

# **Recommended Conditions for DA/764/2014 – Amendment A**

Proposed changes to Conditions as granted under Development Consent no. 764/2014 on 24 July 2015:

1. The modification of the following conditions:
  - 3 Approved Documentation
  - 7 Planning Agreement
  - 10 Stormwater Disposal – Stormwater Detention
  - 11 Erosion & Sediment Control
  - 16 Crime Prevention Through Environmental Design
  - 18 Waste Management
  - 19 Removal of Trees and Native Vegetation
  - 20 Management of Site – Erosion Prevention and Sediment Control
  - 21 Topsoil and Stockpiles of Materials
  - 22 Tree Retention Amendments
  - 23 Landscape Works
  - 26 Car Parking and Allocation of Spaces
  - 28 Bicycle Parking Racks
  - 29 Parking Areas and Access Ways
  - 50 Demolition
  
2. Insert the following conditions:
  - 10A Building Over or Adjacent to a Drainage Easement
  - 22A Car Park Landscaping
  - 23A Outdoor Dining
  - 23B Playground
  - 34A Pedestrian Safety Fence
  - 71 General Terms of Approval – Approval under Section 22 of the Coal Mine Compensation Act 2017
  - 72 Road Works Required by DA/4413/2004
  - 73 Stage 2 Works – Subdivision and Car Park Re-configuration
  - 74 Subdivision
  - 75 Final Plan Submission

- 76 88B Instrument
- 77 Section 50
- 78 Ausgrid Requirements

3. Delete the following conditions:

- 8 Amended Plans – Façade Treatment to Specialty Shops and Restaurants
- 9 Lake Macquarie Transport Interchange
- 35 Bus Only Road

## **Reason for the Imposition of Conditions**

The reason for the imposition of the following conditions is to ensure, to Council's satisfaction, the objects of the *Environmental Planning and Assessment Act 1979* (as amended) are achieved:

- (a) To encourage:
  - (i) The proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forest, minerals, water, cities, towns, and villages for the purpose of promoting the social and economic welfare of the community and a better environment;
  - (ii) The promotion and co-ordination of the orderly and economic use of development of land;
  - (iii) The protection, provision, and co-ordination of communication and utility services;
  - (iv) The provision of land for public purposes;
  - (v) The provision and co-ordination of community services and facilities;
  - (vi) The protection of the environment, including the protection and conservation of native animals and plants including threatened species, populations, and ecological communities and their habitats;
  - (vii) Ecologically Sustainable Development; and
  - (viii) The provision and maintenance of affordable housing.
- (b) To promote the sharing of the responsibility for environmental planning between the different levels of government in the State.
- (c) To provide increased opportunity for public involvement and participation in environmental planning and assessment.

### **1. Prescribed Conditions**

- (a) The work must be carried out in accordance with the requirements of the *Building Code of Australia*.
- (b) 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.
- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and

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

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

- (d) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
  - (i) in the case of work for which a principal contractor is required to be appointed:
    - a. the name and licence number of the principal contractor, and
    - b. the name of the insurer by which the work is insured under Part 6 of that Act,
  - (ii) in the case of work to be done by an owner-builder:
    - a. the name of the owner-builder, and
    - b. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under (d) becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

## 2. Inspections

The person having the benefit of the consent shall ensure that critical stage inspections are carried out and notify the Principal Certifying Authority giving adequate notice of the time that each stage of the building/development is ready for inspection.

Note: Failure to have a critical stage inspection conducted by the PCA will constitute a breach of the *Environmental Planning and Assessment Act 1979*. Penalties may apply.

### **Additional inspections required under other legislation:**

- Food Shops - floor, wall, ceiling finishes (prior to fitting and fixtures) to be carried out, by an “authorised officer”, as defined in the Food Act 2003
- Food Shop Completion to be carried out, by an “authorised officer”, as defined in the Food Act 2003 prior to opening of the premises

## 3. Approved Documentation

The development consent incorporates this schedule of conditions and the plans and documents referenced and stamped as follows:

(a) Plans Reference:

Plans prepared by: Stockland Commercial Design Group; Project Number. 07-07-08-GD			
<b>Name of Plan</b>	<b>Drawing Number</b>	<b>Issue</b>	<b>Date</b>
Cover, Locality Plan & Drawing	DA0001	F	2 August 2018
Proposed Drop-Off Zone Locations	DA3005	D	2 August 2018
Landscaping Strategy to Service Lane	DA3006	D	2 August 2018
Proposed Retail Floor Plan – Stage 2	DA3007	D	2 August 2018
Proposed Stage 2 Subdivision Plan	DA3008	C	2 August 2018
Proposed Site Plan	DA3001	G	2 August 2018
Proposed Retail Floor Plan – Stage 2	DA3002	J	2 August 2018
Proposed Roof Plan	DA3003	G	2 August 2018
Proposed Transport & Pedestrian Diagram	DA3004	F	2 August 2018
Elevations & Sections 01	DA4001	D	29 March 2018
Detail Elevations and Sections 01 & 02	DA4002	C	29 march 2018
Detail Elevations and Sections 03 & 04	DA4004	C	29 March 2018
Elevation of Rear Embankment Parking	DA4006	B	30 June 2015
Materials / Finishes	DA5001	C	29 March 2018

Plans prepared by: SYM Studio; Project Number. STK13Glendale			
<b>Name of Plan</b>	<b>Drawing Number</b>	<b>Issue</b>	<b>Date</b>
Landscape Development Application – Section 96(2)	SK-01	J	13 April 2017
Site Analysis & Cultural Interpretation	SK-02		10 June 2015

Place Making Strategy	SK-03		10 June 2015
Landscape Masterplan – Stage 1	DA-L01A	E	13 April 2017
Landscape Masterplan – Stage 2	DA-L01B	E	13 April 2017
Detail – Western Entry Plaza	DA-L05	K	12 April 2018
Casual Dining	DA-L06	L	12 April 2018
Detail – Eastern Entry	DA-L07	L	12 April 2017

Subdivision Plan prepared by: Stockland Commercial Design Group; Project Number. 07-07-08-GD

<b>Name of Plan</b>	<b>Drawing Number</b>	<b>Issue</b>	<b>Date</b>
Proposed Land Dedication Lot	DA3009	A	2 November 2018

