
ATTACHMENT 1

Proposed Conditions of Consent

DEFERRED COMMENCEMENT

This consent does not operate until the following have been satisfied:

- 1) The submission of the following to allow the applicant to gain permission to undertake inter-allotment drainage works:
 - a) An inter-allotment drainage system (IAD) is required to drain stormwater from the site as shown on Barker Ryan Stewart conceptual engineering plans (File Reference CC150124E1, Sheets 9-16, & 19 Rev G2/04/19). Detailed design of the IAD system is to be carried out in accordance with Council's Civil Works Specification. The system is to pipe all stormwater from impervious areas within the site via stormwater detention to Council's drainage system located in Faunce Street. The IAD system is to be contained within an easement, to drain water, 1 metre wide burdening Lot 27 Sec 6 DP 1591 (5 Bent Street), Lot 28 Sec 6 DP 1591 (3 Bent Street) and Lot B DP 338871 (140 Faunce Street).
 - b) Written permission to enter the site and construct the IAD system is to be obtained from the owners of each of the burdened properties listed above.

Evidence must be produced to the consent authority sufficient to enable it to be satisfied that above conditions have been complied within twelve (12) months of the date of this approval, otherwise this consent will lapse.

Upon compliance with the conditions of deferred commencement Council will issue an operative consent (including stamped plans) that is subject to the attached conditions.

1.. PARAMETERS OF THIS CONSENT

1.1. Approved Plans and Supporting Documents

Implement the development substantially in accordance with the plans and supporting documents listed below as submitted by the applicant and to which is affixed a Council stamp "*Development Consent*" unless modified by any following condition.

Architectural plans prepared by ADG Architects: (ECM Document No. 26847809)

Drawing	Description	Issue	Date
DA00	Cover sheet	11	30.04.19
DA01	Site analysis	11	30.04.19
DA02	Site plan	12	30.04.19
DA03	Demolition plan and bulk excavation sections	11	30.04.19
DA04	Basement 3 plan	8	30.04.19
DA05	Basement 2 plan	12	30.04.19
DA06	Basement 1 plan	12	30.04.19
DA07	Lower ground plan	12	30.04.19
DA08	Ground floor plan	13	30.04.19
DA09	Level 1 plan	12	30.04.19
DA10	Level 2 plan	12	30.04.19
DA11	Level 3 plan	12	30.04.19
DA12	Level 4 plan	11	30.04.19
DA13	Level 5 plan	12	30.04.19
DA14	Level 6 plan	12	30.04.19
DA15	Level 7 plan	12	30.04.19
DA16	Level 8 plan	12	30.04.19
DA17	Level 9 plan	12	30.04.19
DA18	Level 10 plan	12	30.04.19
DA19	Level 11 plan	11	30.04.19
DA20	Roof plan	6	11.10.18
DA21	North & south elevation	10	11.10.18
DA22	East & west elevation	11	30.04.19
DA23	Section through Gosford	11	30.04.19
DA24	Section	11	30.04.19
DA25	Driveway & pedestrian path section	10	30.04.19
DA26	Vehicle turning templates for RFS trucks	10	11.10.18
DA27	Schedule of areas	14	30.04.19
DA28	Solar access study	11	30.04.19
DA29	Cross ventilation study	11	30.04.19
DA30	Shadow diagram	10	30.04.19
DA31	Street montage	10	30.04.19
DA33	Adaptable units - sheet 1	2	30.04.19
DA34	Adaptable units – sheet 2	2	30.04.19

DA35	Adaptable units - sheet 3	2	30.04.19
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Supporting Documentation

Document	Prepared by	Date / Issue	ECM Document No:
Apartment Design Guide Compliance Report and Verification Statement	Anthony Kelly (registered architect No.6999)	June 2019 Rev E	26911317
Noise Assessment	Spectrum Acoustics	February 2016	26870218
Proposed road, driveway & drainage DA plans Sheets 1 -19	Barker Ryan Stewart	02.04.19 Rev G	26832126
Traffic & Parking Impact Assessment	Barker Ryan Stewart	10.05.19 Rev 6	26832125
Stormwater Management Report	Barker Ryan Stewart	28.11.18 Rev 3	26832124
Waste Management Plan	Barker Ryan Stewart	08.05.19 Rev 1	26829853
BASIX Certificate number: 713208M_03	Gradwell Consulting	03.05.2019	26829845
Assessor Certificate	Gradwell Consulting	03.05.19	26829844
Arboricultural Impact assessment	ADVANCED TREESCAPE CONSULTING	19.11.18	26540054
Flora and Fauna Impact Assessment REF: GCC 15-778	Keystone Ecological	December 2015	26540053
Clause 4.6 Exceptions to Development Standards	Barker Ryan Stewart	19.12.18 Rev 3	26540052
Survey Plan	Alan Bardsley	16.08.15	26540066
Bushfire Assessment Report	Advanced Bushfire Performance Solutions	13.12.18 Rev 5	26540065
DA Access Audit	Assistive Technology Australia	21.12.18 Rev 1	26540064
Geotechnical Investigation	Asset Geotechnical	09.10.15	26540062
Crime Prevention through Environmental Design Assessment	Barker Ryan Stewart	20.12.18 Rev 3	26540059
Landscape Plans (Sheets 1 -9)	Xeriscapes	28.11.18 Rev A	26540057

- 1.2. Carry out all building works in accordance with the Building Code of Australia.

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- 1.3. Comply with the General Terms of Approval from the NSW Rural Fire Service, letter reference D19/668 DA19030417614 LR, dated 24 July 2019, as reproduced below:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

- 1. At the commencement of building works, or the issue of a subdivision certificate (whichever comes first) and in perpetuity, the entire property shall be managed as an 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'.*
- 2. Prior to the issue of occupancy certificate the proposed landscaped area adjacent to Henry Parks drive shall be completed in accordance with the "Ground Flood Landscape Plan 1 of 2" prepared by Xeriscapes dated 28.11.18, Drawing No.L101. and be managed in accordance with the same plan.*

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

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

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

- 4. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.*

The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

- 5. The property access road shall comply with section 4.1.3 (2) of Planning for Bush Fire Protection 2006.*

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

6. The Northern and Eastern elevations including all balcony's and roof structures shall comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone area' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection' 2006'.

