

Details of Conditions:

1.0 - General Requirements

The following conditions of consent are general conditions applying to the development.

- (1) **Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent:

Plan / Development No.	Description	Prepared by	Dated
DA002 Issue B	Site Plan	Jackson Teece	08.10.2012
DA050 Issue B	Demolition Plan	Jackson Teece	08.10.2012
DA100 Issue B	Basement Plans	Jackson Teece	08.10.2012
DA101 Issue C	Lower Ground Floor Plan	Jackson Teece	26.11.2012
DA102 Issue C	Upper Ground Floor Plan	Jackson Teece	26.11.2012
DA103 Issue B	Level 1 Floor Plan	Jackson Teece	08.10.2012
DA104 Issue B	Roof Plan	Jackson Teece	08.10.2012
DA300 Issue B	Elevations	Jackson Teece	08.10.2012
DA301 Issue B	Elevations	Jackson Teece	08.10.2012
DA400 Issue D	Sections	Jackson Teece	26.11.2012
DA401 Issue E	Sections	Jackson Teece	28.11.2012
MMD-304720-C-DR-DA-02 Rev E	Paling Court RACF Camden, NSW Civil Services General Arrangement plan	Mott MacDonald	19.11.12
MMD-304720-C-DR-DA-15 Rev B	Paling Court RACF Camden, NSW Civil Services Stormwater Drainage plan	Mott MacDonald	19.11.12
LA 002 Issue C	Landscape Concept Master plan	AECOM	25 June 2012
Assessment Report for Jackson Teece	Paling Curt Aged Care Facility Development	Aviation Solutions Ltd, Captain Brian J Greeves	August 2012
AVISURE Mitigating Bird Strike Risk	Preliminary Wildlife strike hazard assessment, Paling Court Residential Aged Care Facility – Final Report	AVISURE	August 2012
Report Number 610.11787-R2	Operational Noise Impact Assessment	SLR	13 November 2012
Ref: JC12114A-r2	Salinity and Phase 1 Contamination Assessment	GeoEnviro Consultancy Pty Ltd	October 2012
Statement of Heritage Impact	Statement of Heritage Impact Proposed redevelopment of Paling Court	Jackson Teece	Revised October 2012
Report no.	Aircraft and Road	SLR	22 June

610.07939.06075	Traffic Noise Assessment		2012
Report number 610.11781-R1, Revision 0	Construction Noise Management Plan	SLR	4 October 2012
All other Documents submitted as part of this application	All other Documents submitted as part of this application	Various	Various

Where there is an inconsistency between the approved plans/documentation and the conditions of this consent, the conditions of this consent override the approved plans/documentation to the extent of the inconsistency.

- (2) **Building Code Of Australia** - All works must be carried out in accordance with the requirements of the *Building Code of Australia*.
- (3) **Demolition Australian Standard** - Demolition of the existing building shall be carried out in accordance with the requirements of Australian Standard *AS2601:2001 - Demolition of Structures*.
- (4) **Demolition WorkCover NSW Notifications and Permits** - All demolition work must be undertaken in accordance with the current requirements of WorkCover NSW.

Demolition work must not begin until a WorkCover NSW stamped copy of the notification has been received and is displayed on site for inspection by any interested party.

- (5) **Demolition WorkCover NSW Licence** - Persons undertaking demolition work shall be licensed under the *Occupational Health and Safety Regulation 2001*.

A copy of this licence must be obtained from WorkCover NSW and displayed on the site where demolition work is carried out.

- (6) **Landscaping Maintenance and Establishment Period** - Commencing from the Date of Practical Completion (DPC), the Applicant will have the establishment and maintenance responsibility for all hard and soft landscaping elements associated with this Consent.

The 12 month maintenance and establishment period includes the Applicant's responsibility for the establishment, care and repair of all landscaping elements.

The Date of Practical Completion (DPC) is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turf installation and mulching.

It is the Applicant's responsibility to arrange a site inspection with the Principal Certifying Authority (PCA), upon initial completion of the landscaping works, to determine and agree upon an appropriate DPC.

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements must be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth

At the completion of the maintenance and establishment period, the landscaping works must comply with the approved Landscaping Plans. i.e. Landscaping Plans prepared by AECOM, dated 25th June 2012, Issue C, Project reference No 60268075, draw nos LA 000 to LA 004 inclusive.

At the completion of the 12 month maintenance and establishment period, the landscaping works must comply with the approved site existing Tree Report. i.e. Tree Report prepared by Eco Logical Australia, dated 21 June 2-12, Project reference No 12WOLECO-0005.

(7) **Protect Existing Vegetation and Natural Landscape Features.**

Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this Consent.

The following procedures shall be strictly observed:

- (a) no additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval,
- (b) pedestrian and vehicular access within and through the protected vegetation shall be restricted to Council approved access routes.

(8) **Tree Pruning** - The pruning of trees must be completed in accordance with the standards, specified in the "Australian Standard of Pruning Amenity Trees. AS 4373-2007."

This work should only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for preparing any Hazard or Risk Assessments or Tree Health Reports.

