

Our Reference: DA/365/2016
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MKD Architects Pty Ltd
SUITE 2, 263 Enmore Rd
ENMORE NSW 2042

26 July 2016

**DEVELOPMENT APPLICATION
NOTICE OF DETERMINATION**

Issued under the Environmental Planning and Assessment Act 1979
Sections 80, 80A & 81 (1)(a)

Development Consent No: DA/365/2016

Property Address: 35 Oxford Street, EPPING NSW 2121

Description: Demolition and construction of a 22 storey shop top housing development comprising 54 residential units, 1 retail unit and basement car parking

Determination: **APPROVED SUBJECT TO CONDITIONS**

Determination Date: 14 July 2016

Consent to Operate From: 26 July 2016

Consent to Lapse On: 26 July 2021

(If physical commencement has not occurred)

You are advised that your application has been **APPROVED** subject to the following conditions:

GENERAL CONDITIONS

The conditions of consent within this notice of determination have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the relevant legislation, planning instruments and Council policies affecting the land and does not disrupt the amenity of the neighbourhood or impact upon the environment.

Note: For the purpose of this consent, the term 'applicant' means any person who has the authority to act on or the benefit of the development consent.

Note: For the purpose of this consent, any reference to an Act, Regulation, Australian Standard or publication by a public authority shall be taken to mean the gazetted Act or Regulation, or adopted Australian Standard or publication as in force on the date that the application for a construction certificate is made.

1. **Approved Plans and Supporting Documentation**

The development must be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:

<i>Plan No.</i>	<i>Drawn by</i>	<i>Dated</i>
A-2.01 Rev M Basement Plans 1	MKD Architects	June 2016
A-2.02 Rev M Basement Plans 2	MKD Architects	June 2016
A-2.03 Rev M Ground Floor Plan	MKD Architects	June 2016
A-2.04 Rev M Level 1 Floor Plan	MKD Architects	June 2016
A-2.05 Rev M Level 2 Floor Plan	MKD Architects	June 2016
A-2.06 Rev M Level 3 Floor Plan	MKD Architects	June 2016
A-2.07 Rev M Level 4-7 Floor Plans	MKD Architects	June 2016
A-2.08 Rev M Level 8 Floor Plan	MKD Architects	June 2016
A-2.09 Rev M Level 9-12 Floor Plans	MKD Architects	June 2016
A-2.10 Rev M Level 13 Floor Plan	MKD Architects	June 2016
A-2.11 Rev M Level 14-18 Floor Plans	MKD Architects	June 2016
A-2.12 Rev M Level 19-21 Floor Plans	MKD Architects	June 2016
A-2.13 Rev M Adaption Plans 1	MKD Architects	June 2016
A-2.14 Rev M Adaption Plans 2	MKD Architects	June 2016
A-3.01 Rev M Oxford Street Elevation	MKD Architects	June 2016
A-3.02 Rev M North Elevation	MKD Architects	June 2016
A-3.03 Rev M West Elevation	MKD Architects	June 2016
A-3.04 Rev M South Elevation	MKD Architects	June 2016
A-3.05 Rev M Streetscape Elevation	MKD Architects	June 2016
A-4.01 Rev M Sections	MKD Architects	June 2016
A-6.01 Rev M Façade Section 1 – Podium	MKD Architects	June 2016
A-6.02 Rev M Façade Section 2 – Concrete Balustrades	MKD Architects	June 2016
A-6.03 Rev M Façade Section 3 – Bat Window	MKD Architects	June 2016
SS15-3020 000 Rev D Cover Sheet	Site Image	14/06/2016
SS15-3020 101 Rev D Landscape Plan Level 1	Site Image	14/06/2016
SS15-3020 102 Rev D Landscape Plan Level 3	Site Image	14/06/2016
SS15-3020 103 Rev D Landscape Plan Level 8	Site Image	14/06/2016

Plan No.	Drawn by	Dated
SS15-3020 501 Rev D Landscape Details	Site Image	14/06/2016
SS15-3020 502 Rev D Indicative Plant Schedule & Specification Notes	Site Image	14/06/2016
150113 D00 Rev B Stormwater Drawing Cover Sheet	Australian Consulting Engineers	07/03/2016
150113 D01 Rev C Stormwater Basement Level 3	Australian Consulting Engineers	01/12/2015
150113 D02 Rev C Stormwater Basement Level 2	Australian Consulting Engineers	01/12/2015
150113 D03 Rev C Stormwater Basement Level 1	Australian Consulting Engineers	01/12/2015
150113 D04 Rev B Basement Stormwater Drainage Details	Australian Consulting Engineers	21/09/2015
150113 D05 Rev E Ground Level Stormwater Drainage Plan	Australian Consulting Engineers	04/03/2016
150113 D06 Rev D Level One Stormwater Drainage Plan	Australian Consulting Engineers	07/03/2016
150113 D07 Rev E OSD Section and Site Stormwater Drainage Details	Australian Consulting Engineers	07/03/2016
150113 D08 Rev B Erosion and Sediment Control Plan	Australian Consulting Engineers	07/03/2016
150113 D10 Rev B OSD to Existing Pit Longitudinal Section	Australian Consulting Engineers	07/03/2016

Document No.	Prepared by	Dated
Design Verification Statement	MKD Architects	13/11/2015
BASIX Certificate No. 628546M_07	Efficient Living	15/06/2016
BASIX Stamped Plans – Certificate No. 14733464	Tracey Cools	15/06/2016
Arboricultural Impact Assessment	Urban Forestry Australia	April 2015
DA Noise Impact Assessment Rev 2	Acoustic Logic	15/04/2015
Wind Assessment Ref. 8457	Cermak Peterka Petersen	23/09/2015
Landscape Report	Site Image	25/09/2015
Construction Impact Report Ref. 150113.CIR1	Australian Consulting	28/09/2015

Document No.	Prepared by	Dated
	Engineers	
Access Assessment Report	Building Code Assistance	23/09/2015
Compliance Assessment Report	Building Code Assistance	23/09/2015
Geotechnical Study Ref. 3098-P1	Asset Geotechnical	11/05/2015
Catchment Analysis Report	Australian Consulting Engineers	07/03/2016
Draft Section 88B Instrument outlining the "Right of access for vehicles, waste and recycling variable width limited in height" benefitting Lot 23 Sec 1 DP 758390	N/A	Lodged with Council on 11 July 2016

In the event of any inconsistency, the abovementioned architectural plans will prevail over other plans or documentation.

