



Auric Projects Pty Ltd  
Se 4/40 Avalon Parade  
AVALON BEACH NSW 2107

## NOTICE OF DETERMINATION

Approval

Development Application No. DA/484/2011/B

Pursuant to Section 96 (AA) of the Environmental Planning and Assessment Act, 1979 consent is granted to the development, it being noted that Council is satisfied that the development remains substantially the same development as that originally approved.

The development consent is subject to the conditions specified within this notice and will lapse unless the development is physically commenced within five years of the effective date of the original determination.

Section 97 of the Act allows an applicant who is dissatisfied with the determination of a consent authority, a right of appeal to the Land and Environment Court within 6 months from the date of this notice.

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<b>Property:</b>	Lot 1 DP 654433, Lot C DP 38865 No. 392 Galston Road & 5 Mid-Dural Road, GALSTON NSW 2159
<b>Original development:</b>	Residential - Seniors Living - Independent living comprising 76 units - Community centre and associated landscape works - Demolition
<b>Effective date of original determination:</b>	12 January 2012

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<b>Date of this modification:</b>	6 February 2014
<b>Details of this modification:</b>	Modification for staged development
<b>Conditions Added:</b>	12A,16e, 18g, 44f, 44A
<b>Conditions Deleted:</b>	N/A
<b>Conditions Modified:</b>	3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 43, 44, 45, 47, 49, 50, 51, 52, 53, 55, 56, 58, 59, 60, 61

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Per:

Manager, Assessments

Planning Division

Contact: Garry Mahony (9847 6868 – 8.30 am to 5.00pm)

## CONDITIONS OF APPROVAL

### Deferred Commencement Consent

This is a "Deferred Commencement" consent that is granted subject to a conditions under section 80(3) of the Environmental Planning and Assessment Act 1979 ("EP&A Act") that the consent is not to operate until the applicant satisfies Hornsby Shire Council ("Council") as to the matters set out in schedule A below. The period within which the applicant must produce evidence to the Council sufficient enough to enable it to be satisfied as to those matters is 36 months.

If the applicant produces evidence to the Council within the period specified sufficient to enable the Council to be satisfied as to the matters set out in Schedule A below and the Council notifies the applicant in writing that it is satisfied as to the relevant matters, the development consent shall become operative from the date specified in the notice subject to compliance with the conditions set out in Schedule "B" below.

### SCHEDULE A

- a. Documentary evidence must be provided that a licence has been granted under the *Water Industry Competition Act 2006 (WICA)* for the design, installation and operation of the proposed on-site sewerage management system or, alternatively, evidence that a licence is not required by the NSW Independent Pricing and Regulatory Tribunal.
- b. Details of the on-site sewerage management system (WICA approved, if applicable), including but not limited to:
  - i. Scaled site plan of the proposed system including all sewerage infrastructure.
  - ii. Capacity and design specifications of proposed septic and holding tanks.
  - iii. Details and specifications for pump out systems of lift pumps, pump-out lines and the pipe to be used in order to deliver 364 L/min of sullage at the outlets.
  - iv. Details of proposed locations of pump-out point/s and tanker standing location/s a minimum of 3 metres from the centre line of the road and bunding to contain any spillage.
  - v. Details of proposed tanker pump out frequency and procedures for emergency pump out.
  - vi. Method of ensuring connection at a future stage to a reticulated sewerage system.
- c. Documentary evidence must be provided that licence has been granted under the *Water Industry Competition Act 2006 (WICA)* for the design, installation and operation of the proposed water supply system, or alternatively, evidence that a licence is not required by the NSW Independent Pricing and Regulatory Tribunal.
- d. Details and specifications of the water supply system.

*Note: the design of both systems is to ensure that no trees are damaged or removed.*

### SCHEDULE B

<b>GENERAL CONDITIONS</b>
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The conditions of consent within this notice of determination have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the relevant legislation, planning instruments and Council policies affecting the land and does not disrupt the amenity of the neighbourhood or impact upon the environment.

*Note: For the purpose of this consent, the term 'applicant' means any person who has the authority to act on or the benefit of the development consent.*

*Note: For the purpose of this consent, any reference to an Act, Regulation, Australian Standard or publication by a public authority shall be taken to mean the gazetted Act or Regulation, or adopted Australian Standard or publication as in force on the date that the application for a construction certificate is made.*

### 3. Approved Plans and Supporting Documentation

The development must be carried out in accordance with the plans, documentation and staging listed below and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent. Staging shall be defined as the works encompassed within each area defined as Stage 1, Stage 2 or Stage 3, as set out on staging plan DA\_02D ARC Architects dated September 2013. Stage 1 shall be the first stage to commence construction.

<b>Plan No.</b>	<b>Drawn by</b>	<b>Dated</b>
DA-01A Location – Site Plan	ARC Architects	May 2011
DA-02A Site Plan – 76 Dwellings	ARC Architects	May 2011
DA-04A Typical Cluster	ARC Architects	May 2011
DA-05A Typical Roof Plan	ARC Architects	May 2011
DA-10A Street Front Elevations	ARC Architects	May 2011
DA-11A East Boundary Elevations	ARC Architects	May 2011
DA-12A West Boundary Elevations	ARC Architects	May 2011
DA-13A North Elevations The Avenue	ARC Architects	May 2011
DA-14A South Elevations The Avenue	ARC Architects	May 2011
DA-15A Typical Elevations	ARC Architects	May 2011
DA-16A Typical Elevations	ARC Architects	May 2011
DA-17 Community Centre	ARC Architects	May 2011
DA-17A Community Centre	ARC Architects	May 2011
DA-18A Sections SA & SB	ARC Architects	May 2011

DA-19A Sections C & D	ARC Architects	May 2011
DA-30A Dwelling A1	ARC Architects	May 2011
DA-31A Dwelling A2	ARC Architects	May 2011
DA-32A Dwelling B1	ARC Architects	May 2011
DA-33A Dwelling B2	ARC Architects	May 2011
DA-34A Dwelling C1	ARC Architects	May 2011
DA-35A Dwelling C2	ARC Architects	May 2011
DA-36A Dwelling D	ARC Architects	May 2011
DA-37A Dwelling E	ARC Architects	May 2011
DA-38A Dwelling F	ARC Architects	May 2011
DA-39A Dwelling G	ARC Architects	May 2011
DA-40A Dwelling H	ARC Architects	May 2011
DA-41A Dwelling I	ARC Architects	May 2011
DA-42A Dwelling J	ARC Architects	May 2011
DA – 02D Staging Plan REV E – Coloured Plan (Staging) & Uncoloured Plan (Unit Numbering)	ARC Architects	14.01.2014
DW 100 Rev A Water System Cover Sheet and Notes	Martens & Associates Pty Ltd	13.12.12
DW 101 Rev A Water Services Layout	Martens & Associates Pty Ltd	13.12.12
DW 102 Rev A Fire Supply & Water Tank Detailed Plan	Martens & Associates Pty Ltd	13.12.12
DW 103 Rev A Fire Supply & Water Tank Detailed Plan	Martens & Associates Pty Ltd	13.12.12
DW 104 Rev A Typical Water Meter & Connection Requirements	Martens & Associates Pty Ltd	13.12.12
DW 105 Rev A Water System Control Schematic	Martens & Associates Pty Ltd	13.12.12
LS01 F DA Landscape Site Plan (as amended for more advanced plantings by	Taylor Brammer	09.052011

