

APPENDIX A – Draft Conditions of Consent (should the JRPP approve the application)

A GENERAL CONDITIONS

A1 Reasons For Conditions

The conditions of this consent have been imposed in accordance with Section 80A of the Environmental Planning and Assessment Act 1979. The conditions relate to any matter referred to in Section 79C(1) of relevance to the development the subject of the consent and are imposed to ensure that the development is undertaken in an orderly manner, with acceptable impacts on the natural and built environment.

A2 Approved Documentation

The development is to be implemented in accordance with the plans and supporting documents set out in the following table and list except where modified by any conditions of this consent.

Architectural Plans (Smith & Tzannes; Job No. 14_086)			
Drawing No.	Name of Plan	Date	Revision
DA-A-001	NOTES	1.6.16	A
DA-A-010	SITE PLAN	26.2.16	E
DA-A-012	STAGING PLAN	26.2.16	B
DA-A-016	PEDESTRIAN ACCESS PLAN	26.2.16	A
DA-A-020	SITE PLAN EXTENDED	17.12.15	A
DA-A-200	SITE SECTIONS 1	1.7.15	A
DA-A-201	SITE SECTIONS 2	26.2.16	B
DA-A-202	SITE SECTIONS 3	1.7.15	A
DA-A-A100	BUILDING A BASEMENT	17.12.15	F
DA-A-A101	BUILDING A LEVEL 0	17.12.15	E
DA-A-A102	BUILDING A LEVEL 1	1.7.15	D
DA-A-A103	BUILDING A ROOF	1.7.15	D
DA-A-A200	BUILDING A ELEVATIONS 1	1.7.15	D
DA-A-A201	BUILDING A ELEVATIONS 2	1.7.15	D
DA-A-BD100	BUILDING B & D LEVEL C1	17.12.15	D
DA-A-BD101	BUILDING B & D LEVEL 0	17.12.15	C
DA-A-BD102	BUILDING B & D LEVEL 1	17.12.15	C
DA-A-BD103	BUILDING B & D LEVEL 2	1.7.15	B
DA-A-BD104	BUILDING B & D ROOF	1.7.15	B
DA-A-BD200	BUILDING B ELEVATIONS 1	17.12.15	C
DA-A-BD201	BUILDING D ELEVATIONS 2	17.12.15	C
DA-A-C100	BUILDING C BASEMENT CARPARK LEVEL	5.4.16	E
DA-A-C101	BUILDING C LEVEL 0	17.12.15	D
DA-A-C102	BUILDING C LEVEL 1	30.6.15	C
DA-A-C103	BUILDING C LEVEL ROOF	30.6.15	C
DA-A-C200	BUILDING C ELEVATIONS 1	17.12.15	D
DA-A-C201	BUILDING C ELEVATIONS 2	30.6.15	C
DA-A-E100	BUILDING E LEVEL 0	5.4.16	B
DA-A-E101	BUILDING E LEVEL 1	17.12.15	A
DA-A-E102	BUILDING E ROOF	18.6.15	-
DA-A-E200	BUILDING E ELEVATIONS 1	18.6.15	-
DA-A-E201	BUILDING E ELEVATIONS 2	5.4.16	B
DA-A-F100	BUILDING F BASEMENT CARPARK LEVEL	5.4.16	F
DA-A-F101	BUILDING F LEVEL 0	17.12.15	C
DA-A-F102	BUILDING F LEVEL 1	17.12.15	D
DA-A-F103	BUILDING F LEVEL ROOF	18.6.15	B

Architectural Plans (Smith & Tzannes; Job No. 14_086)			
Drawing No.	Name of Plan	Date	Revision
DA-A-F200	BUILDING F ELEVATIONS 1	17.12.15	C
DA-A-F201	BUILDING F ELEVATIONS 2	17.12.15	C
DA-A-G100	BUILDING G BASEMENT	17.12.15	D
DA-A-G101	BUILDING G LEVEL 0	5.4.16	E
DA-A-G102	BUILDING G LEVEL 1	5.4.16	E
DA-A-G103	BUILDING G LEVEL 2	5.4.16	E
DA-A-G104	BUILDING G ROOF	5.4.16	E
DA-A-G200	BUILDING G ELEVATIONS 1	5.4.16	E
DA-A-G201	BUILDING G ELEVATIONS 2	5.4.16	E
DA-A-I100	BUILDING I BASEMENT CARPARK LEVEL	18.6.15	C
DA-A-I101	BUILDING I LEVEL 0	18.6.15	C
DA-A-I102	BUILDING I LEVEL 1	18.6.15	C
DA-A-I103	BUILDING I LEVEL ROOF	18.6.15	C
DA-A-I200	BUILDING I ELEVATIONS 1	18.6.15	C
DA-A-I201	BUILDING I ELEVATIONS 2	18.6.15	C
DA-A-J100	BUILDING J BASEMENT CARPARK	19.2.16	E
DA-A-J101	BUILDING J LEVEL 0	19.2.16	E
DA-A-J102	BUILDING J LEVEL 1	26.2.16	F
DA-A-J103	BUILDING J LEVEL ROOF	26.2.16	F
DA-A-J200	BUILDING J ELEVATIONS 1	26.2.16	F
DA-A-J201	BUILDING J ELEVATIONS 2	26.2.16	F
Civil Plans (Northrop; Job No. NL150001)			
Drawing No.	Name of Plan	Date	Revision
C00DA	COVER SHEET AND DRAWING SHEDULE	5.4.16	A
C01DA	SEDIMENT AND EROSION CONTROL PLAN	5.4.16	C
C02DA	GROUND LEVEL STORMWATER MANAGEMENT AND LEVELS PLAN SHEET 1 OF 2	5.4.16	C
C03DA	GROUND LEVEL STORMWATER MANAGEMENT AND LEVELS PLAN SHEET 2 OF 2	5.4.16	B
C04DA	BASEMENT LEVEL STORMWATER MANAGEMENT AND LEVELS PLAN SHEET 1 OF 2	5.4.16	B
C05DA	BASEMENT LEVEL STORMWATER MANAGEMENT AND LEVELS PLAN SHEET 2 OF 2	5.4.16	B
C10DA	CIVIL DETAILS SHEET 1 OF 2	5.4.16	B
C11DA	CIVIL DETAILS SHEET 2 OF 2	5.4.16	B

