



**Land and Environment  
Court**  
of New South Wales

Level 4 225 Macquarie Street SYDNEY NSW 2000  
Level 4 GPO Box 3565 SYDNEY NSW 2001  
DX 264, Sydney

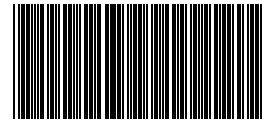
Telephone: 02 9113 8200  
Facsimile: 02 9113 8222  
02 91138208

Email: [lecourt@justice.nsw.gov.au](mailto:lecourt@justice.nsw.gov.au)  
Website: <http://www.lec.justice.nsw.gov.au>

ABN: 52 659 114 436

Dennis Loether  
[dloether@bartier.com.au](mailto:dloether@bartier.com.au)

Your Ref:



D0001AJ81C

26 June 2020

### **NOTICE OF ORDERS MADE**

Case number      2019/00296727  
Case title        Hunter Ferdinand Property Group Pty Ltd v Blacktown City Council

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On 25 June 2020 the following orders (and/or directions) were made:

The final orders to give effect to the parties' agreement under s 34(3) of the LEC Act are:

- (1) The Applicant is granted leave to amend Development Application No. SPP-19-00001 and to rely upon the following amended plans and documents: (see 'Attachment 1' for table to Order (1))
- (2) The Applicant is to pay the Respondent's costs thrown away on an as agreed or assessed basis pursuant to section 8.15(3) of the Environmental Planning and Assessment Act 1979 (NSW).
- (3) The appeal is upheld.
- (4) Development Application No. SPP-19-00001 (as amended) for the demolition of existing structures and construction of a 3-storey health services facility including 4 levels of basement carparking consisting of 101 car spaces, landscaping, civil works, and signage at Lots 5 & 6 in Deposited Plan 29659, otherwise known as 13-15 Panorama Parade Blacktown NSW 2148 is approved subject to conditions included at Annexure A.

For the Registrar

## Annexure A

**Hunter Ferdinand Property Group Pty Ltd v Blacktown City Council**

## Conditions of Consent

**DA No:** SPP-19-00001**Address:** Lots 5 & 6 in Deposited Plan 29659, known as 13 - 15 Panorama Parade  
Blacktown NSW 2148**Development:** demolition of existing structures and construction of a 3-storey health services facility including 4 levels of basement parking consisting of 101 car spaces, landscaping, civil works, and signage.**1 ADVISORY NOTES****1.1 Terminology**

1.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.

1.1.2 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.

**1.2 Scope of Consent**

1.2.1 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.

**1.3 Other Approvals**

1.3.1 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:

- a. the removal of any tree(s) not indicated on the approved plans and any tree(s) located greater than 3 metres from the building perimeter, and
- b. any fence, retaining wall, land excavation or filling, advertising structure or other development not being exempt development.

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

1.3.3 This consent does not authorise the encroachment or overhang of any building or structure over or within any easement.

**1.4 Services**

1.4.1 The applicant is advised to consult with:

- a. Sydney Water Corporation Limited
- b. Energy provider
- 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.

1.4.2 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.

1.4.3 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.

1.5 **Identification Survey**

1.5.1 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.

1.6 **Payment of Engineering Fees**

1.6.1 If the applicant wishes for Council to issue the Construction Certificate as nominated in the 'Prior to Construction Certificate' please:

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

## 1.7 Road Damage

- 1.7.1 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.

## 2 GENERAL

### 2.1 Scope of Consent

- 2.1.1 The proposed development is to be in accordance with the following drawings/details, subject to compliance with any other conditions of this consent:

Drawing Name	Revision & Date	Drawing No.
Development Details	Revision C, 03.12.2019	DA01
Demolition Plan & Proposed Site Plan	Revision C, 07.11.2019	DA05
Floor Plan - Basement Level 3	Revision D, 13.05.2020	DA06
Floor Plan - Basement Level 2	Revision D, 13.05.2020	DA07
Floor Plan - Basement Level 1	Revision D, 13.05.2020	DA08
Floor Plan- Ground Level	Revision D, 13.05.2020	DA09
Floor Plan - Level 1	Revision E, 13.05.2020	DA10
Floor Plan - Level 2	Revision C, 07.11.2019	DA11
Detail Plans – OSD & Rainwater Tanks	Revision D, 04.06.2020	DA12
East & West Elevations	Revision C, 13.05.2020	DA13
North & South Elevations	Revision C, 07.11.2019	DA14
Overall Section 1	Revision D, 13.05.2020	DA15
Overall Section 2	Revision F, 04.06.2020	DA16
Overall Section 3	Revision E, 13.05.2020	DA17
Overall Section 4	Revision C, 03.12.2019	DA18
3D Views - Sheet 1	Revision B, 03.12.2019	DA19
3D Views - Sheet 2	Revision B,	DA20



	03.12.2019	
Floor Plan - Basement Level 4	Revision B, 13.05.2020	DA27
<b>Landscape Plans</b>	<b>Date</b>	<b>Drawing No.</b>
Landscape Plan Ground Floor	Revision D, 05.07.2019	LPDA 19-160 Page 1
Specification & Detail	Revision C, 05.07.2019	LPDA 19-160 Page 2

\*Unless modified by any conditions of this consent.

2.1.2 The development is to be carried out in accordance with the following reports (unless as modified by any conditions of this consent):

- DA Noise Assessment prepared by Wilkinson Murray Pty Limited, report no. 18360, dated 13 March 2019;
- Preliminary Salinity and Geotechnical Assessment prepared by Martens & Associates Pty Ltd, report no. P1806850JR02V01 dated 12 March 2019;
- Preliminary Site Investigation prepared by Martens & Associates Pty Ltd, report no. P1806850JR01V01, dated 12 March 2019

## 2.2 Services

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

## 2.3 Suburb Name

2.3.1 The land the subject of this consent is known to be located in the following suburb. This suburb name shall be used for all correspondence and property transactions:

Suburb: BLACKTOWN

## 2.4 Engineering Matters

### 2.4.1 Design and Works Specification

2.4.1.1 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 On Site Detention General Guidelines, S3QM online tool and standard drawing A(BS)175M

(f) On Site Stormwater Detention Handbook - Upper Parramatta River Catchment Trust FOURTH Edition.

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.

2.4.1.2 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.

## 2.5 Other Necessary Approvals

2.5.1 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)

## 2.6 Other Matters

2.6.1 No construction preparatory work (such as, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued.

2.6.2 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.

## 2.7 Drainage Engineer Matters

### 2.7.1 Water Quality

2.7.1.1 Each year the registered proprietor/lessee is to provide to Council's WSUD Compliance Officer at [WSUD@blacktown.nsw.gov.au](mailto:WSUD@blacktown.nsw.gov.au) a report outlining all non-potable water used annually and the percentage of non-potable reuse.

## 3 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)

**3.1 DA Plan Consistency & Design Amendments**

- 3.1.1 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.

**3.2 Access/Parking**

- 3.2.1 The design of car parking area, aisle widths, driveway widths, manoeuvring areas, sight distances, ramp grades, headroom etc. are to conform AS 2890.1-2004.
- 3.2.2 Provision for adequate sight distance needs to be made for both Pedestrian and Vehicular movement at the proposed access driveway 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.
- 3.2.3 The internal driveway and parking areas are to be designed in accordance with Australian Standard 2890.1.
- 3.2.4 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6.

**3.3 Environmental Health**

- 3.3.1 A Construction Environment Management Plan should be in place and must include specific advice on how water treatment and dam dewatering will be undertaken in accordance with the Blue Book, as well as demonstrating the discharged water complies with ANZECC water quality guidelines.
- 3.3.2 Any materials requiring off-site disposal will need to be classified, managed and disposed of in accordance with the Protection of the Environment Operations Act 1997 and the NSW Environment Protection Authority's Waste Classification Guidelines (2014)
- 3.3.3 Any asbestos material is to be handled and treated in accordance with the SafeWork NSW document "Your Guide to Working With Asbestos - Safety guidelines and requirements for work involving asbestos" dated March 2008.
- 3.3.4 A Stage 2—Detailed Site Investigation is to be carried out after demolition and must be prepared in accordance with:
- o NSW Environment Protection Authority's "Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites" (2011)
  - o NSW Environment Protection Authority's Contaminated Sites Sampling Design Guidelines (1995)
  - o NSW Environment Protection Authority's "Contaminated Sites: Guidelines for NSW Site Auditor Scheme" (2006)
  - o National Environment Protection Council "National Environment Protection (Assessment of Site Contamination) Measure" (2011).
- 3.3.5 All areas that are suspected to be contaminated must be remediated. Upon completion of remediation an appropriately qualified environmental consultant must prepare a validation report in accordance with;
- o NSW Environment Protection Authority's "Contaminated Sites: Guidelines for

- o Consultants Reporting on Contaminated Sites” (2011)
- o NSW Environment Protection Authority’s Contaminated Sites Sampling Design Guidelines (1995)
- o NSW Environment Protection Authority’s “Contaminated Sites: Guidelines for NSW Site Auditor Scheme” (2006)
- o National Environment Protection Council “National Environment Protection (Assessment of Site Contamination) Measure” (2011).

3.3.6 Any new information revealed during development works that has the potential to alter previous conclusions about site contamination or hazardous materials must be immediately notified to the Council and the principal certifying authority.

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

##### **4.1 Building Code of Australia Compliance**

4.1.1 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).

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

##### **5.1 General**

5.1.1 All relevant conditions within the ‘Prior to Construction Certificate’ section of this consent shall be satisfied before any Construction Certificate can be issued.

5.1.2 The engineering drawings referred to below are not for construction. The Construction Certificate drawings shall be generally in accordance with the approved drawings and conditions of consent. Any significant variation to the design shall require a section 4.55 application

Construction Certificate plans shall be generally in accordance with the following drawings and relevant Consent conditions:

Prepared By	Job No.	Drawing No.	Revision	Dated
LAM Consulting Engineers Pty Ltd	3547	D00	F	12.05.20
LAM Consulting Engineers Pty Ltd	3547	D01	C	05.03.19
LAM Consulting Engineers Pty Ltd	3547	D02	C	05.03.19
LAM Consulting Engineers Pty Ltd	3547	D03	D	12.05.20
LAM Consulting Engineers Pty Ltd	3547	D04	L	13.05.20 20

LAM Consulting Engineers Pty Ltd	3547	D05	E	04.03.20
LAM Consulting Engineers Pty Ltd	3547	D07	A	04.03.20
LAM Consulting Engineers Pty Ltd	3547	D10	D	05.05.20
LAM Consulting Engineers Pty Ltd	3547	D11	E	05.05.20
LAM Consulting Engineers Pty Ltd	3547	D12	H	12.05.20
LAM Consulting Engineers Pty Ltd	3547	D13	I	12.05.20
LAM Consulting Engineers Pty Ltd	3547	D15	B	25.02.19
LAM Consulting Engineers Pty Ltd	3547	D16	B	25.02.19
LAM Consulting Engineers Pty Ltd	3547	D20	B	12.05.20
LAM Consulting Engineers Pty Ltd	3547	D21	B	12.05.20
LAM Consulting Engineers Pty Ltd	3547	D25	B	12.05.20
LAM Consulting Engineers Pty Ltd	3547	D26	B	12.05.20

The following items are required to be addressed on the Construction Certificate plans:

- a. The following notation on the plans shall be included on amended plans:
  - i. All walls fronting public road shall be built wholly within the property boundary.
  - ii. All walls forming part of the On-site Stormwater Detention Tank shall be built wholly within the property boundary.
- b. The internal pipe network is to be designed to carry the 1% AEP storm flows to the detention basin, supported by detailed hydraulic modelling.
- c. Show all pits and grates with numbers, unique identifier or code.
- d. All pits within the proposed development, other than for detention, must comply with the following. Pits 600 \* 600 mm are limited to 600 mm maximum depth, pits 600 \* 900 mm are limited to 900 mm depth and pits greater than 900 mm depth are all to be minimum 900 \* 900 mm
- e. Amended plans shall show a longitudinal section through the drainage line between the OSD overflow chamber/pit to the street pit including accurate location of services in the footway. Levels and dimensions must be shown.
- f. Provide a first flush or pre-treatment system for the roof area going to the rainwater tank.
- g. Drawing No. D04, Revision L is to be amended addressing the following:

- i. Provide a heavy-duty heel proof grate in lieu of the existing concrete lid over the connecting Council street pit to provide ready access for maintenance.
  - i. The grated drains at the boundary must be designed to collect the 1% AEP flows discharging to them with a minimum 150 mm width.
  - ii. Show all 1200 x 1200 grates as 2 x 600 x 1200 access grate with hinge and childproof lockdown system.
  - iii. Provide a 2 x 600 x 1200 access grate with hinge and childproof lockdown system over the 100 year orifice control pit. Amend Drawing No. D13 accordingly.
  - iv. Relocate the 1.5 year orifice and 2 x 600 x 1200 grate to the east wall of the 100 year orifice control pit to improve access around the tank. Adjust the location of the emergency overflow pit to ensure this 2 x 600 x 1200 grate remains clear of the pathway. This could be slightly offset from the 100 year ARI control pit access to assist placement. Amend OSD Plan View diagram on Drawing No. D13 accordingly.
  - v. Rename the East-West section E through the 100 year Discharge Control Pit as section F since Section E label have been taken. Amend Drawing No. D13 accordingly.
- h. Drawing No. D13, Revision I is to be amended addressing the following:
- i. Include all amendments required for Drawing No. D04 and for the plans to correspond.
  - ii. On Section, remove the 1.5 year ARI orifice and associated pipe, access opening and grate.
  - iii. On Section D show the 150 mm pipe through the wall as well as the 104 mm orifice.
  - iv. On section D show the step irons on the west side of the pit (RHS) to match Section E.
  - v. On Section D there should be a solid wall shown through the pit to represent the top of the 1.5 year weir level.
  - vi. On the newly labelled Section F show the 1.5 year ARI control pipe (min. 100 mm), orifice and maximesh screen in profile through the east wall of the 100 year ARI control pit. Provide a sump to fit the 1.5 year orifice plate. Show the 2 x 600 x 1200 grate over the orifice.
  - vii. On the "OSD TANK PLAN VIEW" adjust the pit floor levels (IL) to fall to the new location of the 1.5 year ARI orifice.
  - viii. Provide galvanised or equivalent step irons or ladders for all entry points to the tanks.
  - ix. Provide on-site stormwater detention (OSD) warning signs as per the Upper Parramatta River Catchment Trust guidelines.
  - x. All access opening and grates shall be flush with the landscape finish ground level.

- i. Amended Plans shall show details of the Confined Space entry warning signs in accordance with Council's Engineering Guide for Development and WSUD Standard Drawing A(BS)175M.
- j. Amended Plans shall show details of the On-site Stormwater Detention system identification plate in accordance with the Upper Parramatta River Catchment Trust Guidelines and WSUD Standard Drawing A(BS)175M.
- k. Provide a signage plans showing where all the signage will be installed. All Confined Space entry warning signs must be located adjacent to all entries into the basement pump pit, rainwater tanks and detention tank in accordance with Council's Engineering Guide for Development 2005 and WSUD Standard Drawing A(BS)175M.
- l. Provide a basement design that ensures a minimum 0.5% slope to all surface inlet pits. This is to be included in the construction notes also.
- m. Provide sections and details of the proposed median on the vehicular crossing.
- n. All plans shall correspond.
- o. Amended Plan shall show that the basement pump is discharging into the OSD tank, pipe is positioned above the 100 year ARI water level and directing the flows towards the 1.5 year orifice plate.

## 5.2 Construction Certificate Requirements

- 5.2.1 Under the *Environmental Planning and Assessment Act 1979* a Construction Certificate is required. These works include but are not limited to the following:
- On-site stormwater detention
  - Water quality treatment

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

## 5.3 Roads Act Requirements

- 5.3.1 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
  - Kerb inlet pit connections or construction
  - Median islands
  - Vehicular crossings
  - Path Paving

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

## 5.4 Other Engineering Requirements

- 5.4.1 If the estimated cost is \$25,000 or greater proof of long service levy payment is required.
- 5.4.2 Any ancillary works undertaken shall be at no cost to Council.

5.4.3 Submit written evidence from the relevant telecommunications carriers and Endeavour Energy indicating compliance with all necessary requirements by those authorities.

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

## 5.5 Drainage

5.5.1 Drainage from the site must be connected into Council's existing drainage system.

5.5.2 Drainage from the site shall be connected into Council's existing drainage system. In this regard it is required to connect the drainage pipe into an existing Council kerb inlet pit in Panorama Parade. The existing Council kerb inlet pit is to be removed and reconstructed to Council's standard.

## 5.6 Traffic Devices, Signage and Line Marking

5.6.1 A formal submission must be made to the Local Traffic Committee (LTC) through Council's Traffic Engineering department for all traffic devices (i.e. median island), signage and line marking details proposed as part of these works.

A determination will be required prior to the implementation of all traffic devices, signage and line marking works.

## 5.7 Erosion and Sediment Control

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

## 5.8 Earthworks

5.8.1 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.

## 5.9 On-site Stormwater Detention

5.9.1 On-site stormwater detention system shall be designed in accordance with the parameters set out in Council's Water Sensitive Urban Design Standard Drawings A(BS)175M On-site detention requirements - Sheet 20, or an S3QM Certificate

5.9.2 A registered engineer (NER) must certify 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.
- The on-site stormwater detention system will perform to meet the on-site stormwater detention requirements and function hydraulically in general accordance with Council's Engineering Guide for Development, DCP Part J - Water Sensitive Urban Design and Integrated Water Cycle Management, S3QM Deemed to comply tool and Councils Standard Drawing A(BS)175M.

