

DRAFT
Notice of Determination of a Development Application
Deferred Commencement

Development Application No:	191/2015
Property:	LOT: 10 DP: 840238 12-22 Woniora Road HURSTVILLE
Description of Development:	Construction of a mixed use development comprising two buildings of 18 and 11 stories containing a community space, two commercial tenancies and 384 residential units over a six level basement carpark which incorporates 79 public car spaces.
BCA Classification:	2, 5, 7A

DRAFT Conditions of Consent
Specific Development Conditions

SECTION A - General Conditions

The conditions that follow in this Section A of the Notice of Determination are general conditions which are imposed to ensure that the development is carried out in accordance with the development consent.

(1) Deferred Commencement

Pursuant to Section 80(3) of the Environmental Planning and Assessment Act, 1979, this consent will not operate until such time as the following requirements of Council are fulfilled. These requirements are:

- (i) Final Geotechnical and Structural report/drawings. The Geotechnical Report must also include or be supported by Wallap Calculations, Finite Element Modelling and Groundwater assessment. The Final Structural drawings/report shall also include wall design calculations based on the detailed geotechnical report, a footing layout plan showing type of footing, founding depths, pile design, socket lengths, strut forces, capping beam details and founding materials.
- (ii) Final Construction methodology with construction details pertaining to structural support during excavation.
- (iii) Final cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Rail Corridor. All measurements are to be verified by a Registered Surveyor.
- (iv) Detailed Survey Plan showing the relationship of the proposed developed with respect to Sydney Trains land and infrastructure and adjacent road bridge.
- (v) In the event that supporting elements are located within 20m of the centreline of the nearest track, shall comply with the collision protection provisions of

Australian Standard AS5100 and Asset Standards Authority standard T HR CI 12080 ST.

- (vi) If required by Sydney Trains following the review of the Geotechnical and Structural documentation, a detailed monitoring plan Detailed stormwater drainage details regarding any run-off into the rail corridor, especially run-off that by-passes the OSD.

Should it be deemed by Sydney Trains that the proposal cannot be constructed safely and in compliance with the items in listed above the applicant will be required to amend the development proposal. Any conditions issued as part of Sydney Trains approval/certification of the above documents will also form part of the consent conditions that the Applicant is required to comply with

This Development Consent does not become operative until the above requirements have been satisfactorily addressed.

(2) Approved Plans of Consent

The development must be implemented in accordance with the approved plans, specifications and details listed below and any supporting information submitted with the Development Application except as amended by any conditions attached to the Development Consent:

- (i) Architectural plans – prepared by Architecture and Building Works, Project No. Pn-14013, Drawing Nos. DA-0002 Issue ‘D’, DA-1000, DA-1010, DA-1020, DA-1040, DA-1050 issue ‘L’, DA-1030 Issue ‘N’, DA-1060 Issue ‘K’, DA-1070, DA-1080, DA-1090, DA-1100, DA-1110, DA-1120, DA-1130, DA-1140, DA-1150, DA-1160, DA-1170, DA-1180, DA-1181, DA-1182, DA-1183, DA-1184, DA-1185 Issue ‘J’, DA-1190 Issue ‘I’, DA-1210, DA-1220, DA-1230, DA-1240, Issue ‘G’, DA-1310 Issue ‘I’, DA-1320 Issue ‘G’, DA-1330 Issue ‘E’; dated 15/01/2016.
- (ii) Landscape plans – prepared by Isthmus, Drawing Nos. 150165DA1, 150165DA2, 150165DA3, 150165DA4, 150165DA5, 150165DA6, 150165DA7, 150165DA8, Issue ‘C’ dated 30/11/2015.
- (iii) Stormwater plans– prepared by ANA Civil, Job No.2015383, Drawing Nos. H1, Rev 4 dated 14/12/2015 and H3, H4, H5, H6, Rev.2 dated 7/10/2015
- (iv) Stratum Subdivision Plans: prepared by John Walton Surveyor, Ref No. 2420-14DP, Ver. 2 dated 15/12/2015

SECTION B –Prior to the Issue of a Construction Certificate or Demolition Conditions

The conditions that follow in this Section B of the Notice of Determination relate to the payment of fees, amendments being made to the proposal, further investigation being undertaken or the preparation of documentation that must be complied with prior to the issue of a Construction Certificate or Demolition.

A copy of the Construction Certificate shall be forwarded to Council prior to commencement of construction where Council is not the certifier who issued the Construction Certificate.

(3) Asset & Building Fees

Payment of the following amounts as detailed below:

• Restoration Deposit of	\$ 98,050.00
• *Builders Long Service Levy of	\$413,000.00
• Driveway and Restoration Works Design Inspection Fee of	\$ 1,500.00
• Asset Inspection Fee of	\$ 110.00

*Note: The Builders Long Service Levy quoted is based on the market value of the proposed building works and the Levy Rate applicable at the time of assessing the Development Application and may be subject to change prior to payment.

(4) Dilapidation Report

Prior to issue of any construction certificate or commencement of any demolition or earth works on site, the applicant shall submit, for acceptance by the Principal Certifying Authority (PCA), with a copy forwarded to Council where Council is not the PCA, a full dilapidation report on the visible and structural condition of the following properties;

- (i) All neighbouring buildings likely to be affected by the excavation as determined by the consulting engineer.
- (ii) And No. 8-10 Woniora Road, No. 2 Rosebank Crescent, No. 1 Neirbo Avenue, Nos. 37, 39 and 41 Woniora Road and No. 36 Greenbank Street

The report must be completed by a suitably qualified consulting structural/ geotechnical engineer as determined necessary by that professional based on the excavations for the proposal, the subsoil conditions and any recommendations of a geotechnical report for the site. The report shall have regard to protecting the applicant from spurious claims for structural damage and shall be verified by all stakeholders as far as practicable.”