Plans prepared by: Northrop; Project Number. NL130382

<b>Name of Plan</b>	<b>Drawing Number</b>	<b>Issue</b>	<b>Date</b>
Cover Sheet And Drawing Index	C00DA	A	18 August 2017
Sediment & Erosion Control Plan	C10DA	A	18 August 2017
Sheet Layout And Site Plan	C20DA	A	18 August 2017
Stormwater Management And Levels Plan - Sheet 1	C21DA	A	18 August 2018
Stormwater Management And Levels Plan - Sheet 2	C22DA	A	18 August 2017
Stormwater Management And Levels Plan Sheet 3	C23DA	A	18 August 2017
Stormwater Management And levels Plan Sheet 4	C24DA	A	18 August 2017
Stormwater	C25DA	A	18 August 2017

Management And Levels Plan Sheet 5			
Stormwater Management And Levels Plan Sheet 6	C26DA	A	18 August 2017
Stormwater Management And Levels Plan Sheet 7	C27DA	A	18 August 2017
Stormwater Management And Levels Plan Sheet 8	C28DA	A	18 August 2017 10 June 2015
Stormwater Management And Levels Plan Sheet 9	C29DA	A	18 August 2017
Stormwater Management And Levels Part Plan Sheet 10	C30DA	A	18 August 2017
Stormwater Management And Levels Plan Sheet 11	C31DA	A	28 August 2017 29 June 2015
Stormwater Management And Levels Plan Sheet 12	C32DA	A	28 August 2018
Detention Basin And Retaining Wall Plan	C40DA	A	18 August 2017

(b) Document Reference:

Document	Reference	Author	Date
Supplementary Statement of Environmental Effects	IA/201310/250315	Paradigm	April 2015
CPTED Report	IA/201310/300315	Paradigm	March 2015
DDA Accessibility Report	68757	McKenzie Group	31 March 2015
Cover Letter		Paradigm	2 April 2015
Supplementary Report on Transport Aspects of Proposed Extensions	9154/3	Colston Budd Hunt & Kafes Pty Ltd	April 2015
Proposed Waste		Stockland	April 2015



Management Plan			
Supplementary Information		Stockland	10 June 2015
Glendale Waste Management		Kumite Sustainability and Waste Management	
Car Park Management and Operational Plan		Stockland	June 2014
As Amended by:			
Correspondence – Submission of Amended Plans	IA/201310/070218lt r	Paradigm Planning & Development Consultants Pty Ltd	8 February 2018
As Amended by:			
Correspondence – Submission of Further Amended Plans	IA/201310/100418lt r	Paradigm Planning & Development Consultants Pty Ltd	19 April 2018

Details of the development shown in the approved plans and documents referenced are altered in the manner indicated by:

- (i) Any amendments made by Council on the approved plans or documents;
- (ii) Any notes, markings, or stamps on approved plans or documents, and
- (iii) Any conditions contained in this consent.

#### 4. Construction Certificate

Prior to the commencement of building work or subdivision work, a Construction Certificate shall be obtained.

**Note:** If the Construction Certificate is issued by a Principal Certifying Authority that is not Council it will be necessary to lodge the Construction Certificate and other approved documents with Council within two days of such approval. (Clause 142(2) EPA Regulation 2000).

#### 5. Occupation Certificate

The development shall not be occupied or used prior to the issuing of a Final Occupation Certificate or Interim Occupation Certificate by the Principal Certifying Authority. Where an Interim Occupation Certificate has been issued, only that part of the building to which the Certificate applies may be occupied or used.

#### 6. Site Works and Clearing

No site works, site preparatory works or clearing is permitted to occur without the Principal Certifying Authority having issued a Construction Certificate.

**7. Planning Agreement**

Pursuant to Section 7.7(3) of the Environmental Planning and Assessment Act 1979, a Planning Agreement generally in the terms as offered by the developer Stockland Development Pty Ltd in its Letter of Offer dated 17 October 2018 shall be entered into with Lake Macquarie City Council and no work authorised by the consent shall commence pursuant to this consent until such agreement has been entered into.

The Principal Certifying Authority shall not release the first or any Construction Certificate in association with this development consent without the Planning Agreement having been executed.

**8. Deleted**

**9. Deleted**

**10. Stormwater Disposal - Stormwater Detention**

The Stormwater Detention and Disposal system submitted with any Construction Certificate shall be generally in accordance with the plans approved by the Development Consent prepared by Northrop, Ref: NL130382, Revision A, dated 18 August 2017 and must comply with the following:

- (a) Stormwater shall be disposed of through a piped system designed in accordance with Australian Standard AS 3500 by a suitably qualified professional. Qualifications shall be in accordance with Part DQS.06 of Council's Engineering Guidelines.
- (b) Stormwater detention measures and stormwater quality controls shall be constructed and maintained to ensure that the development does not increase upstream or downstream flood levels. The detention basin shall be assessed in accordance with Council's Batter Slope Treatments and Fencing Guideline and any necessary safety fencing shall be provided.
- (c) Detention storage shall be calculated and designed in accordance with "Australian Rainfall and Runoff 1987" and the Lake Macquarie City Council guideline – "Handbook for Drainage Design Criteria" and shall conform to the specifications and standards contained in the LMCC Engineering Guidelines.

Prior to the issue of a Final Occupation Certificate:

- (d) All drainage works shall be carried out generally in accordance with the approved Construction Certificate plans.
- (e) A **Works As Executed Plan** is to be submitted to the Principal Certifying Authority that shows any changes (in different colour) to the approved Construction Certificate plans and endorsed by a registered surveyor.
- (f) Certification by the engineer, is to be submitted to the Principal Certifying Authority that any changes comply with the requirements (a), (b) and (c) as shown above. **Note:** This may be shown on the Works As Executed Plan.

#### **10A. Building Over or Adjacent to a Drainage Easement**

Any works over or adjacent to the easement shall meet the objectives of Council's Policy for Building Over or Adjacent to a Drainage Easement.

To remove any influence over the easement piers and beams maybe required as determined by a suitably qualified Engineer. Any piers along the drainage easement boundary are to have a minimum depth equal to the level of the invert of the stormwater pipe or culvert. Council's guideline for Building Over or Adjacent to a Drainage Easement, will provide details of an appropriate manner to address this issue.

#### **11. Erosion and Sediment Control**

Prior to any works commencing onsite, including those which do not require a Construction Certificate, appropriate erosion and sediment controls shall be installed in accordance with Development Control Plan 2014 (DCP 2014).

