

## Conditions of Consent

### 1 DEFERRED COMMENCEMENT MATTERS

This development consent is not to operate until such time as:

- 1.1 Amended stormwater management plans are required to the satisfaction of the Manager Asset Design to address the following:
  - (a) The site is to discharge via pipe to the Council drainage pit within the relocated drainage system south-west of the site.
  - (b) Permanent on-site detention is required for proposed site area. Design and construct the On-Site Detention Basin so as to comply, as a minimum, with the requirements of the OSD calculation sheet shown on ALW Design's drawing SW16325-S1 Rev D.
  - (c) Provide an OSD catchment plan showing all bypass.
  - (d) The minimum slope of the tank base is 2%.
  - (e) Access grates to the below ground detention tank must be a minimum 900 mm by 900 mm and are positioned such that the maximum distance from any point in the tank to the nearest grate is not greater than 1.5 m for clear heights less than 0.7 m, 2 m for clear heights less than 1.0 m, 3 m for clear heights less than 1.5 m, 4 m for clear heights less than 2.0 m, 5 m for clear heights less than 2.5 m and 6 m for clear heights greater than 2.5 m. However discharge control pits over 1200 mm deep must have an internal pit and grate of 1200 mm x 1200 mm.
  - (f) Downstream of the detention to provide a gross pollutant trap targeting gross pollutants and hydrocarbons sized as per ALW Design's drawing SW16325-S1 Rev D. Ensure that vehicular access is available for maintenance and cleaning.
  - (g) A minimum 80% of non-potable water demand for the commercial/community component is to be met through the reuse of rainwater assessed using MUSIC. The 80% reuse is to be assessed using the node water balance function within MUSIC using Blacktown's standard rainfall. Non potable water demand is to include landscape watering and toilet/urinal flushing for staff and visitors. Allow for a minimum usage rate of 0.1 kL per day internal use per toilet or urinal and a minimum of 0.4 kL per m<sup>2</sup> per year for landscape watering. The design rainwater tank volume to be shown on the drainage plans is to be a minimum of 20% greater than the rainwater tank volume used in MUSIC to allow for off-take and top-up levels. Provide a calculation sheet to detail how the final non-potable usage rates have been determined for input into MUSIC. Clearly detail what areas of roof are required to drain to the tank.
- 1.2 Amended architectural plans shall be submitted to the satisfaction of Council's Manager Development Assessment, which demonstrates that the finished floor levels are no higher than 500mm above the natural ground level of the site.
- 1.3 All of the requirements listed in the above condition must be completed within 12 months of the date of this "Deferred Commencement" consent. Should these matters not be completed to Council's satisfaction within this time period, this "Deferred Commencement" consent will lapse.

## **2 ADVISORY NOTES**

### **2.1 Terminology**

- 2.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.
- 2.1.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Section 109C of the Environmental Planning and Assessment Act 1979.

### **2.2 Scope of Consent**

- 2.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

### **2.3 Other Approvals**

- 2.3.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.

### **2.4 Services**

- 2.4.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Integral Energy
- (c) Natural Gas Company
- (d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans are to be appropriately stamped and all amended plans will require re-stamping. For further information go to: [www.sydneywater.com.au](http://www.sydneywater.com.au), then follow the "Developing Your Land" link or telephone 1300 082 746 for assistance.

Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

- 2.4.2 Information regarding the location of underground services may be obtained from the Sydney "Dial Before You Dig" service, telephone number 1100, fax number (02) 9806 0777. Inquirers should provide the street/road name and number, side of street/road name and the nearest cross street/road name.
- 2.4.3 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon

contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

- 2.4.4 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number: 1800 810 443.

## 2.5 Endeavour Energy

### 2.5.1 The land owner shall:

- Not install or permit to be installed any services or structures within the easement site.
- Not alter the surface level of the easement site.
- Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

In regards to the third point, please also find attached for the applicant's reference a copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' where Section 5.14 'Encroachments on overhead line easements' provides further advice.

If the proposed works will encroach/affect Endeavour Energy's easements, contact must first be made with the Endeavour Energy's Easements Officer, , Jeffrey Smith, on direct telephone 9853 7139 or alternately by email [Jeffrey.Smith@endeavourenergy.com.au](mailto:Jeffrey.Smith@endeavourenergy.com.au).

- 2.5.2 The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in full grown height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

- 2.5.3 In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note Emergencies Telephone is 131 003 which can be contact 24 hours/7 days.

## 2.6 Tree Planting and Service Locations (After all other services)

- 2.6.1 Street tree planting must not impact on public utilities. The applicant should liaise with the relevant service authorities on the location and use of services within the public road reserve. These authorities may be able to lay their services on the opposite side of the road, thereby providing larger areas for tree planting.

Street tree planting must not interfere with street light spill. The applicant is to provide documentation to confirm there is no conflict between proposed vegetation at maturity and street lighting. This confirmation must be received before a Construction Certificate can be issued.

## **2.7 Identification Survey**

- 2.7.1 The applicant is advised to obtain an identification survey from a registered surveyor to ascertain the correct location of the property boundaries, and to ensure the development does not encroach upon adjoining properties.

## **2.8 Road Damage**

- 2.8.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

Note: Should the cost of damage repair work not exceed the road maintenance bond Council will automatically call up the bond to recover its costs. Should the repair costs exceed the bond amount a separate invoice will be issued

## **2.9 Engineering Notes**

- 2.9.1 Any Construction Certificate covering Engineering Works must include and address the following:

- Design of specified Engineering Works as required by this consent.
- Any ancillary works necessary to make the construction effective

If both Building and Engineering works are required, separate construction certificates can be issued for the following works:

- Construction Certificate for Building Works
- Construction Certificate for Engineering Works (As nominated in the 'Prior to Construction Certificate (Engineering)' section of the consent)

Works which require approval under the *Roads Act 1993* or *Local Government Act 1993* CAN NOT be privately certified. Examples of these works are, but not limited to:

- Works in public areas (i.e. Road Reserve, Public Reserves)
- Inter-allotment drainage (i.e. drainage outside the boundary of the land being developed)

Engineering works (as nominated in the 'Prior to Construction Certificate (Engineering)' section of the consent) can be included within a Construction Certificate for Building works, provided that:

- All Engineering Works are specifically mentioned on the Construction Certificate
- The Certifier holds relevant qualifications to issue a Construction Certificate for the Engineering works. Appropriate accreditation qualifications must be shown on Construction Certificate.

- 2.9.2 All works requiring approval under the *Roads Act 1993* or *Local Government Act 1993* must be approved PRIOR to the issue of any Construction Certificate.

## **2.10 Payment of Engineering Fees**

- 2.10.1 If the applicant wishes for Council to issue the Construction Certificate for Engineering Works (As nominated in the 'Prior to Construction Certificate (Engineering)') the applicant must:

- Complete application form
- Submit all relevant plans produced by a suitably qualified person and in accordance with Councils Standards.

A quote will be provided verbally generally followed by confirmation in writing.

2.10.2 If the applicant wishes for Council to undertake Construction inspections and issue a Compliance Certificate for engineering works, the applicant must:

- Complete application form
- Submit all relevant plans produced by a suitably qualified person
- If plans are privately certified, applicant must supply Construction Certificate covering the required works.

A quote will be provided verbally generally followed by confirmation in writing.

## 2.11 Other Matters - Drainage

2.11.1 The applicant shall liaise with Council's Asset Design Section to provide details of the location and depth of proposed detention tanks, water quality devices and other trench works including possible placement of conduits to minimise future disturbance of contaminated materials.