5.9.3 The following documents shall be submitted to accompany the on-site stormwater detention design in accordance with the design:



- Comprehensive drainage drawings with cross-sectional details of the storage area, pit numbers, pipe sizes, catchment plan, etc.
- On-site stormwater detention detailed design submission and calculation summary sheet
- A maintenance schedule that complies with Council's Water Sensitive Urban Design maintenance guidelines, signed and dated by the designer
- S3QM Deemed to Comply On-site Stormwater Detention summary details or Council's Deemed to Comply OSD Spreadsheet

#### 5.10 **Vehicular Crossings**

- 5.10.1 Plans to demonstrate the construction a commercial and industrial vehicular crossing to Council's standard A(BS)103S.
- 5.10.2 A minimum 1.0 m clearance shall be provided between the top of wing of the vehicular crossing layback and stormwater street lintel, edge of poles and service pits or approved by Council and the relevant authority.
- 5.10.3 A minimum 500 mm clearance or as required by Council shall be provided between the proposed edge of the raised median island and the footpath.
- 5.10.3 Amended Plans shall show the vehicular crossing edges are straight from property boundary to back of layback or approved otherwise by Council.

#### 5.11 **Dilapidation Report and CCTV Inspection of Stormwater Drainage Structures**

- 5.11.1 A dilapidation and CCTV Inspection Report of Council's stormwater drainage structures (pipelines and pits) shall be prepared by a suitably qualified professional and submitted to Council's Coordinator of Engineering Approvals and must obtain a receipt of acknowledgement. Inspection must be inspected via CCTV prior to the issue of Construction Certificate in accordance with Council's current Works Specification Civil. CCTV reports must be submitted in the form of a USB of the inspection, a hard copy printout of the SEWRAT (or equivalent) report and a certified CCTV statement in accordance with section 6.8 of Council's Works Specification Civil indicating any defects identified and recommend any remediation works.

5.11.2 A dilapidation report (incorporating photographs of relevant buildings) must be obtained from a suitably qualified Engineer, detailing the current condition and status of all of the buildings and structures located upon all of the properties adjoining the subject site, including 17 Panorama Parade, Blacktown, and any other property or public land which may be affected by the works, to the satisfaction of the *Principal Certifying Authority*.

5.11.3 The dilapidation report must be submitted to the Council, the *Principal Certifying Authority* and the owners of the adjoining/nearby premises encompassed in the report, prior to commencing any site works (including any demolition work, excavation work or building work).

#### 5.12 **Drainage Engineering Matters**

- 5.12.1 An experienced chartered hydraulic engineer registered on NER is to prepare a cross-section through the centreline of the driveway ramp to AHD, extending to the

centreline of the road and determine the level of 1% AEP flow of 0.866 m<sup>3</sup>/s. No active flow is permitted internally beyond the boundary. The engineer is to then certify that the crest in the ramp is a minimum of 0.1 m above this level.

- 5.12.2 Provide details for a permanent coloured interpretive signage minimum A2 size to be installed to highlight the water conservation and on-site stormwater detention process. The sign is to incorporate a simplified drainage layout of the site and detail through words and pictures of the rainwater tank and on-site stormwater detention 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 in an area accessible by the public. The wording and detail are to be generally in accordance with Section 13 of Council's Water Sensitive Urban Design (WSUD) developer handbook and be approved by Council.
- 5.12.3 An experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for non-potable water uses on 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 for a first flush),
  - ii) a pump with isolation valves;
  - iii) a solenoid controlled mains water bypass;
  - iv) **flow meters** on the solenoid controlled mains water bypass line and the pump outflow line, to determine non-potable usage and actual percentage reuse;
  - v) an inline filter and preferably an automatic backwash inline filter;
  - vi) a control panel with warning light to indicate pump failure;
  - vii) a timer and control box for landscape watering and
  - viii) an irrigation watering plan allowing for a minimum of 87.9 kL/yr and accounting for seasonal variations;
  - ix) providing a minimum rainwater tank size of 90 kL;
  - x) ensuring all the rainwater reuse pipes and taps are coloured purple.
  - xi) UV disinfection
  - xii) fitting rainwater warning signs to all external taps using rainwater
- 5.12.4 A designer experienced in the use of UV treatment, is to provide details of the system arrangement including the size and configuration of UV lamps required, level of filtration as pre-treatment, together with design flowrate. Provide maintenance details. The designer is to certify that the level of treatment proposed will be fit for purpose for toilet reuse in the development as detailed in Table 6.4 of *Managing Urban Stormwater: harvesting and reuse* by the Department of Environment and Conservation NSW Dec 2006. Namely E. coli <1 cfu/100 mL and Turbidity ≤ 2 NTU.

## 6 PRIOR TO DEVELOPMENT WORKS

### 6.1 Safety/Health/Amenity

- 6.1.1 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.

6.1.2 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.

6.1.3 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.

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

6.1.5 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.

6.1.6 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.

6.1.7 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.

- 6.1.8 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.

## 6.2 Notification to Council

- 6.2.1 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.

## 6.3 Tree Protection

- 6.3.1 Any tree not indicated on the approved Development Application plans as being removed or greater than 3m from the building perimeter shall be effectively protected against damage.

## 6.4 Sydney Water Authorisation

- 6.4.1 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.

## 6.5 Construction Details

- 6.5.1 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

## **7.0 PRIOR TO DEMOLITION WORKS**

### **7.1 Safety/Health/Amenity**

7.1.1 Security fencing shall be provided around the perimeter of the demolition site to prevent unauthorised entry to the site. Notices complying with AS 1319-1994 and displaying the words "DANGER - DEMOLITION IN PROGRESS", or similar message shall be fixed to the fencing at appropriate places to warn the public.

7.1.2 A sign shall be erected in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

7.1.3 Should the demolition work:

- (a) be likely to be a danger to pedestrians in a public place or occupants of any adjoining land or place,
- (b) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (c) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place or adjoining land or 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 or adjoining land or 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.

7.1.4 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, and
- (b) connected:
  - (i) to a public sewer, or

- (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility provided by the Council, or
- (iii) if connection to a public sewer or an accredited sewage management facility is not practicable to some other sewage management facility approved by Council.

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

## 7.2 **Tree Protection**

Any tree not indicated on the approved Development Application plans as being removed shall be effectively protected against damage.

## 7.3 **Site Investigation**

A Stage 2 Site Contamination Report is to be commissioned and, if applicable, a qualified Site Auditor accredited by NSW Department of Environment and Conservation (under the provisions of the Contaminated Land Management Act 1997) shall be engaged to undertake an investigation of the land to ascertain if the site has been affected by any contaminants (including, but not limited to, asbestos, organochlorins, arsenic, lead, petroleum residues and the like) that may be detrimental to the health of any future occupants and/or workers. The report shall identify the contaminants (if applicable) and shall make recommendations on the method of remediation of the land.

## 7.4 **Other Matters**

7.4.1 The Applicant is to advise all adjoining neighbours, and those located opposite the subject development site, by letter, of their intention to commence demolition work. The letter shall be distributed at least 2 days prior to the intended work and include the following information:

- date/s, hours and duration of the works.
- contact name and phone number of the applicant
- contact name and phone number of the licensed demolisher
- WorkCover NSW contact number 131050, and email address [contact@workcover.nsw.gov.au](mailto:contact@workcover.nsw.gov.au)

# 8. **DURING CONSTRUCTION (GENERAL) BUILDING**

## 8.1 **Safety/Health/Amenity**

8.1.1 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.

8.1.2 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.

8.1.3 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.

8.1.4 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.

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

8.1.6 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.

8.1.7 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.

8.1.8 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.

8.1.9 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.

**8.2 Building Code of Australia Compliance**

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

**8.3 Surveys**

- 8.3.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifying Authority to verify the approved position of each structure in relation to the property boundaries.

**8.4 Nuisance Control**

- 8.4.1 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.
- 8.4.2 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.
- 8.4.3 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.

**8.5 Waste Control**

- 8.5.1 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.

**8.6 Construction Inspections**

- 8.6.1 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.

## **8.7 Environmental Health**

- 8.7.1 The premises shall be constructed in accordance with the requirements of;
  - o Public Health Act 2010
  - o Public Health Regulation 2012
- 8.7.2 A designated hand washbasin is to be provided within each activity area. The hand washbasin shall be provided with a supply of hot and cold water through an approved mixing device with a single spout.
- 8.7.3 The finish on all surfaces within the premises shall be constructed of a durable, smooth, impervious material capable of being easily cleaned.
- 8.7.4 The walls immediately behind the hand washbasin and sink are to be tiled to a height of 450mm and for a distance of 150mm on either side of the basin and sink.
- 8.7.5 The premises must be provided with washing, drainage, and ventilation facilities that are adequate for the carrying out of the activity.
- 8.7.6 Recommendations within Preliminary Site Investigation, prepared by Martens & Associates Pty Ltd, report no. P1806850JR01V01, dated 12 March 2019 must be carried out.
- 8.7.7 The noise mitigation conclusions provided in DA Noise Assessment, prepared by Wilkinson Murray Pty Limited, report no. 18360, dated 13 March 2019 must be implemented.

## **9 DURING CONSTRUCTION (ENGINEERING)**

### **9.1 Notification of Works**

- 9.1.1 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 5 business days prior to commencement of engineering works.
- 9.1.2 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.

### **9.2 Insurances**

- 9.2.1 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 Indemnity and Workers Compensation.

**9.3 Service Authority Approvals**

- 9.3.1 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.

**9.4 Boundary Levels**

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

**9.5 Soil Erosion and Sediment Control Measures**

- 9.5.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.
- 9.5.2 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.
- 9.5.3 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.
- 9.5.4 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.
- 9.5.5 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.
- 9.5.6 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.

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

- 9.6.1 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, compliance certificates issued by accredited certifiers in lieu of council inspections will only be accepted by prior agreement or by Council request. 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.

**9.7 Inspection of Engineering Works - Roads Act 1993 or Local Government Act 1993**

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

Inspections must be pre-booked with a minimum 48 hours' notice. Councils Development Overseers may be contacted on (02) 9839 6587 between 6 am – 7 am, 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).

**9.8 Public Safety**

- 9.8.1 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.

**9.9 Site Security**

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

**9.10 Traffic Control**

- 9.10.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a person who holds a current Roads and Maritime Services (RMS) Work Zone Traffic Management Plan accreditation and photo card 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 - 2009.
- 9.10.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc.) required by the certified Traffic Control Plan must be setup, installed, monitored and maintained and by a person who holds a current Roads and Maritime Services (RMS) accreditation and photo card to implement Traffic Control Plans.
- 9.10.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold a current Roads and Maritime Services (RMS) Traffic Controller accreditation and photo card and carry it with them.
- 9.10.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified Roads and Maritime Services (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 - 2009.

- 9.10.5 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 person who holds a current Roads and Maritime Services (RMS) accreditation to prepare a Work Zone Traffic Management Plan. This Plan must satisfy all the requirements of AS 1742.3 – 2009 and the current version of the RMS *Traffic Control at Work Sites* manual and shall be submitted to Council prior to implementation.

#### **9.11 Road Line Marking, Traffic Signage and Traffic Devices**

- 9.11.1 Prior to the implementation of any road line marking, traffic signage and traffic devices (i.e. median island) required by this development, the applicant shall acquire an approval under the Roads Act 1993 for the traffic device, line marking and traffic signage plan arrangement.

In this regard, the applicant shall provide evidence to the road authority in order to demonstrate that the proposed traffic devices, line marking and traffic signage plan has approval from the local traffic committee and has been adopted by Ordinary Council Meeting.

Note: all recommendations by the local traffic committee and Ordinary Council Meeting shall be reflected within the construction certificate and roads act approval for traffic device, line marking and traffic signage.

#### **9.12 Other Matters**

- 9.12.1 A certificate from a Register Surveyor shall be obtained confirming all walls fronting the public road are wholly within the property boundary.
- 9.12.2 A certificate from a NER engineer shall be obtained confirming all walls forming part of an On-site Stormwater Detention Tank are wholly within the property boundary and the on-site stormwater detention system will perform to meet the on-site stormwater detention requirements and function hydraulically. A certificate from a Register Surveyor shall support the certificate also.

#### **9.12 Drainage Engineering Matters**

- 9.12.1 A plumber licensed with NSW Fair Trading is to undertake flow testing of the non-potable water reuse system to verify that all the toilets are capable of being supplied by rainwater and that there is no cross mixing with the potable water supply.

### **10.0 DURING DEMOLITION WORKS**

#### **10.1 Safety/Health/Amenity**

- 10.1.1 Security fencing shall be maintained around the perimeter of the demolition site to prevent unauthorised entry to the site at all times during the demolition works. Notices lettered in accordance with AS 1319-1994 and displaying the works "DANGER - DEMOLITION IN PROGRESS", or similar message shall be maintained on the fencing at appropriate places to warn the public.

- 10.1.2 A sign shall be maintained in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
- 10.1.3 Any hoarding or protective barrier required to be erected between the work site and the public place on adjoining land or place shall be maintained in an effective condition.
- 10.1.4 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.
- 10.1.5 Soil erosion and sediment control measures shall be maintained in accordance with Council's Soil Erosion and Sediment Control Policy.
- 10.1.6 Any excavation and/or backfilling associated with the demolition 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.
- 10.1.7 All demolition work and handling of materials shall be in accordance with Australian Standard 2601-2001 (Demolition of Structures) and all applicable NSW WorkCover Authority requirements including the Code of Practice for the Safe Removal of Asbestos" – National Occupational Health and Safety Commission:2002 (if applicable)
- 10.1.8 The remaining portions of each structure being demolished shall be maintained in a stable and safe condition at all stages of the demolition work. Temporary bracing, shoring, bracing or guys, or any combination of these, shall be provided for stability, where necessary.
- 10.1.9 All plant and equipment used on the land shall be operated by a competent person. Cranes used for hoisting and lowering of materials shall comply with AS 1418.1 and AS 1418.5 and be fitted with a load indicator and hoist limited device.
- 10.1.10 At least one access and egress route shall be made available connecting any undemolished floor to an open space well clear of the structure being demolished. The egress route shall be clearly identified as an emergency exit and maintained clear of obstructions at all times.
- 10.1.11 A valid public liability insurance policy of at least \$10,000,000 shall be maintained throughout the demolition works.
- 10.1.12 Demolished materials, plant, equipment and the like shall not be stored or placed at any time on Council's footpath, roadway or any public place.
- 10.1.13 Should any excavation associated with the demolition works extend below the level of the base of the footings of a building on an adjoining allotment of land, including a public road or place, the person causing the excavation to be made:
  - (a) must preserve and protect the building from damage, and
  - (b) if necessary, must underpin and support the building in an approved manner, and

(c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

10.1.14 All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.

10.1.15 The demolisher has an obligation to ensure that the adjoining buildings and property are not damaged.

## **10.2 Nuisance Control**

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

10.2.2 Any noise generated during demolition shall not exceed those limits specified in the Protection of the Environment Operations Act 1997 and shall be limited to between 7.00am and 6.00pm, Monday to Friday, and 8.00am to 1.00pm, Saturday, with no demolition work being undertaken on Sundays or public holidays.

10.2.3 The waste material sorting, storing 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 the demolition works.

## **11 PRIOR TO OCCUPATION CERTIFICATE**

### **11.1 General**

11.1.1 There must be adequate steps taken to ensure that person(s) cannot utilise the design of the building to climb from the outside.

11.1.2 CCTV is to be provided for the site. Alcoves or recesses must be monitored by CCTV and lighting. The CCTV is installed throughout both the above and underground car park and be to the standard recommended below:

- That the lighting is of a white light or similar that best reflects surfaces and supports CCTV recordings.
- The walls and ceilings are painted white or of a light-coloured concrete to enhance light.
- The residential car parks facility area is restricted to non-residents by way of security gates.

11.1.3 That appropriate CCTV footage is installed in the car park as a crime prevention strategy and to be of a quality that records at a minimum rate of 10 frames per second as a storage aspect ratio of 720 x 480 pixels being medium resolution.

- 11.1.4 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.
- 11.1.5 That a copy of footage required by police be reproduced on a USB memory stick.
- 11.1.6 Those Recordings be retained for a period of 30 days before being reused or destroyed.
- 11.1.7 Immediate access to the CCTV system and the ability to review recordings is granted to NSW Police Officers.
- 11.1.8 That any footage is reproduced upon request by any member of the New South Wales Police force within a reasonable time, a reasonable time being within 12 hours after being requested.
- 11.1.9 That a security lighting maintenance program is put in place to ensure all lights are kept in working condition.
- 11.1.10 Security lighting must be installed and operating.
- 11.1.11 Lighting must be sufficient to support images obtained from CCTV footage
- 11.1.12 Light switches for all lights must be located in a secure area within the premises.
- 11.1.13 The power board must be enclosed in a cabinet room.
- 11.1.14 Entry and exit points including stair wells, walkways, garbage bin holding points and letter boxes must be well illuminated.
- 11.1.15 There must be a "Rapid Removal" Policy for graffiti.
- 11.1.16 There must be graffiti resistant materials used in the construction (masonry garden walls and fencing)
- 11.1.17 Sensor lighting to be installed throughout the complex

## 11.2 **Graffiti Management Plan**

- 11.2.1 Prior to the issue of the Occupation Certificate a "Graffiti Management Plan" is to be submitted to the Principal Certifying Authority for approval, (in the event the Council is not the PCA a copy of the approved plan must be submitted to Council). The Plan is to address the following issues:
  - (a) Methods to minimise the potential for graffiti;
  - (b) Management/notification procedures for the "early" removal of graffiti;
  - (c) Annual review of any "management agreement" for the removal of graffiti to ensure the property is maintained at its optimum level; and
  - (d) Maintenance of suitable landscaping to minimise the potential for graffiti attacks.

### 11.3 Road Damage

- 11.3.1 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.

### 11.4 Compliance with Conditions

- 11.4.1 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.
- 11.4.2 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 Section 6.9 of the Environmental Planning & Assessment Act 1979.

### 11.5 Service Authorities

- 11.5.2 A final written clearance shall be obtained from Sydney Water Corporation, Energy provider 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.

### 11.6 Temporary Facilities Removal

- 11.6.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.
- 11.6.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.
- 11.6.3 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.
- 11.6.4 Any temporary builder's sign or other site information sign shall be removed from the land.
- 11.6.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks 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.

### 11.7 Fire Safety Certificate

- 11.7.1 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).

- 11.7.2 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).

**11.8 Fee Payment**

- 11.8.1 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.

