

**2018SSH018 - 660-664 Kingsway & 2-22 University Road,
Miranda**

MA18/0075

ASSESSMENT REPORT APPENDICES

Appendix A Draft Conditions of Modified Application No. 18/0075

DRAFT CONDITIONS OF MODIFICATION APPLICATION NO. 18/0075**1. Sydney Trains Approval / Certification**

The following must be submitted to Council:-

- i) ~~Approval / certification in writing from Sydney Trains that the matters listed within Attachment A of the letter of concurrence dated 25 November 2015 have been resolved to the satisfaction of Sydney Trains~~

(Condition Satisfied – 9 November 2016)

2. Approved Plans and Documents

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

<i>Drawing number</i>	<i>Reference</i>	<i>Prepared by</i>	<i>Date</i>
0101 Revision C	Floor Plans - Basement Level 01-02	KANNFINCH + URBAN POSSIBLE	Revised 02/06/16
0102 Revision C	Floor Plans - Levels G-01	KANNFINCH + URBAN POSSIBLE	Revised 02/06/16
0103 Revision D	Floor Plans - Levels 02-03	KANNFINCH + URBAN POSSIBLE	Revised 02/06/16
0104 Revision C	Floor Plans - Levels 04-05	KANNFINCH + URBAN POSSIBLE	Revised 02/06/16
0105 Revision C	Floor Plans - Levels 06-07	KANNFINCH + URBAN POSSIBLE	Revised 02/06/16
0105 Revision D	Floor Plans - Levels 06-07	KANNFINCH + URBAN POSSIBLE	Revised 06/07/17
0106 Revision C	Roof Plan	KANNFINCH + URBAN POSSIBLE	Revised 02/06/16
0106 Revision E	Roof Plan	KANNFINCH + URBAN POSSIBLE	Revised 15/11/17
0201 Revision C	Elevations - Block A & B	KANNFINCH + URBAN POSSIBLE	Revised 02/06/16
0201 Revision F	Elevations - Block A & B	KANNFINCH + URBAN POSSIBLE	Revised 15/11/17
0202 Revision C	Elevations - Block A & B	KANNFINCH + URBAN POSSIBLE	Revised 02/06/16
0202 Revision F	Elevations - Block A & B	KANNFINCH + URBAN POSSIBLE	Revised 15/11/17

0301 Revision C	Sections – Block A & B	KANNFINCH + URBAN POSSIBLE	Revised 02/06/16
0301 Revision E	Sections - Block A & B	KANNFINCH + URBAN POSSIBLE	Revised 15/11/17
0920 Revision C	Unit Types & Post Adaption Unit Layouts	KANNFINCH + URBAN POSSIBLE	Revised 02/06/16
0921 Revision C	Unit Types & Post Adaption Unit Layouts	KANNFINCH + URBAN POSSIBLE	Revised 02/06/16
0922 Revision C	Unit Types & Post Adaption Unit Layouts	KANNFINCH + URBAN POSSIBLE	Revised 02/06/16
001 Issue G	Existing Tree Plan	Site Image Landscape Architects	Revised 07/12/16
102 Issue G	Landscape Masterplan	Site Image Landscape Architects	Revised 07/12/16
102 Issue H	Landscape Masterplan	Site Image Landscape Architects	Revised 24/07/17
201 Issue F	Landscape Plan	Site Image Landscape Architects	Revised 05/12/16
201 Issue G	Landscape Plan Ground Level	Site Image Landscape Architects	Revised 24/07/17
202 Issue F	Landscape Plan	Site Image Landscape Architects	Revised 05/12/16
202 Issue G	Landscape Plan Level 1	Site Image Landscape Architects	Revised 24/07/17
203 Issue F	Landscape Plan	Site Image Landscape Architects	Revised 05/12/16
203 Issue G	Landscape Plan Level 1	Site Image Landscape Architects	Revised 24/07/17
204 Issue F	Landscape Plan	Site Image Landscape Architects	Revised 05/12/16
204 Issue G	Landscape Plan Ground Level	Site Image Landscape Architects	Revised 24/07/17
301 Issue G	Landscape Plan	Site Image Landscape Architects	Revised 07/12/16
301 Issue G	Landscape Plan Ground Level	Site Image Landscape Architects	Revised 24/07/17
302 Issue G	Landscape Plan	Site Image Landscape Architects	Revised 07/12/16