The final Erosion and Sediment Control Plan (ESCP) / Soil and Water Management Plan (SWMP) shall be submitted to the certifier prior to the approval of the first Construction Certificate for the development. The plan shall contain information required for the area of disturbance of the development or its distinct and separate stages in accordance with DCP 2014.

The final plan shall include a signed and dated Statement of Compliance stating (in full):

- i) This plan has been developed, certified and signed off by an appropriately qualified and experienced professional in erosion and sediment control;
- ii) The plan complies with the requirements for the area of disturbance in accordance with DCP 2014;
- iii) The plan and associated documents, calculations and drawings, have been prepared to a standard which, if properly implemented, will achieve the water release criteria of 50mg/L of total suspended solids (TSS); and
- iv) All erosion and sediment control measures are in accordance with DCP 2014.

The final ESCP / SWMP and the Statement of Compliance shall be provided to Council with the Construction Certificate documentation in accordance with clause 142(2) of the Environmental Planning and Assessment Regulation (NSW) 2000.

All erosion and sediment controls shall be appropriately managed throughout the development to prevent pollution until the land is considered erosion resistant.

Any pollution from site shall be cleaned up immediately and appropriate repairs made to onsite controls.

#### **12. Fix Damage Caused by Construction Works**

Any damage or injury caused to a public road or associated structures including footpaths, drains, kerb and gutter and utility services caused as a consequence of the

construction works shall be made good at the cost of the person with the benefit of the consent.

Any disused kerb and gutter and footpath crossing shall be removed and replaced with full kerb and gutter in accordance with Council's standards to match finished adjoining kerb and gutter. All replacement works are to be completed to the satisfaction of Council prior to the issue of an Occupation Certificate at the cost of the person with the benefit of the consent.

### **13. Disability Access Requirements**

Access for people with disabilities must be provided from the building(s) to kerb ramps and footpaths along the street frontage, by means of a continuous path of travel in accordance with Australian Standard AS 1428.1.

**Note:** Additional legislation exists to promote the provision of services, which enable people with a disability to maximise their potential, further their integration in the community and achieve positive outcomes.

The following legislation may be relevant:

- The NSW Disability Services Act 1993
- The Commonwealth Disability Discrimination Act 1992
- NSW Anti Discrimination Act 1977.

For further information please consult:

- Human Rights and Equal Opportunity Commission
- NSW Anti Discrimination Board.

### **14. Tactile Indicators**

The development shall have tactile indicators installed in accordance with AS 1428.4.

**Note:** The areas of the development to have tactile indicators installed are varied and include kerb ramps and footpaths along the street frontage; carpark pedestrian crossings (street frontage and internal); lifts; stairways and ramps.

### **15. Dilapidation Survey Report**

Prior to the commencement of works (including demolition) on the land, a dilapidation survey report prepared by a suitably qualified practising engineer, of properties and existing public infrastructure potentially affected by the proposed development, shall be lodged with Council and submitted to the Principal Certifying Authority. The dilapidation survey report shall locate the area within which the damage may be potentially caused to nearby and neighbouring properties as a result of the carrying out of demolition or construction works pursuant to this consent. The report is to include a description of the location and nature of any existing observable defects to the properties and existing public infrastructure, including a photographic record.

A final Dilapidation Survey Report shall be prepared by a suitably qualified practising engineer at the completion of the works to ascertain if any structural or cosmetic damage has occurred to the properties specified in the earlier report. A copy of the report shall be submitted to Council the Principal Certifying Authority and owners of

potentially affected properties and public infrastructure prior to the issue of the Final Occupation Certificate.

## **16. Crime Prevention Through Environmental Design**

The development is to incorporate the recommendations as contained in:

- the 'Stockland Glendale Shopping Centre – Section 96(2) Modification to DA764/2014 for Proposed Expansion - CPTED Statement ' by Paradigm dated 30 August 2017 (reference IA/201310/300817); and
- the 'Car Parking Management and Operational Plan – Proposed Redevelopment June 2015 – DA 764/2014' by Stockland Development Pty Ltd dated June 2015;

and the following measures to achieve Crime Prevention Through Environmental Design outcomes:

### Graffiti Removal

- All Graffiti is removed within 24 hours of its appearance.

### Repairs & Maintenance

- All broken or damaged lighting is repaired within 48 hours.

### Lighting

- A Lighting Design is to be prepared by a suitably qualified professional to ensure compliance with Australian Standards including adequate coverage of car park and new facilities to support operation of proposed CCTV and enable surveillance by security personnel.

The above requirements are to be incorporated into the plans submitted with the Construction Certificate and implemented prior to release of the Occupation Certificate by the Principal Certifying Authority.

## **17. Plan of Management for Trolley Containment**

A Plan of Management is to be submitted to Council for approval with regard to the containment of Trolleys. The Plan of Management is to specifically address:

- (i) The location and design principles for trolley storage bays;
- (ii) A trolley containment system that encourages the conferment of trolleys to the retailer's premises. Containment systems may include the following (but not limited to):
  - Coin/token operated systems with refund
  - Trolleys with wheel locks activated by radio signal or magnetic strip
  - Specialised paving, installation of bollards or other physical barriers that limit the removal of trolleys from the centre.
- (iii) a map and written schedule of surveillance and collection schedules detailing abandoned trolley services around the local town centres and neighbouring

residential areas is to be supplied. This service map and schedule to be reviewed and updated, at least on an annual basis. In particular, the schedule of surveillance and collection should detail the style of service to be offered and the relevant contact details of service provider. Particular attention should be given to those areas known to regularly attract abandoned trolleys, such areas are to be provided with a service at least every 24 hours.

The POM shall also include reference regarding the intended signage and public education programs which may include (but not limited to):

- signage within stores and car parks
- signage at entry and exit points of stores and car parks
- signage on trolleys
- pamphlets in stores explaining the need for customer
- co-operation
- local newspaper publicity
- in-store messaging over PA systems

The POM is to include the commitment of the retailer or shopping centre management to the implementation of actions identified within the POM.

The Principal Certifying Authority must not release the first or any Construction Certificate without evidence of Council having approved the Plan of Management.