# 3 GENERAL

## 3.1 Scope of Consent

3.1.1 This consent relates to the following drawings /documents submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Drawing No.	Prepared by	Dated
Site Plan Dwg No. 0007 Issue D	Idraft Architects	27/08/2018
Ground Floor Dwg No. 1001 Issue D	Idraft Architects	27/08/2018
Roof Plan Dwg No. 1003 Issue D	Idraft Architects	27/08/2018
Office Arm Dwg No. 2001 Issue D	Idraft Architects	27/08/2018
Waiting Area Dwg No. 2002 Issue D	Idraft Architects	27/08/2018
Ancillary Visitor Accommodation Dwg No. 2003 Issue D	Idraft Architects	27/08/2018
Program Arm Dwg No. 2004 Issue D	Idraft Architects	27/08/2018
Office Meeting Room Dwg No. 2005 Issue D	Idraft Architects	27/08/2018
Bin and Fencing Details Dwg No. 4002 Issue D	Idraft Architects	15/05/2018

Sedimentation Control Plan Dwg No. 0003 Issue D	Idraft Architects	15/05/2018
Materials & Finishes Schedule Issue A	Idraft Architects	20/12/2016
Landscape Concept Plan Dwg No. 16213 DA 1 Revision B	Vision Dynamics	19/12/2017
Concept Stormwater Plan Dwg No. SW16325-S1 Issue D	ALW Design	24/08/2018

Document	Prepared by	Dated
Acoustic Report no. R170047R1 Revision 2	Rodney Stevens Acoustics	7 March 2018
Contamination Investigation Report	GeoEnviro Consultancy Pty Ltd	May 2017
Waste Management Plan	-	15 May 2018
Aboriginal Heritage Due Diligence Assessment	Artefact Heritage	December 2016
Traffic Report	Stanbury Traffic Planning	December 2016

3.1.2 The area of the land not approved by this consent, as marked by Council on the submitted drawings, is not to be used for any purpose without the prior separate approval of Council.

## 3.2 Services

3.2.1 Low voltage electricity and telecommunications services for the approved development shall be reticulated underground.

## 3.3 Engineering Matters

### 3.3.1 Design and Works Specification

3.3.1.1 All engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

- (a) Blacktown City Council's Works Specification - Civil (Current Version)
- (b) Blacktown City Council's Engineering Guide for Development (Current Version)
- (c) Blacktown City Council Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management

- (d) Blacktown City Council Growth Centre Precincts Development Control Plan
- (e) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version)
- (f) Blacktown City Council On Site Detention General Guidelines and Checklist

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements **MUST** be submitted to Council with any application for Construction Certificate, *Road Act 1993* or *Local Government Act 1993* approval.

Any Construction Certificates issued by Private Certifiers must also be accompanied by the above documents.

NOTE: Any variations from these design requirements must be separately approved by Council.

- 3.3.1.2 Written notice must be provided to adjacent properties, at least 5 days prior to works commencing, where works are approved by this consent and located within Council controlled lands (i.e. Roads, drainage reserves, parks, etc)

A copy of this notice must be provided to Council's Co-ordinator of Engineering Approval.

### 3.3.2 Other Necessary Approvals

- 3.3.2.1 A separate application will be required for the following approvals, under the *Local Government Act 1993* and/or the *Roads Act 1993*.

- Vehicular Crossing
- Works on or occupation of existing public roads (Not including works covered by a Roads Act Approval)

## 3.4 Other Matters

- 3.4.1 No construction preparatory work (including tree or vegetation removal, ground clearing, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued for the construction works.
- 3.4.2 Any future substation, temporary drainage works or other utility installation required to service the approved development shall not be sited on future or existing Council land, including road reservations and/or public reserves.
- 3.4.3 The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets for the entire site in perpetuity:

*Required percentage reductions in post development average annual load of pollutants*

<b>Pollutant</b>	<b>% post development pollutant reduction targets</b>
Gross Pollutants	90
Total Hydrocarbons	90

- 3.4.4 Each year by the first business day on or after 1 September the registered proprietor/lessee is to provide to Council's Asset Design Services Section a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices and rainwater tank in accordance with the approved maintenance schedule and details of all non-potable water used. All material removed are to be disposed of in an approved manner. Copies are to be provided of all contractor's cleaning reports or certificates to Council's WSUD Compliance Officer.

### 3.4.5 Subdivision

3.4.5.1 No subdivision is approved under this application. Blacktown City Council shall be the Principal Certifying Authority for any future subdivision proposal.

### **3.5 Imported “Waste Derived” Fill Material**

3.5.1 The only waste derived fill material that may be received at the development site is:

- (a) virgin excavated natural material (within the meaning of the *Protection of the Environment Operations Act 1997*),
- (b) any other waste-derived material the subject of a resource recovery exemption under cl.51A of the *Protection of the Environment Operations (Waste) Regulation 2005* that is permitted to be used as fill material.

3.5.2 Any waste-derived material the subject of a resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority on request.

### **3.6 Waste**

3.6.1 Access for collection vehicles must be designed in accordance with approved architectural plans, CAD files and vertical clearances as per Australian Standards.

3.6.2 The applicant must ensure that the internal driveways are rated suitable for 24 tonne trucks.

### **3.7 Signage**

3.7.1 No signage is approved as part of this application. A separate approval will be required.

## **4 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)**

### **4.1 DA Plan Consistency**

4.1.1 A Construction Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

### **4.2 Services/Utilities**

4.2.1 The following documentary evidence shall accompany any Construction Certificate:

- (a) A “Notification of Arrangement” Certificate from a recognised energy provider, stating that arrangements have been made with the service authority for electrical services, including the provision of street lighting, to the development.
- (b) A written clearance from Telstra or any other recognised communication carrier, stating that services have been made available to the development or that arrangements have been made for the provision of services to the development.

4.2.2 Separate documentary evidence from a recognised energy provider shall be provided stating that the requirements of that Authority have been met with regard to the nearby high voltage transmission line

### **4.3 Street Tree Planting**

4.3.1 The applicant must submit a street tree plan which details the following:

- 9 street trees should be planted along the nature strip of the development to Council's specifications and the species of the street trees should be *Lophostemon confertus*.



- The location of the street trees should be equidistantly spaced where possible and should ensure that vehicle sightlines and street lights spill is not impeded.
- Root directors are to be installed on all street trees to manufacturer's specifications on all street trees.
- Councils turf species for nature strips is Soft leafed Buffalo.

**NOTE: Any tree planting to be undertaken as part of the approved development shall be available to Council for inclusion in future carbon sequestration programs.**

The Street Tree Plan must show how the developer can decommission any median feature and road verge landscaping, and reinstate landscaping suitable to Blacktown City at handover.

Landscaping to lot boundaries is to be wholly located within private property and not encroach upon the road reserve.

The applicant is to provide documentation to confirm there is no conflict between proposed vegetation at maturity and street lighting.

This information must be received before a construction certificate can be issued.

## **5 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)**

### **5.1 Necessary Plan Amendments**

5.1.1 The following plan amendments shall be included on or addressed by any Construction Certificate relating to the approved development:

- Along the north-western common boundary to the residential properties, a new 2.1m high lapped and capped hardwood fence shall be provided together with a minimum width of 1.5m of landscape bed with dense, tall planting in between the fence and the car spaces, bin collection area and the outdoor recreation area to improve aesthetic privacy. All fencing and landscaping is to be at the full cost of the applicant.
- No access shall be provided from the remaining part of the reserve into the facility.
- Active recreation area including all furniture along the north-western boundary shall be relocated outside a buffer of 10m from the boundary with the adjoining residential properties. An amended plan must show the 10m setback as landscaping only.
- The bin collection area shall be fully enclosed up to the roof, along both sides and rear with suitable brick materials, with a closing door facing the south-eastern boundary.