(9) **Wildlife Hazard Mitigation** – The proponent must conform to the tree species recommended in Part 4 of the Wildlife Hazard Mitigation, to ensure no impact on airport operations

- (10) **Glazing** - Clear glazing must be used in the two level sheltered walkway. This shall remain see-through (i.e. no obscuring film or the like shall be adhered to the glass) to ensure that the view to and from Grasmere Cottage through the walkway can always be appreciated.
- (11) **Aboriginal Items** - The discovery of Aboriginal items must be reported immediately to the NSW Office of Environment and Heritage and any relevant permits be obtained in accordance with the National Parks and Wildlife Act 1974.
- (12) **Heritage** - In accordance with Section 147 of the NSW Heritage Act 1977 the discovery of archaeological relics must be reported immediately to the NSW Office of Environment and Heritage.
- (13) **Requirements of Rural Fire Service** – The development shall be carried out in accordance with the General Terms of Approval issued by the NSW Rural Fire Service on 1 August 2012 and attached to this consent.
- (14) **Lighting** – All lighting must comply with AS 1158 and AS 4282.
- (15) **Housing Of Refuse Bins** - The refuse storage area must be roofed and the floor graded and drained to the sewer. The enclosure must be provided with a hosecock and hose for ready cleansing.
- Provision must also be made for recycling bins.
- (16) **Design and Construction Standards** - All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with: -
- (a) Camden Council's current Engineering Specifications, and
 - (b) Camden Council's Development Control Plan 2011
- It should be noted that designs for line marking and regulatory signage associated with any proposed public road within this subdivision MUST be submitted to and approved by the Roads and Maritime Services, Camden Council prior to the issue of any Construction Certificate
- (17) **Traffic Signage** – Appropriate directional traffic signage must be installed within the parking area of Road 3 to facilitate one-way movement as shown on plan MMD-304720-C-DR-DA-02 Rev E, prepared by Mott MacDonald on 19.11.2012.

2.0 - Construction Certificate Requirements

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Protection for Existing Trees and Other Landscape Features On-Site** - The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

All procedures for the protection of existing trees and landscape features as detailed in AS 4970-2009, must be installed.

The works and procedures involved with the protection of existing trees and other landscape features are to be carried out by suitable qualified and experienced persons or organisations. This work should only be carried out by a fully insured and qualified Arborist.

Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for preparing any Tree Health Reports and Hazard and Risk Assessments.

- (2) **Air Conditioning/Mechanical Ventilation** – Any room or area not provided with natural ventilation in accordance with the provisions of Clause F4.5 of the *Building Code of Australia* must be provided with a system of mechanical ventilation that complies with the requirements of *Australian Standard 1668 Parts 1 & 2*.
- (3) **Food Areas Fit-out Plans** – The proposed food preparation and services areas are required to be constructed to a commercial standard and a set of drawn to scale fit-out plans must be provided to reflect this standard. The plans must also demonstrate full compliance with Council's Food Premises Code, The Food Act 2003 and the Food Regulations 2010, (incorporating the Food Safety Standards Code) and approved by, the Principal Certifying Authority. The fit-out plans must be received prior to the issue of the Construction Certificate. A copy of the plans must be submitted to Council for information.
- (4) **Drainage Design** - A stormwater management plan is to be prepared prior to the issue of a Construction Certificate to ensure that the final stormwater flow rate off the site is no greater than the maximum flow rate currently leaving the development site for all storm events. This Plan must be submitted and approved by the Principal Certifying Authority. Such designs must cater for future developments of land adjoining the site and overland flow from adjoining properties.
- (5) **Stormwater Disposal** - Stormwater runoff from the development must be properly collected and discharged to the Council drainage system in accordance with Camden Council's current Engineering Specifications.

- (6) **Environmental Site Management Plan** - An Environmental Site Management Plan must be submitted to the Certifying Authority for approval and inclusion in any application for a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 – 2005 and must address, but not be limited to, the following:
- (a) all matters associated with Council's Erosion and Sediment Control Policy;
 - (b) all matters associated with Occupational Health and Safety;
 - (c) all matters associated with Traffic Management/Control; and
 - (d) all other environmental matters associated with the site works such as noise control, dust suppression and the like.
- (7) **Location of Drainage Pits** – Shall be in accordance with Camden Council's current Engineering Design Specifications and Engineering Construction Specifications.
- (8) **Public Risk Insurance Policy** - Prior to the issue of the Construction Certificate, the owner or contractor is to take out a Public Risk Insurance Policy in accordance with Camden Council's current Engineering Design Specifications.
- (9) **Turning Facilities** – All turning and manoeuvring facilities, including turning heads, cul-de-sac, etc. shall be designed in accordance with the current edition of AS 2890.2 and in accordance with Camden Council's current Engineering Specifications.
- (10) **Civil Engineering Details** - The developer must submit details of all engineering works on engineering plans to the Certifying Authority for approval prior to a Construction Certificate being issued.
- (11) **Stormwater Detention** - The capacity of the existing stormwater drainage system must be checked to ensure its capability of accepting the additional runoff from this development. If necessary an on-site detention system must be provided to restrict stormwater discharges from the site to pre-development flows in accordance with Camden Council's current Engineering Design Specifications.

