

RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

The following conditions of consent are general conditions applying to the development.

- (1) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. Rural Fire Services letter dated 21 December 2017 (Ref: D17/4064).
2. Endeavour Energy email and attachments, dated 6 November 2017.

- (2) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
16210 DA 000 A	Title Page	Calder Flower Architects	11/10/2017
16210 DA 001 P08	Site Analysis	Calder Flower Architects	12/09/2017
16210 DA 002 P08	Site Plan - Lower Ground Floor	Calder Flower Architects	12/09/2017
16210 DA 003 P08	Site Plan - Upper Ground Floor	Calder Flower Architects	12/09/2017
16210 DA 004 P08	Site Plan - First Floor	Calder Flower Architects	12/09/2017
16210 DA 005 P08	Site Plan - Roof Plan	Calder Flower Architects	12/09/2017
16210 DA 006 A	Site Plan Areas	Calder Flower Architects	11/10/2017
16210 DA 100 D	RC Plan - Lower Ground Floor	Calder Flower Architects	19/03/2018
16210 DA 101 D	RC Plan - Upper Ground Floor	Calder Flower Architects	19/03/2018
16210 DA 102 D	RC Plan - First Floor	Calder Flower Architects	19/03/2018
16210 DA 103 P10	RC Roof Plan	Calder Flower Architects	27/09/2017
16210 DA 200 D	RC Elevations	Calder Flower Architects	19/03/2018
16210 DA 201 P10	RC Sections	Calder Flower Architects	27/09/2017
16210 DA 300 P08	RL Plan - Lower Ground Floor Overall	Calder Flower Architects	12/09/2017

16210 DA 301 B	RL Plan - Lower Ground Floor Part 01	Calder Flower Architects	15/01/2018
16210 DA 302 B	RL Plan - Lower Ground Floor Part 02	Calder Flower Architects	15/01/2018
16210 DA 303 B	RL Plan - Lower Ground Floor Part 03	Calder Flower Architects	15/01/2018
16210 DA 304 C	RL Plan - Lower Ground Floor Part 04	Calder Flower Architects	08/02/2018
16210 DA 305 P10	RL Plan - Lower & Upper Ground Floor Part 05	Calder Flower Architects	27/09/2017
16210 DA 306 P08	RL Roof Plan - Overall	Calder Flower Architects	12/09/2017
16210 DA 307 P08	RL Roof Plan - Part 01	Calder Flower Architects	12/09/2017
16210 DA 308 P08	RL Roof Plan - Part 02	Calder Flower Architects	12/09/2017
16210 DA 309 P08	RL Roof Plan - Part 03	Calder Flower Architects	12/09/2017
16210 DA 310 P08	RL Roof Plan - Part 04	Calder Flower Architects	12/09/2017
16210 DA 311 P08	RL Roof Plan - Part 05	Calder Flower Architects	12/09/2017
16210 DA 312 B	Typical RL Layouts - Sheet 01	Calder Flower Architects	15/01/2018
16210 DA 313 B	Typical RL Layouts - Sheet 02	Calder Flower Architects	15/01/2018
16210 DA 400 P08	RL Elevations - Sheet 01	Calder Flower Architects	12/09/2017
16210 DA 401 P08	RL Elevations - Sheet 02	Calder Flower Architects	12/09/2017
16210 DA 402 P08	RL Elevations - Sheet 03	Calder Flower Architects	12/09/2017
16210 DA 403 P08	RL Elevations - Sheet 04	Calder Flower Architects	12/09/2017
16210 DA 404 P08	RL Elevations - Sheet 05	Calder Flower Architects	12/09/2017
16210 DA 405 P08	RL Elevations - Sheet 06	Calder Flower Architects	12/09/2017
16210 DA 406 B	RL Sections - Sheet 01	Calder Flower Architects	15/01/2018
16210 DA 407 B	RL Sections - Sheet 02	Calder Flower Architects	15/01/2018
16210 DA 600 A	RC External Material Palette	Calder Flower Architects	11/10/2017
16210 DA 601	RL External Material Palette	Calder Flower Architects	12/09/2018