2. Plans not Approved

This development consent does not include approval for the stratum or strata subdivision of the proposed development.

3. Amendment of Plans

The approved plans are to be amended as follows:

- a) Sight lines for pedestrians are to be provided in accordance with the Australian Standard AS2890.1 - a 2.5m x 2.0m splay shall be provided on the exit side of the driveway to satisfy this requirement;
- b) Motorcycle Spaces No. MS-03 at Basement Levels 1, 2 and 3 are to be deleted (i.e. 3 spaces total) and one (1) car space is to be converted into four (4) motorcycle parking spaces which must be accessible directly from a parking aisle;
- c) Moveable privacy screens with horizontal louvres are to be erected along the western edge of the balconies to Units 8.02, 9.02, 10.02, 11.02, 12.02, 13.02 to minimise a direct line of sight to units within a future western adjoining

building. The screens must be affixed between the top of the balustrade wall to the underside of the slab above and have no individual openings more than 30mm wide and have a total of all openings less than 30% of the surface area of the screen;

- d) Moveable privacy screens with horizontal louvres are to be erected along the northern and eastern edges of the balconies to Unit 3.03 to minimise a direct line of sight into the private open space of that unit and the communal open space adjacent. The screens must be affixed between the top of the balustrade wall to the underside of the slab above and have no individual openings more than 30mm wide and have a total of all openings less than 30% of the surface area of the screen;
- e) The proposed Blackbutt screens to the balconies at Levels 1 and 2 fronting Oxford Street (annotated as 'PS' on the approved plans) are to be replaced with white louvre panels (annotated as 'PS2' on the approved plans);
- f) The highlight windows in the southern elevation at Levels 3-7 are to be non-operable, tinted black and are to be acoustically treated as required by Condition 13.
- g) The highlight windows in the southern elevation at Levels 8-21 are to be tinted black and are to be acoustically treated as required by Condition 13.
- h) The residential chute service room (in which the garbage chute terminates) must have:
 - i) sufficient space for a 3x660L bin linear (or carousel) and to load/unload the bins;
 - ii) a door wide enough to fit the 660L bins through; and
 - iii) the chute offset (being the distance between the garbage chute and the bin into which the garbage drops) minimised. The chute offset must be no more than 45 degrees from vertical;

Note: Consultation with the chute system supplier is required to ensure the chute service room dimensions are adequate and an acceptable offset is achieved.

- i) The commercial bin room is to be reduced in size to provide for a pedestrian access from the lift lobby to the service walkway along the northern edge of the ground floor level for carting recycling bins to the bin storage room/waste collection area and to provide more direct access for residents to the bicycle parking spaces at the ground floor level or alternatively, at least one of the residential lifts must have a rear opening to the loading dock area.

4. Height of Buildings

The proposed development is not to exceed the building heights specified on the stamped approved plans specified herein and no consent is granted to additional or ancillary roof structures such as plant rooms, railings, stair wells or the like or for use of the roof top for recreational purposes.

5. Construction Certificate

- a) A Construction Certificate is required to be approved by Council or a Private Certifying Authority prior to the commencement of any works under this consent.
- b) A separate Construction Certificate must be obtained from Council for all works within the public road reserve under S138 of the Roads Act.
- c) A separate Construction Certificate must be obtained from Council for all works within drainage easements vested in Council.
- d) The Construction Certificate plans must not be inconsistent with the Development Consent plans.

6. Section 94 Development Contributions

In accordance with Section 80A(1) of the Environmental Planning and Assessment Act 1979 and the Hornsby Shire Council Section 94 Development Contributions Plan 2014-2024, the following monetary contributions shall be paid to Council to cater for the increased demand for community infrastructure resulting from the development:

Description	Contribution (4)
Roads	\$19,754.40
Open Space and Recreation	\$564,490.15
Community Facilities	\$217,006.90
Plan Preparation and Administration	\$1,837.10
TOTAL	\$803,088.55

being for 12 x 1 bed, 36 x 2 bed, 6 x 3 bed units and 57m² of retail floor space and credit for 435m² of existing commercial floor space.

- a) The value of this contribution is current as at June 2016. If the contributions are not paid within the financial quarter that this condition was generated, the contributions payable will be adjusted in accordance with the provisions of the Hornsby Shire Council Section 94 Development Contributions Plan and the amount payable will be calculated at the time of payment in the following manner:

$$\text{\$C}_{PY} = \text{\$C}_{DC} \times \frac{\text{CPI}_{PY}}{\text{CPI}_{DC}}$$

Where:

- $\text{\$C}_{PY}$ is the amount of the contribution at the date of Payment
 $\text{\$C}_{DC}$ is the amount of the contribution as set out in this Development Consent
 CPI_{PY} is the latest release of the Consumer Price Index (Sydney – All Groups) at the date of Payment as published by the ABS.
 CPI_{DC} is the Consumer Price Index (Sydney – All Groups) for the financial quarter at the date applicable in this Development Consent Condition.

- b) The monetary contributions shall be paid to Council:
- prior to the issue of the Subdivision Certificate where the development is for subdivision; or
 - prior to the issue of the first Construction Certificate where the development is for building work; or
 - prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first, where the development involves both subdivision and building work; or

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- iv) prior to the works commencing where the development does not require a Construction Certificate or Subdivision Certificate.

It is the professional responsibility of the Principal Certifying Authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Council's Development Contributions Plan may be viewed at www.hornsby.nsw.gov.au or a copy may be inspected at Council's Administration Centre during normal business hours.

REQUIREMENTS PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE
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7. Building Code of Australia

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

8. Contract of Insurance (Residential Building Work)

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

9. Utility Services

The applicant must submit written evidence of the following service provider requirements:

- a) *Ausgrid (formerly Energy Australia)* – a letter of consent demonstrating that satisfactory arrangements have been made to service the proposed development.
- b) *Telstra* – a letter of consent demonstrating that satisfactory arrangements have been made to service the proposed development.

