

2017SSH045 - 89-91 Willarong Road, Caringbah

DA17/1626

ASSESSMENT REPORT APPENDICES

Appendix A Draft Conditions of Consent

DRAFT CONDITIONS OF DEVELOPMENT CONSENT

Development Application No. 17/1626

1. Approved Plans and Documents

The development must be undertaken substantially in accordance with the details and specifications set out on the Plan / Drawings in the table below:

<i>Plan number</i>	<i>Reference</i>	<i>Prepared by</i>	<i>Date</i>
36275 - Issue C	Survey Plan	Norton Survey Partners	2/11/17
DA101 - Issue A	Basement 2 Plan	PBD Architects	18.06.2018
DA102 - Issue A	Basement 1 Plan	PBD Architects	18.06.2018
DA103 - Issue B	Ground Floor Plan	PBD Architects	24.07.2018
DA104 - Issue B	Level 1-3 Plan	PBD Architects	18.07.2018
DA105 - Issue A	Level 4	PBD Architects	18.06.2018
DA106 - Issue A	Roof Terrace	PBD Architects	18.06.2018
DA107 - Issue A	Roof Plan	PBD Architects	18.06.2018
DA201 - Issue A	East Elevation (Willarong Rd)	PBD Architects	18.06.2018
DA202 - Issue A	South Elevation	PBD Architects	18.06.2018
DA203 - Issue A	West Elevation	PBD Architects	18.06.2018
DA204 - Issue A	North Elevation	PBD Architects	18.06.2018
DA301 - Issue A	Section AA	PBD Architects	18.06.2018
DA302 - Issue A	Section BB	PBD Architects	18.06.2018
DA303 - Issue A	Detail Façade Section	PBD Architects	18.06.2018
DA310 - Issue A	Section - Relationship of Private Open Space	PBD Architects	18.06.2018
DA401 - Issue A	Material Finishes	PBD Architects	18.06.2018
DA580 - Issue A	Adaptable Unit Type A	PBD Architects	18.06.2018
DA581 - Issue A	Adaptable Unit Type B	PBD Architects	18.06.2018
DA582 - Issue A	Adaptable Unit Type C	PBD Architects	18.06.2018
DA002 - Issue A	Demolition Plan	PBD Architects	18.06.2018
LSDA - 201 - Issue D	Landscape Plan - Ground Floor	Green plan	15/06/18
LSDA - 201 - Issue C	Landscape Plan - Third Floor	Green plan	15/06/18

LSDA - 203 - Issue D	Landscape Plan - Roof Plan	Green plan	15/06/18
LSDA - 301 - Issue B	Landscape Details - Planting Schedule	Green plan	15/06/18
LSDA - 302 - Issue A	Landscape Details - Typical Construction	Green plan	15/06/18
SW200 - Rev. 03	Stormwater Concept Plan - Basement 2 Plan	SGC	15.06.18
SW201 - Rev. 02	Stormwater Concept Plan - Ground Floor Plan	SGC	15.06.18
SW300 - Rev. 03	Stormwater Concept Plan - Details	SGC	15.06.18
SW400 - Rev. 03	Erosion and Sediment Control - Plan and Details	SGC	15.06.18
SW500 - Rev. 02	Stormwater Concept Plan - Music Catchment Plan	SGC	15.06.18

and any details on the application form and on any supporting information received with the application except as amended by the following conditions.

Note: The following must be submitted to Sutherland Shire Council prior to the commencement of any building work.

- i) A Construction Certificate.
- ii) Notification of the appointment of a Principal Certifying Authority and a letter of acceptance from that Principal Certifying Authority.
- iii) Notification of the commencement of building works with a minimum of 2 days' notice of such commencement.

2. Design Changes Required

A. Before Construction

The following design changes must be implemented:

- i) To preserve the trees numbered 18 and 19:
 - The footings of the proposed decks to units G01 and G02 must be isolated pier and beam construction. The piers must be hand dug and located such that no roots of a diameter greater than 50mm are severed or injured in the process of any site works during the construction period. The beam must be located on or above the existing soil levels. The location and details of any footings within the Tree Protection Zone (TPZ) shall be detailed in accordance with i) above and on the Construction Certificate Plans.
 - The basement must be constructed using piling rig only under the direct supervision of the consulting Arborist as outlined in the Tree Protection Conditions.
- ii) Interlocking pavers or similar must be utilised as the surface treatment of the driveway entry where visible from the street to denote a shared zone and break up the expanse of concrete.
- iii) Hydrant boosters and meter must be fully enclosed with unlockable screens or doors
- iv) Ensure fencing to the front setback and private open space of Units G06 and G07 is to be no greater than 1200mm in height and open form. Privacy is to be achieved through the provision of screen planting.
- v) All landscape retaining walls and planter boxes must be constructed in masonry, stone or gabions. Timber is not acceptable.
- vi) Permission must be obtained from 95 Willarong Road, Caringbah (Caringbah High School) prior to pruning Tree as outlined in the 'Pruning of Trees on Private Land Condition'.
- vii) The entry path to the building is to be amended to become a ramp extending perpendicular from the front boundary to the front door. When measured from the front boundary, the ramp is to comprise of a 0.9m landing following be a 1:14 ramp for a 7.7m length and then a 1.2m landing followed by a 1:14 ramp for a 3.5m length and then a 1.5m landing. To accommodate this ramp, Unit G.07 will need to be amended so that the entry door is swapped with the laundry.
- viii) Clotheslines located on balconies are to be fitted at or below the balcony balustrade height.
- ix) Storage lockers adjacent to car spaces 3, 5, 7, 8, 9, 11, 25 (and 26), 39, 41 and 42 are to be linked to the same unit allocated to the adjacent car space.
- x) Visitor car space no. 1 is to be dually used as a carwash bay.

Details of these design changes must be included in documentation submitted with the application for a Construction Certificate.

3. Design Requirements For Livable Housing

A. Design

Evidence that Dwellings 103, 203, 303, 106, 206 and 306 are designed to Silver Standard Livable Housing Design Guidelines is to be submitted with the Construction Certificate.

4. Affordable Rental Housing - Restriction as to User and Ongoing Management

A. Before Occupation

Prior to the issue of any Occupation Certificate, a Restriction as to User must be registered against the title of the property in accordance with section 88E of the Conveyancing Act 1919.