17.10 L-SD-01 B	Landscape Masterplan -West	Arterra Design Pty Ltd	22/05/2017
17.10 L-SD-02 C	Landscape Masterplan -East	Arterra Design Pty Ltd	22/05/2017
17.10 L-SD-03 B	Landscape Plan - Residential Care Facility	Arterra Design Pty Ltd	02/02/2018
17.10 L-SD-04 C	Landscape Plan - Typical ILU Arrangement	Arterra Design Pty Ltd	22/05/2017
17.10 L-SD-05 B	Landscape Sections & Imagery	Arterra Design Pty Ltd	14/02/2018
17.10 L-SD-06 A	Landscape Character & Perspectives	Arterra Design Pty Ltd	28/09/2017
17.10 L-SD-07 A	Landscape Character & Perspectives	Arterra Design Pty Ltd	28/09/2017
17.10 L-SD-08 A	Tree Protection & Removal Plan - West	Arterra Design Pty Ltd	28/09/2017
17.10 L-SD-09 B	Tree Protection & Removal Plan - East	Arterra Design Pty Ltd	14/02/2018
17.10 L-SD-10 A	Landscape Fencing Plan - West	Arterra Design Pty Ltd	06/02/2018
17.10 L-SD-11 A	Landscape Fencing Plan - East	Arterra Design Pty Ltd	06/02/2018
17126.DA.C01	Title Page	Site Plus Pty Ltd	06/04/2018
17126.DA.C02	Civil Works Plan 1	Site Plus Pty Ltd	06/04/2018
17126.DA.C03	Civil Works Plan 2	Site Plus Pty Ltd	06/04/2018
17126.DA.C04	Civil Works Plan 3	Site Plus Pty Ltd	06/04/2018
17126.DA.C05	Civil Works Plan 4	Site Plus Pty Ltd	06/04/2018
17126.DA.C06	Civil Works Plan 5	Site Plus Pty Ltd	06/04/2018
17126.DA.C07	Civil Works Plan 6	Site Plus Pty Ltd	06/04/2018
17126.DA.C08	Bulk Earthworks Plan	Site Plus Pty Ltd	06/04/2018
17126.DA.C09	Typical Cross Sections	Site Plus Pty Ltd	06/04/2018
17126.DA.C10	Internal Road No. 1 Longsection 1	Site Plus Pty Ltd	06/04/2018
17126.DA.C11	Internal Road No. 1 Longsection 2	Site Plus Pty Ltd	06/04/2018

17126.DA.C12	Internal Road No. 2 Longsection 1	Site Plus Pty Ltd	06/04/2018
17126.DA.C13	Turning Head & Delivery Driveway Longsection	Site Plus Pty Ltd	06/04/2018
17126.DA.C14	Delivery Turning Head & Car Park No. 1 Longsection	Site Plus Pty Ltd	06/04/2018
17126.DA.C15	Internal Road No. 1 Cross Sections 1	Site Plus Pty Ltd	06/04/2018
17126.DA.C16	Internal Road No. 1 Cross Section 2	Site Plus Pty Ltd	06/04/2018
17126.DA.C17	Internal Road No. 2 Cross Section 1	Site Plus Pty Ltd	06/04/2018
17126.DA.C18	Turning Head & Delivery Driveway Cross Sections	Site Plus Pty Ltd	06/04/2018
17126.DA.C19	Delivery Turning Head & Car Park Cross Sections	Site Plus Pty Ltd	06/04/2018
17126.DA.C20	Percentage Impervious	Site Plus Pty Ltd	06/04/2018
17126.DA.C21	Catchment Plan	Site Plus Pty Ltd	06/04/2018
17126.DA.C22	Drainage Calculations - 1	Site Plus Pty Ltd	06/04/2018
17126.DA.C23	Drainage Calculations - 2	Site Plus Pty Ltd	06/04/2018
17126.DA.C24	Drainage Calculations - 3	Site Plus Pty Ltd	06/04/2018
17126.DA.C25	Retaining Wall Plan 1	Site Plus Pty Ltd	06/04/2018
17126.DA.C26	Retaining Wall Plan 1	Site Plus Pty Ltd	06/04/2018
17126.DA.C27	Soil and Water Management Plan	Site Plus Pty Ltd	06/04/2018
17126.DA.C28	Soil and Water Management Details	Site Plus Pty Ltd	06/04/2018

Document Title	Prepared by	Date
Noise Impact Assessment: Anglican Oran Park	Acoustic Logic	27 June 2018
Salinity Management Plan For The Proposed Retirement Village Tranche 1 Oran Park	Environmental Earth Sciences	27 May 2009
Contamination Review – Project 34267.08	Douglas Partners	16 October 2017
Addendum to the Additional Environmental Investigations	Environmental Consulting	18 June 2018