Reports relating to properties that refuse access to carry out inspections to complete the dilapidation report, after being given reasonable written notice to request access (at least 14 days) at a reasonable time (8.00am-6.00pm), are not to hold up the release of the Construction Certificate.

(5) Soil and Water Management

A Soil and Water Management Control Plan, incorporating contour levels and prepared in accordance with Environmental Site Management Policy shall be submitted to Council detailing all measures to control soil erosion and sedimentation runoff from the site during excavation and construction activities.

(6) SEPP No 65 Certification

A design verification statement from a qualified designer shall be submitted that verifying that the plans and specifications achieve the design quality of the

development for which consent was granted having regard to the design quality principles of State Environmental Planning Policy No. 65.

(7) Adaptable Housing Compliance

The proposed development including the 36 nominated adaptable units shall comply with the adaptable housing provisions of AS4299 – Adaptable Housing and AS1498 – Access and Mobility (Parts 1 and 2). The Adaptable Housing checklist and circulation diagram demonstrating compliance shall be submitted.

(8) Noise from road and rail

To minimise the impact of noise from the adjoining major road and / or rail corridor on the occupants, the building shall be constructed in accordance with the recommendations of the acoustic report by Acoustic Noise and Vibration Solutions Pty Ltd (Ref No. 2015-383 R2) dated September 2015 approved as part of this application.

(9) Ausgrid Conduits

A copy of Ausgrid's written requirements are to be forwarded to Council with regard to the laying of underground low voltage electricity conduits within the footpath area across the development site. Ausgrid will supply the conduits at no charge, subject to the applicant restoring the footpath after the installation and these provisions are to be put into effect prior to the release of the Occupation Certificate.

(10) Ausgrid Sub Station

The applicant is to confer with Ausgrid to determine if an electricity distribution substation is required. If so, shall be incorporated within the Construction Certificate and it will be necessary for the final film survey plan to be endorsed with an area having dimensions 5m x 4m over the location of the proposed electricity distribution substation to be dedicated to Council as public roadway, or as otherwise agreed with Ausgrid. Ausgrid's requirements are to be met prior to release of the occupation certificate.

(11) Clearances to Overhead Mains

If any part of the proposed structure, within 5m of a street frontage, is higher than 3m above footway level, the applicant is to confer with Ausgrid to determine if satisfactory clearances to any existing overhead mains will be affected. If so, the applicant is to make arrangements with Ausgrid for any necessary modification to the electrical network in question.

These works to be at the applicant's expense and Ausgrid's requirements are to be met prior to actual construction commencing on site or as agreed with Ausgrid.

(12) Sydney Water (DA Only)

The approved plans must be processed through Sydney Water to determine whether the development will affect any Sydney Water asset's (sewer and water mains, stormwater drains and/or easements) and if any further requirements need to be met. An approval receipt will be issued by Sydney Water which is to be submitted to Council or the Principal Certifying Authority.

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

- Sydney Water Tap in – see Plumbing, building and developing and then Sydney Water Tap in; and
- Building over/adjacent to a Sydney Water Asset - see Plumbing, building and developing, building then Building Approvals or telephone 13 20 92.

(13) Construction Management Plan

Prior to the issue of any construction certificate, any demolition or earthworks on the site, the applicant shall submit to Council for approval a Construction Management Plan detailing the following:

- The route of all trucks conveying materials to and from the site.
- Location of loading and unloading areas for trucks.
- Parking areas for tradesmen and other construction vehicles.
- Traffic Control Plans by an RMS accredited person
- Demonstration that pedestrian access past the site is maintained during demolition and construction works.
- Copies of Approvals for Relocation / Construction works on affected service authority assets (including and not limited to Telstra, Optus, Ausgrid etc.), will need to be provided to Council.
- All costs associated with the relocation of service authority assets are to be borne by applicant.

(14) Stormwater Plan – Additional Information

Further details are to be provided of the proposed works on Council's stormwater network on Greenbank Street at the proposed driveway exit from the carpark as indicated on the *Greenbank Street Civil Works 12-22 Woniora Road, Hurstville Dwgs MMD-354708-C-DR-DA-01* Sheets 0001-0011 Rev P3 dated 3 September 2015.

These details are to address the following issues:

- i. The plans indicate the construction of a kerb inlet pit which will not be suitable as would be located within the driveway access. Design details are to be provided an appropriate pit with a v-grate or alternate inlet that will not reduce the inlet capacity. It is to be shown that the grate specified will allow for vehicular access driveway without underside scraping in accordance with the requirements
- ii. Full design levels and details are to be provided of this pit, the required modifications to the existing pit and the pipe or channel connection and the design road and driveway levels at this location. This is to include adequate details and calculation to show that the capacity of the Council drainage system will not be reduced. The design will allow need to show that there is adequate cover over the new pipe or channel within the roadway and that it will be able to withstand the vehicular loadings.

Written approval of these details is to be received from Council's Catchments and Waterways Department prior to the issue of a Construction Certificate.

(15) Voluntary Planning Agreement – Monetary Contributions

A monetary contribution of \$12,500 per residential unit (totalling \$4,800,000) as agreed to in the Voluntary Planning Agreement adopted by Council on 14/12/2015 shall be payable to Council prior to the issue of a construction certificate.

(16) Sydney Trains – Work Adjoining Rail Corridor (1)

The following items are to be submitted to Sydney Trains for review and endorsement prior to the issuing of a Construction Certificate:

- Machinery to be used during excavation/construction.
- Construction plan listing the vibration generating equipment, anticipated levels of vibration.

The Principal Certifying Authority is not to issue the Construction Certificate until it has received written confirmation from Sydney Trains that this condition has been complied with.

(17) Sydney Trains – Work Adjoining Rail Corridor (2)

All piling and excavation works with 25m of the rail corridor are to be supervised by a geotechnical engineer experience with such excavation projects.