This restriction must:

- i) Limit the use of the following 23 units for the purposes of affordable housing for 10 years from the date of issue of any Occupation Certificate:

Floor	Ground	Level	Level 2	Level 3
Unit No. for Affordable Housing	1	1	1	1
	5	2	2	2
	6	3	3	3
	7	4	4	4
	8	5	5	5
		6	6	6

- ii) Specify that the affordable housing must be managed by a registered community housing provider, in accordance with Clause 17 of the State Environmental Planning Policy (Affordable Rental Housing) 2009.
- iii) Council is to be notified of the community housing provider managing each affordable housing unit.

B. Ongoing

The affordable housing component of the development must be managed by a registered community housing provider during the abovementioned 10 year period.

5. Public Place Environmental, Damage & Performance Security Bond

A. Before Issuing of any Construction Certificate

Prior to the issue of a Construction Certificate or the commencement of any works on site, whichever occurs first, the person acting on this consent must provide security to Sutherland Shire Council against damage that may be caused to any Council property and/or the environment as a consequence of the implementation of this consent. The security may be provided by way of a deposit with Council or a bank guarantee. A non-refundable inspection/administration fee is included in the bond value.

It is the responsibility of the person acting on this consent to notify Sutherland Shire Council of any existing damage to public areas in the vicinity of the development site by the submission of a current dilapidation report supported by photographs. This information must be submitted to Council at least 2 days prior to the commencement of works.

In the event that the dilapidation report is not submitted 2 days prior to commencement and the public area sustains damage the person acting on this consent may be held liable.

Should any public property and/or the environment sustain damage as a result of the works associated with this consent, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage and/or remove the risk. The costs incurred must be deducted from the bond.

The value of the bond is \$20,210.00.

Note: Bond amount includes a non-refundable administration fee which must be paid separately if security is provided by way of a deposit with Council or a bank guarantee.

Use of Bank Guarantee - As bond releases may occur under different timeframes only one bond amount/bond purpose is permitted on a Bank Guarantee. Multiple bonds will require multiple bank guarantees to be lodged.

B. After Occupation

A request for release of the bond may be made to Sutherland Shire Council after all works relating to this consent have been completed. Such a request must be submitted to Council on the 'Bond Release Request Form' signed by the owner or any person entitled to act on the consent and must be accompanied by a current dilapidation report including photographs.

SECTION 94 CONTRIBUTIONS

The following dedication of land and/or monetary contributions have been levied in relation to the proposed development pursuant to Section 94 of the Environmental Planning and Assessment Act 1979.

6. S94 2016 Contribution Plan - Caringbah Centre Precinct

A. Before Construction

Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979 and Sutherland Shire Council Section 94 Plan 2016, a total monetary contribution of \$320,000 must be paid to Sutherland Shire Council toward the cost of regional and local public domain works contained in the Works Programme of the Contributions Plan.

This contribution has been assessed and calculated in accordance with the Sutherland Shire 2016 S94 Contribution Plan on the basis of 22 units, with a concession for 6 townhouses and 2 villas.

Infrastructure & Facilities	Contribution Required
Regional Contribution:	\$249,681.40
Local Contribution:	\$70,318.60

The contribution will be indexed on 1 July in each year in accordance with the Consumer Price Index (All Groups Index) for Sydney.

The formula to index a contribution rate is:

$$\text{New Contribution Rate} = \text{Current Contribution Rate} \times \frac{\text{Current CPI}}{\text{Previous year's CPI}}$$

Payment must be made prior to the issue of the Construction Certificate.

7. Approvals Required under Roads Act or Local Government Act

A. Before Construction

No occupation or works are to be carried out on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993. These approvals must be to the satisfaction of Council for the required development works and may include but are not limited to the following:

- Frontage Works including construction of a driveway, footpath, etc.
- Road openings and restoration to provide services to the development.

- Work Zones and Hoardings.
- Skip Bins.
- Shoring / Anchoring.
- Standing of cranes, concrete pumps, etc.

Note: All Plans and Permits are required to be on site, at all times and may be requested by council officers at any time.

Note: Approval under the Roads Act or Local Government Act cannot be granted by a Principal Certifying Authority or by a Private Certifier. Failure to obtain approval may result in fines or prosecution.

8. Design and Construction of Works in Road Reserve (Council Design)

A. Design

Council has determined that the proposed development generates a need for the following works to be undertaken by the applicant in the road reserve. To this end a Detailed Frontage Works application under the Roads Act 1993 must be submitted to Sutherland Shire Council, prior to the release of the Construction Certificate.

This design will generally comply with the approved architectural design drawings and the current website version of Council's Public Domain Design Manual (PDDM) and Public Domain Technical Manual (PDTM) except where modified by/or addressing the following:

- i) Establish the property alignment/ boundary levels and crossing profiles.
- ii) Regrade footpath verge to final design levels including topsoil, turf and all associated soft landscaping.
- iii) Construct wide vehicle crossing.
- iv) Remove redundant laybacks and vehicle crossings and replace with kerb and gutter (including associated road reconstruction works).
- v) Install new footpath pavement along full frontage of site (as required).
- vi) Ensure there are adequate transitions between newly constructed and existing infrastructure as required.
- vii) Alter existing and/or install new street signage as required.
- viii) Remove and replace street trees, as required.
- ix) Adjust public services infrastructure as required.
- x) NBN - the Australian Government has issued a new policy on the provision of telecommunication infrastructure in new developments. The policy is effective from 1 March 2015. Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers need to contract a carrier to install and operate a telecommunications network.

NBN is the IPOLR (infrastructure provider of last resort) in developments of 100 lots or more within its fixed-line footprint and in new development where its fixed-line network is available, or the NBN rollout has been announced (www.nbnco.com.au/learn-about-the-nbn/rollout-map.html).

If you use NBN, you will need to provide six months' notice before your network needs to be available.

Evidence of the lodgement of this application must be provided to the PCA prior to the release of the Construction Certificate

B. Before Construction

Prior to the release of the Construction Certificate property alignment levels and crossing profiles must be obtained from Sutherland Shire Council.

C. Before Occupation

Prior to the occupation of the building or the issue of an Occupation/Subdivision Certificate the following certification must be provided to Sutherland Shire Council:

- i) The supervising engineer must certify that the road frontage works were constructed in accordance with the development consent and associated approval under the Roads Act 1993 including the approved drawings and specification.

