

CONDITIONS OF APPROVAL

Application Number:	DA2014/1093
Land to be developed (Address):	Proposed Part Lot 103 in the Plan of Subdivision of Lots 8 & 9, 23-25 Section E DP 8270 and Lot 1 DP 776401, Nos. 18-22 Sturdee Parade and Nos. 23-29 Pacific Parade, Dee Why.
Proposed Development:	Construction of a Residential Flat Building, being Stage 2 of the Concept Approval of DA 2013/1519

DEFERRED COMMENCEMENT CONDITIONS

1. **Creation of Drainage Easement and Inter-allotment Drainage Line**

The drainage easement and inter-allotment drainage line in DA2013/1519 for the connection of drainage of the site to the Council drainage system in Pacific Parade are to be created and constructed.

The applicant must provide Council with evidence of the creation of the easement and construction of the drainage line in order to activate the consent.

Reason: To ensure adequate provision is made for the connection of stormwater drainage from the site. (DACENADC1)

2. **Registration of Proposed Lot**

In accordance with consent DA2013/1519, the current allotments of Lots 8, 9, 23, 24 & 25, Section E DP8270 and Lot 1 DP 778401, numbers 18-22 Sturdee Parade and 23-29 Pacific Parade Dee Why are to be consolidated and re-subdivided to form two equal sized lots with frontages to Sturdee Parade and Pacific Parade respectively.

The proposed lot fronting Pacific Parade is to be registered with the NSW Land and Property Information.

The applicant must provide Council with evidence of the registration of the lot in order to activate the consent.

Reason: To ensure that the approved subdivision lot is created. (DACENADC2)

Evidence required to satisfy the deferred commencement condition/s must be submitted to Council within five (5) years of the date of this consent, or the consent will lapse in accordance with Section 95 of the Environmental Planning and Assessment Regulation 2000.

Upon satisfaction of the deferred commencement condition/s, the following conditions apply:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

3. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA 0.01 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 0.02 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 0.03 – Rev. A	04/12/2013	Marchese Partners International Pty Ltd
DA 0.04 – Rev. A	19/11/2013	Marchese Partners International Pty Ltd
DA 1.01 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 1.02 – Rev. E	12/09/2014	Marchese Partners International Pty Ltd
DA 1.03 – Rev. F	12/09/2014	Marchese Partners International Pty Ltd
DA 1.05 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 1.06 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 1.07 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 1.08 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 1.09 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 1.10 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 1.12 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 1.13 – Rev. A	19/11/2013	Marchese Partners International Pty Ltd
DA 2.01 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 2.02 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 3.01 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 3.02 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd
DA 3.03 – Rev. A	19/11/2013	Marchese Partners International Pty Ltd
DA 4.04 – Rev. C	28/08/2014	Marchese Partners International Pty Ltd
DA 4.05 – Rev. C	28/08/2014	Marchese Partners International Pty Ltd
DA 4.06 – Rev. C	28/08/2014	Marchese Partners International Pty Ltd
DA 5.01 – Rev. B	28/08/2014	Marchese Partners International Pty Ltd

Engineering Plans		
Drawing No.	Dated	Prepared By

SW-000 Issue C	16/09/2014	Insync Services Pty Ltd
SW-001 Issue C	16/09/2014	Insync Services Pty Ltd
SW-002 Issue C	16/09/2014	Insync Services Pty Ltd
SW-003 Issue C	16/09/2014	Insync Services Pty Ltd
SW-004 Issue C	16/09/2014	Insync Services Pty Ltd
SW-005 Issue C	16/09/2014	Insync Services Pty Ltd
SW-006 Issue C	16/09/2014	Insync Services Pty Ltd
SW-007 Issue C	16/09/2014	Insync Services Pty Ltd
SW-008 Issue C	16/09/2014	Insync Services Pty Ltd
SW-009 Issue C	16/09/2014	Insync Services Pty Ltd
SW-010 Issue C	16/09/2014	Insync Services Pty Ltd
SW-011 Issue C	16/09/2014	Insync Services Pty Ltd
SW-012 Issue C	16/09/2014	Insync Services Pty Ltd
SW-013 Issue D	17/09/2014	Insync Services Pty Ltd
SW-014 Issue C	16/09/2014	Insync Services Pty Ltd
SW-015 Issue B	16/09/2014	Insync Services Pty Ltd
SW-016 Issue B	16/09/2014	Insync Services Pty Ltd

