

DRAFT CONDITIONS OF CONSENT
(Incorporating JRPP suggested changes at its meeting of 2
December 2015 – identified red in colour)

DEVELOPMENT APPLICATION NO. 687.1/2014
 JOINT REGIONAL PLANNING PANEL NO. 2014SYW161

PROPERTY: LOT 101, DP 717004, LOTS 3 & 4, DP 524149, NO. 48 COURT
 ROAD AND 356-358 THE HORSLEY DRIVE, FAIRFIELD.

DESCRIPTION OF DEVELOPMENT:

DEMOLITION OF EXISTING STRUCTURES AND THE CONSTRUCTION OF AN 8-12 STOREYS MIXED-USE DEVELOPMENT CONSISTING OF 4 MULTI-STOREY BUILDINGS CONTAINING 290 RESIDENTIAL APARTMENTS AND 1413M² OF COMMERCIAL/RETAIL FLOOR SPACE ABOVE 3 LEVELS OF BASEMENT CAR PARK AND ASSOCIATED LANDSCAPING.

APPROVED PLANS

1. Compliance with Plans

The development shall take place in accordance with the following approved development plans listed in the schedule below, except as modified in red by Council and/or any conditions of this consent:

Plan Title	Job No.	Drawing No.	Issue	Amendment Date
Architectural Plans prepared by Bureau SRH Architecture				
Basement Floor Plan – 3	1411	DA100	D	04.11.15
Basement Floor Plan – 2	1411	DA101	D	04.11.15
Basement Floor Plan – 1	1411	DA102	D	04.11.15
Ground Floor Plan	1411	DA103	F	17.11.15
First Floor Plan	1411	DA104	E	17.11.15
Second Floor Plan	1411	DA105	E	17.11.15
Third Floor Plan	1411	DA106	E	17.11.15
Fourth Floor Plan	1411	DA107	E	17.11.15
Fifth Floor Plan	1411	DA108	E	17.11.15
Sixth Floor Plan	1411	DA109	E	17.11.15
Seventh Floor Plan	1411	DA110	E	17.11.15
Eighth Floor Plan	1411	DA111	E	17.11.15
Nineth Floor Plan	1411	DA112	D	12.10.15
Tenth Floor Plan	1411	DA113	D	12.10.15
Eleventh Floor Plan	1411	DA114	D	12.10.15
Roof Plan	1411	DA115	D	12.10.15
North Elevation Block B+C – South Elevation Block B + C	1411	DA201	D	03.11.15
Block B – West Elevation	1411	DA202	D	03.11.15
Block B – East	1411	DA203	D	03.11.15

ATTACHMENT I

Elevation				
Block C – East Elevation	1411	DA204	D	03.11.15
Block C – West Elevation	1411	DA205	D	03.11.15
West Elevation Block A- Court Rd	1411	DA206	E	17.11.15
East Elevation Block A	1411	DA207	E	17.11.15
Western Block D (Horsley Drive) Elevation	1411	DA208	D	03.11.15
Western Block D (Horsley Drive) Elevation	1411	DA209	D	03.11.15
Longitudinal Section	1411	DA300	D	4.11.15
Longitudinal Section The Horsley Drive	1411	DA300A	D	4.11.15
Longitudinal Section Block B + Ramp	1411	DA300B	D	4.11.15
Court Road Section Longitudinal	1411	DA300C	D	4.11.15
Cross Section The Horsley Drive	1411	DA301	E	02.11.15
Section CC	1411	DA302	D	4.11.15
Section CC	1411	DA303	D	4.11.15
Shadow Diagrams June 21 st	1411	DA120	C	08.09.15
Shadow Diagrams June 21 st 12pm	1411	DA121	C	08.09.15
Shadow Diagrams June 21 st 3pm	1411	DA122	C	08.09.15
Sample Boards as prepared by Bureau SRH Architecture				
46-54 Court Rd – 356-358 The Horsley Dr, Fairfield West Elevation Block A				Undated
46-54 Court Rd – 356-358 The Horsley Dr, Fairfield East Elevation Block A				Undated
46-54 Court Rd – 356-358 The Horsley Dr, Fairfield East Elevation Block B				Undated
46-54 Court Rd – 356-358 The Horsley Dr, Fairfield West Elevation Block D				Undated
46-54 Court Rd – 356-358 The Horsley Dr, Fairfield North Elevation Block C-D				Undated
Stormwater Plans as prepared by ING Consulting Engineers Pty Ltd				
Erosion & Sediment Control Plan	115082014DA	11508-1	B	04.09.15
Basement Plan	115082014DA	11508-2	B	04.09.15
Sub-Catchment Plan	115082014DA	11508-3	B	04.09.15
Ground Floor Plan	115082014DA	11508-4	F	18.11.15
Levels 1 & 2 Floor Plan	115082014DA	11508-5	B	04.09.15
Levels 3 & 4 Floor Plan	115082014DA	11508-6	B	04.09.15
Levels 5 & 6 Floor Plan	115082014DA	11508-7	B	04.09.15
Levels 7 & 8 Floor Plan	115082014DA	11508-8	B	04.09.15
Levels 9 & 10 Floor Plan	115082014DA	11508-9	B	04.09.15
Level 11 & Roof Plan	115082014DA	11508-10	B	04.09.15
Notes and Details	115082014DA	11508-11	F	18.11.15
Stormwater Diversion Plan as prepared by AT&L Civil Engineers and Project				

Managers				
Proposed Stormwater Diversion	15-314	SKC001	P2	29.10.15
Landscape Plans prepared by Carmichael Studio				
Landscape Site Plan		SK 00	D	Undated
Landscape Ground Floor		SK 01	K	Undated
Landscape First Floor		SK 02	H	Undated
Survey Plan prepared by Land Development Solutions				
Detail and Level Survey	1924	Plan A1	A	25.11.11

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a Construction Certificate by a Certifying Authority. The Certifying Authority can be either Fairfield City Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a Construction Certificate.