### **5.2 Aesthetics/Landscaping**

5.2.1 The reflectivity index of glass used in the external facade of the building is not to exceed 20 percent.

5.2.2 The landscaping/site treatment design plan showing visitor car parking spaces and all internal roads shall be constructed of brick paving or other materials having a similar aesthetic effect (eg, stamped concrete) and shall be submitted to and approved by Council.

- 5.2.3 The development approved by Council is to be constructed in accordance with the schedule of materials, finishes and colours previously endorsed by Council as part of the subject approval process.

### **5.3 Access/Parking**

- 5.3.1 A total of 35 staff parking (including the caretaker's space in the garage) and a total of 12 visitor parking spaces are to be provided on the site.
- 5.3.2 The design of car parking area, aisle widths, driveway widths, manoeuvring areas, sight distances, ramp grades, headroom, loading areas etc. shall conform AS 2890.1-2004 & AS 2890.2 -2002.
- 5.3.3 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6.
- 5.3.4 Adequate sight distance shall be provided for both pedestrian and vehicular movement at the proposed driveways in accordance with Section 3.2 AS 2890.1 to ensure safety of pedestrians on the footpath system and motor vehicles along the new driveway.

### **5.4 Site Contamination**

- 5.4.1 The recommendations provided in *Phase 1 and 2 Contamination Investigation*, prepared by GeoEnviro Consultancy Pty Ltd, report no. JC17285A-r1, dated May 2017 must be carried out, including a Remediation Action Plan.

### **5.5 Site Remediation and Validation**

- 5.5.1 All areas potentially/contaminated shall be remediated in accordance with:
- The implemented Remediation Action Plan;
  - State Environmental Planning Policy No. 55 – Remediation of Land;
  - NSW Environment Protection Authority's "Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites" (2011)
  - NSW Environment Protection Authority's Contaminated Sites Sampling Design Guidelines (1995)
  - National Environment Protection Council "National Environment Protection (Assessment of Site Contamination) Measure" (2011)
  - NSW Environment Protection Authority's "Contaminated Sites: Guidelines for NSW Site Auditor Scheme" (2006)
- 5.5.2 A NSW Environmental Protection Authority (EPA) accredited site auditor is to validate the site as being suitable for the proposed community facility with outdoor active and passive recreation areas, to NEPM 2013 guidelines – Residential 'A' Standard.

### **5.6 Tree Protection**

- 5.6.1 Prior to the issue of any Construction Certificate, a tree bond shall be paid to Council. This bond is to ensure that the health and vigour of the trees to be retained is conserved during works on the site and that all measures available to the applicant are undertaken to ensure this occurs. This bond is to be released upon linen plan release after completion of the works on the site to enable any defects resulting in the death of any trees, due to poor construction practices, to become evident and thereby enabling Council to retain part of the bond and use the bond to embellish any public reserves in the vicinity. The bond will be refunded provided that the subject trees are in good health with a high probability of survival.

## 6 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

### 6.1 Building Code of Australia Compliance

6.1.1 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. 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 provision, or
  - (iii) A combination of (a) and (b).

### 6.2 Site Works and Drainage

6.2.1 Soil erosion and sediment control measures shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy. Details shall accompany any Construction Certificate.

6.2.2 Should any proposed excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), separate details prepared by a suitably qualified person shall be prepared indicating how that building or structure is to be:

- (a) Preserved and protected from damage, and
- (b) Underpinned and supported.

Such details shall accompany the Construction Certificate.

### 6.3 Flood Protection

6.3.1 The building shall be designed and certified by a suitably qualified person to withstand the forces of floodwaters and the impact of any debris likely to be carried by such floodwaters. A copy of the certificate shall accompany the Construction Certificate.

## 7 PRIOR TO CONSTRUCTION CERTIFICATE (ENVIRONMENTAL HEALTH)

### 7.1 Acoustic

7.1.1 The recommendations provided in *Noise Impact Assessment*, prepared by Rodney Stevens Acoustics, report no R170047R1 Revision 2, dated 7 March 2018 must be implemented.

- A qualified acoustic engineer must certify that the buildings have been designed to minimise the noise intrusion from any external noise source and when constructed the building shall satisfy the following criteria with windows and doors closed:

Internal Space	Time Period	Criteria
		$L_{Aeq}$ (period)
Living Areas	Any time	40 dB(A)

Internal Space	Time Period	Criteria
		$L_{Aeq}$ (period)
Sleeping Areas	Day (7am – 10pm)	40 dB(A)
	Night (10pm – 7am)	35 B(A)

- A certificate must be provided by a qualified acoustic engineer stating that provision has been made in the design of all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems to ensure that it is acoustically attenuated so that the noise emitted:
  - (a) does not exceed an  $L_{Aeq}$  sound pressure level of 5dB (A) above the ambient background noise level when measured
    - (i.) at the most effected point on or within any residential property boundary or
    - (ii.) at the external edge of any sole occupancy unit balcony within the premises itself at any time the plant or equipment operates.
  - (b) cannot be heard within a habitable room in any sole occupancy unit or other residential premises (regardless of whether any door or window to that room is open) between the hours of 10pm and 7am.

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

## 8 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)

### 8.1 General

- 8.1.1 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before any Construction Certificate can be issued.
- 8.1.2 All fees for Construction, *Roads Act 1993* and *Local Government Act 1993* approvals must be paid to Council prior to the issue of any of the above certificates or approvals. All fees for Compliance Certificates must be paid to Council prior to any construction certificate works commencing.
- 8.1.3 Construction certificate plans shall be generally in accordance with the following drawings:

Prepared By	Project No.	Drawing No.	Sheet No.	Revision	Dated
Blacktown City Council	F15/488	A68-19V	203-205	A	August 2018
			301-302	A	
			401	A	
			501-503	A	

ALW Design Civil Engineering Consultants	SW16325	SW16325 – S1	1	D	24/08/2018
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## 8.2 Construction Certificate Requirements

8.2.1 Under the *Environmental Planning and Assessment Act 1979* a Construction Certificate for engineering work is required. These works include but are not limited to the following:

- Drainage construction
- On-site stormwater detention
- Water quality treatment
- Earthworks
- Inter-allotment drainage (created within the subject lot)

The above requirements are further outlined in this section of the consent.

## 8.3 Local Government Act Requirements

8.3.1 Under *Section 68 of the Local Government Act 1993* an approval for engineering work is required. These works include but are not limited to the following:

- Any works within a Council Reserve
- Any works on adjoining land (outside the subject site boundaries)

The above requirements are further outlined in this section of the consent.

## 8.4 Roads Act Requirements

8.4.1 Under *Section 138 of the Roads Act 1993* an approval for engineering work is required. These works include but are not limited to the following:

- Any works within Council's road reserve
- Vehicular crossings

The above requirements are further outlined in this section of the consent.

## 8.5 Other Engineering Requirements

8.5.1 Submit a detailed estimate of costs for the engineering works. If this detailed estimate is \$25,000 or greater then a long service levy payment is required. Provide proof of this payment to Council.

8.5.2 Any ancillary works undertaken shall be at no cost to Council.

8.5.3 Submit written permission from the affected property owner for any works proposed on adjoining land.

8.5.4 Submit a Public Utilities Plan demonstrating adequate clearance between services to stormwater pits, pipes, driveways, light poles, etc.

8.5.5 Replace the redundant layback and footway crossing with Council's standard kerb and gutter. The footway area shall be restored with turf in accordance with Council's specifications.