Other Documents

- Addendum to Noise Assessment (By Spectrum Acoustics, Ref: 151006/6396, dated 22 March 2016)
- Amended Traffic Impact Statement (By SECA Solutions, Ref: P0360 SNL University Drive TIA Ver02 dated 26 February 2016)
- Assessors Certificate (By Building Sustainability Assessments, Ref 10381, Dated 2.6.16)
- Basix Certificate (By Building Sustainability Assessments No.: 644037M_02, dated 02 June 2016)
- Request to vary development standard under Newcastle LEP 2012 clause 4.6 exceptions to development standards dated (no author) 29.6.15.
- Design Report (By Smith & Tzannes, Job Ref: 14-086, various revisions and dates on document: Development Schedule Rev B dated 26/5/2016)

- Detail And Tree Survey, (by RPS Australia East Pty Ltd nos. 124902-3, dated 24 February 2015)
- Site Waste Minimisation And Management Plan – Demolition, Construction & Ongoing Operation Of Premises By SNL Building construction Pty Ltd (undated)
- Civil Drawings (By Northrop, Revision A dated 5.4.16)
- Concept Stormwater Management Plan (By Northrop, Revision D dated 4.4.16)
- Access Report (By Ergon Consulting, Rev B, dated 1.7.15)
- Heritage Due Diligence Assessment (By RPS Australia East Pty Ltd, Report No. PR1294902-5, dated 4 May 2015)
- Flora and Fauna Assessment (By RPS AUSTRALIA EAST PTY LTD, Report number PR124902, Final Version 2 dated 12 February 2016)
- Bushfire Threat Assessment (By RPS AUSTRALIA EAST PTY LTD, Report Number: 124902, Final Version 3 dated 26 February 2016)
- Geotechnical & Site Contamination Assessment (By Regional Geotechnical Solutions, Report No. RGS00899.1-AB dated 3.2.15)
- Social Impact Assessment (no author) dated 26.5.15
- Cost Summary form completed by SNL Building Constructions (undated)
- Crime Risk Assessment Report (Prepared by Wade Morris, undated)
- Landscape Concept Plans (By Mansfield Urban, dated 25.6.15)
- Landscape Design Report (By Mansfield Urban, Report No. MU 1505, dated Issue A June 2015)
- Additional Landscape Documentation (By Mansfield Urban, dated 11&12.2.16)
- Response To NCC Urban Design Consultative Group Comments For Landscape (By Mansfield Urban dated 12.2.16)
- Noise Assessment (SNL Building Constructions Pty Ltd, Ref: 151006/5866 dated 26.6.15)
- Applicant's Response to NCC's Request for Information for DA-2015-0701 (SNL Building Constructions dated 6.4.16) and following attachments:
 - Applicant's Response to NCC's Request for Information for DA-2015-0701 (SNL Building Constructions dated 26.2.16) and following attachments:
 - Applicant's Response to NCC's Request for Information for DA-2015-0701 (SNL Building Constructions dated 1.9.15) and following attachments:
- Statement of Environmental Effects (By SNL Building Constructions Pty Ltd dated 1.7.15)

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

A3 Staging

The development shall be undertaken in six (6) stages in accordance with the Staging Plan (No. 14_086 DA-A-012 Rev B dated 26 February 2016, with works to commence with Stage 1 and proceeding in a numerical order.

A4 Site Works

Earthworks shall be generally undertaken only in stages in conjunction with the development applications for each stage for the proposed development. However any earthworks required for site infrastructure, road works, drainage or the like, may be carried out (with consent) in advance of a particular stage, if the relevant areas are subsequently stabilised and grassed or landscaped so that no major areas of earth and soil are left exposed.

A5 Bushfire Protection

The recommendations in Section 4.0 of the Bushfire Threat Assessment Report prepared by RPA Australia East P/L dated 26 February 2016 (in addition to the requirements of the Rural

Fire Service in Conditions A6 to A10) are to be implemented, with full details of compliance included in documentation for the Construction Certificate application.

Asset Protection Zones

(Note to JRPP - to be updated to reflect the deletion of Building K following receipt of amended RFS advice)

A6 At the issue of subdivision certificate the entire property shall be managed as an outer protection area (OPA) as outlined within section 4.1.3 and Appendix 5 of "Planning for Bush Fire Protection 2006" and the NSW Rural Fire Service's document 'Standards for asset protection zones' until such time each stage is developed.

A7 Once each stage has commenced the property surrounding the buildings for the following distance;

- 25 Metres on the southern elevation of Building A, C and D
- 25 metres on the western elevation of Building D, E and J
- 20 metres on the southern and eastern elevations of Building K and
- The distance between the Building F, G, I, J and K and the property boundary on the northern elevation shall be managed as a inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones' in perpetuity.

A8 Water and Utilities

Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

A9 Access

Access shall comply with section 4.1.3(1) and 4.2.7 (internal roads) of 'Planning for Bush Fire Protection 2006'.