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Statement of Environmental Effects	October 2014	Boston Blyth Fleming Pty Ltd
DA Acoustic Assessment	16/09/2014	Acoustic Logic Consultancy Pty Ltd
Waste Management Plan	15/09/2014	Elephants Foot Waste Compactors Pty Ltd
Hydraulic Services DA Report	16/09/2014	Insync Services Pty Ltd
Traffic and Parking Assessment Report	16/09/2014	Varga Traffic Planning Pty Ltd
Arboricultural Impact Assessment	17/09/2014	Footprint Green Pty Ltd
Geotechnical Investigation Report	16/09/2014	JK Geotechnics
Access Report	16/09/2014	Accessibility Solutions (NSW) Pty Ltd
Building Code of Australia Assessment Report	17/09/2014	City Plan Services Pty Ltd

b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

c) Any plans and / or documentation submitted to satisfy the Conditions of this

consent.

d) No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

e) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
LAN_A_000 Issue F	12/12/2013	360 Degrees Landscape Architects
LAN_D_100 Issue E	02/12/2013	360 Degrees Landscape Architects
LAN_D_101 Issue F	12/12/2013	360 Degrees Landscape Architects
LAN_D_102 Issue F	12/12/2013	360 Degrees Landscape Architects
LAN_D_103 Issue E	02/12/2013	360 Degrees Landscape Architects

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

4. Amendments to the approved plans

The following amendments are to be made to the approved plans:

- a. Separate courtyard entries are to be provided to each of the Stage 2 ground floor apartments.
- b. All glass louvers associated with the wintergardens of Units Nos. 1.10-1.17 on Levels 1 & 2 and Units Nos. 3.10-3.13 on Level 3 must not be opaque.
- c. The approved Landscape Plans, Drawing Nos. LAN_D_000, Revision E and LAN_D_101 and LAN_D_102, Revision F dated 12 December 2013, are to be amended to incorporate planting up to 1 metre in height along the Pacific Parade frontage of the site as follows:
 - i. Planting to be located in the road reserve between the property boundary and the footpath.
 - ii. Planting to be incorporated along the length of the site frontages, with the exception of areas required for vehicular or pedestrian access.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts in accordance with WLEP2011 and WDCP. (DACPLB02)

5. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with the following:

Other Department, Authority or Service	eServices Reference	Dated
AUSGRID	Response AUSGRID Referral	7 January 2014

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

6. Prescribed Conditions

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

(c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

(i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and

(ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

(i) in the case of work for which a principal contractor is required to be appointed:

A. the name and licence number of the principal contractor, and

B. the name of the insurer by which the work is insured under Part 6 of that Act,

(ii) in the case of work to be done by an owner-builder:

A. the name of the owner-builder, and

B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

(e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

(i) protect and support the adjoining premises from possible damage from the excavation, and

(ii) where necessary, underpin the adjoining premises to prevent any such damage.

(iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

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

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement (DACPLB09)

7. General Requirements

(a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

- a) 7.00 am to 5.00 pm inclusive Monday to Friday,
- b) 8.00 am to 1.00 pm inclusive on Saturday,
- c) No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- d) 8.00 am to 5.00 pm Monday to Friday only.

- a) (Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of

whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

- b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- e) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- f) Where works are to be carried out to a Class 1a building, smoke alarms are to be installed throughout all new and existing portions of that Class 1a building in accordance with the Building Code of Australia prior to the occupation of the new works.
- g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- h) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
 - I. Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
 - II. All sound producing plant, equipment, machinery or fittings and the use will not exceed more than 5dB (A) above the background level when measured from any property boundary and/or habitable room(s) consistent with the Environment Protection Authority's NSW Industrial Noise Policy and/or Protection of the Environment Operations Act 1997
- i) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
 - (I) Prior to the commencement of any development onsite for:
 - I. Building/s that are to be erected

- II. Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
- III. Building/s that are to be demolished
- IV. For any work/s that is to be carried out
- V. For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

- j) Any Regulated System (e.g. air-handling system, hot water system, a humidifying system, warm-water system, water-cooling system, cooling towers) as defined under the provisions of the Public Health Act 2010 installed onsite is required to be registered with Council prior to operating.

Note: Systems can be registered at www.warringah.nsw.gov.au

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

8. Waste Management Details

The following waste management details must be complied with:

- a) 660L bins will be provided to this development. The configuration is as follows:
 - a) Pacific Parade, the bin room must accommodate for 12 x 660L garbage, 9 x 660L paper and 6 x 660L bottles
 - b) The width of the door on the garbage room must be a minimum of 1.9m wide. The door must not be lockable and be able to be latched in an open position.
 - c) The pathway between the garbage room and the garbage collection/loading area must be concrete and free of obstruction.
 - d) An enclosure must be erected to a suitable hold and mask the bins from the public if the cleaners will be bringing the bins to the garbage loading area.
 - e) The truck access between Sturdee and Pacific must be completed in the same Stage. This will ensure the truck can service the properties in a forward in and out direction regardless of when the Stages are completed independent of one another.