10. Accessible Units

The development is required to provide 17 units designed as adaptable housing pursuant to the requirements of 1C.2.2 of the Hornsby Development Control Plan. In this regard, 17 car parking spaces are to be designed for people with a disability and allocated to 17 adaptable units. The details of all adaptable units must be provided with the Construction Certificate plans.

11. Letterboxes

The details of letter boxes and meter enclosures must be provided with the Construction Certificate Plans. The letter boxes and meter enclosures must be provided with a minimum setback of 2 metres from all boundaries and must be suitably screened.

12. Storage

Each dwelling within the development must have a minimum area for storage (not including kitchen and bedroom cupboards) of 6m³ for one bedroom units, 8m³ for two bedroom units and 10m³ for three bedroom units, where at least 50% is required to be located within the apartment and accessible from either the hall or living area except as otherwise indicated on the approved plans. Details must be submitted with the Construction Certificate plans.

13. Acoustic Report

The approved Acoustic Report by Acoustic Logic dated 15 April 2015 is to be updated to reflect the approved plans (as amended). The mitigation measures proposed within the report are to be applied to the development to ensure achievement of the following noise goals, being that the following LAeq levels are not exceeded:

- a) In any bedroom in the building – 35bD(A) at any time between 10pm and 7am.
- b) Anywhere else in the building (other than a garage, kitchen, bathroom or hallway) – 40bD(A) at any time.

This is to address noise from the playground of the adjacent school to the windows on the south facing elevation.

14. Sydney Water – Quick Check

This application must be submitted to a *Sydney Water* 'Quick Check Agent' or 'Customer Centre' for approval to determine whether the development would affect any *Sydney Water* infrastructure, and whether further requirements are to be met.

Note: Refer to www.sydneywater.com.au or telephone 13 20 92 for assistance.

15. Dilapidation Report

A 'Dilapidation Report' is to be prepared by a 'chartered structural engineer' detailing the structural condition of adjoining properties 33 Oxford Street and 37-41 Oxford Street.

To record the structural condition of all properties adjoining the approved development, a dilapidation report must be prepared by a suitably qualified structural engineer for inclusion with the application of the Construction Certificate.

16. Identification of Survey Marks

A registered surveyor must identify all survey marks in the vicinity of the proposed development. Any survey marks required to be removed or displaced as a result of the proposed development shall be undertaken by a registered surveyor in accordance with Section 24 (1) of the *Surveying and Spatial Information Act 2002* and following the Surveyor General's Directions No.11 – **"Preservation of Survey Infrastructure"**.

17. Stormwater Drainage

The stormwater drainage system for the development must be designed and constructed in accordance with Council's *Civil Works – Design and Construction Specification 2005* and the following requirements:

- a) Connected directly to the kerb line in Oxford Street. The stormwater drainage plans shall detail all works required to provide drainage for the subject site and be generally in accordance with the approved Deferred Commencement stormwater drainage plan. All drainage works within Oxford Street will need to be separately approved by the Local Government authority under Sec 138 of the Roads Act.

18. On-Site Stormwater Detention

An on-site stormwater detention system must be designed by a chartered civil engineer and constructed in accordance with the following requirements:

- a) Have a capacity of not less than 10.9 cubic metres, and a maximum discharge (when full) of 30 litres per second;
- b) Have a surcharge/inspection grate located directly above the outlet. The surcharge from the OSD system is to provide a surcharge to the councils drainage system for the 1 in 20 year un-detained storm event;
- c) Discharge from the detention system must be controlled via 1 metre length of pipe, not less than 50 millimetres diameter or via a stainless plate with sharply drilled orifice bolted over the face of the outlet discharging into a larger diameter pipe

capable of carrying the design flow to an approved Council system; and

- d) Not be constructed in a location that would impact upon the visual or recreational amenity of residents.

19. Internal Driveway/Vehicular Areas

The driveway and parking areas on site must be designed constructed and a Construction Certificate issued in accordance with *Australian Standards 2890.1, 2890.2 and 3727* and the following requirements:

- a) Design levels at the front boundary shall be obtained from Council if a private accredited certifier is engaged to obtain a construction certificate for these works. These levels are to be used to design the internal driveway from the property boundary to the basement car park; and
- b) The driveway be a rigid pavement.

20. Council Verge – Oxford Street

- a) The existing footpath is to be removed;
- b) Any public utility adjustments to be carried out at the cost of the applicant and to the requirements of the relevant public authority;
- c) Replacement footpath design plans are to be approved by Council in accordance with Sec 138 of the Roads Act and are to be in accordance with the Oxford Street: "Village Street" street typology in Council's *Epping Town Centre Public Domain Guidelines* and *technical specifications* as follows:
 - i) a 6.0 metre wide fully paved verge with granite pavement works including
 - Paver: Granite Flagstone Pavers;
 - Colour: Adelaide Black, as supplied by Sam the Paving Man or equivalent;
 - Size 600 x 450 x 50mm;
 - Setout: Lay commencing from Perpendicular to the kerb;

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- Installation: laid with mortar bedding on reinforced slab, 10-12mm separation joints against kerb and site building / boundaries with expansion joint and sealant bead to match stone colour, jointing between pavers to be 3mm, raked to a depth of 4mm;
 - Bollards: Stainless steel removable (including ground fixtures) either sited to separate the 3.5m pedestrian thoroughfare from the 2.5m parking zone (i.e. 6 metres from the property boundary) or to separate footpath dining from road carriageway (i.e. 3.5 metres from the property boundary). The bollards are to be - Type: Slimline 150NB removable (SSP150RB); supplied by: LEDA; Material: 316 Grade Stainless Steel; Finish: Linished;

NB: For these to be able to be relocated for the alternative use for parking or outdoor dining, sleeve fixtures would be required to be installed in the alternative locations, with top covers.

