

## GENERAL MATTERS

### **1. Development in Accordance with Submitted Plans**

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

#### REFERENCED PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	ISSUE	DATE
A002	Location Plan, Site Plan and Site Analysis prepared by KTA	01	12/11/2013
A003-1	Basement Level 5 Floor Plan prepared by KTA	02	08/08/2013
A003	Basement Level 4 Floor Plan prepared by KTA	10	12/11/2013
A004	Basement Level 3 Floor Plan prepared by KTA	10	12/11/2013
A005	Basement Level 2 Floor Plan prepared by KTA	10	12/11/2013
A006	Basement Level 1 Floor Plan prepared by KTA	10	12/11/2013
A007	Ground Floor Plan prepared by KTA	10	28/08/2014
A008	Level 2, 5 Typical Floor Plan prepared by KTA	08	12/11/2013
A009	Level 3, 6, 7, 9, 10 Typical Floor Plan prepared by KTA	08	12/11/2013
A010	Level 4 Floor Plan prepared by KTA	08	12/11/2013
A011	Level 8 Floor Plan prepared by KTA	08	12/11/2013
A012	Level 11 Floor Plan prepared by KTA	07	12/11/2013
A013	Level 12 Floor Plan prepared by KTA	08	12/11/2013
A014	Level 13 Floor Plan prepared by KTA	08	12/11/2013
A015	Level 14 Floor Plan prepared by KTA	08	12/11/2013
A016	Level 15 Floor Plan prepared by KTA	08	12/11/2013
A017	Level 16 Floor Plan prepared by KTA	08	12/11/2013
A018	Level 17 Floor Plan prepared by KTA	08	12/11/2013
A019	Level 18 Floor Plan prepared by KTA	08	12/11/2013

A020	Level 19 Floor Plan prepared by KTA	08	12/11/2013
A021	Level 20 Floor Plan prepared by KTA	08	12/11/2013
A022	Level 21 Floor Plan prepared by KTA	08	12/11/2013
A023	Roof Plan prepared by KTA	08	12/11/2013
A024	Roof Service Plan prepared by KTA	02	12/11/2013
A30	Elevation 1 prepared by KTA	05	29/08/2014
A31	Elevation 2 prepared by KTA	06	29/08/2014
A32	Elevation 3 prepared by KTA	06	29/08/2014
A33	Elevation 4 prepared by KTA	03	29/08/2014
A34	Elevation 5 prepared by KTA	03	29/08/2014
A037	Section A-A prepared by KTA	04	28/08/2014
A040	Basement Details prepared by KTA	02	12/11/2013
A50	Material Board prepared by KTA	04	12/11/2013
145.14(13)/385'A	DA Landscape Plan prepared by iScape	1/3	August 2014
145.14(13)/386'A	DA Planters Plan prepared by iScape	2/3	August 2014
145.14(13)/363	DA Greenwall Plan prepared by iScape	3/3	August 2014

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

## **2. External Finishes**

External finishes and colours shall be in accordance with the details submitted with the development application and approved with this consent.

## **3. Construction Certificate**

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by Council or an Accredited Certifier. Plans submitted with the Construction Certificate are to be amended to incorporate the conditions of the Development Consent.

## **4. Building Work to be in Accordance with BCA**

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

## **5. Reflective Qualities**

Construction materials are to exhibit low reflective qualities and are to blend in with the surrounding environment.

## **6. Final Occupation Certificate**

Prior to occupation/use of a building resulting from a change of use, it is necessary to obtain an Occupation Certificate from Council subject to the requirements under Clause 109H(2) of the EP&A Act 1979 being satisfied.

## **7. Provision of Parking Spaces**

The development is required to be provided with 550 off-street car parking spaces. These car parking spaces shall be available for off street parking at all times.

#### **8. Separate application for signs**

A separate application is to be submitted to, and approved by, Council prior to the erection of any advertisements or advertising structures.

#### **9. Separate Development Application for Occupations**

A separate development application is required for the occupation of the approved commercial tenancies. This application is required to provide assessment against:

- The Hills Local Environmental Plan 2012; and
- The Hills Development Control Plan 2012.

The above assessment should specifically address the following:

- Proposed use and its Permissibility
- Hours of Operation
- Delivery Details
- Staff Numbers
- Signage
- Parking Provision and,
- Acoustic Impacts

#### **10. Noise Minimisation Signs**

Signs reminding staff and visitors to minimise noise at night shall be installed at entry and exit points from the car park.

#### **11. Road Closure**

Prior to any works being carried out within the area subject to the proposed road closure, the closure of Old Northern Road and Terminus Street as shown 'R4' on the Plan of Proposed Subdivision dated 12/11/2013 and prepared by J Ramsay & Co must be approved by Crown Lands NSW. The road closure and associated costs are to be borne by the applicant.

#### **12. Dedication of Land for Road Widening**

The land adjacent to Old Northern Road as shown 'R1', 'R2' and 'R3' on the Plan of Proposed Subdivision dated 12/11/2013 and prepared by J Ramsay & Co. is to be dedicated to Council at no cost for the purposes of road widening.

#### **13. Compliance with NSW Roads and Maritime Services**

Compliance with the requirements of the NSW Roads and Maritime Services throughout all stages of the development as outlined in their letter dated 3 November 2014 Ref SYD13/01346/02 attached to this consent as Appendix A.

#### **14. Compliance with Sydney Trains Requirements**

Compliance with the requirements of Sydney Trains throughout all stages of the development as outlined in their letter dated 14 November 2014 attached to this consent as Appendix B.

#### **15. Compliance with NSW Police Requirements**

Compliance with the design requirements of the NSW Police throughout all stages of the development as outlined in their letter dated 28 November 2013 Ref D/2013/229214.

#### **16. Compliance with Recommendations of Wind Analysis Report**

The recommendations contained within Section 6 of the Wind Analysis Report prepared by Windtech and dated 19 August 2014 are to be incorporated into the design of the development.

#### **17. Protection of Public Spaces – Hoarding**

- (1) 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) involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.
- (2) If necessary, a covered walkway is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- (3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- (4) Any such hoarding, fence or covered walkway is to be removed when the work has been completed.
- (5) An application shall be lodged and approval is given by Council prior to the erection of any hoarding, fence, covered walkway or site shed on top of the covered walkway.