A10 Design and Construction

(Note to JRPP - to be updated to reflect the deletion of Building K following receipt of amended RFS advice)

The buildings shall be designed and constructed to withstand the potential impact of bush fire attack and shall comply with the following:

1. The southern and western elevations, and the roof, of Buildings K shall comply with Sections 3 and 8 (BAL 40) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

The northern and eastern elevations of Building K shall comply with Sections 3 and 7 (BAL 29) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'

2. The southern, eastern and western elevations, and the roof, of Buildings A shall comply with Sections 3 and 8 (BAL 40) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

The northern elevation of Building A shall comply with Sections 3 and 7 (BAL 29) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'

3. The southern, eastern and western elevations, and the roof, of Buildings B, C and D shall comply with Sections 3 and 7 (BAL 29) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

The northern elevation of Building B, C and D shall comply with Sections 3 and 6 (BAL 19) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'

4. The western and southern elevations of Building E and J shall comply with Sections 3 and 7 (BAL 29) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'

The eastern and northern elevations of Building E and J shall comply with Sections 3 and 6 (BAL 19) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'

5. New construction for Buildings F, G and I shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'

A11 Landscaping

Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'

B. CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

B1 Section 94A Contributions

A revised Detailed Cost Report, exclusive of Building K (which has been deleted and does not form part of this consent), shall be submitted to Council prior to the release of the Construction Certificate for Stage 1. A total monetary contribution equivalent to 1% of the value of the development is to be paid to Council, pursuant to Section 94A of the *Environmental Planning and Assessment Act 1979*, with such contribution to be payable prior to the issue of a Construction Certificate in respect of each stage of the proposed development.

Note:

i) This condition is imposed in accordance with the provisions of the *Newcastle City Council S94A Development Contributions Plan 2009* (updated version operational from 28 August 2015). A copy of the plan may be inspected at Council's Customer Enquiry Centre, ground floor of the City Administration Centre, 282 King Street Newcastle 8.30 am to 5.00 pm, excluding public holidays.

ii) The amount of contribution payable under this condition has been calculated on the basis of the current rate as at the date of consent and is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment.

CPI quarterly figures are released by the ABS on a date after the indexation quarter and as a guide, these approximate dates are provided below. Indexation quarters from the ABS are as follows:

Indexation quarters	Approx release date
September	Late October
December	Late January
March	Late April
June	Late July

Any party intending to act on this consent should contact Council's Customer Enquiry Centre for determination of the indexed amount of contribution on the date of payment.

B2 Apartment Design Amendments

The architectural plans submitted with the Construction Certificate application shall indicate the provision of roof lights to the units on the upper floors of residential flat buildings D, F, G, I and J (in units which do not benefit from a thermal chimney) to provide natural light to:

- a) all bathrooms and toilets, where such rooms do not have direct access to a window;
- b) to living spaces where 2 hours of sunlight is not achieved between 9am and 3pm on June 21.

Acoustic Measures

B3 The recommendations of the Noise Assessment prepared by Spectrum Acoustics Ref: 151006/5866 dated 26 June 2015 and Addendum Report (Ref: 151006/6396) dated 22 March 2016 are to be implemented, with full details of compliance included in documentation for the Construction Certificate application.

B4 The Construction Certificate Plans for Stage 1, 4 and 5 shall demonstrate that consideration has been given to the treatment soffit lining of the balconies facing the road to reduce traffic noise impacts while allowing for doors and/or windows to be open for ventilation.

B5 Accessibility

The recommendations of the Access Report prepared by Ergon Consulting (Rev B, dated 1 July 2015) are to be implemented, with full details of compliance included in documentation for the Construction Certificate application.

B6 Safety and Security

The following recommendations of the Crime Risk Assessment report prepared by SNL Building Constructions Pty Ltd (undated) accompanying the application are to be implemented, with full details of compliance included in documentation for the Construction Certificate application:

a) Surveillance (Section 2.3.1):

- Basement parking areas to have finishes being of a light colour to promote visibility, lighting of all areas to avoid concealment and aid identification, and technical surveillance (CCTV)

b) Access Control (Section 2.3.2):

- Fencing to boundaries of private open space should be designed to restrict access and provide visual and acoustic privacy.
- Access control to the dwellings should include locks on all ground floor doors and windows. Windows should be able to be locked in a part open position to allow natural ventilation while maintaining security from unlawful access. Individual owners should consider the need for locks on external gates.

- Access to basement garaging should be controlled through a key or coded system that prevents any unauthorised access with an intercom arrangement for visitors.

c) Territorial reinforcement (Section 2.3.3)

- Communal open space should be landscaped, well lit, maintained and if necessary signposted to promote a sense of ownership and reinforce its communal role.
- Transition between private and communal spaces should be managed through fencing, landscaping, and other edge treatments.
- The management plan must include guidelines for the use and maintenance of communal areas. In particular, the repair and maintenance of lighting and the timely removal of graffiti.

d) Lighting (Section 2.4.1): A detailed lighting plan is to be prepared that includes the through the following measures:

- Lighting is to be located having regard to the landscape design, including vegetation species and management so as to avoid reducing the effectiveness of the lighting.
- Lighting is maintained and repaired in an effective and timely manner.
- Low energy consumption lighting is to be used that maintains safety and security.
- Sensor activated or timed lighting is used in less frequented areas.
- Inclusion of the following general principles:
 - Vehicular and pedestrian access should have continuous illumination.
 - Communal areas should be lit to promote surveillance, aid visibility and identification, and mitigate potential entrapment or concealment areas.
 - Residential lighting should be directed toward approaches to buildings rather than illuminating observers or vantage points (ie: windows and doors).
 - Timers should be used for activity related lighting of communal areas to avoid nuisance spillage. Alternatively, lighting can be activated by switch if the site management plan provides clear guidance and strict compliance to regulate use.
 - Permanent lower level lighting should be in place to promote surveillance.
 - Activation lighting should be used for private open space areas.
 - The design and location of lighting should mitigate any opportunity for malicious damage by illuminating likely areas of graffiti etc.
 - Basement areas need to be well lit to aid wayfinding, help with identification, and to remove opportunities for concealment.

Ecology

- B7** The extent of vegetation clearing is to be clearly identified on Construction Certificate plans for each stage as recommended within Section 6.0 of the Flora and Fauna Assessment prepared by RPS Australia East P/L, dated 12 February 2016).
- B8** Prior to the issue of a Construction Certificate for Stage 1 a nest box installation plan shall be submitted to the Principal Certifying Authority (PCA) and Council. The nest box installation plan shall include the number of nest boxes proposed for installation, location of nest boxes and monitoring of nest boxes to be undertaken by the proponent. The installation, on-going maintenance and inspection of nest boxes shall be at the proponent's expense.
- B9** Prior to the issue of a Construction Certificate for any stage, the proponent preparing and submitting to the Principal Certifying Authority (PCA) and Council a weeds management plan detailing procedures and measures to remove weeds at the site and management of the site during and after construction to prevent growth of weeds.