**11.9 Road Damage**

- 11.9.1 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.

**11.10 Landscaping/Aesthetics/Signage**

- 11.10.1 All car parking, provision of external and internal fencing, and landscaping shall be completed in accordance with the approved plans and conditions of this consent to the satisfaction of Council.

- 11.1.2 A sign is to be provided to advise all staff members and visitors to the medical centre the availability of off-street parking.

**11.2 Engineering Matters**

**11.2.1 Surveys/Certificates/Works As Executed plans**

- 11.2.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Principal Certifying Authority when the engineering works are completed. A colour soft copy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering WAE plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.

- 11.2.1.2 The Work-as-Executed (WAE) plan must confirm that the On-site Stormwater Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines.

- 11.2.1.3 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).

- 11.2.1.4 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).

- 11.2.1.5 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the On-site Stormwater Detention System as constructed will perform to meet the on-site stormwater detention requirements in accordance with the approved design plans.
- 11.2.1.6 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the On-site Stormwater Detention System(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime.
- 11.2.1.7 The applicant is to submit the certified line marking and traffic signage plan as required by this consent. This will require evidence to demonstrate that approvals have been obtained from the Local Traffic Committee and adoption by Council Ordinary Meeting. A final inspection report is to be included noting that all line marking and traffic signage works are complete.
- 11.2.1.8 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.

### 11.3 **Easements/Restrictions/Positive Covenants**

- 11.3.1 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 Land Registry Services (LRS).
- 11.3.2 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Land Registry Services (LRS) over the on-site stormwater detention storage areas and outlet works.
- 11.3.3 Restriction and Positive Covenant must be endorsed by Council and lodged with NSW Land Registry Services (LRS) over the Rainwater Tank generally in accordance with the requirements of Council's Engineering Guide for Development 2005 using the detention recital as a base. The covenant requirements are to include the submission of all maintenance undertaken and an annual report on rainwater usage and percentage reuse. The covenant shall note the following agreed performance.
- i. Rainwater reuse supplied 0.41ML/yr
  - ii. Rainwater reuse requested 0.64 ML/yr
  - iii. Rainwater percent approved reuse 64%

The Restriction to User and Positive Covenant must be registered with NSW Land Registry Services prior to the final occupation certificate.

- 11.3.4 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.

**11.4 Inspections**

- 11.4.1 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.

**11.5 CCTV Inspection of Stormwater Drainage Structures**

- 11.5.1 The road stormwater drainage structures (pipelines and pits) must be inspected via CCTV on completion of the constructed stormwater street in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to council in the form of a DVD or USB of the inspection, a hard copy printout of the SEWRAT (or equivalent) report and a certified CCTV statement in accordance with section 6.8 of Council's Works Specification Civil indicating that any defects identified by this inspection have been rectified.

**11.6 Drainage Engineering Matters**

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

- i. all the requirements of the approved drainage plan have been undertaken;
- ii. the minimum detention storage of 37.4 m<sup>3</sup> has been provided below the 50% AEP weir and a total of 56.7 m<sup>3</sup> has been provided below the 1% AEP emergency overflow weir;
- iii. For the detention basin the 50% AEP orifice discharge does not exceed 4.8 l/s at the 50% AEP weir level and the 1% AEP orifice discharge does not exceed 22.7 l/s at the emergency overflow weir level.
- iv. a minimum 90 m<sup>3</sup> rainwater tank has been provided collecting roof water from a minimum 680 m<sup>2</sup> of roof area;
- v. the interpretative water quality sign has been correctly installed;
- vi. all other signage and warning notices have been installed;
- vii. a copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council

- 11.6.2 A plumber licensed with NSW Fair Trading is to certify that the building complies with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:

- i. 4 star dual-flush toilets;
- ii. 3 star showerheads;
- iii. 5 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.

- 11.6.3 A plumber licensed with NSW Fair Trading, or experienced hydraulic engineer, is to certify that:

- a. All the non-potable water uses are being supplied by rainwater;

- b. All the requirements of the detailed Non-Potable Water Supply & Irrigation Plan have been installed to the required locations.
- c. The flow meters have been installed on the pump outflow and the solenoid-controlled mains water bypass to determine non-potable usage and actual percentage of reuse;
- d. The initial flow meter readings are detailed in the certificate;
- e. The pumps, alarms and all other systems are working correctly;
- f. The UV system is fitted.
- g. The water from at least one garden tap and one toilet from each level have been tested to show no chlorine residual.
- h. Rainwater warning signs are fitted to all external taps using rainwater and the taps are purple.
- i. A signed, works-as-executed Non-Potable Water Supply & Irrigation Plan is to be provided to Council's WSUD Compliance Officer at [WSUD@blacktown.nsw.gov.au](mailto:WSUD@blacktown.nsw.gov.au)

11.6.4 A designer experienced in the design and operation of UV treatment, is to certify that the UV and filtration system has been installed in accordance with the approved plans and will operate correctly to achieve the Level 1 criteria for UV treatment under Table 6.4 of *Managing Urban Stormwater: harvesting and reuse* by the Department of Environment and Conservation NSW Dec 2006.

## 11.7 **Street Tree Planting**

11.7.1 Prior to the issue of the final Occupation Certificate, all required street tree planting and payments of bonds are to be completed to the satisfaction of Council's Maintenance Section.

11.7.2 Any tree planting (and maintenance) along the frontage of the development site to improve the amenity of the streetscape must be approved before an Occupation Certificate is issued.

Trees must be of a minimum container size of 45 litres with root barriers.

The applicant must obtain clearances from relevant service authorities.

The applicant will be required to pay a bond of \$320 per tree to ensure the health and vigour of the tree(s). The bond will be returned 12 months after the completion of the development (i.e. on issue of final occupation), to council if the trees are maturing satisfactorily. The applicant is responsible for notifying Council when the works are completed.

The applicant will also be required to pay a \$132 inspection fee. A Blacktown City representative will inspect all street tree and public landscaping during the establishment period (i.e. between the practical date of completion and formal handover). Elements deemed to be not adequately performing are to be removed, substituted or repaired by the developer within 60 days of written notification.

## 11.8 **Waste**

11.8.1 Prior to the issue of the final Occupation Certificate the Applicant is required to enter into a contract with a private waste contractor as the site is proposed to be serviced by a small rigid vehicle (SRV) measuring no longer than 6.4 metres in length.

- 11.8.2 Waste must be collected on site at all times during the life of this development. As the basement headroom allowance of 3 metres does not conform with the required 3.5 metre clearance required under AS2890.2, a suitable waste collection vehicle must be used that can fit in the basement without causing any risk of scraping or damage to property.

**11.9 Final Dilapidation Report**

- 11.9.1 A post-construction dilapidation report shall be carried out on all buildings and structures located upon all of the properties immediately adjoining the subject site.
- 11.9.2 A copy of the report shall be submitted to the Principal Certifying Authority, the Council and the owner of the adjoining properties prior to the issue of any Occupation Certificate.

**11.10 Waste Management**

- 11.10.1 Prior to the issue of an Occupation Certificate, an amended waste management plan shall be submitted to Council that includes a nominated person to manage the waste system for the site including:
- placement of bins out for servicing in the loading bay area
  - cleaning of bins and the waste room
  - management of bulky waste generated onsite
  - management of illegal dumping onsite

**12 COMPLETION OF DEMOLITION WORKS**

**12.1 Final Inspection**

- 12.1.1 A final inspection is required to ascertain compliance with the condition of approval prior to the release of the road damage deposit.

**12.2 Hazardous Materials and Waste**

- 12.2.1 A clearance certificate/statement prepared in accordance with the National Code of Practice for the Safe Removal of Asbestos shall be issued by the competent demolition contractor who holds an appropriate Demolition Licence issued by the NSW WorkCover Authority under the provisions of the Work Health and Safety Act 2011 (and any relevant Regulation there under). The certificate/statement must state that the pre-existing building/s was/were demolished in accordance with the conditions and terms of that licence, Australian Standard 2601-2001 – The Demolition of Structures and that any asbestos removal has been carried out in accordance with NOHSC-2002 – Code of Practice for Safe Removal of Asbestos. A copy of the clearance certificate/statement shall be lodged with Council.
- 12.2.2 Submit the receipt from the trade waste depot for disposal of the asbestos from the removal/demolition of the existing dwelling.

**13 OPERATIONAL**

- 13.1 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 Environment Protection Authority's Noise Policy for Industry (2017) 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.

- 13.2 The premises shall be maintained in accordance with the requirements of;
  - o Public Health Act 2010
  - o Public Health Regulation 2012
- 13.3 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.
- 13.4 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.
- 13.5 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.
- 13.6 All waste shall be stored suitably and disposed of by an appropriate waste contractor. Under no circumstances is waste from the activity to be disposed of through Council's waste collection services.
- 13.7 Upon commencement of trading the proprietor must notify Council of the Activity.
- 13.8 The hand wash basin must be supplied with an adequate supply of antibacterial liquid soap and disposable paper towels.
- 13.10. An onsite caretaker/building manager to manage the waste system for the site shall be provided, including:
  - placement of bins out for servicing in the loading bay area
  - cleaning of bins and the waste room
  - management of bulky waste generated onsite
  - management of illegal dumping onsite
- 13.11 Waste collection shall be carried out by a private contractor using a small rigid vehicle measuring no longer than 6.4 metres in length.
- 13.12 To minimise the noise impact of the development on the surrounding environment, the collection and delivery of goods and materials (including garbage and recycling waste) from and to the premises shall not take place between the hours of 10pm and 7am.
- 13.13 **Access/Parking**
  - 13.13.1 All required off-street car parking spaces shall be maintained to a standard suitable for the intended purpose.

13.13.2 All loading and unloading operations shall take place at all times wholly within the confines of the land.

13.13.3 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 and 2890.1.

**13.14 Retailing Restrictions**

13.14.1 This consent does not authorise the sale or display of goods for retail to the general public.

**13.15 General**

13.15.1 [Deleted]

13.15.2 This consent does not authorise the sale or display of goods for retail to the general public.

13.15.3 No goods, materials, or trade waste shall be stored at any time outside the buildings other than in approved garbage receptacles.

13.15.4 No goods or materials shall be stored, displayed for sale or manufactured at any time outside the buildings.

13.15.5 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.

13.15.6 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.

13.15.7 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.

13.15.8 The development shall not be used or converted for use for any purpose other than that:

- (a) Granted consent by Council's Notice of Determination, or
- (b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

13.15.9 The use of the approved development shall, at all times, be conducted in a manner consistent with the terms and conditions of this consent.

13.15.10 A total of at least 101 on-site car parking spaces are to be provided and are to be designed having minimum internal clear dimensions in accordance with the relevant Australian Standard as follows:

Car Space: 2.5m x 5.4m

Disabled Car Space: 2.4m x 5.4m with a shared area of 2.4m x 5.4m

- 13.15.11 All staff members and visitors to the medical centre must park on the site in the car park provided. No parking on the street by the staff members and visitors to the medical centre is permitted.
- 13.15.12 All signage shall be located wholly within the boundaries of the subject site. All signage must not overhang outside or encroach outside the property boundaries. No signage is to be erected over any easement.
- 13.15.13 Removal of any graffiti is the responsibility of the property owner/s. All graffiti must be removed within 7 days of detection.
- 13.15.14 The approved signage shall be maintained in a presentable and satisfactory state of repair.

Note: No additional signage shall be erected on or in conjunction with the approved development without prior development consent from Council unless the signage is exempt development under the provisions of State Environmental Planning Policy (Exempt and Complying Codes) 2008.

- 13.15.15 Illumination of the signage is not permitted.
- 13.15.16 At no time shall any signage approved as part of this consent be used for general advertising purposes. Should changes to the sign's size, dimensions or colours be proposed, the separate approval of Council must be obtained.
- 13.15.17 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 and 2890.1.
- 13.15.18 All loading and unloading operations shall take place at all times wholly within the confines of the land within the designated loading areas. All unloading activities are to be conducted in a manner that does not impact on the amenity of adjoining owners. Loading and unloading operations are not to obstruct internal driveways or car parking spaces at any time.
- 13.15.19 All vehicles (including for waste collection purposes) must enter and leave the site in a forward direction at all times.
- 13.15.20 Should an intruder alarm be installed on the land it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- 13.15.21 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.
- 13.15.22 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in a suitable manner.
- 13.15.23 All vehicles are to be wholly contained on site before being required to stop.
- 13.15.24 If artificial lighting is proposed full details are to be submitted indicating the manner in which adjoining properties are to be protected.
- 13.15.25 Emission of sound from the land shall be controlled at all times so as to not unreasonably impact upon nearby owners/occupants.



13.15.26 No nuisance or interference with the amenity of the area shall be created by reason of any process or operation on the land causing the emission of noise, dust, smoke or any polluted discharge whatsoever. Note: The Protection of the Environment Operations Act 1997 requires Council to investigate complaints where only one person complains.

13.15.27 A maximum of 19 employees shall be onsite at any one time.

13.15.28 [Deleted]

13.15.29 The hours of operation of the development shall not be outside of the following nominated times.

Any alteration to these hours will require the separate approval of Council.

Approved hours of operation:	Monday – Friday:	7.00am – 7.00pm
	Saturday:	7:00am – 12.00pm

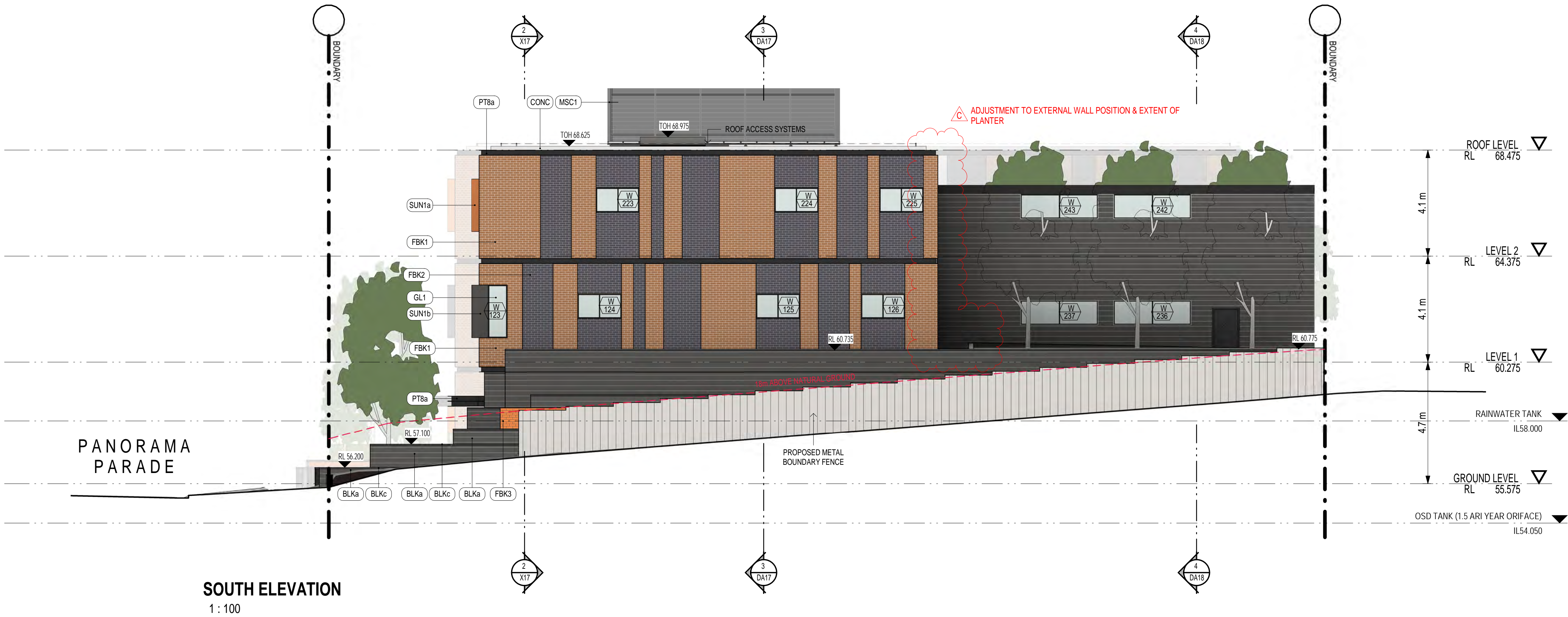
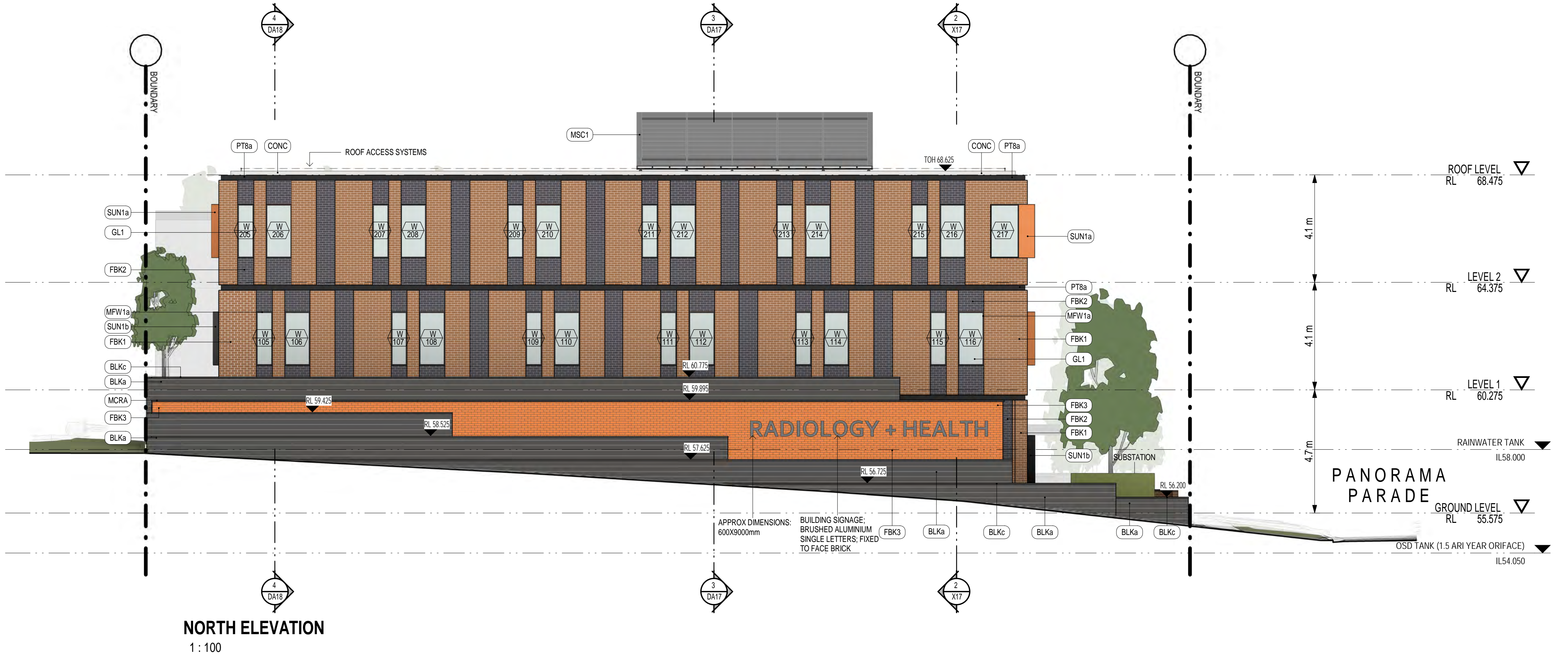
Should Council receive justified complaints that the activity is operating outside these hours, or is causing noise and disturbance to the neighbouring residents, then Council will be required to investigate, which may result in the commencement of enforcement proceedings in the event of non-compliance.

