

ATTACHMENT 1

130/2019/DA-SL

Recommended Conditions of Consent

GENERAL CONDITIONS

The following conditions 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 planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

1. Approved Development

The development shall be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and / or any conditions within.

Sheet Number / Title	Revision	Author	Dated
DA0000 Cover Sheet	D	Conrad Gargett	04.09.19
DA0003 Site Analysis	B	Conrad Gargett	04.09.19
DA0004 Site Plan	D	Conrad Gargett	04.09.19
DA0005 Birds-eye View	D	Conrad Gargett	04.09.19
DA0006 Streetscape Analysis & Perspective	D	Conrad Gargett	04.09.19
DA0007 Streetscape Analysis & Perspective	B	Conrad Gargett	14.12.18
DA1001 Basement	D	Conrad Gargett	04.09.19
DA1002 Ground Floor	D	Conrad Gargett	04.09.19
DA1003 First Floor	D	Conrad Gargett	04.09.19
DA1003a Level 1 Balcony	C	Conrad Gargett	04.09.19
DA1004 Plant Level	D	Conrad Gargett	04.09.19
DA1005 Roof Level	D	Conrad Gargett	04.09.19
DA1011 Cross Section	D	Conrad Gargett	04.09.19
DA1012 Elevation Sheet 1	D	Conrad Gargett	04.09.19
DA1013 Elevation Sheet 2	D	Conrad Gargett	04.09.19
DA1020 3D Aerial View	C	Conrad Gargett	04.09.19
DA1030 Sectional Perspectives	B	Conrad Gargett	14.12.18
DA1031 Sectional Perspectives	C	Conrad Gargett	23.07.19
DA1040 Fire and Smoke Compartment - Ground Level	D	Conrad Gargett	04.09.19
DA1041 Fire and Smoke Compartment -	D	Conrad Gargett	04.09.19

Level 1			
DA1100 Site Coverage	C	Conrad Gargett	04.09.19

Associated Documentation:

- Document Title: Landscape Architecture Design Report, Pages 1 – 23 (inclusive) Revision: D, Author: Conrad Gargett, Dated: 10/09/2019.
- Document Title: Operational Waste Management Plan, Pages 1 – 32 (inclusive) Revision: B, Author: Elephants Foot Recycling Solutions, Dated: 10/12/2018.
- Document Title: Acoustic Report, Pages 1 – 32 (inclusive), Revision: 004, Author: Wood & Grieve Engineers, Dated: 3/12/2018.
- Document Title: Access Compliance Report, Pages 1 – 7 (inclusive), Revision: A, Author: Formiga1, Dated: 15/10/2018.
- Document Title: Detailed Site Investigation, Pages 1 – 107 (inclusive), Revision: 0, Author: Douglas Partners, Dated: 26/05/2014.
- Document Title: Integrated Development Application s100B – SFPP – Seniors Housing 247 Jamboree avenue DENHAM COURT NSW 2565 AUS, 151//DP1211497, author: NSW Rural Fire Service, pages: 1 – 4 (inclusive), dated: 20 February 2020.

2. Amended Plans

The development is to incorporate the following amendments and the amended plans are to be submitted to the Principal Certifying Authority, for approval, prior to the issuing of a Construction Certificate:

- Provision of a rainwater tank (or tanks) with a minimum capacity of 20,000 litres. The rainwater tank/s shall capture roof water from the development and be connected to the plumbing in the building to provide water for toilets. Any overflow must be connected to the storm water drainage system. The rainwater tank/s shall be located behind the building line of any road frontage. Any pumps attached to the development must be housed in an enclosure that is soundproofed.
- A revised driveway location or driveway design and vehicle swept paths showing the simultaneous passing of a B85 vehicle and B99 vehicle between the driveway entry and basement entry. The vehicles shall not collide or travel over landscaped areas.
- Plans and specifications of rooftop solar panels and battery storage systems.

3. Occupants of Accommodation

The only kinds of people that may occupy any accommodation to which the application relates, include:

- (a) seniors or people who have a disability,
- (b) people who live within the same household with seniors or people who have a disability,
- (c) staff employed to assist in the administration of and provision of services to housing provided under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

4. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

5. Landscaping

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works.

6. Bin Storage Room

The bin storage room identified on the approved plans shall comply with the following requirements:

- a. Be fully enclosed and shall be provided with a concrete floor, with concrete or cement rendered walls coved to the floor.
- b. The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket.
- c. Hot and cold water hose cocks shall be provided within the room.
- d. The bin storage room shall be vented to the external air by natural or artificial means.
- e. The bin storage room shall have a self-closing door openable from within the room.
- f. Signage on the correct use of the waste management system shall be displayed in all bin storage rooms.
- g. Be constructed in such a manner to prevent the entry of vermin.
- h. Restrict access to authorised personnel and prevent access to residents.

7. Common Pedestrian Pathways

Common pedestrian paths shall be constructed with appropriate slip resistant materials, tactile surfaces and contrasting colours.

8. Wayfinding Map

The applicant shall prepare and permanently affix a way finding map in the building's central lobby on the ground floor for use by visitors and emergency services personnel.

9. Driveway

The gradients of driveways and manoeuvring areas shall be designed in accordance with Australian Standard AS 2890.1 and AS 2890.2 (as amended).

The driveway and loading dock is to be constructed to withstand the loaded mass of the waste collection vehicle.

10. Deliveries

Vehicles servicing the site including garbage collection trucks shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.

- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. All deliveries to the premises shall be made to the loading bay/s provided.

A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours.

11. Lighting

Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of Australian Standard 4282 (as amended) so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

Any lighting of external areas within the development such as the rooftop shall be designed and located in a manner to prevent light spill and/or glare impacts on neighbouring premises.

12. Graffiti Removal

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

13. Advertising and Signage

Separate development consent is required to be obtained for the erection or display of any advertising and signage, unless the advertising and signage satisfies the provisions for exempt development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

14. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements set out in *Council's 'Engineering Design Guide for Development'* (as amended) and the applicable development control plan.

15. Car Parking Spaces

The following car parking spaces shall be designed, sealed, line marked and sign posted in accordance with Australian Standard 2890.1, 2 and 6 (as amended):

- 47 basement car parking spaces
- 4 visitor parking spaces at ground level
- 1 ambulance parking space at ground level

The basement car parking spaces shall be made available to visitors, staff and residents of the development.

16. Rubbish/Recycling Bin Storage

The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.

The bin(s) shall only be stored in accordance with the approved plans.

17. Shoring and Adequacy of Adjoining Property

If the development referred to in this development consent involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must at the person's own expense:

- a. Protect and support the adjoining premises from possible damage from the excavation, and
- b. Where necessary, underpin the adjoining premises to prevent any such damage.

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

18. NSW Industrial Noise Policy

The use of the premises must not exceed the noise criteria outlined in the NSW Industrial Noise Policy.

19. Unreasonable Noise, Odour, Dust and Vibration

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, odour, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise, odour, dust or vibration related issue arising during construction or operation of the development, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic/dust/odour/vibration investigation by an appropriate consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

20. Waste Management

The business operator must enter into a commercial waste contract agreement for regular waste & recycling collection and disposal with a suitably licensed contractor. A copy of the waste agreement must be available for inspection upon request by Council.

21. Clinical Waste

The clinical waste room must be constructed with smooth and impervious floors, walls and ceiling to enable easy cleaning.

All clinical waste must be placed into an approved yellow sharps container/bin immediately after use. All clinical waste containers/bins must comply with AS 4261:1994 or AS 4031:1992. Sharps containers/bins must be collected and disposed of appropriately by a waste transporter and treatment facility licensed by the DEC – Department of Environment and Conservation (Protection of the Environment Operations (Waste) Regulation 2014)

The following clinical waste guideline, plan and policy must be complied with:

- Guidelines for Approval of Method to Treat Clinical Waste
<https://www.health.nsw.gov.au/environment/clinicalwaste/Documents/approval-method-treat-clinical-waste.pdf>
- Clinical and Related Waste Management for Health Services - Policy Directive 2017_026
https://www1.health.nsw.gov.au/pds/Pages/doc.aspx?dn=PD2017_026
- Generic Waste Management Plan for Health Care Facilities
<https://www.health.nsw.gov.au/environment/clinicalwaste/Documents/generic-wmp.pdf>

Documentation of all waste disposed from the premises must be maintained on site.

22. Chemical Storage Room

The chemical storage room must be constructed with smooth and impervious floors, walls and ceiling to enable easy cleaning.

Appropriate ventilation, bunding and storage of chemicals must be provided within the room in accordance with SafeWork NSW and the Safety Data Sheets for each chemical to prevent any pollution incidents or risk to public health and safety.

All chemical waste must be collected and disposed of appropriately by a waste transporter and treatment facility licensed by the DEC – Department of Environment and Conservation (Protection of the Environment Operations (Waste) Regulation 2014).

23. Laundry Room Requirements

The laundry room must be constructed with smooth and impervious floors, walls and ceiling to enable easy cleaning.

Appropriate ventilation (where applicable) must be provided in accordance with:

- Australian Standard 1668.2-2012: The use of ventilation and air conditioning in buildings - Part 2: Mechanical ventilation in buildings, and
- Australian Standard 1668.1-1998: The use of ventilation and air conditioning in buildings - Fire and smoke control in multi-compartment buildings within the laundry room.

The laundry must be provided with a trade waste agreement in accordance with Sydney Water requirements. Documentation supplied by Sydney Water regarding evidence of the trade waste agreement must be provided to the principal certifying authority prior to issue of an Occupation Certificate. Please contact Sydney Water for information and requirements for trade waste agreement by calling 13 20 92.

24. Construction Certificate

Prior to the commencement of any works that require a construction certificate:

- a. the applicant shall obtain a construction certificate for the particular works;
- b. the applicant shall appoint a principal certifying authority; and
- c. the private certifying authority shall notify Council of their appointment no less than two days prior to the commencement of any works.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

25. Bus Stop Relocation

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit detailed plans showing the proposed location of the bus shelter for the written approval of Council's Coordinator Traffic and Road Design (or equivalent) and the relevant bus servicing company.

26. Acoustic Treatment

Prior to Council or an accredited certifier issuing a construction certificate, plans and details demonstrating compliance with the recommendations of Document Title: Acoustic Report, Pages 1

– 32 (inclusive) Revision: 004, Author: Wood & Grieve Engineers, Dated: 3/12/2018 shall be submitted to the principal certifying authority.

27. Basement Operation

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit details of electronic basement access control system to the principal certifying authority to ensure the safety of residents and availability of off-street parking.

28. Access Compliance Report

Prior to Council or an accredited certifier issuing a construction certificate, the recommendations of Document Title: Access Compliance Report, Pages 1 – 7 (inclusive), Revision: A, Author: Formiga1, Dated: 15/10/2018 must be satisfied and approved by the principal certifying authority.