## 8.6 Drainage

- 8.6.1 Drainage from the site must be connected into Council's existing drainage system.
- 8.6.2 Provide inter-allotment drainage lines for lots that do not drain directly to a public road. The design shall include pipeline long-sections and identify location and levels of services.
- 8.6.3 Foundations adjacent to easements shall not place a loading on the pipe within the easement. Foundations shall be located at:
- (a) the depth of the invert of the existing pipeline, and/or
  - (b) the depth of the invert of the proposed pipeline.
- All developments shall be kept clear of drainage easements. The surface levels within the easement are not to be changed.
- 8.6.4 Pier and beam style construction shall be used adjacent to easements to the depth of the invert of the proposed or existing pipeline. A Registered Engineer (NER) shall certify that this condition has been satisfied.
- 8.6.5 The existing depression/watercourse through the site must be piped and/or channelled to contain stormwater discharges up to the 1% A.E.P. (100 year Average Recurrence Interval) event.
- 8.6.6 Any overland or stormwater flows must be intercepted at the property boundary, conveyed through the site in a piped or channelled drainage system and discharged in a satisfactory manner.
- 8.6.7 Where the internal driveway cannot be drained to an internal pit a grated trench drain shall be provided at the property boundary.

## **8.7 Erosion and Sediment Control**

- 8.7.1 Provide a sediment and erosion control plan in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development.

## **8.8 Earthworks**

- 8.8.1 Proposed lots must be filled so that the ground levels behind the building are a minimum of 500mm above the designed 100-year average recurrence interval flood level.
- 8.8.2 Batters are not to exceed a grade of 1V:5H and are to be stabilised with topsoil, turf and vegetation.
- 8.8.3 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.
- 8.8.4 Retaining walls shall be a maximum single height of 1.2m (600mm cut + 600mm fill). Where a retaining wall is proposed that is more than 1.2m in height, a terraced solution shall be provided. Terraces should not exceed 900mm in height (each). Note that the lower terrace is to be inside the lower lot, and the upper terrace on the boundary. Terraces should have a minimum separation distance equal to the height of the terrace. Retaining walls shall be of masonry construction.

## **8.9 On-Site Detention**

- 8.9.1 Provide an on-site detention system in accordance with Council's Engineering Guide for Development.
- 8.9.2 The development site is within the following catchment and on-site detention system shall be designed to achieve the following:

Catchment	Site Storage Requirement (100%)	Permissible Site Discharge (100%)
All Other Hawkesbury River Sub – Area  4	264	147

8.9.3 The engineering drawings approved under this consent are not to be used for construction. The Construction Certificate drawings shall be generally in accordance with the approved drawings however any significant variation to the on-site detention design shall require a section 4.55 application.

8.9.4 Submit the following certificates which are to be prepared by a registered engineer (NER):

- Certification that the structures associated with the on-site stormwater detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.
- Certification that the on-site stormwater detention system will perform to meet the on-site stormwater detention requirements.

8.9.5 The following documents shall be submitted to accompany the on-site detention design in accordance with the design and construction specification:

- Comprehensive drainage drawings with cross-sectional details of the storage area, pit numbers, pipe sizes, catchment plan, etc.
- OSD detailed design submission and calculation summary sheet
- A maintenance schedule that is signed and dated by the designer

## 8.10 Stormwater Quality Control Matters

8.10.1 No Construction Certificate can be issued until the major drainage line and swale diversion has been constructed by Council and the filling completed.

8.10.2 The following monetary contributions under Section 7.11 must be paid. The amounts below are BASE contributions which WILL BE INDEXED from the nominated base date to the date of payment. Payment of the indexed amounts must be made (BY BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED; NOTE Council DOES NOT accept payment of S.7.11 Contributions by credit card or EFTPOS) prior to the issue of a Construction Certificate (for building works) either by Council or any accredited certifier, whichever occurs first.

Contribution Item	Base Amount	Relevant C.P	Base Date
Stormwater Quality	\$ 54,204.55	19	01/03/2015

The contribution(s) will be indexed according to the Australian Bureau of Statistics' Implicit Price Deflator for Gross Fixed Capital Expenditure (Private Dwellings) and the Consumer Price Index (Sydney Dwellings). Copies of the following relevant Contributions Plan may be inspected/purchased from Council's Development Services Unit:

The Section 7.11 Contribution(s) have been based on the total developable area. Should the final plan of survey indicate any change in the total developable area, the Section 7.11 Contribution(s) will be adjusted accordingly.

Developable Area: 0.648 hectares.

8.10.3 Amended stormwater management plans is required to address the following:

- (a) Confined space entry warning signs are to be detailed on the drainage plans adjacent to all entries into the gross pollutant trap, rainwater tank and detention tank in accordance with Council's Engineering Guide for Development 2005.
- (b) Provide galvanised or equivalent step irons or ladders for all entry points to the tanks.
- (c) The eaves roof gutters are to be designed to collect the minimum of the 20 year ARI storm. Any box gutters are to be designed to collect the minimum of the 100 year ARI storm. Details of gutter and downpipe designs are to be provided.

8.10.4 Provide details for permanent coloured interpretive signage minimum A1 size to be installed to highlight the water quality improvement process. The sign is to incorporate a simplified drainage layout of the site and detail through words and pictures all the different water quality devices including the rainwater tank and explain the benefit to the site and community. The sign is to be supported by a steel post or on a wall and is to be located adjacent to the major water quality device. The wording and detail is to be approved by Council.

8.10.5 Amended architectural plans are required to demonstrate compliance with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:

- (i.) 5 star dual-flush toilets;
- (ii.) 3 star showerheads;
- (iii.) 6 star taps (for all taps other than bath outlets and garden taps);
- (iv.) 3 star urinals; and
- (v.) Water efficient washing machines and dishwashers are to be specified.

8.10.6 An experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for all non-potable water uses for the site including all toilet/urinal flushing and landscape watering and that all Sydney Water requirements have been satisfied. The plan is to show the rainwater pipe and tank arrangement including:

- (i.) a first flush or pre-treatment system (typically 0.2 litres / m<sup>2</sup> of roof area going to the tank),
- (ii.) a pump with isolation valves and a warning light to indicate pump failure;
- (iii.) a mains water direct tank top up with air gap for landscape watering,
- (iv.) a solenoid controlled mains water bypass for toilet flushing only;
- (v.) flow meters on the mains water tank top-up line, the solenoid controlled mains water bypass line and the pump outflow line, to determine actual non-potable usage;
- (vi.) a timer and control box for landscape watering, allowing for seasonal variations;
- (vii.) ensuring all the rainwater reuse pipes are coloured purple;
- (viii.) an inline filter and preferably an automatic backwash inline filter.
- (ix.) fitting rainwater warning signs to all external taps using rainwater.

## **8.11 Vehicular Crossings**

8.11.1 Construct a commercial and industrial vehicular crossing to Council's standard A(BS)103S.



## **9 PRIOR TO CONSTRUCTION**

### **9.1 Safety/Health/Amenity**

- 9.1.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

- (a) a standard flushing toilet, or
- (b) a temporary on-site toilet which is regularly maintained and the waste disposed to an approved sewerage management facility.

- 9.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

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

This condition does not apply to:

- (a) building work carried out inside an existing building, or
- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

- 9.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or

- (b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

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

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

- 9.1.4 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.

- 9.1.5 All soil erosion and sedimentation control measures indicated in the documentation accompanying the Construction Certificate shall be installed prior to the commencement of development works.

- 9.1.6 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided as a minimum.

- 9.1.7 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any

excavation properly guarded and protected to prevent such work being dangerous to life or property.

- 9.1.8 Should any excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:
- (a) shall be preserved and protected from damage, and
  - (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
  - (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting work commences, be given notice of such intention and particulars of the excavation or supporting work.

## **9.2 Notification to Council**

- 9.2.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Clauses 135 and 136 of the Environmental Planning and Assessment Regulation 2000, indicating details of the appointed Principal Certifying Authority and the date construction work is proposed to commence.