Reason: To ensure the efficient and sustainable treatment of waste.

9. Clothes Drying Facilities

All Ground Floor Units provided with landscaped private open space areas shall be provided with adequate open air clothes drying facilities, which are suitably screened from communal open space areas, public places and streets.

Reason: To ensure site facilities are reasonably provided for dwellings within the development.

FEES / CHARGES / CONTRIBUTIONS

10. Bonds

(a) Security Bond

A bond (determined from cost of works) of \$10,000.00 and an inspection fee in accordance with Councils Fees and Charges paid as security to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

(b) Construction, Excavation and Associated Works Bond (Road)

A Bond of \$33,000.00 as security against any damage or failure to complete the construction of road pavement/shoulder reconstruction works as part of this consent.

(c) Construction, Excavation and Associated Works Bond (Crossing/Kerb)

A Bond of \$25,000.00 as security against any damage or failure to complete the construction of any vehicular crossings, kerb and gutter and any footpath works required as part of this consent.

(d) Construction, Excavation and Associated Works Bond (Pollution)

A Bond of \$10,000.00 as security to ensure that there is no transmission of material, soil etc off the site and onto the public road and/or drainage systems.

(e) Construction, Excavation and Associated Works Bond (Failure to Remove Waste)

A bond of \$5,000.00 as security against damage to Council's road(s) fronting the site caused by the transport and disposal of materials and equipment to and from the site.

(f) Construction, Excavation and Associated Works Bond (Maintenance for civil works)

The developer/applicant must lodge with Council a Maintenance Bond of \$10,000 for the construction of kerb & gutter, pavement and footpath. The Maintenance Bond will only be refunded on completion of the Maintenance Period, if work has been completed in accordance with the approved plans to the satisfaction of Council.

(Note: This bond may be refunded and replaced by the Maintenance Bond upon submission to Council of the final Compliance Certificate or Subdivision Certificate.)

An inspection fee in accordance with Council adopted fees and charges (at the time of payment) is payable for each kerb inspection as determined by Council (minimum (1)

one inspection)

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

To process the inspection fee and bond payment a Bond Lodgement Form must be completed with the payments (a copy of the form is attached to this consent and alternatively a copy is located on Council's website at www.warringah.nsw.gov.au/your-council/forms).

Reason: To ensure adequate protection of Councils infrastructure. (DACENZ01)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

11. On-site Stormwater Detention Compliance Certification

Drainage plans detailing the provision of On-site Stormwater Detention in accordance with Warringah Council's "On-site Stormwater Detention Technical Specification" and the concept drawings by Insync Services Pty Ltd. The concept stormwater management plans must be certified by a Civil Engineer who has membership to the Institute of Engineers Australia and is a NPER (National Professional Engineers Register).

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development. (DACENC03)

12. Pump-Out System Design for Stormwater Disposal

The design of the pump-out system for stormwater disposal will be permitted for drainage of basement areas only, and must be designed in accordance with Council's Stormwater Drainage Policy. Engineering details demonstrating compliance with this requirement and certified by an appropriately qualified and practising hydraulic engineer.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for the discharge of stormwater from the excavated parts of the site. (DACENC04)

13. Application for Works to be Approved Within Council Roadway

An application for works to be approved within the Council roadway is to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993. The submission is to include four (4) copies of Civil Engineering plans for the reconstruction of kerb & gutter, driveway crossing, road shoulder and 1.5 metre wide

concrete footpath which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1 and or Council's Minor Works Policy.

- Reconstruction of kerb & gutter along the full frontage of the development in Pacific Parade.
- Existing footpath shall be reconstructed to 1.5 metres wide for the full frontage of the development site.
- Vehicular crossing profile to Council Normal profile standard and to ensure a crest level for the driveway to basement and floor level be at or above RL 21.25 AHD.
- The entry to garbage service area must also comply with a crest level of RL 21.25 AHD.
- All driveway access to the development must comply with AS/NZS 2890.1:2004.
- Traffic management plans for the proposed road works are to be provided with the application.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure compliance with Council's specification for engineering works. (DACENC08)

14. Sub-Soil Seepage

All sub-soil seepage drainage shall be discharged via a suitable silt arrester pit, directly to Council's nearest stormwater drainage line being [INSERT] and is to be carried out in accordance with relevant Australian Standards.