Note. The form is available on Council's website. A fee applies for the relevant inspections, assessment, coordination, creation of design brief and the issue of permits providing consent to undertake frontage works. The design will be quoted separately by Council's Design Services unit.

9. Site Management Plan

A. Before Commencement of Works including Demolition

An Environmental Site Management Plan must accompany the application for a Construction Certificate. If demolition is to commence prior to the issue of a Construction Certificate the applicant must submit to Sutherland Shire Council a separate Demolition Site Management Plan. These plans must satisfy the Objectives and Controls of Sutherland Shire Development Control Plan 2015 relating to environmental site management and must incorporate the following throughout demolition and construction:

- i) Safe access to and from the site during construction and demolition.
- ii) Safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting.

- iii) Method of loading and unloading excavation machines, building materials.
- iv) How and where, construction materials, excavated and waste materials will be stored.
- v) Methods to prevent material being tracked off the site onto surrounding roadways.
- vi) Erosion and sediment control measures.

B. During Works

The site management measures set out in the above plan must remain in place and be maintained throughout the period of works and until the site has been stabilised and landscaped.

10. Pre-commencement Inspection

A. Before Works

A Pre-commencement Inspection/meeting is to be convened by the Applicant on-site a minimum 5 days prior to any demolition and/or construction activity and between the hours of 8.00 am and 4.30 pm Monday to Friday. The meeting must be attended by a representative of Council's Public Domain Assets Branch, the Principal Certifying Authority, the builder/site manager of the building/civil construction company and where necessary the supervising engineer. The attendance of the owner is required when it is intended to use more than one builder/principal contractor throughout the course of construction.

The purpose of the meeting is to:

- i) Ensure safe passage for pedestrians, Work and Hoarded Zones are maintained in accordance with Council requirements;
- ii) Check the installation and adequacy of all traffic management devices;
- iii) Confirm that the supervising engineer has a copy of Council's Specification for Civil Works Associated with Subdivisions and Developments.

Note: An inspection fee must be paid to Council prior to the lodgement of the Notice of Commencement. Please refer to Sutherland Shire Council's Adopted Schedule of Fees and Charges.

11. Supervising Engineer

A. Before Construction

The applicant must engage an Accredited Certifier in civil engineering works or a Charter Civil Engineer to supervise construction of any:

- i) Road frontage works.
- ii) Construction / installation of stormwater drainage.

- iii) Rainwater harvesting & reuse.
- iv) All other works that form part of a subdivision.

B. During Construction

The engineer must supervise the works as listed above to ensure compliance with:

- i) All relevant conditions of development consent.
- ii) Any Consent issued under the Roads Act for this development.

C. Before Occupation

The supervising engineer must certify the works required in “A” above were undertaken and completed in accordance with the requirements of this Development Consent and to their satisfaction.

12. Internal Driveway, Parking and Manoeuvring

A. Design

The internal driveway profile, parking and manoeuvring areas must be designed in accordance with the approved architectural plans except where modified by the following:

- i) Align with Access and Alignment levels issued by Council’s Public Domain Unit.
- ii) The proposed loading and delivery area must be clearly defined with suitable signposting and pavement markings.
- iii) The car park must be line marked.
- iv) Provide mirrors and lights as detailed in the architectural design drawings, to assist with “sight lines”.
- v) The driveway external to the building must be paved or concreted and must be finished in materials other than plain or exposed aggregate concrete.
- vi) Provide adequate sight distance for the safety of pedestrians using the footpath area.
- vii) Comply with AS2890.1:2004 in relation to the design of vehicular access, parking and general manoeuvring for the B85 vehicle.
- viii) The maximum longitudinal grade of the driveway must not exceed 25%.

B. Construction

Certification from an appropriately qualified engineer to the effect that the design requirements of “A” above have been met must accompany the Construction Certificate.

C. Occupation

Prior to the occupation of the development or the issue of any occupation certificate a suitably qualified engineer must certify that the works required in “A” above were undertaken and completed to their satisfaction and in accordance with the requirements of this Development Consent. This certification must be provided to the PCA and a copy also provided to Council.

D. On-going

The approved parking must be used exclusively for car parking as approved for the life of the development.

13. Basement Car Park Design & Construction

A. Design

The basement car park must be designed in accordance with the approved architectural drawings, subject to the following modifications:

- i) A minimum headroom of 2.2m measured from the parking floor to the underside of any beam, ventilation duct or service conduit, or to the underside of any door including a security door and fittings when those doors are in an open position in accordance with clause 5.3 of AS2890.1:2004.
- ii) Parking bays must not be enclosed, caged or a door provided.
- iii) All standard width residential parking bays must provide a minimum clear parking envelop in accordance with figure 5.2 of AS2890.1:2004
- iv) All parking bays provided for the “adaptable” units must comply with Australian Standard AS2890.6:2009.
- v) The security door fitted to the car parking area entrance must be independently mounted on rubber pads to prevent vibration noise transmission through the concrete walls and / or columns.

B. Prior to Construction

Certification from a Chartered Civil Engineer or a Registered Surveyor, to the effect that the car park layout and vehicle access-way design has been prepared in accordance with A above must accompany the application for the Construction Certificate.

C. Occupation

Prior to the occupation of the development or the issue of any Occupation Certificate a Chartered Civil Engineer or a Registered Surveyor must certify that the works required in “A” above have been completed to their satisfaction and in accordance with the requirements of this Development Consent. This certification must be provided to the PCA and a copy provided to Council.

D. On-going

The approved parking must be used exclusively for car parking as approved for the life of the development.

14. Drainage Design - Detailed Requirements

A. Design

The stormwater drainage system must be designed in accordance with the approved stormwater drainage design drawing, Australian Standard AS/NZS 3500.3:2015 and the BASIX Certificate issued for this development, except where modified by the following:

- i) The rainwater tank must be upsized to 20m³.
- ii) All levels reduced to Australian Height Datum.
- iii) Harvested rainwater must be used for irrigation and car washing. In addition, Harvested rainwater must be used for toilet flushing and provide a tap in the laundry, for all dwellings on the ground floor.
- iv) Provide a pool fence / gate around the detention / treatment facility in accordance with Australian Standard AS1926.
- v) The basement pump out facility must accord with AS3500.3:2003 section 9 and Appendices L.