Proposed Retirement Village Oran Park	Services Pty Ltd	
Waste Management Plan Rev 3	Anglican Community Services	30 April 2018
Assessment of Traffic and Parking Implications	Transport and Traffic Planning Associates	October 2017
Assessment of the proposed driveway and bus stop in response to Council's RFI	Transport and Traffic Planning Associates	20 February 2018
Stormwater Management Study Project No. 17126	Siteplus	September 2017
Statement of Compliance Access for People with a Disability	Accessible Building Solutions	21 September 2017
BASIX Certificate: 850646M	Thermal Performance	4 October 2017
Nationwide House Energy Rating Scheme — Multiple-dwelling summary. Certificate number: 0001992610	Thermal Performance	3 October 2017
BCA Assessment Report – Ref: 170418	Blackett Maguire and Goldsmith	September 2017
BCA Compliance Statement – Ref: 170418	Blackett Maguire and Goldsmith	September 2017
Bushfire Protection Assessment - B173040 - 1	Australian Bushfire Protection Planners	3 October 2017

- (3) **Separate Approval for Signs** - A separate development application for any proposed signs shall be provided to, and approved by, the Consent Authority prior to the erection or display of those signs (unless the erection or display of those signs is exempt or complying development pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- (4) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (5) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

A copy of the written consent must be provided to the PCA prior to the excavation commencing.

- (6) **Works in Road Reserves** - Where any works are proposed in a public road reservation, a Road Opening Permit shall be obtained from Council in accordance with Section 138 of the *Roads Act 1993* prior to works commencing.
- (7) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.
- (8) **Protect Existing Vegetation and Natural Landscape Features** - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this development consent.

The following procedures shall be strictly observed:

- a) no additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval; and
- b) pedestrian and vehicular access within and through the protected vegetation shall be restricted to Council approved access routes.

The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

All initial procedures for the protection of existing trees and landscape features, as detailed in AS 4970-2009, must be installed prior to the commencement of any earthworks, demolition, excavation or construction works on the Development site.

The works and procedures involved with the protection of existing trees and other landscape features, are to be carried out by suitable qualified and experienced persons or organisations. This work should only be carried out by a fully insured and qualified Arborist.

Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

- (9) **Prohibition of Burning** - The open burning of waste and other refuse is prohibited throughout the Camden LGA.
- (10) **Reflectivity** - The reflectivity of glass index for all glass used externally shall not exceed 20%.

- (11) **Roof Mounted Equipment** - All roof mounted equipment such as air conditioning units, etc., required to be installed shall be integrated into the overall design of the building and not appear visually prominent or dominant from any public view.
- (12) **Noxious Weeds Management** - Weed dispersion must be minimised and weed infestations must be managed during all stages of the development. Any noxious or environmentally invasive weed infestations that occur during or after works must be fully and continuously suppressed and destroyed by appropriate means. New infestations must be reported to Council.

Pursuant to the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*, the applicant must at all times ensure that any machinery, vehicles or other equipment entering or leaving the site are clean and free from any noxious weed material to prevent the spread of all weeds to or from the property.

Earth moved containing noxious weed material must be disposed of at an approved waste management facility and be transported in compliance with the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*.

- (13) **Local Traffic Committee Concurrence** - Installation of or changes to regulatory signage, line marking and devices are subject to the concurrence of Council's Local Traffic Committee on local roads and the Roads and Maritime Services on State roads.

These concurrences (as required) must be obtained prior to the installation of or any changes to regulatory signage, line marking and devices.

- (14) **Australian Standards** - All car parking spaces, parking layout and roads shall comply with the relevant Australian Standards and design codes.
- (15) **Ambulance NSW Requirements** - The ambulance bay shall comply with the requirements specified by the NSW Govt. Health Ambulance Service.
- (16) **Bus Stops** – At least 2 weeks prior to the relocation of the existing bus stop and the installation of the new bus stop, the bus operator must be notified. The existing bus stop must not be demolished until the relocated and new bus stops have been installed. Given these works are proposed in a public road reservation, a Permit shall be obtained from Council in accordance with Section 138 of the Roads Act 1993 prior commencement of works in relation to the bus stops.

2.0 – Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (2) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate the Certifying Authority must:

- a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
 - b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as proposed.
- (3) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

A stormwater plan is to be submitted to the Certifying Authority prior to the augmentation of the existing drainage system to accommodate drainage from the approved development and to protect other property to the satisfaction of the Certifying Authority.