(Note: At the time of determination the following (but not limited to) Standards applied:

- Australian/New Zealand Standard **AS/NZS 3500.3** - 2003 Plumbing and drainage - Stormwater drainage
- Australian/New Zealand Standard **AS/NZS 3500.3** - 2003 / Amdt 1 - 2006 Plumbing and drainage - Stormwater drainage.)

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure appropriate drainage and stormwater management on site to protect amenity of residents. (DACENC10)

15. Vehicle Driveway Gradients

Driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Access levels across the road reserve are to comply with the allocated vehicle profile detailed in Council's Minor Works Policy.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure suitable vehicular access to private property. (DACENC13)

16. Waterproofing/Tanking of Basement Level

The basement area is to be permanently tanked or waterproofed. Details of the waterproofing/ tanking are to be prepared by a suitably qualified Engineer.

Where dewatering works are required on the development site during construction, the developer/applicant must apply for and obtain a bore license from the Department of Water and Energy. The bore license must be obtained prior to commencement of dewatering works. All requirements of the Department of Water and Energy are to be complied with and a copy of the approval must be submitted to the Certifying Authority.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To prevent ingress of sub-surface flows into the basement area and to comply with State Government Requirements. (DACENC14)

17. Structural Adequacy and Excavation Work

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required.

All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer, except where site conditions permit the following:

- (a) maximum height of 900mm above or below ground level and at least 900mm from any property boundary, and
- (b) comply with AS3700, AS3600 and AS1170 and timber walls with AS1720 and AS1170.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Safety. (DACENC19)

18. Shoring of Adjoining Property

Should the proposal require shoring to support an adjoining property or Council land, owner's consent for the encroachment onto the affected property owner shall be provided with the engineering drawings. Council approval is required if temporary rock anchors are to be used within Council land.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that owners consent is obtained for ancillary works, and to ensure the protection of adjoining properties and Council land. (DACENCO5)

19. Flood

In order to protect occupants from flood inundation the following is required:

a) Minimum Floor Level

The finished floor level of the ground floor apartments must be set at or above the Flood Planning Level of 21.25m AHD.

b) Flood Protection

All new building works and services shall be designed to withstand the hydraulic forces of the floodwaters up to the flood planning level of 21.25m AHD. Buoyancy, flowing water with debris, wave action, the flood compatibility of materials and waterproofing shall be addressed. Structural details for the construction for all elements are to be prepared by a suitably qualified Engineer.

c) Habitable Rooms

No approval is granted by this development consent for habitable rooms (as defined by the New South Wales Floodplain Development Manual) to be located under the flood planning level of 21.25m AHD.

d) Hazardous Chemicals

Hazardous Chemicals are not to be stored in areas under the flood planning level of 21.25m AHD.

e) Basement Car Park

The basement car park entry ramp must be set with a crest at the Flood Planning Level of 21.25m AHD.

Details demonstrating compliance are to be submitted to the certifying Authority prior to the issue of the Construction Certificate.

Reason: To protect the building from flooding in accordance with Council and NSW Government policy. (DACNEC09)

20. Dilapidation Survey

A photographic survey of the immediately adjoining properties detailing the physical condition of those properties, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items, SHALL BE submitted to Council and the Certifying Authority (where Council does not issue the Construction Certificate) prior to the issue of a Construction Certificate. This survey is to be prepared by an appropriately qualified independent person agreed to in writing by both the applicant and the owner of the adjoining property.

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant **MUST DEMONSTRATE**, in writing, to the satisfaction of Council that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence must be obtained from Council in such circumstances.

(Note: This documentation is for record keeping purposes only, and may be used by an applicant or affected property owner to assist in any action required to resolve any dispute over damage to adjoining properties arising from the works. It is in the applicant's and adjoining owner's interest for it to be as full and detailed as possible).

Reason: Proper management of records.

21. External Finishes to Roof

The external finish to the roof shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. Light colours such as off white, cream, silver or light grey colours are not permitted.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development. (DACPLC03)

22. External Colours and Materials (Industrial, Commercial, Mixed & Apartment Buildings)

(a) External Glazing - The reflectivity index of external glazing for windows, walls or roof finishes of the proposed development is to be no greater than 20% (expressed as a per centum of the reflected light falling upon any surface).

(b) External Roofing - The external finish to the roof shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. Light colours such as off white, cream, silver or light grey colours are not permitted.