29. NSW Rural Fire Service

Prior to Council or an accredited certifier issuing a construction certificate, the applicant must submit detailed plans and information to the principal certifying authority demonstrating the development achieves the general terms of approval of Document Title: Integrated Development Application s100B – SFPP – Seniors Housing 247 Jamboree avenue DENHAM COURT NSW 2565 AUS, 151//DP1211497, author: NSW Rural Fire Service, pages: 1 – 4 (inclusive), dated: 20 February 2020.

30. Utility Servicing Provisions

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authorities water or sewer infrastructure.

31. Geotechnical Report

Prior to Council or an accredited certifier issuing a construction certificate, a geotechnical report prepared by a NATA registered lab shall be approved by the principal certifying authority which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.

32. Soil and Water Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, a detailed Soil and Water Management plan (SWMP) shall be submitted to the principal certifying authority for approval. The SWMP shall be in accordance with current versions of; Landcom's 'Managing Urban Stormwater: Soils and Construction', 4th edition March 2004, Australian Rainfall and Runoff and Council's Engineering Design Guide for Development.

33. Stormwater Pollution Control

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide engineering details to Council for approval of a suitable gross pollutant trap(s) and/or water quality treatment in accordance with the relevant guidelines of the Department of Environment and Climate Change (DECC), Department of Water and Energy (DWE), and with 'Engineering Design Guide for Development' (as amended), for the stormwater drainage system prior to discharge from the site to the existing pit in Jamboree Avenue.

34. Traffic Control Plans

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and obtain approval from an accredited person, a Traffic Control Plan (TCP) in accordance with the State Roads Authority manual "*Traffic Control at Work Sites*" and *Australian Standard AS 1742.3 (as amended)*. A copy of the approved TCP shall be kept on site for the duration of the works in accordance with *Work Cover Authority* requirements. A copy shall be submitted to Council for its records.

35. Stormwater Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted to the principal certifying authority for approval.

Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and stormwater shall be conveyed from the site to the nearest drainage system under Council's control. All proposals shall comply with Council's '*Engineering Design Guide for Development*' (as amended) and the applicable development control plan.

36. Work on Public Land

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicants expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

37. Telecommunications Infrastructure

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first; and
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

38. Sydney Water

Prior to Council or an accredited certifier issuing a construction certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met.

An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the Principal Certifying Authority prior to issue of a construction certificate.

The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.

39. Vehicle turning movements

Prior to Council or an accredited certifier issuing a Construction Certificate, Vehicle turning movements (for the appropriate vehicle types as agreed with Council) shall be assessed by an appropriately qualified person using Autodesk Vehicle Tracking. In this regard the Vehicle Tracking files and associated development proposal shall be submitted in .dwg/ .dxf format and the speed environment used in the assessment must be consistent with the requirements as set out in the Austroads Guide to Road Design Part 4.

40. Retaining Walls

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit engineering details of all the proposed retaining walls prepared by a suitably qualified and practicing structural engineer.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

41. Unexpected Finds Protocol

Prior to the commencement of any works on the land, the applicant must engage a suitably qualified professional to prepare an unexpected finds protocol outlining the management of any unexpected finds identified during works.

42. Jemena – High Pressure Gas Pipeline

Prior to the commencement of any drainage or sewerage connection works within Jamboree Avenue, the applicant must contact Jemena's Lands Coordinator for the Eastern Gas Pipeline.

43. Erosion and Sediment Control

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

44. Erection of Construction Sign

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours
- b. Stating that unauthorised entry to the work site is prohibited
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent)
- d. Stating the approved construction hours in which all works can occur
- e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s 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.

45. Toilet on Construction Site

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or

- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

46. Trade Waste

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

47. Vehicular Access during Construction

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

48. Public Property

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property which is controlled by Council which adjoins the site, including kerbs, gutters, footpaths, and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

49. Hoarding / Fence

Prior to the commencement of any works, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with *Work Cover* requirements.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

A separate land use application under Section 68 of the Local Government Act 1993 shall be submitted to and approved by Council prior to the erection of any hoarding on public land.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

50. Construction Work Hours

All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 5.00pm
Sunday and public holidays	No Work.

51. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*, the approved plans, Council specifications and to the satisfaction of the principal

certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

Note: *On the spot penalties up to \$8,000 will be issued for any non-compliance with this requirement without any further notification or warning.*

52. Work Zones

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic / pedestrian control measures, including relevant fees, shall be borne by the applicant.

53. Excavation and Backfilling

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, 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 seven (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, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

54. Dust Nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – *'Soils and Construction (2004) (Bluebook)*. Construction areas shall be treated/ regularly watered to the satisfaction of the principal certifying authority.

55. Certification of Location of Building during Construction

Prior to the positioning of wall panels/ bricks or block work, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building.

56. Certification of Location of Building upon Completion

Upon completion of the building, the applicant shall submit to the principal certifying authority a qualified practicing surveyors certificate showing the boundaries of the allotment, distances of walls and footings from boundaries.

57. Certification of Levels of Building during Construction

Prior to the placement of any concrete of the basement/ground floor slab, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing that the formwork levels are in accordance with the approved plan.

58. Excess Material

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council.

59. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with AS 1742.3. 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.