B. Before Construction

Certification from an Accredited Certifier in Civil Engineering or a Chartered Civil Engineer, to the effect that the drainage design is to their satisfaction and satisfies the design requirements in "A" above must accompany the application for a Construction Certificate.

C. Before Occupation

Prior to the issue of an Occupation Certificate:

- i) A Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor. This drawing must detail the alignment of pipelines, pits, the rainwater tank, treatment facility, basement pump out and the detention facility. An original or a colour copy must be submitted to Sutherland Shire Council.
- ii) The Supervising Engineer must certify the WAED of the stormwater drainage system that the stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the Development Consent. Prior to the occupation or use of the building the Applicant / Owner must submit to Council a copy of the aforementioned letter of certification.

D. Ongoing

- i) The operation of all devices or appliances installed within the development approved by this consent as required by conditions pertinent to rainwater harvesting and rainwater reuse must be maintained in good operating order at all times.
- ii) The stormwater detention / treatment facility must be:
 - Kept clean and free from silt, rubbish and debris.
 - Be maintained so that it functions in a safe and efficient manner.
 - Not be altered without prior consent in writing of the Council.

Note 1: Upon submission of the Works-As-Executed drawing for the stormwater drainage system a notation will be added to the section 149(5) certificate advising future owners that their property is burdened by a stormwater detention facility.

Note 2: Upon submission of the Works-As-Executed drawing for the stormwater drainage system a notation will be added to the section 149(5) certificate advising future owners that their property is burdened by a basement pump out facility.

15. Damage to Adjoining Properties

A. Before Works

To minimise vibration damage and loss of support to buildings / structures and properties in close proximity to the development site, a Geotechnical Engineers Report must be prepared detailing constraints to be placed on earth moving and building plant and equipment and the method of excavation, shoring, underpinning and support. This report must be provided to the person undertaking the excavation and the Principal Certifying Authority.

B. During Works

The constraints and recommendations of the Geotechnical Engineers Report must be implemented.

16. Public Utilities

This condition is imposed to facilitate the provision of services to the development and reduce conflicts between services and lot boundaries, buildings or associated facilities.

A. Before Construction

Suitable arrangements must be made with all relevant utility service providers to ensure the development is appropriately serviced by electricity, gas, telecommunications (including NBN) and the like, and any necessary underground conduits are provided. The Australian Government has issued a new policy on the provision of telecommunications infrastructure in new development. This policy is effective from 1 March 2015. Developers are responsible for

providing telecommunications infrastructure in their developments. To provide this infrastructure, developers need to contract a carrier to install and operate a telecommunications network. NBN is the IPOLR (infrastructure provider of last resort). NBN require 6 months' notice in order to make the network available.

A copy of the agreements/contracts with the utility providers must form part of the supporting construction certificate documentation.

B. Before Occupation/Subdivision

Prior to issue of any Occupation/Subdivision certificate, certification must be provided from each utility service provider/approved agent to the effect that each lot has been serviced to their satisfaction.

Prior to the issue of any Occupation/Subdivision certificate, evidence satisfactory to the Certifying Authority that arrangements have been made for:

- i) The installation of fibre-ready facilities (conduits and pits) to all individual lots and/or premises/dwelling to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Certification from each carrier/provider must be provided to the PCA that they are satisfied that the fibre ready facilities are fit for purpose.
- ii) The provision of fixed-line telecommunications infrastructure (cables) in the fibre-ready facilities to all individual lots and/or premises/dwellings must be installed and certification from the carrier/provider must be provided to the PCA stating that the infrastructure has been provided and to their satisfaction.
- iii) Installation of gas and/or electricity must be constructed/installed by the utility service provider/approved agent to each allotment. Certification must be provided from each provider/agent stating that all allotments have been serviced to their satisfaction.
- iv) WAE drawings must to be prepared by a registered surveyor detailing location and depth of conduits/pits and connection points/ties within allotments. A copy of the WAE drawings must form part of any Occupation/Subdivision certificate documentation.

Note: Should these requirements result in any significant change to the approved design an application must be made to modify the consent under s.96 of the Environmental Planning and Assessment Act.

17. Easements - Subdivision

A. Before Subdivision

Prior to subdivision, easements must be created over the following:

- i) the alignment of interlot drainage lines,
- ii) the area required for on-site detention, and
- iii) the rights of carriageway within relevant allotment(s).

The easements and terms thereof must be created under the provisions of s.88B of the Conveyancing Act, 1919.

18. Demolition & Bulk Earthworks Security Bond

A. Before Construction

At least two days prior to the commencement of demolition works the applicant shall provide security to Council to the value of \$100,000 against damage caused as a consequence of demolition and / or bulk excavation works. The security may be provided by way of a deposit or bank guarantee with the Council. Should neighbouring property sustain damage as a result of the demolition and / or bulk excavation works Council may carry out any works necessary to stabilise the damage and the cost of these works will be deducted from the security.

This bond will be released upon satisfactory completion of the demolition, the bulk excavation and construction of the basement levels sufficient to ensure stability of the surrounding ground. Such request shall be submitted to Council on the '*Bond Release Request Form*' signed by the owner or any person entitled to act on the consent, together with Certification from an Accredited Certifier or a Chartered Structural Engineer, to the effect that the aforementioned works were completed to their satisfaction.

19. Subdivision

A. Construction

Release Strata Plan 81485 and associated Instruments.

20. Landscaping Works

A. Design

The landscaping works must be designed in accordance with the approved Landscape Plan except where modified by the following:

- i) All landscape retaining walls and planter boxes must be constructed in masonry, stone or gabions. Timber is not acceptable.