302 Issue G	Landscape Plan Level 1	Site Image Landscape Architects	Revised 24/07/17
303 Issue G	Planting Plan	Site Image Landscape Architects	Revised 07/12/16
303 Issue G	Planting Plan Level 1	Site Image Landscape Architects	Revised 24/07/17
304 Issue G	Planting Plan	Site Image Landscape Architects	Revised 07/12/16
304 Issue G	Planting Plan Ground Level	Site Image Landscape Architects	Revised 24/07/17
501 Issue G	Details & Specification	Site Image Landscape Architects	Revised 07/12/16
501 Issue G	Details & Specification Ground	Site Image Landscape Architects	Revised 24/07/17
502 Issue G	Landscape Details	Site Image Landscape Architects	Revised 07/12/16
502 Issue G	Landscape Details Ground	Site Image Landscape Architects	Revised 24/07/17
C002	Ground Floor Stormwater Plan Rev0	Jones Nicholson Consulting Engineers	Prepared 10/07/15
C003	Basement#1 Stormwater Plan Rev0	Jones Nicholson Consulting Engineers	Prepared 10/07/15
C004	Basement#2 Stormwater Plan Rev0	Jones Nicholson Consulting Engineers	Prepared 10/07/15
C005	Civil Design Detail Sheet	Jones Nicholson Consulting Engineers	Prepared 10/07/15
ESM001	Environmental Site Management Plan Rev0	Jones Nicholson Consulting Engineers	Prepared 10/07/15
Supplementary Details Sheet 1 of 2	Vehicle Loading Area	KANN FINCH + U.P.	Received by Council on 24/11/16
Supplementary Details Sheet 2 of 2	Vehicle Loading Area	KANN FINCH + U.P.	Received by Council on 24/11/16
Revision F	Waste Management Plan	Elephants Foot Recycling Solutions	Revised 27/10/16

Supplementary Sketch Page 1 of 1	Rain Screen Details	KANN FINCH + U.P.	Prepared 24/10/16
0950 Revision A	Rainscreen Details	KANN FINCH + U.P.	Revision A Dated 06/07/2017

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

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

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

(Modified – 6 February 2018.)

3. Design Changes Required

A. Before Construction

The following design changes must be implemented:

- i) **(Deleted – 20 January 2017)**
- ii) **(Deleted – 20 January 2017)**
- iii) Triple sliding screens must be installed at each end of the western opening / elevation of the “Bin holding area” as approved drawing entitled “Supplementary Details Sheet 2 of 2” (approx 4.6m wide opening). The screens must be set back at least 7m from the front boundary of the site. **(Added– 20 January 2017)**
- iv) The landscape design must be amended as annotated on the approved modified Landscape Plans (Drawings Nos. 201, 202, 203 & 204, Issue G). **(Modified – 6 February 2018.)**
- v) **All** air conditioning condensers must be **installed within the “AC Condenser Zones”** on the rooftops of the buildings **as shown on Drawing No. 0106 Rev. E**. No air-conditioning condensers are permitted within the 6m eastern setback of the site. **(Modified – 6 February 2018.)**
- vi) All private courtyard fences within the 6m setback from University Road must have a minimum setback of 3m from the University Road (property boundary) and must have a maximum height of 1.5m above natural ground level at any point. **(Added– 20 January 2017)**

- vii) The width of the waste collection loading bay on the ground floor (adjacent to the Bin Holding Area) must be reduced to 4m for a distance of 6m into the site. The remaining width (1.5m on each side of the loading bay) is to be deleted and replaced with deep soil landscaping, as marked on the approved Landscape Plan. **(Added– 20 January 2017)**
- viii) The rain screens installed at each end of the breezeway lobbies on each level **must extend** down by no more than **1.8m** from the point at which it is affixed, as **per** the approved “Rainscreen Details”, **Drawing No. 0950 Revision A. (Modified – 6 February 2018.)**
- ix) Trees must be planted along the eastern boundary of the site (at least 3m from the basement) at a rate of 2 trees for every 15m of linear boundary. These trees must be indigenous (selected from Council’s “Native Plant Selector” available on Council’s website) and must have a minimum mature height of 8m. **(Added– 20 January 2017)**

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

4. Requirements of Authorities

A. Requirements from Other Authorities

The development must be undertaken in accordance with the requirements of Sydney Trains as follows:

- i) Items B1 to B25 in Attachment B of the Sydney Trains concurrence letter dated 25 November 2015; and
- ii) Any additional conditions issued as part of Sydney Trains approval/certification upon resolution of the matters at Item A1 in Attachment A of the aforementioned concurrence letter.

A copy of the concurrence letter is attached to this development consent. These requirements must be incorporated in the application for Construction Certificate where required.

5. Future Parking Restrictions

A. Ongoing

- i) An on-street parking permit or the like cannot be issued to current and / or future owners / occupiers of the development.
- ii) A notation must be added to the section 149(5) certificate advising future owners that their unit / property is burdened by a parking permit restriction.