## **9.3 Sydney Water Authorisation**

- 9.3.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal Certifying Authority to verify that the development meets the Corporation's requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

OR

The approved plans are to be submitted to a Sydney Water Customer Centre or Quick Check Agent, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For Quick Check Agent details, please refer to the "Building Plumbing and Developing" Section of the website [www.sydneywater.com.au](http://www.sydneywater.com.au), then follow the "Developing Your Land" link or telephone 13 20 92 for assistance.

## **9.4 Construction Details**

- 9.4.1 Structural details of the nominated building component(s), prepared and/or certified by a professional engineer or other appropriately qualified person, shall be lodged with Council prior to commencing or erecting that portion of the approved development.

### Nominated Component

- (a) Footing piers
- (b) Footing system
- (c) Floor slab
- (d) Structural concrete
- (e) Wall frame bracing
- (f) Roof trusses
- (g) Structural steelwork
- (h) Retaining walls

## 10 DURING CONSTRUCTION (BUILDING)

### 10.1 Safety/Health/Amenity

10.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

10.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

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

10.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or

- (b) involves the enclosure of a public place,

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

10.1.4 Soil erosion and sediment control measures (including the connection of roofwater downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.

10.1.5 All measures specified in the Construction Certificate to control soil erosion and sedimentation shall be maintained throughout development works.

10.1.6 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided.

10.1.7 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

10.1.8 Should any excavation associated with the ongoing development works extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

- (a) shall be preserved and protected from damage, and
- (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
- (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting works be given notice of such intention and particulars of the excavation or supporting works.

10.1.9 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

## **10.2 Building Code of Australia Compliance**

10.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.

## **10.3 Nuisance Control**

10.3.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.

10.3.2 The hours of any offensive noise-generating development works shall be limited to between 7.00am to 6.00pm, Mondays to Fridays: 8.00am to 1pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

10.3.3 Construction work on all buildings (except that on single dwelling houses and associated structures on the site of a single dwelling house) shall not occur on Saturdays and Sundays on weekends adjacent to a public holiday.

## **10.4 Waste Control**

10.4.1 The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of development works.

10.4.2 Access for collection vehicles is to be built in accordance with the dimensions indicated on the approved architectural plans and vertical cross-section plans (demonstrating compliance with Australian Standards for headroom allowances) showing adequate truck entry and exit and in all manoeuvring areas.

## **10.5 Construction Inspections**

10.5.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical stage inspections must be conducted by an accredited certifier, and may include inspections (where applicable):

- (a) After excavation for, and prior to placement of, any footings; and
- (b) Prior to pouring any in-situ reinforced concrete building element; and
- (c) Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and
- (d) Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2,3 or 4 building); and
- (e) Prior to covering any stormwater drainage connections; and
- (f) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The critical stage inspection "(f)" must be carried out by the Principal Certifying Authority.

Any inspection conducted by an accredited other than the nominated PCA for the project must be verified by way of a Compliance Certificate issued for the relevant works.

Note: Failure to ensure the relevant inspections are conducted will preclude the issue of an Occupation Certificate.

## **11 DURING CONSTRUCTION (NSW Police Matters - Access Control)**

11.1 A security guard to be on site outside business hours including public holidays and weekends, from the day construction commences until completion.

- During construction stage all tools and building materials must be stored in strong rooms with tamper proof security systems.
- Lighting should be installed and operated on the grounds during construction.
- Ambulance, Fire Brigade and Police must be able to access the site in an emergency.

## **12 DURING CONSTRUCTION (ENGINEERING)**

### **12.1 Notification of Works**

12.1.1 A written notification of works must be submitted to Council's Engineering Approvals Team prior to the commencement of any engineering works required by this consent. This must be submitted a minimum five (5) business days prior to commencement of engineering works.

12.1.2 A notification of works flyer (letter drop) is to be provided to all residential housing, businesses and organisations adjacent to any engineering works approved by this consent. This is for works undertaken on Council controlled lands such as roads, drainage reserves and parks. The notification of works flyer must contain details of the proposed works, locality map of works, contact details and the anticipated time period. A signed copy of the notice is to be provided to Council's Engineering Approvals Team and is to show the date of the letter drop as well as highlight the area that received the notification.

### **12.2 Insurances**

12.2.1 Current copies of relevant insurance Certificates of Currency are to be submitted to Council's Engineering Approvals Team. This shall be submitted prior to commencement of engineering works required by this consent that are carried out on Council controlled lands such as roads, drainage reserves and parks. This includes Public Liability Insurance with a minimum of \$20,000,000.00 Indemnity and Workers Compensation.

### **12.3 Service Authority Approvals**

12.3.1 Prior to the commencement for construction of footway crossings and driveways a clearance shall be obtained from the relevant telecommunications carriers and Endeavour Energy. The clearance shall notify that all necessary ducts have been provided under the proposed crossing.

### **12.4 Boundary Levels**

12.4.1 Any construction at the property boundary, including but not limited to fences, retaining walls and driveways shall not be carried out until boundary alignment levels have been fixed.

### **12.5 Tree Protection and Preservation**

12.5.1 Existing vegetation and trees shall be left undisturbed except where roads, stormwater drainage infrastructure, site filling and/or building works are proposed.

12.5.2 Prior to commencement of engineering works that may disturb existing vegetation/trees, the site shall be inspected to identify and appropriately mark out any trees to be retained as well as determine areas that are to be left undisturbed. Proposed roads must be set-out onsite prior to this inspection. Note: Inspection must

be carried out by Council's representative or an appropriately accredited private certifier. The applicant's representative must be present during this inspection.

12.5.3 There is to be no storage of materials, stockpiling of excavated material or parking of plant/machinery within the drip line of the crown of any retained trees.

12.5.4 Council must be notified a minimum of 24 hours prior to the removal of any branches from existing trees which are to be retained. Subject to Council's direction, this work must be generally undertaken by a qualified Arborist.

## **12.6 Soil Erosion and Sediment Control Measures**

12.6.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.

12.6.2 Re-vegetation and restoration of all disturbed areas as a result of the development works shall be completed as soon as practicable after the completion of earthworks and before the commencement of any other works on-site. The revegetated/restored areas must be established prior to the release of maintenance security/bonds. Note: All open drains must be turfed.

12.6.3 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

## **12.7 Filling of Land and Compaction Requirements**

12.7.1 Suitable land fill replacement is required when unsuitable soils are removed. All fill including existing fill shall be compacted in accordance with Council's Works Specification - Civil (current version). A compaction certificate shall be obtained from an appropriately qualified practising registered engineer (NER) verifying that the correct compaction requirements have been met. This compaction certificate is to be submitted to Council.

12.7.2 Site filling within lot boundaries (not in road reserves) and compaction is to be carried out under the supervision of a Chartered Geotechnical Engineer and shall be in accordance with Blacktown City Council's "Works Specification - Civil (Current Version)". Minimum standard compaction of 95% must be achieved and certified by a NATA registered soils lab and details submitted to Council.

12.7.3 Only clean fill shall be deposited/imported on site in accordance with Council's Works Specification - Civil (Current Version). Note: dry builder's waste i.e. bricks plaster and timber industrial waste or putrescible materials are not to be deposited on site. Validation of the imported fill material will be required by a suitably qualified registered engineer.

12.7.4 Appropriate dust control measures are to be implemented during construction to reduce any impact on local air quality and reduce dust emissions. This will include but not be limited to regularly wetting down of the site during the course of works being carried out in order to control wind blown dust.

12.7.5 All roads adjoining the site must be kept clean and free of all materials. Infringement Notices incurring a monetary penalty may be issued by Council where this measure is not being complied with.