60. Footpath Kerb and Gutter

The applicant shall re-construct all damaged bays of concrete path paving and kerb and gutter, adjacent to the site. Areas not concreted shall be re-graded, topsoiled and turfed. All works shall be in accordance with Council's 'Engineering Design Guide for Development' (as amended).

61. Industrial / Commercial Driveway and Layback Crossing

The applicant shall provide a reinforced concrete driveway and layback crossing to Council's *Industrial/Commercial Vehicle Crossing Specification* in Jamboree Avenue.

A separate application for this work, which will be subject to a crossing inspection fee, fixing of levels and inspections by Council, must be lodged with Council. Conduits must be provided to service authority requirements.

62. Associated Works

The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

63. Restriction as to User

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall create a restriction as to user, registered against the title of the property on which the development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, limiting the use of any accommodation to which the application relates to:

- (a) seniors or people who have a disability,
- (b) people who live within the same household with seniors or people who have a disability,

- (c) staff employed to assist in the administration of and provision of services to housing provided under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The applicant shall liaise with Council regarding the required wording. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

64. Noise Treatment

Prior to the principal certifying authority issuing an occupation certificate, all relevant noise treatment recommendations required to mitigate against the acoustic effects from vehicle movements, mechanical plant equipment, and operation of the loading dock, must be implemented into the development.

65. NSW Rural Fire Service

Prior to the principal certifying authority issuing an occupation certificate, the applicant must submit a compliance certificate issued by a BPAD Level 3 Accredited Practitioner confirming the development satisfies the general terms of approval of Document Title: Integrated Development Application s100B – SFPP – Seniors Housing 247 Jamboree avenue DENHAM COURT NSW 2565 AUS, 151//DP1211497, author: NSW Rural Fire Service, pages: 1 – 4 (inclusive), dated: 20 February 2020.

66. Basement Lighting and Security

Prior to Council or an accredited certifier issuing an occupation certificate, the basement shall have white painted ceilings and CCTV installed to increase the effectiveness of lighting and enhance security.

67. Basement Operation

Prior to Council or an accredited certifier issuing an occupation certificate, the electronic basement access control system must be installed and operational to ensure the safety of residents and availability of off-street parking.

68. No Parking Zone

Prior to Council or an accredited certifier issuing an occupation certificate, the applicant shall submit signage plans and obtain approval by Council's Executive Manager Infrastructure (CEMI) for creation of an appropriate "No Parking" zone on the eastern side of Jamboree Avenue so that traffic flow on Jamboree Avenue is not disrupted by vehicles waiting to turn right into the subject site from Jamboree Avenue.

69. Section 73 Certificate

Prior to the principal certifying authority issuing an occupation certificate (or subdivision certificate, whichever shall occur first), a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate.

70. Works as Executed Plans

Prior to the principal certifying authority issuing an occupation certificate the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans for the drainage works in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design Guide for Development (as amended)*.

71. Restoration of Public Roads

Prior to the principal certifying authority issuing an occupation certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.

72. Public Utilities

Prior to the principal certifying authority issuing an occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

73. Council Fees and Charges

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

FOOD CONSTRUCTION CONDITIONS

The following conditions have been applied to ensure that all construction and fit-out of the food premises (café and kitchen) complies with the Food Act 2003, Food Regulation 2010, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004: Design, construction and fit-out of food premises.

74. Construction

The construction, fit-out and finishes of the food premises must be constructed in accordance with the *Food Act 2003*, *Food Regulation 2010*, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004 Design, construction and fit-out of food premises.

75. Food Premises Fit-Out Pre-Construction Meeting and Inspection

Prior to any construction work commencing on the fit-out of the food premises, the applicant/builder/private certifier must contact Council's Environmental Health Officers on (02) 4645 4604 to arrange an onsite meeting to discuss the requirements of the fit out under this Consent.

Prior to the release of the occupation certificate, Council's Environmental Health Officer is to be contacted on (02) 4645 4604 to undertake an inspection of the premises to confirm compliance with this Consent, the *Food Act 2003*, *Food Regulation 2010*, Food Standards Code Australia and New Zealand and AS 4674-2004.

76. Registration

The premise is required to be registered with Council. Regular inspections will be carried out to ensure health standards are maintained. A business registration form is available on Council's website and must be completed and submitted to Council prior to the operation of the food business commencing (Food Safety Standard 3.2.2).

77. Registration of Licensed Premises with the NSW Food Authority

The proprietor of the premises is required to notify their business details to the NSW Food Authority prior to operations commencing. An application can be contacting the NSW Food Authority on 1300 552 406 (Food Safety Standard 3.2.2).

78. Food Safety Supervisor

Food businesses selling ready-to-eat potentially hazardous foods are required by law to appoint a Food Safety Supervisor that has undertaken food safety training at a registered training organisation approved by the NSW Food Authority.

79. Floor Construction

The floor construction within the food preparation area/s must be finished to a smooth, even non-slip surface, graded and drained to a floor waste (AS 4674-2004, Section 3.1).

80. Floor Waste

Floor wastes in food preparation and food service areas must be fitted with sump removable stainless steel baskets and grates (AS 4674-2004, Section 4.1.8).

81. Coving

Feather edge skirting and non-rebated coving is not permitted. Recessed coving must be provided at all intersections of the floor with the walls/plinths within all food preparation, service and storage areas. All coving must:

- a. Have a minimum concave radius of 25mm; or
- b. Be tiled 50mm minimum in width and splayed at 45°.

The coving must be installed so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface in accordance with Figure 3.1 and 3.2 of the Australian Standard (AS 4674-2004, Section 3.1.5).