On completion of the on-site detention system, Works-as-Executed plans are to be prepared by a Registered Surveyor or the Design Engineer and submitted to the Principal Certifying Authority. If Camden Council is not the Principal Certifying Authority, a copy is to be submitted to the Council prior to the issue of the Occupation Certificate. The plans are to be certified by the Designer and are to clearly make reference to:

- (a) the works having been constructed in accordance with the approved plans,
- (b) actual storage volume and orifice provided,
- (c) the anticipated performance of the system with regard to the design intent.

The developer must prepare a Section 88b Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:

- (a) Restriction as to user indicating that the on-site detention basin must be maintained at all times to a level sufficient to ensure efficient operation of the basin, and that the Consent Authority (ie Camden Council) must have the right to enter upon the burdened lot with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency) to:
 - (i) view the state of repair of the basin;
 - (ii) to execute any work required to remedy a breach of the terms of this covenant if the proprietor has not within fourteen (14) days of the date of receipt by the proprietor of written notice from the Council requiring remedy of a breach of the terms of this covenant, taken steps to remedy the breach, and without prejudice to the Council's other remedies the Council may recover as a liquidated debt the cost of such remedial work from the proprietor forthwith upon demand.
 - (b) Restriction as to user indicating that the on-site detention basin must not be altered, or removed in part, or structures erected thereon without the prior consent of Council.
- (12) **Civil Engineering Plans** - Indicating drainage, roads, accessways, earthworks, pavement design, details of linemarking and traffic management details must be prepared strictly in accordance with the relevant Development Control Plan and Engineering Specifications, and are to be submitted for approval to the Principal Certifying Authority prior to the Construction Certificate being issued.

Note:

- (a) Under the *Roads Act 1993*, only the Council can issue a Construction Certificate for works within an existing road reserve.
- (b) Under section 109E of the *Environmental Planning and Assessment Act 1997*, Council must be nominated as the

Principal Certifying Authority for subdivision work and has the option of undertaking inspection of physical construction works.

- (13) **Pre-Treatment Of Surface Water** - The external ground surface of the site must be graded to a collection system and covered with a suitable hard surface. The drainage system must flow to a suitable pre-treatment device prior to discharge. The applicant is advised to contact the Appropriate Regulatory Authority for the design criteria.

Such pre-treatment devices/strategy shall prohibit the discharge of hydrocarbons and heavy metals to Council's stormwater system at all discharge points and also it shall be kept in good order with regular removal of pollutants and maintenance.

- (14) **Parking Spaces** - 41 spaces in the basement/building, 39 at grade spaces and 1 ambulance parking space must be provided. These spaces and associated access driveways and manoeuvring areas must conform with Camden Council's Car Parking Code (Camden Development Control Plan (DCP) 2011), and must be designed in accordance with a pavement design prepared by a Geotechnical Engineer and the Consent Authority's (ie Camden Council) standard. Documentary evidence of compliance from an Accredited Certifier/Suitably qualified person must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued.

All parking is to be in accordance with AS2890.1 and AS2890.6 for off street parking and parking for people with disabilities.

Of the 78 total spaces required, 8 must be provided as disabled car parking spaces. Details of these spaces must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued.

- (15) **Car Parking Design** - The design, construction details of the parking spaces, access thereto and all other external hardpaved areas must conform to the Consent Authority's (ie Camden Council) standard, and documentary evidence of compliance of above condition must be submitted by an Accredited Certifier/suitably qualified person/Council or the Principal Certifying Authority prior to the Construction Certificate being issued.

A work-as-executed plan and/or documentary evidence of compliance with the above conditions must be provided by an Accredited Certifier or Council prior to the Occupation Certificate being issued.

For the purpose of this condition a parking space must only be used for the parking of motorcycles, sedans, utilities, vans and similar vehicles up to two (2) tonne capacity.

- (16) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, foot paths,, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the issuing of the Construction Certificate.

The survey must include descriptions of each photo and the date when each individual photo was taken.

- (17) **Section 68** - The applicant must submit to Council an Application under section 68 Local Government Act 1993 detailing the proposed method of on-site wastewater management for the collection and conveyance of all wastewater generated within the Paling Court catchment to Sydney Water Corporation reticulated sewer. This application must be approved prior to the issue of a relevant Construction Certificate.
- (18) **Beauty Salon** - Details of the Beauty needed to be provided prior to Construction certificate that demonstrate compliance with the following:

- **Hand Basin** - A hand basin shall be located in the procedure area and have:
 - (a) an adequate supply of potable water at a temperature of at least 40°C mixed from a hot and cold water supply through a single outlet;
 - (b) hands free taps;
 - (c) soap, or other substance for the cleaning of hands, located next to it; and
 - (d) single-use towels or other suitable hand drying equipment located next to it.

Hand basins are in addition and separate to kitchen, equipment washing and cleaners sinks.

- **Equipment Sink** - The premises must have a sink, for the cleaning of equipment, which has an adequate supply of potable water at a temperature of at least 40°C mixed from a hot and cold water supply.

Equipment sinks are in addition to and separate from hand basins and kitchen and cleaners sinks.