6. Waste Collection Loading Bay

Provide a hard stand waste collection loading bay in accordance with the approved architectural design drawings (identified in Condition 2 and except where marked by Council on the approved plans) and the Waste Management Plan prepared by Elephants Foot Waste Compactors Pty Ltd dated 27/10/2016. Vehicle access to the waste collection loading bay/s must comply with AS2890.2 - 2002 with respect to grades / transitions and manoeuvring into / out of the site.

(Modified – xxx)

7. Public Place Environmental, Damage & Performance Security Bond

A. Before Construction

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

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

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

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

The value of the bond is \$28,200.

Note: Bond amount includes a non refundable administration fee which must be paid separately.

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

B. After Occupation

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

SECTION 94 CONTRIBUTIONS

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

The Contributions Plan may be viewed on line on Council's web page (search for S94 Contributions Plan). A copy may also be viewed or purchased at the Customer Service Counter in Council's Administration Centre, Eton Street, Sutherland during office hours.

8. Monetary Contribution for Shire-Wide Open Space and Recreational Facilities

A. Before Construction

Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979 and Sutherland Shire Council's Contributions Plan - Shire Wide Open Space and Recreation Facilities 2005, a monetary contribution of \$1,503,638.95 must be paid to Sutherland Shire Council toward the cost of land identified for acquisition and works contained in the Works Programme of the Contributions Plan.

This contribution has been assessed and calculated in accordance with the Shire Wide Open Space and Recreation Facilities 2005, Contribution Plan on the basis of 197 proposed Residential Flat Units, Apartments etc, with a concession for 14 existing allotments.

The contribution will be indexed on 1 July in each year in accordance with the Implicit Price Deflator for Gross Fixed Capital Expenditure - Private Dwellings, with amended rates being available from Council.

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

9. Community Facilities, Shire Wide 2003 Plan

A. Before Construction

A monetary contribution of \$254,639.68 must be made for the cost of providing community facilities.

This contribution has been assessed pursuant to s.94 of the Environmental Planning and Assessment Act, and the Sutherland Shire Contributions Plan - Community Facilities in the Sutherland Shire, after identifying the likelihood that this development will require or increase the

demand for community facilities within the shire. It has been calculated on the basis of 197 proposed Residential Flat Units, Apartments etc, with a concession for 14 existing allotments.

The contribution will be indexed on 1 July in each year in accordance with the Implicit Price Deflator for Gross Fixed Capital Expenditure - Private Dwellings, with amended rates being available from Council.

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

10. S94 - Miranda Centre

A. Before Construction

Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979 and Miranda Centre Open Space Embellishment Plan, a monetary contribution of \$526,737.23 must be paid to Sutherland Shire Council toward the cost of works contained in the Works Programme of the Contributions Plan.

This contribution has been assessed and calculated in accordance with the Miranda Centre Open Space Embellishment Plan on the basis of 197 proposed Residential Flat Units, Apartments etc, with a concession for 14 existing allotments.

The contribution will be indexed on 1 July in each year in accordance with the Implicit Price Deflator for Gross Fixed Capital Expenditure - Private Dwellings, with amended rates being available from Council.

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

11. Approvals Required under Roads Act or Local Government Act

A. Before Construction

No occupation or works are to be carried out on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993.

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

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

A. Design

Council has determined that the proposed development generates a need for the following works to be undertaken by the applicant in the road reserve. To this end an application under the Roads Act

shall be submitted to Sutherland Shire Council, prior to the release of the Construction Certificate, for a road frontage design drawing and consent to undertake the required frontage works. This design will generally comply with the approved architectural design drawings, except where amended and/or addressing the following;

- i) Establish the property alignment levels and the crossing profiles,
- ii) Construct a **7.2m** wide vehicle crossing, **for the driveway ramp to the basements,**
- iii) Remove all existing vehicle crossings,
- iv) Construct a 1.2m footpath between existing trees, curving footpath as required,
- v) Alter / install street signage where required,
- vi) Undergrounding of all existing power lines along the frontage,
- vii) Regrade, topsoil, turf and landscape the footpath verge to final design levels,
- viii) Adjust public services infrastructure where required,
- ix) Remove 2 existing street trees,
- x) Where space allows install a mixture of *Eucalyptus racemosa* and *E.tereticornis* street trees, **and**
- xi) Ensure there are adequate transitions between newly constructed and existing infrastructure.
- xii) **Install a parking restriction street sign to enable sufficient manoeuvring area within the street for garbage / delivery trucks, and**
- xiii) **Construct a vehicle crossing to the waste collection loading bay. This crossing shall be 7m wide adjacent to the street kerb, then narrowing to 4m wide adjacent to the front boundary line.**

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

B. Before Construction

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

C. Before Occupation

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

- i) The supervising engineer must certify the road frontage works were constructed to their satisfaction and in accordance with the development consent and associated Roads Act consent.
- ii) The supervising arborist, landscape designer or landscape architect must certify the street trees are the correct species and were installed in accordance with the development consent and associated Roads Act consent.