## **18. Waste Management**

The Principal Certifying Authority shall not release the first or any Construction Certificate without evidence that Council has approved the following:

- A Site Waste Minimisation Management Plan in accordance with DCP2014, as prepared by the person having the benefit of this development consent; and
- A Waste Management Plan addressing the operational aspects of the Centre, as prepared by the person having the benefit of this development consent.

The abovementioned Plans are to be generally in accordance with the 'Proposed Waste Management Plan for S.96(2)A Application' by Stockland Development Pty Ltd, dated August 2017, and the 'Glendale Waste Management – response to Council Questions 3/6/15' by Kumite Sustainability and Waste Management.

## **19. Retention of Trees and Native Vegetation**

All native vegetation on the site shall be retained and protected in accordance with DCP 2014 Guidelines – Tree Preservation and native Vegetation Management Guidelines (Section 6) and the Australian Standard AS4970-2009 – Protection of Trees on Development Sites unless it has been identified for removal by an Arboricultural Impact Assessment and Tree Protection Plan, as approved by Council prior to the release of the Construction Certificate by the Principal Certifying Authority. In this regard, the Arboricultural Impact Assessment and Tree Protection Plan is to specifically identify the retention of any tree beyond three metres of a retaining wall or excavation.

Any tree beyond 3 metres of retaining walls or excavation shall be retained. A separate application shall be made to Council in accordance with State Environmental Planning Policy (Vegetation in Non Rural Areas) 2017 for the removal of any other trees or native vegetation. This includes application for the removal of any understorey vegetation or the stripping of ground cover vegetation that is outside those areas approved for construction.

## **20. Management of Site - Erosion Prevention and Sediment Control**

All disturbed areas shall be revegetated or rendered erosion resistant in accordance with DCP 2014 Guidelines – Erosion Prevention and Sediment Control Guidelines as soon as practical, and no later than the timeframes specified in Managing Urban Stormwater: Soils and Construction “The Blue Book” 4th Edition, Landcom, 2004.

## **21. Topsoil and Stockpiles of Materials**

Topsoil shall only be stripped from approved areas. It may be stockpile onsite for re-use during site rehabilitation and landscaping. Stockpiles of any material including but not limited to, soil, sand, aggregate, and spoil, stored on the site that is capable of being moved by water shall be stored clear of any drainage line or easement, natural watercourse, footpath, kerb, and/or road surface. Suitable erosion and sediment controls shall be installed. The stockpile shall be treated so its surface is resistant to water and wind erosion. No stockpiles shall be located on the public footpath or road reserve without prior written approval from Council.

## **22. Tree Retention Amendments**

The person having the benefit of this development consent is to submit to Council for approval the following:

- An Arboricultural Impact Assessment and Tree Protection Plan reflecting the zones or study areas providing a detailed assessment and recommendation for all trees and which includes a tree retention and removal plan is required. In this regard, the Arboricultural Impact Assessment and Tree Protection Plan is to specifically identify the retention of any tree beyond three metres of a retaining wall or excavation.
- The text relating to each zone under the plan titled ‘Landscaping Strategy to Service Lane’ drawing number DA3006-A is to be amended such that the Useful Life Expectancy (ULE) of subject trees to be retained is determined prior to works commencing.
- The Arboricultural Impact Assessment and Tree Protection Plan shall provide a detailed and to scale tree retention and removal plan which clearly shows all trees to be removed and/or retained and that trees shall be clearly marked and identified prior to commencement of works.
- Additionally the Arboricultural Impact Assessment and Tree Protection Plan shall identify recommendations pursuant to AS1970-2009 Tree Protection on Development Sites and shall include provisions to ensure an AQF Level 5 Project Arborist be on site for any works within zones that require tree retention and removal.

The Landscape Plans submitted with the Construction Certificate shall be amended to reflect the approved outcomes by Council of the above requirements.

The Principal Certifying Authority shall not release the first or any Construction Certificate without having received evidence of Council having approved the above requirements.

## **22A. Car Park Landscaping**

An amended landscape plan shall be submitted to and approved by Council prior to the release of the Construction Certificate. The amended landscape plan shall provide additional landscape plantings within the existing car park to compensate for lost landscaping and related amenity.

The amended landscape plan shall have a particular emphasis on:

- (i) A one for one replacement of the 73 trees to be removed (unless a greater number of tree plantings at the rate of one per eight car park spaces is required as per point (iii) below);
- (ii) Tree selection for the main car park is to be evergreen species with a broad spreading crown and planted with a minimum 75 litre pot size;
- (iii) The plan is to include measures for tree replacement within the Centre's Main Car Park, with a tree replacement ratio of one tree planted for every eight car park spaces rather than one in ten;
- (iv) Each tree planting pit is to have a root volume of minimum 8m<sup>3</sup> and between 600 and 750mm depth and a corresponding clear air space of at least eight metres high and six metres in width. Tree pits positioned at the intersection of four parking bays are not an acceptable design outcome;
- (v) Landscaping to enhance the entries to the mall, with suitable landscape bed widths;
- (vi) Landscaping to support pedestrian pathways; and
- (vii) Replacement plantings within the detention basin.

The Landscape Plans submitted with the Construction Certificate shall be amended to reflect the approved outcomes by Council of the above requirements.

The Principal Certifying Authority shall not release the first or any Construction Certificate without having received evidence of Council having approved the above requirements.

## **23. Landscape Works**

Landscape works shall be constructed in accordance with the approved landscape plans and specification as scheduled in these Conditions of Consent.

All landscape planting works shall be implemented under the full supervision of a contractor with a current *New South Wales Department of Fair Trading* endorsed license in Structural Landscaping.



All paving works shall be implemented under the full supervision of a contractor with a current *New South Wales Department of Fair Trading* endorsed license in Structural Landscaping, Building or Minor Trade – Paving.

Landscape works shall conform to planting densities as scheduled with all plants at nominated pot sizes and spacings in all areas dedicated to planting. A hard garden retaining edge (timber or concrete) shall be installed to all planting areas adjoining turf surfaces and all planted areas covered with minimum 100mm mulch to aid plant establishment.

All landscape works shall be established and maintained for a minimum of 52 weeks to achieve continuous healthy growth improving amenity and aesthetics over the site and meeting the aims for development in the zone.

At the completion of landscape works, the consulting landscape architect who prepared the documentation shall submit to the Principal Certifying Authority a Landscape Compliance Report prior to issue of Occupation Certificate. This Report shall certify that species, pot size and planting densities comply with approved documentation and practical completion of the landscaping works has occurred.