2. Landscape Plan

Submission of an amended landscape plan to and approved by Fairfield City Council prior to the issue of a Construction Certificate. The amended landscape plan shall incorporate the following amendments:

- i. The landscape plan shall correspond with the approved architectural drawings;
- ii. The proposed Tristania (Brush box) as Street tree planting to the Court Road frontage of the site shall be replaced with Cupaniosis (Tuckeroo);
- iii. The proposed Tristania (Brush Box) Street tree planting to The Horsley Drive frontage of the site shall be replaced with Pyrus 'Chanticleer' or 'Capital'; and
- iv. The 3.5m front setback area to The Horsley Drive shall be planted with dense and lush landscaping incorporating suitable shrubs and trees. Details of the proposed planting to this area and the proposed pavement and Street Tree pit design to Court Road and The Horsley Drive frontages of the site shall be in accordance with Council's Public Domain Treatment Manual.

2a. Design Amendment

The design of the project is to be amended by the deletion of 10 car spaces and relocation of part of the bicycle parking area on the ground floor level in order to permit soil depth to be provided that enables canopy tree planting in the courtyard between Buildings B and C at the first floor (podium) level.

Details of the proposed planting, drainage and irrigation for this area are to be submitted to and approved by Fairfield Council prior to the issue of a Construction Certificate.

3. Proposed Service Laneway

Submission of a plan showing the proposed service laneway along the southern boundary of the site, as required by Figure 4.7-3 of the Fairfield City Centre Development Control Plan 2013, to and approved by Fairfield City Council prior to the issue of any Construction Certificate.

The service laneway shall have minimum carriageway widths of 11.5metres at the intersection with Court Road, narrowing to minimum 6.5m up to and including the site's vehicular access point to the development with suitable transition to facilitate satisfactory vehicular access. The service laneway shall then narrow down to 3.9m wide half width road along the southern boundary of the site. The road reserve of the laneway including the carriageway and suitable footway verges shall be dedicated to Council to facilitate the creation of the service lane identified by the Fairfield City Centre DCP 2013.

The service laneway shall be dedicated to Fairfield City Council as public Road. All costs associated with construction and dedication of the laneway shall be borne by the developer.

4. Design Report for Energy Efficiency Installations for Buildings Class 2 - 9

Prior to the issue of a Construction Certificate, a design report shall be submitted to the Certifying Authority, demonstrating that the proposed building complies with the pertinent requirements of Section J – Energy Efficiency of the Building Code of Australia. The design report shall identify and detail the methods required to achieve compliance with the Building Code of Australia.

5. Section 94 Contributions

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of Section 94 contributions (pursuant to the Environmental Planning and Assessment Act 1979) for works detailed in the administration sheet attached to this consent shall be submitted to the Certifying Authority.

The total contribution to be paid to Council (as applicable at the date of this consent) is **\$2,063,116**.

The contribution amount payable will be adjusted at the date of payment to account for changes in infrastructure costs in line with the Australian Bureau of Statistics, Producer Price Index – Building Construction (New South Wales) and will be adjusted on a quarterly basis.

Council may allow for deferred payment of the monetary contribution in accordance with the provisions set out in the Direct (Section 94) Development Contributions Plan 2011. If approval to allow deferred payment is sought, such approval must be sought and obtained from Council prior to the issue of a Construction Certificate for the development. Council may refuse to allow deferred payment of the monetary contribution in its absolute discretion.

Refer to the Direct (Section 94) Development Contributions Plan 2011 for more information.

6. Outstanding Fees and Charges

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of the following fees shall be submitted to the Certifying Authority:

a. Kerb and Gutter Inspection Fee	\$103.5
b. Kerb and Gutter Damage Deposit	\$2,255
c. Road Opening Fee	\$134.5
d. Vehicular Crossing Application Fee	\$143

7. Outstanding Long Service Levy Fee

Prior to the issue of a Construction Certificate, a receipt for payment of the Long Service Levy (in accordance with the Building and Construction Industry Long Service Levy Payments Act 1986) shall be submitted to the Certifying Authority.

The Long Service Levy is calculated at 0.35% of the value of building works, as is in force at the date of this consent. The rate of calculation is subject to change and should be verified (and adjusted) at the date of payment.

Payment can be made to Fairfield City Council or direct to the Long Service Levy Corporation.

8. Design Verification

Prior to the issue of a Construction Certificate, a design verification from a qualified designer, being a statement in which the qualified designer verifies that the development as shown in the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development, shall be submitted to the Principal Certifying Authority.

9. Service Provider Requirements

Prior to the issue of a Construction Certificate, the following service provider requirements shall be submitted to the Certifying Authority:

Endeavour Energy – A letter of consent showing satisfactory arrangements have been made to service the proposed development.

10. Final Stormwater Drainage Plan

The Construction Certificate Application shall include a final detailed stormwater drainage plan and specifications suitable for construction, prepared by a qualified civil engineer experienced in stormwater drainage design and analysis. The final plan shall be in accordance with the abovementioned stormwater concept plan and shall comply with Fairfield City Council's

Stormwater Drainage Policy, the BASIX requirements and with AS3500. In particular the following shall be provided:

- i. The OSD system shall be designed to capture all pipe and surface flows in accordance with minor /major design principles; and
- ii. Spillway water level from OSD tank shall be minimum 300mm below all finished floor levels in accordance with Council's Urban Area OSD Handbook.
- iii. The OSD system shall be designed having regard to controlling 100Year Water Surface Level at the point of connection.
- iv. The discharge pipe from the pump out pit in the basement shall be connected to downstream of the OSD control.

11. Final Architectural Plans

The final architectural plans shall be amended to address the following issues prior to the issue of the Construction Certificate.

- i. Along the north eastern and south eastern boundaries a vertical clearance of minimum 5m shall be maintained to any overhead obstruction from the ground level over the proposed drainage easement.
- ii. Parking areas and driveways at basement level below the proposed OSD storage tank shall have a minimum vertical clearance of 2.2m to any overhead obstruction including services, and 2.5m minimum clearance to any overhead obstruction including services where access to disabled parking is required.

12. Flood Affected Development

The development, the subject of this consent, is affected by mainstream flooding as described in the flood information sheet issued by Council dated 17 July 2014. The Certifying Authority shall ensure that the plans issued with the Construction Certificate comply with the following.

- i. The finished floor level of the ground floor shall be minimum 10.50m AHD.
- ii. All services and utilities connected to the property are required to be flood proofed.
- iii. A flood risk management report including a flood evacuation plan prepared by a suitably qualified consultant in accordance with Chapter 11 Flood Risk Management of Fairfield City Wide DCP 2013 shall form part of any Construction Certificate issued.