#### **18. Property Numbering for Integrated Housing, Multi Unit Housing, Commercial Developments and Industrial Developments**

The responsibility for property numbering is vested solely in Council.

The property address for this development is: - Property Address

Please refer to approved numbering correspondence and plan. These numbers, unless otherwise approved by Council in writing, are to be displayed clearly on all door entrances.

Clear and accurate external directional signage is to be erected on site at driveway entry points and on buildings. Unit numbering signage is also required on stairway access doors and lobby entry doors. It is essential that all numbering signage throughout the complex is clear to assist emergency service providers locate a destination with ease and speed, in the event of an emergency.

#### **19. Washing of Vehicles**

Washing of vehicles is to be conducted in the only in the designated car wash bays which are to be bunded or graded to exclude rainwater. All wastewater from car washing is to be discharged to the sewer under a Trade Waste Agreement from Sydney Water.

#### **20. Contamination**

Any new information, which comes to light during construction works, which has the potential to alter previous conclusions about site contamination, shall be immediately notified to Council.

#### **21. Stockpiles**

Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by water, to be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.

#### **22. Asbestos Removal**

Asbestos and asbestos containing material shall be removed by licensed asbestos removalist and all work must be in accordance with the requirements of the NSW Workcover Authority. Asbestos and asbestos containing material is to be disposed of in accordance with the requirements of the Department of Environment & Conservation and all dockets and paper work for the disposal shall be retained and made available to the Council if requested.

#### **23. Acoustic Requirements**

The recommendations of the Environmental Noise Impact prepared by Day Design Pty Ltd, referenced as report number 5194-2, dated 16 October 2013 and submitted as part of the Development Application are to be implemented as part of this approval. In particular: Section 6 Noise Control Recommendations and Section 7 Construction Noise.

#### **24. Road Traffic Noise Acoustic Requirements**

The recommendations of the Acoustic Assessment and Report prepared by Day Design Pty Ltd, referenced as 5194-1, dated 16 October 2013 and submitted as part of the Development Application are to be implemented as part of this approval. In particular: Section 5 – Recommended Acoustical Treatment.

#### **25. Contamination Assessment & Site Remediation**

The recommendations of the Site Assessment and Report prepared by SMEC Testing Service Pty Ltd, referenced as Report No. 12/0508A, dated May 2012 and submitted as part of the Development Application are to be implemented as part of this approval.

#### **26. Removal, Remediation and Validation of Underground Fuel Storage Tanks**

The remaining underground fuel storage tanks are to be removed and the soil in the vicinity tested and remediated in accordance with the guidelines and standards acceptable to the NSW Environment Protection Authority. The Validation Report is to be provided to Council for review and Council records.

#### **27. Adherence to Waste Management Plan – Operational**

All requirements and recommendations of the Waste Management Plan prepared by Elephants Foot Waste Compactors Pty Ltd, dated 11 November 2013 and submitted as part of the Development Application must be implemented and complied with at all times, unless otherwise determined by Council.

#### **28. Management of Construction and Demolition Waste**

Waste materials must be appropriately stored and secured in a designated waste area on site at all times, prior to its reuse on site or removal off site. Any waste material removed from the site must be transported in accordance with the requirements of the *Protection of the Environment Operations Act 1997*, and only to a place that can lawfully be used as a waste disposal or resource recovery facility, or to facilities that can otherwise lawfully receive waste. The separation and recycling of the following waste materials is required: metals, timbers, masonry products, clean waste plasterboard and mixed plastics, cardboard and paper. This shall be achieved by source separation of materials on site, that is, a bin for metal waste, a bin for timber, a bin for bricks and so on. Alternatively, mixed waste materials can be stored in one or more bins and sent to a transfer / sorting station that will sort the waste materials on their premises. Receipts of all waste / recycling tipping must be kept on site at all times and produced in a legible form to any authorised officer of the Council who asks to see them. Building waste containers are not permitted to be placed on the public way at any time unless a separate application is approved by Council to locate a building waste container in a public place.

#### **29. Surplus Excavated Material**

The disposal of surplus excavated material, other than to facilities that can lawfully receive waste, is not permitted without formal approval from Council. Any unauthorised disposal of surplus excavated material is a breach of the *Protection of the Environment Operations Act 1997* and subject to substantial penalties. Receipts of tipping must be kept on site at all times and produced in a legible form to any authorised officer of the Council who asks to see them.

#### **30. Commencement of Domestic Waste Service**

The building manager must ensure to arrange the commencement of a domestic waste service with Council no later than two days after occupancy and no earlier than two days prior to occupancy of the development. Notifications must be made by the building manager by telephoning Council on (02) 9843 0310.

### **31. Construction of Domestic Bin Rooms**

All works involving construction of the garbage rooms and central recycle/ garbage bin store room is to be in accordance with the requirements of Council's Bin Storage Facility Design Specifications. Storage facility is to be provided for a minimum of:

Core 1: Seven (7) 660 litre mobile garbage bins and one (1) under chute system 660 litre MGB carousel compactor.

Core 2: Eleven (11) 660 litre mobile garbage bins and one (1) under chute system 660 litre MGB carousel compactor.

Core 3: Eight (8) 660 litre mobile garbage bins and one (1) under chute system 660 litre MGB carousel compactor.

Core 4: Nine (9) 600 litre mobile garbage bins and one (1) under chute system 660 litre MGB carousel compactor.

Central: One hundred and sixty (160) 240 litre mobile garbage bins.

### **32. Construction of Commercial Bin Room**

All works involving construction of the retail garbage/ recycle bins room is to be in accordance with the requirements of Council's Commercial/ Industrial Waste Storage Area Specifications.

### **33. Waste and Recycling Collection Contract – Commercial**

The building manager must ensure that there is a contract with a licenced contractor for the removal of all waste generated on site. Written evidence of a valid and current collection contract must be held on site at all times and produced in a legible form to any authorised officer of the Council who asks to see it.

### **34. Process for Council Endorsement of Legal Documentation**

Where an encumbrance on the title of the property is required to be released or amended and Council is listed as the benefiting authority, the relevant release or amendment documentation must be submitted along with payment of the applicable fee as per Council's Schedule of Fees and Charges. Sufficient time should be allowed for the preparation of a report and the execution of the documents by Council.