(Modified – xxx.)

13. Site Management Plan

A. Before Commencement of Works including Demolition

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

- i) safe access to and from the site during construction and demolition
- ii) safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting
- iii) method of loading and unloading excavation machines, building materials
- iv) how and where, construction materials, excavated and waste materials will be stored.
- v) methods to prevent material being tracked off the site onto surrounding roadways
- vi) erosion and sediment control measures

B. During Works

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

14. Pre-commencement Inspection

A. Before Works

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

The purpose of the meeting is to:

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

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

15. Supervising Engineer

A. Before Construction

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

- i) Road frontage works.
- ii) Construction / installation of stormwater drainage.
- iii) Rainwater harvesting & reuse.
- iv) All other works that form part of a subdivision.

B. During Construction

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

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

C. Before Occupation

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

16. Noise Control During Construction and Demolition

To minimise the impact on the surrounding environment:

A. During Works

The LAeq sound pressure level measured over a period of 15 minutes when the construction or demolition site is in operation, must not exceed the ambient background level (LA90 15min) by more than 10dB(A) when measured at the nearest affected premises.

17. Damage to Adjoining Properties

A. Before Works

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

B. During Works

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

18. Public Utilities

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

A. Before Construction

Suitable arrangements must be made with all relevant utility service providers to ensure the development is appropriately serviced by electricity, gas, telecommunications and the like, and any necessary underground conduits are provided.

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

19. Demolition & Bulk Earthworks Security Bond

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

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

20. Basement Car Park and Vehicle Access-way

A. Design

The vehicular access-way and car park layout shall be designed and constructed to comply with the approved architectural design drawings, except where modified by the following;

- i) Align with Council's issued vehicular crossing levels.*
- ii) A minimum headroom of 2.2m measured from the parking floor to the underside of any beam, ventilation duct or service conduit, or to the underside of any door including a security door and fittings when those doors are in an open position.*

- iii) *The vertical alignment of the vehicular access-way shall comply with AS2890.1:2004 to ensure a B85 vehicle will not scrape.*
- iv) *Where parking bays are located adjacent to storage areas the walls / cages of the storage areas cannot encroach into the design envelope for the parking bay, cite; figure 5.2 of AS2890.1:2004, and parking bay can be enclosed or caged.*
- v) *The security door fitted to the car parking area entrance must be independently mounted on rubber pads to prevent vibration noise transmission through the concrete walls and / or columns.*
- vi) ***Convex mirrors must be installed in Basement Levels 01 & 02 in the vicinity of all disabled parking spaces that utilise the vehicular aisle for their shared areas. The convex mirrors must be installed in locations nominated by the project traffic engineer such that all drivers of vehicles approaching the disabled spaces / shared areas from all directions are alerted to persons utilising the disabled shared areas in the vehicular aisles.***

B. Before Construction

Certification from an Accredited Certifier or a Chartered Civil Engineer or a Registered Surveyor, to the effect that the car park layout and vehicle access-way design was prepared having regard to the conditions of development consent and to their satisfaction, shall accompany the application for the Construction Certificate.

Note: *Be advised that item iii) above is based on a B85 vehicle (Ford Falcon Sedan). The recommended condition will not necessarily protect exotic or altered cars from “scraping” the vehicular access-way.*

(Modified – xxx.)

21. Stormwater Drainage, Rainwater Harvesting & Reuse System

A. Design

The stormwater drainage, rainwater harvesting and rainwater reuse systems shall be designed and constructed in accordance with the approved stormwater drainage design drawings, Australian Standard AS3500.3:2003 and the BASIX Certificated issue against this development, except where modified by the following;

- i) Layout of the drainage system showing the alignment of all pipelines and associated structures, rainwater tank/s, detention vessel and finished surface levels,
- ii) All levels reduced to Australian Height Datum,
- iii) The rate of discharge of stormwater from the site to a drainage system under Council’s control shall be controlled so that it does not exceed the pre-development rate of discharge.