order of the Court)		
LA02 E Planting Plan 1-3 (as amended for more advanced plantings by order of the Court)	Taylor Brammer	27.08.2010
LA03 E Planting Plan 2-3 (as amended for more advanced plantings by order of the Court)	Taylor Brammer	09.5.2011
LA04 E Planting Plan 3-3 (as amended for more advanced plantings by order of the Court)	Taylor Brammer	09.05.2011
IE00 C Civil Drawings Legend	Meinhardt Infrastructure & Environment	05-07-10
IE02 D Erosion & Sediment Control Plan	Meinhardt Infrastructure & Environment	06-05-11
IE03 C Erosion & Sediment Control Details	Meinhardt Infrastructure & Environment	05-07-10
IE04 H Detail Civil Plan	Meinhardt Infrastructure & Environment	10-05-11
IE05 F Site Sections	Meinhardt Infrastructure & Environment	10-05-11
IE06 D Road Long Section	Meinhardt Infrastructure & Environment	05-07-10
IE08 D OSD Details	Meinhardt Infrastructure & Environment	06-05-11
IE09 D OSD Details	Meinhardt Infrastructure & Environment	06-05-11
IE10 D Miscellaneous Details	Meinhardt Infrastructure & Environment	08-07-10

<b>Document No.</b>	<b>Prepared by</b>	<b>Dated</b>
Job No. 11074 – Statement of Environmental Effects	Ingham Planning Pty Ltd	May 2011

#### 4. Removal of Existing Trees and landscape plan requirements

This development consent only permits the removal of tree(s) numbered 1, 3, 4, 5, Tree 6 (20 trees), 7, 8, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 27 and 35, to be completed with Stage 1, as identified on Appendix 1a (Site Plan with Trees) prepared by Advanced Treescape Consulting dated 13/05/11. The removal of any other trees requires separate approval under Council's Tree Preservation Order. The changes required to the landscape plan are as follows

Amended landscaping plans to be submitted to Council prior to the issue of Stage 1 construction certificate which include larger pot sizes for the lower and mid storey plantings and which give consideration to the appropriate pot sizes for taller trees and whether advanced pot sizes are appropriate and will adapt to the site. Landscaping plan to be prepared with a view to achieving screening as quickly as practical.

## REQUIREMENTS PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

### 5. Boardwalk design

A detailed design of the proposed boardwalk to Mid Dural Road is to be submitted to Council prior to the issue of Stage 1 Construction certificate. The boardwalk is to be designed so that there is no adverse impact on existing STIF vegetation, and is to include a report from an arborist detailing the materials to be used in constructing the boardwalk and key design features that will be adopted to discourage people leaving the boardwalk and traversing the ground near the STIF vegetation. Lighting is to be designed to ensure there are no adverse impacts to the community and ensure safety by users. The boardwalk shall be completed with Stage 1.

### 6. Bin Carting Routes

There must be no steps along the bin carting route(s) for any of the stages. Only ramps between different levels are acceptable.

### 7. Composting Area

Space must be provided for either individual compost containers for each dwelling or a communal compost container; the siting of which will have regard for potential amenity impacts.

### 8. Consolidation – Lodgement of Plan

Evidence that a plan consolidating the developed lots has been lodged with the *NSW Department of Lands* must be submitted to Council or the nominated accredited certifier prior to the issue of Stage 1 Construction Certificate.

### 9. Building Code of Australia

All building work must be carried out in accordance with the requirements of the Building Code of Australia for all the Stages.

### 10. Contract of Insurance (Residential Building Work)

In the case of residential building work for which the *Home Building Act, 1989* requires there to be contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work for any of the three stages authorised to be carried out by the consent commences.

*Note: This condition does not apply to the extent to which an exemption is in force under Clause 187 or 188 of the Act, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the Act, or to the erection of a temporary building.*

### 11. Notification of Home Building Act, 1989 Requirements

Residential building work within the meaning of the *Home Building Act, 1989* must not be carried out for any Stage unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
  - i. The name and licence number of the principal contractor.
  - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
  - i. The name of the owner-builder.
  - ii. If the owner-builder is required to hold an owner-builder's permit under that Act, the number of the owner-builder's permit.

*Note: If the arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notification of the updated information.*

## **12. Water / Electricity Utility Services**

The applicant must submit written evidence of the following service provider requirements prior to the issue of a Construction Certificate in Stage 1: -

- a. *Ausgrid* – a letter of consent demonstrating that satisfactory arrangements have been made to service the proposed development.
- b. *Telstra* – a letter of consent demonstrating that satisfactory arrangements have been made to service the proposed development.

*Note: Sydney Water requires s73 applications are to be made through an authorised Sydney Water Servicing Coordinator. Refer to [www.sydneywater.com.au](http://www.sydneywater.com.au) or telephone 13 20 92 for assistance.*

### **12A. Water Supply**

The water supply system must be designed generally in accordance with plans prepared by Martens & Associates dated 13.12.12 by an appropriately qualified engineer. Documentation to be provided to the principal certifying agent includes:

- i. Detailed engineering design of the water supply system.
- ii. A backup power supply system to operate the booster pump arrangement.
- iii. A water supply system operation and management strategy / plan.

The water supply system must be constructed in Stage 1. The water supply connected to the approved dwellings in accordance with the relevant Stage.

*Note: Refer also Condition No. 44A.*



**13. Retaining and Earthworks**

A plan of all retaining walls over 1000mm and earthworks for each Stage shall be prepared by a chartered geotechnical and structural Engineer prior to the issue of a construction certificate for each Stage.

**14. Internal Driveway / Vehicular Areas**

The driveway and parking areas for all Stages on the site must be designed in accordance with *Australian Standards 2890.1, 2890.2, 3727* and the following requirements:-

- a. Design levels at the front boundary be obtained from Council prior to the issue of a Construction Certificate for Stage 1,
- b. The driveway be a rigid pavement.
- c. The driveway grade must not exceed 25 percent and transitions for changes of grade must not exceed 8 percent per plan metre. For driveways and accessways that are traversed by the standard waste vehicle, the requirements of AS2890.2 shall be observed.
- d. The driveway pavement be a minimum 3 metres wide, 0.15 metres thick reinforced concrete with F72 steel reinforcing fabric and a 0.15 metre sub-base.
- e. The pavement have a kerb to one side and a one-way cross fall with a minimum gradient of 2 percent and a kerb inlet pits provided on grade and in low points.
- f. Retaining walls required to support the carriageway and the compaction of all fill batters to be in accordance with the requirements of a chartered structural engineer.
- g. The provision of safety rails where there is a level difference more than 0.3 metres and a 1:4 batter can not be achieved.
- h. To permit adequate manoeuvring for vehicles, non-through road driveways at least shall incorporate roll top kerbs and kerb inlet drainage control.
- i. Conduit for utility services including electricity, water, gas and telephone be provided.