- ii) To improve coverage and reduce weeds and maintenance, planting densities in all planting areas, including planter boxes must achieve a minimum of four plants per square meter.
- iii) To reduce long term maintenance, turf species must be native grass such as *Zoysia macrantha* 'Nara' or Buffalo Grass varieties.
- iv) Ensure fencing to the front setback and private open space of Units G06 and G07 is no greater than 1200mm in height and open form. Privacy is to be achieved through the provision of screen planting.
- v) Ensure the planter box east of Unit G06 and G07 are a minimum soil depth of 600mm.
- vi) Hydrant boosters and meter must be fully enclosed with unlockable screens or doors.
- vii) Interlocking pavers or similar must be utilised as the surface treatment of the driveway entry where visible from the street to denote a shared zone and break up the expanse of concrete.
- viii) Substitute the for *Eucalyptus haemostoma* proposed within the planter box east of Unit G06 and G07 with two *Melaleuca stypheloides* and three *Guoia semiglauc* or *Cupaniospsi anacaroides*.
- ix) Stagger proposed trees along the eastern and southern boundaries to give an informal appearance.
- x) Tree Protection Zones (TPZ) must be shown on plan for all existing trees and/or natural site features to be retained and protected.
- xi) Provide minimum soil depths in planter boxes as follows:
 - 1200mm for large trees.
 - 900mm for small trees and tall shrubs.
 - 600mm low shrubs.
 - 450mm grass and ground covers.
- xii) Each ground floor unit must be provided with a clothes line easily accessible from the laundry. Each unit above the ground floor must be provided with a clothes line on a balcony. Ensure that clothes lines are not visible above the balustrade.
- xiii) All common landscape areas must be provided with a water-efficient irrigation system and taps at 20m centres, connected to a pump and the rainwater tank, to enable effective landscape maintenance.
- xiv) The private open space of each ground floor dwelling must be provided with one tap, connected to mains water.
- xv) As the subject site is identified as being within a Greenweb Restoration area, all new tree plantings must be indigenous species and 50% of understorey plants must be indigenous species. All indigenous species must be selected from Council's 'Native Plant Selector' available on Council's website (www.sutherlandshire.nsw.gov.au and search for Native Plant Selector).

The applicant must engage a suitably qualified Landscape Designer or Landscape Architect to oversee any design changes to the approved Landscape Plan and amendments required above. Details of these design changes must be included in the documentation submitted with the application for a Construction Certificate.

Notes:

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

If demolition works to occur prior to the Construction Certificate being issued, tree protection measures must be installed prior to commencement of demolition.

B. Prior to Occupation/Occupation Certificate

The landscape works must be completed in accordance with the approved Landscape Plan and amendments required by 'A' above. A Final Landscape Inspection must be carried out and a certificate issued by Council's landscape officer prior to occupation or the issue of an Occupation Certificate (interim or final). This certificate is required to ensure that all tree protection measures, landscaping works, replacement tree planting and the deep soil percentage requirements have been carried out in accordance with 'A' above and other conditions within this consent, and that all new indigenous plants on the site and within the road reserve are the correct species.

To arrange a Final Landscape Inspection please phone 9710-0333 48 hours prior to the required inspection date. An inspection fee of \$230 is required to be paid, prior to the inspection. Additional inspections will be charged at a rate of \$103 each.

C. Ongoing

All landscaping works required by 'A' above must be maintained for 12 months following the final landscape inspection date. Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDP 2015 Chapter 38).

Any plants found faulty, damaged, diseased or dead shall be replaced with the same species in the same sized container within one month with all costs borne by the owner.

Note: If difficulty is experienced sourcing suitable indigenous plants from other suppliers, plants grown from locally provenance seed may be available from:

Sutherland Shire Council Nursery
 345 The Boulevard, Gymea
 Ph: 02 9524 5672

21. Tree Removal on Private and Council Land

The removal of the following trees is approved:

- i) Trees identified on the approved Landscape Plan as “existing tree to be removed” and/or as listed below:

Tree No.	Tree Species (botanical and common name)	Location
5	Photinia glabra (Rubens Photinia)	Refer to Approved Landscape Plan prepared by Greenplan Rev D dated 15/06/18
6	Callistemon sp. (Bottlebrush)	“
10	Glochidion ferdinandi (Cheese Tree)	“
11	Banksia integrifolia (Coastal Banksia)	“
12	Banksia integrifolia (Coastal Banksia)	“
13	Banksia integrifolia (Coastal Banksia)	“
14	Lagerstoremia sp. (Crepe Myrtle)	“
15	Lagerstoremia sp. (Crepe Myrtle)	“
16	Elaeocarpus reticulatus (Blueberry Ash)	“
20	Eucalyptus sp. (Eucalypt)	“
21	Arbutus unedo (Irish Strawberry)	“
22	Arbutus unedo (Irish Strawberry)	“
28	Glochidion ferdinandi (Cheese Tree)	“
29	Unknown species	“

- ii) Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled/removed.
- ii) Any tree species exempted by the Sutherland Shire Local Environmental Plan 2015.

All other vegetation that would require approval to be removed must be protected.

A. Tree Replacement

- i) Fourteen (14) trees are approved for removal as part of this consent. Where trees are proposed to be removed Sutherland Shire Council requires indigenous replacement canopy tree planting at a ratio of 8:1 on private land (dual occ / medium / high density) and 4:1 on Council land (Council Resolution EHR003-17 of 18 July 2016).

- ii) One hundred and twelve (112) replacement trees are required to be planted.
- iii) A minimum number of fifty five (55) indigenous trees must be planted on the site and/or the street. Replacement trees within the site must be planted within 3m of the front or rear setback of the subject property and not within 4m of an existing or approved building or swimming pool.
- iv) Trees must have a minimum container size of 5 litres.

Note: For the remaining fifty seven (57) replacement trees required by “B ii)” above, Council offers offsite planting under a ‘Deed of Agreement’ as an alternative to on site planting, at a cost of \$100 per tree. Offsite planting will be undertaken as part of Council’s Green Street Program. ‘Deed of Agreement’ forms can be downloaded from Council’s website at www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-Tree-Replacement-and-Deed-of-Agreement. A completed form and payment must be submitted to Council prior to the release of the Construction Certificate.

If additional street trees require removal to accommodate works within the road reserve, trees are required to be replaced at a ratio of 4:1 and can be paid for through a deed of agreement as outlined above. This can be organised through Council’s Traffic and Public Domain Services Ph: 97100609.

B. Tree Removal on Council Land

Council has preferred supplier agreements in place with arborists who are approved to carry out arbor works on Council land. Removal / pruning of the tree/s listed below must only be undertaken using Council’s preferred supplier at the applicant’s expense. The applicant is responsible for contract management and payment of the arborist prior to works being undertaken.

Select from Council’s list of preferred suppliers listed on Council’s website: <http://www.sutherlandshire.nsw.gov.au/Residents/Trees/Trees-on-Council-or-Public-Land>.

Payment of the quoted amount provided must be made prior to any works commencing on site.