Note – Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.

- (4) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (5) **Detailed Landscape Plan** - A detailed landscape plan must be prepared in accordance with Council's Engineering Specifications and be consistent with the approved landscape documentation. Details demonstrating compliance shall be provided to the Certifying Authority.
- (6) **Fibre-Ready Facilities/Telecommunications Infrastructure** – Documentary evidence must be provided to the Certifying Authority demonstrating that satisfactory arrangements have been made for:
- a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. The carrier must confirm in writing that they are satisfied that the fibre-ready facilities are fit for purpose; and
 - b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

This condition does not apply where an applicable exemption exists under Commonwealth law. Documentary evidence of any exemption relied upon must be provided to the Certifying Authority.

- (7) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy

at the prescribed rate to either the Long Service Payments Corporation or Council for any building work that cost \$25,000 or more.

- (8) **Damages Bonds** - The applicant is to lodge a bond with Council to ensure any damage to existing public infrastructure is rectified in accordance with Council's Development Infrastructure Bonds Policy.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (9) **Performance Bond** - The applicant is to lodge a bond with Council to provide security for works undertaken within the existing public domain in accordance with Council's Development Infrastructure Bonds Policy.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (10) **Detailed Lighting Plan** - A detailed lighting plan shall be submitted to the Certifying authority with the Construction Certificate application. The plan must demonstrate that the orientation and intensity of lighting will comply with AS 4282 and AS 1158.

- (11) **Selection of Mechanical Plant** – The selection of mechanical plant / services must be undertaken and assessed for noise compliance with "Section 5 – Noise Emission Objectives" and "Table 9 – INP Intrusive Criteria" contained within the "Noise Impact Assessment: Anglican Oran Park, Prepare by Acoustic Logic, Dated 27 June 2018." Where non-compliance is detected, suitable acoustic treatments are to be placed around mechanical plant and retested for compliance against "Table 9" in the acoustic report. Testing shall be assessed at closest affected residential receivers (this includes dwellings on site).

- (12) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:

a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;

b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;

c) retaining walls shall not be erected within drainage easements;

d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (13) **Turning Facilities** - Turning facilities shall be provided at all dead end roads. All turning and manoeuvring facilities, including turning heads, cul-de-sac, etc., shall be designed in accordance with Council's Engineering Specifications. Turning heads must be provided at the end of all dead end roads for developments that are progressively developed in a staged manner.

- (14) **Retaining Walls** - All retaining walls shall be designed and certified by a suitably qualified structural engineer, in accordance with Council's Engineering Specifications.
- (15) **Garbage Room (Residential Care Facility Building)** - Plans showing the location and details of garbage room(s) and room(s) used for the washing and storage of garbage receptacles shall be provided to the Certifying Authority for approval. Garbage room(s) are to be constructed of solid material, cement rendered and trowelled to a smooth even surface. Floors are to be impervious, coved, graded and drained to an appropriate floor waste connection. Walls are to be smooth impervious surfaces. Ventilation, pest proofing and a hose tap must be provided.
- (16) **Mechanical Exhaust System** - Mechanical exhaust system(s) shall comply with the BCA and AS 1668 Parts 1 and 2 (including exhaust air quantities and discharge location points). Details demonstrating compliance shall be provided to the Certifying Authority.
- (17) **Sydney Water Trade Waste** - The applicant shall contact the Commercial Trade Waste section of Sydney Water regarding the trade waste requirements. A written response from Sydney Water demonstrating compliance shall be provided to the Certifying Authority and Council.
- (18) **Food Premises** - The design, construction, fit-out, use and ongoing operation of the food premises and/or food storage area shall comply with all applicable Acts, Regulation, codes and standards including:

- a) the Food Act 2003;
- b) the Food Regulation 2015;
- c) Food Standards Australia and New Zealand – Food Standards Code 2003;
- d) Council's Food Premises Code;
- e) AS 1668.1-2015 and 1668.2-2012;
- f) the BCA; and.
- g) AS 4674-2004. Design, construction and fitout of food premises

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (19) **Detailed Commercial Kitchen Plans** – Plans for the commercial kitchen and café shall be prepared by a suitably qualified person demonstrating full compliance with the following requirements. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application:
- Details of types of food to be cooked and appliances provided – if over 8kw or any deep fryers to be used this will require mechanical exhaust hood to be in accordance with 1668 parts 1 & 2. (i.e. extraction ventilation and not domestic type range hood - specifications to be provided).
 - Sinks identified:

- A designated hand wash basin would need to be provided within 5 metres of any area where open food is handled supplied with warm water through mixer tap. (radius to be shown on plans to demonstrate within 5 metres).
 - A designated double bowl sink to be provided for the cleaning and rinsing/sanitising of equipment supplied with hot water of a temperature of at least 80°C and loading and drainage areas on either side of sink.
 - If a dishwasher is proposed, specifications to be provided to determine if exhaust hood would be required above. (commercial dishwashers generally require exhaust hood above due to the amount of steam generated due to the short cycles and hot temperatures).
 - A designated sink for food preparation.
 - A designated waste water/cleaners sink (The cleaner's room is located adjacent to the kitchen and can be accepted as location for cleaner's sink) – confirmation to be provided.
- Details of solid construction provided. (solid walls – timber stud frame walls are not solid construction, solid plinths under cupboards and not kickboards with cavity areas or fixtures with 150mm clearance off floor or on castor wheels).
 - Details of fixtures/fittings provided, including location of fridges/freezers/cool rooms/cooking equipment.
 - Location of floor wastes provided.
 - Details that the garbage room provided – The garbage room will need to be pest proof, ventilated, and floor and wall intersects to be coved, floor to be impervious and graded and drained to sewer, have hose tap. Wash down area will also need to be graded and drained to sewer and not direct water outside.
 - Details that each servery area on the upper ground floor and first floor provided with a designated hand wash basin supplied with warm water. This is based on the servery areas serving food only and not carrying out food preparation.
- (20) **Mechanical Ventilation** - Any room or area not provided with natural ventilation in accordance with the relevant requirements of the Building Code of Australia must be provided with a system of mechanical ventilation that complies with the requirements of Australian Standard 1668, Parts 1 & 2. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (21) **Self-Contained Dwelling Design** - Prior to the issue of a construction certificate for the Independent Living Units the applicant shall demonstrate compliance with the requirements of Schedule 3 clauses 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 19, 20 and 21 of State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004.
- (22) **Fire sprinkler system** – Prior to the issue of a construction certificate for the Residential Aged Care Facility details of the fire sprinkler system are to be provided to the PCA to demonstrate compliance with Clause 55 of the State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004.
- (23) **Access to facilities and public transport** - Prior to the issue of a Construction Certificate the applicant shall submit plans to the PCA for approval which demonstrate the provision of a suitable path of travel to public transport in

accordance with Clause 26 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

- (24) **Surrender of Previous Consents** – Prior to the issue of a Construction Certificate the owner / person acting on this consent shall surrender the consents for previous stages which conflict with the approved development. These consents being:
- DA/2014/761/1 – Stage 3 for a residential care facility and 13 self-contained dwellings. Approved by the JRPP on 26 June 2015.
 - DA/2015/603/1 - Stage 4 for 33 single storey self-contained dwellings. Approved by Council on 20 October 2015

3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.
- (2) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
- a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the registered number and date of issue of the relevant development consent;
 - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
 - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
 - f) a telephone number on which the PCA may be contacted for business purposes.
- (3) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;

- d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the PCA/developer (only where no PCA is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.
- (4) **Construction Certificate Required** - In accordance with the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent;
 - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
 - e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (5) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
 - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
 - c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.
- (6) **Site is to be Secured** - The site shall be secured and fenced.
- (7) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to www.sydneywater.com/tapin to apply.
- A copy of the approval receipt from Sydney Water must be submitted to the PCA.
- (8) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.

- (9) **Dilapidation Report – Council Property** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to the PCA and Council at least 2 days prior to the commencement of works.

Should any public property or the environment sustain damage during the course of and as a result of construction, or if the construction works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage or remove the risk. The costs incurred will be deducted from the applicant's damages bond.