13. Stormwater Drainage Certificate

Prior to the issue of a Construction Certificate, a certificate shall be submitted to the Certifying Authority certifying that:

- a. Satisfactory arrangements have been made for the disposal of stormwater;
- b. The proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties; and
- c. The piped drainage system has been designed in accordance with Council's stormwater Drainage Policy and conditions of this consent.

Note: Where Fairfield City Council is nominated to issue a Construction Certificate for stormwater drainage, the following details will be required:

- i. Full details of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar to that shown in "Australian Rainfall and Runoff", published by the Institution of Engineers, Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels etc.
- ii. A Plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regarding of the site. If so desired, the finished surface contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

14. On-site Detention Design Certificate

Prior to the issue of a Construction Certificate, a certificate shall be submitted to the Certifying Authority certifying that the drainage system has been designed to comply with:

- a) Method 2 of Council's Urban Area On-site Detention Handbook – February 1997:
 - i. To restrict the total discharge from site to current site discharge for all storms up to and including the 100 year storm events;
 - ii. To restrict the peak discharge from the site for 100 year 9-hour storm event to 140/l/s/ha.
 - iii. Full runoff routing calculations must be submitted with the Construction Certificate in accordance with Council's Urban Area On-Site Detention Handbook.

Note: If Council is requested to issue the Construction Certificate, three copies of the plans and specifications giving full details of

the design and calculations in the form of ILSAX/DRAINS input and output files and details as specified in Council's OSD handbook shall be submitted to the Council.

Note: Where Fairfield City Council is nominated to issue a Construction Certificate for on site detention, the following details will be required:

- a. Full details, as per Council's On Site Detention Handbook, of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar to that shown in "Australian Rainfall and runoff", published by the Institution of Engineers, Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels, etc.
- b. A plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regrading of the site. If so desired, the finished surface contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

15. **Restricted Access to Flood Storage Area**

Access to the flood storage area along the northern boundary of the site shall be restricted to authorised personnel only for safety reasons. In this regard, the flood storage area shall be fenced off by a pool, flood compatible, type fence so as to restrict access to this area. Details of the fencing shall be submitted to and approved by Council prior to the issue of any Construction Certificate.

16. **RMS Approval for Drainage Works**

The stormwater pipe from The Horsley Drive, which runs through the property, shall be relocated towards the north-eastern and south eastern boundaries of the property. All design requirements of this pipe shall be in accordance with Roads and Maritime Services (RMS) Design standards. The detailed engineering plans and specifications for the construction of the above relocation works shall be submitted to RMS for the approval prior to the issue of a Construction Certificate. All works shall be at no cost to Council or RMS.

17. **Access and Maintenance of Pipeline**

Prior to the release of any Construction Certificate, details shall be submitted to the RMS demonstrating that part of the pipeline proposed to be constructed beneath the building can be accessed and maintained by RMS and the proprietor of the burdened lot using standard work techniques. Any additional work required to enable access to and maintain the pipe shall be at no cost to

Council or RMS. A minimum overhead clearance of 5m over ground levels to the underside of any building above shall be maintained.

18. **Construction Certificate (Engineering Approval)**

Prior to the issue of a Construction Certificate, an Engineering Construction Certificate (Engineering Approval) shall be submitted to Fairfield City Council for the Construction of the following.

- i. Relocation of stormwater drainage pipe that passes through the site in accordance with plan Job No 15-314 Drawing SKC001 prepared by AT&L dated 14 July 2015. The submitted application and plans shall be accompanied by RMS's approval for the pipe relocation works.
- ii. Stormwater connection to Council's pipe that passes through the site towards Alan Street.
- iii. Full details suitable for construction of road and drainage works for the proposed laneway (site access from Court Road).
- iv. Vehicular access to the site from the proposed laneway.

For the issue of Construction Certificate (Engineering Approval), five (5) copies of plans and specifications giving full details of the design and construction shall be submitted with the application.

Prior to the release of the Building Construction Certificate, the applicant shall lodge with Council, a bank guarantee or a cash bond to the cost of works required under this consent. The value of the bank guarantee or the cash bond will be determined by Council upon approval of the detailed engineering drawings.

19. **Vehicular Crossing Application**

Prior to the issue of a Construction Certificate, a vehicular crossing application shall be submitted to and approved by Council. Access to the development shall be via heavy duty crossing in accordance with Council's requirements. All vehicular crossings shall be located a minimum of one (1) metre from any utility pillar/pole.

20. **Loading Dock Management Plan**

A loading dock management plan shall be submitted to the Principal Certifying Authority for the management of the loading dock.

21. **Erosion and Sediment Control Plan**

Prior to the issue of a Construction Certificate, an Erosion and Sediment Control Plan shall be submitted to and approved by the Principal Certifying Authority. The Erosion and Sediment Control Plan shall be prepared in accordance with the requirements of the Fairfield City Council's Erosion and Sediment Control Policy. The Erosion and Sediment Control Plan shall clearly

show and demonstrate how erosion is to be minimised and how sediments are to be trapped on the site and prevented from escaping, transported, carried or discharged across and outside the boundaries of the site of the development or building activity.

22. **Disability Access**

Prior to the issue of a Construction Certificate a report from a suitably accredited person shall be submitted to the certifying authority demonstrating that the proposed building complies with the relevant requirements of the Building Code of Australia, AS1428.1 and Disability (Access to Premises – Buildings) Standards.

23. **Sydney Water Consent**

The plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water asset and if any requirements need to be met. The plans will be appropriately stamped. All amended plans will require restamping.

Please refer to the web site www.sydneywater.com.au for:

- Quick check agents details – see Building and Developing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and developing then Building and renovating

Or telephone 13 20 92

24. **Construction Management Plan**

A Construction Management Plan shall be submitted to and approved by Council's Senior Traffic Engineer prior to the issue of Construction Certificate, which demonstrates how the site will be managed during construction without impact or disruption to adjoining properties. As such, details of the hoardings, cranes and location of car parking, etc shall be detailed in the Management Plan.

25. **Works on Adjacent Roads - Approvals and Levels**

All approvals and levels for works on adjacent roads (i.e. footway area) must be obtained prior to the release of the Construction Certificate.