- **Cleaners Sink** – Premises where floors are wet washed shall have a suitable cleaners sink.

Cleaners sinks are in addition to and separate from hand basins, kitchen and equipment sinks.

- **Walls In Wet Area** - The wall(s) adjacent to all basins and sinks must be constructed of, or covered with, a material that is durable, smooth, impervious to moisture and capable of being easily cleaned. This material must comply with the following dimensions:
 - (a) from floor level or from the top of the wash basin and extend to a height of 450mm above the top of the wash basin; and
 - (b) from the centre of the wash basin and extend to a distance of 150 mm beyond each side of the basin.
 - **Fixtures and Fittings** – Surfaces of all fixtures and fittings (including but not limited to treatment tables, chairs, shelving, benches and cupboards) shall be:
 - (a) Finished with materials that are smooth, impervious and able to be easily cleaned;
 - (b) Free from open joints, gaps, cracks and crevices and kept in good repair.
 - **Finishes** – All floors, walls and ceilings throughout the premises shall be:
 - (a) Constructed of materials that are smooth, impervious and able to be easily cleaned;
 - (b) Free from open joints, gaps, cracks and crevices and kept in good repair.
- (19) **Consulting Rooms Construction and Fit-out** - The construction and fit-out of the GP clinic and Physio/Allied Health rooms must comply with the requirements of The Medical Board of Australia and NSW Health.

3.0 - Prior To Works Commencing

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
- (2) **Sydney Water Approval** – Prior to works commencing, the approved development plans must also be approved by Sydney Water.
- (3) **Erection of Signs** – Shall be undertaken in accordance with Clause 98A of the *Environmental Planning and Assessment Regulation 2000*.

- (4) **Toilet Facilities** - Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one toilet for every 20 persons employed at the site.

Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

- (5) **Notice Of Commencement Of Work and Appointment of Principal Certifying Authority** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and clauses 103 and 104 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building or subdivision works.

- (6) **Soil Erosion And Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site.

Soil erosion and sediment control measures must be maintained during construction works and must only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

Where a soil erosion and sediment control plan (or details on a specific plan) has been approved with the development consent, these measures must be implemented in accordance with the approved plans. In situations where no plans or details have been approved with the development consent, site soil erosion and sediment controls must still be implemented where there is a risk of pollution occurring.

Provide a stabilised entry/exit point. The access should be a minimum of 2.5m wide and extend from the kerb to the building line. The access should consist of aggregate at 30-40mm in size.

Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.

- (7) **Hoardings and Security Fencing** - The site must be enclosed with a suitable temporary hoarding or security fence of a type approved by Camden Council.

No site or demolition works must commence before the hoarding or fence is erected. Public thoroughfares must also not be obstructed in any manner whatsoever during demolition works.

All demolition works must comply with the requirements of AS2601:2001 - Demolition of structures.

- (8) **Disconnection of Services** - All services (such as sewer, telephone, gas, water and electricity) must be disconnected prior to the commencement of demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (9) **Erosion and Sediment** – Erosion and Sediment Controls are to be maintained throughout the demolition and construction works, and that they must also remain onsite and continue to be maintained until the site is suitably stabilised to minimise the potential for water pollution.
- (10) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point
- (11) **Demolition and Construction Noise – Mitigation Measures** – Noise mitigation measures as detailed in Section 8 of the Construction Noise Management Plan prepared by SLR Australia Pty Ltd, reference 610.11787-R1, dated 4 October 2012 shall be implemented by the lead contractor.
- (12) **Services** - All services affected due to the proposed work shall be adjusted in consultation with the appropriate Service Authority at no cost to Council.
- (13) **Safety Measures** - The applicant must ensure sufficient measures are for the area subject to this application to ensure suitable protection is provided to the remaining site residents and structures during demolition and construction works.

These measures must be in place to protect the safety and amenity of existing residents and existing structures prior to the start of demolition works. These measures are to remain in place until all works relating to this development are complete. Details of these measures must be submitted to the Principal Certifying Authority (PCA) prior works commencing on the site.

4.0 - During Construction

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Hours of Work** – The hours for all construction and demolition work are restricted to between:
 - (a) 7.00am and 6.00pm, Monday to Friday (inclusive);
 - (b) 7.00am to 4.00pm on Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8.00am to 4.00pm;
 - (c) work on Sunday and Public Holidays is prohibited.
- (2) **Shoring and Adequacy of Adjoining Property** - Shall be in accordance with Clause 98E of the *Environmental Planning and Assessment Regulation 2000*.
- (3) **Protection of Public Places** – 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.
- (4) **Burying and Burning of Demolition Materials** - No demolition materials shall be buried on the site, other than with the consent of Council. The burning of any demolition material on the site is also not permitted.
- (5) **Prevention of Nuisance to Inhabitants** - All possible and practical steps shall be taken to prevent nuisance to the inhabitants of the surrounding_neighbourhood from wind blown dust, debris, noise and the like.
- (6) **Asbestos Safe Disposal** - The procedures in the WorkCover NSW publication “*Working with Asbestos – Guide 2008*” are to be adhered to.
- (7) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:

- (a) the delivery of material shall only be carried out between the hours of 7.00am and 6.00pm, Monday to Friday, and between 8.00am and 4.00pm on Saturdays;
 - (b) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off the site;
 - (c) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - (d) waste must not be burnt or buried on site, nor should wind-blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot;
 - (e) a waste control container shall be located on the development site.
- (8) **Tree Protection** – Any trees that have been identified onsite as being retained and requiring protection during demolition and construction activities with suitable measures such as barrier fencing. This must be clearly identified as exclusion zones on any site maps and that the parking of any plant equipment or work vehicles is also prohibited in these exclusion zones.
- (9) **Approved Plans to be On-site** - A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Department, Council or the PCA.
- (10) **Site Management (No Nuisance Creation)** - The developer must carry out work at all times in a manner which will not cause a nuisance to owners and occupiers of adjacent properties by the generation of unreasonable noise dust or other activity.
- (11) **Fill Material** – For importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- (a) be prepared by a person with experience in the geotechnical aspects of earthworks, and

- (b) be endorsed by a practising Engineer with Specific Area of Practice in Subdivisional Geotechnics, and
- (c) be prepared in accordance with:

For Virgin Excavated Natural Material (VENM):

- (i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and
- (ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- (d) confirm that the fill material:
 - (i) provides no unacceptable risk to human health and the environment;
 - (ii) is free of contaminants;
 - (iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
 - (iv) is suitable for its intended purpose and land use; and
 - (v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- (e) less than 6000m³ - 3 sampling locations,
- (f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

For (e) and (f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m ³)
Virgin Excavated Natural Material	1 (see Note 1)	1000 or part thereof

Note 1: Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (12) **Vehicles Leaving the Site** - The demolisher shall ensure that motor lorries leaving the site with demolition material and the like are have

their loads covered. Wheels of vehicles leaving the site are also not to track soil and other waste material onto the public roads adjoining the site.

- (13) **Removal of Hazardous and/or Intractable Wastes** - Hazardous and/or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of the relevant Statutory Authorities, and receipts submitted to Council.
- (14) **Asbestos Removal** - All works/demolition works involving the removal and disposal of asbestos over 10m² must only be undertaken by contractors who hold an appropriate and current WorkCover Asbestos Licence.
- (15) **Salinity Management Plan** - All proposed construction works that includes earthworks, imported fill, landscaping, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with the management strategies as contained within section 9.2 - Salinity Assessment, in the report titled Salinity and Phase 1 Contamination Assessment prepared by GeoEnviro Consultancy Pty Ltd, reference JC12114A-r2, dated October 2012.
- (16) **Demolition and Construction Noise – Noise and Vibration Monitoring** – Continuous noise and vibration monitoring, as detailed in Section 12 of the Construction Noise Management Plan prepared by SLR Australia Pty Ltd, reference 610.11787-R1, dated 4 October 2012 shall be carried out for the duration of demolition and construction works.

Where monitoring shows exceedences of the noise and vibration criteria contained in Section 5.4 of the report, the lead contractor is to immediately implement mitigation measures to reduce noise and vibration levels to below the relevant criteria.
- (17) **Demolition and Construction Noise – Complaints Handling** – A complaints handling process as detailed in Section 12 of the Construction Noise Management Plan prepared by SLR Australia Pty Ltd, reference 610.11787-R1, dated 4 October 2012 shall be implemented by the lead contractor.
- (18) **Compaction (Roads)** - All filling on roadways must be compacted in accordance with Camden Council's current Engineering Construction Specifications.
- (19) **Compaction** - Any filling up to a 1.0m on the site must be compacted in accordance with Camden Council's current Engineering Design Specifications.

- (20) **Soil Erosion and Sediment Control Plans** - Soil erosion and sediment control plans must be designed and installed in accordance with Camden Council's current Engineering Design Specifications.
- (21) **Vehicles Leaving the Site** - The contractor/demolisher/construction supervisor must ensure that:
- (a) all vehicles transporting material from the site, cover such material so as to minimise sediment transfer;
 - (b) the wheels of vehicles leaving the site:
 - (i) do not track soil and other waste material onto any public road adjoining the site,
 - (ii) fully traverse the Stabilised Access Point (SAP).
- (22) **Drainage Patterns Not to be Affected** - Filling must be undertaken in accordance with the approved plans and in such a manner that the drainage pattern on the site and on adjoining properties is not altered.
- (23) **Excavation And Backfilling** – All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- (24) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (25) **Grasmere Cottage Cottage** - During demolition of the path adjoining Grasmere cottage cottage and construction work, care must be taken to ensure that appropriate measures are in place to ensure that the heritage fabric of the cottage are not altered or damaged.
- Additional care must be taken after the demolition of the path adjoining Grasmere cottagecottage to ensure the soil levels leading into the villa are graded appropriately to not cause dampness toto the cottage.
- (26) **Simonsen Memorial** – The relocation of Simonsen Memorial Shelter is to be undertaken with care to ensure that the structure is preserved and secured at it final destination in accordance with any relevant standard.
- (27) **Dust Control** - Potential dust sources on-site must be minimised through the maintenance of vegetation cover and the use of water sprays to suppress dust from exposed areas during periods of dry and/or windy weather.