C. Prior to Occupation/Occupation Certificate

The replacement tree planting must be completed in accordance with the approved Landscape Plan/ required street tree planting. Certification will be provided as part of the Final Landscape Inspection by Council’s landscape officer (refer Condition - Approved Landscape Plan).

D. Ongoing

Trees required by this condition must be maintained and protected until they are covered by Council’s Controls for Preservation of Trees and Bushland Vegetation (SSCDCP2015 Chapter 39). Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month with all costs to be borne by the owner.

Note: If you have difficulty sourcing suitable indigenous plants from other suppliers, plants grown from local provenance seed may be available from:

Sutherland Shire Council Nursery

345 The Boulevard, Gymea

Ph: 02 9524 5672

Opening hours - Monday to Friday 7.00am-3.00pm (excluding public holidays).

22. Tree Retention and Protection

The following condition applies to all trees on the subject site, trees on the adjoining sites (which are potentially affected by the development works), as well as trees on the adjoining Council land that are not approved for removal.

A. Before Works

Prior to the commencement of any demolition, excavation or construction works on site the applicant must engage a suitably qualified and experienced Supervising Consulting Arborist to oversee the measures for the protection of existing trees as listed below.

Note: A Consulting Arborist is a person with a current membership of the Institute of Australian Consulting Arboriculturalists (IACA) or alternatively a person who has obtained an Australian Qualifications Framework AQF Level 5 in Arboriculture.

All trees not approved for removal must be protected by the following measures:

- i) To preserve the trees numbered 18 and 19:
 - The footings of the proposed decks to units G01 and G02 must be isolated pier and beam construction. The piers must be hand dug and located such that no roots of a diameter greater than 50mm are severed or injured in the process of any site works during the construction period. The beam must be located on or above the existing soil levels. The location and details of any footings within the Tree Protection Zone (TPZ) shall be detailed in accordance with i) above and on the Construction Certificate Plans.
 - The basement must be constructed using piling rig only under the direct supervision of the consulting Arborist.
- ii) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed in accordance with the approved Arborist report prepared by Dr Treegood dated November 2017. Signage must be erected on the fence with the following words clearly displayed "TREE PROTECTION ZONE, DO NOT ENTER".

- iii) The tree protection zone within the protective fencing must be mulched with a maximum depth 75mm of suitable organic mulch (woodchips or composted leaf chip mulch) and kept regularly watered for the duration of the works subject to this consent.
- iv) No development or associated activity is permitted within the fenced tree protection zone for the duration of works subject to this consent. This includes vehicular or pedestrian access, sheds, washout areas, excavations, backfilling, installation of services (including stormwater), removal of top soil, stockpiling of soil or building materials.
- v) Where site access/egress is required over the roots of trees identified for retention and protection, provide hardwood rumble boards over a 200mm thick layer of wood chip.
- vi) Tree trunk/branch batten protection boards are to be installed as per 4.5.2 of Australian Standard (AS4970-2009) - Protection of Trees on Development Sites.

B. During Works

- i) The tree protection measures detailed in 'A' above must be maintained during construction.
- ii) The supervising Consulting Arborist must be present during any approved hand excavation or under boring works within the Tree Protection Zone (TPZ) of any tree identified for retention and protection and have the authority to direct works to ensure the trees long term preservation.
- iii) The supervising Consulting Arborist must strictly supervise that there is no disturbance or severing of roots greater than 50mm diameter and to cleanly cut those roots between 10-50mm in diameter.
- iv) If the tree/s identified for retention in 'A' above are damaged or destabilised during construction then works must cease and Council's Tree Assessment Officer (ph. 9710 0333) must be contacted to assess the tree/s and recommend action to be taken.
- v) The supervising Consulting Arborist must inspect the tree protection measures and maintain a record throughout the construction process. As a minimum an inspection must be undertaken at each hold point listed below and on **page 9-14 of the approved arborist report:**

Hold Point	Task	Responsibility	Certification	Timing of Inspection
1.	Indicate clearly with spray paint trees approval for removal only	Principal Contractor	Supervising Arborist	Prior to demolition and site establishment
2.	Establishment of tree protection fencing	Principal Contractor	Supervising Arborist	Prior to demolition and site establishment

3.	Supervise all excavation works proposed within the TPZ	Principal Contractor	Supervising Arborist	As required prior to the works proceeding adjacent to the tree
4.	Inspection of trees by Project Arborist	Principal Contractor	Supervising Arborist	Bi-monthly during construction period
5.	Final inspection of trees by project Arborist	Principal Contractor	Supervising Arborist	Prior to issue of interim/final Occupation Certificate

C. Before Occupation

Prior to the occupation of the development or the issue of any Occupation Certificate the supervising Consulting Arborist must provide final certification that the tree protection measures required by this condition have been maintained throughout the construction process including that the inspections required by B(v) above have been undertaken. The final certification must be provided to the PCA and a copy must be provided to Council's Landscape Officer at the time of the final landscape inspection.

23. Pruning of Trees on Private Land

A. Before Works

The approved Landscape Plan includes the pruning of tree/s as identified in the table below and/or as identified in the Pruning Guidelines report prepared by Dr Treegood dated May 2018

Tree No.	Tree Species (botanical and common name)	Location
18	<i>Angophora costata</i> (Sydney Red Gum)	85 Willarong Road, Caringbah (Caringbah High School)

All pruning must be carried out by a qualified Tree Surgeon/Arborist and conform to the provisions of AS4373 - 2007 **Australian Standard for Pruning of Amenity Trees.**

Where the Applicant is not the Owner, the Applicant is to ensure that the tree Owner/s have agreed to the works being carried out.

Prior to commencement of any work written notification is to be provided to the adjoining property owners by the Applicant together with a copy of this consent.

Upon receiving permission from the owners and providing written notification approval is granted for the following pruning activity to be carried out to retained trees on site listed in the above table:

- i) ie Tree 18: Selective prune tree branches identified in the Pruning Guidelines report prepared by Dr Treegood dated May 2018 back to collar.

24. Car Wash Bays

To prevent contamination of the stormwater drainage system two car-wash bays must be provided on site:

A. Design

The wash-bays must be graded to an internal drainage point and connected to the sewer.

B. Before Construction

Details of the design satisfying 'A' above must accompany the application for a Construction Certificate.