#### 13.16 **Emergency Procedures**

13.16.1 Instructions concerning procedures to be adopted in the event of an emergency shall be clearly displayed on the premises for both public and staff information at all times to the satisfaction of Council.



External Finishes Schedule			
Code	Description	Model/Finish	Image
BLKa	Feature Blockwork (Type A)	Austral; GB Aspect Honed - Pewter	
BLKc	Feature Blockwork (Capping Tile)	Austral; GB Smooth - Porcelain	
CTW2	Ceramic Wall Tiles (External)	TO ARCHITECT'S SELECTION	
FBK1	Face Brickwork (Type 1)	Austral; Bowral Dry Pressed; 'Hereford Bronze'	
FBK2	Face Brickwork (Type 2)	Austral; Bowral Dry Pressed; 'Bowral Blue'	
FBK3	Face Brickwork (Type 3)	Austral; Camilla; Colour: Flame	
GL1	Glass (Clear)	Clear; Specification to BASIX & Section J Requirements	
GL3	Glass (Colourback)	TO ARCHITECT'S SELECTION	
MFW1a	Metal Window Frame (Type 1a)	Dulux; Duratec Zeus; Colour: Black; Finish: Matt	
MSC1	Metal Screen System (Roof Plant)	Dulux; Duratec Eternity Powdercoat; Colour - Charcoal Pearl; Finish - Gloss.	
PT1a	Paint (External)	Dulux; Colour - Domino; Finish - Low Sheen; LRV - 7.	
PT1b	Paint (External)	Dulux; Colour - Summer Waters; Finish - Gloss; LRV - 7.	
PT8a	Paint (Metalwork)	Dulux; Colour - Domino; Finish - Gloss.	
SUN1a	Sun Hoods (Type 1a)	Dulux; Duratec Intensity Powdercoat; Colour - Summer; Finish - Gloss.	
SUN1b	Sun Hoods (Type 1b)	Dulux; Duratec Eternity Powdercoat; Colour - Charcoal Pearl; Finish - Gloss.	


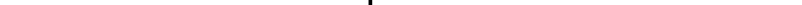


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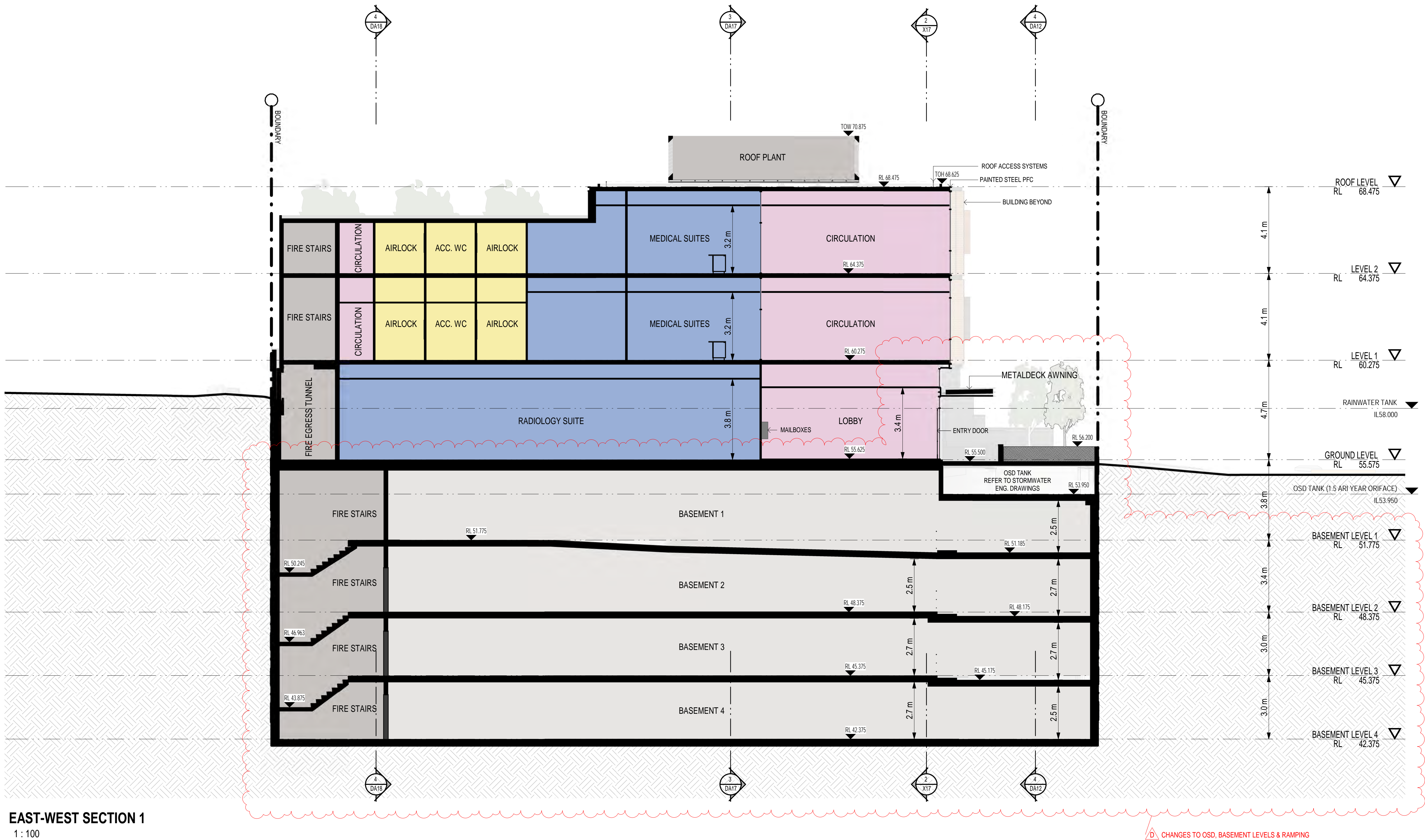
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100) Pty Ltd.

ISSUE	DATE	AMENDMENT	GENERAL LEGEND:				PROJECT		PROJECT No.		NOMINATED ARCHITECT - P.T. MORSON REGISTRATION NUMBER 4029 159 480 056. ABN 41 159 480 056 www.morsongroup.com.au 622 9388 4946 PO Box 170, Potts Point, NSW 1535	SHEET	SHEET	NORTH & SOUTH ELEVATIONS		DRAWING No.
A	11-03-2019	DA ISSUE	COM Comms Cupboard	MBX Mailbox	TGSI Tactile Indicators	PROPOSED MEDICAL SERVICES BUILDING		18011	SIZE:			NAME:			DA14	
B	10-07-2019	REVISED DA ISSUE	E Electrical Cupboard	OSD On-site Detention	TOH Top of Hob	ADDRESS		CLIENT	A1							
C	07-11-2019	AMENDED PLANS	FH Fire Hydrant	RL Relative Level	TOW Top of Wall	13-15 PANORAMA PARADE, BLACKTOWN NSW 2148		HUNTER FERDINAND								
			FHR Fire Hose Reel	RWORainwater Outlet	TR Transition (Ramp)			PROPERTY GROUP PTY LTD								
			GAS Gas Cupboard	SWP Storm Water Pit	TGSI Tactile Indicators											
												SCALE:	1:100			
			SCALE 1:100@A1				(1:200@A3)									







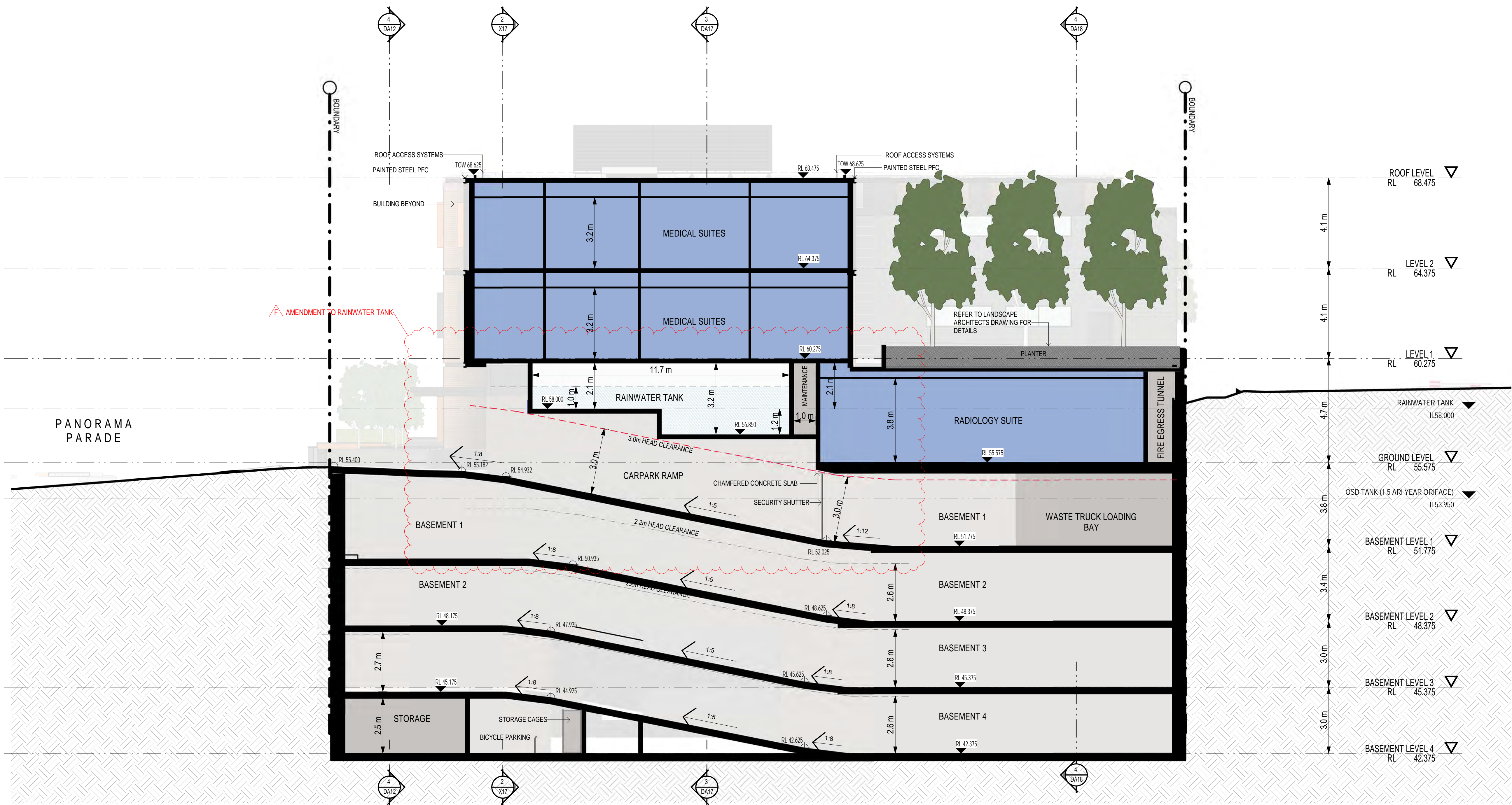
EAST-WEST SECTION 1  
1 : 100

CHANGES TO OSD, BASEMENT LEVELS & RAMPING

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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100) Pty Ltd.

ISSUE	DATE	AMENDMENT	GENERAL LEGEND:						PROJECT		PROJECT No. 18011	 <div>NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 41209 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au (02) 9380 4946 PO Box 175, Pitts Point, NSW 1335</div>	SHEET SIZE: A1	SHEET NAME: OVERALL SECTION 1	DRAWING No. DA15
A	11-03-2019	DA ISSUE	COM Comms Cupboard	MBX Mailbox	TGSI Tactile Indicators				PROPOSED MEDICAL SERVICES BUILDING				ISSUE No. D		
B	10-07-2019	REVISED DA ISSUE	E Electrical Cupboard	OSD On-site Detention	TOH Top of Hob	ADDRESS		CLIENT HUNTER FERDINAND		PROPERTY GROUP PTY LTD	SCALE: 1:100	1:100			
C	03-12-2019	AMENDED PLANS	FL Fire Hydrant	RL Relative Level	TR Transition (Ramp)	13-15 PANORAMA PARADE, BLACKTOWN NSW 2148									
D	13-05-2020	SECTION 34 ISSUE	FHR Fire Hose Reel	RWORainwater Outlet	TGSI Tactile Indicators										
			GAS Gas Cupboard	SWP Storm Water Pit											





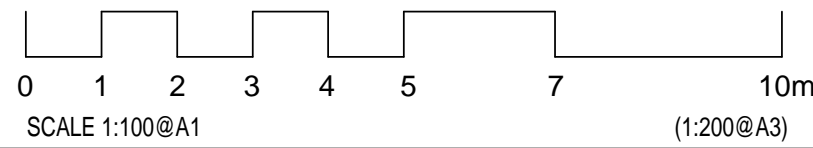
EAST-WEST SECTION 2  
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

**GENERAL LEGEND:**  
COM Comms Cupboard  
E Electrical Cupboard  
FH Fire Hydrant  
FHR Fire Hose Reel  
GAS Gas Cupboard

MBX Mailbox  
OSD On-site Detention  
RL Relative Level  
RWOR Rainwater Outlet  
SWP Storm Water Pit

TGSI Tactile Indicators  
TOH Top of Hob  
TOW Top of Wall  
TR Transition (Ramp)  
TGSI Tactile Indicators



**PROJECT**  
**PROPOSED MEDICAL SERVICES BUILDING**  
ADDRESS  
13-15 PANORAMA PARADE, BLACKTOWN NSW 2148

PROJECT No. **18011**  
CLIENT  
HUNTER FERDINAND  
PROPERTY GROUP PTY LTD

**MORSON GROUP**

NOMINATED ARCHITECT - P F  
MORSON REGISTRATION NUMBER  
4020 159 480 056 ABN 41 159 480 056  
www.morsongroup.com.au  
602 9389 4946  
PO Box 170, Potts Point, NSW 1535

SHEET  
SIZE: A1  
SCALE:  
1 : 100

SHEET NAME: **OVERALL SECTION 2**

DRAWING No. **DA16**  
ISSUE No. **F**



External Finishes Schedule			
Code	Description	Model/Finish	Image
BLKa	Feature Blockwork (Type A)	Austral; GB Aspect Honed - Pewter	
BLKc	Feature Blockwork (Capping Tile)	Austral; GB Smooth - Porcelain	
CTW2	Ceramic Wall Tiles (External)	TO ARCHITECT'S SELECTION	
FBK1	Face Brickwork (Type 1)	Austral; Bowral Dry Pressed; Hereford Bronze	
FBK2	Face Brickwork (Type 2)	Austral; Bowral Dry Pressed; Bowral Blue	
FBK3	Face Brickwork (Type 3)	Austral; Camilla; Colour: Flame	
GL1	Glass (Clear)	Clear; Specification to BASIX & Section J Requirements	
GL3	Glass (Colourback)	TO ARCHITECT'S SELECTION	
MFW1a	Metal Window Frame (Type 1a)	Dulux; Duratec Zeus; Colour: Black; Finish: Matt	
MSC1	Metal Screen System (Roof Plant)	Dulux; Duratec Eternity Powdercoat; Colour - Charcoal Pearl; Finish - Gloss.	
PT1a	Paint (External)	Dulux; Colour - Domino; Finish - Low Sheen; LRV - 7.	
PT1b	Paint (External)	Dulux; Colour - Summer Waters; Finish - Gloss; LRV - 7.	
PT8a	Paint (Metalwork)	Dulux; Colour - Domino; Finish - Gloss.	
SUN1a	Sun Hoods (Type 1a)	Dulux; Duratec Intensity Powdercoat; Colour - Summer; Finish - Gloss.	
SUN1b	Sun Hoods (Type 1b)	Dulux; Duratec Eternity Powdercoat; Colour - Charcoal Pearl; Finish - Gloss.	



