

- (iv) Drainage cell must be supplied to the base and sides of the planter to minimize damage to the waterproof seal during backfilling and facilitate drainage. Apply a proprietary brand filter fabric and backfill with an imported lightweight soil suitable for planter boxes compliant with AS 4419 and AS 3743. Install drip irrigation including to lawns.
- (v) Finish externally with a suitable paint, render or tile to co-ordinate with the colour schemes and finishes of the building.

67. Prior to the issues of a Final Occupation Certificate, as required by Council's DCP for multi-unit dwellings:

- (a) Mailboxes shall be provided to all units in accordance with Australia Post standards; and
- (b) The name and address of the premises shall be displayed in a visible position.

68. Prior to the issues of a Final Occupation Certificate, a Certificate from a Registered Surveyor shall be submitted to the Principal Certifying Authority to the effect that:

- (a) the proposed residential flat buildings (D, E and F), shall have a maximum floor space ratio of 1.08:1 over the entire site and shall comply with the following maximum height restrictions:

REVISE TO
BE IN
ACCORDANCE
WITH CONDITION
3

- (i) Building 'D' – has a maximum a height of ~~19.42m~~ to the roof and ~~20.72m~~ to the lift overrun; and, RL 24.7 AHD
- (ii) Building 'E' – has a maximum height of ~~21.8m~~ to the roof and ~~22.9m~~ to the lift overrun; and, RL 26.0 AHD
- (iii) Building 'F' – has a maximum height of ~~20.02m~~ to the roof and ~~21.32m~~ to the lift overrun. RL 26.2 AHD

69. Prior to the issues of either an Interim or Final Occupation Certificate, New Street 1 shall be completed and commissioned in accordance with the terms and conditions of Development Consent to DA12/195 as issued by Council on 17 July 2013.

70.

- (a) Prior to issue of either an Interim or Final Occupation Certificate, to ensure that the site including the land to be dedicated to Council as part of the Pemberton Street road widening is suitable for the use, a Site Audit Statement (SAS) completed by an accredited site auditor under the Contaminated Land Management Act 1997 shall be submitted to Council/PCA clearly demonstrating that the site is suitable for the proposed development. This shall be provided prior to the issuing of the Occupation Certificate.
- (b) Any conditions imposed on the SAS shall form part of this consent. In circumstances where the SAS conditions (if applicable) are not consistent with the consent, a s96 application pursuant to the Environmental Planning & Assessment Act 1979 shall be submitted to ensure that they form part of the consent conditions. The accredited site auditor shall provide Council

engineer (who is a member of either the Australian Acoustical Society or the Association of Australian Acoustical Consultants).

81. The name of the development, street numbers and unit numbers shall be clearly displayed with such numbers being in contrasting colour and adequate size and location for viewing from the footway and roadway. Details of street numbering shall be submitted to Council and the PCA for approval prior to the release of the Occupation Certificate.

82. Prior to the issue of either an Interim or Final Occupation Certificate, minimum 285 off-street car parking bays as defined in AS2890.2 shall be provided to the development as shown on the approved architectural plans. All parking bays and loading bays shall be line marked. The allocation of parking bays shall be in accordance with the following:-

(a) 285 parking bays shall be allocated to residents ^{AND VISITORS} parking only. The allocation of parking bays shall be based on the following rate:

- Studio/ 1-bedroom unit 1 space / unit
- 2-bedroom /3-bedroom 2 spaces / unit

(b) *Seventeen (17)* off-street parking bays shall be made available at all times for visitors parking, with minimum ~~five (5)~~ ^{THREE (3)} parking bays to also be used as car wash bays.

(c) Minimum *seven (7)* parking bays shall be dedicated to disabled parking and shall be constructed in accordance with the relevant Australian Standard; and

(d) A minimum three (3) car wash bays shall be provided and shall be connected to water and sewer.

83. (a) Prior to use and occupation of the building an Occupation Certificate must be obtained under Section 109C(1)(c) and 109N of the Environmental Planning and Assessment Act, 1979.

(b) Condition Nos. 64 to 82 are pre-conditions prior to the issue of the Occupation Certificate.

OPERATIONAL CONDITIONS

84. The stormwater drainage system (including all pits, pipes, absorption, detention structures, treatment devices, infiltration systems and rainwater tanks) shall be regularly cleaned, maintained and repaired in accordance with the maintenance schedule submitted to Council/PCA to ensure the efficient operation of the system from time to time and at all times. The system shall be inspected after every rainfall event to remove any blockage, silt, debris, sludge and the like in the system. All solid and liquid waste that is collected during maintenance shall be disposed of in a manner that complies with the appropriate Environmental Guidelines.

85. All vehicles (including deliveries) shall enter and exit the premises to the public roads in a forward direction.

REVISE TO
BE IN
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WITH
CONDITION
42