26. **Mechanical Plant**

Prior to the Issue of a Construction Certificate, an Acoustic Assessment shall be prepared for all mechanical plant proposed at the subject premises. The Acoustic Assessment shall provide details of the proposed mechanical plant including predicted/measured noise levels at the nearest receiver. The Report shall also demonstrate that the approved noise criteria as contained within Acoustic Report No. 13719R1, Revision 2, prepared by Rodney Stevens Acoustics, dated 8 September 2014 shall be achieved.

27. Construction Noise Assessment

Prior to the Issue of a Construction Certificate, a Construction Noise Assessment shall be submitted to Council for assessment and subsequent approval. The Assessment shall be prepared in line with the Environmental Protection Authority (formerly known as Department of Environment and Climate Change) 2009 Interim Construction Noise Guidelines.

28. Post demolition site inspection

Subsequent to demolition works and prior to the issue of a Construction Certificate, a detailed site investigation shall be conducted by a suitably qualified and experienced environmental consultant. The detailed site investigation shall assess the potential for land contamination at the subject premises. A detailed site investigation report shall be submitted to the satisfaction of Fairfield City Council confirming the results.

29. Land Contamination

Any new information which comes to light during any works which has the potential to alter previous conclusions about site contamination must be notified to Council immediately after discovery. A separate Application under the *Environmental Planning and Assessment Act 1979* may be required for any proposed works outside the scope of the development consent.

30. Treatment of Pavement and Public Domain

The final Street pavement (i.e., layout and specification) and Street Tree pit design (i.e., specification) to the Court Road and The Horsley Drive street frontages of the site shall be prepared having regard to Council's Public Domain Treatment Manual and submitted to and approved by Fairfield City Council prior to the issue of a Construction Certificate.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Fairfield City Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

31. Construction Certificate Required

Prior to the commencement of any building and construction works, a Construction Certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a Construction Certificate can be made to Council's Customer Service Centre on 9725 0222.

32. Appointment of a Principal Certifying Authority

Prior to the commencement of any construction works, the person having benefit of a Development Consent, or Complying Development Certificate must:

- a. appoint a Principal Certifying Authority; and
- b. notify Council of the appointment.

33. Notify Council of Intention to Commence Works

The applicant must notify Council, **in writing** of the intention to commence works at least two (2) days prior to the commencement of any construction works on site.

34. Kerb and Gutter Status Form

Prior to the commencement of any construction works on site, the applicant shall return the attached footpath/kerb and gutter form to Council detailing the existence of, and the condition of, any foot paving, and/or kerb and gutter provided adjoining the site for checking against Council's records. Damage to footpaths, kerbs, stormwater systems and general streetscape will require restoration at the developer's expense.

35. Erosion and Sedimentation Control

Prior to the commencement of any construction works on site, controls in accordance with **Chapter 3.11 of the Fairfield City Wide DCP 2013** shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

The documented erosion and sediment control plan shall be available on-site for inspection by Council Officers and all contractors undertaking works on the site.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

36. Toilet Facility

Prior to the commencement of any construction works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility or to an alternative sewage management facility (chemical closet) approved by Fairfield City Council.

37. Required Signage

For building, subdivision or demolition work that will affect the external walls of the building, signage shall be installed in a prominent position detailing:

- The name, address and telephone number of the principal certifying authority for the work; and
- The name of the principal contractor (if any) of the building work and a telephone number on which that person may be contacted outside working hours; and
- Stating that unauthorised entry to the work site is prohibited.

This sign shall be maintained while the building, subdivision or demolition work is being carried out and must be removed when the work has been completed.

38. Hoarding Approval

A separate Activity application shall be lodged at Council for the erection of a hoarding. The hoarding application must be approved prior to any construction or demolition works occurring on site.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

39. Interim / Final Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

40. Design Verification

Prior to the issue of an Occupation Certificate, a design verification from a qualified designer, being a statement in which the qualified designer verifies that the development as shown in the plans and specifications in respect of which the Construction Certificate was issued, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development, shall be submitted to the Principal Certifying Authority. This shall include confirmation that the buildings have been constructed in accordance with the approved scheduled of finishes, colours and materials.

41. Section 73 Certificate Required

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 then refer to "Water Servicing Co-ordinator" 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, as it can take some time to build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

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

42. Registration of Plan of Consolidation

Prior to the issue of the Final Occupation Certificate, a copy of the plan of consolidation, registered by Land and Property Information shall be submitted to the Principal Certifying Authority, which consolidates the allotments which are the subject of the development into one allotment.

43. Proposed Service Laneway

A service laneway of carriageway widths of 11.5metres wide at intersection with Court Road narrowing to 6.5m up to and including the site's vehicular access point to the development and then narrowing down to 3.9m half road width along the southern boundary of the site, together with suitable footway verges, generally in accordance with Figure 4.7-3 of the Fairfield City Centre Development Control Plan 2013, shall be dedicated to Fairfield City Council as public road. A subdivision application shall be submitted to the Council in this regard and finalised prior to the issue of a final Occupation Certificate. All costs associated with the subdivision application shall be borne by the applicant.

44. Works on Adjacent Roads

Prior to the issue of the Final Occupation Certificate, the following works are to be completed:

- a. All redundant kerb laybacks shall be removed and replaced with Council's standard kerb and gutter. Any redundant crossings shall be removed and replaced with pavement in accordance with Council's Public Domain Manual specifications and in consultation with the Place Manager for Fairfield.
- b. The development shall remove and replace all damaged or displaced path paving in Court Road and The Horsley Drive.

All works to be carried out on adjacent lands under the control of Council, shall be in accordance with the standard requirements and specifications of Council.

45. Full Width Footpath Paving

Prior to the issue of the Final Occupation Certificate, full width paving block footpath in accordance with Council's Public Domain Manual shall be constructed for the full road frontage of the property in Court Road and The Horsley Drive. The developer shall complete any necessary transitioning to the existing footway beyond the boundary of this property at no cost to Council.

46. Works-As-Executed Plans for Stormwater Drainage

Prior to the issue of the Final Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved shall be submitted to the Principal Certifying Authority.