- Bollards able to be relocated to accommodate outdoor dining or vehicle parking;
- ii) Removal of the existing concrete kerb and install of a concrete spoon drain to define the edge of the bitumen road pavement;
 - iii) Construction of transition kerb and spoon drain to the north and south of the development site. This shall include:
 - a concrete spoon drain connection to the existing kerb extension on the southern end of the frontage of 33 Oxford Street; and
 - a transition treatment of kerb realignment to link to the existing kerb line to the north.
 - iv) Construction of vehicle access area, parking bays and pedestrian pavement areas with Granite flagstone pavers laid over a reinforced concrete slab, extending from the back of the concrete spoon drain to the property boundary;
 - v) One tree planted in the parking bay lane bay / outdoor dining zone, species *Tristanopsis laurina* 'Luscious' (Water Gum 'Luscious') minimum 400 Litre pot size with a tree

grate set flush to adjoining grades and sandstone wheel stops (soil to finish 150mm below road pavement level). The Tree grates are to be - Type: 2500 x 2500mm Laser-cut Slotted Steel Grate with support frame; Supplied by: Furphy Foundry; Material and Finish: Mild Steel 2 coat painted with slip-resistant charcoal-coloured coating. The Wheel Stops are to be 1800 x 200 x 200mm sandstone with bevelled edge, fixed securely into concrete retaining edge to grate; and

- vi) Tree pit to include subsoil drainage connected to the existing stormwater drainage system, topsoil volume minimum 7m³ utilising Stratacell as supplied by *CityGreen* or approved equivalent structural support pavement above the tree pit area.

21. Road Works

All road works approved under this consent must be designed and constructed in accordance with Council's *Civil Works Design and Construction Specification 2005* and the following requirements:

- a) The existing road pavement to be saw cut a minimum of 300mm from the existing lip of the kerb and reconstructed;
- b) Road works are to be designed in accordance with the Epping Town Centre Public Domain Guidelines. The design plans are to be approved by Council in accordance with Sec 138 of the Roads Act.

22. Construction & Traffic Management Plan

In order to enable unencumbered movement of traffic in the public road during construction works, a Construction Management Plan, including a Traffic Management Plan and scaled construction plan prepared by a suitably Chartered and Qualified Chartered Engineer and Qualified Worksite Traffic Controller shall be prepared and submitted with the Construction Certificate according to the following requirements:-

- a) A copy of the plans shall be submitted for consideration and written approval by Council prior to the release of the Construction Certificate.

- b) The plans shall detail the order of construction works and arrangement of all construction machines and vehicles being used at the same time during all stages;
- c) The CTMP plans shall be in accordance with the approved Development Application plans and the Development Consent conditions;
- d) In order to prevent injury, accident and loss of property, no building materials, work sheds, vehicles, machines or the like shall be allowed to remain in the road reserve area without written consent of Council;
- e) The Plan shall be generally in compliance with the requirements of the Road and Traffic Authority's "Traffic Control at Worksites Manual 1998" and detailing:
 - i) Public notification of proposed works;
 - ii) Long term signage requirements;
 - iii) Short term (during actual works) signage;
 - iv) Vehicle Movement Plans, where applicable;
 - v) Traffic Management Plans; and
 - vi) A Pedestrian Access Management Plan (PAMP) detailing how pedestrian movements will be changed and managed during various stages of development, particularly during any partial or total closure of footpaths on Epping Road and Crandon Road. Council will review the PAMP, agree any modifications with the proponent and enforce the PAMP during construction;
- f) The plans shall indicate traffic controls including those used during non-working hours and shall provide pedestrian access and two-way traffic in the public road to be facilitated at all times;
- g) The plans shall include the proposed truck routes to and from the site including details of the frequency of truck movements at the different stages of the development. The

plan shall also include details of parking arrangements for all employees and contractors;

- h) The Applicant and all employees of contractors on the site must obey any direction or notice from the Prescribed Certifying Authority or Council in order to ensure the above;
- i) The plan shall provide that during excavation works, rock removal must be undertaken by sawing instead of rock hammering, wherever practicable;
- j) The Applicant and all employees of contractors on the site must obey any direction or notice from the Prescribed Certifying Authority or Council in order to ensure the above; and
- k) If there is a requirement to obtain a Work Zone, partial Road Closure or Crane Permit an application to Council is to be made prior to the issue the Construction Certificate.

23. Traffic Control Plan

A Traffic Control Plan (TCP) must be prepared by a qualified traffic controller in accordance with the *Roads & Traffic Authority's Traffic Control at Worksites Manual 1998* and *Australian Standard 1742.3* for all work on a public road. The Traffic Management Plan shall be submitted and approved by Council's Manager Traffic and Road Safety prior to the issue of a construction certificate. The TCP must detail the following:

- a) Arrangements for public notification of the works;
- b) Temporary construction signage;
- c) Permanent post-construction signage;
- d) Vehicle movement plans;
- e) Traffic management plans; and
- f) Pedestrian and cyclist access/safety.

24. Waste Management Details

The following waste management requirements must be complied with:

- a) The approved on-going waste management system must not be amended without the written consent of Council;

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- b) A bulky waste storage area of at least 8 square metres must be provided at the basement level;
 - c) The chute system must include volume handling equipment (3x660L linear or similar, with no compaction) to automatically change the bin under the chute when it becomes full;
 - d) The access way (including ramp, vehicle turning area, loading bay and site entry/exit) to be used by waste collection vehicles, must be designed in compliance with Australian Standard AS2890.2-2002 Parking Facilities Part 2: Off-street Commercial Vehicle Facilities for heavy rigid vehicles no less than 11 m long.

Note: AS2890.2-2002 includes a maximum gradient of 1:6.5 for forward travel and a minimum vertical clearance of 4.5m.

- e) The waste facilities on each residential level (a garbage chute and recycling bin in cupboards) must be accessible by persons with a disability while comfortably housing the garbage chute and one 240 L recycling bin. The door(s) to the recycling cupboard must be sufficiently wide to allow the recycling bin to easily pass through;

Note: a 240 L recycling bin is 600 mm wide by 750 mm deep; allow for ease around the bin – 75 mm is recommended). The chute system supplier must be consulted for chute space requirements.

- f) A *Waste Management Plan Section One – Demolition Stage* and *Section Three – Construction Stage*, covering the scope of this project and including the following details, is required to be submitted to Council:
 - i) An estimate of the types and volumes of waste and recyclables to be generated;
 - ii) A site plan showing sorting and storage areas for demolition and construction waste and the vehicle access to these areas;

- iii) How excavation, demolition and construction waste materials will be reused or recycled and where residual wastes will be disposed;
- iv) The total percentage (by weight) of demolition and construction waste that will be reused or recycled.