### **35. Road Opening Permit**

Should the subdivision/ development necessitate the installation or upgrading of utility services or any other works on Council land beyond the immediate road frontage of the development site and these works are not covered by a Construction Certificate issued by Council under this consent then a separate road opening permit must be applied for and the works inspected by Council's Maintenance Services team.

The contractor is responsible for instructing sub-contractors or service authority providers of this requirement. Contact Council's Construction Engineer if it is unclear whether a separate road opening permit is required.

### **36. Protection of Public Infrastructure**

Council must be notified of any damage to public infrastructure caused by the development. Adequate protection must be provided prior to work commencing and maintained during building operations. Any damage caused must be made good, to the satisfaction of Council, before an Occupation Certificate can be issued. Public infrastructure includes the road pavement, kerb and gutter, concrete footpaths, drainage structures, utilities and landscaping fronting the site.

### **37. Vehicular Access and Parking**

The formation, surfacing and drainage of all driveways, parking modules, circulation roadways and ramps are required, with their design and construction complying with:

- a) AS/ NZS 2890.1
- a) AS/ NZS 2890.6
- b) AS 2890.2
- c) Council's DCP Part C Section 1 – Parking
- d) Council's Driveway Specifications

Where conflict exists the Australian Standard must be used.

The following must be provided:

- i. All driveways and car parking areas must be prominently and permanently line marked, signposted and maintained to ensure entry and exit is in a forward direction at all times and that parking and traffic circulation is appropriately controlled.
- i. All driveways and car parking areas must be separated from landscaped areas by a low level concrete kerb or wall.
- ii. All driveways and car parking areas must be concrete or bitumen. The design must consider the largest design service vehicle expected to enter the site.
- iii. All driveways and car parking areas must be graded, collected and drained by pits and pipes to a suitable point of legal discharge.

### **38. Gutter and Footpath Crossing Application**

Each driveway requires the lodgement of a separate gutter and footpath crossing application, accompanied by the applicable fee as per Council's Schedule of Fees and Charges.

### **39. Excavation/ Anchoring Near Boundaries**

Earthworks near the property boundary must be carried out in a way so as to not cause an impact on adjoining public or private assets. Where anchoring is proposed to sustain excavation near the property boundary, the following requirements apply:

- Written owner's consent for works on adjoining land must be obtained.
- For works adjacent to a road, anchoring that extends into the footpath verge is not permitted, except where expressly approved otherwise by Council, or the RMS in the case of a classified road.
- Where anchoring within public land is permitted, a bond must be submitted to ensure their removal once works are complete. The value of this bond must relate to the cost of their removal and must be confirmed by Council in writing before payment.
- All anchors must be temporary. Once works are complete, all loads must be removed from the anchors.
- A plan must be prepared, along with all accompanying structural detail and certification, identifying the location and number of anchors proposed.
- The anchors must be located clear of existing and proposed services.

Details demonstrating compliance with the above must be submitted to the Principal Certifying Authority and included as part of any Construction Certificate or Occupation Certificate issued.

### **40. Tree Removal**

Approval is granted for the removal of all trees on site.

Suitable replacement trees are to be planted upon completion of construction.

## **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

### **41. Provision of Right Turn Movements from Crane Road**

The vehicular access point servicing Crane Road is to facilitate right hand turn movements from Crane Road into and out of the proposed development. Plans detailing the revised access arrangement are to be submitted to the satisfaction of Council's Manager Infrastructure and Transport Planning prior to the release of the Construction Certificate.

### **42. Consultation with the Civil Aviation Safety Authority**

Consultation with the Civil Aviation Safety Authority is to be carried out prior to the issue of the Construction Certificate, in order to determine if the proposed development will require the provision of aviation warning lights.

### **43. Details of Lighting for the Through Site Link**

Details of lighting for the through site link are to be submitted to Council prior to the release of the Construction Certificate. Any lighting on the site shall be designed so as not to cause a 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 The Control of Obtrusive Effects of Outdoor Lighting*.

### **44. Terms of Public Access Easement over Through Site Link**

The terms of the pedestrian public access easement over the through site link are to be negotiated with Council prior to the issue of the Construction Certificate. The terms must be prepared as per Schedule 4A Part 2 of the Conveyancing Act 1919.

### **45. Footpath Upgrade Works**

The footpath verge adjacent to the street frontages of the development site are to be upgraded at no cost to Council in accordance with the draft Public Domain Plan for Castle Hill. Details are to be submitted to the satisfaction of Council's Manager Infrastructure and Transport Planning prior to the issue of the Construction Certificate.

### **46. Section 94 Contribution**

The following monetary contributions must be paid to Council in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979, to provide for the increased demand for public amenities and services resulting from the development.

Payments comprise of the following:-

	<i>Purpose: 1 bedroom unit</i>	<i>Purpose: 2 bedroom unit</i>	<i>Purpose: 3 bedroom unit</i>	<i>No. of 1 bedroom units: 95</i>	<i>No. of 2 bedroom units: 275</i>	<i>No. of 3 bedroom units: 8</i>	<i>Sum of Units</i>	<i>Total S94</i>
Roads & Traffic - Land	\$ 4.52	\$ 6.26	\$ 9.40	\$ 429.40	\$ 1,721.50	\$ 75.20	\$ 2,226.10	\$ 2,226.10
Roads & Traffic - Capital	\$ 165.83	\$ 229.64	\$ 344.45	\$ 15,753.85	\$ 63,151.00	\$ 2,755.60	\$ 81,660.45	\$ 81,660.45
Open Space - Land	\$ 1,133.28	\$ 1,569.16	\$ 2,353.75	\$ 107,661.60	\$ 431,519.00	\$ 18,830.00	\$ 558,010.60	\$ 558,010.60
Open Space - Capital	\$ 287.86	\$ 398.63	\$ 597.95	\$ 27,346.70	\$ 109,623.25	\$ 4,783.60	\$ 141,753.55	\$ 141,753.55
Community Facilities - Land	\$ 20.75	\$ 28.73	\$ 43.09	\$ 1,971.25	\$ 7,900.75	\$ 344.72	\$ 10,216.72	\$ 10,216.72
Community Facilities - Capital	\$ 608.22	\$ 842.05	\$ 1,263.11	\$ 57,780.90	\$ 231,563.75	\$ 10,104.88	\$ 299,449.53	\$ 299,449.53
<b>Total</b>	<b>\$ 2,220.46</b>	<b>\$ 3,074.47</b>	<b>\$ 4,611.75</b>	<b>\$ 210,943.70</b>	<b>\$ 845,479.25</b>	<b>\$ 36,894.00</b>	<b>\$ 1,093,316.95</b>	<b>\$ 1,093,316.95</b>

The contributions above are applicable at the time this consent was issued. Please be aware that Section 94 contributions are updated quarterly.