(c) Anti Graffiti Coating - The finishes of the walls adjoining Pacific Parade and the eastern pathway (and garbage truck access) must be finished in heavy duty long life, ultra violet resistant coating with a high resistance to solvents and chemicals as an anti-graffiti coating easily cleaned by solvent wipe.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that excessive glare or reflectivity nuisance from glazing does not occur as a result of the development. (DACPLC04)

23. Geo-Technical Report

A Geo-Technical Report and certificate shall be prepared by an appropriately qualified Geo-technical Engineer certifying that the existing rock formations and substrate on the site are capable of withstanding:

- (a) the proposed loads to be imposed;
- (b) the extent of the proposed excavation, including any recommendations for shoring works that may be required to ensure the stability of the excavation;
- (c) protection of adjoining properties;
- (d) the provision of appropriate subsoil drainage during and upon completion of construction works.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the structural integrity of the subject site and adjoining sites during the excavation process. (DACPLC14)

24. Contaminated Land Requirements

In accordance with Condition No. 18 of Consent DA2013/1519, a Contamination Management Plan, prepared by an appropriately qualified Environmental Consultant, is to be provided to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

25. Visitor Parking Spaces Located behind Security/Shutter Door

The installation of any security roller shutter for parking areas shall not restrict access to any designated visitor parking space. In the event that the approved visitor parking spaces are located behind any proposed security roller shutter, an intercom system is required to be installed to enable visitor access into the basement parking area. This requirement is to be reflected on the Construction Certificate plans and any supporting documentation for the endorsement of the Principal Certifying Authority prior to the release of the Construction Certificate.

Reason: To ensure that visitor car parking is available to visitors (DACTRCPC1)

26. Security shutter vehicle waiting area

The location of any proposed security roller shutter for access to the basement car parking is to be located such that a vehicle waiting for the roller shutter to open is able to wait clear of the footpath area

Reason: To ensure that waiting vehicles are clear of the footpath area. (DACTRCPC2)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

27. Public Liability Insurance - Works on Public Land

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Warringah Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the

works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land. (DACEND01)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

28. Progress Certification (Road & Subdivision)

Written certification is to be provided by a suitably qualified engineer upon completion and/or as and when requested by the Certifying Authority for the following stages of works.

- (a) Silt and sediment control facilities
- (b) Kerb and gutter construction
- (c) Pavement
- (d) Landscaping and vegetation
- (e) Clean-up of site, and of adjoining Council roadway and drainage system.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure compliance of civil works with Council's specification for engineering works (see www.warringah.nsw.gov.au). (DACENE02)

29. Vehicle Crossings

The provision of one vehicle crossing 6.5 metres wide and 4 metres wide at the boundary (basement access and garbage truck access respectively) to 14.5 metres wide at the kerb in accordance with Warringah Council Drawing No A4-3330/1 Normal and specifications. The crossing approval will form part of the S138 Road Act approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property. (DACENE05)

30. Civil Works Supervision

All civil works approved in the Construction Certificate are to be supervised by an appropriately qualified and practising Civil Engineer.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure compliance of civil works with Council's specification for engineering works. (DACENE06)

31. Footpath Construction

The applicant shall construct 1.5 m concrete footpath along the full frontage of the development with Pacific Parade. The works shall be in accordance with the following:

- (a) All footpath works are to be constructed in accordance with Council's minor works policy
- (b) Council is to inspect the formwork prior to pouring of concrete to ensure the works are in accordance with Council's specification for footpath.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure compliance of footpath works with Council's specification for engineering works. (DACENE07)

32. Layback Construction

A layback 14.5 metres wide (excluding the wings) is to be constructed in accordance with Warringah Council Drawing No A4-2276 and specifications.

Reason: To ensure suitable vehicular access to private property. (DACENE08)

33. Maintenance of Road Reserve

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

34. Notification of Inspections

Council's Development Engineer is to be given 48 hours notice when the works reach the following stages:

- (a) Installation of Silt and Sediment control devices
- (b) Prior to pouring of kerb and gutter
- (c) Subgrade level / basecourse level
- (d) Sealing road pavement

NOTE: Any inspections carried out by Council do not imply Council approval or acceptance of the work, and do not relieve the developer/applicant from the requirement to provide an engineer's certification. Council approval or acceptance of any stage of the work must be obtained in writing, and will only be issued after completion of the work to the satisfaction of Council and receipt of the required certification.

Reason: To ensure new Council infrastructure is constructed to Council's requirements. (DACENE10)

35. Traffic Control During Road Works

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with Council's Minor Works Policy and to the satisfaction of the Principal Certifying Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works.