EAST ELEVATION  
1 : 100



WEST ELEVATION  
1 : 100

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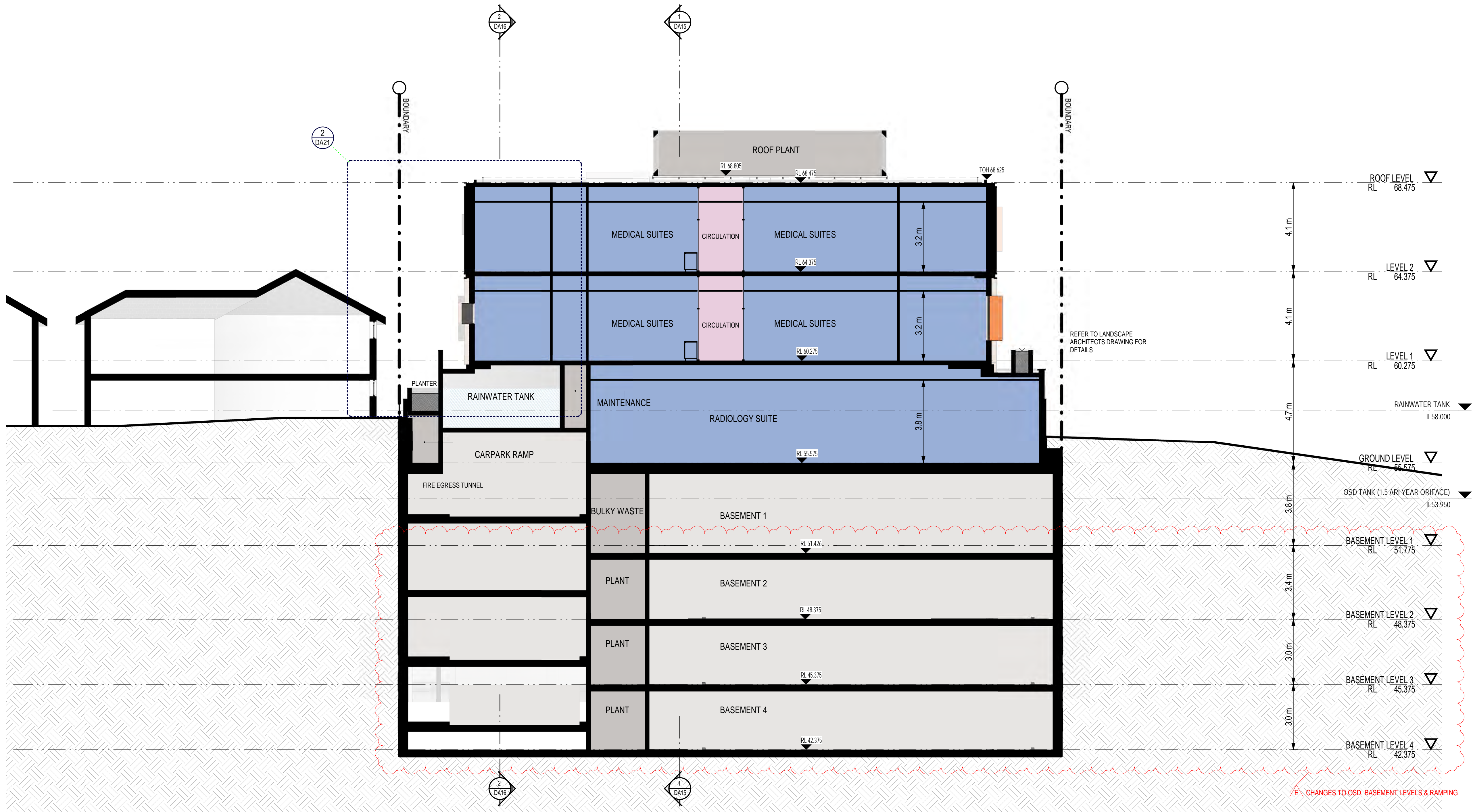
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100) Pty Ltd.

ISSUE	DATE	AMENDMENT	GENERAL LEGEND:				PROJECT		PROJECT No. 18011		MORSON GROUP		SHEET		SHEET NAME: EAST & WEST ELEVATIONS		DRAWING No. DA13	
A	11-03-2019	DA ISSUE	COM Comms Cupboard	MBX Mailbox	TCSI Tactile Indicators	TOH Top of Hob	PROPOSED MEDICAL SERVICES BUILDING		18011		NOMINATED ARCHITECT - P		SIZE: A1		NAME:		DA13	
B	10-07-2019	REVISED DA ISSUE	E Electrical Cupboard	OSD On-site Detention	TR Top of Wall	TR Transition (Ramp)	ADDRESS		CLIENT		MORSON REGISTRATION NUMBER		SCALE: 1:100				ISSUE No. C	
C	13-05-2020	SECTION 34 ISSUE	FH Fire Hydrant	RL Relative Level	TOW Top of Wall	TGSI Tactile Indicators	13-15 PANORAMA PARADE, BLACKTOWN NSW 2148		HUNTER FERDINAND		MORSON 159 480 056							
			FHR Fire Hose Reel	RWORainwater Outlet	TR Transition (Ramp)	TGSI Tactile Indicators			PROPERTY GROUP PTY LTD		www.morsongroup.com.au							
			GAS Gas Cupboard	SWP Storm Water Pit	TGSI Tactile Indicators	TGSI Tactile Indicators					602 9389 4946							
											P.O. Box 175, Potts Point, NSW 1535							

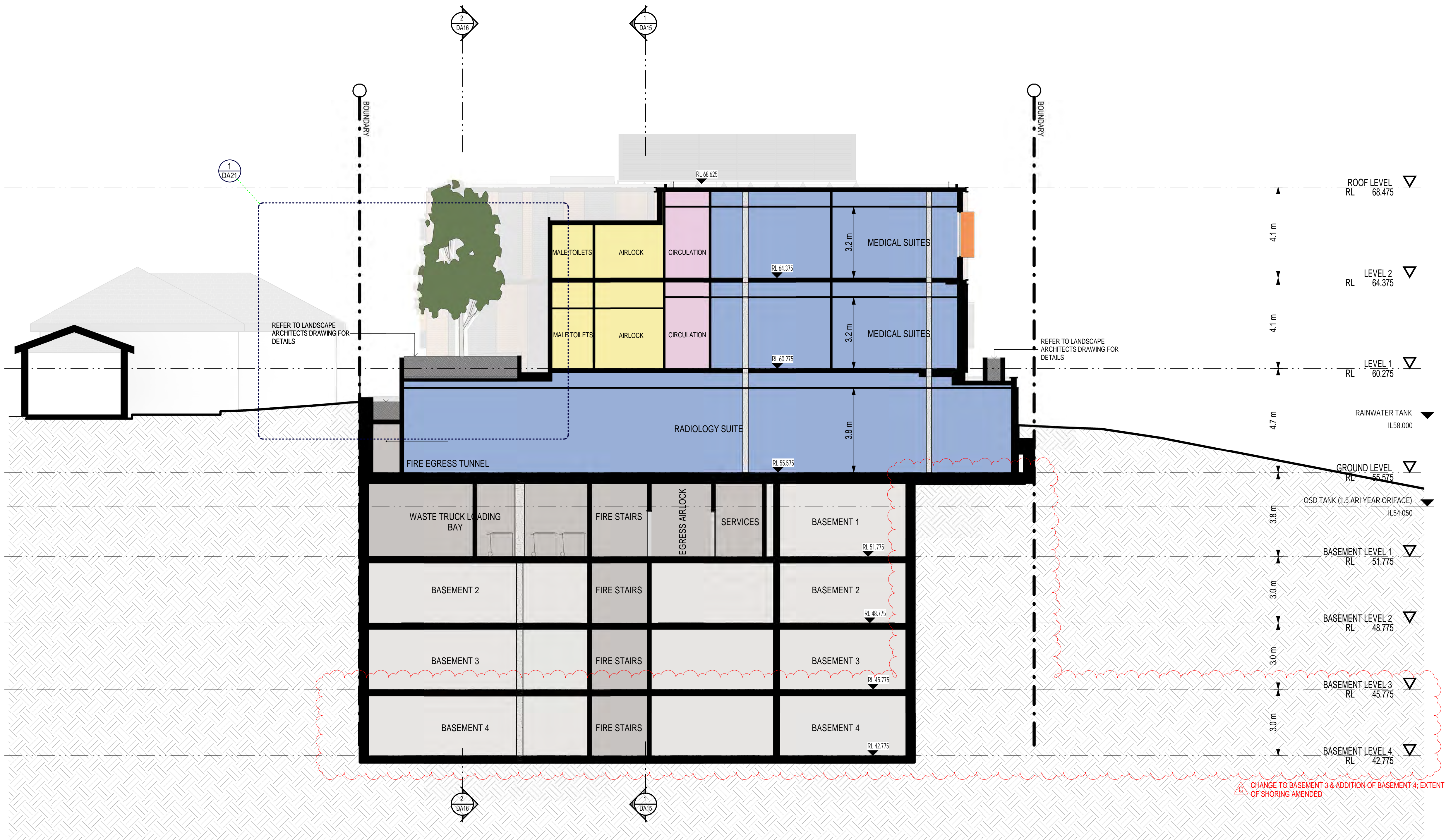




NORTH-SOUTH SECTION 3  
1 : 100

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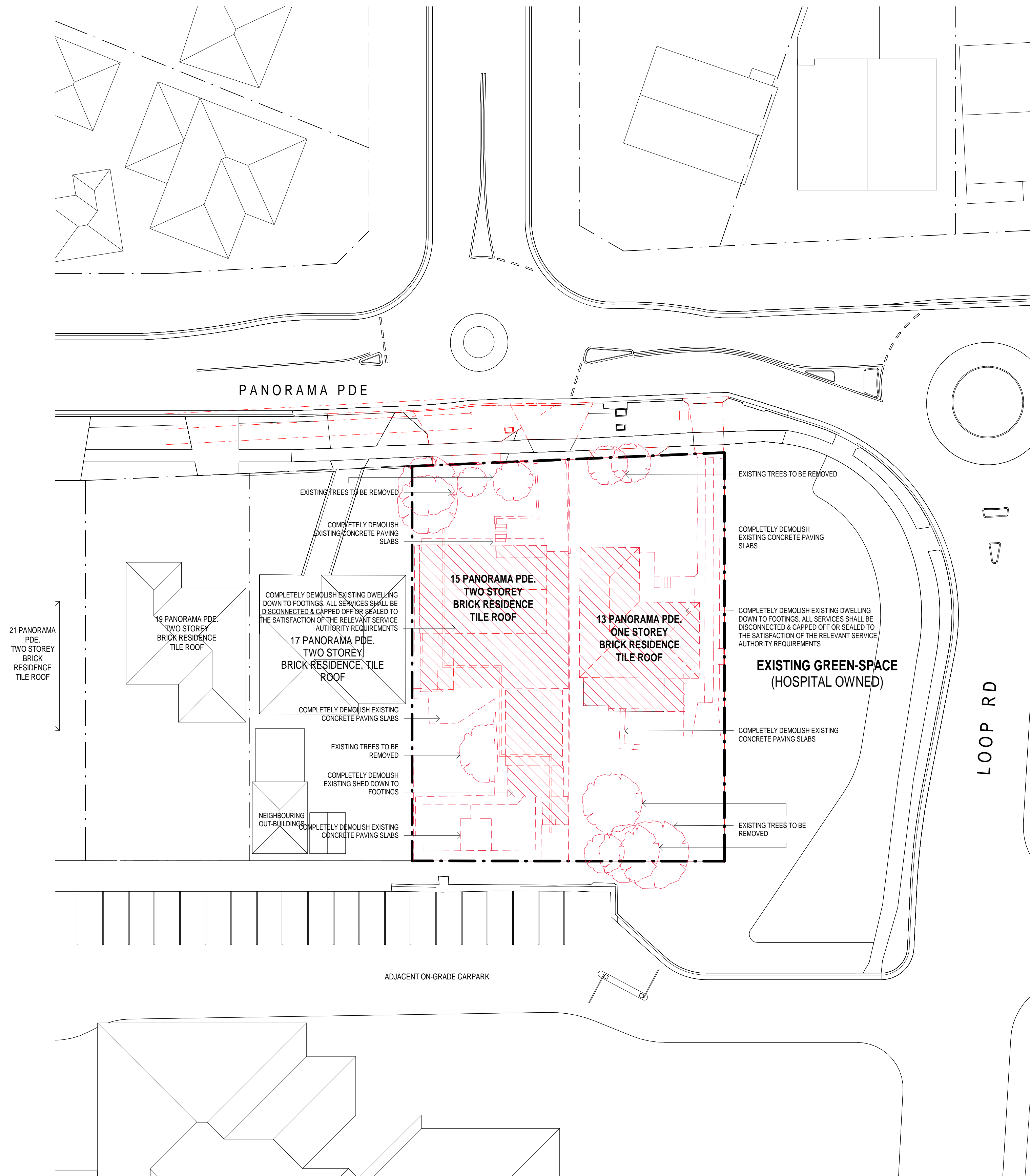


**NORTH-SOUTH SECTION 4**  
1 : 100

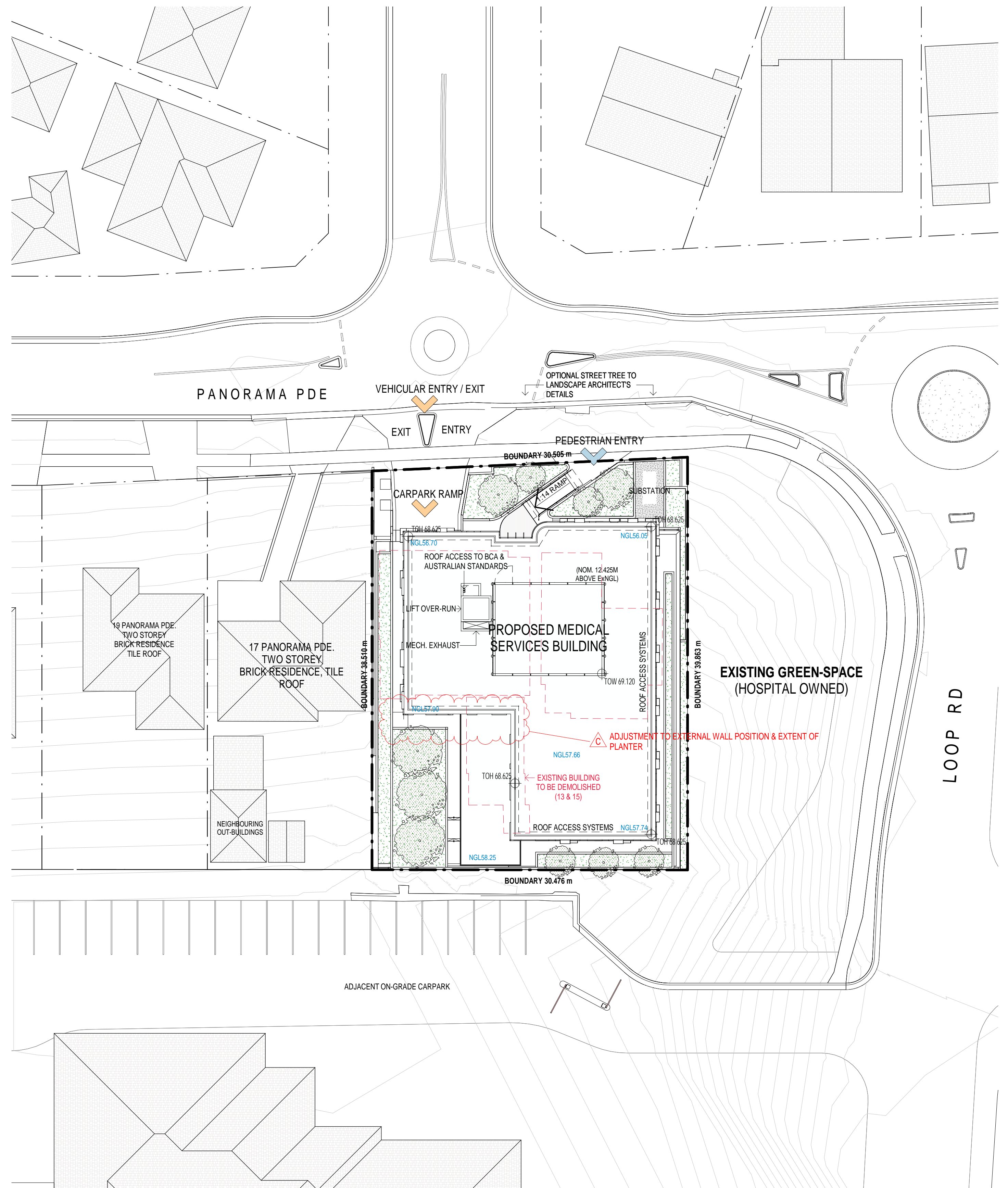
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ISSUE	DATE	AMENDMENT	GENERAL LEGEND:	PROJECT	PROJECT No.	MORSON GROUP	NOMINATED ARCHITECT - P Morson(8100) Pty Ltd	SHEET SIZE: A1	SHEET NAME: OVERALL SECTION 4	DRAWING No. DA18
A	11-03-2019	DA ISSUE	CW Comms Cupboard E Electrical Cupboard FH Fire Hydrant FHR Fire Hose Reel GAS Gas Cupboard	PROPOSED MEDICAL SERVICES BUILDING ADDRESS 13-15 PANORAMA PARADE, BLACKTOWN NSW 2148	18011	MORSON GROUP	MORSON REGISTRATION NUMBER 4029 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au 020 9389 4946 PO Box 170, Ports Point, NSW 1335	SCALE: 1 : 100		ISSUE No. C
B	10-07-2019	REVISED DA ISSUE	MBX Mailbox OSD On-site Detention RL Relative Level RWORainwater Outlet SWP Storm Water Pit							
C	03-12-2019	AMENDED PLANS	TGSI Tactile Indicators TOH Top of Hob TOW Top of Wall TR Transition (Ramp) TGSI Tactile Indicators							





**SITE PLAN - DEMOLITION**  
1 : 250



**SITE PLAN (including Roof Plan)**  
1 : 250

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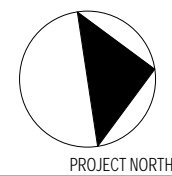
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100) Pty Ltd.

ISSUE	DATE	AMENDMENT
A	11-03-2019	DA ISSUE
B	10-07-2019	REVISED DA ISSUE
C	07-11-2019	AMENDED PLANS

**DEMOLITION NOTE:**  
This demolition drawing gives an indication of the scope required to carry out the alterations & additions as proposed. The builder is assumed to have inspected the site during tendering & allowed for all demolition including sundry works not indicated on this drawing that are required in order to construct the works.