Prior to payment of the above contributions, the applicant is advised to contact Council's Development Contributions Officer on 9843 0268. Payment must be made by cheque or credit/debit card. Cash payments will not be accepted.

This condition has been imposed in accordance with Contributions Plan No 5.



Council's Contributions Plans can be viewed at [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au) or a copy may be inspected or purchased at Council's Administration Centre.

#### **47. Construction Noise Management Plan**

A Construction Noise Management Plan is to be prepared as recommended by the Environmental Noise Impact Report prepared by Day Design Pty Ltd and submitted with the Development Application.

The Construction Noise Management Plan is to provide the following details:

- Identification of nearby residences and other sensitive land uses;
- Construction programme and methodology with a list of the proposed noisy plant/equipment and activities to be used and carried out during the construction works;
- Assessment of the expected noise impact;
- Feasible and reasonable work practices to be implemented to minimise noise impact;
- Community consultation and the methods to be implemented to liaise with affected community members to advise on and respond to noise related complaints and disputes.

#### **48. Management Plan for the Monitoring and Removal of Ground Water Seepage**

As the ground water has been slightly impacted by past land uses, a Management Plan is to be prepared for the identification collection and disposal of any ground water seepage during construction and particularly during the excavation of the site.

#### **49. Internal Pavement Structural Design Certification**

Prior to a Construction Certificate being issued, a Certified Practicing Engineer (CPEng) must submit a letter to Council confirming the structural adequacy of the internal pavement design. The pavement design must be adequate to withstand the loads imposed by a loaded heavy rigid waste collection vehicle (i.e. 28 tonne axle load) from the boundary to the waste collection point including any manoeuvring areas.

#### **50. Resubmit Waste Management Plan – Construction and Demolition**

Prior to a Construction Certificate being issued, the Waste Management Plan prepared by Krikis Tayler Architects, dated 13 November 2013 and submitted as part of the Development Application must be resubmitted to and approved by Council. The plan shall readdress the following for each type of waste material:

1. The location and method of waste disposal and recycling.

All requirements of the approved Waste Management Plan must be implemented during construction and demolition for the development.

#### **51. Separate Approval for WIK/ MPB Agreement**

Separate approval is required where a works in kind (WIK) or material public benefit (MPB) is proposed in lieu of the part or full payment of either a monetary contribution or the dedication of land. Any WIK or MPB application must be made in writing. Contact Council to ascertain the information required to accompany any such application.

The WIK or MPB agreement must be finalised before a Construction Certificate is issued.

Once the WIK or MPB agreement has been finalised an application must be submitted to modify the Section 94 Contribution amount identified in this consent, unless it is agreed that the difference can be reimbursed after payment is made.

## **52. Engineering Works and Design**

The design and construction of the engineering works listed below must be provided for in accordance with the following documents and requirements:

- a) Council's Design Guidelines Subdivisions/ Developments
- b) Council's Works Specifications Subdivisions/ Developments

Variation from these documents can only be approved by Council's Manager – Subdivision and Development Certification.

Engineering works can be classified as either "subdivision works" or "building works" as categorised below:

1. Works within an existing or proposed public road, or works within an existing or proposed public reserve. These works can only be approved, inspected and certified by Council in accordance with the Roads Act 1993 and the Local Government Act 1993 respectively. For Council to issue this approval the following must be provided:

- a) A completed application form.
- b) Four copies of the design plans and specifications.
- c) Payment of the applicable application and inspection fees.
- d) Payment of any required security bonds.

2. Works within the development site, or an adjoining private property, that relates to existing or proposed Council infrastructure assets, such as the laying of a stormwater pipeline or the formation of an overland flowpath within a public drainage easement. These works can only be approved, inspected and certified by Council because Council will have an ongoing risk exposure and management/maintenance liability with respect to these assets once completed.

A "compliance certificate" as per Section 109(1)(a)(ii) of the Environmental Planning and Assessment Act 1979 can be issued certifying that the detailed design for these works complies with the requirements listed and the above documents. This "compliance certificate" can be issued by Council's Manager – Subdivision and Development Certification and not a private certifier, as discussed. Once approved, the works must be carried out under the supervision of Council's Construction Engineer in accordance with the terms attached to the issued "compliance certificate". Post construction, a further "compliance certificate" as per Section 109(1)(a)(i) of the Environmental Planning and Assessment Act 1979 can be issued certifying that the as-built infrastructure and associated works have been carried out to the satisfaction of Council's Construction Engineer. Alternatively, these works can be incorporated into any construction approval granted under category (1) above.

3. Works within the development site, or adjoining private properties, that do not relate to existing or proposed Council infrastructure assets, such as water sensitive urban design elements or inter-allotment drainage pipelines. Such works can be approved, inspected and certified by either Council or a private certifier, so long as the private certifier is accredited to do so.

This certification must be included with the documentation approved as part of any Construction Certificate. The designer of the engineering works must be qualified, experienced and have speciality knowledge in the relevant field of work.

The following engineering works are required:

**i. RMS Approval**

Submission of a set of construction plans endorsed by the RMS for the works required under this consent.

**ii. Local Pavement Widening**

The partial width construction of the Crane Road and Old Northern Road frontages associated with the road widening is required.

The construction works must include extension of street drainage network, kerb and gutter, road pavement, relocation of painted centreline, service adjustments and ancillary work required to make the construction effective.

The design must incorporate a suitable kerb return and splay corner to the requirements of Council.

**iii. Concrete Footpath Paving**

A full width concrete footpath paving, including access ramps at all intersections, must be provided across the street frontages Crane Road, Old Northern Road and Terminus Street of the development site.