#### **23A. Outdoor Dining**

Use of the internal footpaths for outdoor dining shall comply with the following:

- (i) Any furniture such as umbrellas and the like shall be securely fastened/weighted during normal conditions or be removed from the area during windy periods.
- (ii) A minimum of 2 metre wide path for pedestrians must be maintained at all times along the footpath, clear of obstacles. No protrusions of umbrellas or the like is permitted outside of the designated area containing the chairs and tables or above any part of the pedestrian pathway/thoroughfare.
- (iii) All outdoor dining furniture shall maintain a minimum setback of 600mm from any internal kerbing, roadway or parking space.

#### **23B. Playground**

The Principal Certifying Authority shall not release the Occupation Certificate unless being satisfied the playground area is in accordance with the following standards:

AS 4685 Playground equipment and surfacing

AS 4422: Playground surfacing - Specifications, requirements and test method

AS 1428: Design for access and mobility

#### **24. Hoarding and Construction Site Safety Fencing**

Construction site safety fencing and/or hoarding shall be provided in accordance with WorkCover requirements. Such fencing and/or hoarding shall be erected wholly within the property boundary unless prior approval from Council is obtained.

Council approval is required to install hoarding, site fencing or overhead protective structures over or adjoining a public place i.e. a footpath or a Public Reserve. No work shall commence until written approval is obtained.

## **25. Advertising Structures and Signs**

Development consent shall be obtained from Council prior to the erection of any advertising structures or signs on the site. This requirement does not apply to any exempt, complying, or previously approved signage.

## **26. Car Parking and Allocation of Spaces**

A minimum of 2162 car parking spaces shall be constructed on the site in accordance with the minimum requirements of the Australian Standard AS/NZS 2890 as current at the time of construction, and maintained on the land in accordance with the approved plans.

The car parking spaces are to be identified on-site by line marking. The car parking provided shall only be used in conjunction with the uses contained within the development and except as provided for in these conditions are not to be used other than by an occupant or tenant of the development.

The required disabled car parking spaces shall be clearly marked and signposted for the sole use by disabled persons.

All designated commercial and retail car parking spaces shall be available for use only by employees and clientele during the business hours of the approved development unless shown otherwise on the approved plans but are not to be used as public carparking. . No spaces shall be marked, signposted or otherwise identified as being for the sole use of staff only.

All car parking spaces, line marking and signage shall be completed prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first.

## **27. Location of Accessible and Priority Parking Spaces**

Prior to the release of the Construction Certificate, the person having the benefit of this consent is to submit a plan of the car park layout and the placement of Accessible and Priority Parking Spaces (Seniors, Parents with Prams) to Council for approval.

The plan is to place Accessible Parking Spaces and Parents with Prams Parking Spaces away from perimeter road to ensure safety for users of the parking spaces and efficient operation of perimeter road. There is no requirement to position Senior Parking Spaces away from the perimeter road, however such parking spaces are to be detailed on the plan submitted to Council for approval.

The Principal Certifying Authority must not release the Construction Certificate without evidence of Council having approved the revised plan of the car park layout.

## **28. Bicycle Parking Racks**

Secure bicycle parking/storage shall be provided to accommodate a minimum of 56 bicycles on the site in accordance with the approved plans . The installation and dimensions of the bicycle parking/storage shall be in accordance with the Austroads 'Cycling Aspects of Austroads Guides' and Australian Standard AS2890.3:1993. These works shall be completed prior to the issue of the Final Occupation Certificate.

## **29. Parking Areas and Access Ways**

All parking areas and access ways shall be designed, constructed, sealed and drained in accordance with the standards nominated in Council's Development Control Plan 2014 Guidelines - Engineering Guidelines and the Australian Standard 2890. All parking areas and access ways, line marking and signage shall be completed prior to the issue of an Occupation Certificate.

**30. Directional Signage**

The following traffic safety measures are to be implemented:

- (a) Signage is to be installed that reinforces where passenger vehicles and heavy vehicles are to travel.
- (b) Four way intersections are to have priority defined through give-way line marking.

**31. Wheel Stops**

Wheel Stops are to be installed for all parking spaces fronting landscaping beds and/or pedestrian pathways/walkways.

**32. Pedestrian Crossings**

Pedestrian crossings are to be raised crossings that are at the same level as the footpaths they connect too.

**33. Drop Off Zones**

The Drop Off Zones are to:

- i. be a minimum 3 metres wide;
- ii. have a length adequate to accommodate a bus the equivalent of a Toyota Coaster or Commuter (including manoeuvring into and out of the zone) and a shared space at the rear for loading/unloading;
- iii. have a kerb ramp; and
- iv. have a kerb.

**34. Traffic – Removal of Pedestrian Crossing**

An approval for the removal of the pedestrian crossing across four lanes adjacent to the Hungry Jacks restaurant is to be obtained from the Lake Macquarie City Council Traffic Facilities Committee prior to the release of the Construction Certificate.

The works to remove the pedestrian crossing is to be completed in accordance with the requirements of the Lake Macquarie City Council Traffic Facilities Committee, by and at the cost of the person having the benefit of this consent, prior to the release of the Interim or Final Occupation Certificate by the Principal Certifying Authority.

**34A. Pedestrian Safety Fence**

A pedestrian safety fence (RMS rated) shall be installed in Stockland Drive for a length of 150m, east of the roundabout servicing the Hunter Sports Centre in accordance with the requirements of the Lake Macquarie City Council Traffic Facilities Committee.

Prior to release of the construction certificate an approval under Section 138 of the Roads Act 1993 shall be obtained from Lake Macquarie City Council for the installation

of the fence. The works to install the fence shall be undertaken at the cost of the person with the benefit of the consent. The works are shall be completed prior to the issuing of an Occupation Certificate.

**35. Deleted**

**36. Lighting**

Any lighting shall be installed to ensure minimal glare and light spill onto adjoining properties or roadways. Lighting shall comply with Australian Standard AS4282-1997.

**37. External Storage of Products**

The external storage or display of any products on the development site is not permitted.

**38. Hours of Operation**

Following commencement of occupation, the hours of operation for the retail and/or commercial floor area shall operate in accordance with the approved hours for the Centre under DA/423/1994/F, excepting the new casual dining premises which shall operate or trade only between the times stated as follows:

Mondays to Sundays and Public Holidays 7am to 10pm

Other internal operations such as cleaning, preparation, and office administration may be undertaken outside of the above hours provided no disturbance to the amenity of the neighbourhood occurs.