25. Certification of Traffic Engineer

Prior to the issue of a Construction Certificate, a Certificate from an appropriate qualified Traffic Engineer is to be submitted to the Principal Certifying Authority (PCA) certifying that the parking modules, loading areas and garbage collection areas comply with AS 2890.1, AS 2890.2 and the approved Development Consent plans and conditions.

26. Structural Design

The structural design must incorporate a non load-bearing wall to the southern side of the loading bay at the Ground Floor Level to enable a future vehicular connection to the southern adjoining land at No. 33 Oxford Street.

REQUIREMENTS PRIOR TO THE COMMENCEMENT OF ANY WORKS
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27. Erection of Construction Sign

- a) A sign must be erected in a prominent position on any site on which any approved work is being carried out:
 - i) Showing the name, address and telephone number of the principal certifying authority for the work;
 - ii) Showing the name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and
 - iii) Stating that unauthorised entry to the work site is prohibited.
- b) The sign is to be maintained while the approved work is being carried out and must be removed when the work has been completed.

28. Protection of Adjoining Areas

A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:

- a) Could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic.
- b) Could cause damage to adjoining lands by falling objects.
- c) Involve the enclosure of a public place or part of a public place.

Note: Notwithstanding the above, Council's separate written approval is required prior to the erection of any structure or other obstruction on public land.

29. Toilet Facilities

- a) To provide a safe and hygienic workplace, toilet facilities must be available or be installed at the works site before works begin and must be maintained until the works are completed at a ratio of one toilet for every 20 persons employed at the site.
- b) Each toilet must:
 - i) be a standard flushing toilet connected to a public sewer; or
 - ii) be a temporary chemical closet approved under the *Local Government Act 1993*; or
 - iii) have an on-site effluent disposal system approved under the *Local Government Act 1993*.

30. Erosion and Sediment Control

Erosion and sediment control measures must be provided and maintained throughout the construction period in accordance with the manual '*Soils and Construction 2004 (Bluebook)*', the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sediment control devices must remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning.

31. Tree Protection Requirements

All works are to be undertaken in accordance with the recommendations of the Arboricultural Impact Assessment prepared by Urban Forestry Australia dated April 2015.

REQUIREMENTS DURING DEMOLITION AND CONSTRUCTION
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32. Construction Traffic Management Plan Compliance

The development must be carried out in accordance with the submitted and approved Construction Traffic Management Plan.

33. Construction Work Hours

- a) All work on site (including demolition and earth works) must only occur between 7am and 5pm Monday to Saturday (unless otherwise approved in writing by Council due to extenuating circumstances).
- b) No Excavation or rock sawing/breaking is to occur on Saturdays or between the hours of 12 pm and 1 pm weekdays.
- c) No work is to be undertaken on Sundays or public holidays.
- d) Wherever practicable and in order to prevent conflicts with local school drop-off and pickup periods, no heavy vehicle movements servicing the site are to be made between 8:00am and 9:30am or between 2:30pm and 4:00pm weekdays.

34. Construction Vehicles

All construction vehicles associated with the proposed development are to be contained on site or in an approved "Work Zone" in Oxford Street.

35. Demolition

All demolition work must be carried out in accordance with "*Australian Standard 2601-2001 – The Demolition of Structures*" and the following requirements:

- a) Demolition material must be disposed of to an authorised recycling and/or waste disposal site and/or in accordance with an approved waste management plan;
- b) Demolition works, where asbestos material is being removed, must be undertaken by a contractor that holds an appropriate licence issued by *WorkCover NSW* in accordance with Chapter 10 of the *Occupational Health and Safety Regulation 2001* and Clause 29 of the *Protection of the Environment Operations (Waste) Regulation 2005* ;and
- c) On construction sites where buildings contain asbestos material, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm must be erected in a prominent position visible from the street.

36. Environmental Management

The site must be managed in accordance with the publication '*Managing Urban Stormwater – Landcom (March 2004)*' and the *Protection of the Environment Operations Act 1997* by way of implementing appropriate measures to prevent sediment run-off, excessive dust, noise or odour emanating from the site during the construction of the development.

37. Street Sweeping

Street sweeping must be undertaken following sediment tracking from the site along Oxford Street, Epping during works and until the site is established.

The street cleaning services must undertake a street 'scrub and dry' method of service and not a dry sweeping service that may cause sediment tracking to spread or cause a dust nuisance.

38. Disturbance of Existing Site

During construction works, the existing ground levels of open space areas and natural landscape features, including natural rock-outcrops, vegetation, soil and watercourses must not be altered unless otherwise nominated on the approved plans.

39. Landfill

Landfill must be constructed in accordance with Council's '*Construction Specification 2005*' and the following requirements:

-
- a) All fill material imported to the site is to wholly consist of Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* or a material approved under the *Department of Environment and Climate Change's* general resource recovery exemption.
 - b) A compaction certificate is to be obtained from a geotechnical engineer verifying that the specified compaction requirements have been met.

40. Excavated Material

All excavated material removed from the site must be classified in accordance with the Department of Environment, Climate Change and Water NSW *Waste Classification Guidelines* prior to disposal to an approved waste management facility and reported to the principal certifying authority.

41. Excavation Work

All excavation work is to be undertaken in accordance with the recommendations included in the Geotechnical Investigation Ref. 3098-P1 prepared by Asset Geotechnical and dated 11 May 2015 and the Construction Impact Report Ref. 150113.CIR1 prepared by Australian Consulting Engineers and dated 28 September 2015 except as modified by conditions of this consent, which prevail in the event of any inconsistency.

42. Swimming Pool Requirements

The construction and operation of the swimming pool must comply with the provisions of the *Swimming Pool Act 1992*, the *Swimming Pool Regulation 1998 Australian Standards 1926.1-3 – Swimming Pool Safety* and the following requirements:

- a) All waste water from the pool's filtration system must be piped to *Sydney Water's* sewer system. In the event that *Sydney Water's* sewer system is not provided, a filtration system that does not require backwashing must be provided; and
- b) The filtration motor and pump, or spa heater and blower unit must be housed in a soundproofed structure. Sound from the equipment must not exceed 5(dBA) above ambient noise levels at any residential property boundary.

