached or residential flat building all dwellings within the building are to be included).

C. COMPLIANCE PRIOR TO AND DURING CONSTRUCTION

37. PRIOR TO SITE WORKS

The Principal Certifying Authority must be informed in writing before any site works, building or demolition commences of:

- (a) the name and contractor licence number of the licensee who has contracted to do, or intends to do, work ; or
- (b) the name and permit number of the owner/builder who intends to do the work; and

(c) any change to these arrangements for doing of the work.

38. HOME BUILDING ACT

The builder or person who does the residential building work shall comply with the applicable requirements of Part 6 of the Home and Building Act, 1989. In this regard a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy the Principal Certifying Authority that they have complied with the applicant requirements of Part 6, before any work commences.

39. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

40. EXCAVATION AND BACKFILLING

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

41. EXCAVATION BELOW FOOTINGS

If an excavation associated with the erection or demolition of a building extends below the level of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, at their own expense, must:

- (a) 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 seven days before excavating 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.

42. OBSTRUCTION TO PUBLIC AREAS

If a public place or pedestrian vehicular traffic may be obstructed because of the carrying out of work involved in the erection or demolition of a building; or a public place is required to be enclosed in connection with the erection or demolition of a building; then:

- (a) a hoarding fence must be erected between the building site and the public place of the proposed building and the public place. If necessary, an awning sufficient to prevent any substance from, or in connection with, the work falling into the public place, is also to be erected;

- (b) the work is to be kept lit during the time between sunset and sunrise if the work may be of a sort of danger to persons using the public place; and
- (c) a hoarding, fence or awning is to be removed when it is no longer required for the purpose it was provided.

43. TOILET FACILITIES

Toilet facilities being provided on the work site in accordance with the requirements of Sydney Water.

44. NO USE OF ORGANOCHLORIN PESTICIDES

The use of organochlorin pesticides as termite barriers in new development is prohibited pursuant to Council Policy. Only physical barriers are to be used for termite control. The building shall comply with Australian Standard 3660: Protection of building from subterranean termites - prevention, detection and treatment of infestation.

45. DEMOLITION OR ALTERATION OF PRE 1987 BUILDINGS

At least five (5) days prior to the demolition, renovation work or alterations and additions to any building constructed before 1987, the person acting on the consent shall submit a Work Plan prepared in accordance with Australian Standard AS260-2001, Demolition of Structure and a Hazardous Materials Assessment by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

- (a) outline the identification of any hazardous materials, including surfaces coated with lead paint;
- (b) confirm that no asbestos products are present on the subject land; or
- (c) particularise a method of safely disposing of the asbestos in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC 2002 (1998);
- (d) describe the method of demolition;
- (e) describe the precautions to be employed to minimise any dust nuisance; and
- (f) describe the disposal methods for hazardous materials.

46. DEMOLITION & SITE PREPARATION

Hazardous or intractable wastes arising from the demolition process being removed and disposed of in accordance with the requirements NSW WorkCover Authority and the NSW Environment Protection Authority (EPA), and with the provisions of:

- (a) Work Health & Safety Act 2011;
- (b) Work Health & Safety Regulation 2011;
- (c) Protection of the Environment Operations Act 1997 (NSW) and
- (d) NSW EPA Waste Classification Guidelines 2009.

47. COMPLIANCE WITH WORKCOVER NSW REQUIREMENTS

All site works complying with the occupational health and safety requirements of WorkCover NSW.

48. SOIL AND WATER MANAGEMENT PLAN

A Soil and Water Management Plan (also known as an Erosion and Sediment Control Plan) shall be prepared according to SSROC's Soil and Water Management Brochure and the NSW Environment Protection Authority (EPA) Managing Urban Stormwater: Soils and Construction. The plan should include methodology to prevent any building materials to be dumped into/or be washed into the adjoining reserve. This Plan shall be implemented prior to commencement of any works or activities. All controls in the Plan shall be maintained at all time. A copy of the Soil and Water Management Plan must be kept on site at all times and made available to Council officers on request.

49. STOCKPILES

Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

50. LOCATION OF BUILDING OPERATIONS

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footpaths or in any locations which could lead to the discharge of materials into the stormwater drainage system.

51. TEMPORARY DIVERSION OF ROOF WATERS

Stormwater from roof areas shall be linked via a temporary downpipe to Council's stormwater system immediately after completion of the roof area. Inspection of the building frame will not occur until this is completed.

52. ALL BUILDING MATERIALS STORED ON SITE

All building materials and any other items associated with the development are to be stored within the confines of the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

53. CONSTRUCTION HOURS

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

- (a) The Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which form part of public holiday weekends;
- (b) Sundays and public holidays; and
- (c) On the Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which immediately precede or follow industry Rostered Days Off, as agreed by the CFMEU and the Master Builders Association of NSW.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2000.

54. USE OF HEAVY EARTH MOVEMENT EQUIPMENT

Excavation works involving the use of heavy earth movement equipment including rock breakers and the like must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays with no such work to be carried out on Saturday, Sunday or a public holiday.