(18) Sydney Trains – Work Adjoining Rail Corridor (3)

No rock anchors/bolts are to be installed into Sydney Trains property or easements.

(19) Sydney Trains – Work Adjoining Rail Corridor (4)

Prior to the commencement of works the Applicant shall peg-out the common property boundary with RailCorp's land. This work is to be undertaken by a registered surveyor.

(20) Sydney Trains – Work Adjoining Rail Corridor (5)

The Applicant is to submit to Council, for its records, copies of any certificates, drawings or approvals given to or issued by Sydney Trains.

(21) Sydney Trains – Work Adjoining Rail Corridor (6)

During all stages of the development extreme care shall be taken to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.

(22) Sydney Trains – Work Adjoining Rail Corridor (7)

Drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from Sydney Trains.

(23) Sydney Trains – Work Adjoining Rail Corridor (8)

Sydney Trains and Transport for NSW, or any persons authorised by them for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought.

(24) Sydney Trains – Work Adjoining Rail Corridor (9)

Prior to the commencement of works, on the completion of works, or at any time during the works period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required unless otherwise notified by Sydney Trains.

(25) Sydney Trains – Work Adjoining Rail Corridor (10)

An acoustic assessment is to be submitted to Council prior to the issue of a construction certificate demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines".

(26) Sydney Trains – Work Adjoining Rail Corridor (11)

Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate.

(27) Sydney Trains – Work Adjoining Rail Corridor (12)

The Applicant is to ensure that the development incorporates appropriate anti-graffiti measures acceptable to Sydney Trains.

(28) Sydney Trains – Work Adjoining Rail Corridor (13)

Given the possible likelihood of objects being dropped or thrown onto the rail corridor from balconies, windows and other external features (eg roof terraces and external fire escapes) that are within 20m and face the rail corridor, the Applicant is required to install measures (eg awning windows, louvres, enclosed balconies, window restrictors etc) which prevent the throwing of objects onto the rail corridor. These measures are to comply with Sydney Trains requirements. The Principle Certifying Authority is not to issue the Construction Certificate until it has confirmed that these measures are to be installed and have been indicated on the Construction Drawings.

(29) Sydney Trains – Work Adjoining Rail Corridor (14)

The design, installation and use of lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor must limit glare and reflectivity to the satisfaction of Sydney Trains. The Principle Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

(30) Sydney Trains – Work Adjoining Rail Corridor (15)

Prior to the issue of a Construction Certificate a Risk Assessment, Rail Safety Management Plan, and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail. The Principal Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

(31) Sydney Trains – Work Adjoining Rail Corridor (16)

Prior to the commencement of works appropriate fencing is to be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.

(32) Sydney Trains – Work Adjoining Rail Corridor (17)

The development shall have appropriate fencing fit for the future usage of the development site to prevent unauthorised access to the rail corridor by future occupants of the development. Prior to the issuing of an Occupation Certificate the Applicant shall liaise with Sydney Trains regarding the adequacy of any existing fencing along the rail corridor boundary. Details of the type of new fencing to be installed and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.

(33) Sydney Trains – Work Adjoining Rail Corridor (18)

Prior to the issuing of a Construction Certificate the Applicant is to submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. The Principal Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

(34) Sydney Trains – Work Adjoining Rail Corridor (19)

Prior to the issue of a Construction Certificate the Applicant is to submit to Sydney Trains the excavation and construction methodology and staging for review and endorsement. The Principle Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

(35) Sydney Trains – Work Adjoining Rail Corridor (20)

No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and catenary, contact and pull-off wires of the adjacent tracks, and to any aerial power supplies within or adjacent to the rail corridor.

(36) Sydney Trains – Work Adjoining Rail Corridor (21)

Prior to the undertaking of works or the issuing of a Construction Certificate (whichever occurs first), the Applicant must hold current public liability insurance cover for a sum to be determined by Sydney Trains. This insurance shall not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure. The Applicant is to contact Sydney Trains Rail Corridor Management Group to obtain the level of insurance required for this particular proposal. Prior to issuing the Construction Certificate the Principal Certifying Authority must witness written proof of this insurance in conjunction with Sydney Trains written advice to the Applicant on the level of insurance required.

(37) Sydney Trains – Work Adjoining Rail Corridor (22)

Prior to the undertaking of works or the issuing of a Construction Certificate (whichever occurs first), the Applicant is to contact Sydney Trains Rail Corridor Management Group to determine the need for the lodgement of a Bond or Bank Guarantee for the duration of the entire works. The Bond/Bank Guarantee shall be for the sum determined by Sydney Trains. Prior to the issuing of the Construction Certificate the Principal Certifying Authority must witness written advice from Sydney Trains confirming the lodgement of this Bond/Bank Guarantee.

Prior to the issuing of an Occupation Certificate the Applicant is to submit the as-built drawings to Sydney Trains and Council. The as-built drawings are to be endorsed by a Registered Surveyor confirming that there has been no encroachment into Sydney Trains property or easement. The Principal Certifying Authority is not to issue the Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

(38) Sydney Trains – Work Adjoining Rail Corridor (23)

The Applicant must provide a plan of how future maintenance of the development facing the rail corridor is to be undertaken. The maintenance plan is to be submitted to Sydney Trains prior to the issuing of the Occupancy Certificate. The Principle Certifying Authority is not to issue an Occupation Certificate until written confirmation has been received from Sydney Trains advising that the maintenance plan has been prepared to its satisfaction.

(39) Sydney Trains – Work Adjoining Rail Corridor (24)

No scaffolding is to be used facing the rail corridor unless prior written approval has been obtained from Sydney Trains. To obtain approval the proponent will be required to submit details of the scaffolding, the means of erecting and securing this scaffolding, the material to be used, and the type of screening to be installed to prevent objects falling onto the rail corridor. Unless agreed to by Sydney Trains in writing, scaffolding shall not be erected without isolation and protection panels.