43. Council Property

During construction works, no building materials, waste, machinery or related matter is to be stored on the road or footpath.

44. Survey Report – Finished Floor Level

A report(s) must be prepared by a registered surveyor and submitted to the principal certifying authority prior to the pouring of concrete at each level of the building certifying that:

- a) The building, retaining walls and the like have been correctly positioned on the site; and
- b) The finished floor level(s) are in accordance with the approved plans.

45. Waste Management

Waste management during the demolition and construction phase of the development must be undertaken in accordance with the approved Waste Management Plan. Additionally written record of the following items must be maintained during the removal of any waste from the site and such information submitted to the Principal Certifying Authority within fourteen days of the date of completion of the works;

- a) The identity of the person removing the waste.
- b) The waste carrier vehicle registration.
- c) Date and time of waste collection.
- d) A description of the waste (type of waste and estimated quantity).
- e) Details of the site to which the waste is to be taken.
- f) The corresponding tip docket/receipt from the site to which the waste is transferred (noting date and time of delivery, description (type and quantity) of waste).
- g) Whether the waste is expected to be reused, recycled or go to landfill.

Note: In accordance with the Protection of the Environment Operations Act 1997, the definition of waste includes any unwanted substance, regardless of whether it is reused, recycled or disposed to landfill.

REQUIREMENTS PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

Note: For the purpose of this consent, a reference to 'occupation certificate' shall not be taken to mean an 'interim occupation certificate' unless otherwise stated.

46. Vehicle Movement Restrictions

A 'No Left Turn - vehicles over 8m long' sign shall be installed near the driveway exit.

47. Fulfilment of BASIX Commitments

The applicant must demonstrate the fulfilment of BASIX commitments pertaining to the development.

48. Sydney Water – s73 Certificate

A s73 Certificate must be obtained from *Sydney Water*.

49. Planter Boxes / On Slab Planting

On slab planter boxes must include waterproofing, subsoil drainage (proprietary drainage cell, 50mm sand and filter fabric) automatic irrigation, minimum 500mm planting soil for shrubs and minimum 1000mm planting soil for trees and palms and 75mm mulch to ensure sustainable landscape is achieved.

50. Completion of Landscaping

A certificate must be provided by a practicing landscape architect, horticulturalist or person with similar qualifications and experience certifying that all required landscaping works have been satisfactorily completed in accordance with the approved landscape plans.

Note: Applicants are advised to pre-order plant material required in pot sizes 45 litre or larger to ensure Nurseries have stock available at the time of install.

51. Retaining Walls

All required retaining walls must be constructed as part of the development.

52. External Lighting

All external lighting must be designed and installed in accordance with *Australian Standard AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting*. Certification of compliance with the Standard must be obtained from a suitably qualified person.

53. **Waste Management Details**

The following waste management requirements must be complied with:

- a) Prior to an Occupation Certificate being issued or the use commencing, whichever is earlier, the Principal Certifying Authority must obtain Council's approval of the waste and recycling management facilities provided in the development and ensure arrangements are in place for domestic waste collection by Council;

Note: Waste and recycling management facilities includes everything required for on-going waste management on the site. For example the garbage chute system, volume handling equipment, bin lifter, motorised bin trolley or similar, recycling bin storage on each residential level, bin storage areas, bulky waste storage area, bin collection area, waste collection vehicle access, doors wide enough to fit the bin through, etc.

- b) The residential bin storage room and the commercial bin storage room at the ground level must include water or a hose for cleaning, graded floors with drainage to sewer, a robust door, sealed and impervious surface, adequate lighting and ventilation, and must be lockable. The waste facility rooms/cupboards at each residential level must include sealed and impervious surface, adequate lighting and ventilation;
- c) A report must be prepared by an appropriately qualified person, certifying the following:

- i) A comparison of the estimated quantities of each waste type against the actual quantities of each waste type;

Note: Explanations of any deviations to the approved Waste Management Plan is required to be included in this report

- ii) That at least 60% of the waste generated during the demolition and construction phase of the development was reused or recycled;

Note: If the 60% diversion from landfill cannot be achieved in the Construction Stage, the Report is to include the reasons why this occurred and certify that appropriate work practices were employed to implement the approved Waste Management Plan. The Report must be based on documentary evidence such as tipping dockets/receipts from recycling depots, transfer stations and landfills, audits of procedures etc. which are to be attached to the report.

- iii) All waste was taken to site(s) that were lawfully permitted to accept that waste;
- d) Each unit must be provided with an indoor waste/recycling cupboard for the interim storage of a minimum two day's waste generation with separate containers for general waste and recyclable materials;
- e) Space must be provided for either individual compost containers for each unit or a communal compost container;

Note: The location of the compost containers should have regard for potential amenity impacts.

- f) The bin carting routes must be devoid of any steps;
- Note: Ramps between different levels are acceptable*
- g) "No parking" signs must be erected to prohibit parking in the waste collection loading bay;
 - h) A survey of the finished access way (including ramp, waste collection vehicle turning area, loading bay and site entry/exit) to be used by HRV waste collection vehicle, must be carried out by a registered surveyor and submitted to the principal certifying authority. Written confirmation must be submitted to the Principal certifying authority from a qualified Traffic Engineer, that this survey confirms the finished access way within the waste collection vehicle turning path was designed and constructed in compliance with Australian Standard AS2890.2-2002 Parking Facilities Part 2: Off-street

Commercial Vehicle Facilities for heavy rigid vehicles no less than 11.0 m long;

Note: encroachments of the vehicle turning path and low speed manoeuvring clearance (300 mm both sides) into parking spaces cannot be tolerated

- i) The 4.5 metre clearance height within the waste collection vehicle travel path must not be reduced by ducting, lights, pipes or anything else;
- j) Site security measures implemented on the property, including electronic gates, must not prevent access to the collection point(s) by waste removal services.
- k) Access to the volume handling equipment by unauthorised persons (including residents, commercial tenants etc) must be prevented.

Note: Caging of the volume handling equipment or a separate lockable room is acceptable.

- l) The means must be in place to prevent Commercial tenants from using the residential bins and prevent residents from using the commercial bins.

Note: Separate lockable bin storage rooms/cages are acceptable.

