

DRAFT CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION NO. 802.1/2016

SYDNEY SOUTH WEST PLANNING PANEL NO. 2017SSW006

PROPERTY:

Lot: 304 DP: 1098762, No. 449 Victoria Street Wetherill Park

DESCRIPTION OF DEVELOPMENT:

Construction of a six storey Hotel Accommodation Building containing a total of one hundred and forty one (141) rooms and Neighbourhood Shop including associated car parking and landscaping

APPROVED PLANS

1. Compliance with Plans

The development shall take place in accordance with the approved;

- Development plans as prepared by JS Architects Pty Ltd, project number 042/15-16, drawing number 1 of 15 to 15 of 15, issue I, dated 3 May 2018,
- Stormwater concept plans, prepared by Northrop Consulting, project number NL 150032, sheets C300, C301, C302, C304, C305 all revisions (A) dated 2 June 2017;

except as modified in red by Council and/or any conditions of this consent.

The development shall operate in accordance with the information contained within the following documents:

- Acoustic Report No. R160498R1, revision O, dated 28 November 2016, prepared by Rodney Stevens Acoustics.
- Traffic and Car Parking Assessment Report prepared by EB Traffic Solutions, dated 18 April 2018.
- Letter entitled SEPP 33 Preliminary Screen – Hazardous Development' prepared by Meinhardt, dated 29 May 2017.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a Construction Certificate by a Certifying Authority. The Certifying Authority can be either Fairfield City Council or an Accredited Certifier. All

necessary information to comply with the following conditions of consent must be submitted with the application for a Construction Certificate.

2. Food Fit Out Certification for the Hotel

Prior to the issue of a Construction Certificate, a design report shall be submitted to the Certifying Authority, demonstrating that the proposed kitchen fit out meets all the requirements of Australian Standard 4674-2004 Construction and Fit out of Food Premises.

3. Final Stormwater Drainage Plan

The construction certificate application shall include a final detailed stormwater drainage plan and specifications suitable for construction, prepared by a qualified civil engineer experienced in stormwater drainage design and analysis. The final plan shall be in accordance with the above mentioned stormwater concept plan and shall comply with Fairfield City Council's Stormwater Drainage Policy, the BASIX requirements and with AS3500.

In particular following amendment shall be made to the stormwater plan.

- a. The existing kerb inlet pit that conflicts with the proposed entry access driveway shall be converted to a heavy duty v – grate inlet pit and an additional kerb inlet pit shall be constructed on the upstream side of the proposed access driveway. Details shall be shown on the final stormwater plan.

4. Long Service Levy Fee

Prior to the issue of a Construction Certificate, a receipt for payment of the Long Service Levy (in accordance with the Building and Construction Industry Long Service Levy Payments Act 1986) shall be submitted to the Certifying Authority.

The Long Service Levy is calculated at 0.35% of the value of building works, as is in force at the date of this consent. The rate of calculation is subject to change and should be verified (and adjusted) at the date of payment. Payment can be made to Fairfield City Council or direct to the Long Service Levy Corporation.

5. Stormwater Drainage Certificate

Prior to the issue of a Construction Certificate, a certificate from a suitably qualified person shall be submitted to the Certifying Authority certifying that:

- a. Satisfactory arrangements have been made for the disposal of stormwater;
- b. The proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties;

- c. The piped drainage system has been designed in accordance with Council's Stormwater Drainage Policy and conditions of this consent.

Note: Where Fairfield City Council is nominated to issue a Construction Certificate for stormwater drainage, the following details will be required:

- i. Full details of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar to that shown in "Australian Rainfall and Runoff", published by the Institution of Engineers, Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels etc.
- ii. A Plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regarding of the site. If so desired, the finished surface contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

6. **Construction Certificate (Engineering Approval)**

Prior to the issue of a Building Construction Certificate, a Construction Certificate (Engineering Approval) shall be submitted to the Certifying Authority for the construction works involved in converting the existing kerb inlet pit to a heavy duty v- grate pit and construction of new kerb inlet pit on the upstream side of existing pit in accordance with approved plans and specifications at no cost to Council.