**iv. Footpath Verge Formation**

The grading of the footpath verge fronting the development site is required to ensure a gradient between 2% and 4% falling from the boundary to the top of kerb is provided. This work must include the construction of any retaining walls necessary to ensure complying grades within the footpath verge area. All retaining walls and associated footings must be contained wholly within the subject site. Any necessary adjustment or relocation of services is also required, to the requirements of the relevant service authority. All service pits and lids must match the finished surface level.

**v. Disused Layback/ Driveway Removal**

All disused laybacks and driveways must be removed and replaced with full kerb and gutter together with the restoration and turfing of the adjoining footpath verge area.

**vi. Painted Centreline Relocation**

The existing painted centreline on INSERT must be following completion of the road works outlined above, transitioning back to the existing line marking at either end.

**vii. Driveway Requirements**

The design, finish, gradient and location of all driveway crossings must comply with the above documents and Council's Driveway Specifications.

- The proposed driveways must be built to Council's heavy duty standard.

A separate driveway application fee is payable as per Council's Schedule of Fees and Charges.

**53. Onsite Stormwater Detention & Water Sensitive Urban Design Elements**

Combined Onsite Stormwater Detention (OSD) system and Water Sensitive Urban Design Elements are required to be provided with the development.

The OSD must be in accordance with Council's adopted policy for the Upper Parramatta River catchment area, the Upper Parramatta River Catchment Trust OSD Handbook.

The WSUD elements must be designed and constructed in accordance with best practice water sensitive urban design techniques and guidelines. Such guidelines include, but are not limited to, the following:

- Water Sensitive Urban Design – Technical Guidelines for Western Sydney, 2004, <http://www.wsud.org/tools-resources/index.html>

- Australian Runoff Quality – A Guide to Water Sensitive Urban Design, 2005, <http://www.ncwe.org.au/arq/>

The detailed design must be generally in accordance with the Concept Stormwater Management drawings 130433 D04 – D06 dated 27/08/2014 and 11/08/2014 respectively and associated Stormwater Management Plan Report Ref:130433.R5 dated August 11 2014 both prepared by Australian Consulting Engineers.

The stormwater concept plan is for DA purposes only and is not to be used for construction. The detailed design must reflect the approved concept plan and comprehensive design plans showing full construction details must be prepared by an accredited OSD designer and submitted with:

- a) A completed OSD Drainage Design Summary Sheet;
- a) Drainage calculations and details, including those for all weirs, overland flow paths and diversion (catch) drains, catchment areas, times of concentration and estimated peak run-off volumes;
- b) A completed OSD Detailed Design Checklist;
- c) A maintenance schedule.
- d) Detailed water quality and quantity modeling and must demonstrate a reduction in annual average pollution export loads from the development site in line with the following environmental targets:
  - 90% reduction in the annual average load of gross pollutants
  - 85% reduction in the annual average load of total suspended solids
  - 65% reduction in the annual average load of total phosphorous
  - 45% reduction in the annual average load of total nitrogen

All model parameters and data outputs are to be provided.

The design and construction of the stormwater system must be approved by either Council or an accredited certifier. This certification must be included with the documentation approved as part of any Construction Certificate.

A Design Compliance Certificate (DCC) certifying the detailed design of the storm water system can be issued by Council subject to the following being provided:

- i. A completed application form;
- ii. Four copies of the design plans and specifications;
- iii. Payment of the applicable application and inspection fees.

#### **54. Stormwater Pump/ Basement Car Park Requirements**

The stormwater pump-out system must provide for the following:

- a) A holding tank sized to store the runoff from a 12 hour, 1 in 100 year design storm event;
- a) An alternating two pump system capable of emptying the holding tank at either the Permissible Site Discharge rate or the rate of inflow for a five hour, 1 in 5 year design storm event, whichever is lower;
- b) An alarm system to alert a pump failure;
- c) 100mm freeboard to all nearby parking spaces;
- d) The system must be connected to the Onsite Stormwater Detention system before being discharged to the street along with the remaining site runoff, under gravity.

All plans, calculations, hydraulic details and manufacturer specifications for the pump must be submitted with certification from the designer confirming compliance with the above requirements.

### **55. Draft Legal Documents**

Where an encumbrance on title is required to be created as part of this consent, draft copies of all legal documents must be submitted to Council for checking before a Construction Certificate is issued.

### **56. Security Bond – Road Pavement and Public Asset Protection**

In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, a security bond of \$250,000.00 is required to be submitted to Council to guarantee the protection of the road pavement and other public assets in the vicinity of the site during construction works. The above amount is calculated at the rate of \$85.00 per square metre based on the road frontages of the subject site plus an additional 50m on either side multiplied by the width of the road as follows.

Old Northern Road (151m x 9m), Crane Road (73m x 12m) and Terminus Road (108m x 7m)

The bond must be lodged with Council before a Construction Certificate is issued.

The bond is refundable upon written application to Council and is subject to all work being restored to Council's satisfaction. Should the cost of restoring any damage exceed the value of the bond, Council will undertake the works and issue an invoice for the recovery of these costs.

### **57. Security Bond – External Works**

In accordance with Section 80A(6)(b) of the Environmental Planning and Assessment Act 1979, a security bond is required to be submitted to Council to guarantee the construction, completion and performance of all works external to the site. The bonded amount must be based on 150% of the tendered value of providing all such works. The minimum bond amount is \$10,000.00. The bond amount must be confirmed with Council prior to payment.

The bond must be lodged with Council before a Construction Certificate is issued.

The bond is refundable upon written application to Council and is subject to all work being completed to Council's satisfaction.

### **58. Bank Guarantee Requirements**

Any bank guarantee submitted in lieu of a cash bond must comply with the following:

- a) Have no expiry date;
- a) Be sent to Council direct from the bank;
- b) Reference the development application, condition and matter to which it relates;
- c) The amount must match that required to be paid;
- d) If a single bank guarantee is used for multiple bonds, it must be itemised.

Should Council need to uplift the bank guarantee, notice in writing will be forwarded to the applicant 14 days beforehand.

### **59. Landscape Plan Bond**

Lodgement of a landscape bond in the amount of \$40,000 shall be lodged with Council to ensure satisfactory completion of the landscaping works.