**39. Onsite Loading Facility**

The onsite loading facility shall be constructed clear of designated car parking spaces and driveways, must be kept clear of goods and must not be used for any storage purposes, including garbage storage.

All loading operations associated with servicing the site, must be carried out within the boundaries of the site, and must not obstruct other properties, access driveways, public roads or footpaths.

**40. External Material Reflection**

External cladding materials such as roofs, walls and windows shall have low-reflective properties.

**41. Screening of Roof Top Plant and Equipment**

All Roof Top Plant and Equipment are to be suitably screened. Details of the screening measures are to be submitted to Council for approval.

The Principal Certifying Authority must not release the first or any Construction Certificate without Council having approved the screening measures for the Roof Top Plant and Equipment.

**42. Disability Access Design Audit**

The recommendations of the Disability Access Audit are to be incorporated into the documentation and plans submitted with the Construction Certificate.

The Principal Certifying Authority shall not approve the Construction Certificate without ensuring the recommendations are included in the relevant documentation.

**Note:**

- (a) Compliance with the Building Code of Australia only, can still leave a building professional or building owner in contravention of the Disability Discrimination Act 1992.
- (b) The Association of Consultants in Access Aust Inc at [www.access.asn.au](http://www.access.asn.au) may be able to provide further information.

**43. Accessible Toilet**

Signage is to be erected in the Accessible Toilets where baby change tables are incorporated requiring the table must be left in the folded position after use to allow circulation space for wheelchair users.

**44. Ausgrid Requirements**

Prior to the issue of the first Construction Certificate, any requirements of Ausgrid shall be obtained and a copy of the such requirements shall be lodged with Council and the Principal Certifying Authority. All works shall comply with the requirements of Ausgrid.

**45. Excavation and Retaining**

Only retaining walls indicated on the approved plans shall be constructed under this consent.

No additional excavation/fill is to occur outside the area as shown on the approved plans.

Retaining walls, footings and associated drainage works shall be located wholly within the subject property boundaries and shall be connected to the existing stormwater system or other approved stormwater system on the subject property.

No excavation exceeding a depth of two metres is permitted by this development consent where within 25 metres of the rail corridor.

**Note:** Some retaining walls are able to be erected without consent, as Exempt or Complying Development pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (SEPP). Prior to erection of any retaining wall not approved under this consent, reference to the SEPP should be undertaken to ascertain whether approval is required.

**46. Building Waste**

Prior to any construction work commencing, containment of building waste materials shall be provided within the boundaries of the building site, above natural or excavated ground level, by a screened area of silt stop fabric or shade cloth, having minimum dimensions of 2.4 x 2.4 x 1.2 metres high OR equivalent size waste disposal bin.

The enclosure or bin shall be maintained for the term of the construction to the completion of the development.

The enclosure or bin shall be regularly cleaned to ensure proper containment of the building wastes generated on the site.

Appropriate provision is to be made to prevent wind blown rubbish escaping from the containment.

**47. No works on adjoining Public Reserve**

The public reserve adjoining the site shall not be affected by site works, construction materials stockpiles, waste, building products and debris, site sheds, spoil placement or the like. No access for vehicles, machinery or goods to the site shall be gained across the public reserve without a written license from Council. All costs associated with such a license shall be payable by the person having the benefit of the consent.

**48. Works on a Road**

Prior to the carrying out of any works on a road, the person having the benefit of the consent shall apply to Council for an approval under s138 of the Roads Act 1993. The road shall not be opened until the approval has been issued. The person having the benefit of the consent shall pay to Council the calculated road restoration fee prior to the issue of any occupation certificate.

The person having the benefit of the consent is given permission to open a grassed or natural surface footpath for the installation of all water services, cables, or mains. Upon completion of the work, the footpath shall be restored to its original state and ensure that there are no hazards that may impact on the public.

All precautions must be taken to protect the public while work is in progress. Traffic control shall be undertaken in accordance with Australian Standard AS1742 – Manual Uniform Traffic Control Services – Parts 1, 2 and 3.

All works associated with the subject development shall be undertaken at full cost to the developer and no cost to Roads and Maritime or Council and to Council requirements.

**49. Unobstructed Footpath Access**

The person having the benefit of the consent shall maintain unobstructed footpath access within the public road reserve at all times. Building materials shall not be placed or stored within the road reserve.

In the case of sites where it is not possible to keep the footpath or road reserve clear during construction works written approval from Council shall be obtained prior to any closing of the road reserve or footpath area. The closure shall take place in accordance with Council's written approval. The area shall be signposted and such signposting be maintained in a way that ensures public safety at all times.

**50. Demolition**

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

No trees shall be removed from the site unless they are shown for removal on the approved plans, or separately approved by Council.

Erosion and sediment control measures shall be installed prior to any demolition works and maintained in accordance with DCP 2014 Guidelines - Erosion Prevention and Sediment Control Guidelines.

Temporary toilet facilities shall be provided during the course of demolition at a ratio of one toilet, plus one additional toilet for every 20 persons employed at the site.

All demolition work shall be carried out strictly in accordance with *Australian Standard AS 2601—1991: The Demolition of Structures* and as in force at 1 July 1993.

Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility. During construction all vehicles entering or leaving the site must have their loads covered, and must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

At the completion of the works, the work site must be left clear of waste and debris and the site shall be grassed or otherwise rendered erosion resistant.

#### **51. Site Amenities**

Toilet facilities shall be available or provided at the work site before works begin and shall be maintained until the works are completed 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 approved on-site effluent disposal system under the Local Government Act 1993, or
- (c) be a temporary chemical closet.

#### **52. Removal, Management and Transportation of Fill**

All excavated fill material that is to be removed from the site shall only be distributed to:

- (a) A NSW Office of Environment and Heritage licensed waste disposal facility. A copy of the receipts from the waste disposal facility shall be kept and shall be provided to the Principal Certifying Authority prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first, or authorised officer of Council upon request; or
- (b) A site which has a current development consent for the importation of fill material. A copy of the current development consent for the site to which the material is proposed to be distributed must be provided to the Principal Certifying Authority prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first, or authorised officer upon request.