**15. Stormwater Drainage General**

The stormwater drainage system for impervious areas at least within the development for all Stages must be designed and constructed for an average recurrence interval of at least 20 years and be gravity drained in accordance with the following requirements:

- a. Connected to the existing internal drainage system and the proposed on-site detention system, draining to a Mid-Dural Road Council controlled pipe drainage system.
- b. All pits are to be benched off to their outlets inverts. Sumps are not required anywhere in the drainage system.
- c. All pits are to be cast in-situ, with integral extended kerb inlets designed and constructed on grade and in sag points.

**16. On-Site Stormwater Detention**

Two on-site stormwater detention systems must be designed in Stage 1 by a chartered civil engineer and constructed in accordance with the following requirements:-

- a. Have capacities and a maximum discharge rates (when full) as set out in Appendix 12 – Civil Engineering Concept Design Report dated 2 July, 2010 by Meinhardt Infrastructure and Environment Pty Ltd.
- b. Have a surcharge / inspection grate located directly above the outlet, and include a grated overflow system for storm events greater than the 20 year average recurrence interval (ARI). Emergency overflow weir systems shall also be designed and constructed for the 100 year ARI and disposed of to the public road.
- c. Discharge from the detention system to be controlled via 1 metre length of pipe, not less than 50 millimetres diameter or via a stainless plate with sharply drilled orifice bolted over the face of the outlet discharged into a larger diameter pipe capable of carrying the design flow to an approved Council system. All pits shall be benched off to their outlets inverts.
- d. The OSD volumes are above ground and the average depth is greater than 0.3 metres, therefore 'pool type' safety fences and warning signs are to be installed.
- e. Engineering plans for the on-site detention basins shall be prepared and approved for construction with the release of a Construction Certificate in Stage 1.

#### **17. Mid-Dural Road Drainage**

In order to dispose of stormwater safely from the site, the following works shall be designed and constructed in Stage 1 in accordance with Council's *Design and Construction Specification 2005* at the Applicant's cost;

- a. The eastern side on-site detention system shall be drained with a minimum 375 mm diameter reinforced concrete pipe to an extension of Council's drainage line in the road sag adjacent 390 Galston Road.
- b. The existing Council's drainage pit being connected shall be removed and replaced with Council's standard extended kerb inlet pit and matched to finished surface levels,
- c. The western side on-site detention system shall be drained to a piped drainage system in Mid-Dural Road draining to the west, using Council's standard kerb inlet pits and reinforced concrete pipe. The drainage line shall be extended along the Mid-Dural Road shoulder zone so that access to neighbouring properties is unimpeded and there is adequate fall to allow pipe flows to be deposited safely with a headwall and graded table drain (refer *Design and Construction Specification 2005* and *Rural Road Design, Austroads Inc. 1997, Ch5*).
- d. Pursuant to the *Roads Act 1993*, the road drainage plans must be submitted to Hornsby Shire Council as Roads Authority for consideration and approval prior to release of the Stage 1 Construction Certificate.

#### **18. Road Works**

All road works approved under this consent must be constructed in Stage 1 in accordance with Council's *Civil Works Design and Construction Specification, 2005* and the following requirements:

- a. All centre medians, pedestrian refuges, left turn deceleration lanes, road pavement and resealing work, bus shelters and associated shoulder pavement and sealing works to be designed and constructed generally in accordance with the approved plans.
- b. To provide adequate mobility, Council standard 80mm thick concrete footpaths are to be constructed within the road verge across the Mid-Dural and Galston Road frontages of the site and connected with the site's internal pathways.
- c. For safety, the Galston and Mid-Dural Road frontages of the site shall be adequately illuminated with Council's standard luminaires in accordance with AS1158.
- d. Signage, linemarking and services relocation must be shown on the construction plans.
- e. Pursuant to the *Roads Act 1993*, the roads works plans must be submitted to NSW RTA's Sydney Project Services, Parramatta Branch, for consideration and approval prior to release of the Stage 1 Construction Certificate. Lodgement of construction plans with RTA may incur additional fees for inspections, processing costs and performance bonds.
- f. The submission of a compaction certificate from a geotechnical engineer for any fill within road reserves, and all road sub-grade and road pavement materials.
- g. The RTA conditions Nos 66 to 78 must be met at Stage 1.

## 19. Vehicular Crossings

A separate application under the *Local Government Act, 1993* and the *Roads Act, 1993* must be submitted to Council for the installation of two new concrete vehicular crossings and gutter laybacks and the removal of any redundant crossings in Stage 1. The vehicular crossings must be constructed in accordance with Council's *Civil Works Design, 2005* and the following requirements:

- a. Any redundant crossings to be removed and matched to finished ground levels.
- b. The footway area to be restored by turfing.
- c. The road shoulder adjacent to the crossing to be constructed to match the carriageway, splayed at 45 degrees with a minimum standard shoulder pavement and sealed with 40mm AC10, as required.
- d. Approval obtained from all relevant utility providers that all necessary conduits be provided and protected under the crossing.

*Note: An application for a vehicular crossing can only be made to one of Council's Authorised Vehicular Crossing Contractors. You are advised to contact Council on 02 9847 6940 to obtain a list of contractors.*

## 20. Traffic Control Plan

A Traffic Control Plan (TCP) must be prepared by a qualified traffic controller in accordance with the *Roads and Traffic Authority's Traffic Control at Worksites Manual 1998* and *Australian Standard 1742.3* for all work on a public road for Stage 1 works as required and be submitted to Council. The TCP must detail the following:

- a. Arrangements for public notification of the works.
- b. The footway area to be restored by turfing.
- c. Permanent post-construction signage.
- d. Vehicle movement plans.
- e. Traffic management plans.
- f. Pedestrian and cyclist access/safety.

## **21. Contaminated Land**

- a. A detailed investigation of the proposed development site must be prepared by a suitably qualified environmental consultant prior to the issue of a construction certificate for Stage 1. Such investigation must be undertaken in accordance with NSW Environment Protection Authority's *Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites and Sampling Design Guidelines*.
- b. A Remedial Action Plan (RAP) must be prepared by a suitably qualified environmental consultant and submitted to Council should the detailed investigation reveal contamination exceeding criteria prescribed by the NSW Environmental Protection Authority's *Contaminated Sites – Guidelines for the NSW Site Auditor Scheme*.
- c. A validation report must be prepared by a suitably qualified environmental consultant in accordance with the NSW Environment Protection Authority's *Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites – Sampling Design Guidelines* validating that the proposed development has been remediated and is suitable for its intended use.