- (28) **Unexpected Finds Contingency (General)** - Should any further suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material etc) be encountered during any stage of earthworks/site preparation/construction, then such works must cease immediately until a qualified Environmental Consultant has been contacted and has conducted a thorough assessment. In the event that contamination has been identified as a result of this assessment and remediation is required, site works must cease in the vicinity of the contamination and the Consent Authority must be notified immediately.

5.0 - Prior To Issue Of Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Occupation Certificate** – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

The PCA must submit a copy of the Occupation Certificate to Camden Council (along with the prescribed lodgement fee) within two (2) days from the date of determination and include all relevant documents and certificates that are relied upon in issuing the certificate.

The use or occupation of the approved development must not commence until such time as all conditions of this development consent have been complied with.

- (2) **Fire Safety Certificates** – A Fire Safety Certificate is to be submitted to the Principal Certifying Authority (PCA) prior to the issue of an Occupation Certificate in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*. The Fire Safety Certificate is to certify that each fire safety measure specified in the current fire safety schedule for the building to which it relates:

- (a) has been assessed by a properly qualified person; and
- (b) was 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.

As soon as practicable after the Final Fire Safety Certificate has been issued, the owner of the building to which it relates:

- (a) must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of Fire & Rescue New South Wales, and
 - (b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- (3) **Seniors Living Covenant** - A covenant prepared pursuant to Section 88E of the Conveyancing Act shall be placed on the title of the land occupied by the seniors living development to prohibit the occupation of the premises by residents other than:
 - a) persons over 55 years of age;
 - b) residents of a residential care facility (within the meaning of the Commonwealth Aged Care Act 1997);
 - c) people eligible to occupy aged housing provided by a social housing provider; or
 - d) persons of any age who have, either permanently or for an extended period, one or more impairments, limitations or activity.
- (4) **Compliance Certification** - A Compliance Certificate must be obtained verifying that the following works have been installed in accordance with their respective Australian Standards and performance standards and presented to the Consent Authority (ie Camden Council) prior to the Occupation Certificate being issued:
 - (a) Aircraft Noise Reduction measures contained in section 4.4 of *Aircraft and Road Traffic Noise Assessment* prepared by SLR Australia Pty Ltd, dated 22 June 2012, reference 610.07939.06075

Where remediation work is required, the Applicant will be required to comply fully with Council's Policy - Management of Contaminated Lands with regard to obtaining consent for the remediation works.

- (5) **Business Registration** - Prior to commencement of trade, the proprietor must forward to Camden Council, the following information, to allow the business to be registered:
 - (a) name of proprietor, business address and contact phone number;
 - (b) the type of procedures to be carried out within the premises.
- (6) **Skin Penetration Business Registration** - Prior to commencement of trade, the proprietor/s of a skin penetration business are required to notify Camden Council. Proprietors must complete and forward to Camden Council, a Skin Penetration Registration Form, with the following information, to allow the business to be notified:

- (a) name of proprietor, business address and contact phone number;
 - (b) the type of skin penetration procedures to be carried out within the premises.
- (7) **Needle Safe To Be Provided** - Where disposable instruments are used, a sharps container must be provided for the disposal of sharp instruments used in any skin penetration procedure. Sharps waste containers must comply with the following Australian Standard:
 - (a) AS 4031-1992 Non-reusable containers for the collection of sharp items used in health care areas.

Note: The sharps waste container(s) shall be stored in such a manner as to prevent access by visitors and small children.

The proprietor must enter into a service contract with a licensed contractor for the safe collection, removal and disposal of the sharps waste generated within the premise. A copy of the service agreement must be forwarded to Council Prior To The Commencement Of Trade.
- (8) **Final Inspection Required** - In regard to a final inspection of the completed work, the Consent Authority must be given 48 hours notice prior to the intention to occupy the premises and commence trade.
- (9) **Compliance Letter** - Where the consent authority is not the Principal Certifying Authority (PCA) an additional inspection of the hairdresser or beauty premises must be undertaken involving an Environmental Health Officer from that authority. In this circumstance a consent authority certification is required showing that the beauty/hairdressing salon complies with the relevant Acts, Regulations, and where applicable Guidelines/Codes of Best Practice.
- (10) **Food Areas Compliance Letter** – Where the consent authority is not the Principle Certifying Authority (PCA) an additional inspection of the food preparation and service areas must be undertaken by the Consent Authority (involving an Environmental Health Officer from the Consent Authority) prior to the issuing of an Occupation Certificate. A letter is to be issued from the Consent Authority certifying that the kitchen complies with the Food Codes and Regulations.
- (11) **Works As Executed Plan** - Prior to the Occupation Certificate being issued, a works-as-executed drawing must be submitted in accordance with Camden Council's current Engineering Construction Specifications to the Principal Certifying Authority.
- (12) **Section 73** - The applicant must submit to Council a Section 73 Certificate and Notice of Requirements from Sydney Water

Corporation for the upgrading of the wastewater service provisions necessary for the Paling Court redevelopment.