(40) Sydney Trains – Work Adjoining Rail Corridor (25)

No work is permitted within the rail corridor, or its easements, at any time unless prior approval or an Agreement has been entered into with Sydney Trains. Where the Applicant proposes to enter the rail corridor, the Principal Certifying Authority shall not issue a Construction Certificate until written confirmation has been received from Sydney Trains confirming that its approval has been granted.

(41) Sydney Trains – Work Adjoining Rail Corridor (26)

There is a need to ensure that the roots and foliage of any trees being planted beside the rail corridor do not have an impact on the rail corridor. The development landscaping and planting plan should be submitted to Sydney Trains for review.

SECTION C – Prior to Commencement of Construction Conditions

The conditions that follow in this Section C of the Notice of Determination are specific to the proposed development and must be complied with prior to the commencement of construction on the site.

(42) Geotechnical Report

Excavation of the site is to extend only to that area required for building works depicted upon the approved plans. All excess excavated material shall be removed from the site. In this regard, all excavated waste materials shall be disposed of at an approved Waste Depot.

Rock breaking or other machinery for the excavation, drilling, cutting or removal of rock shall be used on the site in accordance with the following documentation:

- (i) In accordance with the Geotechnical Report prepared by STS Geo Environmental Pty Ltd, RPT No. 15/1813A dated August 2015 detailing the measures recommended in undertaking the works so as to prevent damage to any adjoining or nearby buildings.
- (ii) The type and size of machinery proposed.
- (iii) The routes of all trucks to convey material to and from the site.
- (iv) Structural Excavation report by Bonacci Group Pty Ltd dated 10 September 2015.

(43) Detailed Stormwater Plan

The submitted stormwater plan has been assessed as a concept plan only and no detailed assessment of the design has been undertaken.

A Stormwater Detailed Plan and supporting information of the proposed on-site stormwater management system including any measures to control quality and quantity of the stormwater runoff discharged from the site are to be submitted. The required details in this Plan and the relevant checklist are presented in Council's Water Management Policy.

The design parameters and the general concept of the proposed on-site stormwater management system are to be the same as documented in the approved Stormwater Concept Plan for the proposed development. Any variation to the approved concept design is required to be justified and supported by appropriate details, calculations and information to allow proper assessment of the revised concept design.

(44) Certification of Detailed Plan

The detailed stormwater plan is to be certified by a Chartered Professional Engineer. A statement, that the stormwater system has been designed in accordance with Council's Water Management Policy and satisfies the provisions and objectives of that policy, must be included in the Stormwater Detailed Plan.

(45) On-Site Detention

A 180.2m³ On-Site Detention system with a Maximum Site Discharge of 91 Litres per Second is to be provided in accordance with the Stormwater Concept Plan and associated Design Assessment Report. The overflow is to be directed to the site drainage system.

(46) Certification by Mechanical Engineer

To ensure that adequate provision is made for ventilation of the building, mechanical and /or natural ventilation shall be provided. These systems shall be designed in accordance with the provisions of:-

- a) The Building Code of Australia;
- b) Australian Standard AS 1668 Part 1 - 1998;
- c) Australian Standard AS 1668 Part 2 - 2002;
- d) The Public Health Act 2010;
- e) The Public Health Regulation 2012;
- f) Australian Standard 3666.1 - 2002;
- g) Australian Standard 3666.2 - 2002;
- h) Australian Standard 3666.3 - 2000.

Details of all mechanical and /or natural ventilation systems, along with specific certification, provided by an appropriately qualified person, verifying compliance with the abovementioned requirements.

(47) Structural Engineer's Details

Engineer's details prepared by a practising Structural Engineer being used to construct all reinforced concrete work, structural beams, columns & other structural members. The details are to be submitted to the Principal Certifying Authority for approval prior to construction of the specified works.

A copy shall be forwarded to Council where Council is not the PCA.

(48) Protection of Site – Hoarding

A hoarding or fence must be erected between the work site and the public place if:

- the work involved in the erection or demolition of a building is likely to cause obstruction or inconvenience to pedestrian or vehicular traffic in a public place; or
- if it involves the enclosure of a public place.

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

Any such hoarding, fence or awning is to be removed when the work has been completed.

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

(49) Ground Anchors

Should the proposed development require the installation of ground anchors to a road reserve the following must be complied with:

- The appropriate Roads Act 1993 approvals shall be obtained.
- The anchoring is to be de-stressed once no longer required.
- The work is to be clear of all services contained within the public roadway and the required dial before you dig investigations are to be undertaken in relation to any services that may be in the proposed anchor locations.
- Public liability insurances being held by the builder/ developer with a copy being submitted to Council.
- A works-as-executed plan showing the exact location of all anchoring points being submitted to Council upon their installation.

It is to be noted that if anchoring into adjacent private properties is required any such approval would need to be obtained from the owners of this property.

(50) Driveway

In respect to vehicular access to the proposed development the gutter across the driveway are to be reconstructed between the kerb and street alignment to Council's specifications.

In this regard a separate driveway application is to be lodged with Council for works outside the property boundary. Furthermore the design boundary level is to be received from Council prior to construction of the internal driveway.

(51) Council Infrastructure Inspection

Prior to the commencement of any works an authorised representative of the applicant is to organise and attend a meeting on site with Council's Infrastructure Compliance Co-ordinator to discuss protection of Council's infrastructure. To organise this meeting contact Council's Customer Service Centre on 9330 9400.

(52) Public Liability Insurance

All nominated contractors / applicants carrying out driveway and/or restoration works on Council property must carry public liability insurance with a minimum cover of twenty million dollars (\$20,000,000.00). In this regard, prior to commencement of works, the principal contractor is to lodge an "Application for the Construction of Work by Private Contractor" to Council, which includes submitting evidence of their current insurance. The principal contractor must ensure that sub-contractors are also adequately insured.