## **22. Bin Placement Areas**

Garden beds, tree and shrub plantings along the main internal road for each Stage must not impinge on the area required to place bins for servicing, being 2 bins per dwelling and allowing minimum 1 metres main internal road frontage per bin and minimum 820 mm depth. Only lawn or paving is acceptable within the bin placement areas.

## **23. Bin Storage**

The bin storage area in each garage in all Stages (with minimum internal dimensions of 820 mm deep by 2000 mm wide) must be in addition to the garage area required by *Australian Standard AS/NZS 2890.1:2004 – Off-street car parking*.

## **24. Vegetation Management Plan**

The applicant shall prepare a Vegetation Management Plan (VMP) for the area of Sydney Turpentine Ironbark Forest (STIF) located at the Mid-Dural road frontage prior to the issue of a construction certificate for Stage 1. The plan shall be prepared by a qualified and experienced bush regeneration company and be submitted to Council's Bushland and Biodiversity Team for review prior to approval. The VMP shall be prepared in accordance with Council's *Guidelines for the preparation of Vegetation Management and Restoration Plans 2008 (available on Council's website)* and shall include:

- a. Management and eradication of introduced environmental and noxious weeds including Blackberry, Cotoneaster and *Lantana camara* using approved bush regeneration techniques.
- b. Strategies for the encouragement of natural regeneration on site from the soil seed bank.
- c. Revegetation works, where required, using a diversity of locally indigenous species. Include details of appropriate planting density, source of planting stock, species to be planted, site preparation works, mulching, watering of plants and maintenance of revegetation area.
- d. Use of any topsoil translocation as recommended within the *Flora and Fauna Assessment prepared by Clarke Dowdle and Associates* dated May 2011.
- e. Erosion, sediment and stormwater runoff controls.
- f. Details of any access tracks and other structures (i.e. fencing).
- g. Appropriate map of the site showing all areas to be managed and restored under the Plan.
- h. Schedule of works including timeframes and responsibilities for management actions.
- i. Monitoring, performance criteria and reporting details.
- j. Provide minimum qualifications and experience of contractors implementing the plans.
- k. Linkages to the approved Landscape Plan (*Landscape and Planting Plan – LS01 Issue E & LA03 Issue D prepared by Taylor Brummer Pty Ltd*).
- l. Details of qualification and experience of the company preparing the plan.

The VMP shall be implemented in perpetuity and will require it to be placed on the title of the property (e.g. 88B instrument of the *Conveyancing Act 1919*) in order to ensure compliance beyond the release of the Occupation Certificate for Stages 1, 2 and 3. The initial weed clearing works, revegetation and continued maintenance of the STIF area is undertaken by appropriately qualified persons to ensure the ecological importance of that community is maintained.

## 25. Car Parking and Deliveries

All car parking for each Stage must be constructed and operated in accordance with *Australian Standards AS 2890.1 – 2004 – Off Street Car Parking* and *Australian 2890.2 – 2002 – Off Street Commercial* and the following requirement:

- a. All parking areas and driveways are to be sealed to an all weather standard, line marked and signposted.
- b. Car parking, loading and manoeuvring areas to be used solely for nominated purposes.
- c. Vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- d. All vehicular entry on to the site and egress from the site shall be made in a forward direction.

**26. Mid-Dural Road Works**

A detailed design for the pedestrian refuge island, bus stops, access driveway and median island on Mid Dural Road as shown on plan No. 103976 IE04 H, be provided to Council and approved by the Hornsby Local Traffic Committee prior to a Construction Certificate in Stage 1. The design of the facilities shall be in accordance with the Roads and Traffic Authority (RTA) guidelines, technical directions and Austroads standards.

**27. Galston Road Works**

A detailed design for the pedestrian refuge island, bus stops, access driveway and median island on Galston Road as shown on plan No. 103976 IE04 H, be provided to council and approved by the RTA prior to a construction certificate for Stage 1. The design of the facilities shall be in accordance with RTA guidelines, technical directions and Austroads standards.

**REQUIREMENTS PRIOR TO THE COMMENCEMENT OF ANY WORKS****28. Erection of Construction Sign**

A sign must be erected in a prominent position for each Stage on which building work, subdivision work or demolition work is being carried out:

- a. Showing the name, address and telephone number of the principal certifying authority for the work;
- b. Showing the name of the principal contractor (if any) for any demolition or 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.

*Note: Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.*

**29. Toilet Facilities**

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

- a. be a standard flushing toilet connected to a public sewer; or
- b. be a temporary chemical closet approved under the *Local Government Act, 1993*; or
- c. have an on-site effluent disposal system approved under the *Local Government Act, 1993*

**30. Erosion and Sediment Control**

Erosion and sediment control measures must be provided and maintained throughout the construction period for each Stage in accordance with the manual '*Soils and Construction 2004 (Bluebook)*', the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sediment control devices must remain in place until the site has been stabilised and revegetated.

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

### **31. Tree Protection Barriers**

Temporary tree protection fencing must be erected around trees numbered Tree Group 11 to be retained at a five metre (5m) setback and in accordance with AS 4970-2009 (Section 4).

Temporary tree protection fencing must be erected around the group of trees and significant bushland located at the north, Mid-Dural road frontage of the property trees numbered 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 29, 28, 26 at a minimum distance of six metres (6m) and in accordance with AS 4970-2009 (Section 4) as they relate to each stage.

The tree fencing must be constructed of 1.8 metre 'cyclone chainmesh fence' and maintained for the duration of the construction of Stages 1 and 2 of the development.

*Note: A certificate from a qualified Arborist is to be submitted to the Principal Certifying Authority stating that all tree protection measures are in accordance with AS 4970-2009 (Section 4) prior to commencement of works. The Arborist report is to specify the time the tree protection fencing is to be left in place for.*

## **REQUIREMENTS DURING CONSTRUCTION**

### **32. Construction Work Hours**

All work on site (including demolition and earth works) must only occur between 7am and 5pm Monday to Saturday.

No work is to be undertaken on Sundays or public holidays.

### **33. Tree Protection Barriers**

All required tree protection measures are to be maintained in good condition for the duration of the construction period for each Stage.

All works (including driveways and retaining walls) within six metres (6m) of any trees required to be retained (whether or not on the subject property, and pursuant to this consent or the *Tree Preservation Order*) must be carried out under the supervision of an 'AQF Level 5 Arborist' and a certificate submitted to the principal certifying authority detailing the method(s) used to preserve the tree(s).