C. Before Occupation

The Principal Certifying Authority must be satisfied that:

- i) 'A' above has been complied with and
- ii) any discharge to the sewer from the premises is in accordance with the requirements of Sydney Water.

D. Ongoing

All car-wash, engine degreasing and steam cleaning must be conducted in the wash-bay detailed in 'A' above. Wastewater must be treated in accordance with the requirements of Sydney Water.

25. Garbage, Recycling and Green-waste Storage Area

A. Design

To ensure the proper storage of waste from the premises:

- i) The permanent garbage and recycling storage bin store area must have sufficient space for the storage of 10 x 660L garbage and 10 x 660L recycling bins.
- ii) The temporary bin storage area (for collection) must have sufficient space to accommodate 9 x 660L garbage and 9 x 660L recycling bins.

- iii) The permanent garbage and recycling storage area must have a smooth impervious floor that is graded to a floor waste. A tap and hose must be provided to facilitate regular cleaning of the bins and all waste water must be discharged to the sewer in accordance with the requirements of Sydney Water. Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to prevent the entry of vermin.

B. Before Construction

Details of compliance with 'A' above must form part of the documentation accompanying the applications for a Construction Certificate.

C. Before Occupation

The works must be completed prior to the issue of any Occupation Certificate.

D. Ongoing

All waste and recycling bins must be stored wholly within the approved waste storage area.

26. External Lighting - (Amenity)

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:

A. Design

All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.

An external energy efficient lighting system is to be provided for pedestrian access and driveways located within communal open space.

B. Ongoing

All lighting must be operated and maintained in accordance with the Standard above.

Lighting must not cause a nuisance to neighbours or motorists.

27. Noise Control - Residential Air Conditioning Unit / Heat Pump Water Heater

To minimise the noise impact on the surrounding environment:

A. Design

The unit must be designed and/or located so that noise generated does not cause an LAeq (15min) sound pressure level in excess of 5 dB(A) above the ambient background level when measured on or within any residential property.

B. Ongoing

- i) The unit must be operated in accordance with 'A' above.
- ii) Between the hours of 10.00pm and 8.00am on weekends and public holidays and 10.00pm and 7.00am any other day, noise emitted must not be heard within any residence with its windows and/or doors open or closed.

28. Noise Control - Design of Plant and Equipment (General Use)

To minimise the impact of noise from the development, all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems:

A. Design

All plant and equipment must be designed and / or located so that the noise emitted does not exceed an LAeq sound pressure level of 5dB above the ambient background level when measured at the most affected point on or within any residential property boundary.

Note: The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

B. Before Occupation

Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

C. Ongoing

All plant and equipment must be operated and maintained in accordance with 'A' above.

29. Noise and Vibration Control - Residential Car Park

To minimise noise and vibration from use of the security door in the car park:

A. Design

The proposed security door fitted to the car parking area entrance must be independently mounted on rubber pads or otherwise installed to prevent vibration noise transmission through the concrete walls and / or columns.

B. Before Occupation

The Principal Certifying Authority must be satisfied that 'A' above has been complied with.

30. Car-Park Ventilation - Alternate System

To ensure adequate ventilation for the car park:

A. Design

The car-park must be either mechanically ventilated by a system complying with AS1668.2 - 1991 or alternatively, the natural ventilation system must be certified by a qualified mechanical ventilation engineer to the effect that the system is adequate. The certification shall confirm that the system will protect the health of occupants of the car park at any time it is used and satisfies the atmospheric contaminate exposure rates specified in the Worksafe Australia document: Workplace Exposure Standards for Airborne Contaminants.

B. Before Construction

Details of compliance with 'A' above must form part of the application for a Construction Certificate.

C. Before Occupation

Certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with 'A' above.

D. Ongoing

The ventilation system must be operated and maintained in accordance with 'A' above.

31. Demolition Work

To ensure that demolition of structures is carried out in an environmentally acceptable and safe manner:

A. Before Commencement

If works involve the removal of more than 10 square metres of asbestos material, a bonded asbestos licence is required. A friable asbestos licence is required to remove, repair or disturb any amount of friable asbestos. For further information contact SafeWork NSW.

B. During Works

- i) The demolition of the existing building must be carried out strictly in accordance with Australian Standard 2601 - The Demolition of Structures.
- ii) The applicant must ensure that the demolition contractor has a current public risk insurance coverage for a minimum of \$5 million. A copy of the Policy must be submitted to the Council prior to demolition.

To ensure that the removal and transportation of any asbestos material, regardless of the quantity, is carried out in an environmentally acceptable and safe manner, all work must comply with the following:

- a) Work Health and Safety Act 2011;
- b) Work Health and Safety Regulation 2011;
- c) Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace;
- d) Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002(2005)];
- e) SafeWork NSW 'Working with Asbestos - Guide 2008';
- f) Protection of the Environment Operations Act 1997; and
- g) Protection of the Environment Operations (Waste) Regulation 2005.

Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW EPA to accept asbestos waste. Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m² or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate. More information can be found at <https://wastelocate.epa.nsw.gov.au>.

32. Dilapidation Report - Adjoining Properties

A. Before Works

To assist in the resolution of any future disputes about damage to properties adjoining the development site, prior to commencement of any work on site the Applicant or principal contractor must provide dilapidation reports on the adjacent buildings at Caringbah High School, No.93 and No.87 Willarong Road, including any basements and ancillary structures. The reports must be provided to the Principal Certifying Authority and to the owners of the properties that are the subject of the report.

The reports must be prepared by a suitably qualified and experienced person, such as a structural engineer.

33. Design Requirements for Adaptable Housing

A. Design

A report prepared by a suitably qualified Adaptable Housing Specialist must be submitted with the Construction Certificate, demonstrating that the development complies with the requirements of AS4299 - Adaptable Housing. The report must contain a completed checklist (Appendix A - AS4299) demonstrating compliance with the requirements of a Class C Adaptable House.

B. Before Occupation

A suitably qualified Adaptable Housing Specialist must certify prior to the issue of any Occupation Certificate that the development has been constructed in accordance with the requirements of AS4299 - Adaptable Housing for a Class C Adaptable House. A copy of this certification must accompany the Occupation Certificate.

34. Verification of Design for Construction - SEPP 65

A. Design

Design verification must be provided by a registered Architect pursuant to SEPP 65 stating that the design intent approved by the Development Consent has been maintained in the building / architectural plans submitted with the Construction Certificate. This must accompany the application for a Construction Certificate.