7. The Southern and Western elevations shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

Landscaping

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

- 1.4. Comply with all commitments listed in BASIX Certificate as required under clause 97A of the *Environmental Planning and Assessment Regulation 2000*.

2.. PRIOR TO ISSUE OF ANY CONSTRUCTION CERTIFICATE

- 2.1. All conditions under this section must be met prior to the issue of any Construction Certificate.
- 2.2. No activity is to be carried out on-site until the Construction Certificate has been issued, other than:
- a) Site investigation for the preparation of the construction, and / or
 - b) Implementation of environmental protection measures, such as erosion control and the like that are required by this consent
 - c) Demolition approved by this consent.
- 2.3. **Special Infrastructure Contribution – Gosford City Centre** - Obtain a determination by the Planning Secretary as to whether a special infrastructure contribution is required to be made under the Environmental Planning and Assessment (Special Infrastructure Contribution - Gosford City Centre) Determination 2018 (2018 Determination). The developer must do so before the time by which a special infrastructure contribution, if made as a monetary contribution, would have to be paid under the 2018 Determination.

To assist the Planning Secretary in making that determination, the developer is to provide the Planning Secretary with an up-to-date estimate of the proposed cost of carrying out the development, as referred to in the 2018 Determination.

If the Planning Secretary determines that a special infrastructure contribution is required to be made under the 2018 Determination, a contribution must be made in accordance with that Determination (as in force when this consent takes effect).

A person may not apply for a construction certificate in relation to development the subject of this development consent unless the person provides, in connection with the application, written evidence from the Department of Planning and Environment that the special infrastructure contribution for the development (or that part of the development for which the certificate is sought) has been made or that arrangements are in force with respect to the making of the contribution.

In this condition:

developer means the person having the benefit of this development consent, and
Planning Secretary means the Secretary of the Department of Planning and Environment.

More information - Please contact the Department of Planning and Environment by email to: SIContributions@planning.nsw.gov.au

- 2.4. Pay to Council a contribution amount of **\$282,320** that may require adjustment at time of payment, in accordance with the Section 94A Development Contribution Plan - Gosford City Centre.

The total amount to be paid must be indexed each quarter in accordance with the Consumer Price Index (All Groups index) for Sydney issued by the Australian Statistician as outlined in the contribution plan.

Contact Council's Contributions Planner on Tel 1300 463 954 for an up-to-date contribution payment amount.

Any Construction Certificate must not be issued until the developer has provided the Accredited Certifier with a copy of a receipt issued by Council that verifies that the contributions have been paid. A copy of this receipt must accompany the documents submitted by the certifying authority to Council under Clause 104/Clause 160(2) of the *Environmental Planning and Assessment Regulation 2000*.

A copy of the Contributions Plan may be inspected at the office of Central Coast Council, 49 Mann Street Gosford or on Council's website: [Development Contributions - former Gosford LGA](#)

- 2.5. Submit an application to Council under Section 305 of the *Water Management Act 2000* to obtain a Section 307 Certificate of Compliance. The *Application for a 307 Certificate under Section 305 Water Management Act 2000* form can be found on Council's website www.centralcoast.nsw.gov.au. Early application is recommended.

A Section 307 Certificate must be obtained prior to the issue of any Construction Certificate.

- 2.6. Submit an application to Council under section 138 of the *Roads Act 1993* for the approval of required works to be carried out within the road reserve.

Submit to Council Engineering plans for the required works within a public road that have been designed by a suitably qualified professional in accordance with Council's Civil Works Specification and Chapter 6.3 - Erosion Sedimentation Control of the Gosford Development Control Plan 2013. The Engineering plans must be included with the Roads Act application for approval by Council.

Design the required works as follows:

- a) Half width road works including kerb and guttering, subsoil drainage, footpath formation, drainage and a minimum 6m wide road pavement across the full frontage of the site in Bent Street.
- b) Footway formation graded at +2% from the top of kerb to the property boundary, across the full frontage of the site in Bent Street.
- c) Road works in Gertrude Street including kerb and guttering (both sides), subsoil drainage, 1m wide footway formation graded at 2% on the eastern side, 3m wide footway formation graded at 2% on the western side, drainage, and a minimum 6m wide road pavement across the frontage of the site in Gertrude Street associated with the service road.
- d) Intersection of Bent Street & Gertrude Street to provide a turning head for the waste services vehicle and the NSW RFS emergency vehicle to enter and exit Bent Street in a forward direction. The intersection shall be designed to accommodate the manoeuvrability for the AS2890.2:2002 12.5m Heavy Rigid Vehicle (HRV), and facilitate the AS2890.2:2002 12.5m HRV to reverse into the service road within the Gertrude Street frontage of the site. The footway formation on the northern side of the intersection works shall be provided to accommodate a guard rail in a location that will not conflict with the overhang of the AS2890.2:2002 12.5m HRV.
- e) 1.5m wide reinforced (SL72 steel fabric, 100mm thick) concrete footpath in an approved location across the full frontage of the site in Bent Street.
- f) 3m wide reinforced (SL72 steel fabric, 100mm thick) concrete footpath on the western side of the road pavement works in Gertrude Street associated with the service road.]
- g) 1m wide reinforced (SL72 steel fabric, 100mm thick) concrete footpath on the eastern side of the road pavement works Gertrude Street associated with the service road and the eastern side of the pavement works associated with the intersection of Bent Street and Gertrude Street.