12.7.6 Trucks transporting cut and fill must have their loads covered and provisions of "shaker pads" and wash-down areas for trucks leaving the site are to be made available. All details are to be shown on soil erosion and sediment control plans.

12.7.7 Prior to the placement of any fill on the site all topsoil and vegetation must be removed down to a suitable sub-grade material. The topsoil is to be stockpiled for use in revegetation of the site.

## **12.8 Filling on Contaminated Land**

12.8.1 During the course of placement of filling the applicant shall undertake further testing for potential soil contamination. Validation of the imported fill material will be required to NEPM 2013 Guidelines Residential 'A' Standard.

12.8.2 All testing and validation of the fill material shall be undertaken by a suitably qualified environmental consultant in accordance with Council's Policy and Procedures for the determination of Rezoning Development and Building Applications involving Contaminated Land. A Remediation and Validation Report documenting the testing undertaken shall be submitted to Council for approval.

12.8.3 Should any remediation works be required documentary evidence prepared by a suitably qualified environmental consultant validating the fill works is to be submitted to Council for approval.

## **12.9 Inspection of Engineering Works - Environmental Planning and Assessment Act 1979.**

12.9.1 Comprehensive inspection compliance certificate(s) to be issued for all engineering works required by this consent and the approved construction certificate. The inspection compliance certificate(s) can only be issued by Council or an accredited certifier, under *Part 4A of the Environmental Planning and Assessment Act 1979* as amended. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

Where Council is appointed as the Principal Certifying Authority for the development, only compliance certificates issued by accredited certifiers will be accepted. All compliance certificate(s) must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent and Construction Certificate.

## **12.10 Inspection of Engineering Works - Roads Act 1993**

12.10.1 All inspection(s) required by this consent for any engineering works that are approved under the *Roads Act 1993* must be made by Council's Development Overseers.

Inspections must be pre-booked with a minimum twenty-four (24) hours notice. Council's Development Overseers may be contacted on 02 9839 6586 between 7am - 8am and 12.30pm - 1.30pm, Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

## **12.11 Public Safety**

12.11.1 The applicant is advised that all works undertaken are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

## **12.12 Site Security**

12.12.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

## **12.13 Traffic Control**

- 12.13.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a suitably qualified Roads and Maritime Services (RMS) accredited work site traffic designer for all works that are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 - 2002.
- 12.13.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc) must be setup, installed, monitored and maintained in accordance with the certified Traffic Control Plan and by suitably qualified RMS accredited work site traffic controllers.
- 12.13.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold with them their RMS Traffic controllers accreditation.
- 12.13.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified RMS accredited work site traffic controllers will ensure a smooth transition with other nearby traffic control setups. The coordination, communication and cohesion between adjacent traffic control systems shall be addressed by the applicant and must satisfy all the requirements of AS 1742.3 - 2002.
- 12.13.5 Where the Traffic Control Plan may change during the course of construction to facilitate new works, a revised traffic control plan shall be prepared and certified by a suitably qualified RMS accredited worksite traffic control designer. This Plan must satisfy all the requirements of AS 1742.3 – 2002 and the current version of the RMS *Traffic Control at Work Sites* manual and shall be submitted to Council prior to implementation.

#### **12.14 Other Matters - Drainage**

- 12.14.1 The approved gross pollutant trap is not to be replaced with a smaller unit or an alternate manufacturer's product.

#### **12.13 Aboriginal Artefact Protection**

- 12.13.1 If during any works within the subject site Aboriginal objects are found, works are to stop. The Office of Environment and Heritage (OEH) is to be notified and the site and objects to be assessed by a suitably qualified Aboriginal Heritage Consultant in accordance with the requirements of OEH.

### **13 DURING CONSTRUCTION (STREET TREES)**

#### **13.1 Street Tree Planting**

- 13.1.1 To aid in the successful delivery of street trees, provide safe public spaces, protect against assets from damage and provide a healthy environment for the tree, the following design measures and specifications are required to be met:
  - No timber or steel edging is permissible
  - Install root directors to manufacturer's specifications to protect assets, structures and/or underground services.
  - Tree trunk to be a minimum 750mm from street kerb and guttering
  - All imported soil to achieve the requirements of AS4419 – Soils for landscaping  
All tree planting holes are a minimum 1.5 times diameter and twice the depth of the root ball All mulch is to be free of deleterious material such as rock, soil, weeds and sticks. Acceptable mulch – Forest litter or pine bark mulch
  - All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with adjacent surface treatment.
  - Kikuyu is not accepted. Identify the use of Soft leafed Buffalo as preferred turf
  - Turf to consist of 25mm depth of dense , well rooted, vigorous grass growth with



minimum 15mm on an average 100mm depth of top soil

- Staking is required specified as- drive 2x38x38x1800 mm hardwood stake 600mm into the ground. Secure the stem of the tree firmly with 2 x hessian ties fitted to the stem separately in opposite directions.

### **13.1.2 Street Tree Bond**

13.1.2.1 The Applicant is to undertake the planting and maintenance of street tree/s to Council's satisfaction at no cost to Council (making any necessary Applications with Council or obtaining any necessary clearances from relevant Service Authorities), the Applicant is, subject to any alternative arrangements satisfactory to the Council, to lodge a tree bond of \$320.00 per tree and \$132.00 Inspection fee with Council to ensure the health and vigour of the tree/s. The bond shall be returned 12 months after the completion of the development (i.e. issue of final Occupation Certificate) if the trees are in a state of good health and vigour to Council's satisfaction.

9 trees @ \$320.00 per tree = \$2,880.00 (refundable)

Furthermore, in accordance with Council's Good and Services schedule further assessment of plans and future site inspection shall be levied by DSU against the Developer for this purpose at a rate of \$188/hr + GST

Investigation of submitted plans -

Parks and Tree Maintenance assessment = 2 hours @ \$188/hr = \$376.00.

## **14 DURING CONSTRUCTION (ENVIRONMENTAL HEALTH)**

### **14.1 Food Preparation**

14.1.1 The food preparation areas shall be constructed so as to comply with the requirements of;

- (a) The Food Act 2003 and Regulations there under.
- (b) Australian Standard 4674-2004 *Design, construction and fit-out of food premises*.
- (c) Australian Standard 1668.2-2002 *The use of ventilation and air conditioning in buildings – Ventilation design for indoor air contaminant control*.

### **14.2 Asbestos Removal**

14.2.1 Any asbestos material is to be handled and treated in accordance with the WorkCover document "Your Guide to Working With Asbestos - Safety guidelines and requirements for work involving asbestos" dated March 2008.

## **15 PRIOR TO OCCUPATION CERTIFICATE**

### **15.1 Road Damage**

15.1.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

Note: Should the cost of damage repair work not exceed the road maintenance bond Council will automatically call up the bond to recover its costs. Should the repair costs exceed the bond amount a separate invoice will be issued.

### **15.2 Compliance with Conditions**

- 15.2.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.
- 15.2.2 Prior to occupation/use of a new building, it is necessary to obtain an Occupation Certificate from the Principal Certifying Authority in accordance with the provisions of Sections 6.9 and 6.10 of the Environmental Planning & Assessment Act 1979.

### **15.3 Service Authorities**

- 15.3.1 The applicant shall obtain a Trade Waste Approval from the Sydney Water Corporation Limited in relation to any discharges to the Corporation's sewerage system.
- 15.3.2 A final written clearance shall be obtained from Sydney Water Corporation, Integral Energy and Telstra (or any other recognised communication carrier) if such clearance (in the form of a Section 73 Certificate, Notification of Arrangement, etc) has not previously been issued.
- 15.3.3 A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Applications must be made through an authorised Water Servicing Coordinator. Please refer to the "Building Plumbing and Developing" Section of the website [www.sydneywater.com.au](http://www.sydneywater.com.au), then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifying Authority and the Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the occupation of the development.