- (10) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. The plan must be submitted to the PCA.
- (11) **Construction Waste Management Plan** - A construction waste management plan must be prepared for all construction work on the site. The plan must incorporate the concept of recycling and reuse where practicable, include the requirement to dispose of material not suitable for reuse or recycling at a licenced waste facility. The plan must be kept on site for compliance until the completion of all construction works.
- (12) **Environmental Management Plan** - An environmental management plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the PCA.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment are not unacceptably impacted upon by the proposal. The EMP shall include but not be necessarily limited to the following measures:

- a) measures to control noise emissions from the site;
 - b) measures to suppress odours and dust emissions;
 - c) soil and sediment control measures;
 - d) measures to control air emissions that includes odour;
 - e) measures and procedures for the removal of hazardous materials that includes waste and their disposal;
 - f) any other recognised environmental impact;
 - g) work, health and safety; and
 - h) community consultation.
- (13) **Protection of Existing Street Trees** - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works unless approved by this consent, without Council agreement and/or consent.

The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by this development consent shall be installed in accordance with AS 4970-2009 Protection of Trees on Development Sites.

- (14) **Construction Management Plan** - A construction management plan that includes, dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the PCA.
- (15) **Construction Noise Management Plan** - A construction noise management plan shall be provided to the PCA and include the following:
 - a) noise mitigation measures;
 - b) noise and/or vibration monitoring;
 - c) use of respite periods;
 - d) complaints handling; and
 - e) community liaison and consultation.
- (16) **Protection of Adjoining Bushland and/or Waterfront Areas** - To limit the potential for damage to the adjoining bushland areas and/or waterfront areas, the boundaries to these areas must be fenced prior to the commencement of any earthworks, demolition, excavation or construction works.

As well as the fencing prior to any earthworks commencing, other protection measures must be completed in accordance with the standards as specified in AS 4970.

The fencing must be kept in place until the completion of development and maintenance works and be marked by appropriate signage notifying all site visitors that the subject trees and vegetation areas are protected. The fencing should be a minimum of a 1.8 metres high chain link or welded mesh fencing.

4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Approved and Prepared Plans and Reports to be Complied With** - All plans and reports approved by, and required to be prepared by this development consent, must be complied with.
- (2) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (3) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (4) **Site Management** - The following practices are to be implemented during construction:

- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
 - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - c) waste shall not be burnt or buried on site or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility;
 - d) a waste control container shall be located on the site;
 - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);
 - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
 - 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*.
- (5) **Building Height** - A survey report prepared by a registered land surveyor confirming that the building height complies with the approved plans or as specified by the development consent, shall be provided to the PCA prior to the development proceeding beyond frame stage.
- (6) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.
- (7) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (8) **Site Signage** - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

"WARNING UP TO \$8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution."

The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the

remaining words in dark coloured lower case letters on a white background, surrounded by a red border.

- (9) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- g) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
 - h) the wheels of vehicles leaving the site:
 - iv) do not track soil and other waste material onto any public road adjoining the site; and
 - v) fully traverse the site's stabilised access point.
- (10) **Fill Compaction** - All fill must be compacted in accordance with Camden Council's current Engineering Design Specifications.
- (11) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm)
- Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.
- (12) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (13) **Noise During Work** - Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection authority's Environmental Noise Control Manual.
- (14) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (15) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (16) **Delivery Register** - The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Council officers on request and be provided to the Council at the completion of the development.
- (17) **Fill Material (VENM)** - Prior to the importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the PCA.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks; and
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics; and
- c) be prepared in accordance with;

Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity;" and
 - ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW."
- d) confirm that the fill material;
- i) provides no unacceptable risk to human health and the environment;
 - ii) is free of contaminants;
 - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
 - iv) is suitable for its intended purpose and land use; and
 - v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m³ - 3 sampling locations; and
- f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

For e) and f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for contamination and salinity must be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m³)
Virgin Excavated Natural Material	1 (see Note)	1000 or part thereof

Note – Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (18) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (19) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).

Soil erosion and sediment control measures shall only be removed upon completion of the works when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (20) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) be encountered during any stage of works (including earthworks, site preparation or construction works, etc.), such works shall cease immediately until a qualified environmental specialist has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (21) **Salinity Management Plan** - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the report 'Salinity Management Plan For The Proposed Retirement Village Tranche 1 Oran Park, Prepared by Environmental Earth Sciences, Report No 109044V1, Dated 27 May 2009'.
- (22) **Construction and Operational Waste Management Plan (CWMP)** – construction and operational waste must be managed consistent with the provided waste management plan titled "Waste Management Plan, Prepared by Anglican Community Services."
- (23) **Glazed Windows and Doors** – The level of glazing required for the building must be consistent with "Section 4.4 – Glazed Windows and Doors" and "Table 5 – Recommended Glazing Constructions" and "Table 6 – Minimum STC of Glazing" as contained within the report titled "Noise Impact Assessment: Anglican Oran Park, Prepared by Acoustic Logic, Dated 27 June 2018."
- (24) **Air Quality** – Vehicles and equipment used on site must be maintained in good working order and be switched off when not operating. The burning of any waste material is prohibited.