54. Garbage Collection Easement

For the purpose of waste collection, an easement entitling Council, its servants and agents and persons authorised by it to enter upon the subject land and to operate thereon, vehicles and other equipment for the purposes of garbage collection must be granted to Council by the owner of the land.

Note The easement must be in a form prescribed by Council and must include covenants to the effect that parties will not be liable for any damage caused to the subject land or any part thereof or to any property located therein or thereon by reason of the operation thereon of any vehicle or other equipment used in connection with the collection of garbage and to the effect that the owner for the time being of the subject land shall indemnify the Council, its servants, agents and persons authorised by it to collect garbage against liability in respect of any such claims made by any person whomsoever.

55. Garbage Collection Easement to benefit 33 Oxford Street

For the purpose of waste collection, an easement entitling Council, its servants and agents and persons authorised by it, and commercial waste collection service providers, to enter upon the subject land and to operate thereon, vehicles and other equipment for the purposes of garbage collection from 33 Oxford Street, Epping must be granted to 33 Oxford Street, Epping by the owner of the land.

Note: The easement must be in a form prescribed by Council and must include covenants to the effect that parties will not be liable for any damage caused to the subject land or any part thereof or to any property located therein or thereon by reason of the operation thereon of any vehicle or other equipment used in connection with the collection of garbage and to the effect that the owner for the time being of the subject land shall indemnify the Council, its servants, agents and persons authorised by it, and commercial waste collection service providers, to collect garbage against liability in respect of any such claims made by any person whomsoever.

56. Creation of Easements

The following matter(s) must be nominated on the plan of subdivision under s88B or s88E of the *Conveyancing Act 1919*:

- a) A right of access and easement for Council to facilitate waste and recycling removal, using terms available from Council;
- b) The creation of an appropriate "*Positive Covenant*" and "*Restriction as to User*" over the constructed on-site detention/retention systems and outlet works, within the lots in favour of Council in accordance with Council's prescribed wording. The position of the on-site detention system is to be clearly indicated on the title; and
- c) To register the OSD easement, the restriction on the use of land "*works-as-executed*" details of the on-site-detention system must be submitted verifying that the required storage and discharge rates have been constructed in accordance with the design requirements. The details must show the invert levels of the on-site system together with pipe sizes and grades. Any variations to the approved plans must be

shown in red on the "works-as-executed" plan and supported by calculations.

- d) The creation of the right of access benefitting Lot 23 Sec 1 DP 758390 being No. 33 Oxford Street, Epping in accordance with the approval under Condition 1.

Note: Council must be nominated as the authority to release, vary or modify any easement, restriction or covenant.

57. Works as Executed Plan

A works-as-executed plan(s) must be prepared by a registered surveyor and submitted to Council for completed road pavement, kerb & gutter, public drainage systems, driveways and on-site detention system.

58. Preservation of Survey Marks

A certificate by a Registered Surveyor must be submitted to the Principal Certifying Authority, certifying that there has been no removal, damage, destruction, displacement or defacing of the existing survey marks in the vicinity of the proposed development or otherwise the re-establishment of damaged, removed or displaced survey marks has been undertaken in accordance with the Surveyor General's Direction No.11 – "**Preservation of Survey Infrastructure**".

59. Construction of Engineering Works

All engineering works identified in this consent are to be completed and a Compliance Certificate issued prior to the release of the Occupation Certificate or Subdivision Certificate

60. Damage to Council Assets

To protect public property and infrastructure any damage caused to Council's assets as a result of the construction or demolition of the development must be rectified by the applicant in accordance with Council's Civil Works Specifications.

61. Unit Numbering

The allocation of unit numbering must be authorised by Council prior to the numbering of each unit in the development.

62. Safety and Security

This site must include the following elements:

- a) An intercom system must be installed at any gate locations to ensure screening of persons entering the units.

- b) The entry doors to pedestrian foyer is to be constructed of safety rated glass to enable residents a clear line of site before entering or exiting the residential apartments.
- c) Lighting is to be provided to pathways, building foyer entries, driveways and common external spaces.
- d) Security gate access is to be provided to the car parking areas allowing residents only access to private car spaces.
- e) The communal open space, must be illuminated low luminance by motion sensor lighting.
- f) The driveway and basement car parking must be illuminated with low luminance at all times.
- g) Security deadlocks are to be provided to each apartment door.
- h) Peep holes are to be provided to individual apartment doors to promote resident safety.

63. Certification – Acoustic Engineer

An Acoustic Engineer must submit to the Principal Certifying Authority documentation stating that the completed works have been carried out in compliance with the approved documents and the relevant conditions of consent including Condition 13.

OPERATIONAL CONDITIONS

64. Landscape Establishment

The landscape works must be maintained into the future to ensure the establishment and successful growth of plant material to meet the intent of the landscape design. This must include but not be limited to watering, weeding, replacement of failed plant material and promoting the growth of plants through standard industry practices.

65. Sight Lines

Minimum sight lines for pedestrian safety are to be provided at the driveway. Any proposed landscaping and/or fencing must not restrict sight distance to pedestrians and cyclists travelling along the footpath.

66. Car Parking

All car parking must be constructed and operated in accordance with Australian Standard AS/NZS 2890.1:2004 – Off-street car parking and Australian Standard AS 2890.2:2002 – Off-street commercial vehicle facilities and:

- a) All parking areas and driveways are to be sealed to an all-weather standard, line marked and signposted;
- b) Car parking, loading and manoeuvring areas to be used solely for nominated purposes;
- c) Vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads;
- d) Residential parking spaces are to be secure spaces with access controlled by card or numeric pad;
- e) Visitors are to have access to the parking area at all times. Visitors are to be able to access the basement car park by an audio/visual intercom system located at the top of the ramped driveway.
- f) All vehicular entry on to the site and egress from the site shall be made in a forward direction.

67. Allocation of Car Parking

A minimum of six (6) visitor (including one (1) space signed as "Visitor or Car Share" space), two (2) retail and 57 resident car parking spaces are to be provided in the basement.

Tandem Car Spaces CS-01 and CS-03 at Basement 3 are to be allocated to an individual unit as are tandem Car Spaces CS-02 and CS-04.