55. CONSTRUCTION NOISE - PERIODS GREATER THAN 4 WEEKS

The LA10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background (LA90) noise level by more than 10dB(A) when assessed at any sensitive noise receiver.

56. BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

57. QUALITY OF CONSTRUCTION ACT - INSPECTIONS (RESIDENTIAL FLAT DEVELOPMENT AND OTHER RESIDENTIAL CLASS 2, 3 AND 4)

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) and in accordance with the Building Legislation (Quality of Construction) Act 2002 and the Environmental Planning and Assessment Regulations. Also, documentary evidence of compliance with the relevant terms of conditions of development consent and standards of construction detailed in the Building Code of Australia is to be obtained prior to proceeding to the subsequent stages of construction and/or issue of an Occupation Certification.

MANDATORY Critical Stage Inspections **MUST** be carried out by the PCA for work undertaken during specified stages of construction and prior to issuing an Occupation Certificate.

The specified **MANDATORY** inspections are:

In the case of a Class 2, 3 and 4 building:

- (a) at the commencement of the building work;
- (b) prior to covering of waterproofing in any wet area for a minimum of 10% of rooms with wet area within a building;
- (c) prior to covering any stormwater drainage connections; and
- (d) after the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The following additional inspections are required to be undertaken by the PCA:

- (a) sediment control measures prior to the commencement of building work;
- (b) foundation material prior to undertaking building work;
- (c) shoring of excavation works, retaining walls, piers, piling or underpinning works;
- (d) steel reinforcement, prior to pouring concrete;
- (e) prior to covering timber or steel framework for floors, walls and roofing, including beams and columns;
- (f) prior to installation of fire resisting construction systems (ie fire rated ceilings and walls).

Note: Certification may be required from a suitably qualified person, in relation to specialist matters, verifying that particular works satisfy the relevant requirements of the Building Code of Australia and standards of construction.

58. CERTIFICATE OF SURVEY - BOUNDARIES AND LOCATION OF BUILDING

A Certificate of Survey prepared by a Registered Surveyor setting out the boundaries of the site and the actual situation of the building on the site is to be submitted to the Principal Certifying Authority to certify the building is located in accordance with the development consent plans. The Certificate is to be submitted prior to the construction of the external walls above the ground floor level of the building.

59. CERTIFICATE OF SURVEY - LEVELS

All construction works shall be strictly in accordance with the Reduced Levels (RLs) as shown on the approved plans. Certification from a Registered Surveyor certifying ground, upper floor/s and finished ridge levels is to be submitted to the Principal Certifying Authority during construction and prior to continuing to a higher level of the building.

60. IN-SINK WASTE DISPOSAL SYSTEMS

The installation of in-sink waste disposal systems is prohibited.

61. ENCROACH BEYOND THE BOUNDARIES

No portion of the proposed works including the footings is to encroach beyond the boundaries of the subject property.

62. WATER PROOFING

The floor and wall surfaces of the proposed wet areas being protected against water in accordance with the Building Code of Australia. The wet areas are to be examined and certified by an Accredited Certifier.

Note: Water proofing is to be in accordance with AS 3740 - Water Proofing of Wet Areas within residential buildings.

63. HOT TAP WATER SCALDING

To reduce the incidence of hot tap water scalding and, for the purpose of energy efficiency, all new or replacement hot water systems shall deliver hot water to a maximum 50 degrees Celsius at the outlet of all sanitary fixtures used for personal hygiene.

64. RESIDENTIAL FLAT BUILDINGS - BALCONIES NOT TO BE ENCLOSED

The private open balconies attached to the proposed building are not to be enclosed at any future time, in accordance with the provisions of Council's General Policy. In this regard, the door openings within the external walls adjoining the private open balconies to be constructed so as to prevent the penetration of rain or other waters to the inner part of the building.

65. EXCAVATION TO BE MANAGED BY STRUCTURAL ENGINEER

Bulk excavation is to be managed by a practising structural engineer, in accordance with the specification for shoring and support, as detailed in the approved Construction Certificate.

66. ABORICULTURAL CONSULTANT

A qualified Arboricultural Consultant with a minimum Level 5 qualification (AQF) or the equivalent shall be retained for the duration of the demolition and construction of the development.

The consultant shall be engaged to provide a Tree protection Plan and drawing for the trees to be retained on the subject and neighbouring sites. This plan shall be written in reference to AS4970 – 209, Protection of Trees on development sites and the minimum standards provided below.

In addition the Consulting arborist is to identify key stages where monitoring and certification will be required as outlined in AS 4970 – 2009, Section 5. A schedule outlining these stages is to be submitted to and approved by Waverley Council's Tree Management Officer prior to the issue of the Construction Certificate. A written account of the satisfactory completion of each of these stages as assessed by the consulting arborist is to be reported to Council.

The Tree protection Plan and drawing is to be submitted to and approved by Waverley Council's Tree Management Officer prior to the issue of the Construction Certificate.