All removed excavated material shall be transported and disposed of in accordance with the NSW Office of Environment and Heritage guidelines applicable at the time of removal.

#### **53. Dust Suppression**

During the extraction, removal, and transportation of material associated with the works, the person having the benefit of the consent shall ensure that airborne dust is contained within the work site or transport vehicles, and does not impact on the amenity of the surrounding environment.

Effective environmental controls and practices shall be implemented and maintained to the satisfaction of Council or the Principal Certifying Authority.

**54. Dial Before You Dig**

Prior to commencement of work, the free national community service “Dial Before You Dig” shall be contacted on 1100 regarding the location of underground services in order to prevent injury, personal liability and even death. Enquiries should provide the property details and the nearest cross street/road.



**55. Construction Traffic Management Plan**

The Principal Certifying Authority shall not issue the first or any Construction Certificate without a Construction Traffic Management Plan (CTMP) as approved by Council. The CTMP is to be implemented prior to the commencement of works and maintained until the completion.

The party having the benefit of this consent is to submit the CTMP to Council's Asset Management Department for approval. The CTMP is to include a Vehicle Movement Plan and Traffic Control Plan. It shall be prepared with the intention of minimising impact on the operation of the road network during construction and neighbouring properties.

**56. Traffic Control Standards**

For the duration of work being carried out as part of this development, the Applicant shall ensure that traffic control is undertaken in accordance with the requirements of Australian Standards AS 1742 - Manual Uniform Traffic Control Services – Parts 1, 2 and 3.

**57. Land Contamination Report**

Council has reviewed and relied on the information provided in the Stage 1 Preliminary Site Investigation Report from Golder Associates dated 6 May 2014 (Report Number. 127613103-011-R-Rev1).

The consultant is to be engaged to monitor issues as outlined in Conclusions and Recommendations of report.

**58. Noise – Ongoing Operation of Machinery, Plant and Equipment**

The Laeq (15 minute) operating noise level of machinery, plant and equipment when measured at the boundary of the nearest residential premises shall comply with either the amenity or intrusiveness criteria calculated in accordance with the NSW Office of Environment and Heritage Industrial Noise Policy. For assessing amenity criteria, the area shall be categorised in accordance with the guidelines outlined in Chapter 2 of that Policy.



Prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first, certification from a suitably qualified acoustic consultant shall be submitted to the Principal Certifying Authority, demonstrating compliance with the above.

#### **59. Noise - Construction Sites**

The operating noise level of construction site operations, including machinery, plant and equipment when measured at any affected premises, shall be evaluated and comply with the requirements of the NSW Office of Environment and Heritage publication "Interim Construction Noise Guideline" July 2009.

##### **Approved Construction Times**

The approved hours for construction of this development are –

Monday to Friday - 7.00am to 6.00pm.

Saturday – 8am to 1pm.

No construction work shall take place on Sundays or Public Holidays.

##### **Construction Periods in Excess of 26 Weeks**

If the construction period is in excess of 26 weeks, a Noise Management Plan (NMP) shall be provided to Council prior to the issue of the first construction certificate. Such plan shall be prepared with the assistance of a suitably qualified acoustic engineer, indicating whether the use of machinery, plant and equipment during those operations can be completed without causing offensive noise (as defined in the *Protection of the Environment Operations Act 1997*) in the neighbouring area. The NMP shall be complied with at all times during the construction period and shall identify any mitigation measures to control noise, noise monitoring techniques and reporting methods, likely potential impacts from noise and a complaints handling system.

Operational times may be amended with the written advice of Council's General Manager or delegate.

#### **60. Construction Site Vibration**

Vibration on surrounding land from construction site operations shall comply with the Office of Environment and Heritage publication "Assessing Vibration: a technical guideline" February 2006.

#### **61. Bunded Spillage Areas**

Chemicals stored in bulk form, or work areas where spillages are likely to occur, shall be bunded in accordance with the *NSW Office of Environment and Heritage Protection Manual – "Bunding and Spill Management."*

#### **62. Liquid Gaseous Wastes, Emissions and Odour Control**

Emissions shall be responsibly managed at all times, so as not to cause a danger to public health or loss of amenity or damage to the environment.

Any liquid gaseous wastes, emissions or odours shall be controlled and disposed of in accordance with the *NSW Protection of the Environment Operations Act 1997* and *Regulations 1997*, as amended.

Where it is proposed to treat and discharge waters to the Hunter Water Corporations Sewer, formal approval from the Corporation shall be obtained.

**63. Emissions**

There shall be no interference with the amenity of the neighbourhood by reason of the emission of any "offensive noise" as defined in the *Protection of the Environment Operations Act 1997*, vibration, smell, fumes, smoke, vapour, steam, soot, ash or dust, or otherwise as a result of the development.

**64. Liquid Wastes**

Prior to the issue of the first construction certificate details on the collection, treatment and/or disposal of liquid wastes arising from the operations shall be submitted to Council for approval. Details shall include segregation of drainage areas subject to likely contamination, and the methods for preventing contaminants discharging from the site into the stormwater system. No work shall commence on site until the Council's approval is obtained.

**65. Garbage Storage Areas**

The garbage washing and bin storage area shall be constructed of, or lined with materials that are durable, impervious to moisture, and capable of being easily cleaned.

The storage area shall be supplied with hot and cold water, roofed and the floor bunded, graded and drained to a sump, which shall be connected to the sewer in accordance with the requirements of the Hunter Water Corporation.

Construction details shall be provided to the Principal Certifying Authority prior to the issue of the first construction certificate.

Adequate facilities shall be provided in a screened location within the premises for the separate storage of recyclable and non-recyclable material and arrangements shall be made for the regular removal and disposal of those materials.

**66. Loading Dock and Driveway**

The loading dock and driveway shall be graded and drained to a collection sump for the control of any spillages or cleaning waste generated. Wastes shall be directed to the sewer in accordance with the requirements with the Hunter Water Corporation. Details shall be provided to the Principal Certifying Authority prior to the issue of the first Construction Certificate.

**67. Excavation – Aboriginal Relics**

Should any Aboriginal relics be unexpectedly discovered then all excavations or disturbance to the area are to stop immediately and the NSW Office of Environment and Heritage shall be informed in accordance with Section 89A of the National Parks and Wildlife Act, 1974.