*Note: Except as provided above, the applicant is to ensure that no excavation, including sub-surface trenching for stormwater or other services or the Aerated Waste-water Treatment System (AWTS), filling or stockpiling of building materials, parking of vehicles or plant, disposal of cement slurry, waste water or other contaminants is to occur within the Tree Protection Zone (Advanced Treescape Consulting dated May 2011) of any tree to be retained.*

### **34. Bushland Protection during Construction**

To ensure the protection of bushland during construction, the applicant must ensure the following:

- a. The installation of 1.8 metre high chain wire fencing at a minimum distance of six metres (6m) from the significant bushland located at the north, Mid-Dural road frontage of the property for Stages 1 and 2.

- b. The northern end to the property (Mid-Dural Road) shall not be used for vehicle access and egress during construction except on the approved formed road to be completed with Stage 1.
- c. No stockpiling of soils or material within the fenced STIF zone.

*Note: The site contains Sydney Turpentine Ironbark Forest (STIF) which is listed as an 'Endangered Ecological Community' under the 'Threatened Species Conservation Act 1995'. The Act prohibits the disturbance to threatened species, endangered populations and endangered ecological communities, or their habitat, without the approval of the 'Office of Environment and Heritage' where such activities are not authorised by a development consent under the 'Environmental Planning and Assessment Act 1979'.*

*Actions such as tree removal, understorey slashing or mowing, removal of dead trees within this vegetation would likely impact upon this endangered ecological community. Such action would qualify as illegal picking or disturbing the habitat and could render any person who carried out such action as LIABLE FOR PROSECUTION*

### **35. Removal of Hollow Bearing Trees**

Prior to the approved removal of hollow bearing trees located within each Stage the applicant is to carry out the following actions to prevent harm to native wildlife:

- a. Ensure the trees are removed in sections by a qualified Tree Surgeon just prior to dusk when roosting animals would be alert and likely to disperse 'naturally' from the site. Ensure that trees are knocked several times (with a hammer etc.) to alert any roosting animals of the possibility of danger. Ensure that all tree hollows are examined prior to and immediately after their removal to ensure roosting animals are free from danger.
- b. WIRES (Wildlife Rescue) volunteers can be contacted on (02) 8977 3333 or Wildlife Services Sydney Metropolitan volunteers can be contacted on (02) 9413 4300. Information on animal nesting boxes can be gained from WIRES, Kalkari Information Centre in Kuring-Gai Chase National Park, or Birds Australia web site – [www.birdsaustralia.com.au](http://www.birdsaustralia.com.au)

### **36. Environmental Management**

The site must be managed in accordance with the publication '*Managing Urban Stormwater – Landcom (March 2004)*' and the '*Protection of the Environment Operations Act 1997*' by way of implementing appropriate measures to prevent sediment run-off, excessive dust, noise or odour emanating from the site during the construction of each Stage of the development.

### **37. Street Sweeping**

Street sweeping must be undertaken for each Stage following sediment tracking from the site along Galston Road and Mid-Dural Road during works and until the site is established.

### **38. Council Property**



During construction works for all Stages, no building materials, waste, machinery or related matter is to be stored on the road or footpath. The public reserve is to be kept in a clean, tidy and safe condition at all times.

*Note: This consent does not give right of access to the site via Council's park or reserve. Should such access be required, separate written approval is to be obtained from Council.*

**39. Earthworks**

A certificate shall be submitted by a suitably qualified chartered geotechnical engineer for each Stage certifying the fill has been compacted in accordance with Council's Design and Construction Specification 2005.

**40. Disturbance of existing Site**

During construction works for each Stage, the existing ground levels of open space areas and natural landscape features, (including natural rock-outcrops, vegetation, soil and watercourses) must not be altered unless otherwise nominated on the approved plans.

**41. Landfill**

Landfill must be constructed in accordance with Council's '*Construction Specification, 2005*' and the following requirements:

- a. All fill material imported to the site is to wholly consist of Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* or a material approved under the *Department of Environment and Climate Change's* general resource recovery exemption.
- b. A compaction certificate is to be obtained from a geotechnical engineer verifying that the specified compaction requirements have been met.

**42. Excavated Material**

All excavated material removed from the site must be classified in accordance with the *NSW Environment Protection Authority's Environmental Guidelines – Assessment, Classification and Management of Liquid and Non-Liquid Wastes* prior to disposal to an approved waste management facility and report to the principal certifying authority.

**43. Waste Management Plan**

Demolition work and construction of all Stages of the development must be carried out in accordance with a Waste Management Plan prepared in accordance with Council's Waste Minimisation and Management Development Control Plan and Guide for the Demolition Stage (Section One) and the Construction Stage (Section Three) of the development.

*Note: In accordance with the Protection of the Environment Operations Act 1997, the definition of waste include any unwanted substance/material, regardless of whether it is reused, recycled or disposed to landfill.*

Refer also to Condition No. 49.

**REQUIREMENTS PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE OR SUBDIVISION CERTIFICATE**

Note: For the purpose of this consent, a reference to 'occupation certificate' shall not be taken to mean an 'interim occupation certificate' unless otherwise stated.

**44. Services to be provided by Retirement Village**

The applicant must demonstrate that there are contracts in place which require the retirement village operator to provide on-site services to the development prior to the issue of an occupation certificate for Stage 1 as follows:

- a. The operator of the retirement village must provide on-site meals, cleaning services, home maintenance, transport, personal care, access to emergency medical care and nursing care to residents of the development who require those services. Those services are to be provided for the life of the development.
- b. The operator of the retirement village must implement a Management Plan for the provision of on-site services that details the following:
  - i. The name and contact details of the service provider and the person to be contacted concerning the provision of the service.
  - ii. The extent and range of the services to be provided and the cost for the provision of those services.
  - iii. The details of accreditation for the service providers and the contract period for the service delivery.
  - iv. The method of delivery, hours for the provision of the service and the expected timeframes for service provision.
  - v. The details of service provision for 24 hour emergency contact.
- c. A copy of the Management Plan is to be made available to all residents of the development and is to be kept updated by the operator of the retirement village for any change to the Plan.
- d. A caretaker is to be contracted for the ongoing maintenance and operation of the development including the waste water management system and the water supply system, as part of the Management Plan or registered strata by-laws.
- e. The Management Plan must be in place prior to the issue of an Occupation Certificate.
- f. A suitably qualified person is to be contracted for servicing the water supply system in accordance with manufacturers and suppliers specifications. The water supply system must be certified accordingly every 12 months.