B. Before Construction

- i) Certification from an Accredited Certifier in Civil Engineering or a Chartered Civil Engineer, to the effect that the stormwater drainage, rainwater reuse and water harvesting systems design was prepared having regard to the conditions of development consent and to their satisfaction, shall accompany the application for the Construction Certificate.
- ii) Certification from an Accredited Certifier for stormwater design or a Chartered Civil Engineer, to the effect that the basement pump-out system design was prepared having regard to Sections 5 and 9 and Appendix L of AS/NZS3500.3:2003, shall accompany the application for the Construction Certificate.

C. Before Occupation

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

D. Ongoing

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

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

22. Approved Landscape Plan

A. Design Changes

The landscape works on the site must be carried out in accordance with the approved Landscape Plan prepared by Site Image (Issue B, dated 22.09.2015) dated 21 September 2015) except as amended by the following:

- i) The location of existing trees must be updated in accordance with the revised survey and arborist report, and their removal/retention must comply with Conditions 27, 28 & 29 of this consent;*
- ii) Tree Protection Zones (TPZ) must be shown on plan for all existing trees to be retained and protected;*
- iii) As the subject site is identified as being within a Greenweb Restoration area, new tree and shrub plantings shall be irregularly spaced and consist of a mixture of indigenous species to achieve a much more informal appearance than that shown in the approved Landscape Plan;*
- iv) Within the deep soil areas in the front setback along University Road and the Kingsway, plant clusters of Eucalyptus racemosa (Narrow Leaved Scribbly Gum), E.tereticornis (Forest Red Gum) and E.paniculata (Grey Ironbark) to provide strong streetscape plantings;*
- v) Planter boxes for small trees on slab shall have a minimum soil depth of 1000mm;*
- vi) The communal open space areas and all planter boxes on slab must be provided with a water-efficient irrigation system, connected to a pump and the rainwater/OSD tank, to enable effective landscape maintenance;*
- vii) The private open space of each ground floor dwelling must be provided with one tap with a removable water key, connected to a pump and the rainwater tank/OSD tank;*
- viii) As the subject site is identified as being within a Greenweb Restoration area, all new tree plantings must be indigenous species and 50% of understorey plants must be indigenous species. All indigenous species must be selected from Council's 'Native Plant Selector' available on Council's website (www.sutherlandshire.nsw.gov.au) and search for Native Plant Selector);*
- (ix) (Deleted - 20 January 2017)**
- (x) (Deleted - 20 January 2017)**
- (xi) Trees must be planted along the eastern boundary of the site (at least 3m from the basement) at a rate of 2 trees for every 15m of linear boundary. These trees must be indigenous (selected from Council's "Native Plant Selector" available on Council's website) and must have a minimum mature height of 8m. (Added – 20 January 2017)**

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

Notes:

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

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

B. Prior to Occupation/Occupation Certificate

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

To arrange a Final Landscape Inspection please phone 9710-0333 48 hours prior to the required inspection date. An inspection fee of \$225 is required to be paid, prior to the inspection. Additional inspections will be charged at a rate of \$150 each.

C. Ongoing

All landscaping works required by 'A' above must be maintained for 12 months following the final landscape inspection date.

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

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

Sutherland Shire Council Nursery

345 The Boulevarde, Gymea

Ph: 02 9524 5672

(Modified – xxx.)

23. Trees on Private Land (Projects larger than Dual Occupancies)

A. Tree Removal

The removal of the following trees as numbered in the arborist report prepared by Tree IQ (Revision B, dated 9th July 2015) is approved:

i) Trees identified as listed below:

Tree No.	Tree Species (botanical and common name)	Location
2	<i>Eucalyptus nicholli</i> (Narrow Leaf Peppermint)	On boundary, SW corner of site
9	<i>Leptospermum petersonii</i> (Lemon Scented Tea Tree)	Western boundary, centre of site
10	<i>Juniperus</i> spp.	Western boundary, centre of site
16	<i>Musa</i> spp. (Banana)	NW corner of site
18	<i>Cotoneaster</i> spp. (Cotoneaster)	NW corner of site
23	<i>Callistemon viminalis</i> (Bottlebrush)	SE corner of site
24	<i>Leptospermum petersonii</i> (Lemon Scented Tea Tree)	SE corner of site
25	<i>Callistemon viminalis</i> (Bottlebrush)	SE corner of site
26	<i>Melaleuca stypheloides</i> (Prickly Leaf Paperbark)	SE corner of site
27	<i>Tristanopsis laurina</i> (Water Gum)	SE corner of site
28	<i>Musa</i> spp. (Banana)	SE corner of site
29	<i>Callistemon viminalis</i> (Bottlebrush)	SE corner of site
30	<i>Callistemon viminalis</i> (Bottlebrush)	SE corner of site
32	<i>Livistona australis</i> (Cabbage Tree Palm)	Near eastern boundary, centre of site
34	<i>Acer palmatum</i> (Japanese Maple)	Near eastern boundary, centre of site
36	<i>Eucalyptus sideroxylon</i> (Mugga Ironbark)	Near eastern boundary, centre of site
37	<i>Eucalyptus sideroxylon</i> (Mugga Ironbark)	Near eastern boundary, centre of site
38	<i>Eucalyptus</i> spp. (Eucalypt)	Near eastern boundary, northern end of site
39	<i>Rondeletia</i> spp.	Centre of site, northern end
40	<i>Callistemon viminalis</i> (Bottlebrush)	Centre of site, northern end
41	<i>Camellia</i> spp.	Centre of site, northern end
42	<i>Melaleuca bracteata</i> (Black Tea Tree)	Near eastern boundary, northern end of site