For the issue of Construction Certificate (Engineering Approval), five (5) copies of plans and specifications giving full details of the design and construction shall be submitted with the application.

7. **Vehicular Crossing Application**

Prior to the issue of a Construction Certificate, a vehicular crossing application shall be submitted to and approved by Council. Access to the development shall be via separate entry and exit off Victoria Street in accordance with approved plans. All vehicular crossings shall be located a minimum of one (1) metre from any utility pillar/pole.

8. Section 94A Levy Development Contributions

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of Section 94A Levy Contributions shall be submitted to the Certifying Authority.

The Section 94A Levy as determined at the date of this consent is **\$207,008.94**.

The contribution amount payable may be adjusted at the date of payment. Any unpaid contributions will be adjusted on a quarterly basis to account for movements in the Australian Bureau of Statistics, Producer Price Index – Building Construction (New South Wales).

9. Erosion and Sediment Control Plan

Prior to the issue of a Construction Certificate, an Erosion and Sediment Control Plan shall be submitted to and approved by the Certifying Authority. The Erosion and Sediment Control Plan shall be prepared in accordance with the requirements of the Fairfield City Council's Erosion and Sediment Control Policy. The Erosion and Sediment Control Plan shall clearly show and demonstrate how erosion is to be minimised and how sediments are to be trapped on the site and prevented from escaping, transported, carried or discharged across and outside the boundaries of the site of the development or building activity.

10. Sydney Water Consent

The plans must be assessed by Sydney Water Tap in to determine whether the development will affect any Sydney Water asset and if any requirements need to be met. The plans will be appropriately stamped. All amended plans will require restamping.

Please refer to the web site <https://tap-in.sydneywater.com.au> for:

- See the Building plan approvals section on the Tap in site, and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and developing then Building and renovating

Or telephone 13 20 92

11. Service Vehicle, Car, Motorcycle and Bicycle Parking Provisions

Prior to the issue of a Construction Certificate, the following details shall be submitted to and approved by the Manager of Development Planning within Fairfield City Council:

- Plans indicating the ramp grades, transitions and height clearance and swept path diagrams of a 14m rigid vehicle / bus to gain access to the porte-cochere area in a forward direction. The height clearance required is 4.5m, measured from the floor level to any overhead structures.

- Plans indicating the ramp grades, transitions and height clearance and swept path diagrams of an 8.8m medium rigid vehicle (MRV) to gain access to the loading bay area. The height clearance required is 4.5m, measured from the floor level to any overhead structures.

12. Construction Traffic Management Plan

Prior to issue of a Construction Certificate, a Construction Traffic Management Plan (CTMP) report shall be prepared by an RMS accredited person and submitted to and approved by the Manager of Development Planning of Fairfield City Council. The CTMP must:

- Make provision for all construction materials to be stored on site, at all times.
- Specify construction truck routes and the number of truck movements. Nominated truck routes are to use the arterial road network and not local streets wherever possible.
- Make provision for on-site parking for use by contractors.
- Provide for the movement of trucks to and from the site, and deliveries to the site. Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site are not permitted unless approved by Council.
- Include a Traffic Control Plan prepared by an RMS accredited person for any activities involving the management of vehicle and pedestrian traffic.
- Specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure.
- Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees.
- The CTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices” and RMS’s Manual – “Traffic Control at Work Sites”.

13. Car Parking Layout Plan

A detailed car parking layout plan supported by a detailed traffic swept path analysis is to be prepared prior to issue of any construction certificate that ensures compliance with all relevant Australian Standards. The detailed car parking layout plan and detailed traffic swept path analysis is to be submitted and approved by the Manager of Development Planning within Fairfield City Council. The car park layout shall ensure that ninety-four car spaces are provided to maintain a ratio of 1.5 rooms to 1 space is maintained.

14. Landscape Plans Certified by Landscape Architect

Prior to the issue of a Construction Certificate, a landscape plan prepared and certified by a qualified landscape architect and designed in accordance with

Fairfield Council's Landscape Policy shall be submitted to and approved by the Manger of Development Planning within Fairfield City Council.