(53) Soil Erosion Controls

Prior to commencement of any site works, erosion and sediment controls are to be installed in accordance with Environmental Site Management Policy and any approved Soil & Water Management Plan and shall incorporate:

- Measures to prevent sediment and other debris escaping from the cleared or disturbed areas into drainage systems or waterways;
- Controls to prevent tracking of sand, soil, aggregates, etc, by vehicles onto adjoining roadways.

(54) Rainwater Tanks and Onsite Reuse

A minimum of 12,200 litres of rainwater tank storage for reuse is to be provided in accordance with the Stormwater Concept Plan and associated Design Assessment Report. The overflow from the tank is to be directed to the site drainage system. The mains top-up system is to be installed according to Sydney Water's guidelines entitled Guidelines for rainwater tank on residential properties: Plumbing Requirements April 2003 and all subsequent amendments.

The rainwater is to be connected for reuse for irrigation of all landscaped areas on both the ground and first floor levels. In this regard taps that are connected for this reuse are to be installed within fifteen metres of all landscaping on the ground and first floor levels.

(55) Stormwater Discharge Requirements

Stormwater discharging from the site must reach the following performance criteria as a minimum:

- Total Suspended Solids (TSS) yearly average concentration in runoff from developed sites shall not exceed 34 mg/L.
- Total Nitrogen (TN) yearly average concentration in runoff from developed sites shall not exceed 2 mg/L.
- Total Phosphorus (TP) yearly average concentration in runoff from developed sites shall not exceed 200 µg/L.
- 90% of gross pollutant loads (litter and heavy sediments), oil and grease are retained on site.

All treatment devices must be located downstream of all car parking areas and other highly trafficked surfaces. "For more information on Kogarah City Councils Stormwater Quality Objectives, please refer to Kogarah City Councils Water Management Policy - Policy Provisions and Practice Note #2 "Water Quality Control Systems" available on our website.

Treatment of the stormwater discharge from the site is to be in accordance with Water Sensitive Urban Design Study & Music Model by ANA Civil P/L Ref: No: 2015-383 WSUD R1 dated 24 September 2014.

(56) Final Approval for Works in Road Reserve

The proposed works that include modifications to the road, kerb alignment, footway and parking in Greenbank Street under the Voluntary Planning Agreement in accordance with the plans by Mott McDonald have not been approved by Council at the time of this consent. Final approval is to be obtained in writing from Council prior to the issue of a Construction Certificate. Any additional costs incurred due to modifications to the design as directed by Council shall be borne by the applicant.

(57) Works in Greenbank Street

The applicant is responsible for the construction of all civil works in Greenbank Street in accordance with the plans to be approved by Council. This includes those works specified in the Voluntary Planning Agreement adopted by Council on 14/12/2015. Prior to commencement of these works the applicant is to obtain written approval from Council's Asset Planning & Services and is responsible for ensuring that all conditions specified in the approval are met.

(58) Works in Greenbank Street – Relocation or modification of services

With regard to the civil works to be carried out on the road and footway in Greenbank Street written approval is to be obtained by the applicant by all relevant Service Authorities (Telstra etc) and forwarded to Council for any required relocation or modification to service authority assets. All costs associated with these works shall be borne by the applicant.

SECTION D – Construction and Operational Conditions

The conditions that follow in this Section D of the Notice of Determination are imposed to ensure the development is constructed and operates having regard to relevant legislation and does not unreasonably impact on the amenity of the locality or environment during the construction phase or the operation of the use.

(59) Inspections -Multi Unit

The following lists of inspections are the **MANDATORY CRITICAL STAGE INSPECTIONS** that **MUST** be carried out by the Principal Certifying Authority (PCA).

- (a) at the commencement of building works
- (b) prior to covering waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas within a building, and
- (c) prior to covering any stormwater drainage connections, and
- (d) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Certificates from your engineer or subcontractor are **NOT** acceptable in the first instance for the above inspections. Failure to have your PCA carry out these inspections could result in a delay or refusal to issue an Occupation Certificate.

In addition to the above, it is recommended that the following inspections be carried out for the subject development;

- ☐ Erosion Control
- ☐ Earthworks/Excavation
- ☐ Building setout
- ☐ Concrete reinforcement
- ☐ Timber and/or steel framework
- ☐ Mechanical/Hydraulic work
- ☐ Driveways
- ☐ Landscaping
- ☐ External Finishes

(60) Storage of materials on Public Road

All building materials or waste containers must be stored within the confines of the site. The storage of such building materials, waste containers or equipment associated with the project upon the public roadway, including the pedestrian footway or unpaved verge, is prohibited.

(61) Use of Crane on Public Road

Prior approval must be obtained from Council a minimum of 24 hours before the use on any site of a crane, hoist or similar machinery that will be used to transfer materials across Council's footpath. This includes cranes that are situated on roadways, footpaths and road reserves.

Any application for approval must be accompanied by the following information:-

- Site sketch indicating the proposed location of the crane, pedestrian controls and traffic controls;
- A copy of current public liability insurance with minimum cover of twenty million dollars (\$20,000,000) indemnifying Council in the event of an incident;
- A copy of an RMS accredited traffic control plan;
- Proof that the local area command of the NSW Police have been advised of the proposal.

The use of a crane, hoist or similar machinery on any site without prior approval is prohibited.

(62) Building Height - Surveyors Certificate

The proposed building is not to be erected at a height greater than that indicated on the approved plan. A certificate from a Registered Surveyor verifying the correct Reduced Level of the ground floor slab and boundary clearances shall be submitted prior to inspection of the steel reinforcement.

(63) Excavation of Site

Excavation of the site is to extend only to that area required for building works depicted upon the approved plans. All excess excavated material shall be removed from the site. In this regard, all excavated waste materials shall be disposed of at an approved Waste Depot (details are available from Council).