47. On Site Detention – Works-As-Executed

On completion of the drainage works and prior to Occupation, Works-As-Executed plans certified by a Registered Surveyor are to be submitted to the Principal Certifying Authority to verify that the drainage works have been completed in accordance with the approved plans. The following details are to be on the Works-As-Executed plans and shall be marked in red on a copy of the original plan approved at the Construction Certificate stage.

- c. Sufficient levels and dimensions to verify the On-Site Detention storage volumes.
- d. Location and surface levels of all drainage pits, weir levels and dimensions.
- e. Invert levels of - the internal drainage lines.
 - orifice plates.
 - outlet control pit.
- f. Finished floor levels of structures such as units and garages.
- g. Verification that the orifice plates have been fitted and the diameter of the fitted plates.
- h. Verification that a trash screen is installed.
- i. Location and levels of any overland flow paths through the site.
- j. Details of any variations made from approved plans.

48. On-Site Detention – Certification of Works

A Certificate shall be issued to the Principal Certifying Authority upon completion of the drainage works and prior to issue of the Occupation Certificate certifying the following:

- i. That the on-site detention system will function in accordance with the approved drainage design.
- ii. Any variations from the approved drainage design.
- iii. That these variations will not impair the performance of the On-Site Detention system, or alternatively provide details of the remedial works required to make the system function according to design control standards.

49. Registration of Restriction and Covenant over OSD System

Prior to the issue of the Final Occupation Certificate, proof of the creation of a 'Restriction on Use of Land' and 'Positive Covenant' over the on-site detention system in accordance with Council's Urban Area On-Site Detention Handbook (February 1997)/Council's On-Site Detention Guidelines for Rural Areas shall be submitted to the Principal Certifying Authority.

50. Adjustments to Public Utilities

Prior to the issue of the Final Occupation Certificate, adjustments to any public utilities necessitated by the development are to be completed in accordance with the requirements of the relevant Authority. Any utility costs are to be at no cost to Council.

51. OSD – Marker Plate

Each on-site detention basin shall be indicated by fixing a standard marker plate, details of which are as follows:

Minimum size: 150mm x 100mm

Material: Non Corrosive metal or 4mm thick laminated plastic

Location: Fixed in a prominent position to the nearest concrete or permanent surface and be above the expected water level in the basin. If in doubt, contact Council on 9725-0222.

Wording: A minimum letter height of 5mm is required.
The wording is to consist of:-

**THIS IS AN ON-SITE DETENTION STRUCTURE
DO NOT TAMPER WITH,
CONTACT FAIRFIELD CITY COUNCIL PRIOR
TO ANY PROPOSED WORKS IN THIS AREA**

The marker plate is to be attached prior to occupation of the proposed development.

52. Creation of Easement to Drain Water

Prior to the issue of an Occupation Certificate, an easement to drain water shall be created over the proposed stormwater drainage system extending from The Horsley Drive and along the north-eastern and south-eastern boundaries of the property towards the existing pipeline on adjoining property to the south-east. The terms of the easement shall be to the satisfaction of RMS. The width of the easement shall be determined having regard to the method proposed to enable access to the pipeline. A minimum (5) meter height clearance shall be provided above ground level to any overhead structure over the pipeline proposed.

53. Works As Executed Plans and Certification

Prior to the issue of the Final Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor and certification from a Civil Engineer demonstrating that the flood offset storage have been constructed as approved shall be submitted to the Principal Certifying Authority.

54. Works As Executed Plans for Laneway

Prior to the issue of the Final Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the laneway / public road including drainage system have been constructed as approved shall be submitted to the Principal Certifying Authority.

55. Surveyor's Certificate of Location of Building upon Completion

Prior to the issue of the Final Occupation Certificate, a registered surveyor's certificate shall be submitted to and approved by the Principal Certifying Authority certifying that the residential flat building has been positioned in accordance with the approved plans. It shall show the boundaries of the allotment and the distances of the residential flat building from the boundaries.

56. Ancillary Development Works Required

Prior to the issue of the final Occupation Certificate, the following work shall be undertaken to the satisfaction of the Principal Certifying Authority:

- a. All retaining walls and associated drainage shall be constructed;
- b. Grading of the external ground;
- c. Construction of the driveway; and
- d. Paving and dividing fencing.

57. Smoke Alarm Certification

Prior to the issue of an Occupation Certificate (Interim or Final), a certificate prepared by licensed electrical contractor shall be submitted to the Principal Certifying Authority, certifying that the smoke alarms have been installed in accordance with the Building Code of Australia, AS 3786 and AS 3000.

58. Termite Protection Certification

Prior to the issue of the final Occupation Certificate, a certificate of treatment prepared by a suitably qualified pest control contractor shall be submitted to the Principal Certifying Authority. The certificate of treatment shall certify that the building has been protected from subterranean termites in accordance with AS 3660-2000.

59. Basix Certification

Prior to the issue of an Occupation Certificate (Whether interim or final), a compliance certificate shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in accordance with the commitments identified on Basix Certificate No. 583475M.

Should the design of the dwelling alter or the commitments to Basix change, a new Basix Certificate is required to be completed and submitted to the Principal Certifying Authority and the Consent Authority.

60. Mailbox Required

Prior to the issue of the Final Occupation Certificate, a mailbox shall be provided on site in accordance with the requirements of Australia Post.

61. House Number Required

Prior to the issue of the Final Occupation Certificate, the applicant shall contact Council's Information Management branch on phone 9725 0384 to request allocation of house numbers, and where appropriate, unit numbers. The numbers shall be placed on the mailbox and on the building in a readily visible location.

62. Mechanical Ventilation Certification

Prior to the issue of an Occupation Certificate (Interim or Final), a certificate shall be submitted to the Principal Certifying Authority and Fairfield City Council, certifying that:

- a. The mechanical ventilation exhaust system has been installed in accordance with Australian Standard AS1668 Part 1 and 2.
- b. The exhaust hood and air conditioning system has been installed in accordance with Australian Standard AS1668 (Mechanical Ventilation and Air Conditioning Code), and Australian Standard AS1055 (Acoustics – Description and Measurement of Environmental Noise).

63. Completion of External Finishes

Prior to the issue of the final Occupation Certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes are to be completed to the satisfaction of the Principal Certifying Authority.

64. Building in Saline Environments

The whole of the Fairfield Local Government Area is potentially saline affected, and as such appropriate design features and building materials need to be incorporated into the construction of buildings, to minimise the risk of salt damage.