Reason: Public Safety. (DACENE11)

36. Survey Certificate

A survey certificate prepared by a Registered Surveyor at the following stages of construction:

(a) Commencement of perimeter walls columns and or other structural elements to ensure the wall or structure, to boundary setbacks are in accordance with the approved details.

(b) At ground level to ensure the finished floor levels are in accordance with the approved levels, prior to concrete slab being poured/flooring being laid.

(c) At completion of the roof frame confirming the finished roof/ridge height is in accordance with levels indicated on the approved plans.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To determine the height of buildings under construction comply with levels shown on approved plans. (DACPLE01)

37. Installation and Maintenance of Sediment Control

Measures used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with Warringah Council Specifications for Erosion and Sediment Control. All measures shall remain in proper operation until all development activities have been completed and the site fully stabilised.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites. (DACPLE02)

38. Trees Condition

During the construction period, the Applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard, all protected plants on the site shall not exhibit:

- a) A general decline in health and vigour.
- b) Damaged, crushed or dying roots due to poor pruning techniques.
- c) More than 10% loss or dieback of roots, branches and foliage.
- d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
- e) Yellowing of foliage or thinning of the canopy untypical of its species.
- f) An increase in the amount of dead wood not associated with normal growth.
- g) An increase to kino or gum exudation
- h) Inappropriate increases in epidemic growth that may indicate that the plants are in a stressed condition.
- i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions

Any mitigating measures and recommendations required by the Arborist are to implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of Trees

39. Waste/Recycling Requirements (Waste Plan Submitted)

During demolition and/or construction the proposal/works shall be generally consistent with the submitted Waste Management Plan titled Waste Management Plan – Mixed Development Pacific Parade Dee Why NSW and dated 15 September 2014.

Reason: To ensure waste is minimised and adequate and appropriate waste and recycling facilities are provided. (DACWTE01)

40. Waste/Recycling Requirements (Materials)

During demolition and/or construction the following materials are to be separated for recycling – timber – bricks – tiles – plasterboard – metal – concrete, and evidence of disposal for recycling is to be retained on site.

Reason: To ensure waste is minimised and recovered for recycling where possible. (DACWTE02)

41. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

NOTE: At the time of determination the following (but not limited to) Australian Standards applied:

- a) AS2601.2001 - Demolition of Structures**
- b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
- c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
- d) AS 4373 - 2007 'Pruning of amenity trees' **
- e) AS 4970 - 2009 'Protection of trees on development sites'***
- f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking**
- g) AS 2890.2 - 2002 Parking facilities - Off-street commercial vehicle facilities**
- h) AS 2890.3 - 1993 Parking facilities - Bicycle parking facilities**
- i) AS 2890.5 - 1993 Parking facilities - On-street parking**
- j) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities**
- k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
- l) AS 1428.1 – 2009* Design for access and mobility - General requirements for access – New building work**
- m) AS 1428.2 – 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**
- n) AS 1668 The use of mechanical ventilation

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website [www.hreoc.gov.au/disability rights /buildings/good.htm](http://www.hreoc.gov.au/disability%20rights%20/buildings/good.htm).
www.hreoc.gov.au/disability%20rights%20/buildings/good.htm.

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to.

Details demonstrating compliance with the relevant Australian Standards are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

42. Authorisation of Legal Documentation Required for On-site Stormwater Detention

The original completed request forms (Department of Lands standard forms 13PC and/or 13RPA) must be submitted to Council, with a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers certification and Compliance Certificate issued by an Accredited Certifier in Civil Works.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To create encumbrances on the land. (DACENF01)

43. Registration of Encumbrances for On-site Stormwater Detention

A copy of the certificate of title demonstrating the creation of the positive covenant and restriction for on-site storm water detention as to user is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To identify encumbrances on land. (DACENF02)

44. Reinstatement of Kerb

All redundant laybacks and vehicular crossings shall be reinstated to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To facilitate the preservation of on street parking spaces. (DACENF03)

45. Restriction as to User for On-site Stormwater Detention

A restriction as to user shall be created on the title over the on-site stormwater detention system, restricting any alteration to the levels and/or any construction on the land. The terms of such restriction are to be prepared to Council's standard requirements, (available from Warringah Council), at the applicant's expense and endorsed by Council prior to lodgement with the Department of Lands. Warringah Council shall be nominated as the party to release, vary or modify such restriction.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure modification to the on-site stormwater detention structure is not carried without Council's approval. (DACENF04)