The landscape bond shall be released:

- a) six months from the issue of the Final Occupation; and
- a) after submission of certification from a qualified landscape architect;
- b) and to the satisfaction of the Manager – Health & Environment;

- c) that the landscaping has been completed in accordance with the approved landscape plan.

## **PRIOR TO WORK COMMENCING ON THE SITE**

### **60. Management of Building Sites – Builder’s Details**

The erection of suitable fencing or other measures to restrict public access to the site and building works, materials or equipment when the building work is not in progress or the site is otherwise unoccupied.

The erection of a sign, in a prominent position, stating that unauthorised entry to the site is not permitted and giving an after hours contact name and telephone number. In the case of a privately certified development, the name and contact number of the Principal Certifying Authority.

### **61. Consultation with Service Authorities**

Applicants are advised to consult with Telstra, NBN Co and Australia Post regarding the installation of telephone conduits, broadband connections and letterboxes as required.

Unimpeded access must be available to the electricity supply authority, during and after building, to the electricity meters and metering equipment.

The building plans must be submitted to the appropriate Sydney Water office to determine whether the development will affect Sydney Water’s sewer and water mains, stormwater drains and/or easements. If the development complies with Sydney Water’s requirements, the building plans will be stamped indicating that no further requirements are necessary.

### **62. Principal Certifying Authority**

A sign is to be erected in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000.

### **63. Builder and PCA Details Required**

Notification in writing of the builder’s name, address, telephone and fax numbers to be submitted to the Principal Certifying Authority prior to work commencing.

Two days before work commences, Council shall be notified of the Principal Certifying Authority in accordance with the Regulations.

### **64. Approved Temporary Closet**

An approved temporary closet connected to the sewers of Sydney Water, or alternatively an approved chemical closet is to be provided on the land, prior to building operations being commenced.

### **65. Erosion & Sediment Control Plan Kept on Site**

A copy of the Erosion and Sediment Control Plan must be kept on site at all times during construction and made available to Council officers on request.

### **66. Stormwater Management**

All existing stormwater pits to the site will be covered with geofabric sediment fencing to prevent sediment runoff into the stormwater system. To prevent sediment contamination the filters will be regularly inspected and replaced during the duration of the works.

### **67. Erosion and Sedimentation Controls – Minor Works**

Erosion and sedimentation controls shall be in place prior to the commencement of site works; and maintained throughout construction activities until the site is landscaped and/or suitably revegetated. The controls shall be in accordance with the details approved by Council and/or as directed by Council Officers. These requirements shall be in accordance with Managing Urban Stormwater – Soils and Construction produced by the NSW Department of Housing (Blue Book).

#### **68. Stabilised Access Point**

A stabilised all weather access point is to be provided prior to commencement of site works, and maintained throughout construction activities until the site is stabilised. The controls shall be in accordance with the requirements with the details approved by Council and/or as directed by Council Officers. These requirements shall be in accordance with Managing Urban Stormwater – Soils and Construction produced by the NSW Department of Housing (Blue Book).

#### **69. Site Water Management Plan**

A Site Water Management Plan is to be submitted to Council for approval. The plan is required to be site specific and be in accordance with "Managing Urban Stormwater - Soils and Construction" (The Blue Book) produced by the NSW Department of Housing.

In regards to the site excavation the Plan is to detail the method of collection, treatment and disposal of any accumulated rainwater.

#### **70. Notification of Asbestos Removal**

Prior to commencement of any demolition works involving asbestos or asbestos containing materials, all adjoining neighbours and Council must be given a minimum five days written notification of the works.

#### **71. Stormwater Management**

All existing stormwater pits to the site will be covered with geofabric sediment fencing to prevent sediment runoff into the stormwater system. To prevent sediment contamination the filters will be regularly inspected and replaced during the duration of the works.

#### **72. Demolition Works and Asbestos Management**

The demolition of any structure is to be carried out in accordance with the *Occupational Health & Safety Regulations 2001* Part 8 and AS 2601-2001. All vehicles transporting demolition materials off site are to have covered loads and are not to track any soil or waste materials on the road. Should demolition works obstruct or inconvenience pedestrian or vehicular traffic on adjoining public road or reserve, a separate application is to be made to Council to enclose the public place with a hoard or fence. All demolition works involving the removal and disposal of asbestos cement must only be undertaken by a licenced asbestos removalist who is licenced to carry out the work. Asbestos removal must be carried out in accordance with the WorkCover Authority, Environment Protection Authority and Office of Environment and Heritage requirements. Asbestos to be disposed of must only be transported to waste facilities licenced to accept asbestos. No asbestos products are to be reused on the site.

#### **73. Traffic Control Plan**

A Traffic Control Plan is required to be prepared and submitted to Council for approval. The person preparing the plan must have the relevant accreditation to do so. Where amendments to the plan are required post approval, they must be submitted to Council for further approval prior to being implemented.

A plan that includes full (detour) or partial (temporary traffic signals) width road closure requires separate specific approval from Council. Sufficient time should be allowed for this to occur.

#### **74. Public Infrastructure Inventory Report**

A public infrastructure inventory report must be prepared and submitted to Council recording the condition of all public assets in the direct vicinity of the development site. This includes, but is not limited to, the road fronting the site along with any access route used by heavy vehicles. If uncertainty exists with respect to the necessary scope of this report, it must be clarified with Council before works commence. The report must include:

- a) Planned construction access and delivery routes; and

- a) Dated photographic evidence of the condition of all public assets.

**75. Separate OSD Detailed Design Approval**

No work is to commence until a detailed design for the OSD system has been approved by either Council or an accredited certifier.

**DURING CONSTRUCTION**

**76. Hours of Work**

Work on the project to be limited to the following hours: -

**Monday to Saturday - 7.00am to 5.00pm;**

No work to be carried out on Sunday or Public Holidays.

The builder/contractor shall be responsible to instruct and control sub-contractors regarding the hours of work. Council will exercise its powers under the Protection of the Environment Operations Act, in the event that the building operations cause noise to emanate from the property on Sunday or Public Holidays or otherwise than between the hours detailed above.