**44A. Water Supply System**

The operator of the retirement village must ensure that the site's water supply system is constructed and operated in accordance with relevant Australian Standards. The following requirements relate to the water supply system:

- a. The water supply system is to include a potable supply system and a fire management system.
- b. The potable supply system is to include the following key components:
  - i. Sydney water supply mains connection.
  - ii. On-site storage reservoir with a minimum of 1 days peak potable water demand.
  - iii. Booster pump and control system to ensure adequate water pressure reaches all residential areas of the site in accordance with relevant Australian Standards. The control system should include suitable alarms which actuate when a pump failure occurs or a when water level reaches < 5 % capacity in the storage reservoir.
- c. The fire management system is to include the following key components:
  - i. Sydney water supply mains connection.
  - ii. On-site storage reservoir with a minimum of 4 hours supply at 10 L/s.
  - iii. A separate 100 mm minimum diameter supply main.
  - iv. A hydrant system spaced in accordance with relevant Australian Standards.
  - v. Booster pump and control system to ensure adequate water pressure reaches all hydrants. The control system should include suitable alarms which actuate when a pump failure occurs or a when water level reaches < 5 % capacity in the storage reservoir. The booster pump can be either the same pump as the water supply system or a separate pump.
- d. At completion of construction of the water supply system, a system operators manual shall be prepared and annexed to the Management Plan (refer Condition No. 44).
- e. The water supply system shall be serviced in accordance with manufacturers and suppliers specifications, and shall be certified annually by a suitably qualified professional. Tanks should be dewatered and cleaned at a frequency not less than 10 years.

#### **45. Community Centre**

The approved community centre must be completed and ready for occupation prior to the issue of an occupation certificate for Stage 1 (including an interim occupation certificate) for any dwelling within the development.

#### **46. Fulfilment of BASIX Commitments**

The applicant must demonstrate the fulfilment of BASIX commitments pertaining to the development.

#### **47. Sydney Water – s73 Certificate**

A s73 Certificate must be obtained from *Sydney Water* in Stage 1.

#### **48. Damage to Council Assets**

Any damage caused to Council's assets as a result of the construction of the development at any Stage must be rectified in accordance with Council's written requirements and at the sole cost of the applicant.

#### 49. Creation of Easements

The following matter(s) must be nominated on the plan of subdivision under s88B or s88E of the *Conveyancing Act 1919* in Stage 1:-

- a. The creation of an appropriate "*Positive Covenant*" and "*Restriction as to User*" over the constructed on-site detention/retention systems and outlet works, within the lots in favour of Council in accordance with Council's prescribed wording. The position of the on-site detention system is to be clearly indicated on the title.
- b. To register the OSD easement, the restriction on the use of land "*works-as-executed*" details of the on-site-detention system must be submitted verifying that the required storage and discharge rates have been constructed in accordance with the design requirements. The details must show the invert levels of the on site system together with pipe-sizes and grades. Any variation to the approved plans must be shown in red on the "*works-as-executed*" plan and supported by calculations.
- c. Implementation of the VMP as required under condition 24.
- d. The creation of an appropriate "Positive Covenant" and "Restriction As To User" over the land ensuring that each dwelling is occupied by persons who satisfy the provisions of Clause 8 or 9 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- e. For the purposes of waste collection, an easement entitling Council, its servants and agents and persons authorised by it to enter upon the subject land and to operate thereon, vehicles and other equipment for the purposes of waste collection must be granted to Council by the owner of the land.

*Note: The easement must be in a form prescribed by Council and must include covenants to the effect that parties will not be liable for any damage caused to the subject land or any part thereof or to any property located therein or thereon by reason of the operation thereon of any vehicle or other equipment used in connection with the collection of waste and to the effect that the owner for the time being of the subject land shall indemnify the Council, its servants, agents and persons authorised by it to collect waste against liability in respect of any such claims made by any person whomsoever.*

*Note 2: Council must be nominated as the authority to release, vary or modify any easement, restriction or covenant.*

#### 50. Works as Executed Plan

A works-as-executed plan(s) as they relate to each Stage must be prepared by a registered surveyor and submitted to Hornsby Shire Council for completed road pavement, kerb and gutter, public assets and drainage systems, signage, markings, driveways and on-site detention systems. The plan(s) must be accompanied by a certificate from a registered surveyor certifying that all pipelines and associated structures lie wholly within any relevant easements.

**51. Site Remediation Verification**

The applicant must provide documentation from a suitably qualified environmental consultant verifying that each of the site Stages has been remediated in accordance with the NSW Environment Protection Authority's Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites, the Contaminated Sites – Sampling Design Guidelines Contaminated Sites – Guidelines for the NSW Site Auditor Scheme and the recommendations of the Remedial Action Plan, prior to the issue of an occupation certificate for each Stage.

**52. Wastewater System Approval**

An on-site sewage management system, separately approved under the Local Government Act 1993, must be installed, commissioned and certified by a licensed plumber in accordance with Australian Standard 1547 – Onsite Domestic Wastewater Management (2000) and Environment & Health Protection Guidelines – Onsite Sewage Management for Single Households (1998), prior to the issue of an occupation certificate for Stage 1.

**53. Certification for Waste Management**

A report(s) must be prepared by the principal contractor and submitted to the principal certifying authority prior to the issue of the Subdivision/Occupation Certificate for each Stage, certifying that:

- a. A comparison of the estimated quantities of each waste type against the actual quantities of each waste type has been made;
- b. Any deviations from the Waste Management Plan (including, but not limited to, types of waste, quantities of waste, destinations of waste, reuse and recycling achieved) have been explained;
- c. All waste was taken to site(s) that were lawfully permitted to accept that waste;
- d. Either
  - i. The Waste Management Plan Section One – Demolition Stage and Section Three – Construction Stage were implemented and at least 60% waste generated was reused or recycled; or
  - ii. If the 60% diversion from landfill was not achieved in the Demolition Stage and/or Construction Stage, the Report is to include the reasons why this occurred and certify that appropriate work practices were employed in the demolition and construction stages to implement the Waste Management Plan.
- e. The Report(s) is based on documentary evidence (i.e. tipping dockets/receipts from recycling depots, transfer stations and landfills, audits of procedures, Licence and/or development consent of site(s) receiving waste, etc) which have been attached to the Report.
- f. The author(s) of the report declared that the report is true in every particular and is not misleading.

**54. Waste/Recycling Cupboard**

Each dwelling/kitchen must be provided with an indoor waste/recycling cupboard for the interim storage of a minimum one day's waste/recycling generation with separate containers for general waste and recyclable materials.

**55. Completion of Landscaping**

A certificate must be provided by a practicing landscape architect, horticulturalist or person with similar qualification and experience certifying that all required landscaping works for each Stage have been satisfactorily completed in accordance with the approved landscape plans.

**56. Food Premises**

The fit out and operation of any part of the community building forming part of Stage 1 works to be used for the manufacture, preparation or storage of food for sale, must be in accordance with *Australian Standard 4674-2004 – Design and fit out of food premises*, *The Food Act 2003*, and the *Food Regulation 2004*.