Prior to the issue of an Occupation Certificate, documentary evidence shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in accordance with Fairfield City Council's 'Building in Saline Environments Policy'.

65. Certification of Energy Efficiency Installations for Buildings Class 2 - 9

Prior to the issue of an Occupation Certificate (Interim or Final), a certificate(s) shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in compliance with the pertinent requirements of Section J – Energy Efficiency of the Building Code of Australia.

66. Landscape Certificate

Prior to the issue of an Occupation Certificate, a Landscape Certificate from a qualified landscape architect, certifying that the completed landscape works on site are in accordance with the approved landscape plans shall be submitted to Fairfield City Council.

67. Intercom on Entrances Required

Prior to the issue of the final occupation certificate, a hard-wired intercom system shall be provided at the entrances of the building, to alert occupants of any visitors.

68. Interim Fire Safety Certificate

Prior to the issue of a final/interim Occupation Certificate, a final/interim fire safety certificate shall be submitted to and approved by the Principal Certifying Authority.

Note: An Annual Fire Safety Statement for the building premises dealing with essential fire safety measures shall be submitted to Council in accordance with the requirements of Clauses 177 and 181 of the Environmental Planning and Assessment Regulation 2000.

69. Positive Covenant

Prior to the issue of an Occupation Certificate, a positive covenant in favour of the Roads and Maritime Service shall be created in relation to the pipeline proposed beneath the building to enable access to and maintenance of the pipeline, pursuant to Section 88B of the Conveyancing Act, 1919. The effect of the covenant shall be to the satisfaction of the RMS.

70. Certification of Disability Access

Prior to the issue of an Occupation Certificate (Interim or Final) a certificate from a suitably accredited person shall be issued to the Principal Certifying Authority certifying that the building complies with the relevant requirements of the Building Code of Australia, AS 1428.1 and Disability (access to Premises) Standards.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

71. Compliance with the Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:

- a. complying with the deemed-to-satisfy provisions; or
- b. formulating an alternative solution which:
 - i. complies with the performance requirements; or
 - ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or
- c. a combination of (a) and (b).

72. Compliance with Approved Waste Management Plan

The Waste Management Plan submitted to and approved by Council must be adhered to throughout all stages of the demolition and/or construction process. Source separation of materials and maximum reuse and recycling of materials are requirements of Fairfield City Council's Waste Not DCP. The applicant is required to keep supporting documentation (receipts/dockets), of reuse/recycling/disposal methods carried out, which are to be produced upon request by Council.

Note: Any non-compliance with this requirement will result in penalties being issued.

In addition, the applicant is to supply Council with the name and address of the waste disposal facility where the fill materials will be disposed. The applicant must keep supporting documentation (dockets/receipts), which is to be produced upon request by Council.

Note: Any non-compliance with this requirement will result in penalties being issued.

73. Demolition Requirements

Demolition of the existing building(s) shall be carried out in accordance with the requirements of AS 2601 – 2001 and the following:

- a. The property being secured to prevent unauthorised entry.
- b. Asbestos sheeting shall only be removed by licensed operators in accordance with the requirements of the WorkCover Authority. Proper procedure shall be employed in the handling and removal of asbestos to minimise the risk to personnel and the escape of particles to the atmosphere.
- c. All other materials and debris is to be removed from the site and disposed of to approved outlets in accordance with the approved Waste Management Plan.
- d. Seven (7) days notification to commence demolition work shall be given to WorkCover NSW in accordance with Clause 3.4.5 of the Occupation Health and Safety Regulation 2001.
- e. Should you require information in relation to the safe disposal of asbestos waste, please contact the Department of Environment and Conservation NSW (www.environment.nsw.gov.au)

74. Excavation and Backfilling

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

75. Shoring and Adequacy of Adjoining Property Due to Excavation Works

If the development involves an excavation below the level of the base of the footings of a building on adjoining, the person having the benefit of the development consent must, at the person's own expense:

- Protect and support the adjoining premises from possible damage from the excavation, and
- Where necessary, underpin the adjoining premises to prevent any such damage.

76. Retaining Walls

Where retaining walls are required as a result of cut and fill for the development, details of the retaining walls or other approved methods necessary to prevent soil movement, together with associated stormwater drainage measures shall be submitted to Council or Principal Certifying Authority. A separate Development Application shall be lodged with Council for any proposed retaining wall greater than 600mm in height above natural ground level.

77. Filling within a Building Envelope

Filling shall be sourced on-site and shall remain wholly within the confines of the external walls. Any fill imported into the site to fill within the building envelope must meet the criteria of "Virgin Excavated Natural Material" as defined in EPA Environmental Guidelines – Assessment Classification and Management of Liquid and Non-Liquid Wastes 1999 and written verification provided to the satisfaction of the Principal Certifying Authority.

78. Administration Fee for the Lodgement of Certificates

Where a Principal Certifying Authority has been appointed other than Council, an administration fee is charged by Council for the lodgement of Construction Certificates, Interim Occupation Certificates, Occupation Certificates and Complying Development Certificates.

79. During Construction or Demolition

During the construction or demolition period, the applicant must ensure that:

- a. There is provision of a trade waste service to ensure that all debris and waste material is removed from the site for the period of construction or demolition;
- b. All plant equipment, fencing or materials of any kind is not placed or stored upon any public footpath or roadway; and
- c. Any building work is to be carried out within the following hours.
 1. Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 1:00pm in all zones. No work may be carried out on Sundays or public holidays.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement.

80. Surveyor's Certificate of Location of Building During Construction

Prior to the positioning of wall panels/bricks or block work, a registered surveyor's certificate shall be submitted to and approved by the Principal Certifying Authority certifying that the building has been positioned in accordance with the approved plans. It shall show the boundaries of the allotment, distances of the residential flat building from the boundaries, and the dimensions of the building.

81. Surveyor's Certificate of Location of Building Prior to Pour

Prior to the placement of any concrete in the residential flat building, an offset peg out survey prepared by a registered surveyor shall be submitted to and approved by the Principal Certifying Authority certifying that the residential flat building has been positioned in accordance with the approved plans. It shall

show the boundaries of the allotment and the distances of the residential flat building from the boundaries.

82. **Method of Stormwater Drainage**

The stormwater drainage generated from the development shall be connected to the proposed drainage pit over existing easement.