68. Disabled Parking

All parking spaces for people with disabilities must be constructed and operated in accordance with *Australian Standard AS/NZS 2890.6:2009 – Off-street parking for people with disabilities*

69. Bicycle Parking

- a) All bicycle parking spaces are to be designed in accordance with Australian Standard 2890.3-1993 – Bicycle parking facilities; and

- b) A minimum of 6 visitor and 56 resident bicycle parking spaces are to be provided in the basement.

70. Motorcycle Parking Spaces

Eleven (11) motorcycle parking spaces are to be provided in the basement in accordance with AS 2890.5-1993.

71. Maximum Vehicle Size

Vehicle access to the site shall be limited to Medium Rigid Vehicle (MRV) 8.8m long with Council's waste collection vehicles excepted. All heavy vehicles shall exit the site by right turn only.

72. Waste Management

The waste management on site must be in accordance with the following requirements:

- a) A site caretaker must be employed and be responsible for moving bins where and when necessary, washing bins and maintaining waste storage areas, ensuring the chute system and related devices are maintained in effective and efficient working order, managing the communal composting area, managing the bulky item storage area, arranging the prompt removal of dumped rubbish, ensuring the commercial waste and recycling is kept separate from the residential waste and recycling (and vice versa), ensuring all residents and commercial tenants are informed of the use of the waste management system, and managing the loading dock to ensure that it is sufficiently available for all necessary waste collection services to take place. The site caretaker must be employed for a sufficient number of hours each week to allow all waste management responsibilities to be carried out to a satisfactory standard;
- b) All commercial tenants must keep written evidence on site of a valid contract with a licensed waste contractor(s) for the regular collection and disposal of the waste and recyclables that are generated on site; and

- c) The commercial tenants must have a sufficient number of bins to contain the volume of waste and recycling expected to be generated between collection services.

73. Maintenance of Wastewater Device

All wastewater and stormwater treatment devices (including drainage systems, sumps and traps) must be regularly maintained in order to remain effective. All solid and liquid wastes collected from the device must be disposed of in accordance with the *Protection of the Environment Operations Act 1997*.

74. Noise

All noise generated by the proposed development must be attenuated to prevent levels of noise being emitted to adjacent premises which possess tonal, beating and similar characteristics or which exceeds background noise levels by more than 5dB(A).

75. Fire Safety Statement - Annual

On at least one occasion in every 12 month period following the date of the first 'Fire Safety Certificate' issued for the property, the owner must provide Council with an annual 'Fire Safety Certificate' to each essential service installed in the building.

- END OF CONDITIONS -

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the *Environmental Planning and Assessment Act, 1979*, *Environmental Planning and Assessment Regulation 2000*, other relevant legislation and Council's policies and specifications. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires:

- The issue of a construction certificate prior to the commencement of any works. Enquiries can be made to Council's Customer Services Branch on 9847 6760.
- A principal certifying authority to be nominated and Council notified of that appointment prior to the commencement of any works.

- Council to be given at least two days written notice prior to the commencement of any works.
- Mandatory inspections of nominated stages of the construction inspected.
- An occupation certificate to be issued before occupying any building or commencing the use of the land.

Long Service Levy

In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, a 'Long Service Levy' must be paid to the Long Service Payments Corporation or Council.

Note: The rate of the Long Service Levy is 0.35% of the total cost of the work.

Note: Council requires the payment of the Long Service Levy prior to the issue of a construction certificate.

Tree and Vegetation Preservation

In accordance with Clause 5.9 of the *Hornsby Local Environmental Plan 2013* a person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation protected under the Hornsby Development Control Plan 2013 without the authority conferred by a development consent or a permit granted by Council.

Notes: A tree is defined as a long lived, woody perennial plant with one or relatively few main stems with the potential to grow to a height greater than three metres (3M). (HDCP 1B.6.1.c).

Tree protection measures and distances are determined using the Australian Standard AS 4970:2009, "Protection of Trees on Development Sites".

Fines may be imposed for non-compliance with both the Hornsby Local Environmental Plan 2013 and the Hornsby Development Control Plan 2013.

Disability Discrimination Act

The applicant's attention is drawn to the existence of the *Disability Discrimination Act*. A construction certificate is required to be obtained for the proposed building/s, which will provide consideration under the *Building Code of Australia*, however, the development may not comply with the requirements of the *Disability Discrimination Act*. This is the sole responsibility of the applicant.

Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this consent. Applicants must rely on their own enquiries as to whether or not the building breaches any such covenant.

Dial Before You Dig

Prior to commencing any works, the applicant is encouraged to contact *Dial Before You Dig* on 1100 or www.dialbeforeyoudig.com.au for free information on potential underground pipes and cables within the vicinity of the development site.

Telecommunications Act 1997 (Commonwealth)

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 1800810443.

Asbestos Warning

Should asbestos or asbestos products be encountered during demolition or construction works, you are advised to seek advice and information prior to disturbing this material. It is recommended that a contractor holding an asbestos-handling permit (issued by *WorkCover NSW*) be engaged to manage the proper handling of this material. Further information regarding the safe handling and removal of asbestos can be found at:

www.environment.nsw.gov.au

www.nsw.gov.au/fibro

www.adfa.org.au

www.workcover.nsw.gov.au

Alternatively, telephone the *WorkCover* Asbestos and Demolition Team on 8260 5885.

House Numbering

House numbering can only be authorised by Council. Before proceeding to number each premise in the development, the allocation of numbers is required to be obtained from Council's Planning Division prior to the issue of a Subdivision Certificate. The authorised numbers are required to comply with Council's Property Numbering Policy and be displayed in a clear manner at or near the main entrance to each premise.

Right of Appeal:

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court **within six months after the date** on which you receive this notice.

Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination. The request must be made in writing (or on the review application form) together with payment of the appropriate fee. The review must be lodged and determined **within six (6) months of** the date on which you received this notice.

Note: To enable the Section 82A review to be considered within the six month timeframe prescribed by under the Environmental Planning and Assessment Act

1979, it is advisable to lodge the application for review under Section 82A as soon as possible to facilitate the statutory timeframes.

Section 82A does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 4 in respect of Crown applications.

Yours sincerely

A handwritten signature in black ink, appearing to be 'CS', with a large loop and a long horizontal stroke extending to the right.

Claire Stephens
Service Manager
Development Assessment Services