B10 Traffic Requirements (Roads And Maritime Services Requirements)

Documentation is to be submitted with the Construction Certificate application for Stage 1 which must demonstrate compliance with the following requirements of the RMS:

- a) The new intersection of "Street A" with University Drive shall be designed to cater for the turning path of the largest design vehicle anticipated to use the local street network.
- b) Vehicular access to/from the subject site onto University Drive shall be restricted to left in/left out only.
- c) As road works are required on University Drive, Roads and Maritime will require the developer to enter into a Works Authorisation Deed (WAD) with Roads and Maritime. Roads and Maritime would exercise its powers and functions of the road authority, to undertake roads works in accordance with Sections 64 and 71 of the Roads Act, as applicable, for all works under the WAD.
- d) All road works under the WAD shall be completed prior to issuing any construction certificate for the proposed development.
- e) All the works associated with the subject development shall be undertaken at full cost to the developer and no cost to Roads and Maritime or Council and to Council's requirements.

B11 Public Domain Works

The developer is to design (and construct - refer condition C3) the following works within the unnamed laneway off Stannett Street and the University Drive frontage adjacent to the site at no cost to Council. Detailed plans for such works, which demonstrate compliance with Council's guidelines and design specification, are to be submitted prior to the release of the Construction Certificate for Stage 1 of the development:

- a) A 1.2 m wide concrete pedestrian footpath, with retention/installation of kerb and gutter along University Drive fronting the site. The scope of footpath works is to extend from the intersection of University Drive/Stannett St to the intersection of University Dr/Turana Parade.
- b) No Parking zones along both sides of the unnamed laneway and 15 metres either side of the University Drive access, to ensure sight distance requirements comply with Figure 3.2 of AS2891.0, subject to the approval of the Newcastle City Council's Traffic Committee.
- c) A new 1.2m wide concrete pedestrian footpath, with retention/installation of kerb and gutter and drainage along the western side of south of the dogleg in the unnamed laneway fronting the site. The scope of footpath works shall extend from the intersection of Stannett St to the end of 41A Stannett St fronting the laneway.
- d) A stop line and sign for northbound traffic on the unnamed laneway at the dogleg in the unnamed laneway.
- e) A suitable convex mirror at the dogleg in the unnamed laneway to improve vehicular sight lines at this sharp bend in the laneway.
- f) Reconstruction standards for the unnamed laneway from Stannett Street to the southern access to the site with a minimum 5.5 metre wide carriageway (between kerbs) with upright kerb and gutter both sides of the road.

Detailed public domain plans including longitudinal and cross sections are to be provided to Council for review and approval as part of the S138 Road Act Type 2 application.

B12 Number/Layout Car Spaces

On-site parking accommodation is to be provided for a minimum of 171 cars, and 9 motor cycles. The car parking spaces provided for each stage shall be in accordance with the approved staging plan (including on street visitor spaces). Provision of suitable storage areas for bicycle storage (1 bicycle per unit) is required in the car parking areas and bicycle racks with

capacity of at least 18 bikes is required in the site for visitors. A minimum of 29 car spaces is to be allocated and delineated as visitor car parking. This parking is to be set out generally in accordance with the minimum parking layout standards indicated in Element 7.03 'Traffic, Parking and Access' of Council's adopted Newcastle Development Control Plan 2012 **and the plans submitted with the development application.** Full details are to be included in documentation for a Construction Certificate application.

B13 Carpark Design

The car park is to be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off-street parking for people with disabilities. Full details are to be included in documentation for a Construction Certificate application.

B14 Basecourse for Driveways

All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained. The driveways are to be constructed in accordance with AS2890 – (Off street parking) design specifications. Full details are to be included in documentation for a Construction Certificate application for each stage.

B15 Driveways

Residential vehicular crossings are to be constructed across the road reserve in University Drive and the unnamed laneway at each site access point, in accordance with the following criteria:

- a) Constructed in accordance with Council's A1300 – Driveway Crossings Standard Design Details.
- b) The driveway crossing, within the road reserve, shall be a maximum of 6 metres wide.
- c) Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance.
- d) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve.
- e) The proposed driveway shall be a minimum of 750mm clear of the centre of any pole or obstruction within the public reserve and 1 metre clear of any drainage pit.

These works are not approved until consent under Section 138 of the Roads Act 1993 (NSW) has been granted by Council. An application under Section 138 must be applied for and approved before the issue of a Construction Certificate.

B16 Internal Road Design

All new internal and external roads and associated structures including kerb and gutter, drainage are to be designed by an appropriately qualified and experienced civil/structural/hydraulic/geotechnical engineer. The road pavement design, drainage and associated civil works are to be designed for a minimum of 50 year life. Full details including geotechnical investigation for road pavement design (consideration to be given to staging and construction vehicles) to be provided to the Principle Certifying Authority prior to issue of any construction certificate.

B17 Roofwater to Tank

Roof water from the proposed new works is to be directed to the proposed On Site Detention/reuse tanks and being reticulated there from to any new toilet cisterns and cold water washing machine taps, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch any new toilet cisterns and laundry taps to mains water when the tank falls below 10% capacity. The water tank and plumbing is to be installed in accordance with Australian Standard AS 3500, the relevant plumbing regulations and the requirements of the Hunter Water Corporation. Full details are to be provided with the Construction Certificate application.