The complete roof guttering system must be operational as soon as the roof is clad. Surface stormwater shall not be directed or cause nuisance to adjoining properties.

83. **Encroachment of Easements**

- a. The structures shall not exert any loads on the utilities within the easements. Maintenance works may be required on the utilities and therefore the structures shall be designed such that a trench can be excavated to enable replacement of the existing utilities without affecting the stability of the structure.
- b. The footings of proposed structures shall not encroach onto the easement located within the property.

84. **Accessible Units**

Twenty-one (21) of the proposed residential apartments shall be constructed and fitted out as apartments accessible to the disabled. As such, these apartments shall be designed and fitted out with facilities accessible to the disabled in accordance with the requirements of AS1428 Parts 1, 2 and 4 and AS4299 Adaptable Housing. Full details demonstrating compliance with this requirement shall be provided to Fairfield City Council and documented prior to the issue of a Construction Certificate.

85. **Disabled Access**

Access for disabled people shall be provided in the building or portion of the building in accordance with Clause D3.2, D3.3 and Table D3.2 of the BCA and to the standards set out in AS 1428.1.

86. **Critical Stage Inspections**

In accordance with Section 109E of the Environmental Planning and Assessment Act 1979 the Principal Certifying Authority for this development is to inform the applicant of the Critical Stage Inspections prescribed for the purposes of Section 109E (3) (d) Environmental Planning and Assessment Regulation 2000.

Note: A \$600 on the spot fine will be issued for failing to request the Principal Certifying Authority to undertake the above inspections.

87. Post-Demolition Inspection Required

On completion of demolition works, a post-demolition inspection is to be carried out by Fairfield City Council. It is necessary to telephone Council on 9725-0222 to request an inspection of the site.

It should be noted that once demolition has been completed the site should be kept tidy and safe at all times. It is recommended to fence the site to prevent public access onto the property. It is also recommended that all sediment and erosion control measures have been installed on the site.

88. Maintenance of Construction Site

During the construction and any dormant period, the applicant must ensure that the construction and/or development site is adequately maintained, as not to be prejudicial to the surrounding neighbourhood. In the event that the construction/development site remains dormant for a period in excess of 3 months, permanent security fencing, hoarding or scaffolding, as defined in the relevant Australian Standard and incorporating visual shielding shall be provided and maintained to the satisfaction of Council until the completion of the development or as applicable.

Signage alerting to the presence of danger and prohibiting unauthorised entry to the site and any other signage, as required by a Development Consent, shall be displayed in a prominent position.

Note: On the spot penalties up to \$600 will be issued and/or legal action in the form of Notices/Orders for non-compliance with this requirement will be instigated.

89. Landscaping to be Completed

The provision and maintenance of landscaping in accordance with the approved landscape plan prepared by Carmichael Studio, drawing number SK00 (Revision D), SK01 (Revision K) and SK02 (Revision H) including the engagement of a suitably qualified landscape consultant/contractor for landscaping works.

90. Switchboards

Switchboards for utilities must not be attached to the front elevations of the building(s).

91. Carparking

The provision and maintenance of the following number of car parking spaces in accordance with Fairfield City Centre Development Control Plan 2013:

- a. 309 off-street car parking spaces for residents;
- b. 57 off-street car parking spaces for retail tenants/customers; and
- c. 73 off-street car parking spaces for visitors.

46 of the required off-street car parking spaces shall be provided for disabled persons in accordance with the Australian Standards 2890.1.

Each space shall be permanently line marked and maintained free from obstruction at all times. Staff, company, residents and visitors vehicles shall be parked in the spaces provided on the subject premises and not on adjacent footway or landscaping areas.

The retail, customer and visitor car parking spaces shall be made available at all times and these shall be separated from the resident car parking spaces.

92. **Bicycle Parking**

114 bicycle parking spaces shall be provided and maintained in accordance with Fairfield City Centre Development Control Plan 2013.

93. **Deliveries**

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading or unloading shall be parked on site and not on adjacent or nearby public roads.
- c. No articulated or heavy rigid vehicles shall be used for the servicing or operations of this development.
- d. All deliveries to the premises shall be made to the loading bay provided and must comply with the Loading Dock Management Plan prepared for this development.
- e. No loading/unloading activities permitted on adjacent public roads.

94. **Loading Dock Management Plan**

A Loading Dock Management Plan shall be prepared detailing the safe operation of the loading dock with respect to its proposed uses as a shared loading dock for the entire development. Safe management of the facility shall comply with Work Health and Safety Act 2011.

The Loading Dock Management Plan shall be implemented and complied with at all times in respect to the management of the loading dock of the development.

95. **Car Park Signposting and Delineation**

Vehicular guide signs, pedestrian directional signs, regulatory and warning signs in accordance to AS2890.1 shall be provided and maintained as appropriate.

96. **Driveway Gradient**

- a. The driveways and manoeuvring areas are to be designed in accordance with Australian Standard AS 2890 part 2.

- b. The internal driveways and parking areas are to be designed in accordance with AS 2890 part 1.

97. Flood Affected Development

The development, the subject of this consent, is affected by mainstream flooding as described in the flood information sheet issued by Council dated 17 July 2015. The following shall be complied with during and after construction:

- (a) The finished floor level of the ground floor shall be minimum 10.5m AHD;
- (b) Only flood resistant materials shall be used below the designated floor level;
- (c) All services and utilities connected to the property are required to be flood proofed; and
- (d) A Flood Risk Management Report including a flood evacuation plan prepared by a suitably qualified consultant in accordance with Chapter 11 Flood Risk Management of Council's DCP shall be kept and implemented at all times.

98. OSD Construction

The on-site detention drainage system shall be constructed in accordance with the approved design and Council's On-Site Detention Handbook – February 1997.

99. Restriction on Use and positive Covenant – Flood Offset Storage

Prior to the issue of an Occupation Certificate (Interim or Final), a Restriction on Use and Positive Covenant shall be created over the subject site in the following terms.

Restrictive Covenant

The proprietor of the burdened lot shall not:

- a) Use the Flood Offset Storage area along the northern boundary of the site for storage of any materials.
- b) Make alterations to the ground surface levels within the flood offset storage.
- c) Erect, construct or place any buildings, fences or other structure'

Within the land so burdened without prior written consent of Fairfield City Council.