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- h) Heavy-duty vehicle crossing in Gertrude Street associated with access to the bin holding area that has a width of 5.5m and constructed with 200mm thick concrete reinforced with 1 layer of SL72 steel fabric top and bottom.
 - i) Retaining walls around the southern and eastern sides of the proposed works within the Gertrude Street road reserve (including the service road and intersection works). Retaining walls must be designed by a practising Civil / Structural engineer in conjunction with the recommendations from a practising Geotechnical engineer. Retaining walls must not conflict with services.
 - j) A concrete catch drain on the high (eastern) side of the retaining walls within the Gertrude Street road reserve (including the service road and intersection works), with a minimum depth of 300mm and to connect to the proposed drainage pit within the northern end of the turning head in Gertrude Street.
 - k) A safety fence (chain wire) with a minimum height of 1.8m on the high side of the retaining walls around the southern and eastern sides of the proposed works within the Gertrude Street road reserve (including the service road and intersection works).
 - l) All redundant vehicular crossings are to be removed and footway formation reinstated.
 - m) Connection of stormwater from the turning head at the intersection of Bent Street and Gertrude Street, and the service road and associated catch drain in Gertrude to the existing watercourse within the Gertrude Street road reserve on the northern side of the proposed turning head works.
 - n) The piping of stormwater from within the site to Council's piped drainage system located on the southern side of Faunce Street.
 - o) A drainage pipe (minimum 375mm RCP) across Faunce Street and two kerb inlet pits (one either side of the road) shall be constructed to connect the stormwater to the existing pipeline on the southern side of Faunce Street.
 - p) Roadside furniture and safety devices as required eg. fencing, signage, guide posts, chevrons, and/or guard rail in accordance with RMS and relevant Australian Standards.
 - q) "No Parking" signage within the service road within the Gertrude Street frontage of the site, the turning head at the intersection of Bent Street and Gertrude Street, and within the eastern end of Bent Street to ensure that the swept turning paths of the AS2890.2:2002 12.5m HRV are unobstructed at all times. The signage and line marking plan must be approved by Council's Traffic Committee.
 - r) Erosion and sedimentation control plan.

The design of the required works shall be generally in accordance with the plans prepared by Barker Ryan Stewart, Reference CC150124E2-G, Sheets 1-8, & 17-19, all Rev G dated 2/04/2019.

The Roads Act application must be approved by Council prior to commencing works in the road reserve.

2.7. Submit design details of the following engineering works within private property:

- a) Driveways / ramps and car parking areas must be designed according to the requirements of Australian Standard AS 2890: Parking Facilities for the geometric designs, and industry Standards for pavement designs.
- b) A stormwater detention system must be designed in accordance with Chapter 6.7 - *Water Cycle Management* of the Gosford Development Control Plan 2013 and Council's *Civil Works Specification*. The stormwater detention system must limit post development flows from the proposed development to less than or equal to predevelopment flows for all storms up to and including the 1% Annual Exceedance Probability (AEP) storm event. A runoff routing method must be used. An on-site stormwater detention report including an operation and maintenance plan must accompany the design. On-site stormwater detention is not permitted within private courtyards, drainage easements, and / or secondary flow paths. On-site detention is to be designed generally in accordance with the Stormwater Management Report prepared by Barker Ryan Stewart Project No CC150124 Rev 3 dated 28/11/18) and the plans prepared by Barker Ryan Stewart (Plan Ref CC150124E2-G, Rev G dated 2/4/2019).
- c) Nutrient/pollution control measures must be designed in accordance with Chapter 6.7 - *Water Cycle Management* of the Gosford Development Control Plan 2013. A nutrient / pollution control report including an operation and maintenance plan must accompany the design. Nutrient/pollution controls are to be designed generally in accordance with the Stormwater Management Report prepared by Barker Ryan Stewart Project No CC150124 Rev 3 dated 28/11/18) and the plans prepared by Barker Ryan Stewart (Plan Ref CC150124E2-G, Rev G dated 2/4/2019).
- d) On-site stormwater retention measures must be designed in accordance with Chapter 6.7 - *Water Cycle Management* of the Gosford Development Control Plan 2013. A report detailing the method of stormwater harvesting, sizing of retention tanks for re-use on the site and an operation and maintenance plan must accompany the design. On-site retention measures are to be designed generally in accordance with the Stormwater Management Report prepared by Barker Ryan Stewart Project No CC150124 Rev 3 dated 28/11/18) and the plans prepared by Barker Ryan Stewart (Plan Ref CC150124E2-G, Rev G dated 2/4/2019).
- e) interallotment drainage within Lot 27 Sec 6 DP 1591, Lot 28 Sec 6 DP 1591, & Lot B DP 338871 to connect stormwater from the development to Council's drainage system in Faunce Street. The interallotment drainage system must be designed in

accordance with Council's *Civil Works Specification* and have a minimum capacity to accommodate the stormwater flows associated with the site in the 1%AEP storm event. The interallotment drainage system shall be generally in accordance with the plan prepared by Barker Ryan Stewart, Plan No CC150124E1.19 Rev G dated 2/04/2019.

- f) piping of all stormwater from impervious areas within the site to the required interallotment drainage system to then connect to Council's drainage system located in Faunce Street.

These design details and any associated reports must be included in the Construction Certificate.

- 2.8. Submit a pavement investigation and report prepared by a practising Geotechnical Engineer for the road works. This report must be submitted with the application for work under the Roads Act 1993.