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil shall be provided and adequate provision shall be made for drainage.

(64) Stormwater to Kerb

Any stormwater connections to the kerb and gutter are to be in accordance with Council's *'Specification for Construction by Private Contractors'*.

(65) Redundant Driveway

All existing vehicular crossings adjacent to the subject premises that have become redundant shall be removed and the footway and kerb and gutter reinstated at the developer/applicants expense.

(66) Work within Road Reserve

A Development Consent or any related Construction Certificate does not allow for the erection of a structure or to carry out work in, on or over a public road. Should a structure or work be required a separate approval under S138 of the Road Act 1993 must be granted by Council prior to the commencement of any works within the road reserve. Applications may be made at Council's Customer Service Centre.

(67) Damage within Road Reserve & Council Assets

The owner shall bear the cost of restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site. This may include works by Public Utility Authorities in the course of providing services to the site.

(68) Public Utility & Telecommunication Assets

The owner shall bear the cost of any relocation or modification required to any Public Utility Authority assets including telecommunication lines & cables and restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site.

(69) Stormwater Drainage

All roof water and surface water from paved or concreted areas being disposed of to the street gutter by means of a sealed pipeline constructed in accordance with AS/NZS 3500.3.2. The line must pass through a silt arrestor pit, a standard design is available within Council's Water Management Policy.

(70) Loading/Unloading Operations

Loading and unloading operations shall be confined within the property and within any defined loading areas indicated on the approved plans.

(71) Garbage Room

The proposed garbage room being provided with the following:-

- a) A smooth concrete floor graded and drained to a floor waste connected to the sewer of the Water Board.
- b) The walls being cement rendered with the intersection of the walls and floor being coved to a radius of not less than 25mm.
- c) The door being close fitting to prevent the access of rats and mice.
- d) A cold water hose cock being provided for the cleaning of containers and the room itself.
- e) Ventilation being provided by means of direct connection to the outside air to the satisfaction of Council.

- f) A sign, minimum size 600mm x 600mm, directing residents not to place recyclables in garbage carts and encouraging residents to recycle. Details of an acceptable wording for the sign are available from Council.

(72) No Offensive Noise

To minimise the noise impact on the surrounding environment, the use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to “offensive noise” as defined under the provisions of the Protection of the Environment Operations Act 1997.

(73) Separate DA Consents for Usage

Separate Development Consents shall be obtained for the usage of each commercial tenancy prior to occupation, where the use was not nominated as part of this Development Application.

(74) Hours of Construction

Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.

(75) Restriction on Hours of Excavation (other than single residential dwelling)

Despite the general hours of construction above,

- a) The hours where rock breaking, cutting, hammering and drilling occur shall be limited to 9:00am – 4:00pm on weekdays only.
- b) A noise management plan for the above works, prepared by a suitably qualified acoustical practitioner in accordance with the Interim Noise Construction Guidelines prepared by the Department of Environment & Climate Change NSW, must be submitted to Council prior to commencement of any excavation works.

(76) Provision of Amenities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site or as specified by Workcover requirements .

- each toilet provided must be a standard flushing toilet and must be connected:
- to a public sewer; or
- if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council; or
- if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

The provision of toilet facilities must be completed before any other work is commenced.

(77) Letter Boxes

Suitable letter box facilities (including Owner's Corporation in the case of strata units) shall be provided in accordance with Australia Post specifications.

(78) No Goods or Signs displayed without Approval

No goods or signs shall be displayed in walkways, malls, public roads, landscaped areas, without separate approval by Council.

(79) No Sign erected without DA Consent

No advertisement or sign shall be erected or displayed without development consent from Council, unless exempted under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or Kogarah Local Environmental Plan 2012. Any advertising matter relating to the previous use of the premises shall be removed.

(80) Avoid Annoyance from lighting

Any lighting of the premises shall be installed in accordance with Australian Standard AS 4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. Flashing, moving or intermittent lights or signs are prohibited. The intensity, colour or hours of illumination of the lights shall be varied at Council's discretion if Council considers there to be adverse affects on the amenity of the area.

(81) Car Wash

To ensure that waste water is treated in an acceptable manner the car wash bay shall be designed and constructed to ensure that waste water is discharged to the sewer in accordance with the requirements of Sydney Water. Evidence of a permit issued by Sydney Water shall be submitted.

(82) Basix Certificate Details – DA Only

Construction of building works given Development Consent must be carried out in accordance with a valid and current BASIX certificate and all required commitments must be satisfied.

(83) Air Conditioning / Offensive Noise

Air conditioning plant and equipment shall be installed and operated so as to not create an offensive noise as defined under the Protection of the Environment Operations Act 1997 and Protection of the Environment Operations (Noise Control) Regulation 2008.

(84) Building Finishes

The building finishes are to be constructed in accordance with the colour board and perspective submitted with the Development Application – Material Sample Schedule IM-002 dated December 2015, prepared by Architecture and Building Works.

(85) Allocation of Car Parking Spaces

A minimum of 508 off street car parking spaces shall be constructed, drained, marked and maintained at all times in accordance with the approved plans. These spaces shall be allocated as follows:

- a) Four hundred and twenty (420) residential spaces
- b) Nine (9) commercial/retail spaces
- c) Seventy nine (79) public spaces as dedicated to Council as nominated on the approved plans and in the Voluntary Planning Agreement

(86) Residential Car Parking Spaces – Town Centre

A minimum of one (1) unrestricted car parking space shall be allocated to each residential unit.

(87) Commercial/Retail Parking Spaces

The required commercial/retail car parking spaces shall be allocated evenly amongst the commercial/retail units based on the gross floor area of each unit.

(88) Visitor Parking

A directional sign shall be provided at the front of the site indicating the availability of visitor and/or customer parking on site. Those visitor and/or customer spaces shall be marked or signposted.