Positive Covenant

1. The proprietor of the burdened lot shall maintain the flood offset storage within the site without any obstruction for the entry and storage of flood waters.
2. Where the proprietor of the burdened lot fails to comply with any written request of Fairfield City Council referred to in (1) above, the proprietor shall meet any reasonable cost incurred by the Council in completing the work requested.

Full and free right for the Fairfield Council and every person authorised by it to enter upon the burdened lot in order to inspect or alter the surface levels to ensure maintenance of the flood flow and storage within the land so burdened.

100. Hoarding / Fencing

During construction, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

101. Anti-Graffiti Paint

The ground floor of the proposed development from natural ground level to first floor shall be coated with anti-graffiti paint or other coating in order to ensure that graffiti can be easily removed.

102. Schedule of Finishes

The development is to be constructed and finished in the materials and colours detailed within the approved sample boards referred to in Condition No. 1 of the consent.

All other building materials shall be compatible in type, colour and texture throughout the whole project.

103. Use of proposed Retail Shops/Commercial Suites Not Approved

Separate development consent is required for the use of the proposed retail shops and commercial suites prior to the occupation of the building.

104. Advertising Signs

Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage.

105. Security Requirements

- a. The rear/loading/standing area and communal and courtyard areas shall be provided with appropriate security lighting.
- b. The proposed development shall include appropriate security measures including restricted self-locking doors at the entrance to the foyers.

106. Under Awning Lighting

Under awning lighting shall be provided to the underside of the entire length of the awning of the building along the Court Road frontage of the site. The lighting shall be provided in accordance with the requirements of relevant Australian Standards.

107. Plumbing

All plumbing and drainage, including sewerage drainage stacks, ventilation stacks and water service pipes shall be concealed by chasing or by ducts within the building. Plumbing other than stormwater downpipes shall not be attached to the external surfaces of the building.

108. Waste Management Plan

An ongoing Waste Management Plan for the owners and occupiers of the building shall be developed and fully implemented as part of the proposed development and shall be fully operational prior to occupation of the building. The waste management issues in the proposed high-rise residential building require on-going management, and in this regard the owners corporation shall employ a building manager responsible for maintaining the waste management system. The Manager is required to maintain the garbage system, remove recyclables to the ground level, present garbage and recyclable materials for collection on scheduled collection days, to keep clean the garbage room, liaise with the waste collector and ensure new residents are aware of the waste management arrangements.

109. Garbage Rooms

Garbage rooms on the ground floor, shall be constructed of smooth cement rendered or tiled walls to 1800mm and coved at wall and floor intersection. The floor is to be impervious, nonslip and capable of heavy duty use. A cold water outlet is to be provided in the garbage rooms and the floor is to be graded and drained to an approved water board sewer outlet.

The garbage rooms are to be mechanically ventilated to external air and appropriate lighting provided.

110. Mechanical Ventilation

The garbage rooms are to be mechanically ventilated to external air and appropriate lighting provided.

111. Building Waste System

The management of the building waste system including the transfer of full garbage bins to the loading bay area for emptying, cleaning of bins, returning empty bins back to the garbage rooms and garbage rooms, ensuring proper waste system and garbage room operations, must be included in the building caretaker's statement of duties. The caretaker shall also be responsible for the returning of empty bins back inside the garbage rooms within 5 hours of being emptied.

112. Waste Management

The requirements of Elephants Foot Recycling Solutions Waste Management Plan dated March 2015 shall be adhered to at all times subject to the following exceptions:

- a. The garbage be collected in 660 litre bins instead of 1100 litre bins.
- b. Recycling be presented in 240 litre bins instead of 1100 bins.
- c. All waste bins (garbage and recycling) shall be wheeled out easily from the waste and recycling bin holding room for collection outside in the Court Rd driveway. This waste holding room, located behind the 2A Block lobby, shall be provided with double opening boors connecting the holding room to outside the Court Road driveway.
- d. The Court Road driveway shall be designed to allow for a 22.5tonne GVM Garbage truck to safely drive upon it.

The Waste Management Plan shall include the need for the building management to employ a caretaker to manage all elements of the waste management system.

113. Awnings

Ongoing maintenance of the awning in accordance with the Awnings Maintenance Plan is required, ensure maintenance will be carried out over the life of the consent in order to maintain the condition of the awning.

114. Existing Awning (On-going Maintenance)

Ongoing maintenance of the awning in accordance with the Awnings Maintenance Plan is required, to ensure maintenance will be carried out over the life of the consent in order to maintain the condition of the awning. A copy of the approved Awning Maintenance Plan is attached to this Consent.

Note: Council reserves the right to require maintenance work to the awning at any time, or to undertake such work, at the cost of the building owner, to protect the public health and safety.
(Section 126(2) roads Act, 1993)

115. Roads & Maritime Services Requirements

The following requirements of the Roads and Maritime Services shall be implemented and complied with at all times:

- a. All construction activity associated with the proposed development is to be contained on site as no construction zones will be permitted on The Horsley Drive in the vicinity of the site.
- b. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on The Horsley Drive during construction activities.
- c. All redundant driveways shall be removed and replaced with kerb and gutter to Roads and Maritime requirements.
- d. A Construction Traffic Management Plan detailing construction vehicles routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Roads and Maritime for determination prior to the issue of a Construction certificate.
- e. The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
- f. Should the post development stormwater discharge from the subject site into the Roads and Maritime system exceed the pre-development discharge, detailed design plans and hydraulic calculations of any charges are to be submitted to Roads and Maritime for approval, prior to the commencement of works.

Details should be forwarded to:

Sydney Asset Management
Roads and Maritime Services
PO Box 973
PARRAMATTA CBD NSW 2124

- g. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking by dimensions) should be in accordance with AS 2890.1-2004.
- h. The proposed development should be designed such that road traffic noise from adjacent public roads is mitigated by durable materials, in

accordance with EPA criteria for new land use developments (The Environmental Criteria for Road Traffic Noise, May 1999). Roads and Maritime's Environmental Noise Management Manual provides practical advice in selecting noise mitigation treatments.

- i. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:

Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973
PARRAMATTA CBD NSW 2124

Telephone 8848 2114
Fax 8849 2766

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

- j. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.