### **15.4 Temporary Facilities Removal**

- 15.4.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.
- 15.4.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.
- 15.4.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Soil Erosion Control Policy shall be provided.
- 15.4.4 Any temporary builder's sign or other site information sign shall be removed from the land.
- 15.4.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous road works reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

### **15.5 Fee Payment**

- 15.5.1 Any fee payable to Council as part of a Construction, Compliance or Occupation Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

### **15.6 Engineering Matters**

### **15.6.1 Surveys/Certificates/Works As Executed plans**

- 15.6.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed. A hardcopy (A1 size) and softcopy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering Work-as-Executed plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.
- 15.6.1.2 The Work-as-Executed (WAE) plan must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines. The On Site Detention system identification plate can be purchased from Council.
- 15.6.1.3 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished floor levels (FFL) required by this consent have been achieved. The certificate must acknowledge that works and the construction of the floors have been complete. All levels must be to Australian Height Datum (AHD).
- 15.6.1.4 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished surface levels (FSL) for lot(s) required by this consent have been achieved and/or have been maintained in accordance with those established at the time of creation of the lot. The certificate must acknowledge that works have been complete. All levels must be to Australian Height Datum (AHD).
- 15.6.1.5 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the On-Site Detention System as constructed will perform to meet the on-site stormwater detention requirements in accordance with the approved design plans.
- 15.6.1.6 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the On-Site Detention System(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime.
- 15.6.1.7 A Certificate from a Registered Engineer (NER) must be lodged with Council verifying that pier and beam style construction was used adjacent to the easement to the depth of the invert of the pipeline.
- 15.6.1.8 A Certificate shall be submitted by a Registered Surveyor indicating that all pipelines and associated structures lie wholly within any easements required by this consent.
- 15.6.1.9 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.
- 15.6.1.10 The submission to Council of Compliance Certificate(s) and construction inspection reports required by this consent for engineering works. A final inspection report is to be included noting that all works are complete.  
  
When Council has been nominated or defaulted as the nominee for engineering compliance. Final inspections can be arranged through Councils Coordinator of Engineering Approvals contactable on (02) 9839 6263. A final inspection checklist must be completed by the applicant prior to the final inspection.

### **15.6.2 Easements/Restrictions/Positive Covenants**

- 15.6.2.1 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s)

or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:

- (a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).
- (b) The standard format for easements and restrictions as accepted by the Lands Title Office.

15.6.2.2 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Government - Land and Property Information over the on-site detention storage areas and outlet works.

15.6.2.3 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Government - Land and Property Information over the Stormwater Quality Control devices/system and outlet works.

15.6.2.4 Restrictions and/ or positive covenant must be endorsed by Council and lodged with NSW Government - Land and Property Information over the overland flow-path.

15.6.2.5 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

### **15.6.3 Inspections**

15.6.3.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

### **15.6.4 Stormwater Drainage Matters**

15.6.4.1 A Chartered Civil Engineer registered with NER, is to certify that:

- (a) all the requirements of the approved drainage plan have been undertaken;
- (b) the minimum detention storage to comply with ALW Design's drawing SW16325-S1 Rev D;
- (c) the orifice sizes match the approved construction certificate plans;
- (d) the rainwater tank has been provided as per the approved construction certificate plans collecting the design roof area;
- (e) all the signage and warning notices have been installed;
- (f) the interpretative water quality sign has been correctly installed
- (g) any proprietary water quality devices have been installed for the site as per the manufacturer's recommendations.
- (h) a copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.

15.6.4.2 A plumber, licensed with NSW Fair Trading, or experienced hydraulic engineer registered with NER, is to certify that all the non-potable water uses (toilet flushing and landscape watering) are being supplied by rainwater and that all the requirements of the detailed Non-Potable Water Reuse Plan have been installed and are working correctly. Provide a copy of the certification and a signed, works-as-executed Non-Potable Water Reuse Plan to Council's WSUD Compliance Officer at [WSUD@blacktown.nsw.gov.au](mailto:WSUD@blacktown.nsw.gov.au) .

15.6.4.3 A plumber licensed with NSW Fair Trading is to certify that the buildings, or parts of buildings that are not affected by BASIX, comply with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:

- (i.) 5 star dual-flush toilets;
  - (ii.) 3 star showerheads;
  - (iii.) 6 star taps (for all taps other than bath outlets and garden taps);
  - (iv.) 3 star urinals; and
  - (v.) 3 star Water efficient washing machines and dishwashers have been used.
- 15.6.4.4 Provide a Restriction to User and Positive Covenant over the Stormwater Quality Improvement Devices and Rainwater Tanks in accordance with the requirements of Council's Engineering Guide for Development 2005. The covenant requirements are to include the submission of an annual report on water treatment by the first business day on or after 1 September each year. The Restriction to User and Positive Covenant must be registered with NSW Land Registry Services prior to the final occupation certificate
- 15.6.4.5 Provide a Restriction to User and Positive Covenant over the On-Site Detention System in accordance with the requirements of Council's Engineering Guide for Development 2005. The Restriction to User and Positive Covenant must be registered with NSW Land Registry Services.
- 15.6.4.6 Provide a drainage easement with a Restriction to User over the centreline of the proposed Council stormwater pipe extending to the top of the 100 year flowpath each side in favour of Council as per the Engineering Guide for Development. The Restriction to User and drainage easement must be registered with NSW Land Registry Services.
- 15.6.4.7 Provide maintenance requirements for each of the proposed Stormwater Quality Improvement Devices including the rainwater tank. Where these devices are located in roadway/parking areas these are to include traffic management requirements. The designer of the stormwater treatment system must prepare the Maintenance schedule and this schedule must show the designer's name, company, signature and date on it.
- 15.6.4.8 Provide written evidence that the registered owner/lessee has entered into a minimum five (5) year signed and endorsed maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the water quality devices. Forward a copy of the signed and endorsed contract(s) and maintenance contractor(s) details to Council's WSUD Compliance Officer at [WSUD@blacktown.nsw.gov.au](mailto:WSUD@blacktown.nsw.gov.au). This maintenance contract cannot be cancelled, but can be replaced with an alternative contract of the same standard.

## **15.7 Fire Safety Certificate**

- 15.7.1 An interim or final fire safety certificate complying with Clause 153 of the Environmental Planning and Assessment Regulation 2000 shall be issued prior to the use or change of use of the building, except in the case of any Class 1a and Class 10 building(s).
- 15.7.2 A final fire safety certificate complying with Clause 153 of the Environmental Planning and Assessment Regulation 2000 shall be issued prior to the use or change of use of the building, except in the case of any Class 1a and Class 10 building(s).

## **15.8 Acoustic**

- 15.8.1 Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures and noise attenuation has been completed in accordance with the certified design and to the standard required by this consent.

## **15.9 Food Preparation Areas**

- 15.9.1 A health inspection is to be conducted by Council's Environmental Health Officer to insure that the fit out of the food premises complies with the requirements of the Food Act 2003 and Australian Standard 4674-2004 *Design, construction and fit-out of food premises*.