*Note: Reference should also be made to the Food Safety Standards and the 'Safe Food Australia – A Guide to the Food Safety Standards 2<sup>nd</sup> Edition January 2001'.*

**57. Grease Trap Installation**

A permanent grease trap must be installed for all kitchen wastewater in accordance with the requirements of *Australian Standard 3500 1998, National Plumbing Code*. A licensed plumber must submit a Certificate of Compliance to the principal certifying authority certifying that all plumbing and drainage works have been carried out in accordance with the prescribed standards.

**58. Kitchen Exhaust Installation**

A kitchen exhaust system for the community centre forming part of Stage 1 must be designed and installed to effectively prevent air pollution in accordance with the *Protection of the Environment Operations Act 1997*.

**59. Works in Galston Road**

Central median islands and pedestrian refuges are to be constructed in Galston and Mid-Dural Roads subject to detailed design and approval process by the RTA and Council and shall be completed prior to the issue of an occupation certificate for Stage 1.

**60. Works in Mid-Dural Road**

Bus stops with bus shelters and connecting footways are to be constructed in Galston and Mid-Dural Roads, subject to detailed design and approval process by the RTA and Council and shall be completed prior to the issue of an occupation certificate for Stage 1.

**61. s94 Infrastructure Contributions**

The payment to Council of a contribution of \$716,470.95 for 76 additional dwellings towards the cost of infrastructure identified in Council's *Development Contributions Plan 2007-2011*. Staged prorate

payment to be made for the equivalent number of dwellings for Stage 1, Stage 2 and Stage 3 prior to the issue of an occupation certificate for the respective Stage.

*Note: The contribution is calculated at the rate of \$9,953.56 x 76 Seniors House dwellings and includes a credit of \$40,000 for the site's two existing allotments as calculated at the 19 October 2011. The contribution will be adjusted from this date in accordance with the underlying consumer price index for subsequent financial quarters.*

*It is recommended that you contact Council to confirm the value of the contribution prior to payment.*

## OPERATIONAL CONDITIONS

### 62. Noise

All noise generated by the proposed development must be attenuated to prevent levels of noise being emitted to adjacent premises which possess tonal, beating and similar characteristics or which exceeds background noise levels by more than 5dB(A).

### 63. Site Security

Site security measures implemented on the property, including electronic gates, must not prevent access to the bin collection points by waste removal services.

### 64. Commercial Waste

The community Centre tenants must keep written evidence on site of a valid contract with a licensed waste contractor(s) for the regular collection and disposal of the waste and recyclables that are generated at the Community Centre.

### 65. Landscape Establishment and Maintenance – ongoing

The landscape works must be maintained into the future to ensure the establishment and successful growth of plant material to meet the intent of the landscape design. This shall include but not be limited to watering, weeding, replacement of failed plant material and promoting the growth of plants through standard industry practices.

## CONDITIONS OF CONCURRENCE – ROADS AND TRAFFIC AUTHORITY

The following conditions of consent are from the nominated State Agency pursuant to Section 79b of the *Environmental Planning and Assessment Act 1979* and must be complied with to the satisfaction of that Agency.

66. A Road Occupancy Licence should be obtained from the RTA for any works that may impact on traffic flow on Galston Road and Mid-Dural Road during construction activities.

67. Any redundant driveways shall be removed and replaced with a footway.

68. Road traffic noise should be mitigated in accordance with the EPA Environmental Criteria for Road Traffic Noise.

69. The driveways are to be constructed to only allow left in / left out vehicular access to the site.

70. To reinforce the left in / left out vehicular access, a central median must be constructed for a minimum of 15 metres on both sides of the driveway. The central median is to be a minimum of 600mm wide and constructed prior to occupation.
71. The design and construction of the median to be to RTA, Austroads and Australian Standards specifications.
72. The design to be submitted to the RTA for approval prior to the issue of the Construction Certificate.
73. The applicant to provide kerb and gutter to the full frontage of the property on Mid-Dural Road and Galston Road.
74. A footpath is to be provided to the full frontage of the property on Mid-Dural Road and Galston Road.
75. A pedestrian refuge is to be provided on Mid-Dural Road and Galston Road. Design to Austroads and RTA specification. Plans must be submitted to the RTA prior to the Construction Certificate.
76. Bus stops to be provided on both sides of Mid-Dural Road and Galston Road. These stops are to be designed in accordance with Austroads.
77. All signposting on Mid-Dural Road and Galston Road is to be approved by the RTA prior to installation, including but not limited to 'No Stopping' restrictions at the pedestrian refuge and 'Bus Zone' signage.
78. A minimum of two bus shelters must be provided.

**- END OF CONDITIONS -**

**ADVISORY NOTES**

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant legislation and Council's policies and specifications. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

**Environmental Planning and Assessment Act, 1979 Requirements**

The environmental Planning and Assessment Act 1979 requires:

- The issue of a Construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Councils Customer Services Branch on 9847 6760.
- A principal certifying authority to be nominated and Council notified of that appointment prior to the commencement of any works.
- Council to be given at least two days written notice prior to the commencement of any works.
- Mandatory inspections of nominated stages of the construction inspected.



- An occupation certificate to be issued before occupying any building or commencing the use of the land.

### Long Service Levy

In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, a 'Long Service Levy' must be paid to the *Long Service Payments Corporation* or *Hornsby Council*.

*Note: The rate of the Long Service Levy is 0.35% of the total cost of the work.*

*Note: Hornsby Council required the payment of the Long Service Levy prior to the issue of a construction certificate.*

### Tree Preservation Order

To ensure the maintenance and protection of the existing natural environment, it is an offence to ringbark, cut down, top, lop, remove, wilfully injure or destroy a tree outside 3 metres of the approved building envelope without prior written consent from Council.

*Note: A tree is defined as a single or multi-trunked wood perennial plant having a height of not less than three (3) metres, and which develops many branches, usually from a distance of not less than one (1) metre from the ground, but excluding any plant which, in its particular location, is a noxious plant declared as such pursuant to the Noxious Weeds Act 1993. This definition of 'tree' includes any and all types of Palm Trees.*

*All distances are determined under Australian Standard AS4970-2009 "Protection of Trees on Development Sites".*

Fines may be imposed for non-compliance with Council's *Tree Preservation Order*.

### Dial Before You Dig

Prior to commencing any works, the applicant is encouraged to contact *Dial Before You Dig* on 1100 or [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au) for free information on potential underground pipes and cables within the vicinity of the development site.

### Asbestos Warning

Should asbestos or asbestos products be encountered during demolition or construction works you are advised to seek advice and information should be prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by *WorkCover NSW*) be engaged to manage the proper handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

[www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)

[www.adfa.org.au](http://www.adfa.org.au)

[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

Alternatively, telephone the *WorkCover* Asbestos and Demolition Team on 8260 5885.

### House Numbering

House numbering can only be authorised by Council. Before proceeding to number each premise in the development, the allocation of numbers is required to be obtained from Council's Planning Division. The authorised numbers are required to be displayed in a clear manner at or near the main entrance to each premise.