0 5 10 15 20 25m  
SCALE 1:250@A1  
(1:500@A3)

**PROJECT**  
**PROPOSED MEDICAL SERVICES BUILDING**  
**ADDRESS**  
13-15 PANORAMA PARADE, BLACKTOWN NSW 2148

**PROJECT No.** 18011  
**CLIENT**  
HUNTER FERDINAND  
PROPERTY GROUP PTY LTD

**MORSON GROUP**

NOMINATED ARCHITECT - P  
MORSON REGISTRATION NUMBER  
MORSON 159 480 056 ABN 41 159 480 056  
www.morsongroup.com.au  
602 9388 4946  
PO Box 170, Pitts Point, NSW 1535

**SHEET**  
**SIZE:** A1  
**SCALE:**  
1 : 250

**SHEET NAME:**  
**DEMOLITION PLAN & PROPOSED SITE PLAN**  
**(INCLUDING ROOF PLAN)**

**DRAWING No.**  
**DA05**  
**ISSUE No.**  
**C**

NB: Ex.NGL = EXISTING NATURAL GROUND LEVEL




PANORAMA PARADE  
ABOVE



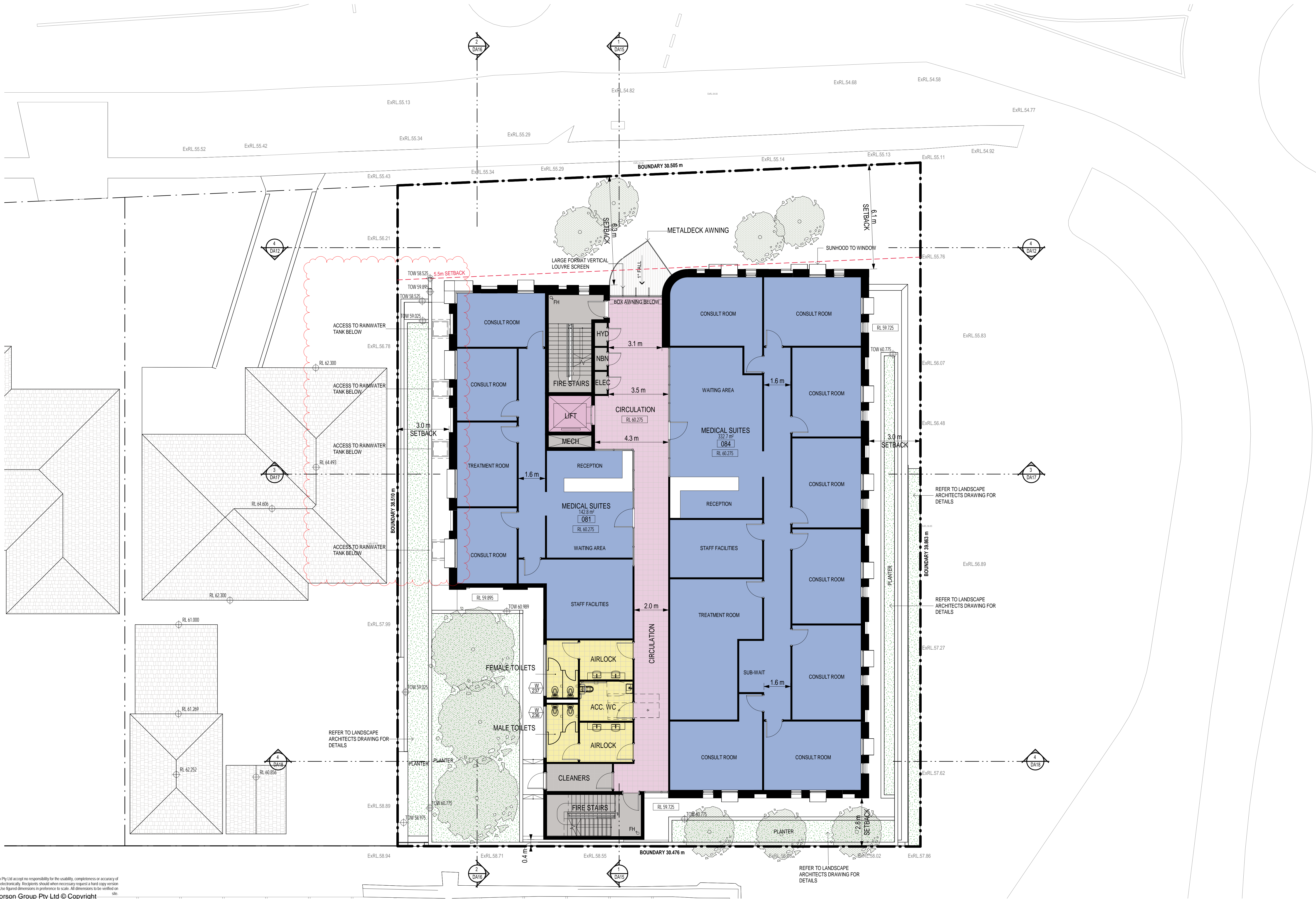
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ISSUE	DATE	AMENDMENT	GENERAL LEGEND:						PROJECT		PROJECT No. 18011		NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER ABN 159 480 056 www.morsongroup.com.au (02) 9380 4946 PO Box 170, North Point, NSW 1535	SHEET SIZE: A1	SHEET NAME: FLOOR PLAN - BASEMENT LEVEL 3	DRAWING No. DA06
A	11-03-2019	DA ISSUE	COM Comms Cupboard	MBX Mailbox	TGSI Tactile Indicators	TOH Top of Hob	PROPOSED MEDICAL SERVICES BUILDING		CLIENT HUNTER FERDINAND PROPERTY GROUP PTY LTD	13-15 PANORAMA PARADE, BLACKTOWN NSW 2148						
B	10-07-2019	REVISED DA ISSUE	E Electrical Cupboard	OSD On-site Detention	TOH Top of Hob	TR Transition (Ramp)	ADDRESS									
C	03-12-2019	AMENDED PLANS	FH Fire Hydrant	RL Relative Level	TOW Top of Wall	TGSI Tactile Indicators										
D	13-05-2020	SECTION 34 ISSUE	FHR Fire Hose Reel	RWORainwater Outlet	SWP Storm Water Pit											
			GAS Gas Cupboard												ISSUE No. D	





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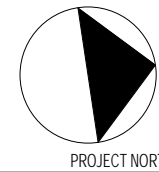
ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100) Pty Ltd.

ISSUE	DATE	AMENDMENT
B	10-07-2019	REVISED DA ISSUE
C	07-11-2019	AMENDED PLANS
D	02-03-2020	SECTION 34 ISSUE
E	13-05-2020	SECTION 34 ISSUE

**GENERAL LEGEND:**  
COM Comms Cupboard  
E Electrical Cupboard  
FH Fire Hydrant  
FHR Fire Hose Reel  
GAS Gas Cupboard

MBX Mailbox  
OSD On-site Detention  
RL Relative Level  
RWORainwater Outlet  
SWP Storm Water Pit

TGSI Tactile Indicators  
TOH Top of Hob  
TOW Top of Wall  
TR Transition (Ramp)  
TGSI Tactile Indicators



**PROJECT**  
**PROPOSED MEDICAL SERVICES BUILDING**  
ADDRESS  
13-15 PANORAMA PARADE, BLACKTOWN NSW 2148

PROJECT No. **18011**  
CLIENT  
HUNTER FERDINAND  
PROPERTY GROUP PTY LTD

**MORSON GROUP**

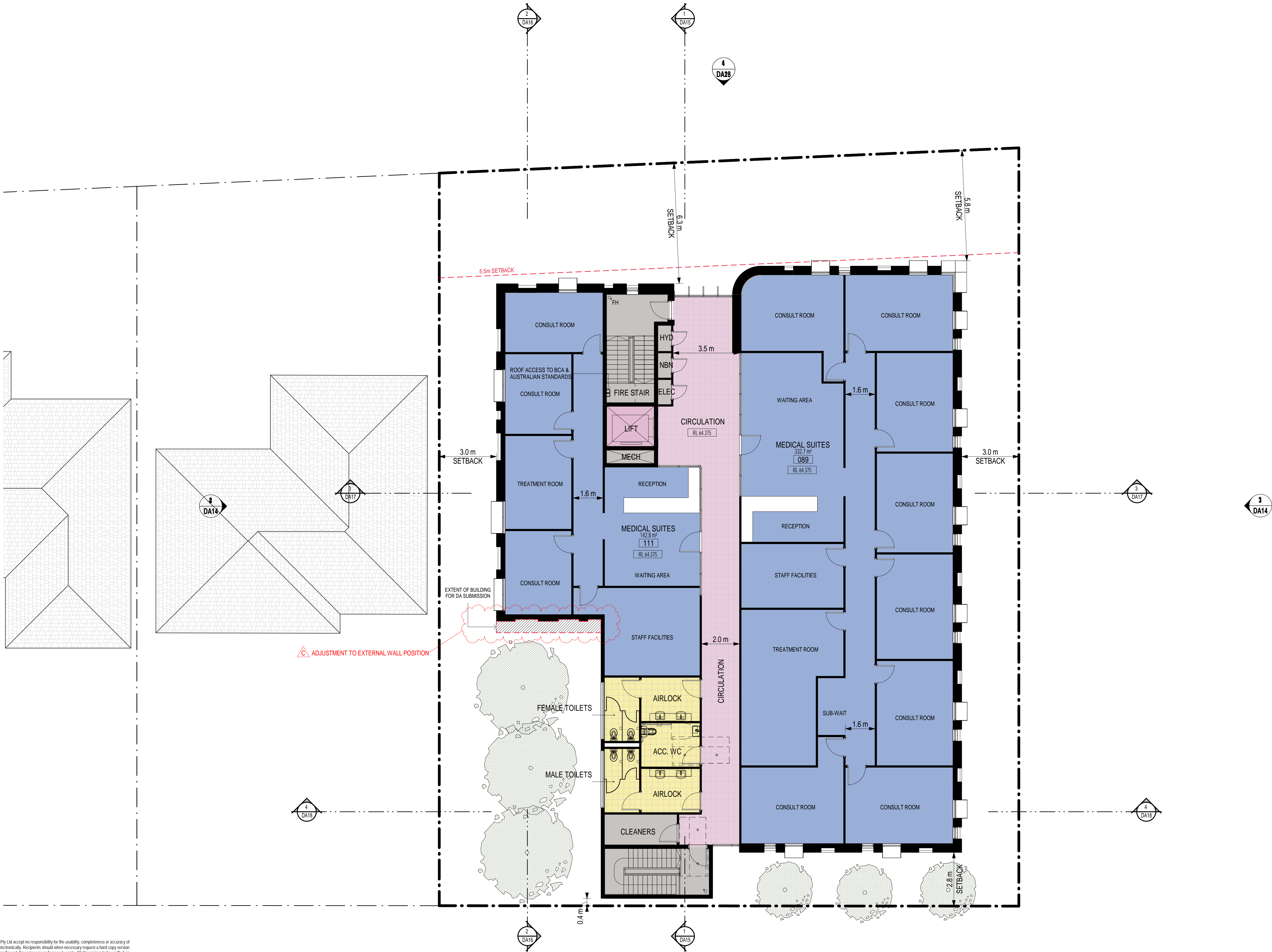
NOMINATED ARCHITECT - P  
MORSON REGISTRATION NUMBER  
4029 159 480 056 ABN 41 159 480 056  
www.morsongroup.com.au  
020 9388 4946  
PO Box 170, Pitts Point, NSW 1335

SHEET  
SIZE: A1  
SCALE:  
1: 100

SHEET  
NAME: **FLOOR PLAN - LEVEL 1**

DRAWING No. **DA10**  
ISSUE No. **E**





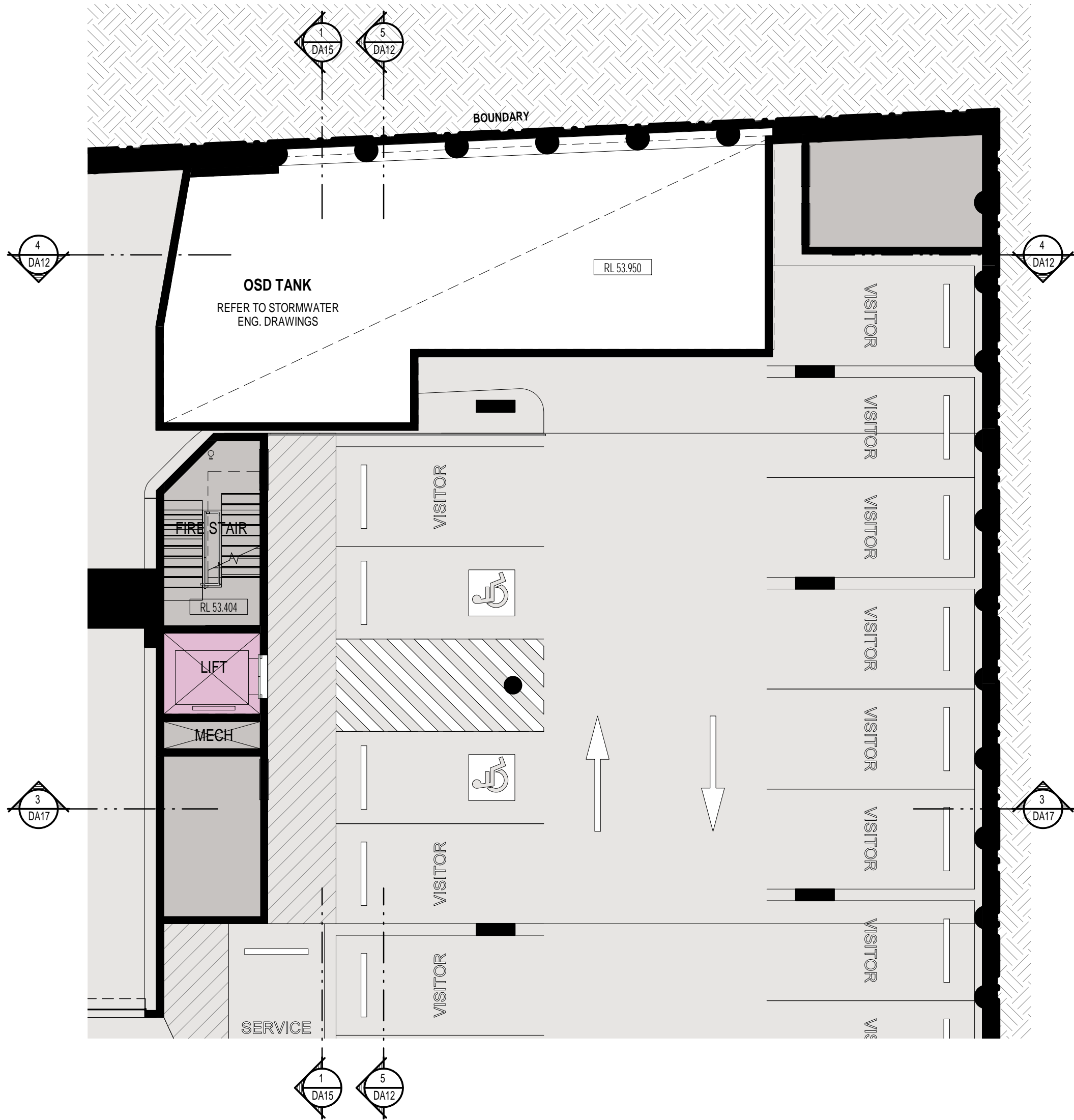
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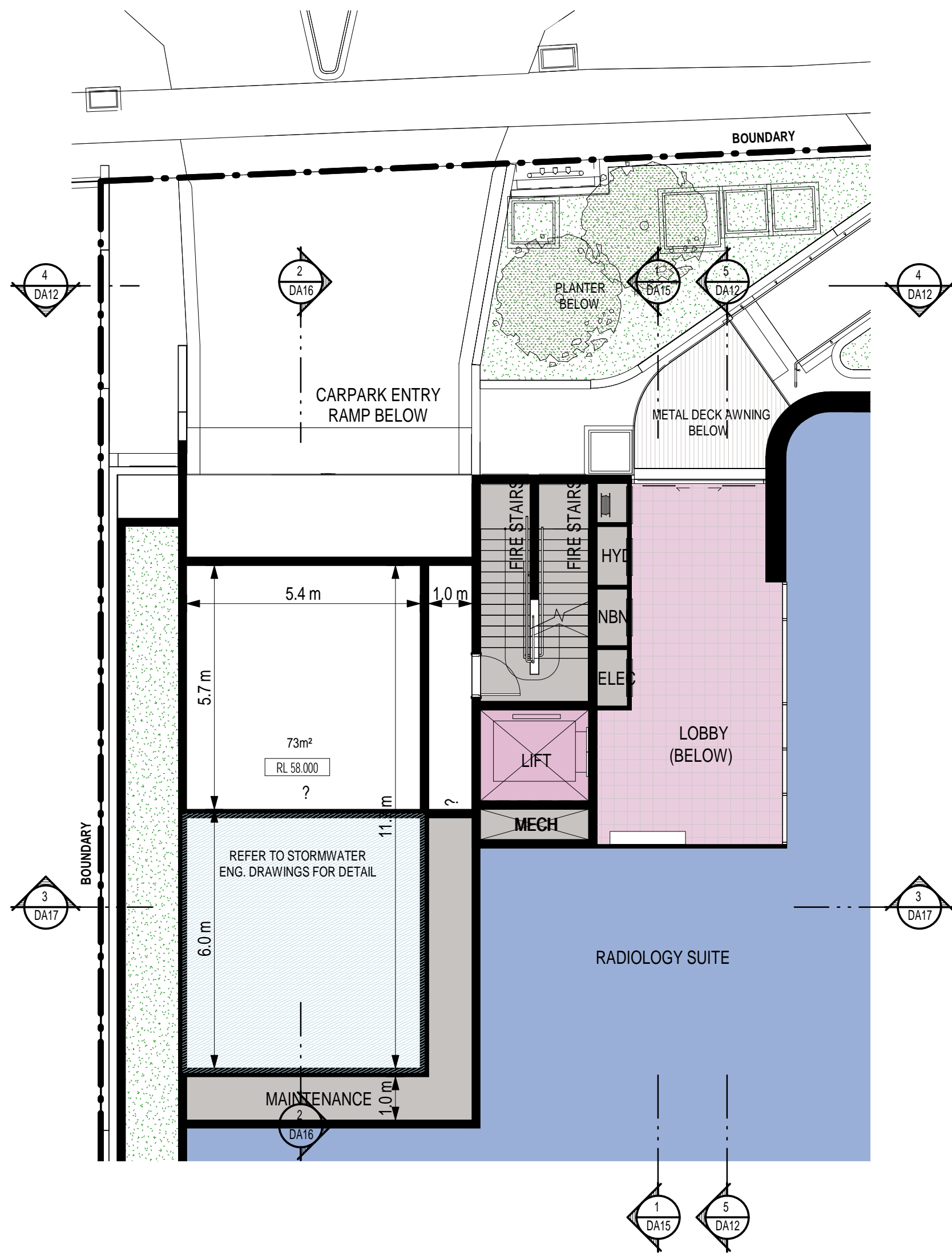
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ISSUE	DATE	AMENDMENT	GENERAL LEGEND:				PROJECT PROPOSED MEDICAL SERVICES BUILDING ADDRESS 13-15 PANORAMA PARADE, BLACKTOWN NSW 2148	PROJECT No. <b>18011</b> CLIENT HUNTER FERDINAND PROPERTY GROUP PTY LTD	<b>MORSON GROUP</b> <small>NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 4029 159 480 056. ABN 41 159 480 056 www.morsongroup.com.au 020 9389 4746 PO Box 170, Pitts Point, NSW 1335</small>	SHEET SIZE: A1	SHEET NAME: <b>FLOOR PLAN - LEVEL 2</b>	DRAWING No. <b>DA11</b>
A	11-03-2019	DA ISSUE	COM Comms Cupboard	MBX Mailbox	TCSI Tactile Indicators	TOH Top of Hob				SCALE: 1 : 100		ISSUE No. <b>C</b>
B	10-07-2019	REVISED DA ISSUE	E Electrical Cupboard	OSD On-site Detention	TR Transition (Ramp)	TOW Top of Wall						
C	07-11-2019	AMENDED PLANS	FH Fire Hydrant	RL Relative Level	TGSI Tactile Indicators	TR Transition (Ramp)						
			FHR Fire Hose Reel	RWOR Rainwater Outlet								
			GAS Gas Cupboard	SWP Storm Water Pit								