The pavement depths must be determined in accordance with Council's specifications and the following traffic loadings:

Name of Street	Traffic Loading (ESAs)
Bent Street	2×10^6
Gertrude Street	2×10^6
Gertrude St / Bent St Turning Head & Intersection	2×10^6

- 2.9. Submit engineering details prepared and certified by a practising structural engineer that comply with *Council's Building Over or Adjacent To Sewer and Water Main Guidelines* to the satisfaction of Council. Engineering details must be submitted to Council's Water Assessment Team for approval. Plan assessment fees apply.
- 2.10. Pay a security deposit of \$100,000 into Council's trust fund. The payment of the security deposit is required to cover the cost of repairing damage to Council's assets that may be caused as a result of the development. The security deposit will be refunded upon the completion of the project if no damage was caused to Council's assets as a result of the development.
- 2.11. Submit to Council's Environment Officer for approval, a Soil and Water Management Plan in accordance with Section 6.3 of the Gosford Development Control Plan 2013 and the 'Blue Book' (*Managing Urban Stormwater: Soils and Construction, Landcom, 2004*). The plan shall be prepared by a suitably qualified environmental/civil consultant and shall be adaptive to address all stages of the construction.
- 2.12. Submit to Council, the Accredited Certifier and relevant adjoining property owners a dilapidation report, prepared by a practising structural engineer, detailing the structural characteristics of all buildings located on No. 5 Bent Street and No's 142 and 144 Faunce Street. The report must document and provide photographs that clearly depict any existing damage to the improvements erected upon allotments immediately adjoining the

development site and to the road, kerb, footpath, driveways, water supply and sewer infrastructure, street trees and street signs or any other Council asset in the vicinity of the development.

In the event that access to an adjoining property(s) for the purpose of undertaking the dilapidation report is denied, the applicant must demonstrate in writing that all steps were taken to obtain access to the adjoining property(s).

2.13. Submit amendments to the approved plans and reports to the accredited certifier pursuant to Clause 139 of the *Environmental Planning Regulation 2000: Applications for construction certificates* that must detail:

- a. A detailed plan of the proposed louvres to the northern elevation is to be produced by the project Architect, ADG, to confirm the size, spacing, function and ability to adjust these louvers and confirmation from the Architect that the design maximises outlook and solar access to these units.
- b. A detailed report provided by a suitably qualified ventilation specialist and mechanical engineer to confirm the details of the proposed ventilation shaft system, confirm that the ventilation achieved will be comparable to a naturally cross ventilated unit, and detail the long term operation and maintenance to ensure the amenity benefits are maintained long term.
- c. Mail boxes:
 - i. Provide mail boxes for each residential building in one accessible location adjacent to the main entrance to the development;
 - ii. They should be integrated into a wall where possible and be constructed of materials consistent with the appearance of the building;
 - iii. Mail boxes shall be secure and large enough to accommodate articles such as newspapers;
- d. Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures:
 - i. Away from the street frontage;
 - ii. Integrated into the roof-scape design and in a position where such facilities will not become a skyline feature at the top of any building;
 - iii. Adequately setback from the perimeter wall or roof edge of buildings;
- e. A master antenna must be provided for residential apartment buildings. This antenna shall be sited to minimise its visibility from surrounding public areas;
- f. The reflectivity index (expressed as a percentum of the reflected light falling upon any surface) of external glazing for windows, walls or roof finishes of the proposed development is to be no greater than 20%;

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- g. Storage areas are to be provided in accordance with the following minimum rates:

- i. 6m³ for studio and one bedroom units;
- ii. 8m³ for two bedroom units;
- iii. 10m³ for three plus bedroom units; and

At least 50% of the required storage areas are to be provided within each dwelling.

- h. One hundred and four (104) residential car parking spaces, including nineteen (19) accessible car parking spaces must be provided onsite;
 - i. Fourteen (14) residential visitor car parking spaces must be provided on site, on the lower ground floor parking area;
 - j. A minimum of one (1) car wash bay must be provided within the development, at the lower ground floor level of parking, with a drain and water supply for the washing of vehicles. The drain is to be connected to the onsite nutrient control facility;
 - k. A minimum of one (1) loading /servicing bay is to be provided, in the space currently marked LG01 Visitor on the lower ground floor plan.
 - l. The external colour schedule of the development must be consistent with the photomontage referenced as supporting documentation in Condition 1.1 of this Consent.
 - m. Fifteen percent (15%) or 16 apartments must be capable of being modified to create adaptable units.
- 2.14. The recommendations of the Noise Assessment, prepared by Spectrum Acoustics, dated 1 February 2016, must be included in the Construction Certificate, including, but not limited to:
- a. all windows with a direct view of Henry Parry Drive should be upgraded to 6.5mm Vlam Hush laminated glazing or equivalent.

3.. PRIOR TO COMMENCEMENT OF ANY WORKS

- 3.1. All conditions under this section must be met prior to the commencement of any works.
- 3.2. Appoint a Principal Certifying Authority for the building work.
 - a) The Principal Certifying Authority (if not Council) is to notify Council of their appointment and notify the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in

respect of the building work no later than two (2) days before the building work commences.

- b) Submit to Council a *Notice of Commencement of Building Works* or *Notice of Commencement of Subdivision Works* form giving at least two (2) days notice of the intention to commence building or subdivision work. The forms can be found on Council's website www.gosford.nsw.gov.au

- 3.3. Provide and maintain a garbage receptacle at the work site until the works are completed. The garbage receptacle must have a tight fitting lid and be suitable for food scraps and papers.
- 3.4. Install run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:
- erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
 - diverting uncontaminated run-off around cleared or disturbed areas, and
 - preventing the tracking of sediment by vehicles onto roads, and
 - stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Do not commence site works until the sediment control measures have been installed in accordance with the approved plans / Gosford DCP 2013 Chapter 6.3 - Erosion Sedimentation and Control.

- 3.5. Notify the intention to commence works by giving written notice to the owner of the adjoining property affected by the proposed excavation and/or structural protective works. The required notice must be accompanied by details of the proposed work at least seven (7) days prior to the commencement of proposed excavation and/or structural protection works.
- 3.6. Disconnect, seal and make safe all existing site services prior to the commencement of any demolition on the site. Sewer and water services must be disconnected by a licensed plumber and drainer with a Start Work Docket submitted to Council's Plumbing and Drainage Inspector as the Water and Sewer Authority.
- 3.7. Provide certification to the Principal Certifying Authority that the structural engineer's details have been prepared in accordance with the recommendations of the geotechnical report(s) listed as supporting documentation in this development consent.
- 3.8. Submit a dilapidation report to Council with the Roads Act application and / or Construction Certificate application. The report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs or any other Council assets in the vicinity of the development. The

dilapidation report may be updated with the approval of the Principal Certifying Authority prior to the commencement of works.