**77. Compliance with Critical Stage Inspections and Other Inspections Nominated by the Principal Certifying Authority**

Section 109E(d) of the Act requires certain specific inspections (prescribed by Clause 162A of the Regulations) and known as "Critical Stage Inspections" to be carried out for building work. Prior to permitting commencement of the work, your Principal Certifying Authority is required to give notice of these inspections pursuant to Clause 103A of the Regulations.

N.B. An Occupation Certificate cannot be issued and the building may not be able to be used or occupied where any mandatory critical stage inspections or other inspections required by the Principal Certifying Authority are not carried out.

Where Council is nominated as Principal Certifying Authority, notification of all inspections required is provided with the Construction Certificate approval.

**NOTE: You are advised that inspections may only be carried out by the PCA unless by prior agreement of the PCA and subject to that person being an accredited certifier.**

**78. Survey Report**

Survey Certificate to be submitted to the Principal Certifying Authority at footings and/or formwork stage. The certificate shall indicate the location of the building in relation to all boundaries, and shall confirm the floor level prior to any work proceeding on the building.

**79. Compliance with BASIX Certificate**

Under clause 97A of the Environmental Planning and Assessment Regulation 2000, it is a condition of this Development Consent that all commitments listed in BASIX Certificate No. 500603M be complied with. Any subsequent version of this BASIX Certificate will supersede all previous versions of the certificate.

A Section 96 Application **may** be required should the subsequent version of this BASIX Certificate necessitate design changes to the development. However, a Section 96 Application **will** be required for a BASIX Certificate with a new number.

**80. Asbestos Removal**

Asbestos and asbestos containing material shall be removed by a licenced asbestos removalists and all work must be in accordance with the requirements of the NSW Workcover Authority. Asbestos and asbestos containing material is to be disposed of in accordance with the requirements of the Department of Environment, Climate Change



and Water (DECCW). All dockets and paper work for the disposal shall be retained and made available to Council upon request.

### **81. Dust Control**

The emission of dust must be controlled to minimise nuisance to the occupants of the surrounding premises. In the absence of any alternative measures, the following measures must be taken to control the emission of dust:

- Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the construction work.
- All dusty surfaces must be wet down and suppressed by means of a fine water spray. Water used for dust suppression must not cause water pollution; and
- All stockpiles of materials that are likely to generate dust must be kept damp or covered.

### **82. Rock Breaking Noise**

Upon receipt of a justified complaint in relation to noise pollution emanating from rock breaking as part of the excavation and construction processes, rock breaking will be restricted to between the hours of 9am to 3pm, Monday to Friday.

Details of noise mitigation measures and likely duration of the activity will also be required to be submitted to Council seven (7) days of receiving notice from Council.

### **83. Standard of Works**

All work must be carried out in accordance with Council's Works Specification Subdivisions/ Developments and must include any necessary works required to make the construction effective. All works, including public utility relocation, must incur no cost to Council.

## **PRIOR TO ISSUE OF AN OCCUPATION AND/OR SUBDIVISION CERTIFICATE**

### **84. Section 73 Certificate must be submitted to the Principal Certifying Authority before the issuing of an Occupation Certificate**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Make early application for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Building and developing > Developing your land > water Servicing Coordinator or telephone 13 20 92.

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

### **85. Compliance with NSW Roads and Maritime Services Requirements**

A letter from the NSW Roads and Maritime Services must be submitted confirming that all works in their letter dated 3 November 2014 have been completed in accordance with their requirements.

### **86. Remedial Action Plan and Site Validation for Soil Contamination**

The recommendations of the Remedial Action Plan prepared by Environmental Investigations Aust. Pty Ltd, referenced as Report No. E22013AA, dated 15 November 2013 and submitted as part of the Development Application are to be implemented as part of this approval.

A Validation Report detailing the remediation, sampling and results undertaken and final statement that the site is suitable for the proposed development is to be provided to the Certifying Authority prior to the issue of an occupation certificate.

#### **87. Acoustic Compliance Report**

The acoustic consultant shall progressively inspect the installation of the required noise suppressant components as recommended in report titled Road Traffic Noise Intrusion Report prepared by Day Design and dated 16 October 2013.

Certification is to be provided to Council as to the correct installation of components and that the required criteria's have been met.

#### **88. Internal Pavement Construction**

Prior to any Occupation Certificate (interim or final) being issued, a Certified Practicing Engineer (CPEng) must submit a letter to Council confirming that the internal pavement has been constructed in accordance to the approved plans, and is suitable for use by a loaded heavy rigid waste collection vehicle.

#### **89. Final Inspection of Waste Storage Areas**

Prior to any Occupation Certificate (interim or final) being issued, a final inspection of the waste storage areas must be arranged by the Principal Certifying Authority and must be undertaken by an authorised officer of the Council. This is to ensure compliance with Council's design specifications and that all waste management equipment is operational. The time for the inspection must be arranged with Council at least 48 hours prior to the Principal Certifying Authority's suggested appointment time.

#### **90. Agreement for Onsite Waste Collection – Domestic**

Prior to any Occupation Certificate (interim or final) being issued, an Indemnity Agreement is to be obtained from Council by the applicant, completed, signed and returned to Council for approval. This is to enable the onsite collection of bins from the development by Council and its contractor.

#### **91. Completion of Engineering Works**

An Occupation Certificate must not be issued prior to the completion of all engineering works covered by this consent, in accordance with this consent.

#### **92. Works as Executed Plans**

Works as executed (WAE) plans prepared by a suitably qualified engineer or registered surveyor must be submitted to Council when the subdivision works are completed. The WAE plans must be prepared in accordance with Council's Design Guidelines Subdivisions/ Developments.

The plans must be accompanied by pavement density results, pavement certification, concrete core test results, site fill results, structural certification, CCTV recording, signage details and a public asset creation summary, where relevant.

#### **93. Confirmation of Pipe Locations**

A letter from a registered surveyor must be provided with the WAE plans certifying that all pipes and drainage structures are located within the proposed drainage easements.

#### **94. Stormwater CCTV Recording**

All piped stormwater drainage systems and ancillary structures which will become public assets must be inspected by CCTV. A copy of the actual recording must be submitted electronically for checking.

#### **95. Public Asset Creation Summary**

A public asset creation summary must be submitted with the WAE plans. A template is available on Council's website.