(89) Crime Prevention and Safety

The development shall be carried out having regard to the recommendations of the NSW Police with respect to crime prevention and safety as specified in their letter dated 10 November 2015. In particular:

- Surveillance
- Access Control
- Territorial Reinforcement
- Space & Activity Management

A copy of the recommendations made by the NSW Police is attached to this consent.

(90) Disposal of Roof Water and Surface Water

All roof water and surface water from paved or concreted areas are to be disposed of in accordance with the Detailed Stormwater Plan by means of a sealed pipeline constructed in accordance with AS/NZS 3500.3:2015.

(91) Stormwater Works

The construction works on Council's stormwater system is to be carried out by a qualified plumber, drainer or civil construction company with a minimum limit of twenty million dollar (\$20,000,000) public and product liability insurance. In this regard, qualification details of the person / company carrying out these works along with a certificate of currency for the product and public liability insurance are to be submitted to Council's Catchment and Waterways Section prior to the works commencing.

Prior to the works commencing the contractor who will be carrying out the works is required to organise and attend an onsite meeting with a representative of Council's Catchments and Waterways section. Contact phone number (02) 9330 9470.

All Inspections of Council's Stormwater system deviation will be required to be undertaken by a Council stormwater engineer. Inspections will be required at the following points in construction:

- a. Completion of laying of new Reinforced Concrete pipes and any associated concrete form work.
- b. Completion of backfilling of trenches.
- c. Prior to casting or installation of pits.
- d. Completion of excavation and or demolition of existing redundant sections of Council's stormwater pipes.

The applicant is to organise all inspections and give a minimum of 24 hours notice for each.

(92) Waste Management – Residential and Commercial/retail

The applicant shall appoint a private waste contractor to collect all residential and commercial/retail waste from the premises and is to include both general waste and recycling.

All waste including recycling and general waste must be collected from the nominated loading bay within the property and not be presented to the kerb.

(93) Waste Management – Community Facility Dedicated to Council

The 200m² tenancy to be dedicated as a community space is exempted from the requirement for collection by a private waste contractor, whereby the waste from the community facility may be collected by Council's contractors and presented to the kerb at Greenbank Street.

(94) Waste Management – Size of bins at collection

The applicant shall appoint a private waste contractor to collect 660/1100L recycling bins with a rear loading collection vehicle to maintain the approved loading area ceiling height (4.5m)

Recycling should now discharge into 660/1100L bins. Where not applicable (due to space constraints or other reasons), 240L bins shall be used to collect recycling waste from the chute discharge. The recycling waste in these bins shall be decanted into larger 660/1100L bins through the use of a bin lifter.

(95) Subdivision

A separate application shall be lodged with Council for subdivision of the development.

SECTION E – Prior to Occupation or Subdivision Certificate Conditions

The conditions that follow in this Section E of the Notice of Determination relate to conditions that ensure that the development is completed in accordance with the requirements of the Development Consent prior to the issue of either an Occupation Certificate or a Subdivision Certificate.

(96) Adaptable Housing Certification

Certification shall be provided by a person suitably accredited by the Association of Consultants in Access Australia, verifying that the development has been constructed in accordance with the requirements of AS4299 - *Adaptable Housing* and AS1428 - *Design for Access and Mobility* and in accordance with the report and checklist submitted with the Construction Certificate.

(97) SEPP No 65 Certification

A design verification statement from a qualified designer shall be submitted verifying that the development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued, having regard to the design quality principals of State Environmental Planning Policy No. 65.

(98) Acoustic Validation – Infrastructure SEPP

A report prepared by an accredited Acoustic Consultant shall be submitted to Council certifying that the development complies with the requirements of State Environmental Planning Policy (Infrastructure) 2007, conditions of development consent and recommendations of Acoustic Report prepared by Acoustic Noise and Vibration Solutions Pty Ltd (Ref No. 2015-383 R2) dated September 2015. The report shall include post construction validation test results.

(99) Completion of Landscaping

Certification shall be provided from a suitably qualified and experienced Landscape Designer or Landscape Architect. This Certification shall verify that the landscape works have been completed in accordance with the approved detailed landscape plan and relevant conditions of this consent.

Note: A Landscape Designer is a person eligible for membership of the Australian Institute of Landscape Designers and Managers and a Landscape Architect is a person eligible for membership of the Australian Institute of Landscape Architects as a Registered Landscape Architect.

(100) Section 73 Compliance Certificate

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 Coordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to “Water Servicing Coordinator” under “Developing Your Land” or telephone 13 20 92 for assistance.

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

The Section 73 Certificate must be submitted to the Principal Certifying Authority.

(101) Stormwater Compliance Certificate

A Stormwater Compliance Certificate is to be obtained for the constructed on-site stormwater management systems in conjunction with the works-as-executed drawings and the final inspection. This Certificate is to be signed by an accredited hydraulic engineer (preferably be the original design consultant) and submitted to the Principal Certifying Authority. Copy of the standard Stormwater Compliance Certificate is shown in Council’s Water Management Policy.

If the proposed works involve Council owned stormwater infrastructure (or infrastructure to be owned by Council), then the applicant should organise inspection with Council and pay Council the appropriate inspection fee. Inspection is to be carried out at the following specified stages:

- Prior to backfilling of pipelines trenches.
- Prior to backfilling of drainage connection to pipeline or channels.
- Prior to casting pits and other concrete structures including kerb and gutter, aprons, pathways, vehicular crossings, dish crossings and pathway steps.

(102) Positive Covenant

A Restriction on Use of the land and Positive Covenant shall be created and registered on the title of the property, which places the responsibility for the maintenance of the on-site stormwater management system on the owner of the land. The terms of the instrument are to be generally in accordance with the Council’s standard terms and conditions for Restriction on Use of the land and Positive Covenant shown in Council’s Water Management Policy.