B. Before Occupation

Prior to the issue of the final Occupation Certificate design verification must be provided in accordance with SEPP 65.

35. External Walls and Cladding Flammability

A. Design

The external walls of the building, including attachments, must comply with the relevant requirements of the *National Construction Code (NCC)*. This includes the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels

B. Before Construction

Details of compliance with “A” above must form part of the application for a Construction Certificate.

C. Before Occupation

Certification, including an appropriate level of detail to demonstrate compliance with the NCC as built, must be provided by an appropriately accredited professional that external finishes of the building complies with “A” above.

36. Certification Requirement of Levels

A. During Construction

At the following stages of construction:

- i) Prior to the pouring of each floor or roof slab,
- ii) Upon completion of the roof frame.

A registered surveyor must provide the Principal Certifying Authority with Certification that the stage of structure complies with the development consent in respect of levels.

B. Before Occupation

The certification referred to above must form part of the application for an Occupation Certificate.

37. Sydney Water Requirements & Section 73 Compliance Certificate

A. Before Any Works

Prior to the commencement of any works on site, including demolition or excavation, the plans approved as part of the Construction Certificate must also be approved by Sydney Water. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Customers will receive an approval receipt which must be included in the Construction Certificate documentation.

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

B. Before Occupation / Subdivision Certificate

Prior to the issue of an Occupation Certificate or a Subdivision Certificate a Compliance Certificate under Section 73 of the Sydney Water Act, 1994, must be submitted to Council by the Principal Certifying Authority. Sydney Water may require the construction of works and/or the payment of developer charges. This assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to the mains.

Sydney Water Advice on Compliance Certificates:

Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator. Please make early contact with the Coordinator, since building of water / sewer extensions can be time-consuming and may impact on other services as well as building, driveway or landscaping design.

Go to www.sydneywater.com.au/section73 or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

38. Dial Before You Dig

A. Before Construction

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW).

It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

39. Noise Control and Permitted Hours for Building and Demolition Work

A. During Works

To minimise the noise impact on the surrounding environment:

- i) The LAeq sound pressure level measured over a period of 15 minutes when the construction or demolition site is in operation, must not exceed the ambient background level (LA90 15min) by more than 10dB(A) when measured at the nearest affected premises.
- ii) All building and demolition work must be carried out only between the hours of 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 3.00pm Saturdays. No work must be carried out on Sundays and Public Holidays.

40. Toilet Facilities

A. During Works

Toilet facilities must be available or provided at the work site at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site before works begin and must be maintained until the works are completed.

Each toilet must:

- i) be a standard flushing toilet connected to a public sewer, or
- ii) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- iii) be a temporary chemical closet approved under the Local Government Act 1993.

41. Street Numbering and Provision of Letter Box Facilities

A. Before Occupation

- i) Street / unit / shop numbers must be clearly displayed.

- ii) Suitable letterbox facilities must be provided in accordance with Australia Post specifications.
- iii) The dwellings must have the following street address format: proposed Unit G.06 shall be No.G06/89 Willarong Road Caringbah, proposed Unit 101 shall be No.101/89 Willarong Road Caringbah and proposed Unit 401 shall be No.401/89 Willarong Road Caringbah.

42. Car Parking Allocation

A. Before Subdivision

Parking must be allocated on the following basis:

- i) Residential dwellings: one bay per dwelling
- ii) Residential visitors: ten bays
- iii) Car wash bay: one bay (2nd used dually as a visitor space)
- iv) Adaptable Residential Dwellings: "Disable" bays

B. Ongoing

The car-parking provided must only be used in conjunction with the dwellings and/or tenancies contained within the development and not for any other purpose.

43. Waste Collection (On Site Collection)

A. Design

Waste Collection point must be designed in accordance with the following requirements:

- i) A "HRV" sized loading bay must be provided in accordance with AS2890.2 within the subject property for waste collection use
- ii) The maximum long and cross section grade of the loading bay must be $\pm 5\%$
- iii) Clear and direct access must be provided from the bin holding areas to the loading bay

B. Before Construction

Prior to the issue of any construction certificate a suitable qualified civil engineer must certify that the Waste Collection Point has been design in accordance with part "A" above. A copy of this certification must form part of the construction certificate

C. Before Occupation

Prior to the issue of any occupation certificate a suitable qualified civil engineer must certify that the Waste Collection Point has been constructed to their satisfaction and in accordance with part "A" above. A copy of this certification must form part of the occupation certificate

D. On-going

All ongoing management, maintenance and cleaning of all waste and recycling management facilities, including suitable collection arrangements and how bins are to be moved from waste storage area/s to collection area/s are to be carried out in accordance with the approved Waste Management Plan for the development.

44. Graffiti

All surfaces on the street level that are not glass should use graffiti resistant paints and/or other surfaces that discourage graffiti.

45. Lighting

All levels of the car park, pedestrian routes, communal areas and entry and exit points must be adequately lit to meet Australian Standard 1158.3.1.

46. Closed Circuit Television (CCTV)

To increase resident safety and security, a CCTV system must be installed to monitor all common areas (including letter boxes), the access / exit driveway and all basement car park levels including lift areas.

Digital technology will be required to be used to record images from the camera and this is to be located in a secure location. The surveillance equipment will need to be able to zoom in and out on a person without losing focus. It must be maintained in working order at all times and installed by a qualified and reputable company.

All security devices must be installed by a licenced security professional and must meet Australian Standard 4806.

47. Basement Car Park Security Requirements

A. Design

The following design requirements must be satisfied:

- i) Security shutters / roller door must be installed at the main entry to the basement car park levels. An intercom system must be installed for visitors to gain entry.

48. Building Design

The residential flat building is to be designed in accordance with State Environmental Planning Policy (Infrastructure) 2007 and 'Development near Rail Corridors and Busy Roads - Interim Guidelines' produced by the NSW Department of Planning. A signed undertaking by the developer that these documents have been adhered to is to be submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

49. Caringbah High School

Prior to issue of a Construction Certificate, Caringbah High School is to be provided with contact details of the site manager / builder. This will ensure that the school has a direct contact person in the event the school wishes to raise a concern regarding noise, vibration or safety of children.

END OF CONDITIONS