Landscape plans shall contain the following information:

- a. Outline of the proposed building;
- b. Existing trees (height and location);
- c. Trees to be removed;
- d. Proposed planting (quantity, species, and expected mature height);
- e. Proposed earth mounding;
- f. Paths and paving (location and materials);
- g. The method of planting and the proposed maintenance program; and
- h. Details of lighting, fencing, seating and paving, where relevant.

The landscaping shall be of a scale that will match the scale of the development. Landscaping shall be designed to complement and enhance the development and where applicable, screen such features as open storage areas, carparks, loading docks and garbage storage areas.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Fairfield City Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

15. Construction Certificate Required

Prior to the commencement of any building and construction works, a Construction Certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a Construction Certificate can be made to Council's Customer Service Centre on 9725 0222.

16. Appointment of a Principal Certifying Authority

Prior to the commencement of any construction works, the person having benefit of a Development Consent, must:

- a. appoint a Principal Certifying Authority; and
- b. notify Council of the appointment.

17. Notify Council of Intention to Commence Works

The applicant must notify Council, **in writing** of the intention to commence works at least two (2) days prior to the commencement of any construction works on site.

18. Kerb and Gutter Status Form

Prior to the commencement of any construction works on site, the applicant shall return the attached footpath/kerb and gutter form to Council detailing the existence of, and the condition of, any foot paving, and/or kerb and gutter provided adjoining the site for checking against Council's records. Damage to footpaths, kerbs, stormwater systems and general streetscape will require restoration at the developer's expense.

19. Erosion and Sedimentation Control

Prior to the commencement of any construction works on site, controls in accordance with **Chapter 3.12 of the Fairfield City Wide DCP 2013** shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

The documented erosion and sediment control plan shall be available on-site for inspection by Council Officers and all contractors undertaking works on the site.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

20. Toilet Facility

Prior to the commencement of any construction works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility or to an alternative sewage management facility (chemical closet) approved by Fairfield City Council.

21. Required Signage

For building, subdivision or demolition work that will affect the external walls of the building, signage shall be installed in a prominent position detailing:

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

This sign shall be maintained while the building, subdivision or demolition work is being carried out and must be removed when the work has been completed.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

22. Interim / Final Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

23. Works on Adjacent Roads

Prior to the issue of the Final Occupation Certificate, the following works are to be completed:

- a. The footway adjacent to the development shall be regraded topsoiled and turfed in accordance with the approved levels.
- b. All redundant kerb laybacks shall be removed and replaced with Council's standard kerb and gutter. Any redundant crossings shall be removed and the footpath topsoiled and turfed.

All works to be carried out on adjacent lands under the control of Council, shall be in accordance with the standard requirements and specifications of Council.

24. Works-As-Executed Plans for Stormwater Drainage

Prior to the issue of the Final Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved shall be submitted to the Principal Certifying Authority.

25. Interim Fire Safety Certificate

Prior to the issue of an Occupation Certificate (Interim or Final) fire safety certificate shall be submitted to and approved by the Principal Certifying Authority.

Note: An Annual Fire Safety Statement for the building premises dealing with essential fire safety measures shall be submitted to Council in accordance with the requirements of Clauses 177 and 181 of the Environmental Planning and Assessment Regulation 2000.

26. Adjustments to Public Utilities

Prior to the issue of the Final Occupation Certificate, adjustments to any public utilities necessitated by the development are to be completed in accordance with the requirements of the relevant Authority. Any utility costs are to be at no cost to Council.

27. Mechanical Ventilation Certification

Prior to the issue of an Occupation Certificate (Interim or Final), a certificate shall be submitted to the Principal Certifying Authority and Fairfield City Council, certifying that:

- a. The mechanical ventilation exhaust system has been installed in accordance with Australian Standard AS1668 Part 1 and 2.
- b. The exhaust hood and air conditioning system has been installed in accordance with Australian Standard AS1668 (Mechanical Ventilation and Air Conditioning Code), and Australian Standard AS1055 (Acoustics – Description and Measurement of Environmental Noise).

28. Building in Saline Environments

The whole of the Fairfield Local Government Area is potentially saline affected, and as such appropriate design features and building materials need to be incorporated into the construction of buildings, to minimise the risk of salt damage.