46. On-Site Stormwater Detention Compliance Certification

Upon completion of the on-site stormwater detention (OSD) system, certification from a consulting engineer and a "work as executed" (WAE) drawing certified by a registered surveyor and overdrawn in red on a copy of the approved OSD system

plans are to be provided to Council. Additionally a Compliance Certificate is to be issued by an Accredited Certifier in Civil Works registered with the Institute of Engineers Australia, stating that the works are in accordance with the approved plans.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure stormwater disposal is constructed to Council's satisfaction. (DACENF10)

47. Positive Covenant for the Maintenance of Stormwater Pump-out Facilities

A Positive Covenant (under the provisions of Section 88B of the Conveyancing Act 1919) is to be created on the property title to ensure the on-going maintenance of the stormwater pump-out facilities on the property being developed.

Warringah Council shall be nominated in the instrument as the only party authorised to release, vary or modify the instrument. Warringah Council's delegate shall sign these documents prior to the submission to the Land & Property Information Department.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure adequate provision is made for the stormwater pump out system to be maintained to an appropriate operational standard. (DACENF11)

48. Positive Covenant for On-site Stormwater Detention

A positive covenant shall be created on the title of the land requiring the proprietor of the land to maintain the on-site stormwater detention structure in accordance with the standard requirements of Council. The terms of the positive covenant are to be prepared to Council's standard requirements, (available from Warringah Council), at the applicant's expense and endorsed by Warringah Council's delegate prior to lodgement with the Department of Lands. Warringah Council shall be nominated as the party to release, vary or modify such covenant.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure ongoing maintenance of the on-site stormwater detention system. (DACENF12)

49. Creation of Positive Covenant and Restriction as a User

Where any conditions of this Consent require the creation of a positive covenant and/or restriction as a user, the original completed request forms, (Department of Lands standard forms 13PC and/or 13RPA), shall be submitted to Warringah Council for authorisation.

A certified copy of the documents shall be provided to Warringah Council after final approval and registration has been affected by the "Department of Lands".

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of a Interim / Final Occupation Certificate.

Reason: To identify encumbrances on land. (DACENF14)

50. Environmental Reports Certification

Written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Warringah Council, stating that all the works/methods/procedures/control measures/recommendations approved by Council in the following reports have been completed:

- a) Acoustic Assessment, dated 16 September 2014 prepared by Acoustic Logic Consultancy Pty Ltd.
- b) Access Report, dated 16 September 2014, prepared by Accessibility Solutions (NSW) Pty Ltd.
- c) Building Code of Australia Assessment Report, dated 17 September 2014, prepared by City Plan Services Pty Ltd.
- d) Geotechnical Investigation Report, dated 16 September 2014, prepared by JK Geotechnics.
- e) Arboricultural Impact Assessment, dated 17 September 2014, prepared by Footprint Green Pty Ltd.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of an Interim / Final Occupation Certificate.

Reason: To ensure compliance with standards. (DACHPF04)

51. Removal of All Temporary Structures/Material and Construction Rubbish

Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences are to be removed from the site.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure bushland management. (DACPLF01)

52. Garbage and Recycling Facilities

All internal walls of the storage area shall be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity to facilitate cleaning.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To prevent pollution of the environment and to protect the amenity of the area.(DACPLF03)

53. Unit Numbering for Multi Unit Developments (Residential, Commercial and Industrial)

The units within the development are to be numbered in accordance with the Australia Post Address Guidelines (<http://auspost.com.au/media/documents/address-presentation-standard.pdf>).

In this regard, the numbering is to be as per the Unit Numbering for Multi Unit Development Table attached to this consent.

External directional signage is to be erected on site at driveway entry points and on buildings and is to reflect the numbering in the table provided. Unit numbering signage is also required on stairway access doors and lobby entry doors.

It is essential that all signage throughout the complex is clear to assist emergency service providers in locating a destination within the development with ease and speed, in the event of an emergency.

Details are to be submitted with any Interim/Final Occupation Certificate or Strata Subdivision Certificate certifying that the numbering has been implemented in accordance with this condition and the Unit Numbering for Multi Unit Development Table.