(103) Maintenance Schedule

A Maintenance Schedule for the proposed on-site stormwater management measures is to be prepared and submitted. The Maintenance Schedule shall outline the required maintenance works, how and when these will be done and who will be carrying out these maintenance works.

(104) Fire Safety Schedule

Certain items of equipment or forms of construction shall be nominated as "fire safety measures" within the building.

Upon completion of works, and before occupation of the building, each of the fire safety measures is required to be certified by an appropriately competent person (chosen by the owner of the building). The certificate is to state that the measure was inspected and found to be designed, installed and capable of operating to a standard not less than that required by the relevant regulations.

Further, it is the responsibility of the owner of the building that each fire safety measure is again inspected and certified as to its condition every twelve (12) months following the submission to Council of the original certification.

(105) BASIX Completion Receipt

In accordance with clause 154C of the Environmental Planning and Assessment Regulation 2000, prior to issuing a final occupation certificate the certifying authority must apply to the Director-General for a BASIX completion receipt.

(106) Voluntary Planning Agreement

The works and material public benefits specified in the Voluntary as adopted by Council at its meeting of 14 December 2015 shall be completed and implemented to the satisfaction of the Council and include the following works and facilitates:

- the dedication of a strip of land, with an area of approximately 223m², along the site's Greenbank Street frontage to Council, free of cost, for road widening purposes and construction of the road widening in Greenbank Street at no cost to Council; and
- the transfer of the stratum lot containing the 79 public car parking spaces and;
- A community facility, with an area of 200m² at the complex's Greenbank Street level, to Council in fee simple.

(Note: Payment of a monetary contribution to Council of \$12,500/residential unit is to be paid to Council prior to issue of a construction certificate);

SECTION F – Prescribed Conditions

The following are prescribed conditions of development consent pursuant to s.80A(11) of the Environmental Planning and Assessment Act 1979 and cl.98 of the Environmental Planning and Assessment Regulation 2000.

(107) Compliance with the Building Code of Australia

The development must be carried out in accordance with the provisions of the Building Code of Australia.

(108) Insurance Requirements under Home Building Act 1989

The builder or person who does the residential building work must comply with the applicable requirements of Part 6 of the Home Building Act, 1989. This means that a contract of insurance must be in force in accordance with Part 6 of that Act before any building work authorised to be carried out by the consent commences.

It is the responsibility of the builder or person who is to do the work to satisfy Council that they have complied with the applicable requirements of Part 6 of the Home Building Act, 1989.

If Council is the Principal Certifying Authority it will not carry out any inspections until a copy of the insurance certificate is received.

(109) Erection of Signs

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

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

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

(110) Notification of Home Building Act 1989 Requirements

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

- (a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
- (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

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

(111) Shoring and Adequacy of Adjoining Property

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

- (a) protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises to prevent any such damage.

The above condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

(112) Council Notification of Construction

The erection of a building which is the subject of a Development Consent must not be commenced until:

- a) Detailed plans and specifications of the building have been endorsed with a construction certificate by Council or an accredited certifier.
- b) the person having the benefit of the development consent has:
 - appointed a Principal Certifying Authority (PCA), and
 - notified Council (if Council is not the PCA) *in writing* of the appointment, and
 - given at least 2 days notice to Council of their intention to commence the erection of the building. The notice may be in writing or by phone.

SECTION G – Demolition Conditions

The following conditions are imposed to ensure the demolition associated with the proposed development is carried out having regard to relevant legislation and does not unreasonably impact on the amenity of the locality or environment.

nil

END CONDITIONS

Advisory Notes

(i) Worksite Safety

It is usually the owner/applicant's responsibility to ensure that the development site is a safe working environment. This may be by the engagement of an appropriately competent principal contractor. There are various legislative and WorkCover requirements with respect to maintaining a safe work-site. Details of these requirements and legislation, as well as, guidance and advisory material, can be found on the WorkCover Website www.workcover.nsw.gov.au.

(ii) Worksite Safety Scaffolding

Council is committed to worksite safety and requiring that all scaffolding is installed by competent and qualified professionals with the relative appropriate standards. The applicable Australian Standards for the scaffolding is AS/NZS1576 in respect of the design of the scaffolding and AS/NZS4576 with respect to the erection of the scaffolding. Also, you should ensure that those erecting scaffolding are appropriately qualified and have the appropriate qualifications to erect scaffolding. For further information regarding this please see www.workcover.nsw.gov.au.

(iii) Kid Safe NSW

Kidsafe NSW has produced Safer Homes for Children Design and Construction Guidelines for builders, renovators and home owners. The guidelines identify common hazards for children and recommended practical design applications to improve child safety for all areas of the home. Free copies of the Guidelines are available from Council's Customer Service Centre, or contact Kidsafe on (02) 9845 0890 or their website <http://www.kidsafensw.org/homesafety/index.htm> for more information.

(iv) Dial Before You Dig

Underground pipes and cables may exist in the area. In your own interest and for safety, telephone 1100 before excavation or erection of structures. Information on the location of underground pipes and cables can also be obtained by fax on 1300 652 077 or through the following website www.dialbeforeyoudig.com.au.

(v) Disability Discrimination Act

This authorisation does not imply that the proposal complies with *Disability Discrimination Act 1992*. The Proponent is responsible to ensure compliance with this and other anti-discrimination legislation. The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 – Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under *The Disability Discrimination Act 1992*.

(vi) Demolition Waste

Sorting your construction and demolition waste will save you money. For pricing and disposal options for sorted loads of tiles, bricks, timber concrete or asphalt call Waste Service NSW on 1300 651 116.

(vii) NSW Police

The development shall be carried out having regard to the recommendations of the NSW Police with respect to crime prevention and safety as specified in their letter dated 11 February 2016. A copy of the recommendations made by the NSW Police is attached to this consent.

(viii) Property Address

Property addresses shall be allocated by Council in accordance with the Addressing Standard AS/NZS 4819:2011.