- (13) **Village Bus** - A Village bus service must be provided for residents within the subject site. Details of the bus route and time table of the service (frequency) are to be provided to the Principal Certifying Authority (PCA) prior to the issue of the Occupation Certificate. If Council is not the PCA, a copy of the information must be submitted to Council prior to release of the Occupation Certificate.

The timetable and frequency of the bus service must, as a minimum, comply with Clause 26 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

6.0 - Operational Conditions

The following conditions of consent are operational conditions applying to the development.

- (1) **Maintenance** – The Statement of Heritage Impact prepared by Jackson Teece, Proposed development of Paling Court Dated May 2012, Revised October 2012, section 6.2 provides a maintenance schedule of essential conservation work for Grasmere Cottage. These items require yearly maintenance and some repair work to be completed by October 2014 (2 years of the report date of the Heritage Report of October 2012). This essential conservation work must be carried out in accordance with the schedule.
- (2) **Operation Requirement** - The use and operation of the premises shall comply with the requirements of the NSW Health Infection Control Policy.
- (3) **Operational Noise** – Noise generated from the operation of the facility, such as mechanical and plant noise and loading dock noise shall not exceed the following criteria at the nearest affected sensitive receivers:
- Day time – an $LA_{eq(15 \text{ minute})}$ of 40 dB(A);
 - Evening time – an $LA_{eq(15 \text{ minute})}$ of 35 dB(A); and
 - Night time – an $LA_{eq(15 \text{ minute})}$ of 35 dB(A)
- Note:** Sensitive receivers includes the existing residences within the Carrington complex.
- (4) **Noise Compliance Report** - Operational Noise - Within 1 month of the issue of the Occupation Certificate, the applicant shall submit to Council a compliance report that verifies that noise levels experienced at the nearest sensitive receivers within the Carrington complex do not exceed the following criteria:

- Day time - an LAeq(15 minute) of 40 dB(A);
 - Evening time - an LAeq(15 minute) of 35 dB(A); and
 - Night time - an LAeq(15 minute) of 35 dB(A)
- (5) **Traffic** – A convex mirror must be placed on the internal access road adjacent to the waste loading access entry as shown on plan DA100 Rev B Basement Plans prepared by Jackson Teece dated 08.10.2012 to give proper visibility for reversing trucks of north bound vehicles on the internal access road.
- (6) **Beauty Salon** - compliance with the following:
- **Hand Basin** - A hand basin shall be located in the procedure area and have:
 - (a) an adequate supply of potable water at a temperature of at least 40°C mixed from a hot and cold water supply through a single outlet;
 - (b) hands free taps;
 - (c) soap, or other substance for the cleaning of hands, located next to it; and
 - (d) single-use towels or other suitable hand drying equipment located next to it.

Hand basins are in addition and separate to kitchen, equipment washing and cleaners sinks.

- **Equipment Sink** - The premises must have a sink, for the cleaning of equipment, which has an adequate supply of potable water at a temperature of at least 40°C mixed from a hot and cold water supply.

Equipment sinks are in addition to and separate from hand basins and kitchen and cleaners sinks.

- **Cleaners Sink** – Premises where floors are wet washed shall have a suitable cleaners sink.

Cleaners sinks are in addition to and separate from hand basins, kitchen and equipment sinks.

- **Walls In Wet Area** - The wall(s) adjacent to all basins and sinks must be constructed of, or covered with, a material that is durable, smooth, impervious to moisture and capable of being easily cleaned. This material must comply with the following dimensions:
 - (a) from floor level or from the top of the wash basin and extend to a height of 450mm above the top of the wash basin; and
 - (b) from the centre of the wash basin and extend to a distance of 150 mm beyond each side of the basin.

- **Fixtures and Fittings** – Surfaces of all fixtures and fittings (including but not limited to treatment tables, chairs, shelving, benches and cupboards) shall be:
 - (a) Finished with materials that are smooth, impervious and able to be easily cleaned;
 - (b) Free from open joints, gaps, cracks and crevices and kept in good repair.
- **Finishes** – All floors, walls and ceilings throughout the premises shall be:
 - (a) Constructed of materials that are smooth, impervious and able to be easily cleaned;
 - (b) Free from open joints, gaps, cracks and crevices and kept in good repair.
- **Foot Spas (Baths)** – Foot baths shall be emptied and cleaned after each client using a mild detergent and warm water followed by swabbing with a commercial grade disinfectant. After each days usage the foot spa (bath) should be thoroughly cleaned with a proprietary spa bath cleaner which contains a disinfectant and solvent to remove accumulated body grease and then draining until dry.
- **Hazardous Substances** - Information shall be made readily available to staff on the safe use of hazardous substances such as bleaches, dyes, perming solutions and nail products. Staff shall be trained how to safely use and store these chemicals Prior To Commencement Of Work.