- 3.9. Erect a sign in a prominent position on any work site on which building, subdivision or demolition work is being carried out. The sign must indicate:
- a) The name, address and telephone number of the Principal Certifying Authority for the work; and
 - b) The name of the principal contractor and a telephone number at which that person can be contacted outside of working hours; and
 - c) That unauthorised entry to the work site is prohibited.
 - d) Remove the sign when the work has been completed.
- 3.10. Submit both a Plumbing and Drainage Inspection Application, with the relevant fee, and a Plumbing and Drainage Notice of Work in accordance with the *Plumbing and Drainage Act 2011* (to be provided by licensed plumber). These documents can be found on Council's website at: www.gosford.nsw.gov.au.

Contact Council prior to submitting these forms to confirm the relevant fees.

- 3.11. Provide toilet facilities at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site. Each toilet must:
- a. Be a standard flushing toilet connected to a public sewer, or
 - b. Have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - c. Be a temporary closet approved under the *Local Government Act 1993*
- 3.12. Submit Prevent public access to the construction site as required by Clause 298 of the *Work Health and Safety Regulation 2011* when building work is not in progress or the site is unoccupied. Site fencing specifications are outlined under Australian Standard AS1725.1-2010 - *Chain-link fabric fencing - Security fencing and gates*. The use of barbed wire and/or electric fencing is not to form part of the protective fencing to construction sites.

A separate application made under the *Roads Act 1993* will need to be lodged with Council If a hoarding or construction site fence must be erected on the road reserve or a public place.

- 3.13. Disconnect and cap the property's sewer at the inspection shaft.
- 3.14. Undertake demolition involving asbestos in accordance with the *Work Health and Safety Act 2011*.

The person having the benefit of this consent must ensure that the removal of:

- a. more than 10m² of non-friable asbestos or asbestos containing material is carried out by a licensed non-friable (Class B) or a friable (Class A) asbestos removalist, and
- b. friable asbestos of any quantity is removed by a licensed removalist with a friable (Class A) asbestos removal licence.

The licensed asbestos removalist must give notice to the regulator before work commences in accordance with Clause 466 of the *Work Health and Safety Regulation 2011*.

- 3.15. Submit to the Principal Certifying Authority a Traffic and Pedestrian Management Plan prepared by a suitably qualified professional.

The Plan must be prepared in consultation with Council, and where required, the approval of Council's Traffic Committee obtained.

The Plan must address, but not be limited to, the following matters:

- ingress and egress of vehicles to the Subject Site
- loading and unloading, including construction zones
- predicted traffic volumes, types and routes
- pedestrian and traffic management methods, and
- other relevant matters

The Applicant must submit a copy of the final Plan to Council, prior to the commencement of work.

- 3.16. Identify proposed haulage routes to and from the site on plans accompanied by a dilapidation report for the road carriageway and kerbs from the site to the nearest State road. Amendments to the haulage routes are to be approved by Council.

- 3.17. Ensure that all parties / trades working on the site are fully aware of their responsibilities with respect to tree protection conditions.

- 3.18. Tree Protection is to be as per the recommendations of the Arboricultural Impact Assessment by R Kingdom 19/11/18.

- 3.19. A site meeting is to be held prior to works between the bushfire consultant and project ecologist to determine the locations and quantities of native vegetation islands within the APZ. The potential impacts will be mitigated by the maximum retention of vegetation as allowed under bushfire rules. To maintain ecological connectivity, islands of native vegetation are to be retained within the APZ. This is achieved by restricting the removal of native vegetation and by relocating native understorey species that are characteristic of Narrabeen Coastal Blackbutt Forest (e.g. *Themeda australis* Kangaroo grass) to replace weed species within those islands. The Arboriculture Report and Landscape Plan is to be amended and submitted to Council Ecologist for approval.

3.20. Tree Qualified ecologist to attend the site no more than 3 weeks prior clearing. The ecologist must:

- Mark trees for retention and removal
- Supervise the installation of fencing around any conservation areas
- Provide an environmental induction to civil contractors and subcontractors
- Provide a nest box replacement strategy (hollow bearing tree inspection, monitoring and management of fauna prior to clearing, replacement box locations).
- Provide a written report to be to Councils Ecologist with the focus of Wildlife/ habitat Management for the replacement hollow bearing trees.

3.21. A detailed Maintenance Plan of the APZ in accordance with RFS requirements and 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 accordance with the Arboriculture Report and Landscape Plan as amended by Condition 3.19 above shall be submitted to the PCA prior to the issue of a Construction Certificate. The maintenance plan shall be prepared by a suitably qualified person and include details on regularly scheduled checks and maintenance, responses to weather and incidents as deemed appropriate as well as detailing responsible parties for the ongoing maintenance.

The PCA, if not Council, shall forward a copy of the approved plans and maintenance schedule to Council.

4.. DURING WORKS

4.1. All conditions under this section must be met during works.

4.2. Carry out construction or demolition works during the construction phase of the development only between the hours as follows:

- 7.00am and 5.00pm Monday to Saturday

No construction or demolition works associated with the development are permitted to be carried out at any time on a Sunday or a public holiday.

4.3. During the construction phase of the development, if any Aboriginal object (including evidence of habitation or remains), is discovered during the course of the work:

- a) All excavation or disturbance of the area must stop immediately in that area, and
- b) The Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

Note: If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.