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

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

B. Design

- i) 17 trees are approved for removal as part of this consent. Where trees are proposed to be removed Sutherland Shire Council's Development Control Plan 2015 requires indigenous replacement canopy tree planting at a ratio of 4 to 1 on private land.
- ii) 68 replacement trees are required to be planted.
- iii) Replacement trees planted within the site must not be located within 3m of a building or proposed building or swimming pool.
- iv) Trees must have a minimum container size of 5 litres.

An amended Landscape Plan showing the location of all replacement trees on the site must be provided prior to the release of the Construction Certificate.

Note: Where replacement trees cannot be accommodated on site, Council offers offsite planting under a 'Deed of Agreement', at a cost of \$100 per tree. Offsite planting will be undertaken as part of Council's Green Street Program. 'Deed of Agreement' forms can be downloaded from Council's website at www.sutherlandshire.nsw.gov.au/forms <<http://www.sutherlandshire.nsw.gov.au/forms>>. A completed form and payment must be submitted to Council prior to the release of the Construction Certificate.

C. Prior to Occupation/Occupation Certificate

The replacement tree planting must be completed in accordance with the approved Landscape Plan. A Final Landscape Inspection must be carried out and a certificate issued by Council's landscape officer prior to occupation or the issue of an occupation certificate (interim or final). This certificate is required to ensure that tree planting has been carried out in accordance with 'B' above, and that all new indigenous plants on the site and within the road reserve are the correct species.

To arrange a Final Landscape Inspection please phone 9710-0333

48 hours prior to the required inspection date. An inspection fee of \$225 is required to be paid, prior to the inspection. Additional inspections will be charged at a rate of \$150 each.

D. Ongoing

Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDP 2015 Chapter 38). Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month with all costs to be borne by the owner.

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

Sutherland Shire Council Nursery

345 The Boulevard, Gymea

Ph: 02 9524 5672

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

24. Removal of Trees on Council Land

A. Design

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

Select from Council's list of preferred suppliers listed on Council's website:

<http://www.sutherlandshire.nsw.gov.au/Residents/Trees/Trees-on-Council-or-Public-Land>.

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

The following trees as numbered in the arborist report prepared by Tree IQ (Revision B, dated 9th July 2015) have been approved for removal within the road reserve:

Tree No.	Tree Species (botanical and common name)	Location
5	<i>Leptospermum petersonii</i> (Lemon Scented Tea Tree)	University Rd, SW corner of site
8	<i>Eucalyptus crebra</i> (Narrow Leaf Ironbark)	University Rd, centre of site

25. Tree Retention and Protection

A. Before Works

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

Note: An Arborist is a person with a current membership of the National Arborist's Association of Australia at a grade of General Member, Affiliate Member or Life Member, or alternatively a person who has obtained an Australian Qualifications Framework AQF Level 5 in Arboriculture.

Prior to the commencement of any works, including demolition, the supervising Arborist must oversee the protection of the following trees as listed in the table below to ensure the installation and adequacy of all tree protection measures.

Tree No.	Tree Species (botanical and common name)	Location
1	<i>Eucalyptus tereticornis</i> (Forest Red Gum)	University Rd, near SW corner of site
1A	Small Ironbark next to <i>E.tereticornis</i> (not in Arborist report)	University Rd, near SW corner of site
3	<i>Callistemon viminalis</i> (Bottlebrush)	University Rd, near SW corner of site
4	<i>Eucalyptus crebra</i> (Narrow Leaf Ironbark)	University Rd, near SW corner of site
6	<i>Eucalyptus crebra</i> (Narrow Leaf Ironbark)	University Rd, near SW corner of site
7	<i>Eucalyptus crebra</i> (Narrow Leaf Ironbark)	University Rd, near SW corner of site
11	<i>Eucalyptus crebra</i> (Narrow Leaf Ironbark)	University Rd, middle of site
12	<i>Eucalyptus racemosa</i> (Narrow Leaf Scribbly Gum)	Western boundary, near middle of site
13	<i>Eucalyptus racemosa</i> (Narrow Leaf Scribbly Gum)	Western boundary, near middle of site
14	<i>Eucalyptus crebra</i> (Narrow Leaf Ironbark)	University Rd, northern end of site
15	<i>Eriobotrya japonica</i> (Loquat)	Western boundary, northern end of site
15A	<i>Camellia</i> app. (not in Arborist report)	Western boundary, northern end of site
19	<i>Grevillea robusta</i> (Silky Oak)	School grounds, NE corner of site
20	<i>Jacaranda mimosifolia</i> (Jacaranda) and <i>Acacia spp.</i> (Wattle)	Southern boundary
21	<i>Eriobotrya japonica</i> (Loquat)	Southern boundary
21A	<i>Morus nigra</i> (Mulberry)	SE corner of site