Note: Material Safety Data Sheets (MSDS) must be obtained from the manufacturer(s) of each hazardous substance and kept on the premise.
- **First Aid Kit** - A first aid kit shall be provided on the premises at all times for use by the staff.
- **Linen Storage** -
 - (a) Clean linen, garments or towels shall be used on each client;
 - (b) Used and clean linen shall be stored separately;
 - (c) All linen including towels, capes, garments and other washable fabrics shall be washed with laundry detergent and water, rinsed, dried and stored in a dust free location.
- **Chemical Storage** – The storage of chemicals on-site shall be:

- (a) In a cool, dry and well ventilated cabinet at or near ground level to minimise the possibility of chemicals being accidentally dropped or spilled;
- (b) Out of reach of visitors;
- (c) In their original containers and not in diluted forms.

- **Refuse Containers** - The premises must be provided with suitable waste receptacles with tight fitting lids. Such receptacles must be smooth and impervious to moisture.
- **Waste Disposal** - All non-sharps waste shall be double bagged, tied and sealed before being disposed.

Note: Waste bags and containers must not be overfilled as this prevents closure and increases the risk of rupture.

- **Cleanliness of premises** – Premises must be maintained in a clean and sanitary condition at all times.
- **Skin Penetration Equipment** – All equipment used to penetrate the skin must be sterilised.

Reusable Skin Penetration Equipment:

Where reusable skin penetration equipment is used (ie, cuticle cutters) a bench top autoclave shall be provided, to adequately sterilise equipment in accordance with the NSW Department of Health's Code of Best Practice.

Bench top autoclaves must meet the requirements of Australia Standard AS 2182 – 'Sterilisers - steam – benchtop' and are recommended to be operated in accordance with Australian Standards AS 4815:2001 – 'office – based health care facilities – cleaning disinfection and sterilisation of reusable medical and surgical instruments and equipment and maintenance of the associated environment'.

Alternately, reusable equipment can be autoclaved off site at another establishment if available. Details of location of business, type of autoclave and records of operation shall be submitted to Council.

Single-Use Skin Penetration Equipment:

Use of pre-sterilised single-use disposable equipment is highly recommended.

- **Sterilisation Record Keeping** – When sterilising a piece of equipment for a skin penetration procedure in a bench top autoclave, the following information must be recorded at the completion of each batch processed:

- (a) time and date
- (b) the length of time held at maximum pressure and temperature
- (c) maximum pressure and temperature achieved.

- **Single Use Disposable Gloves** - An appropriate stock of single use gloves must be provided on the premises at all times for use by staff. These gloves must be correctly sized and fit for purpose of use and be worn for all skin penetration procedures where there is a risk of blood contamination.
- **Sterile Gloves** - An appropriate supply of sterile gloves must be provided and worn where direct contact with sterilised items will occur during a procedure.
- **Client Records** - The operator shall keep client records, including the name and address of the client, date of attendance and procedure(s) performed. These records are to be made available to Councils officers upon request.
- **Additional Services** - Council shall be notified and approval sought prior to additional services being offered and provided to members of the public from within the establishment.

(7) **Operation Requirements -**

Hairdresser shops

That the use and operation of the premises shall comply with the requirements of Schedule 2 (Standards for hairdressers shops) of the *Local Government (General) Regulation 2005 under the Local Government Act 1993*.

New - Emissions

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

Beauty Salons

That the use and operation of the premises shall comply with the requirements of Schedule 2 (Standards for Beauty Salons) of the *Local Government (General) Regulation 2005 under the Local Government Act 1993*.

Skin Penetration

That the use and operation of the premises shall comply with the requirements of the *Public Health Act 1991, the Public Health (Skin*

Penetration) Regulation 2000; Note: Guidance may also be obtained from the NSW Department of Health's:

- (a) Guidelines on Skin Penetration;
- (b) Skin Penetration Code of Best Practice;
- (c) Guidelines on Blood Cholesterol and Glucose Measurement;
- (d) Blood Cholesterol and Glucose Measurement Code of Best Practice;
- (e) Nail Technician's Tips for Health and Safety;
- (f) Skin penetration Fact Sheets:
 - (i) Acupuncture;
 - (ii) Beauty Treatments;
 - (iii) Body Piercing;
 - (iv) Colonic Lavage;
 - (v) Cosmetic enhancement;
 - (vi) Ear Piercing;
 - (vii) Hairdressing and Barbers;
 - (viii) Manicure and Pedicure Treatments
 - (ix) Nose Piercing;
 - (x) Tattooing.

Include NSW Department of Health's webpage www.health.nsw.gov.au

- (8) **Ancillary Services** – The use of the ancillary services (beautybeauty salon, newsagency, coffee shop, GP clinic, allied health clinic, shop and pharmacy) provided by this development is restricted to use only by residents, guests of residents and employees working on the subject site at all times.
- (10) **Offensive Noise** - The use and occupation of the premises including all plant and equipment must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*.
- (11) **General Waste Service Contract** - The business proprietor shall enter into a commercial contract for the collection of waste. A copy of this agreement shall be held on the premises at all times.

RECOMMENDED

That the Panel approve DA 642/2012 for the demolition of an existing residential aged care facility building at Carrington Centennial Care and replacement with a new 132132 bed residential aged care facility, realigned internal access roads, construction of car parking, drainage, services, landscaping and tree removal at 90 Werombi Road, Grasmere subject to the conditions listed above.