**Council Notification – Food Premises**

Prior to the commencement of the business, the operator is requested to contact Council's Environmental Health Team to arrange an inspection for compliance against the relevant legislation and guidelines outlined in this approval.

*Note: Council's Environmental Health Officer can be contacted on 02 9847 6745.*






#### APPROVED DA

SITE AREA	40,050sqm
INTERNAL FLOOR AREA (excludes garages)	7,925sqm (19.3%)
BUILT SITE COVERAGE	10,283sqm (25.7%)
ROADS AND DRIVEWAYS	5,452sqm (13.8%)
TOTAL SITE COVERAGE	15,735sqm (39.3%)
TOTAL LANDSCAPE AREA	24,315sqm (60.7%)
COMMUNITY CENTRE	315sqm GROSS FLOOR AREA

#### SECTION 96 APPLICATION

SITE AREA	40,050sqm
INTERNAL FLOOR AREA (excludes garages)	8,023sqm (20%)
BUILT SITE COVERAGE	10,795sqm (26.9%)
ROADS AND DRIVEWAYS	5,408sqm (13.5%)
TOTAL SITE COVERAGE	16,203sqm (40.4%)
TOTAL LANDSCAPE AREA	23,847sqm (59.6%)
COMMUNITY CENTRE	348sqm GROSS FLOOR AREA

- STAGE 1
- STAGE 2
- STAGE 3



**This document is approved subject to the notes, advice and conditions listed in Development Consent No. OA/484/2011/B dated 6/2/14**

**GENERAL MANAGER**

Per *Mahany*

**GALSTON GRANGE**  
**392 GALSTON ROAD**  
**GALSTON**

REV E 14.01.2014 SECTION 96 (UNIT NUMBERING REV)  
 REV D 09.09.2013 SECTION 96  
 REV C 18.07.2013 ACCESSIBILITY AMENDMENTS

**SITE PLAN - 76 dwellings** Architecture Planning Urban Design

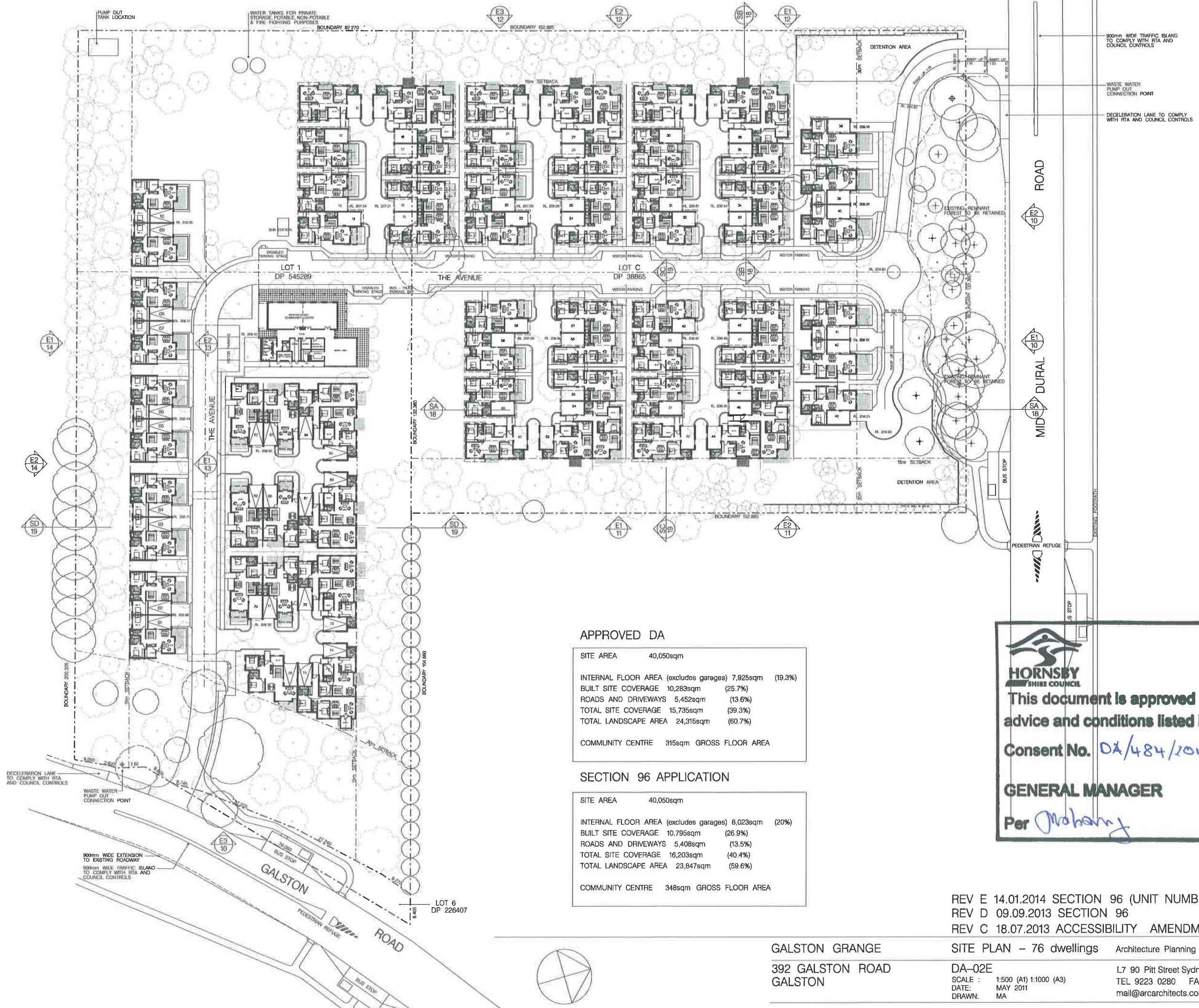
**DA-02E**

SCALE: 1:500 (A1) 1:1000 (A3)  
 DATE: MAY 2011  
 DRAWN: MA

L7 90 Pitt Street Sydney NSW 2000  
 TEL 9223 0280 FAX 9223 0283  
 mail@arcarchitects.com.au

**arc**  
 architects





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**HORNSBY**  
SHIRE COUNCIL

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advice and conditions listed in Development  
Consent No. **DA/484/2011/D** dated **6/2/14**

**GENERAL MANAGER**  
Per *Moham*

REV E 14.01.2014 SECTION 96 (UNIT NUMBERING REV)  
REV D 09.09.2013 SECTION 96  
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GALSTON GRANGE  
392 GALSTON ROAD  
GALSTON

SITE PLAN -- 76 dwellings Architecture Planning Urban Design  
DA-02E  
SCALE : 1:500 (A1) 1:1000 (A3)  
DATE : MAY 2011  
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L7 90 Pitt Street Sydney NSW 2000  
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architects