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- 4.4. Implement and maintain all erosion and sediment control at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment. The controls must comply with Council's Code of Practice of Erosion and Sedimentation Control.
- 4.5. Keep a copy of the stamped approved plans on-site for the duration of site works and make the plans available upon request to either the Principal Certifying Authority or an officer of Council.
- 4.6. Demolish buildings in a safe and systematic manner in accordance with AS2601-2001: *The demolition of structures*. Waste materials must be disposed of at a waste management facility.
- 4.7. Notify Council when plumbing and drainage work will be ready for inspection(s) and make the work accessible for inspection in accordance with the *Plumbing and Drainage Act 2011*.

This condition only applies if installation / alteration of plumbing and / or drainage works are proposed (excludes stormwater drainage).

- 4.8. Place all building materials, plant and equipment on the site of the development during the construction phase of the development so as to ensure that pedestrian and vehicular access within adjoining public roads, footpaths and reserve areas, is not restricted and to prevent damage to public infrastructure. Further, no construction work is permitted to be carried out within the road reserve unless the works are associated with a separate approval issued under the provisions of the *Roads Act 1993*.
- 4.9. Action the following when an excavation extends below the level of the base of the footings of any building, structure or work on adjoining land:
- a. notify the owner of the adjoining land, and
 - b. protect and support the building, structure or work from possible damage from the excavation, and
 - c. underpin the building, structure or work where necessary, to prevent any such damage.

These actions must be undertaken by the person having the benefit of the development consent at their own expense.

- 4.10. Comply with all Demolition and Construction commitments within the Waste Management Plan dated 8 May 2019 by Barker Ryan Stewart.

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- 4.11. The proposed turning head/waste vehicle servicing access road to be constructed out of reinforced concrete and be capable of withstanding a truck loading of 22.5 tonnes.
- 4.12. Undertake the removal of any tree located on Council managed land due to works approved by a Development Application at the full cost and responsibility of the developer / owner using a Pre-qualified Tree Contractor.

Contact Central Coast Council on 1300 463 954 for the current list of relevant contractors.

- 4.13. Undertake the removal of trees as listed in the Arboricultural Impact Assessment by R Kingdom 19/11/18, in a manner so as to prevent damage to those trees that are to be retained.
- 4.14. Remove trees and ground stumps in a manner so as to not damage trees to be retained.
- 4.15. Suppress dust with the use of a water cart.
- 4.16. Fill material must only comprise of Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM).

Virgin Excavated Natural Material (VENM) is defined under Schedule 1 of the *Protection of the Environment Operations (POEO) Act 1997* as follows:

"*virgin excavated natural material*" means natural material (such as clay, gravel, sand, soil or rock fines):

- (a) that has been excavated or quarried from areas that are not contaminated with manufactured chemicals, or with process residues, as a result of industrial, commercial, mining or agricultural activities, and
- (b) that does not contain any sulfidic ores or soils or any other waste,

Excavated Natural Material (ENM) that has been issued with an exemption under the *Protection of the Environment Operations (Waste) Regulation 2014* in accordance with the Excavated Natural Material Order and Exemption 2014.

The placement of any other type of fill material other than that defined under VENM or ENM is prohibited under this consent.

The applicant must provide Council with validation documents verifying and certifying that the material placed on the land complies with:

- the definition of VENM under Schedule 1 of the *POEO Act 1997*, or
- an exemption issued under the Excavated Natural Material Order and Exemption 2014.

Any exposed soil surface areas must be grassed / landscaped to minimise soil erosion.

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- 4.17. No fill other than as shown on the approved plans is permitted.
- 4.18. Submit a report prepared by a registered Surveyor to the Principal Certifying Authority at each floor level of construction of the building (prior to the pouring of concrete) indicating that the finished floor level is in accordance with the approved plans.
- 4.19. Implement all recommendations of the geotechnical report(s) listed as supporting documentation in this development consent. Furthermore, the geotechnical engineer must provide written certification to the Principal Certifying Authority that all works have been carried out in accordance with the recommendations contained within the geotechnical report(s).
- 4.20. Comply with all Demolition and Construction commitments within the Waste Management Plan dated 16 May 2017 by Barker Ryan Stewart.
- 4.21. The proposed turning head/waste vehicle servicing access road to be constructed out of reinforced concrete and be capable of withstanding a truck loading of 22.5 tonnes.
- 4.22. Incorporate the following Crime Prevention Through Environmental Design (CPTED) principles and strategies to minimize the opportunity for crime:
- a. Provide adequate lighting to common areas as required under *AS1158: Lighting for roads and public spaces*.
 - b. Paint the ceiling of the car park white.
 - c. Design of landscaping, adjacent to mailboxes and footpaths, must not provide concealment opportunities for criminal activity.
 - d. Design the development to avoid foot holes or natural ladders so as to minimise unlawful access to the premises.
 - e. Provide signage within the development to identify all facilities, entry/exit points and direct movement within the development.
- 4.23. Erect or install prior to the swimming pool being filled with water all the required swimming pool safety barriers and gates in accordance with the approved plans and specifications and the provisions of the *Swimming Pools Act 1992*, *Swimming Pools Regulations 2018* and Australian Standard AS 1926.1-2012 including the display of an approved sign regarding pool safety and resuscitation techniques that contains all of the following information:
- (i) "Young children should be actively supervised when using this swimming pool", and
 - (ii) "Pool gates must be kept closed at all times", and
 - (iii) "Keep articles, objects and structures clear of the pool fence at all times",

A simple flow sequence (which may be the flow sequence depicted in the Cardiopulmonary Resuscitation Guideline) containing details of resuscitation techniques (for infants, children and adults)

4.24. Do not fill the swimming pool with water until the common boundary fence forming part of the pool enclosure has been installed with a minimum height of 1.8 metres when measured inside the pool enclosure in accordance with the provisions of Australian Standard AS 1926.1 2012. The maintenance and effectiveness of the fence is the responsibility of the pool owner whilst ever the pool exists.