Prior to the issue of an Occupation Certificate (Interim or Final), documentary evidence shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in accordance with Fairfield City Council's 'Building in Saline Environments Policy'.

29. Landscape Certificate

Prior to the issue of an Occupation Certificate (Interim or Final), a Landscape Certificate from a qualified landscape architect, certifying that the completed landscape works on site are in accordance with the approved landscape plans as required by Condition No. 14 of this Consent, shall be submitted to Principal Certifying Authority and Fairfield City Council.

30. Environmental Reports Certification

Prior to the issue of an Occupation Certificate (Interim or Final), written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Fairfield City Council, stating that all works/methods/procedures/control measures/recommendations approved by Council in the following reports have been completed:

- a. Acoustic Report No. R160498R1, revision O, dated 28 November 2016, prepared by Rodney Stevens Acoustics.

- b. Traffic and Car Parking Assessment Report prepared by EB Traffic Solutions, dated 18 April 2018.
- c. Letter entitled SEPP 33 Preliminary Screen – Hazardous Development' prepared by Meinhardt, dated 29 May 2017.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

31. Compliance with the Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:

- a. complying with the deemed-to-satisfy provisions; or
- b. formulating an alternative solution which:
 - i. complies with the performance requirements; or
 - ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or
- c. a combination of (a) and (b).

32. Administration Fee for the Lodgement of Certificates

Where a Principal Certifying Authority has been appointed other than Council, an administration fee is charged by Council for the lodgement of Construction Certificates, Interim Occupation Certificates and Occupation Certificates.

33. During Construction or Demolition

During the construction or demolition period, the applicant must ensure that:

- a. There is provision of a trade waste service to ensure that all debris and waste material is removed from the site for the period of construction or demolition;
- b. All plant equipment, fencing or materials of any kind is not placed or stored upon any public footpath or roadway; and
- c. Any building work is to be carried out within the following hours.

Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 5:00pm. No work may be carried out on Sundays or public holidays.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement

34. Hoarding / Fencing

During construction, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place.

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

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

35. Method of Stormwater Drainage

The stormwater drainage generated from the development shall be directed to the stormwater channel at the rear.

The complete roof guttering system must be operational as soon as the roof is clad. Surface stormwater shall not be directed or cause nuisance to adjoining properties.

36. Signage Conditions

The proposed signage is subject to the following conditions:

- i. Wording: As per Stamped Plans.
- ii. Size(sign face): Sign 1A – Flush Wall Sign: 9m length x 3.85m height
- iii. Sign to be non-flashing.
- iv. Sign to be maintained in a manner satisfactory to Council at all times.
- v. Under no circumstances shall any signs be erected above the wall to which the signs are attached.
- vi. The sign shall be erected in accordance with manufacturer's specifications.

37. Landscaping to be Completed

The provision and maintenance of landscaping in accordance with the approved landscape plan as required by Condition No. 14 of this Consent, including the engagement of a suitably qualified landscape consultant/contractor for landscaping works.

38. Driveway Gradient

- a. The driveways and manoeuvring areas are to be designed in accordance with Australian Standard AS 2890 part 2.
- b. The internal driveways and parking areas are to be designed in accordance with AS 2890 part 1.

39. Carparking - General

- i. The provision and maintenance of the following number of car parking spaces:
 - a. Ninety-four (94) off-street car parking spaces for staff and visitors, including
 - b. Two (2) off-street accessible car space for disabled persons in accordance with AS 2890.6 – 2009.

Each space shall be permanently line marked and maintained free from obstruction at all times. Staff, company and visitors vehicles shall be parked in the spaces provided on the subject premises and not on adjacent footway or landscaping areas.

- ii. All parking spaces designated to each particular use of the site shall be signposted.
- iii. All disabled car parking spaces shall be marked and signposted.

40. Bicycle Parking

Appropriate bicycle parking devices shall be provided for the proposed bicycle parking spaces, designed to AS/NZS 2890.3:2015.

41. Schedule of Finishes

The development is to be constructed and finished in the materials and colours approved schedule of Materials and Finishes, prepared by JS Architects, reference number 042/15-16, drawing number 13/15, issue I, dated 3 May 2018.

All other building materials shall be compatible in type, colour and texture throughout the whole project.

42. Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.

- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. No articulated / heavy rigid vehicles shall be used for the servicing or operations of this development. The largest vehicle to service the loading area shall be a medium rigid vehicle and a coach (14m in length) for the Porte Cochere.
- d. All vehicles shall enter and exit the site in a forward direction.
- e. Entry and exit driveways shall be clearly signposted.
- f. All deliveries to the premises shall be made to the designated loading dock provided on site.

43. Hours of Operation

- a. The approved hours of operation for the hotel accommodation use are:

24 hours a day, 7 days a week

- b. The approved hours of operation for the neighbourhood shop are:

Monday – Friday:	6:00am – 6:00pm
Saturday:	6:00am – 12 noon
Sunday:	No operations permitted.

Note: The approved hours of operation shall be subject to review by Council in the event of any objections regarding noise nuisance etc. being received.

44. Advertising Signs

No advertising signs or structures associated with the use of the premises are to be erected or displayed without prior approval being obtained from Council.

This requirement relates to all advertising matter, including any promotional material, displayed on the premises or in any public place.

45. Use of the Premises

The use of the premises shall comply with the following requirements:

- a. The use of the premises shall not give rise to “offensive noise” as defined under the Protection of the Environment Operations Act, 1997.
- b. Emission of sound from the premises shall be controlled at all times so as not to unreasonably impact upon nearby owners/occupants.
- c. Appropriate signage shall be located outside the building to encourage patrons to minimise noise when leaving the premises.

- d. If an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act, 1997.
- e. The premises shall be maintained in a clean and tidy state at all times. In this regard, cleaning shall be carried out as required to ensure that the premises is maintained in an environmentally satisfactory manner.
- f. The meeting room shall only be used by patrons staying at the hotel.
- g. No functions or the like shall be conducted on the premises.
- h. A maximum of 2 people shall be allowed in each hotel room.

46. Hotel

The use of the hotel shall comply at all times with the following definition of hotel or motel accommodation as stipulated under the Fairfield Local Environmental Plan 2013 at all times:

Hotel or motel accommodation means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that:

- a. *Comprises rooms or self-contained suites, and*
- b. *May provide meals to guests or the general public and facilities for the parking of guests' vehicles,*

But does not include backpackers' accommodation, a boarding house, bed and breakfast accommodations or form stay accommodation.

47. Neighbourhood Shop

The use of the neighbourhood shop shall comply at all times with the following definition of Neighbourhood Shop as stipulated under the Fairfield Local Environmental Plan 2013 at all times.

Neighbourhood shop means premises used for the purposes of selling general merchandise such as food stuffs, personal car products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises.

48. Storage of Goods

All works, storage and display of goods shall be contained wholly within the building.

49. Unreasonable Noise and Vibration

The use of the premises, including operation of vehicles, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

50. Flood Affected Development

The development the subject of this consent is affected by overland flooding as described in the Flood Risk Management Report prepared by Norththorp Consulting dated 01 Jun2 2017. Accordingly, A flood evacuation plan shall be prepared by a qualified consultant and kept within the premises and implemented as required, at all times.

51. Garbage Rooms

The garbage storage room identified on the approved plans shall be fully enclosed and shall be provided with a concrete floor, with concrete or cement rendered walls coved to the floor. The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket. A hose cock shall be provided within the room. Garbage rooms shall be vented to the external air by natural or artificial means. The garbage storage room will provide for a designated space for dry recycling facilities.

52. Lighting

Illumination of the site is to be arranged in accordance with the requirements of Australian Standard 4282_1997 *Control of the obtrusive effects of outdoor lighting* so as not to impact upon the amenity of the occupants of adjoining and nearby properties.

53. Loading Dock

Drainage from the loading dock shall be directed towards the Sydney Water corporation sewer in accordance with their requirements.

54. Construction Waste

All construction and demolition waste shall be removed from the site in compliance with the Protection of the Environment Operations (Wasate) Regulation 2014. No construction and demolition waste shall be buried onsite.

55. Height Clearance

The minimum height clearance when measured from the finished ground level to the underside of the Porte Cochere and in areas where vehicles traverse under the building shall be a minimum of 4.5 metres at all times.