82. Penetrations/Service Lines

INTEGRAL PENETRATIONS/SERVICE LINES - All service pipes, conduits and electrical wiring must be concealed in the floor, walls, plinths or ceiling (AS 4674-2004, Section 3.2.9).

EXTERNAL PENETRATIONS/SERVICE LINES - External service pipes and electrical conduit must be fixed on brackets so to provide at least 25mm clearance between the pipe and adjacent vertical surface and 100mm between the pipe or conduit and adjacent horizontal surfaces. Service pipes and electrical wiring must not be placed in the recessed toe space of plinths or of any equipment (AS 4674-2004, Section 3.2.9).

83. Wall Requirements

Cavity walls are not permitted. All walls in the food premises, including all new and existing partition walls, must be of solid construction and finished to a smooth, impervious surface that can be easily cleaned, as specified in Table 3.2 of AS 4674-2004. The finishing materials of the wall surfaces must provide an even surface, free of fixing screws, open joint spaces, cracks or crevices (AS 4674-2004, Section 3.2).

84. Window Sills

Window sills located within a food preparation area or food service area must be located 450mm above the top of any bench or sink and tiled at a splayed angle of 45°.

85. Ceiling Construction

Drop-in panel style ceilings are not permitted in food preparation areas or over areas where open food is displayed, handled or served. The ceiling in the food premises must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersection of the walls and ceiling must be tight-jointed, sealed and dust proofed (AS 4674-2004, Section 3.2).

86. Light Fittings

All fluorescent light fittings must be fitted with a smooth faced diffuser. The light fittings must be either:

- a. Recessed so that the diffuser is flush with ceiling; or
- b. Designed to ensure that no horizontal surface exists which would allow dust and grease to accumulate (AS 4674-2004, Section 2.6.2).

87. Hand Wash Basins

Hand wash basins must be provided in all parts of the premises where open food is handled and in utensil/equipment washing areas. The hand wash basin is to be located and installed in such a way that they are not obstructed, are at bench height either permanently fixed to a wall, to a supporting frame or set in a bench top and is accessible from no further than 5 metres away from any place where food handlers are handling open food (AS 4674-2004, Section 4.4).

The hand wash basin is to have a permanent supply of warm running potable water mixed to a temperature of at least 40°C and delivered through a single outlet. Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to the hand wash basin. A waste receptacle for used towels must be provided (AS 4674-2004, Section 4.4).

88. Dishwashing Machines

The dishwashing/glass washing machine must be designed and able to operate in accordance with AS 4674-2004 and the Food Standards Code. All utensils and equipment must undergo a washing, sanitising and rinsing cycle. The sanitising rinse cycle must achieve a water temperature of 80°C for two minutes or 75°C for 10 minutes (AS 4674-2004, Section 4.1.6).

Appropriate ventilation must be provided over the dishwashing system and be designed and installed in accordance with Australian Standard 1668.2-2012: The use of ventilation and air conditioning in buildings - Part 2: Mechanical ventilation in buildings.

89. Equipment Wash Sinks

A double bowl wash sink must be installed and serviced with hot and cold water through a single outlet (AS4674-2004 – Section 4.1). The double bowl sink is in addition to the hand wash basin.

Alternatively, a triple bowl sink must be installed and serviced with hot and cold water through a single outlet where rinsing is required before or after sanitising e.g. wash, rinse, sanitise procedure or wash, rinse/sanitise, rinse procedure (AS 4674-2004, Section 4.1).

90. Food Preparation Sink

A food preparation sink is required where foods are prepared by immersion in water including for cleaning fruit or vegetables. All food preparation sinks must be used only for the preparation and cleaning of food. The sink is in addition to the hand basin and equipment wash sinks (AS 4674-2004, Section 4.1).

91. Cleaner's Sink

A cleaner's sink is to be installed in a location outside of the food preparation area and must be serviced with hot and cold water through taps fitted with hose connectors. (AS 4674-2004, Section 4.1.8).

92. Tap Fittings

Hot and cold wall mounted taps must be installed fitted with hose connectors and positioned at least 600mm above the floor in a convenient and accessible location within the food preparation area and adjacent to the floor waste (AS 4674-2004, Section 4.1.8).

93. Fittings and Fixtures

All fixtures, fittings and equipment must be provided with smooth and impervious surfaces, free from cracks and crevices to enable easy cleaning (AS 4674-2004, Section 4).

All fittings and fixtures must be built into the wall and floor so to be free from joints, gaps and cavities to enable easy cleaning or alternatively, supported on one of the following in accordance with Table 4.5 of AS 4674-2004:

- Plinths must be an integral part of the floor, constructed of solid materials similar to the floor at least 75mm in height and coved at the intersection with the floor. All plinths must have a smooth and impervious finish. All fittings and fixtures must be properly sealed to the plinth so to be free from gaps, cracks and cavities.
- Fittings and fixtures can be supported on wheels or castors. The wheels and castors must be capable of supporting and easily moving a full loaded fitting. All wheels and castors must be provided with a restraining device.
- Fittings and fixtures can be supported on legs but must be constructed of non-corrosive, smooth metal or moulded plastic. All legs must be free from cracks and crevices. All legs must have a clearance space between the floor and the underside of the fitting of at least 150mm.

False bottoms under fittings are not permitted (AS 4674-2004, Sections 4.2 and 4.3).