Alternatively, the pool must be fully enclosed by swimming pool safety fencing complying with the provisions of Australian Standard AS 1926.1-2012 in lieu of any boundary fencing.

4.25. Dispose filter backwash and overflow to the sewer. The sewer connection must be completed prior to the filling of the pool with water and in a manner that will not cause a nuisance, or where sewer is not available, the disposal of filter backwash must be discharged into a rubble absorption trench to the satisfaction of the Principal Certifying Authority.

4.26. Do not fill the swimming pool with water until each window which is capable of giving access to the swimming pool enclosure has been protected with suitable security screens complying with the provisions of Clause 2.6 of Australian Standard AS 1926.1-2012. This applies to all windows where the height of the sill of the lowest openable portion of the window is less than 1.8 metres above the adjoining ground surface level.

4.27. Supervision by a suitably qualified Ecologist is required for all vegetation clearing and construction works. The Ecologist must:

- Mark trees for retention and removal
- Supervise the installation of fencing around any conservation areas
- Provide an environmental induction to civil contractors and subcontractors
- Supervise clearing, removal of habitat trees and earthworks

The Ecologist must provide updates in writing to Council's Environment Officer/Ecologist upon completion of the above environmental control measures.

5.. PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

5.1. All conditions under this section must be met prior to the issue of any Occupation Certificate.

5.2. Provide certification from a geotechnical engineer to the Principal Certifying Authority that all works have been carried out in accordance with the recommendations contained within the geotechnical report(s) listed as supporting documentation in this development consent.

5.3. Complete the landscaping works.

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- 5.4. Provide the Principal Certifying Authority with written certification from a qualified landscape designer certifying that landscaping has been implemented in accordance with the approved landscape plan as amended by any conditions of this consent including condition 3.19.
- 5.5. Provide to the Principal Certifying Authority a design verification statement from a qualified designer, being a statement in which the qualified designer verifies that the residential flat 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 Principles set out in Part 2 of *State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development*.
- 5.6. Consolidate LOT: 1 DP: 436706, Lot: 26 SEC: 6 DP: 1591 and Lot: B DP: 357731 into a single allotment under one Certificate of Title.

Documentary evidence of the lodgement of the Consolidation Plan with the NSW Land and Property Information can be accepted by the Principal Certifying Authority as satisfying this requirement.

- 5.7. Provide mail receptacles appropriately numbered for each dwelling unit in the development, as well as for the managing body, in consultation with Australia Post.
- 5.8. Create and execute a documentary Public Positive Covenant under the *Conveyancing Act 1919* to establish a positive covenant on the Certificate of Title detailing the areas to be maintained as an Asset Protection Zone in accordance with the Bush Fire Report prepared by Advanced Bushfire Performance Solutions dated 13 December 2018. The restriction must ensure the owner continually maintains the Asset Protection Zone, including land in the adjacent road reserve in accordance with the recommendation and findings detailed in the Bush Fire Report and the Arboriculture Report and Landscape Plan and modified by Condition 3.19 and Maintenance Plan as required by Condition 3.21. The restriction must be created at the applicants cost with Council having the sole authority to release or modify.
- 5.9. With regard to the requirements of condition 5.8, a bylaw shall be registered with any future strata scheme, requiring that ongoing maintenance of the Asset Protection Zone is carried out in accordance with the terms of the maintenance plan lodged with Council under condition 3.21. The terms of the bylaw, shall be satisfactory to Council, and Council must be named as the authority with the right to release, vary or modify the bylaw
- 5.10. Submit a Certificate of Compliance for all plumbing and drainage work and a Sewer Service Diagram showing sanitary drainage work (to be provided by licensed plumber) in accordance with the *Plumbing and Drainage Act 2011*.
- 5.11. Amend the deposited plan (DP) to include a Section 88B instrument under the *Conveyancing Act 1919* to indemnify Council against claims for loss or damage to the

pavement or other driving surface and against liabilities, losses, damages and any other demands arising from any on-site collection service, at the applicants cost.

- 5.12. Parking restriction signage to be permanently fixed and prominently displayed to restrict other vehicles parking or stopping within the constructed roadway/accessway on residential waste collection days.
- 5.13. Provide any additional civil works within the road reserve required to ensure satisfactory transitions to existing work as a result of work conditioned for the development. Works are to be approved by Council as the Roads Authority.
- 5.14. Construct the stormwater management system in accordance with the approved Stormwater Management Plan and Australian Standard AS 3500.3-2004: *Stormwater drainage systems*. Certification of the construction by a suitably qualified consultant must be provided to the Principal Certifying Authority.
- 5.15. Complete works within the road reserve in accordance with the approval under the *Roads Act 1993*. The works must be completed in accordance with Council's *Civil Works Specification* and Chapter 6.3 - *Erosion Sedimentation Control* of the Gosford Development Control Plan 2013. Documentary evidence for the acceptance of such works must be obtained from the Roads Authority.
- 5.16. Rectify to the satisfaction of the Council any damage not shown in the dilapidation report submitted to Council before site works had commenced. Any damage will be assumed to have been caused as a result of the site works undertaken and must be rectified at the developer's expense.
- 5.17. Complete the internal engineering works within private property in accordance with the plans and details approved with the construction certificate.
- 5.18. Amend the Deposited Plan (DP) to:
 - include an Instrument under the *Conveyancing Act 1919* for the following restrictive covenants; with Council having the benefit of these covenants and having sole authority to release and modify. Wherever possible, the extent of land affected by these covenants must be defined by bearings and distances shown on the plan
 - a) create a Restriction as to use of land over all lots containing an on-site stormwater detention system and / or a nutrient / pollution facility restricting any alteration to such facility or the erection of any structure over the facility or the placement of any obstruction over the facility

And,

- include an instrument under the *Conveyancing Act 1919* for the following positive covenants; with Council having the benefit of these covenants and having sole authority to release and modify. Contact Council for wording of the covenant(s)
 - a) to ensure on any lot containing on-site stormwater detention system and / or a nutrient / pollution facility that:
 - (i) the facility will remain in place and fully operational

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- (ii) the facility is maintained in accordance with the operational and maintenance plan so that it operates in a safe and efficient manner
 - (iii) Council's officers are permitted to enter the land to inspect and repair the facility at the owners cost
 - (iv) Council is indemnified against all claims of compensation caused by the facility

Submit to the Principal Certifying Authority copies of registered title documents showing the restrictive and positive covenants.