B18 Rainwater Tank Water Quality

All downpipes discharging to the rainwater tanks are to have pre-storage insect, debris and vermin control (e.g. a rainwater head being leaf screened and vermin and insect proof) to minimise the contamination of captured roof water. A first flush device is to be provided for the inlet to the tank and a backflow prevention device is to be installed in the tank overflow outlet before connecting to the stormwater drainage system. If the roof downpipes are charged to the rainwater tank, all pipes are to be chemically welded and the stormwater system is to be designed such that the system is capable of being flushed in the event of pipe blockage (e.g. capped relief access points at the lowest level of stormwater drainage).

B19 New Condition Underground Rainwater Tank

A structural engineer is to determine the location and depth of the proposed underground tank and On Site Detention and certify that it will not adversely affect any building foundation footings or slabs when the tank is empty. Stormwater Management Plan is to be designed in accordance with current NDCP Section 7.06 Stormwater Management and The City of Newcastle's Stormwater and Water Efficiency Technical Manual. Full details are to be included with documentation for a construction certificate.

B20 Stormwater Maintenance Manual

A Maintenance Manual for all water quality devices is to be prepared in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual (Updated 2013). The Maintenance Manual is to address maintenance issues concerning the water quality devices including routine monitoring and regular maintenance and be kept on site at all times. Establishment and maintenance of the water quality devices in accordance with the Maintenance Manual prepared by the applicant is to be completed prior to occupation of this site for the intended use.

B21 New Condition Signage for Detention Devices

All onsite stormwater detention, rainwater tanks and water quality treatment devices are to be individually identified and sign posted in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual (Updated 2013). Full details are to be included in documentation for a Construction Certificate application.

B22 Tank Overflow – Street Gutter

Overflows from the rainwater tank and any additional discharge controls (if required) are to be directed to Council's drainage system by means of an interallotment drainage line or underground pipe directly to the street gutter. Full details are to be provided with the Construction Certificate application.

B23 Drainage-Concept Plan

All stormwater runoff from the proposed development shall be managed in accordance with the requirements of Section 7.06 'Stormwater' of Newcastle Development Control Plan 2012, as indicated on the stormwater management concept plans and stormwater management report prepared by Northrop Consulting Engineers Job No. NL150001 and the approved drawings as listed in Condition A2. Full details are to be included in documentation for any Construction Certificate application.

B24 Drainage – Impervious Surfaces

All new impervious surfaces, including driveways and paved areas are to be drained to the nominated discharge controls. Full details are to be provided with the Construction Certificate application for each stage.

B25 No increased flood impact

The proposed development is not to increase upstream or downstream flooding for floods over a range of storms from 1:1 to 1:100 year events. This is to be verified by the provision of stormwater control details included in documentation for a Construction Certificate application.

B26 Hunter Water Corporation Requirements

The applicant is to comply with all requirements of the Hunter Water Corporation regarding the connection of water supply and sewerage services, including the payment of any required cash contribution towards necessary amplification of service mains in the locality as a result of the increased intensity of land use proposed. A copy of the Corporation's certificate of compliance (refer s50 Hunter Water Act 1991) is to be included in documentation for a Construction Certificate application.

B27 Garbage

Adequate facilities are to be provided in a screened location within the site for the storage of garbage, discarded or returnable packaging or other forms of waste and arrangements shall be made for regular removal and disposal of same. The required garbage facility is to be suitable for the accommodation of Council approved wheel type bins or bulk waste containers. Garbage collection shall occur within the site by an approved waste contractor and shall allow for the ingress/egress of all waste collection vehicles in a forward direction. Full details are to be included in construction documentation for each stage prior to the release of a Construction Certificate.

B28 Floodlighting Design

The proposed street lighting for the new road network within the site is to be minimum P4 pedestrian lighting category including car park lighting of the premises and is to be designed, positioned, and installed, including appropriate shielding and orientation of the lighting fixture, as to not give rise to obtrusive light, interfere with traffic safety or detract from the amenity of surrounding properties in accordance with Australian Standard AS 4282: 1997 *Control of the obtrusive effects of outdoor lighting*. Full details are to be included in the documentation for any Construction Certificate application.

B29 Dilapidation Report

A dilapidation report prepared by a suitability qualified person shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate for Stage 1. The dilapidation report shall document and photograph the current structural condition of the adjoining buildings, infrastructure and roads.

B30 Final Landscape Plan

A comprehensive landscape design plan and specification for all landscaped areas of the site are to be submitted with a Construction Certificate application for each stage.

The required comprehensive landscape design plan and specifications is to be in accordance with the provisions of Newcastle Development Control Plan (NDCP) 2012 and is to include details of the following:

- a) landscaping within the front setback area adjacent to University Drive at a scale and density which assists in reducing the visual domination of the scale of the buildings;
- b) cross sections through the site where appropriate;
- c) proposed contours or spot levels;
- d) botanical names;
- e) quantities and container size of all proposed trees;
- f) shrubs and ground cover;
- g) details of proposed soil preparation;
- h) mulching and staking;
- i) treatment of external surfaces and retaining walls where proposed;
- j) drainage, location of taps;
- k) appropriate maintenance periods;
- l) provision of fencing in accordance with Section 7.01.10 'Fences and Walls' of NDCP 2012;
- m) provision of mailboxes in accordance with Section 7.01.11 'Utilities and Services' of NDCP 2012; and
- n) consistency with the recommendations for landscaping in Section 2.2.4 of the Crime Risk Assessment report prepared by SNL Building Constructions Pty Ltd (undated) accompanying the application

The plan and specification are to be prepared by a qualified landscape designer.

B31 Geotechnical and Contamination Assessment

The recommendations of the Geotechnical & Site Contamination Assessment prepared by Regional Geotechnical Solutions (Report No. RGS00899.1-AB dated 3 February 2015) shall be complied with and the recommendations of this report shall be reflected within the Construction Certificate documentation for each stage.