94. Food Preparation Benches

All food preparation benches must be constructed of stainless steel. All food contact surfaces are to be smooth, continuous and flush so as to avoid any exposed screw fixtures.

95. Benches

The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, free of joints, cracks and crevices (AS 4674-2004, Section 4.2).

96. Storage Cabinets/Cupboards

All storage cabinets/cupboards (internal and external surfaces) must be finished in a smooth and non-absorbent material that is free of joints (AS 4674-2004, Section 4.2).

97. Shelving

All shelving must be located at least 25mm off the wall or alternatively, the intersection of the shelf and the wall is to be completely sealed. All shelving must be constructed at least 150mm from the floor level (AS 4674-2004, Section 4.2).

98. Food Display Units

All food display units must be enclosed to prevent the possibility of contamination by customer's breath, handling, or from flies, dust, etc (Food Standards Code 3.2.2).

99. Self-Service Appliances

Self-service food appliances must be constructed so as to comply with the, '*National code for the construction and fit-out of food premises*' as published by the Australian Institute of Environmental Health.

100. Food Storage

Any appliance used for the storage of hot and/or cold food must be provided with a numerically scaled indicating thermometer or recording thermometer accurate to the nearest degree Celsius or an alarm system for continuous monitoring of the temperature of the appliance.

101. Cool Room and Freezer Room

The cool room and/or freezer room floor must be finished with a smooth even surface and graded to the door. A sanitary floor waste must be located outside the cool room and freezer room adjacent to the door.

All metal work in the cool room and freezer room must be treated to resist corrosion.

Condensation from the refrigeration units/cool room/freezer room motors must be directed to a tundish, installed in accordance with Sydney Water requirements.

The cool room and freezer room must be provided with:

- a. A door which can at all times be opened internally without a key; and
- b. An approved alarm device located outside the room, but controllable only from the inside.

102. Condensation Collection

Condensation from refrigeration units, freezer units and coffee machines must be directed to a tundish, installed in accordance with Sydney Water requirements (Food Standards Code 3.2.3).

103. Mechanical Exhaust Ventilation

A food premises must be provided with a kitchen exhaust hood complying with Australian Standard 1668.2-2012: The use of ventilation and air conditioning in buildings - Part 2: Mechanical ventilation in buildings and where applicable, Australian Standard 1668.1-1998: The use of ventilation and air conditioning in buildings - Fire and smoke control in multi-compartment buildings, where:

- a. Any cooking apparatus has:
 - i. A total maximum electrical power input exceeding 8 kW; or
 - ii. A total gas power input exceeding 29 MJ/h; or
- b. The total maximum power input to more than one apparatus exceeds:
 - i. 0.5 kW electrical power; or
 - ii. 1.8 MJ gas per m² of floor area of the room or enclosure; or
- c. Any deep fryer.

Documentation from a mechanical engineer certifying that the mechanical ventilation system, as installed, complies with the AS/NZS 1668.1:1998 and 1668.2-2012, must be provided to the certifying authority prior to the issue of an Occupational Certificate.

104. Pest Protection

Flyscreens and/or other approved means of excluding the entry of pests must be provided to all window and door openings in accordance with Section 2.1.5 of AS 4674-2004.

Where pipe work, drains, cables and ducts penetrate walls, ceilings and roofs, holes must be sealed, filled and finished to prevent the entry of pests.

Spaces between adjoining structures, such as between cool room walls and premises walls, must be accessible for inspection and cleaning or sealed with a suitable compound so that they are inaccessible to pests. Spaces between the top surface of equipment or structures, such as cool rooms, must be accessible for inspection and cleaning or sealed/boxed in so that they are inaccessible to pests.

105. Toilet Facilities and Hand Basins

A toilet for staff must be provided for the premises. The toilet cubicle must be separated from areas where open food is handled, displayed or stored by one of the following:

- a. An intervening ventilated space fitted with self-closing doors; or
- b. Self-closing doors and mechanical exhaust systems that operate when the sanitary compartment is in use for at least 30 seconds after the cubicle is vacated (AS 4674-2004, Section 5.2).

Toilets intended for customer use must not be accessed through areas where open food is handled, displayed or stored

A hand basin must be located within the toilet cubicle. The basin must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed to a temperature of at least 40°C and fitted with a hands-off type tap set (AS 4674-2004, Section 4.4). The basin must be provided with soap and disposable paper towels from a dispenser.

106. Locker Storage for Staff Belongings and Equipment

Sufficient lockers must be provided in the food preparation area or store room specifically for the storage of cleaning materials, employees' clothing and personal belongings (AS 4674-2004, Section 5.1).

107. Hot Water Service

The hot water service must be positioned at least 75mm clear of the adjacent wall surfaces, and mounted at a minimum 150mm above the floor level on a non-corrosive metal stand. The hot water system must be of adequate size to enable a sufficient amount of hot water to all washing facilities throughout the working day (AS 4674-2004, Section 4.3).

108. Store Room

The storeroom must be constructed in accordance with AS 4674-2004 by providing the following:

- a. A smooth, even and non-slip floor surface
- b. Walls must be provided with a smooth, even surface and painted with a light coloured washable paint to enable easy cleaning in accordance with Table 3.2 of AS 4674-2004
- c. The ceiling must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersections of the walls and ceiling must be tight-jointed, sealed and dustproof (AS 4674-2004, Section 3.2)
- d. Shelving or storage racks must be designed and constructed to enable easy cleaning
- e. Appropriate ventilation must be provided (ducted to the external air) within the store room to allow for the escape of heat and odour that can be produced from refrigeration and freezer motor units.