**68. Excavation – Historical Relics**

Should any historical relics be unexpectedly discovered then all excavations or disturbance to the area are to stop immediately and the Heritage Council of NSW shall be informed in accordance with Section 146 of the Heritage Act, 1977.

The applicant is advised that depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the Heritage Act, 1977 may be required before any further work can be recommenced in that area of the site.

## **69. Construction and Fit-out of Food Premises**

### **(a) General Construction**

The fit-out of areas used for food preparation, storage or display, shall comply with the requirements of the *Food Act 2003*, *Food Regulation 2010*, and *Australian Standard AS4674 "Design, construction and fit-out of food premises"*.

Note: Particular attention should be paid to:

- Routing of plumbing & electrical conduit
- Installation of hand wash basins and cleaners sinks
- Construction of floors, walls and ceilings
- Finishes of floors, walls and ceilings
- Cool room construction
- Installation of fixtures fittings and equipment
- Toilet facilities and airlocks
- Installation of light fittings
- Installation of floor wastes
- Ventilation and exhaust systems

### **(b) Plans and Specifications**

Any application for the first construction certificate shall be accompanied by plans and specification demonstrating compliance with the Food Act and Regulations, and relevant Australian Standards.

### **(c) Mechanical Ventilation**

Installation of any mechanical ventilation system(s) shall comply with the provisions of Part 2 of the Australian Standard AS1668.

### **(d) Partition Wall Construction**

Any partition wall (that do not extend to the ceiling), sills or other ledges located within food preparation areas shall be splayed on top at an angle of 45 degrees to prevent storage of articles and reveal build-up of food waste, dirt, grease or other visible matter.

### **(e) Waste Traps**

Any bucket traps, grease traps and associated sewer connections shall be installed in accordance with the requirements of Hunter Water Corporation.

## **70. Certification of Food Premises Fit-out**

Prior to the issue of any Occupation Certificate the food premises shall be inspected by an appropriately qualified person who shall certify that the premises, including the

construction and installation of all equipment, fixtures, fittings and finishes therein, complies with the *Food Act 2003*, *Food Regulation 2010*, and *Australian Standard AS 4674 "Design, construction and fit-out of food premises"*.

#### **71. General Terms of Approval – Approval under Section 22 of the Coal Mine Compensation Act 2017**

The following General Terms of Approval have been issued by Subsidence Advisory NSW and shall be complied with:

Plans, standards and guidelines

- (1) The development being undertaken strictly in accordance with the details set out on the application form, any information submitted with the application and the plans submitted, as amended or modified by the conditions of this approval.
  - (i) The final design shall
    - a) Be developed from the amended concept design accompanying the application.
    - b) Include sufficient drawing plans, long-section, elevations and details, to describe the work.
    - c) For underground pipes or conduits, allow for flexible joints, flexible bedding surround and flexible building connections and penetrations.
    - d) Locate underground structures to facilitate ease of repair and replacement.
    - e) Ensure there is suitable provision for articulation jointing in building elements in accordance with relevant codes and standards.
  - (ii) Submit final design drawings for acceptance by the Board prior to commencement of construction.
  - (iii) Upon completion of construction, work-as-executed certification by a qualified engineer is to be forwarded to the Board confirming that construction was in accordance with the plans previously approved by the Board.

Note: Any proposal to modify the terms or conditions of this approval, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application for consideration by Subsidence Advisory NSW. If amendment to the design result in the development not remaining substantially the same as that approve by this approval, a new Application will have to be submitted to Subsidence Advisory NSW.

- (2) This approval expires 5 years after the date the approval was granted if construction work has not physically commenced.

#### **72. Road works required by DA/4413/2004**

This consent has the effect of releasing the developer from the obligations under Condition 8 of DA/4413/2004/A to the extent the condition required construction of an extension to Stockland Drive.

The road works required by condition 8 of DA/4413/2004/A have since been completed as part of the Lake Macquarie Transport Interchange Stage 1 Section 1 works, being subject to the requirements of Condition 7 of this consent and associated Planning Agreement.

**73. Stage 2 Works – Subdivision and Car Park Re-configuration**

This modified consent shall be undertaken in accordance with the approved staging plans referenced in Condition 3 as follows:

Stage 1 – Construction of Shops and Restaurants as shown on the approved Stage 1 Plan.

Stage 2 – Subdivision and re-configuration of the eastern car park and construction of parking along the southern boundary, as shown on the approved subdivision plan and Stage 2 plan.

The approved stages are to be undertaken independently. In this regard, the issue of any Construction or Occupation Certificate for Stage 1 should not be affected by the progress of Stage 2, nor should the issue of a subdivision certificate for the Stage 2 subdivision or Construction or Occupation Certificate for Stage 2 be affected by the progress of Stage 1.

The Stage 2 subdivision and car parking works are subject to the requirements of Condition 7 of this consent and associated Planning Agreement. In this regard, the subdivision and re-configuration of the eastern car park as shown on the approved plans must be completed at the request of Council, in accordance with the terms of the Planning Agreement.

**74. Subdivision**

Submission For Subdivision Certificate

There are requirements which must be satisfied before the Principal Certifying Authority may issue the Subdivision Certificate pursuant to Section 6.15 of the Environmental Planning & Assessment Act 1979 in respect of a subdivision.

**75. Final Plan Submission**

The Applicant shall submit an application for a Subdivision Certificate accompanied by an original copy of the Final Plan of Subdivision. The location of all buildings and/or other permanent improvements shall be indicated on one (1) additional full-size print. When all conditions of the Development Consent relating to this subdivision have been satisfactorily complied with the Subdivision Certificate will be issued.

**76. 88B Instrument**

The Registered Proprietor of the land shall provide an instrument under Section 88B of the Conveyancing Act setting out terms of any easements and/or restrictions as to user as may be required by conditions of this consent. Council is to be the party empowered to release, vary or modify those (and only those) easements and/or restrictions required by conditions of this development consent.

**77. Section 50 Certificate**

The applicant shall supply a Section 50 Certificate from Hunter Water Corporation prior to the issue of the Subdivision Certificate.

**78. Ausgrid Requirements**

The applicant shall ascertain and comply with the requirements of Ausgrid. If Ausgrid requires easements or sites for electricity purposes these shall be included on the final plan of subdivision and included in the 88B Instrument.

### **General Terms of Approval**

The following approval bodies have given general terms of approval in relation to the development:

- Subsidence Advisory NSW