B32 Environmental Management Plan (EMP)

Prior to the issue of a Construction Certificate for any stage, the proponent preparing and submitting to the Principal Certifying Authority and Council an Environmental Management Plan (EMP) for construction/demolition works on the site, such to be kept on site and made available to authorised Council Officers upon request. The EMP is to include but not be limited to:

- a) A site management strategy, identifying and addressing issues such as environmental health and safety, site security, and traffic management.
- b) A water management strategy, detailing erosion and sediment control, management of soil stockpiles, control and management of surface water, groundwater. Procedures should also be included to ensure that all roads adjacent to the site are kept free and clear from mud and sediment.
- c) A dust management strategy, detailing procedures to minimise dust generation, with particular reference to control techniques and operational limits under adverse meteorological conditions.

- d) A noise and vibration management program, detailing measures to minimise the impact of the development on local amenity. Provision for noise and vibration monitoring during works should be incorporated into the program.

C. CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE

C1 Work to comply with BCA

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

C2 Construction/Demolition Noise

Construction/demolition work that generates noise that is audible at residential premises is to be restricted to the following times:

- Monday to Friday, 7:00 am to 6:00 pm;
- Saturday, 8:00 am to 1:00 pm;

No noise from construction/demolition work is to be generated on Sundays or Public Holidays.

C3 Public Domain Works

The developer shall undertake and/or construct the following works within the unnamed laneway off Stannett Street and the University Drive frontage adjacent to the site at no cost to Council and in accordance with Council's guidelines and design specification:

- a) Construction of a 1.2 m wide concrete pedestrian footpath, with retention/installation of kerb and gutter along University Drive fronting the site. The scope of footpath works is to extend from the intersection of University Drive/Stannett St to the intersection of University Dr/Turana Parade.
- b) Provision of No Parking zones along both sides of the unnamed laneway and 15 metres either side of the University Drive access.
- c) Construction of a new 1.2m wide concrete pedestrian footpath, with retention/installation of kerb and gutter and drainage along the western side of south of the dogleg in the unnamed laneway fronting the site. The scope of footpath works shall extend from the intersection of Stannett St to the end of 41A Stannett St fronting the laneway.
- d) Provision of a stop line and sign for northbound traffic on the unnamed laneway at the dogleg in the unnamed laneway.
- e) Provision of a suitable convex mirror at the dogleg in the unnamed laneway to improve vehicular sight lines at this sharp bend in the laneway.
- f) Reconstruction of the unnamed laneway from Stannett Street to the southern access to the site with a minimum 5.5 metre wide carriageway (between kerbs) with upright kerb and gutter both sides of the road.
- g) Install new street trees, signage and grass verge in accordance with Council requirements.
- h) Upgrade/install street lighting within the vicinity of the development to Ausgrid requirements P4 category.
- i) Upgrade kerb ramps to nearest intersections at both ends which provide direct access to the site to Council and Australian Standards.
- j) Remove all redundant driveways, install new kerb and gutter and repair any road works.
- k) Install any required parking and mandatory signage's to ensure that the footpath widths are made available for access.

- l) Provide associated drainage works and stormwater connection.
- m) Install any required parking and mandatory signage to ensure that the footpath widths are made available for access.
- n) Repair any damages caused during construction.
- o) Install new drainage to drain the east of the site from the proposed new pit to the existing pit at the intersection of University Dr/Stannett St. Upgrade any drainage pipes due to additional from the site. Pipes to be Minimum Class 4 and grates to be Minimum cycle safe Class D Lintels to be 3.6m long or as directed by Council.

A detailed public domain plan is to be provided to Council for review and approval as part of the S138 Road Act Type 2 application.

Such works are to be implemented prior to the issuing of any Occupation Certificate for any stage of the development.

In this regard the separate approval from Council must be obtained for all works within the public road reserve, pursuant to Section 138 of the Roads Act 1993, prior to commencement. Engineering design plans and specifications for the works being undertaken in the public road reserve are required to be prepared by a suitably qualified practising civil engineer with experience and competence in the related field and submitted to Council for approval with the Section 138 application.

Note: An additional fee will be required by Council for the assessment of engineering plans submitted for the public road works. In this regard the developer is advised to confer with Council's Development & Building Services Section in order to confirm this fee.

C4 Sediment and Erosion Control

Erosion and sediment control measures are to be implemented prior to the commencement of works and maintained during the period of construction in accordance with the details set out on an Erosion and Sediment Control Plan that is to be submitted for approval with the Construction Certificate application. The Erosion and Sediment Control Plan shall satisfy the requirements of Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1 (the "Blue Book") published by Landcom, 2004 and Newcastle City Council's Technical Manual: Stormwater and Water Efficiency for Development 2013. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.

Ecology

C5 A suitably qualified ecologist is to be on-site during tree clearing to manage the identification, management and protection of flora and in particular, fauna, which are located on the site.

C6 The recommendations within Section 6.0 of the Flora and Fauna Assessment prepared by RPS Australia East P/L, dated 12 February 2016 must be implemented during the construction phase of the development to mitigate potential impacts on all biodiversity values on site, including:

- a) Extent of clearing should be fenced with highly visible temporary fencing to ensure that clearing does not extend beyond the area required.
- b) Attempts should be made to relocate hollow logs and felled trees containing hollows into adjacent habitats to provide further habitat resources for native fauna;
- c) Nest boxes should be installed in the retained remnant vegetation on site to compensate for the removal of hollows throughout the vegetation to be cleared;

- d) Control measures should be employed to ensure machinery working within the site do not bring materials (soils, weeds etc.) onto the site that may infect surrounding vegetation with *Phytophthora cinnamomi*.
- e) Appropriate landscaping of the site within any development to enhance retained vegetation, habitat corridors, and to provide seasonal foraging resources for species such as Grey-headed Flying-fox, Swift Parrot and Regent Honeyeater.
- f) Ongoing weed monitoring to be implemented and potential weed infestations appropriately managed to minimise the spread of weeds on the site. Management of noxious weeds are to be undertaken in accordance with the *Noxious Weeds Act* 1993.

C7 Materials to be Stored on Site

All building materials, plant and equipment is to be placed on the site of the development so as to ensure that pedestrian and vehicular access in public places is not restricted and to prevent damage to the road reserve. The storage of building materials on Council reserves including the road reserve is not permitted.