#### **96. OSD System Certification**

The Onsite Stormwater Detention (OSD) system must be completed to the satisfaction of the Principal Certifying Authority (PCA) prior to the issuing of an Occupation Certificate. The following documentation is required to be submitted upon completion of the OSD system and prior to a final inspection:

- a) Works as executed plans prepared on a copy of the approved plans;
- a) A certificate of hydraulic compliance (Form B.11) from a suitably qualified engineer or surveyor verifying that the constructed OSD system will function hydraulically;
- b) A certificate of structural adequacy from a suitably qualified structural engineer verifying that the structures associated with the constructed OSD system are structurally adequate and capable of withstanding all loads likely to be imposed on them during their lifetime.

Where Council is not the PCA a copy of the above documentation must be submitted to Council.

#### **97. Water Sensitive Urban Design Certification**

An Occupation Certificate must not be issued prior to the completion of the WSUD elements conditioned earlier in this consent. The following documentation must be submitted in order to obtain an Occupation Certificate:

- a) WAE drawings and any required engineering certifications;
- a) Records of inspections;
- b) An approved operations and maintenance plan; and
- c) A certificate of structural adequacy from a suitably qualified structural engineer verifying that any structural element of the WSUD system are structurally adequate and capable of withstanding all loads likely to be imposed on them during their lifetime.

Where Council is not the PCA a copy of the above documentation must be submitted to Council.

#### **98. Pump System Certification**

Certification that the stormwater pump system has been constructed in accordance with the approved design and the conditions of this approval must be provided by a suitably qualified hydraulic engineer.

#### **99. Performance/ Maintenance Security Bond**

A performance/ maintenance bond of 5% of the total cost of the subdivision works is required to be submitted to Council. The bond will be held for a minimum defect liability period of one year and may be extended to allow for the completion of necessary maintenance or in the case of outstanding/ bonded works. The minimum bond amount is \$5,000.00. The bond is refundable upon written application to Council and is subject to a final inspection.

#### **100. Consolidation of Allotments**

All allotments included in this consent must be consolidated into a single allotment before an Occupation Certificate is issued. A copy of the registered plan must be submitted to Council.

#### **101. Notice of Privately Issued Strata Certificate**

Should the Strata Certificate be issued by a certifier other than Council a copy of the strata certificate, along with all supporting documentation relied upon as part of the same, must be submitted to Council within seven days.

#### **102. Public Infrastructure Inventory Report - Post Construction**

Before an Occupation Certificate is issued, an updated public infrastructure inventory report must be prepared and submitted to Council. The updated report must identify any damage to public assets and the means of rectification for the approval of Council.

#### **103. Creation of Restrictions / Positive Covenants**

Before an Occupation Certificate is issued the following restrictions/ positive covenants must be registered on the title of the subject site via a request document, Section 88B instrument associated with a plan or the like. Council's standard recitals must be used.

**i. Restriction – Restricted Access**

The subject development must be burdened with a restriction precluding vehicular access from Terminus Street to the development using the “restricted access” terms included in the standard recitals.

**i. Restriction – Bedroom Numbers**

The subject site must be burdened with a restriction using the “bedroom numbers” terms included in the standard recitals.

**ii. Restriction/ Positive Covenant – Onsite Stormwater Detention**

The subject site must be burdened with a restriction and a positive covenant using the “onsite stormwater detention systems” terms included in the standard recitals.

**iii. Restriction/ Positive Covenant – Water Sensitive Urban Design**

The subject site must be burdened with a restriction and a positive using the “basement stormwater pump system” terms included in the standard recitals.

**iv. Positive Covenant – Stormwater Pump**

The subject site must be burdened with a positive covenant that refers to the WSUD elements referred to earlier in this consent using the “water sensitive urban design elements” terms included in the standard recitals.

**104. Subdivision Certificate Application**

When submitted, the Subdivision Certificate application must include:

- a) Three copies of the final plan.
- a) The original administration sheet and Section 88B instrument, along with one copy of each.
- b) All certificates and supplementary information required by this consent.
- c) An AutoCAD copy of final plan (GDA 1994 MGA94 Zone56).

**105. Final Plan and 88B Instrument**

The final plan and Section 88B Instrument must provide for the following. Council’s standard recitals must be used.

**i. Dedication – Road Widening (land exchange)**

The dedication of the proposed road widening as per the negotiations agreed under the deferred commencement condition must be included on the final plan.

**i. Public Access Easement (Right of Footway)**

The public access easement to cater for pedestrian movement over the through site link must be included on the final plan.

**106. Landscaping Prior to Issue of Occupation Certificate**

The landscaping of the site shall be carried out prior to issue of the Final Occupation Certificate (within each stage if applicable) in accordance with the approved plan. All landscaping is to be maintained at all times in accordance with The Hills DCP Part D, Section 3 – Landscaping and the approved landscape plan.

**THE USE OF THE SITE**

**107. Lighting**

Any lighting on the site shall be designed so as not to cause a 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 The Control of Obtrusive Effects of Outdoor Lighting*.

**108. Times for Commercial Waste Removal**

Waste removal and waste bin servicing for the commercial / retail premises is to only occur between 7am and 10pm.

**109. Waste and Recycling Collection – Commercial**

All waste generated on site must be removed at regular intervals and not less frequent than once weekly for garbage and fortnightly for recycling. Collection operations at the premises may only take place between 7:00am and 10:00pm except for Sundays and public holidays, where collection operations shall only take place between 8:00am and 10:00pm. Collection operations must not cause nuisance or interfere with the amenity of the surrounding area.

**110. Waste and Recycling Management – Commercial**

To ensure the adequate collection and storage of waste from the use of the tenancies, all waste shall be stored in the approved waste area to, which includes provision for the storage of all waste and recyclable material emanating from the premises between collections. Arrangement must be in place in all areas of the tenancies and the main waste area for the separation of recyclable material from general waste.

**111. Waste and Recycling Collection – Domestic**

To ensure the efficient and effective management and collection of bins, a caretaker must be engaged and shall liaise with Council as to the required collection arrangements for the development. The caretaker must be available to meet any of Council's collection requirements in this regard.

**112. Servicing of Bins**

Waste/ recycling collection vehicles servicing the development are not permitted to reverse in or out of the development. Collection vehicles must enter and exit the development in a forward direction.