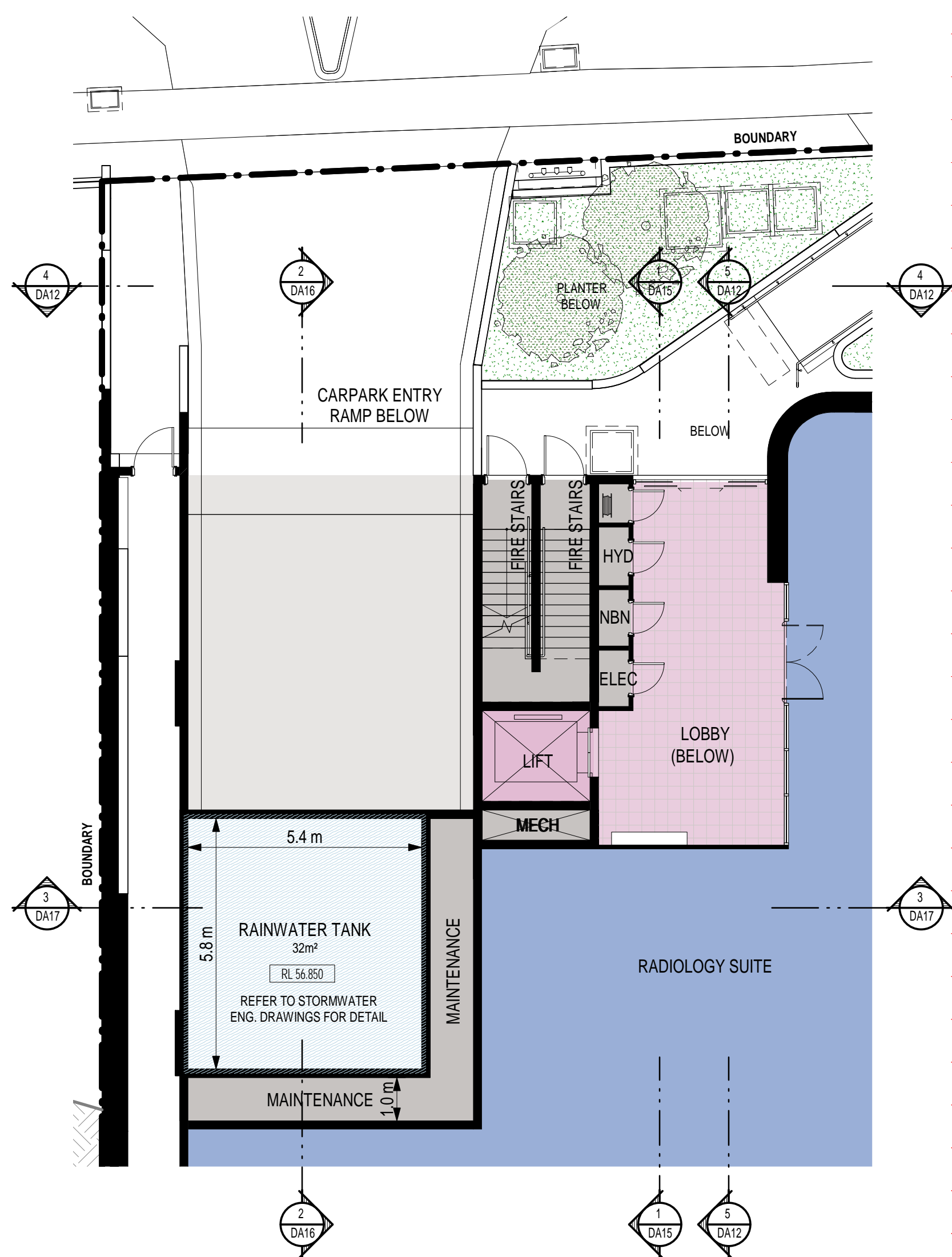




PLAN DETAIL - OSD + STORMWATER TANK  
1 : 100

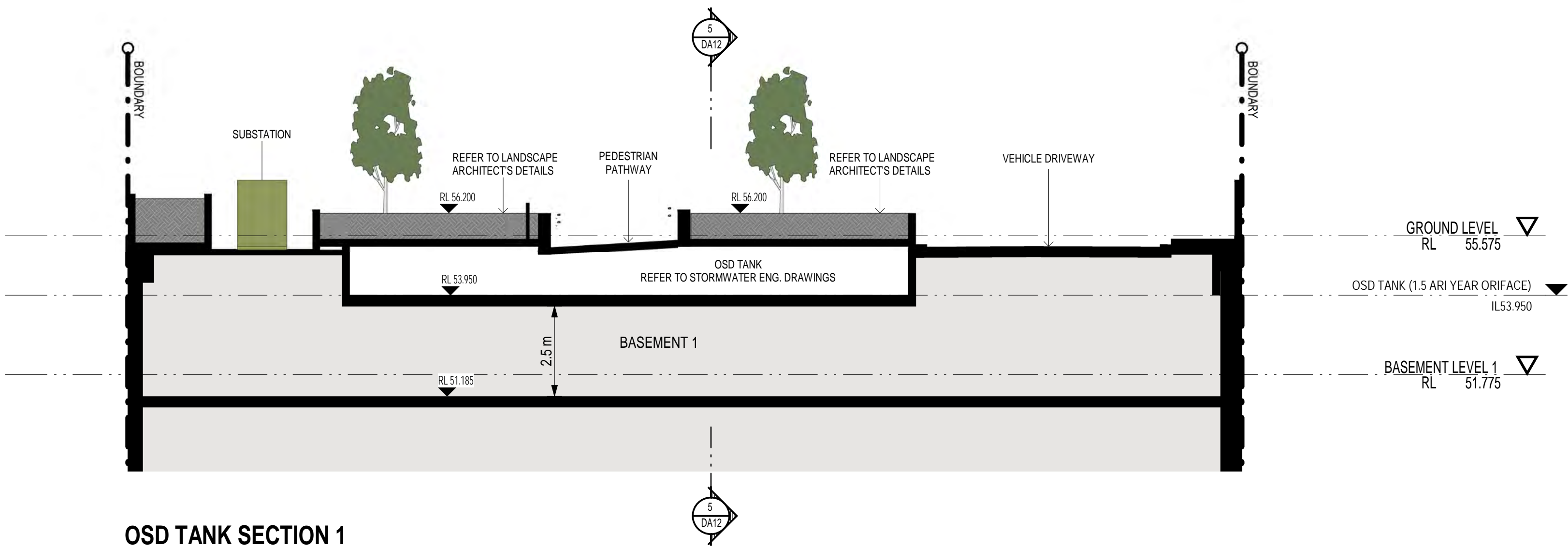


PLAN DETAIL - RAINWATER TANK UPPER  
1 : 100

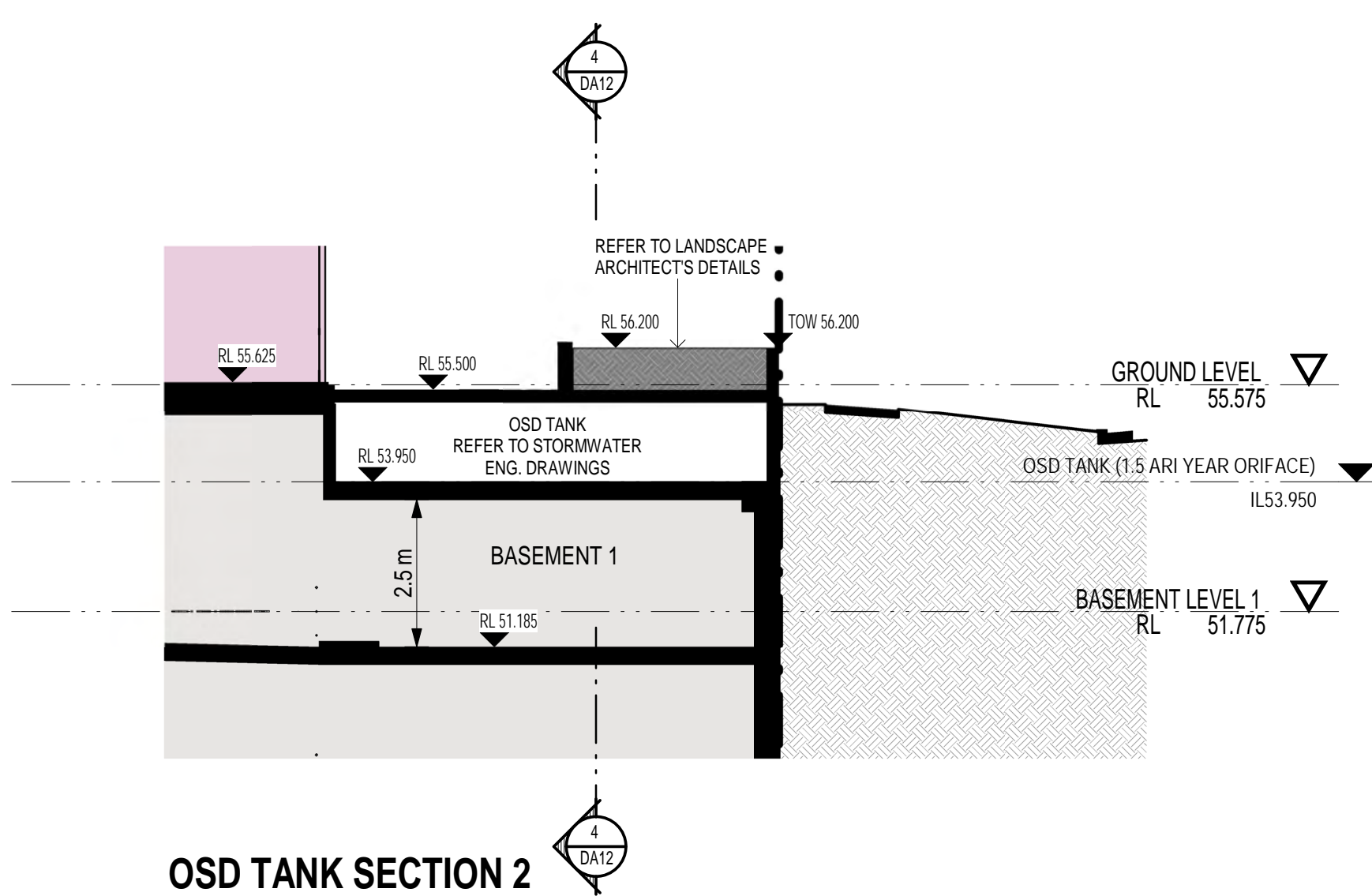


PLAN DETAIL - RAINWATER TANK LOWER  
1 : 100

△ D AMENDMENT TO RAINWATER TANK



OSD TANK SECTION 1  
1 : 100



OSD TANK SECTION 2  
1 : 100

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ISSUE	DATE	AMENDMENT	GENERAL LEGEND:				PROJECT		PROJECT No. 18011		SHEET		DRAWING No. DA12	
A	11-03-2019	DA ISSUE	COM Comms Cupboard	MBX Mailbox	TGSI Tactile Indicators	TOH Top of Hob	PROPOSED MEDICAL SERVICES BUILDING		CLIENT HUNTER FERDINAND PROPERTY GROUP PTY LTD		SHEET SIZE: A1		NAME: DETAIL PLANS - OSD & RAINWATER TANKS	
B	02-03-2020	SECTION 34 ISSUE	E Electrical Cupboard	OSD On-site Detention	TR Transition (Ramp)	TOW Top of Wall	ADDRESS 13-15 PANORAMA PARADE, BLACKTOWN NSW 2148		NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 4029 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au 602 9389 4946 PO Box 170, Potts Point, NSW 1535		SCALE: 1 : 100		ISSUE No. D	
C	13-05-2020	SECTION 34 ISSUE	FH Fire Hydrant	RL Relative Level	TGSI Tactile Indicators									
D	04-06-2020	SECTION 34 ISSUE	FHR Fire Hose Reel	RWORainwater Outlet										
			GAS Gas Cupboard	SWP Storm Water Pit										





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**PROJECT**  
**PROPOSED MEDICAL SERVICES BUILDING**  
**ADDRESS**  
13-15 PANORAMA PARADE, BLACKTOWN NSW 2148

**PROJECT No.** 18011  
**CLIENT**  
HUNTER FERDINAND  
PROPERTY GROUP PTY LTD

**MORSON GROUP**

NOMINATED ARCHITECT - P F  
MORSON REGISTRATION NUMBER  
ACN 159 480 056 ABN 41 159 480 056  
www.morsongroup.com.au  
021 9388 4746  
PO Box 170, Potts Point, NSW 1535

**SHEET**  
**SIZE:** A1

**SHEET**  
**NAME:** 3D VIEWS- SHEET 1

**SCALE:**

**DRAWING No.**

**DA19**

**ISSUE No.**

**B**



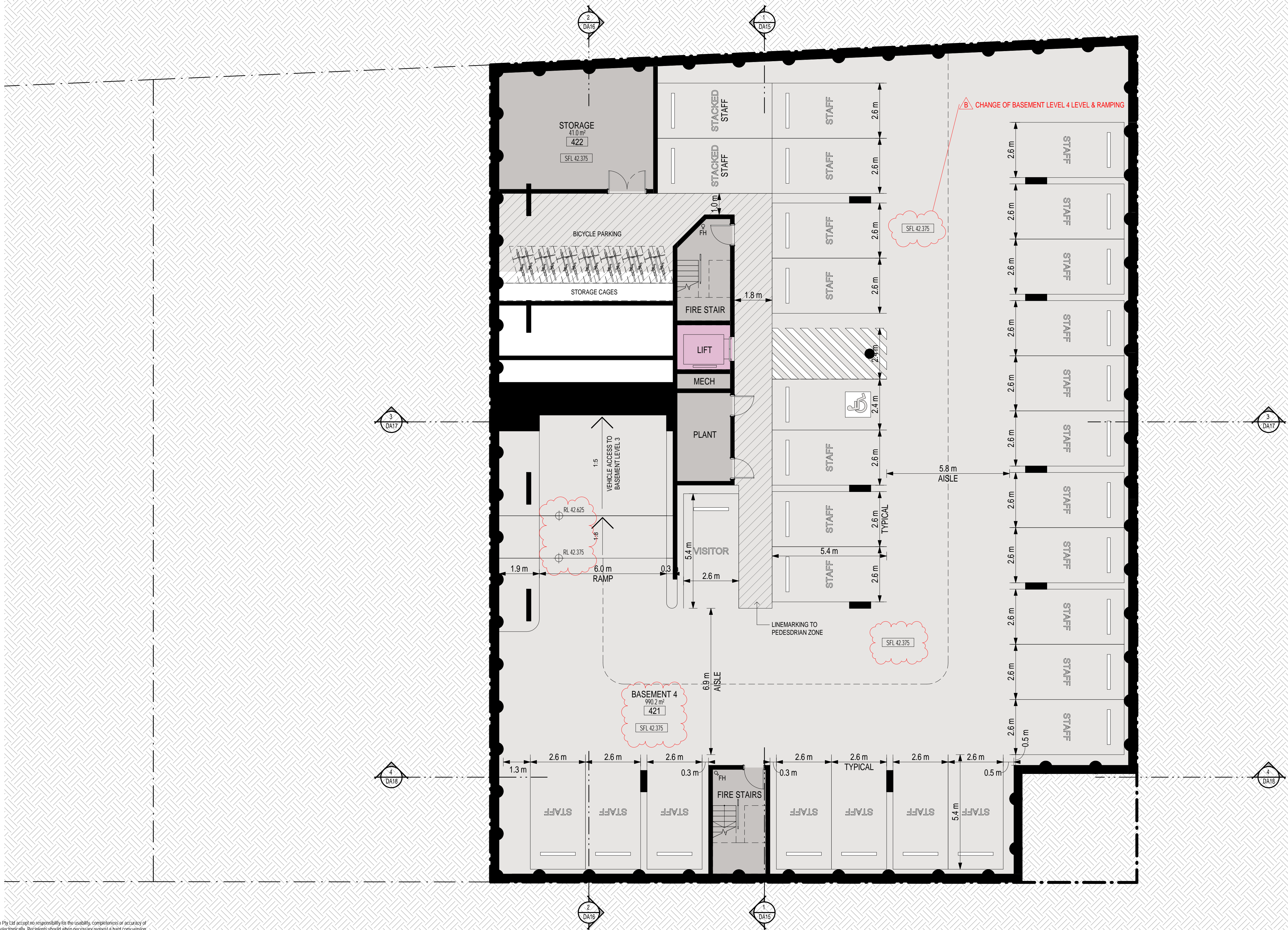


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ISSUE	DATE	AMENDMENT	NOTE:	PROJECT	PROJECT No.	NOMINATED ARCHITECT	SHEET	SHEET	DRAWING No.
A	11-03-2019	DA ISSUE	The 3D visualisations shown herein are considered an artists impression intended to communicate design intent only. The accuracy of elements shown in these images, including site context, may not be modelled accurately. Refer to site survey as well as architectural plans, sections and elevations for more detailed information.	PROPOSED MEDICAL SERVICES BUILDING	18011	MORSON GROUP	SIZE: A1	NAME: 3D VIEWS - SHEET 2	DA20
B	03-12-2019	AMENDED PLANS							
				ADDRESS	CLIENT		SCALE:		ISSUE No.
				13-15 PANORAMA PARADE, BLACKTOWN NSW 2148	HUNTER FERDINAND PROPERTY GROUP PTY LTD	NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER MORSON 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au 602 9388 4746 PO Box 170, Potts Point, NSW 1535			B