22	<i>Jacaranda mimosifolia</i> (Jacaranda) and <i>Pittosporum undulatum</i> (Sweet Pittosporum)	SE corner of site
31	<i>Eucalypt</i> spp. (Eucalypt)	School grounds, middle of eastern boundary
33	<i>Quercus palustris</i> (Pin Oak)	Middle of eastern boundary
35	<i>Eucalyptus tereticornis</i> (Forest Red Gum)	Middle of eastern boundary

The trees identified for retention must be protected by the following measures:

- i) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed in accordance with Option 1 in the Arborist report Dwg. No.03 prepared by Tree IQ dated 9th July 2015. Signage must be erected on the fence with the following words clearly displayed "TREE PROTECTION ZONE, DO NOT ENTER".
- ii) The tree protection zone within the protective fencing must be mulched with a maximum depth 75mm of suitable organic mulch (woodchips or composted leaf chip mulch) and kept regularly watered for the duration of the works subject to this consent.
- iii) No development or associated activity is permitted within the fenced tree protection zone for the duration of works subject to this consent. This includes vehicular or pedestrian access, sheds, washout areas, excavations, backfilling, installation of services (including stormwater), removal of top soil, stockpiling of soil or building materials.
- iv) Where site access/egress is required over the roots of trees identified for retention and protection, provide hardwood rumble boards over a 200mm thick layer of wood chip.

B. During Construction

- i) The tree protection measures detailed in 'A' above must be maintained during construction.
- ii) The supervising Arborist must be present during any approved hand excavation or under boring works within the Tree Protection Zone (TPZ) of any tree identified for retention and protection and have the authority to direct works to ensure the trees long term preservation.
- iii) The supervising Arborist must strictly supervise that there is no disturbance or severing of roots greater than 30mm diameter and to cleanly cut those roots between 10-30mm in diameter.
- iv) If the trees identified for retention in 'A' above are damaged or destabilised during construction then works must cease and Council's Tree Assessment Officer (ph. 9710 0333) must be contacted to assess the tree/s and recommend action to be taken.

26. Car Wash Bays

To prevent contamination of the stormwater drainage system, car-wash bay must be provided on site in accordance with the approved architectural plans:

A. Design

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

B. Before Construction

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

C. Before Occupation

The Principal Certifying Authority must be satisfied that

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

D. Ongoing

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

27. Garbage, Recycling and Green-waste Storage Areas

To ensure the proper storage of waste from the premises:

A. Design

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

B. Before Construction

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

C. Before Occupation

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

D. Ongoing

All waste and recycling bins must be stored wholly within the approved waste storage areas. The bins must only be put out for collection in the evening prior to pick-up and returned to the storage area as soon as possible after pick-up.

28. External Lighting - (Amenity)

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

A. Design

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

B. Ongoing

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

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

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

A. Design

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

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

B. Before Occupation

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

C. Ongoing

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

30. Noise from Road and Rail

To minimise the impact of noise from the adjoining major road and rail corridor on the occupants:

A. Design

The building design must be in accordance with the recommendations of the acoustic report by Renzo Tonin & Associates dated 10 July 2015 approved as part of this application.

B. Before Construction

Details of the acoustic attenuation treatment must accompany the documentation forming part of the Construction Certificate.

C. Before Occupation

Details of the acoustic attenuation treatment must accompany the application for a Construction Certificate in accordance with 'A' above and must include all post construction validation test results.