- 5.19. Undertake works in accordance with the approved Soil and Water Management Plan and update the plan as required during all stages of the construction.
- 5.20. Verification that the ventilation shaft system has been installed and is operating in accordance with the report required by Condition 2.13(b)

6.. ONGOING OPERATION

- 6.1. Maintain the on-site detention and nutrient / pollution control facilities in accordance with the operation and maintenance plan.
- 6.2. Maintain and continue operation of the buildings ventilation shaft system as detailed by the report recommendations as required by Condition 2.13 (b).
- 6.3. Implement the required Asset Protection Zone to the perimeter of the asset. The Asset Protection Zone must be fuel managed so as to maintain fuel loadings as detailed within *Planning for Bush Fire Protection Guidelines 2006 (NSW)*.
- 6.4. Load and unload delivery vehicles wholly within the site. Delivery vehicles must enter and exit the site in a forward direction.
- 6.5. Do not obstruct loading bays when not in use.
- 6.6. Ensure the garbage / recycling bins do not encroach on the car parking or vehicle manoeuvring areas.
- 6.7. Maintain the site landscaping for the life of the development.
- 6.8. No obstructions to the wheel out of the waste bins are permitted including grills, speed humps, barrier kerbs etc.
- 6.9. Waste vehicle manoeuvring is to be in accordance with Plan No. CC150124E1.08, Revision G dated 2 April 2019 by Barker Ryan Stewart.
- 6.10. Place the mobile green waste containers at a suitable location at the kerbside no earlier than the evening prior to the collection day and return to the approved waste storage

enclosure as soon as possible after service, no later than the evening on collection day. The residents, caretaker, owner, Owners Corporation are responsible for the placement and return of the mobile waste containers.

- 6.11. Store all waste generated on the premises in a manner so that it does not pollute the environment.
- 6.12. Comply with all commitments as detailed in the Waste Management Plan signed by Barker Ryan Stewart, dated 8 May 2019.
- 6.13. Locate the approved waste storage enclosure / area as indicated on Project Number 15026, Drawing No DA08, Issue 13, dated 30 April 2019.
- 6.14. Construct and manage the waste storage enclosure in accordance with the provisions of Gosford DCP 2013, Part 7: Chapter 7.2 - *Waste Management, Appendix D and Appendix G*, as applicable.
- 6.15. Construct and manage garbage chutes in accordance with the provisions of Gosford DCP 2013, Part 7: Chapter 7.2 - *Waste Management, Appendix F*.
- 6.16. A bin lifter to be provided within the waste storage enclosure to facilitate transfer of recyclables from interim recyclables storage room on individual floors into recyclables waste bulk bins.

7. PENALTIES

Failure to comply with this development consent and any condition of this consent may be a *criminal offence*. Failure to comply with other environmental laws may also be a *criminal offence*.

Where there is any breach Council may without any further warning:

- Issue Penalty Infringement Notices (On-the-spot fines);
- Issue notices and orders;
- Prosecute any person breaching this consent, and/or
- Seek injunctions/orders before the courts to retain and remedy any breach.

Warnings as to Potential Maximum Penalties

Maximum Penalties under NSW Environmental Laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.

ADVISORY NOTES

- Discharge of sediment from a site may be determined to be a pollution event under provisions of the *Protection of the Environment Operations Act 1997*. Enforcement action may commence where sediment movement produces a pollution event.

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- The following public authorities may have separate requirements in the following aspects:
 - a) Australia Post for the positioning and dimensions of mail boxes in new commercial and residential developments
 - b) Jemena Asset Management for any change or alteration to the gas line infrastructure
 - c) Ausgrid for any change or alteration to electricity infrastructure or encroachment within transmission line easements
 - d) Telstra, Optus or other telecommunication carriers for access to their telecommunications infrastructure
 - e) Central Coast Council in respect to the location of water, sewerage and drainage services.
 - Carry out all work under this Consent in accordance with SafeWork NSW requirements including the *Workplace Health and Safety Act 2011 No 10* and subordinate regulations, codes of practice and guidelines that control and regulate the development industry.
 - Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
 - Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.
 - Install and maintain backflow prevention device(s) in accordance with Council's WS4.0 Backflow Prevention Containment Policy. This policy can be found on Council's website: www.centralcoast.nsw.gov.au

This condition only applies if installation / alteration of plumbing and / or drainage works are proposed (excludes stormwater drainage).

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- Ensure the proposed building or works comply with the requirements of the *Disability Discrimination Act*.

NOTE: The *Disability Discrimination Act* (DDA) is a Federal anti-discrimination law.

The DDA covers a wide range of areas including employment, education, sport and recreation, the provision of goods, services and facilities, accommodation and access to premises. The DDA seeks to stop discrimination against people with any form of disability including physical, intellectual, sensory, psychiatric, neurological, learning, disfigurement or presence in the body of a disease-causing organism. This development consent does not indicate nor confirm that the application complies with the requirements of the DDA.

- The inspection fee for works associated with approvals under the *Roads Act 1993* is calculated in accordance with Council's current fees and charges policy.
- Payment of a maintenance bond may be required for civil engineering works associated with this development. This fee is calculated in accordance with Council's fees and charges.
- It is an offence under the *National Parks and Wildlife Act 1974* to knowingly disturb an Aboriginal artefact without consent.