67. TREE PROTECTION

Precautions shall be taken when working near trees to ensure their retention, including the following:

- (a) Do not store harmful or bulk materials or spoil under or near trees;
- (b) Prevent damage to bark and root system;
- (c) Do not use mechanical methods to excavate within root zones;
- (d) Do not add or remove topsoil from under the drip line;
- (e) Do not compact ground under the drip line;
- (f) Do not mix or dispose of liquids within the drip line of the tree; and
- (g) All trees marked for retention must have a protective fence/guard placed around a nominated perimeter.

68. TREE REMOVAL AND REPLACEMENT

The following trees are permitted to be removed and replaced;

Tree No	Species	Location	Action
4, 6, 7, 14, 15, 16, 17, 19	Various sp	As per the Arboricultural Impact Assessment report, prepared by Earthscape Horticultural Services, author Andrew Morton, dated March 2012.	Remove and replace

- (a) In line with Council's policy to maintain and increase tree cover in the Council area, all trees where consent has been given to remove are to be replaced with a local native tree of minimum container size of 75 litres and shall be maintained until they attain a mature height of at least four (4) metres, or whereby they will be protected by Council's Tree Preservation Order.
- (b) Any replacement tree is to be planted a minimum of 1.0 metres from any boundary, structure or underground services.

- (c) Trees shall not be tied to stakes unless support is essential. All advanced trees are to be planted in holes at least 450mm square and 450mm deep, containing good quality soil and humus. In lawn areas, grass is to be kept back for a radius of at least 450mm from stems and trunks, a depression should be formed for the collection of water and the area mulched.
- (d) Woodchip mulch is to be installed to a depth of 75-90mm to all mass planted garden areas and around the base of trees in lawn areas. The mulch should be kept at least 50mm away from plant stems to reduce the risk of collar rot.
- (e) The replacement local native trees to be planted shall be maintained in a healthy and vigorous condition until they attain a height of 4.0 metres whereby they will be protected by Council's Tree Preservation Order.
- (f) If the replacement trees are found to be faulty, damaged, dying or dead before being protected by Council's Tree Preservation Order the tree/s shall be replaced with the same species at no cost to Council.

69. VEHICULAR ACCESS - FINISHED LEVEL

The finished level at the property boundary on **both** sides of the vehicle crossing is to match the level of the existing concrete footpath.

70. WORK OUTSIDE PROPERTY BOUNDARY

All work outside the property boundary is to be carried out with the approval of, and in accordance with, the requirements of Council at the applicant's expense.

D. COMPLIANCE PRIOR TO OCCUPATION OR DURING OCCUPATION

71. FINAL OCCUPATION CERTIFICATE

The Principal Certifying Authority prior to occupation or use of the development must issue a final Occupation Certificate. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning & Assessment Act, 1979 have been satisfied.

72. SYDNEY WATER

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. **Application must be made through an authorised Water Servicing Coordinator, for details see the Sydney Water website www.sydneywater.com.au/customer/urban/index or telephone 13 20 92.**

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

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

73. ALTERNATIVE SOLUTION COMPLIANCE

In accordance with Clause 153A of the Environmental Planning and Assessment Regulations 2000 a Compliance Certificate or written report is to be obtained from a C10 Accredited Fire Safety Engineer certifying that the building work relating to the alternative solution to the Building Code of Australia has been completed and complies with that alternative solution, prior to issue of an Occupation Certificate.

74. FIRE SAFETY UPGRADE WORKS

Prior to the issue of an Occupation Certificate by the accredited certifier, all fire safety upgrading works are to be completed and a Final Fire Safety Certificate is to be submitted to Council, certifying that each required essential fire safety measure;

- (a) has been assessed by a properly qualified person; and
- (b) has been found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the Certificate is issued.

75. SUBDIVISION

A Subdivision Certificate must be obtained from Council in accordance with Section 109C(d) of the Environmental Planning and Assessment Act, 1979 prior to the registration of the subdivision plans.

76. ARCHITECT TO SUPERVISE DESIGN - OCCUPATION CERTIFICATE DOCUMENTATION

In accordance with clause 154A of the Environmental Planning and Assessment Regulations 2000, the Principal Certifying Authority must not issue an occupation certificate to authorise a person to commence occupation or use of the development unless it has received a design verification from a qualified designer, being a statement in which the qualified designer verifies that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued.

77. ACOUSTIC REPORT RECOMMENDATIONS

The "recommendations" as outlined in the acoustic report prepared by Renzo Tonin and Associates, report No. TF906-01F02 (rev 1), dated 23 August 2012 and received by Council on 24 August 2012 shall be implemented.

A Certificate of Compliance prepared by a suitably qualified acoustic consultant is to be submitted to Council certifying that the recommendations made in the above report have been satisfied and Council's noise criteria has been met prior to the issue of an Occupation Certificate.

78. LANDSCAPE PLAN

The site is to be landscaped and turfed in accordance with the approved landscaped plan with the landscape works completed prior to the issue of the Occupation Certificate.

79. LIGHTING

Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the *Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting*.

80. TACTILE NUMBER IN LIFT

The applicant is advised that with regard to the provision of the lift in the building, it will be necessary for tactile numbers to be placed on each level of the building and within the lift to assist visually impaired people.