Reason: To ensure consistent numbering for emergency services access. (DACPLF05)

54. Intercom

An audio visual intercom system must be provided in a convenient location at the lobby and adjacent to the visitor parking entry to enable easier and safe access to visitor parking.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure convenient access is available for visitors to the building. (DACPLF05)

55. Undergrounding of Telecommunications Services

Arrangements are to be made for the provision of underground telecommunications services to the building.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: Provision of telecommunication facilities in a manner that facilitates the future underground provision of cable services. (DACPLF06)

56. Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which

references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000. (DACPLF07)

57. Sydney Water

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

Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au <<http://www.sydneywater.com.au>> then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACPLF08)

58. Required Planting

The tree/s listed in the following schedule shall be planted in accordance with the following schedule:

No. of Trees Required	Species	Location	Minimum Pot Size
All trees	As indicated on Landscape Plans Drawing Nos. LAN-D-101 F, LAN-D-103 E dated 12/12/2013	As indicated on the Landscape Plans	As indicated on the Landscape Plans
2	<i>Lophostemon conferta</i>	Within the Pacific Parade road reserve, generally in alignment with other street trees.	75 litre

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity

59. Waste/Recycling Compliance Documentation

Evidence of disposal for recycling from the construction/demolition works shall be submitted to the Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure waste is minimised and recycled. (DACWTF02)

60. Positive Covenant for Waste Services

A positive covenant shall be created on the title of the land requiring the proprietor of the land to provide access to the waste storage facilities prior to the issue of an Interim/Final Occupation Certificate. The terms of the positive covenant are to be prepared to Council's standard requirements, (available from Warringah Council), at the applicant's expense and endorsed by Council prior to lodgement with the Department of Lands. Warringah Council shall be nominated as the party to release, vary or modify such covenant.

Reason: To ensure ongoing access for servicing of waste facilities (DACWTF03)

61. Authorisation of Legal Documentation Required for Waste Services

The original completed request form (Department of Lands standard form 13PC) must be submitted to Council for authorisation prior to the issue of the Interim/Final Occupation Certificate. A copy of the work-as-executed plan (details overdrawn on a copy of the approved plan) must be included with the above submission. Where required by Council or the Certifying Authority, a Compliance Certificate shall also be provided in the submission to Council.

If Council is to issue the Compliance Certificate for these works, the fee is to be in accordance with Council's Fees and Charges.

Reason: To create encumbrances on the land. (DACWTF04)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

62. Allocation of Spaces

Car parking spaces provided shall be provided, made accessible and maintained at all times. The spaces shall be allocated as follows:

113 - Residential

21 - Residential - Visitors

2 - Spaces for persons with a disability

Car-parking provided shall be used solely in conjunction with the uses contained within the development. Each car parking space allocated to a particular unit / tenancy shall

be line marked and numbered or signposted to indicate the unit / tenancy to which it is allocated.

Tandem / stacked parking spaces are not acceptable unless both spaces are allocated to the one unit.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure that adequate parking facilities to service the development are provided on site. (DACPLG01)

63. Bicycle Parking

Bicycle parking spaces shall be provided made accessible and maintained at all times. The spaces shall be allocated as follows:

57 Residential

10 Residential - Visitors

Each bicycle parking space allocated to a particular unit / tenancy shall be either numbered or signposted to indicate the unit / tenancy to which it is allocated.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure that adequate bicycle parking facilities to service the development are provided.

64. Visitors Sign

A sign, legible from the street, shall be permanently displayed to indicate that visitor parking is available on the site and the visitor car parking spaces shall be clearly marked as such.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure that visitors are aware that parking is available on site and to identify those spaces to visitors. (DACPLG04)

65. Landscaped Open Space

Landscaped open space within the front, side and rear setbacks shall not be fenced / divided to provide exclusive use for any individual occupancy.

Reason: Ensure common landscaped open space is maintained and compliant with WDCP. (DACPLG07)

66. Loading Within Site

All loading and unloading operations shall be carried out wholly within the confines of the site and within the approved loading areas, at all times.

Reason: To ensure that deliveries can occur safely within the site and does not adversely affect traffic or pedestrian safety and amenity. (DACPLG20)

67. Delivery Hours

No deliveries, loading or unloading associated with the premises are to take place between the hours of 10pm and 6am on any day.

Reason: To protect ensure the acoustic amenity of surrounding properties. (DACPLG21)

68. Vehicle Egress Signs

Appropriate sign(s) shall be provided and maintained within the site at the point(s) of vehicular egress to compel all vehicles to come to a complete stop before proceeding onto the public way.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure pedestrian safety.

69. Parking Enclosure

No parking spaces, or access thereto shall be constrained or enclosed by any form of structure such as fencing, cages, walls, storage space, or the like, without prior consent from Council.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure that minimum dimensions for parking spaces are not reduced or that vehicle manoeuvring is compliant with relevant standards.