31. Noise and Vibration Control - Residential Car Park

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

A. Design

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

B. Before Occupation

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

32. Car-Park Ventilation

To ensure adequate ventilation for the car park:

A. Design

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

B. Before Construction

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

C. Before Occupation

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

D. Ongoing

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

33. Demolition Work

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

A. Before Commencement

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

B. During Works

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

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

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

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

34. Dilapidation Report - Adjoining Properties

A. Before Works

To assist in the resolution of any future disputes about damage to properties adjoining the development site, prior to commencement of any work on site the Applicant or principal contractor must provide dilapidation reports on the adjacent buildings at No. 2 Sylva Avenue, Miranda (Miranda Public School) including any basements and ancillary structures. The reports must be provided to the Principal Certifying Authority and to the owners of the properties that are the subject of the report.

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

35. Design Requirements for Adaptable Housing

A. Design

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

36. Verification of Design for Construction - SEPP 65

A. Design

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

B. Before Occupation

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

37. Certification Requirement of Levels

A. During Construction

At the following stages of construction:

- i) Prior to the pouring of each floor or roof slab,
- ii) Upon completion of the roof frame.
- iii) Prior to the pouring / installation of the swimming pool shell

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

B. Before Occupation

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

38. Sydney Water Tap inTM & Compliance Certificate

A. Before Construction

Prior to the issue of the Construction Certificate, a copy of the Sydney Water Tap inTM approval must be submitted to the Principal Certifying Authority. This is to determine as to 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. Customers will receive an approval receipt. Please refer to the web site www.sydneywater.com.au.

B. Before Occupation / Prior to issue of Subdivision Certificate

A Compliance Certificate under s73 of the Sydney Water Act, 1994, must be submitted to Council by the Principal Certifying Authority. Sydney Water may require the construction of works and/or the payment of developer charges.

Sydney Water Advice on Compliance Certificates:

An application must be made through an authorised Water Servicing Coordinator. For details see the Sydney Water web site at www.sydneywater.com.au/customer/urban/index or by telephone 13 20 92.

Following application a "Notice of Requirements" will be forwarded detailing 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 as well as building, driveway or landscaping design.

39. Dial Before You Dig

A. Before Construction

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

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

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

A. During Works

To minimise the noise impact on the surrounding environment:

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

41. Toilet Facilities

A. During Works

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

Each toilet must:

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

42. Street Numbering and Provision of Letter Box Facilities

A. Before Occupation

- i) Street / unit / shop numbers must be clearly displayed.
- ii) Suitable letterbox facilities must be provided in accordance with Australia Post specifications.
- ii) All letterboxes must be located within the secure entry foyers.

- iv) The dwellings must have the following street address format: proposed Block A will be known as No.6 and proposed Block B will be known as No.18, within each Block proposed Unit 1 on the ground floor will be known as G01 and proposed Unit 1 on the next floor up will be known as 101 etc.

43. Car Parking Allocation

A. Before Subdivision

Car parking must be allocated to individual strata lots as part of their unit entitlement.

Visitor parking facilities and/or car wash bays must be designated as common property on any strata plan.

Parking must be allocated on the following basis:

- Residential dwellings: 263 spaces
- Residential visitors: 42 spaces
- Car wash bays: 4 spaces

B. Ongoing

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

44. Basement Car Park Security Requirements

A. Design

The following design requirements must be satisfied:

- i) Security shutters / roller door must be installed at the main entry to the basement car park levels. An intercom system must be installed for visitors to gain entry.
- ii) Storage rooms within the basement car park levels must be fitted with deadlocks.
- iii) The basement car park levels must be painted white to reflect light (thereby improving security), appear larger and more spacious and reduce the number of lights required to illuminate the basement.

45. Closed Circuit Television (CCTV)

A. Before Occupation

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

46. Undergrounding of Power Lines

A. Before Occupation

*All power lines along the northern frontage of the site (**Kingsway**) must be placed underground and street lighting installed to the satisfaction of Ausgrid prior to the issue of any Occupation Certificate. A copy of certification from Ausgrid that the works have been completed to Ausgrid's satisfaction must accompany an application for any Occupation Certificate. **Any connections to the site from the western side of University Road must be underground.***

(Modified – xxx.)

47. General Deliveries / Loading

A. Ongoing

- i) All general deliveries to the site must be carried out within the hard stand waste collection / loading bay within the site.*
- ii) The hard stand waste collection / loading bay must be clearly signposted as being used for both the collection of waste and for all general deliveries / loading.*
- iii) Waste Management for the development must satisfy the following:*
 - Waste collection must be managed by Private Contractors,*
 - The garbage truck servicing this development shall be a SRV sized vehicle, as defined in AS2890.2:2004,*
 - Waste collection must be carried out between the hours of 7am and 6pm Monday to Friday inclusive and no waste collection to be carried out on Sundays and Public Holidays, and*

The aforementioned waste collection requirement shall be adopted as a By-Law in any future Strata Plan.

(Modified – xxx.)

END OF CONDITIONS