- (25) **Construction Noise Management Plan** - All operations must be carried out in accordance with the recommendations contained in the Construction Noise Management Plan required elsewhere in this consent, including:
- a) noise mitigation measures.
 - b) noise and/or vibration monitoring.
 - c) use of respite periods.
 - d) complaints handling, and
 - e) community liaison and consultation.
- (26) **Location of Air-conditioner Condenser Units** - The location of condenser units for independent dwellings units must be located on the side wall of dwellings and not directly opposite windows of other dwellings. Condensers can also be located adjacent to a road but not adjacent to private open space.
- (27) **Acoustic Fencing** - For dwelling 'RG01' a 1.5m high solid acoustic fence is to be constructed along the eastern and southern boundary of the self-contained dwelling's private open space (where the proposed fencing is shown) in-order to completely shield the private open space area.
- For dwellings 'FW01B and FW01A' a 1.5m high solid acoustic fence is to be constructed at the rear of these dwellings to shield the private open space area. The solid fence is to be located where the proposed fencing is shown on approved landscape plans and extend to reach the northern boundary of 'FW01A'.

5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the PCA in accordance with the requirements of the EP&A Regulation 2000.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (3) **Building Height** - A registered surveyor shall certify that the maximum height of the building is consistent with the height in the approved plans and this consent. The certification/verification shall be provided to the satisfaction of the PCA.
- (4) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of an Occupation Certificate the Principal Certifying Authority must:
 - a) be satisfied that suitable evidence is provided to demonstrate that the products and systems used in the construction of external walls, including finishes and claddings

such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and

- b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as built.
- (5) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (6) **Waste Collection Contract** - The building owner shall ensure that there is a contract with a licensed contractor for the removal of all waste from the RACF. A copy of the contract is to be held on the premises at all times.
- (7) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.
- (8) **Inspection of Existing Street Trees** – All existing street trees must be inspected by Council to ensure that they are undamaged and in a healthy condition.
- (9) **Mechanical Exhaust Required For Basement Carpark** – All basement carparks must have suitably sized mechanical exhaust systems installed to adequately service this level of carpark.
- (10) **Driveway Crossing Construction** - A footpath crossing (where required) and a driveway crossing shall be constructed in accordance with this development consent and the driveway crossing approval prior to use or occupation of the development.
- (11) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
 - a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development.
 - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development.
 - c) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

The assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. 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 (WSC). Go to www.sydneywater.com.au/section73 or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

- (12) **Completion of Road Works** - All approved road, footpath and/or drainage works, including vehicle crossings, have been completed in the road reserve in accordance with the Roads Act Approval.

- (13) **Compliance Certificate** - Once the installation of the mechanical ventilation system is completed, a Certificate of Compliance prepared by a suitably qualified mechanical engineer with details of tests carried out shall be provided to the PCA. Verification shall be provided that the air handling system as installed has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.
- (14) **Mechanical Exhaust System** - A Certificate of Compliance prepared by a suitably qualified engineer confirming that the mechanical exhaust systems have been designed, constructed and installed in accordance with the relevant requirements of Clause F4.12 of the BCA and AS1668 Parts 1 and 2, shall be provided to the PCA. Certification shall be provided that the air handling system as installed has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.
- (15) **Food Premises** - The following notifications shall occur:
- a) Council shall be notified that the premises is being used for the preparation, manufacture or storage of food for sale and an inspection of the completed fit out is to be conducted. A 'Food Business Registration' form can be found on Council's website.
 - b) the NSW Food Authority shall be notified and a copy of the notification shall be provided to Council. Notification can be completed on the NSW Food Authority website.
- (16) **Storage of Waste Oil** - The premises shall contain adequate holding facilities for the reception of waste oil and a contract for the recycling of this oil shall be provided to the PCA.
- (17) **Indemnity Agreement** - The owner of the land must have an indemnity agreement in place with Council before occupation and before waste collection will occur from private roads.
- (18) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following easements, positive covenants and restrictions to user where necessary:
- a) restriction as to user occupying the development to:
 - i) persons 55 years of age or older or people who have a disability;
 - ii) people who live within the same household with seniors or people who have a disability;
 - iii) staff employed to assist in the administration of and provision of services to housing provided under this Policy.
- (19) **Defects and Liability Bond** - The applicant is to lodge a bond with Council to cover any defects and liabilities of any new public infrastructure in accordance with Council's Development Infrastructure Bonds Policy.