109. Office Materials

Facilities for storing paperwork and other materials associated with the administration of the business must be in a designated room for office use or in an enclosed cupboard or drawer dedicated for that use (AS 4674-2004, Section 5.1.3).

110. Construction of the Waste Storage Areas and Rooms

The waste storage area/room must be provided with smooth and impervious surfaces (walls and floors) and coved at the intersection of the floor and walls. Floor areas must be graded and drained to a floor waste gully connected to the sewer. Waste storage rooms must be well ventilated and proofed against pests. The area or room must be provided with water service hose connectors to enable easy cleaning.

Open waste storage areas must be appropriately covered and bunded to avoid stormwater entering the sewer. The ground areas must be paved with impervious material and must be graded and drained to a waste water disposal system according to Sydney Water's requirements. A hose tap connected to a water supply must be provided (AS 4674-2004, Section 2.4).

111. Waste and Recycling Storage, Collection and Disposal

The business operator must enter into a commercial waste contract agreement for regular waste and recycling collection and disposal with a suitably licensed contractor. A copy of the waste agreement must be available for inspection upon request by Council.

All waste and recycling generated from the business are to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.

Waste bins that are placed out on a public place for collection must only be placed out for collection on the day of the collection after 6.00pm and must be removed by 8.00am the following day. Any residual waste left on the public place as a result of bin placement must be removed within undue delay by the food business operator.

112. Grease Arrestors

All grease arrestors must be located outside of where food and equipment is handled or stored. Access to grease arrestors for emptying must not be through an area where open food is handled or stored or where food contact equipment and packaging materials are handled or stored (AS 4674-2004, Section 2.3).

Documentation supplied by Sydney Water regarding evidence of the trade waste agreement must be provided to the certifying authority prior to issue of an Occupation Certificate.

Please contact Sydney Water for information and requirements for grease arrestors by calling 13 20 92.

PUBLIC HEALTH CONDITIONS

The following conditions have been applied to ensure the regulated systems; skin penetration premises, hairdresser/barber or beauty salon use is carried out in such a manner that is consistent with the Public Health Act 2010, Public Health Regulation 2012, Local Government Act 1993 and associated technical standards.

113. Regulated Systems Requirements - Design, Installation, Operation and Inspections

CONSTRUCTION - Any regulated system/s on the premises must be designed and installed in accordance with the *Public Health Act 2010*, Public Health Regulation 2012 and AS/NZS

3666.1:2011 Air-handling and water systems of buildings—Microbial control—Design, installation and commissioning.

The regulated system/s and plant room/surrounding areas must have appropriate measures to prevent wastewater from the regulated system/s entering the stormwater system. All waste water must enter the sewerage system.

A trade waste agreement must be provided in accordance with the local water authority if the regulated system/s discharges more than 500 litres per day. Please contact Sydney Water on 132092 for further information.

There must be safe and easy access to a regulated system/s for the purpose of cleaning, inspection and maintenance. Safe access must comply with Section 2.1.2 of AS/NZS 3666.1:2011 Air-handling and water systems of buildings—Microbial control—Design, installation and commissioning.

Provide a compliance certificate to certify that the regulated system/s is constructed and installed in accordance with *Public Health Act 2010*, Public Health Regulation 2012 and AS/NZS 3666.1:2011 Air-handling and water systems of buildings—Microbial control—Design, installation and commissioning and Sydney Water Requirements.

OPERATION - Any regulated system on the premises must comply and operate in accordance with the *Public Health Act 2010*, Public Health Regulation 2012.

INSPECTION - Prior to the release of the occupation certificate, Council's Environmental Health Officer is to be contacted (Phone 4645 4604) to undertake for an inspection of the premises. An inspection fee will be charged in accordance with Council's current schedule of fees and charges

REGISTRATION - The regulated system/s is required to be registered with Council so that regular inspections can be carried out to ensure public health standards are maintained. A business registration form is available on Council's website which must be completed and submitted to Council prior to the release of the occupation certificate.

ROUTINE INSPECTIONS - Council's Environmental Health Officers will inspect your regulated system/s on a regular basis. All inspections are unannounced to assess compliance with health and safety requirements. A service charge for each inspection applies and the proprietor of the business will be invoiced a short time after the inspection.

114. Skin Penetration/Hair/Beauty Salon Fitout Conditions

FIT OUT PRE-CONSTRUCTION MEETING - Prior to any construction work commencing on the fit out of the skin penetration, hairdresser, barber or beauty salon premises, the Applicant/Builder/Private Certifier must contact Council's Environmental Health Officer (Phone 4645 4604) to arrange an onsite meeting to discuss the premises design, fit out, other related requirements under this Consent.

REGISTRATION AND INSPECTION - The premise is required to be registered with Council so that regular inspections can be carried out to ensure health standards are maintained. A business registration form is available on Council's website which must be completed and submitted to Council prior to the operations of the business commencing.

Prior to the release of the occupation certificate, Council's Environmental Health Officer is to be contacted (Phone 4645 4604) to undertake for an inspection of the premises. An inspection fee will be charged in accordance with Council's current schedule of fees and charges.

WALLS –The internal walls of the premises must be constructed to provide a smooth, even, and impervious surface that is capable of being easily cleaned.

FLOOR – The floor construction must be finished in a smooth, non-slip, impervious material that is capable of being easily cleaned.