PANORAMA PARADE  
ABOVE



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ISSUE	DATE	AMENDMENT	PROJECT	PROJECT No.	NOMINATED ARCHITECT - P.F.	SHEET	SHEET	DRAWING No.
A	03-12-2019	AMENDED PLANS	PROPOSED MEDICAL SERVICES BUILDING	18011	MORSON REGISTRATION NUMBER	SIZE: A1	NAME: FLOOR PLAN - BASEMENT LEVEL 4	DA27
B	13-05-2020	SECTION 34 ISSUE	ADDRESS 13-15 PANORAMA PARADE, BLACKTOWN NSW 2148	CLIENT HUNTER FERDINAND PROPERTY GROUP PTY LTD	ABN 41 159 480 056 www.morsongroup.com.au 622 9388 4746 PO Box 170, Potts Point, NSW 1535	SCALE: 1 : 100	ISSUE No. B	

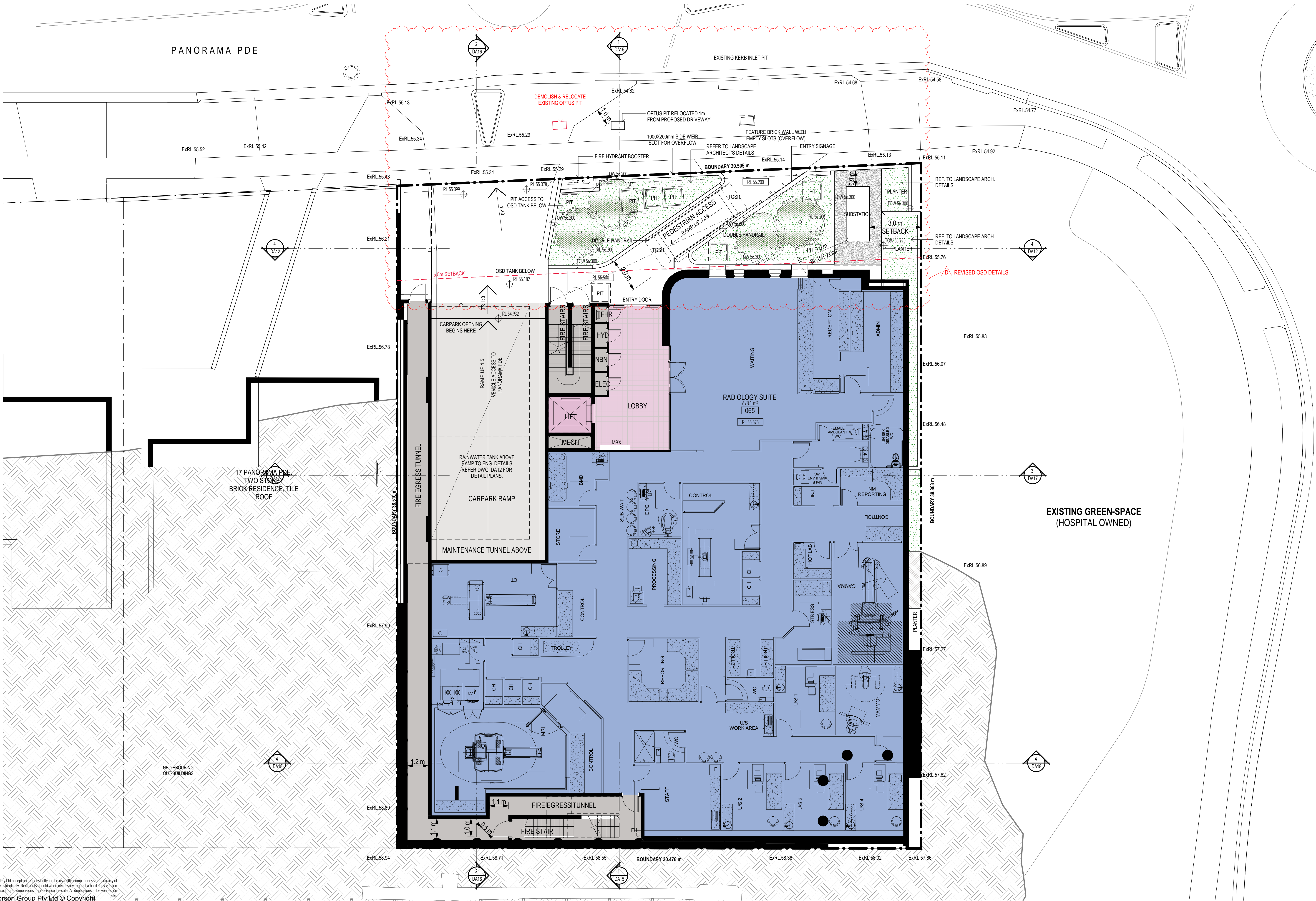















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ISSUE	DATE	AMENDMENT	GENERAL LEGEND:				 PROJECT NORTH	 SCALE 1:100@A1 (1:200@A3)	PROJECT No. 18011	 NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ABN 41 159 480 056 www.morsongroup.com.au (02) 9380 4946 PO Box 170, North Point, NSW 1535	SHEET SIZE: A1	SHEET NAME: FLOOR PLAN - GROUND LEVEL	DRAWING No. DA09
A	11-03-2019	DA ISSUE	COM Comms Cupboard	MBX Mailbox	TGSI Tactile Indicators	TOH Top of Hob			PROJECT PROPOSED MEDICAL SERVICES BUILDING		CLIENT HUNTER FERDINAND	ISSUE No. D	
B	10-07-2019	REVISED DA ISSUE	E Electrical Cupboard	OSD On-site Detention	TR Transition (Ramp)	TOW Top of Wall			ADDRESS 13-15 PANORAMA PARADE, BLACKTOWN NSW 2148		PROPERTY GROUP PTY LTD		
C	02-03-2020	SECTION 34 ISSUE	FH Fire Hydrant	RL Relative Level									
D	13-05-2020	SECTION 34 ISSUE	FHR Fire Hose Reel	RWORainwater Outlet									
			GAS Gas Cupboard	SWP Storm Water Pit									



## Attachment 1

**Hunter Ferdinand Property Group Pty Ltd v Blacktown City Council**

## Table to Order (1)

<b>Architectural Plans prepared by H.A. Design Group Pty Ltd</b>		
<b>Plan Reference</b>	<b>Revision</b>	<b>Drawing No</b>
Development Details	Revision C, 03.12.2019	DA01
Demolition Plan & Proposed Site Plan	Revision C, 07.11.2019	DA05
Floor Plan - Basement Level 3	Revision D, 13.05.2020	DA06
Floor Plan - Basement Level 2	Revision D, 13.05.2020	DA07
Floor Plan - Basement Level 1	Revision D, 13.05.2020	DA08
Floor Plan- Ground Level	Revision D, 13.05.2020	DA09
Floor Plan - Level 1	Revision E, 13.05.2020	DA10
Floor Plan - Level 2	Revision C, 07.11.2019	DA11
Detail Plans – OSD & Rainwater Tanks	Revision D, 04.06.2020	DA12
East & West Elevations	Revision C, 13.05.2020	DA13
North & South Elevations	Revision C, 07.11.2019	DA14
Overall Section 1	Revision D, 13.05.2020	DA15
Overall Section 2	Revision F, 04.06.2020	DA16
Overall Section 3	Revision E, 13.05.2020	DA17
Overall Section 4	Revision C, 03.12.2019	DA18
3D Views - Sheet 1	Revision B, 03.12.2019	DA19
3D Views - Sheet 2	Revision B, 03.12.2019	DA20
Solar Access Study – Sheet 1	Revision D, 07.11.2019	DA22
Solar Access Study – Sheet 2	Revision D, 07.11.2019	DA23
Solar Access Study – Sheet 3	Revision B, 07.11.2019	DA24
Floor Plan - Basement Level 4	Revision B, 13.05.2020	DA27

Engineering Plans prepared by LAM Consulting Engineers Pty Ltd				
Drawing Name	Job No.	Drawing No.	Revision	Date
Cover Sheet, Legend & Drawing Schedule	3547	D00	F	12.05.20
Basement 3 Stormwater Drainage Plan	3547	D01	C	05.03.19
Basement 2 Stormwater Drainage Plan	3547	D02	C	05.03.19
Basement 1 Stormwater Drainage Plan	3547	D03	D	12.05.20
Ground Floor Stormwater Drainage Plan	3547	D04	L	13.05.20
Level 1 Stormwater Drainage Plan	3547	D05	E	04.03.20
Roof Stormwater Drainage Plan	3547	D07	A	04.03.20
Stormwater Drainage Sections and Details Sheet 1	3547	D10	D	05.05.20
Stormwater Drainage Sections and Details Sheet 2	3547	D11	E	05.05.20
Stormwater Drainage Sections and Details Sheet 3	3547	D12	H	12.05.20
Stormwater Drainage Sections and Details Sheet 4	3547	D13	I	12.05.20
Erosion and Sediment Control Plan Sheet 1	3547	D15	B	25.02.19
Erosion and Sediment Control Plan Sheet 2	3547	D16	B	25.02.19
Pre Development Street Drainage Catchment Plan and HGL Analysis	3547	D20	B	12.05.20
Pre Development Street Drainage HGL Analysis Longitudinal Section	3547	D21	B	12.05.20
Post Development Street Drainage Catchment Plan and HGL Analysis	3547	D25	B	12.05.20
Post Development Street Drainage HGL Analysis Longitudinal Section	3547	D26	B	12.05.20



# PROPOSED MEDICAL SERVICES BUILDING

13-15 PANORAMA PARADE, BLACKTOWN NSW 2148



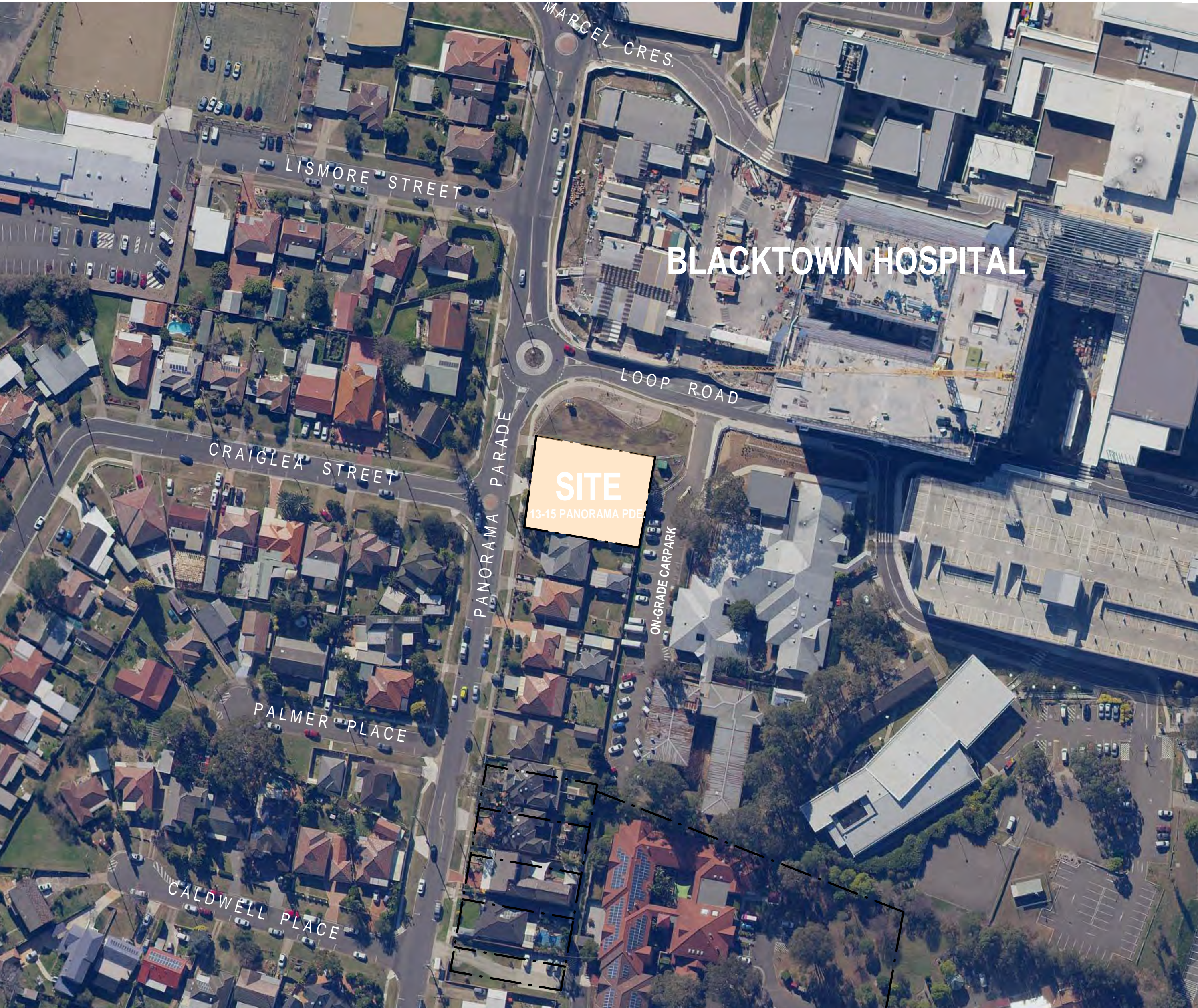
3D PERSPECTIVE

Development Details		
Site Area	1194m <sup>2</sup>	
Gross Floor Area (GFA)	1924m <sup>2</sup>	
Zoning	SP1 - Special Activities - Health Services Facilities	
	Allowable	Proposed
Floor Space Ratio (FSR)*	n/a	1.61:1
Total Storeys	n/a	3

Parking Summary	
Disabled Car Spaces	7
Service Vehicle Spaces	1
Stacked Staff Car Spaces	2
Staff Car Spaces	35
Visitor Car Spaces	56
TOTAL CARSPACES	101

Area Schedule	
GROUND LEVEL	
Amenities	32.8 m <sup>2</sup>
Circulation	32.4 m <sup>2</sup>
Radiology Suite	645.7 m <sup>2</sup>
	710.9 m <sup>2</sup>
LEVEL 1	
Amenities	42.8 m <sup>2</sup>
Circulation	77.3 m <sup>2</sup>
Medical Suites	477.0 m <sup>2</sup>
	597.1 m <sup>2</sup>
LEVEL 2	
Amenities	42.8 m <sup>2</sup>
Circulation	77.3 m <sup>2</sup>
Medical Suites	477.0 m <sup>2</sup>
	597.1 m <sup>2</sup>
Grand total	1905.1 m <sup>2</sup>

UPDATE TO 3D IMAGE & PARKING SUMMARY



SITE LOCATION PLAN  
1 : 1000

AERIAL PHOTOGRAPH COURTESY OF SIX MAPS

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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100) Pty Ltd.

ISSUE	DATE	AMENDMENT	GENERAL LEGEND:		MBX Mailbox		TCSI Tactile Indicators		TRUE NORTH SHOWN	0 10 20 30 40 100m SCALE 1:1000@A1 (1:2000@A3)	PROJECT PROPOSED MEDICAL SERVICES BUILDING ADDRESS 13-15 PANORAMA PARADE, BLACKTOWN NSW 2148	PROJECT No. 18011 CLIENT HUNTER FERDINAND PROPERTY GROUP PTY LTD	MORSON GROUP NOMINATED ARCHITECT - P MORSON REGISTRATION NUMBER 4029 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au 602 9388 4946 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1 SCALE: 1 : 1000	SHEET NAME: DEVELOPMENT DETAILS	DRAWING No. DA01 ISSUE No. C
A	11-03-2019	DA ISSUE	COM Comms Cupboard	E Electrical Cupboard	OSD On-site Detention	RL Relative Level	RWORainwater Outlet	SWP Storm Water Pit								
B	10-07-2019	REVISED DA ISSUE	FH Fire Hydrant	FHR Fire Hose Reel	GAS Gas Cupboard											
C	03-12-2019	AMENDED PLANS														