Note – An administration fee is payable upon the lodgement of a bond with Council.

6.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction.
- (3) **Removal of Graffiti** - The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.
- (4) **Loading to Occur on Site** - All loading and unloading operations are to be carried out wholly within the building/site.

The loading dock (if provided) shall be used for loading and unloading operations in connection with the approved use.

- (5) **Parking Areas to be Kept Clear** - At all times, the loading, car parking spaces, driveways and footpaths shall be kept clear of goods and shall not be used for storage purposes.
- (6) **Offensive Noise** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997* and shall comply with the NSW Industrial Noise Policy 2000 (as amended).
- (7) **No Waste to Be Stored Outside of the Site** – No waste is to be placed on any public land (eg. footpaths, roadways, plazas, reserves, etc.) or any other properties at any time.
- (8) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (9) **Landscaping Maintenance and Establishment Period** - Commencing from the Date of Practical Completion (DPC), the Applicant will have for a 12 month period, the establishment and maintenance responsibility for all landscaping associated with this Consent.

The Date of Practical Completion (DPC) is taken to mean completion of all civil works, soil preparation, weed control, planting, turf installation, street tree installation and mulching.

The 12 month maintenance period includes the Applicant's responsibility for the successful establishment of all planting's, including street tree installations. It is the Applicant's responsibility to arrange a site inspection with the Principal Certifying Authority (PCA), upon initial completion of the landscaping works, to determine and agree upon an appropriate DPC.

At the completion of the 12 month landscaping maintenance and establishment period, all road verge areas, street trees, street tree protective guards and bollards, must be in an undamaged, safe and functional condition and all planting's have signs of healthy and vigorous growth.

- (10) **Storage or Hazardous Goods** - Dangerous and hazardous goods shall be stored in accordance with NSW WorkCover Authority requirements, dependant on the quantities stored. Any flammable or combustible liquids shall be stored in accordance with AS 1940 'The Storage and Handling of Flammable and Combustible Liquids'.

Hazardous and/or industrial waste arising from the use shall be removed and/or transported in accordance with the requirements of the EPA and the NSW WorkCover Authority.

- (11) **Medical Waste** - Waste disposal containers with securely fitting lids shall be kept on the property for the storage of any clinical and related waste prior to the final disposal of the material at a facility approved by the EPA.

Waste disposal containers for sharps must comply with AS 3816.

- (12) **General Requirements** - The use and operation of the premises, where relevant, must comply with the requirements of:

- (a) The Medical Board of Australia;
- (b) The NSW Department of Health; and,
- (c) The Australian Health Practitioner Regulation Agency.

- (13) **Amenity** - The approved development shall be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations or residential/business premises.

- (14) **Pollution Control** - The use and operation of the premises shall not give rise to the discharge (by air, water or land) of any pollutant which may degrade the environment or be prejudicial to its inhabitants, in accordance with the requirements of the Protection of the Environment Operations Act 1997.

- (15) **Emission Requirements** - All gases, odours, dust, fumes, steam, moisture and particulate matter generated by the use of the premises shall be collected into approved stacks for discharge to the atmosphere. The quality of the discharges from the stack system shall comply with the requirements of the Protection of the Environment Act 1997 and Regulations made thereunder.

- (16) **Supplementary storage and/or food handling areas** - The use of supplementary storage and/or food handling areas, in addition to any approved food handling or storage area, is prohibited.

- (17) **Parking – Signage (Loading docks)** - Proposed parking areas, service bays, truck docks, driveways and turning areas shall be maintained clear of obstructions and be used exclusively for purposes of car parking, loading/ unloading, and vehicle access respectively for the life of the development. Under no circumstances are such areas to be used for the storage of goods or waste materials.

- (18) **Disposal of Waste Oil and By-Products** - All waste oil, grease and associated products shall be transferred to a waste disposal depot or recycling facility, approved for the reception of such materials by an appropriate liquid waste contractor.

All waste disposal shall be in accordance with the EPA's waste tracking requirements. Under the waste tracking requirements all documentation relating to

waste disposal shall be kept for 4 years. This documentation shall be made available at the request of Council.