C8 Removing Excavated Material

Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the Department of Environment and Climate Change's (DECC) '*Waste Classification Guidelines Part 1: Classifying Waste*'.

Documentation demonstrating the compliance with the conditions of the appropriate Resource Recovery Order and Resource Recovery Exemption must be maintained for any material received at the site and subsequently applied to land under the conditions of the Resource Recovery Order and Exemption. This documentation must be provided to Council officers or the Principal Certifying Authority on request.

C9 Fill – Quality

Any fill material imported into the site is to be Virgin Excavated Natural Material or material subject to a Resource Recovery Order that is permitted to be used as a fill material under the conditions of the associated Resource Recovery Exemption, in accordance with the provisions of the Protection of the Environment Operations Act 1997 and the Protection of the Environment (Waste) Regulation 2014.

C10 Survey Monuments

Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost to Council by a Surveyor registered under the Surveying and Spatial Information Act 2002 (NSW).

C11 Construction Traffic Plan

Prior to commencement of site works the developer is to submit to Council for approval a Construction Traffic Management Plan addressing traffic control measures to be utilised in the public road reserve during the construction phase.

The Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services accredited person with a Design and Audit Traffic Control Plans Certificate in accordance with Australian Standard 1742.3:2009 - Manual of uniform traffic devices – traffic control for works on roads. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve.

C12 Traffic Plan Standard

The Construction Traffic Management Plan is to be prepared by a Roads & Traffic Authority accredited person with a Design and Audit Traffic Control Plans Certificate in accordance with Australian Standard 1742.3 – 2002. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve.

C13 Parking – Marking of Bays

All parking bays are to be permanently marked out on the pavement surface. Visitor parking bays are to be suitably delineated.

C14 Driveways – Markings/ Signs

The vehicular entrance and exit driveways and the direction of traffic movement within the site are to be clearly indicated by means of reflectorised signs and pavement markings.

C15 Stormwater – Surface Levels

Any alteration to natural surface levels on the site is to be undertaken in such a manner as to ensure that there is no increase in surface water runoff to adjoining properties or that runoff is impounded on adjoining properties, as a result of the development.

C16 Pollution Prevention

Council's 'PREVENT POLLUTION' sign is to be erected and maintained in a conspicuous location on or adjacent to the property boundary so it is clearly visible to the public or at other locations on the site as otherwise directed by Council for the duration of demolition and construction work.

Note: Council's 'PREVENT POLLUTION' sign can be obtained by presenting your development application receipt at Council's Customer Enquiry Counter at 282 King Street Newcastle.

C17 Aboriginal and European Heritage

The recommendations of Section 6.0 of the Heritage Due Diligence Assessment report prepared by RPS dated 9 March 2015 with respect to aboriginal heritage shall be implemented:

- a) All relevant construction staff and contractors should be made aware of their statutory obligations for heritage under the *National Parks and Wildlife Act 1974* and the *Heritage Act 1977*, which may be implemented as a heritage induction.
- b) The due diligence assessment (RPS, 9 March 2015) must be kept by the building contractor so that it can be presented, if needed, as a defence from prosecution under Section 86(2) of the *National Parks and Wildlife Act 1974*.
- c) If unrecorded Aboriginal object/s are identified in the Project Area during works, then all works in the immediate area must cease and be cordoned off. OEH must be notified by ringing the Enviroline 131 555 so that the site can be adequately assessed and managed.
- d) In the unlikely event that skeletal remains are identified, work must cease immediately in the vicinity of the remains and the area must be cordoned off. The proponent must contact the local NSW Police who will make an initial assessment as to whether the remains are part of a crime scene or possible Aboriginal remains. If the remains are thought to be Aboriginal, OEH must be contacted by ringing the Enviroline 131 555. An OEH officer will determine if the remains are Aboriginal or not; and a management plan must be developed in consultation with the relevant Aboriginal stakeholders before works recommence.
- e) If, during the course of development works, suspected historic cultural heritage material is uncovered, work should cease in that area immediately. The Heritage Branch, Office of Environment & Heritage (Enviroline 131 555) should be notified and works only recommence when an approved management strategy has been developed.

D. CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

D1 Consolidation of Land

The whole of the land (Lot 40 DP 216171 and Lot 5 DP 259126) is to be consolidated into a single title and documentary evidence of the lodgement for registration of a survey plan of consolidation with NSW Government Land & Property Information shall be submitted to Council prior to the issuing of an Occupation Certificate for Stage 1 of the proposed development. Existing easements and restrictions to be indicated on the consolidation plan.

D2 Fencing

The developer shall construct, at no cost to adjoining landowners, a 1.8m high lapped and capped timber fence along the rear (western boundary) of properties at No. 49 Stannett Street and No. 69 University Drive.

D3 Ecology

All nest boxes proposed within the nest box installation plan are to be installed prior to the issue of an Occupation Certificate for the proposed development.

D4 BASIX

All the commitments listed in the relevant BASIX Certificate for the development are to be satisfactorily completed prior to the issue of an Occupation Certificate. Should there be any changes to the specifications of the dwelling that have implications for compliance with the approved certificate, except where restricted or excluded by any other condition of consent, an amended BASIX Certificate can be relied upon as having complied with this conditions. A copy of any amended BASIX Certificate is to be provided to Council within fourteen days of receipt.

D5 Dedication of Road to Council

The portion of the site required for road widening to provide a (1.2m wide public footway) for the subject property, is to be transferred to Council for dedication as road. A suitable survey plan providing for the dedication is to be submitted with an accompanying Subdivision Certificate Application for Council certification and such plan is to be registered with the NSW Government Land & Property Information prior to the issuing of an Occupation Certificate for any stage of the proposed development.

Note: All associated survey and legal work is to be undertaken by the Developer at the Developers expense.

All adjustments to and/or relocation of existing regulatory signage on University Drive and the unnamed laneway necessary as part of this development, shall be at no cost to Council and in accordance with Council requirements with such works being implemented prior to the occupation of the premises.