## **15.10 Plan of Management**

- 15.10.1 An amended Plan of Management is to be lodged with Council for approval by the Manager Community Development prior to issue of an occupancy certificate to ensure the applicant mitigates social impacts for residents. The amended Plan of Management to include appendices, at a minimum, for:

- (i.) Complaints policy
- (ii.) Visitors policy
- (iii.) Noise management plan including the use of outdoor areas outside the operational hours
- (iv.) Child protection policy
- (v.) Dispute resolution policy
- (vi.) Car parking policy including how the centre will ensure the car parking area adjacent to residents on Kareela Street is not used during the hours of 10pm to 7am. The lighting illumination in the car park area adjacent to these residents shall be automated for reduced glare between 10pm and 7am. Signs shall be clearly posted delineating internal pavement areas, staff and visitor parking spaces, direction arrows and the entry and exit points.
- (vii.) NSW Police matters that address the following details:
  - Entry into carpark through locked gate.
  - Entry into facility and 'Office Arm' for staff by security swipe or door keypad codes. Staff on shift - out of business hours to have personal duress alarms.
  - Sensor Outdoor lighting throughout premise and carpark in hours of darkness. Duress alarms throughout premises - all staff trained in procedures.
  - Emergency contact phone numbers located in buildings through premises.

- 15.10.2 Any changes to the Plan of Management shall be submitted for Council's records.

## **15.11 Environmental Management Plan**

- 15.11.1 Conditions on the Site Audit Statement shall form part of the consent.

Where the Site Audit Statement is subject to conditions that require ongoing review by the Site Auditor or Blacktown City Council, these must be delivered in an ongoing Environmental Management Plan reviewed and approved by Blacktown City Council prior to the issue of a Site Audit Statement.

- 15.11.2 Any new information during remediation or construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to Blacktown City Council.

## **15.12 Waste Management**

- 15.12.1 As the development will be serviced by private waste and recycling contractors, residents are unable to access Council's household clean up service, or garbage and recycling service. These must be provided by the Owners Corporation.

- 15.12.2 Waste and recycling collections undertaken by private contractor are to be provided by the Owners Corporation.

- 15.12.3 Waste and recycling collection vehicles entering and exiting the property must do so in a forward direction.

### **15.13 Fencing and Landscaping**

- 15.13.1 All fencing and landscaping along the residential boundary is to be completed in accordance with the approved details to Council's satisfaction.

## **16 Operational**

### **16.1 Environmental Health**

- 16.1.2 The recommendations provided in the acoustic report shall be implemented.
- 16.1.3 The Environmental Management Plan is to be implemented.
- 16.1.4 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the NSW Environmental Protection Authority's Noise Policy for Industry and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and shall be submitted to Council for consideration.
- 16.1.5 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 16.1.6 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 16.1.7 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.
- 16.1.8 A post commissioning report produced by an acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) within 3 – 6 months of the centre operating to validate the Acoustic reports findings.
- 16.1.9 The food premises shall be maintained in accordance with the requirements of;
- Food Act 2003 and Regulations there under.
  - Australian Standard 4674-2004 *Design, construction and fit-out of food premises*.

### **16.2 Operational Restrictions**

- 16.2.1 The facility is approved with the following operational hours:

Office and Counselling:

Mondays – Fridays: 8.30am – 5.30pm

Saturdays – Sundays: 9.30am – 4.00pm

Public Holidays: Closed

Ancillary visitor accommodation:

Mondays – Sundays: 24 hours a day

Public Holidays: Closed

16.2.2 All staff parked along the boundary to the residential lots must leave by 5.30pm.

No visitor is allowed to enter the site past 8.30pm.

Any alteration to the approved hours shall obtain a separate approval from Council.

16.2.3 The maximum number of staff (including caretaker) on the site shall not exceed 35 at any one time.

The maximum number of children in counselling by the facility shall not exceed 12 at any one time.

16.2.4 The exit point closest to the residential neighbours is to be closed at 5.30pm and all access into and out of the site is to be via the main entry gate after 5.30pm.

### **16.3 Waste**

16.3.1 The Owners Corporation will be responsible for ensuring that clear access is provided to private contractor collection trucks entering the property.

### **16.4 Implementation of Plan of Management**

16.4.1 The Plan of Management in place shall be implemented and is to be monitored and enforced by the Director and Management of the centre for both the temporary accommodation parking and office space operations on the site.

### **16.5 Street Tree Maintenance**

16.5.1 A Maintenance plan for the street trees is to be provided and must contain the following:

- Following prescribed maintenance period, Council will inspect all street trees and provide the applicant with a list of defects which will need to be addressed prior to the acceptance of handover'
- The developer must provide to Council in writing one (1) month notice, at minimum, for practical completion inspection and two (2) month notice for end of maintenance inspection.
- Mechanical line trimmers (whipper snippers) not be used within 300mm of out edge of tree trunks
- No grass to overgrow edges where it adjoins hard paved surfaces or kerbs and guttering
- No grass or weeds within mulched area in or around tree
- Stolen trees to be replaced within one week. Repeated removal of trees within the same location shall immediately be reported to Council
- All garden beds to be re-mulched to maintain a depth of 75mm and level finish with adjacent surfaces
- Mulch not to come into contact with the trunks of trees
- No visible signs of wilting of leaves or stems, with all plants to be fully turgid at all times
- No sign of over watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage
- No obvious signs of weed infestation in grass areas, pavements or mass planting beds



- Chemical not to be applied in extreme temperatures or wind conditions
- Removal of all suckers from base of trees
- Formative pruning of trees to allow effective canopy development and to retain natural or desired shape of the tree
- All damaged dead or diseased wood to be pruned to the nearest lateral shoot or active bud with a clean neat cut

Performance of planting will be indicated by new growth with visible sign of new leaves; plants to possess a level of 'greenness' characteristic with the particular species; Strong floral habit and colour appropriate to the season and species; Absence of dead or damaged foliage, flowers or branches

16.5.2 The Project Officer for Civil and Open Space infrastructure, must be notified when street trees have been planted so practical completion can be given on the street tree planting and the 12 month maintenance period can commence.

## **16.6 NSW Police Matters**

### **16.6.1 CCTV Cameras**

16.6.1.1 That CCTV for the development and placed in any common area, driveway and car park. CCTV coverage should capture all of the proposed area. The exterior coverage should capture all entrances and exits and the immediate vicinity of the buildings. It should capture the interior of building including hallways – particularly to the ancillary visitor accommodation and reception foyer.

The Closed Circuit Television Systems (CCTV), Management and Operation should be installed accordance to AS:48006.1 and Applications Guidelines - AS 4806.2 .

Clear sightlines should be provided to minimize any opportunity to commit a crime.

16.6.1.1 That any footage recorded have the correct time and date and camera identification must be automatically embedded on all recordings and be able to be read when the image is played back on a different system without interfering with the view of the target area.

- Footage to be kept and saved for no less than 30 days.
- Immediate access to the CCTV system and the ability to review recordings is granted to NSW Police Officers.
- That any footage is reproduced upon request by any member of the New South Wales Police Force.
- That a copy of footage required by police be reproduced on compact disk, DVD, USB memory stick.

### **16.6.2 Lighting**

16.6.2.1 A lighting maintenance policy needs to be established for the development.

Lighting should be vandal resistant and placed around the perimeter of the property, at all entry/exits points, on footpaths leading to the buildings also throughout the proposed common areas, particularly the communal open spaces, and carpark/driveway.

Lighting used in the carpark areas should illuminate continuously in hours of darkness.

### **16.6.3 Access Control**

- 16.6.4 Provision of landscaping and vegetation must ensure dense foliage that does not lead to opportunities for concealment. The plants should be low lying shrubs and or grass like plants that are free from stones and/or rocks at the soil base (eliminating stones used for projectiles). These low-lying shrubs and or grass like plants should be planted to avoid clumping and to retain sightlines and opportunities for surveillance around the communal areas. The plants proposed should have an appearance of impenetrability and qualities that minimises concealment opportunities.

**16.6.5 Territorial Enforcement**

- 16.6.6 The appropriate signage. i.e. ' Trespassers will be prosecuted, surveillance systems operating and security personal on duty' must be installed clearly. Warning signs-in car park should be clear and concise displaying the area of which cars should be parked.