CEILING CONSTRUCTION – The ceiling of a skin penetration treatment room must be constructed with rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersection of the walls and ceiling must be tight-jointed, sealed and dust proofed. Drop in panels are not permitted.

GAPS/JOINTS - All gaps, open joints, cracks and crevices within the walls and floors which may allow dust, hair, lint and other refuse to collect must be sealed in all walls and floors to enable easy cleaning.

PENETRATIONS – All service pipes and electrical conduit must be contained in the floor, walls or ceiling.

STORAGE CABINETS AND WORK BENCHES - The internal and external surfaces of storage cabinets, cupboards, preparation benches and the like must be finished in a smooth impervious material that is capable of being easily cleaned.

SURFACE MATERIAL - All surfaces of chairs and treatment beds must be finished in a smooth impervious material that is capable of being easily cleaned.

HANDBASIN - A hand basin/s must be installed in each skin penetration treatment room or work area. The hand basin/s must be serviced with hot and cold water through a single outlet and fitted with a hands off type tap set.

The hand basin must be provided with an adequate supply of soap and disposable handtowels from a dispenser at all times.

EQUIPMENT WASH SINK – A wash sink of adequate capacity must be provided to clean and rinse all equipment and implements. The sink must be serviced with hot and cold water through a single outlet in addition to the hand basin and hair wash sink.

IN SINK BUCKETS - The hair wash sinks and any floor waste must be provided with an in sink bucket trap to reduce hair waste entering the sewerage system (Sydney Water Requirement).

EATING AND DRINKING UTENSIL WASH SINK - To avoid the possibility of chemical contamination through using the same sink for washing skin penetration equipment and implements; and drinking and eating utensils the options are to:

- Provide a separate double bowl sink serviced with hot and cold water through a single outlet if the use of reusable drinking and eating utensils are preferred. The sink must be a double bowl sink, with one bowl for washing eating and drinking utensils and the other bowl for rinsing. (Food Safety Standard 3.2.2).
- Provide disposable cups and plates for the service of drinks and food to the clients.

TOILETS – The provisions of a toilet that is available for use by the client and all employees is advisable. All toilets and wastewater collection facilities must be connected to the sewer in accordance with the local authorities' requirements. The toilet must be provided with a hand washbasin serviced with hot and cold water through a single outlet.

WASTE – General waste should be placed in plastic lined receptacles at the site of generation. Waste bags and containers must be tied and sealed and left in a secure waste bin to be collected by an approved waste facilitator. (Protection of the Environment Operations (Waste) Regulation 2014).

Sharps and clinical waste must be placed into a sharps container immediately after use. A yellow sharps container must be approved by Australian Standards and comply with AS4261:1994 or AS 4031:1992. The sharps container must be collected and disposed of appropriately by a waste transporter and treatment facility licensed by the EPA (Protection of the Environment Operations (Waste) Regulation 2014).

CLEANING AND STERILISATION AREA – In the event reusable skin penetration implements are used, a designated cleaning and sterilisation work area must be provided within the premises. The

area must be designed in accordance with AS4815:2006 *Office based health care facilities – Reprocessing of reusable medical and surgical instruments and equipment and maintenance of the associated environment*. This work area must be separate from a skin penetration/beauty treatment room and constructed so as to prevent the possibilities of contamination. The cleaning and sterilisation area must be provided with the following:

- Hand wash basin – A hand washbasin must be provided in accessible and convenient location within the area. The basin must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed at a temperature of at least 40°C and fitted with a hands-off type tap set.
- Equipment wash sinks – A double bowl wash sink of adequate capacity must be provided to clean and rinse all equipment and implements. The sinks must be serviced with hot and cold water through a single outlet in addition to the hand basin;
- All walls, floor, cabinets, cupboards, benches and ceiling must be provided with smooth and impervious surfaces that are free from gaps, cracks and services to enable easy cleaning. A drop in panel ceiling is not permitted.
- Sterilisation – An approved autoclave must be provided and operated in accordance with Australian Standard (AS) 4815:2006 *Office-based health care facilities – cleaning, disinfection and sterilisation of re-usable medical and surgical instruments and equipment and maintenance of the associated environment*;
- Ultrasonic cleaner – An ultrasonic cleaner must be provided to clean all implements and equipment. An ultrasonic cleaner must not be used as a method of sterilisation.
- The autoclave must be tested, serviced regularly and calibrated at least once a year by a qualified service technician. Details and documents of the services must be provided and available at all times at the premises;
- Sterilisation procedures must comply with AS4815:2006 *Office based health care facilities – Reprocessing of reusable medical and surgical instruments and equipment and maintenance of the associated environment*.

ODOUR CONTROL (INCLUDING NAIL BARS WITHIN A BEAUTY SALON) – Appropriate ventilation and odour extraction measures must be provided within the premises to prevent odours that occur from the nail artist practice or other beauty treatment processes that may affect clients, employees, the public and surrounding premises.

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 Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4000.
- b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.

- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

Advice 2. Provision of Equitable Access

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

Advice 3. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 4. Inspection within Public Areas

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifying authority releasing the Occupation Certificate.

Advice 5. Adjustment to Public Utilities

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

Advice 6. Salinity

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

Advice 7. Rain Water Tank

It is recommended that water collected within any rainwater tank as part of the development be limited to non-potable uses. NSW Health recommends that the use of rainwater tanks for drinking purposes not occur where a reticulated potable water supply is available.

Advice 8. Dial before you Dig

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

Advice 9. Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons 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.

END OF CONDITIONS