Note: The provision of additional regulatory signage and alterations to existing regulatory signage will need to be referred to the Newcastle City Traffic Committee for approval prior to installation. A separate application to the committee will be required.

D6 Footpaths - Right of Way 88B

Where dedication of the required land does not occur the footpaths along the western side of the unnamed laneway south of the dogleg in the laneway and from the unnamed laneway through the site to University Drive is to be the subject of an appropriate right-of-way (pedestrian use only) and the necessary survey plan and accompanying instrument under Section 88B of the Conveyancing Act 1919 (NSW) shall be registered with NSW Government Land & Property

Information prior to the issuing of an Occupation Certificate for Stage 1 of the proposed development, it being noted that the instrument is to provide that the right-of-way is to be in favour of Council and unable to be relinquished, varied or modified without the concurrence of the Newcastle City Council.

D7 Repair of Footpath Damage

All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to Council's satisfaction prior to the completion of demolition work or prior to the issue of any occupation certificate in respect of development involving building work.

D8 Works within Road Reserve

All works within the road reserve required by this consent are to be completed prior to the issue of a Final Occupation Certificate.

D9 Redundant Crossing

Any redundant existing vehicular crossing is to be removed at no cost to Council. The road reserve and kerb being restored to, Council's satisfaction, to match the existing infrastructure. Works are to be completed prior to the issuing of a Final Occupation Certificate for any stage of the proposed development.

D10 Stormwater – WAE

A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, CCTV footage, structural certification and results of geotechnical reports and road testing shall be submitted to the Principle Certifying Authority and to Newcastle City Council prior to the issue of an Occupation Certificate for any stage. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.

D11 Water Management Measures

The water management measures as indicated on the submitted plans and Statement of Environmental Effects and/or as modified under the terms of this consent are to be implemented and the nominated fixtures and appliances are to be installed and operational prior to issue of an Occupation Certificate for any stage.

D12 Safety and Security

Prior to the issue of the Occupation Certificate for any stage, a post-construction review is to be prepared and submitted to the principal certifying authority confirming that the recommended measures of the Crime Risk Assessment report prepared by SNL Building Constructions Pty Ltd (undated) have been implemented. The review is to identify if any additional measures are to be implemented.

D13 Acoustic Treatment Implementation

Appropriate acoustic treatment is to be implemented in accordance with the recommendations set out in the Noise Assessment prepared by Spectrum Acoustics Ref: 151006/5866 dated 26 June 2015 and Addendum report (Ref: 151006/6396) dated 22 March 2016. Written final certification confirming the recommended acoustic treatment has been implemented in accordance with the requirements of the above report is to be submitted to the Council prior to Occupation of any stage of the development.

Note: The acoustic consultant may need to be involved during the construction process in order to ensure final certification is achieved.

E. CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

Ecology

E1 All proposed nest boxes shall be maintained and monitored over a period of five (5) years by the proponent. Monitoring reports are to be prepared by a suitably qualified ecologist and submitted to Council on a twelve (12) monthly basis. The annual monitoring report are to detail

- Location of nesting boxes;
- Utilisation by native animals;
- Infestation by feral animals; and
- Condition of box and any maintenance undertaken

E2 At the completion of the five (5) year maintenance/monitoring period of the nesting boxes, a comprehensive ongoing management plan being submitted to Council. The ongoing nesting box management plan is to include, but not be limited to methodologies for ongoing maintenance and appropriate methods for monitoring.

E3 Restriction – use of landscaped areas

The landscaped areas are to be kept free of parked vehicles, stored goods, garbage or waste material and being permanently maintained.

E4 Driveway

The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development.

E5 Vehicles – Forward Movement

All vehicular movement to and from the site is to be in a forward direction.

E6 Vehicles – Unobstructed Use

Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.

F. ADVISORY MATTERS

F1 Supply of Electricity

It is recommended that the nominated electrical consultant/contractor submit a Preliminary Enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not: the existing network can support the expected electrical load of the development; a substation may be required on-site, either a pad mount kiosk or chamber; and site conditions or other issues.

F2 Proximity to Existing Network Assets

There are existing overhead electricity network assets in the University Drive footpath, adjacent to the development. Workcover Document 8290 – Work Near Overhead Powerlines outlines the minimum safety separation requirements between these mains / poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction. The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, *NS220 Overhead Design Manual*.

The existing overhead mains may require relocating should the minimum safety clearances be compromised in either of the above scenarios, this relocation work is generally at the developers cost.

F3 Method of Electricity Connection

The method of connection shall be in line with Ausgrid’s Electrical Standard (ES)1 – ‘*Premise Connection Requirements*’.

F4 Conduit Installation

The need for additional electricity conduits in the footway adjacent to the development will be assessed and documented in Ausgrid’s Design Information, used to prepare the connection project design.

F5 Existing Electricity Easements

A title search of the development site should be completed to check for existing electricity easements. If easements are present, Ausgrid must assess the proposed activity within the easement. (refer to www.ausgrid.com.au to download “Living with Electricity Easements” brochure).

F6 Public Utilities

Any necessary alterations to public utility installations are to be at the developer/demolisher’s expense and to the requirements of both Council and any other relevant authorities. Council and other service authorities should be contacted for specific requirements prior to the commencement of any works. Full restoration of the damage is to be carried out to Council’s satisfaction prior to the issue of any occupation certificate in respect of the development.

F7 Dial Before you Dig

It is recommended that, prior to commencement of work, the free national community service ‘Dial before you Dig’ be contacted on 1100 or by fax on 1200 652 077 regarding the location of underground services in order to prevent injury, personal liability and even death. Inquiries should provide the property details and the nearest cross street/road.

F8 Green Travel Plan

A Green Travel Plan with Public Transport Routes and Bicycle Network is to be prepared and made available to the new residents and commercial premises tenants. The Public Transport and Bicycle Network Plans are to be installed in common areas prior to any Occupation Certificate. Use of alternative modes of transport is to be encouraged.