



NOTICE OF DETERMINATION FOR MODIFICATION OF DEVELOPMENT APPLICATION

Application number	1984/2017/JP/B PAN-445061
Applicant	Doroch Architects Pty Ltd 213/61 Marlborough St SURRY HILLS NSW 2010
Description of development	Section 4.56 Modification to Approved Residential Flat Building Development
Property	Lot 100 DP 1304344 Mason Road, BOX HILL Lot 100 DP 1304344
Determination	Approved Consent Authority – The Hills Shire Council
Date of determination	29 April 2025
Date on which the consent lapses	29 April 2025

Under Section 4.56 of the EP&A Act, notice is given that the above application to modify DA 1984/2017/JP has been approved, subject to the conditions specified in this notice and as described in the Modification Summary.

Reasons for approval

The Development Application has been assessed against the relevant heads of consideration under the following statutory requirements:

- Section 4.15 (EP&A Act) – Satisfactory.
- Section 4.56 (EP&A Act) – Satisfactory.
- SEPP (Precincts – Central River City) 2021 – Satisfactory.
- SEPP (Biodiversity and Conservation) 2021 – Satisfactory.
- SEPP (Resilience and Hazards) 2021 – Satisfactory.
- SEPP (BASIX) 2004 – Satisfactory.
- SEPP No. 65 – Design Quality of Residential Apartment Development – Satisfactory.
- SEPP (Planning Systems) 2021 – Satisfactory.
- Box Hill Growth Centres DCP – Satisfactory.

and is considered satisfactory subject to conditions as outlined in the Notice of Determination.

How Community Views were taken into account in making the decision:

Notification letters were issued to adjoining and surrounding properties over 14 days and no submissions were received.

Right of appeal / request a review of the determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 28 days from the date that you received this notice provided that an appeal under section 8.9 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.9 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.



Paul Osborne

MANAGER-DEVELOPMENT ASSESSMENT

Person on behalf of the consent authority

For further information, please contact Jacob Kiner on (02) 9843 0576.

Modification Summary

Application Number (PAN#)	Determination Date	Modification Description
DA 1984/2017/JP	27 February 2019	N/A
DA 1984/2017/JP/A (PAN-422166) S4.56 modification to introduce staging to the development.	24 June 2024	Conditions amended: Condition 1 Development in Accordance with Submitted Plans Condition 29 Section 7.11 Contribution

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

The Section 4.56 application for modification of Development Consent 1984/2017/JP be approved as follows:

CONDITIONS OF CONSENT

1. Condition No. 1, 14, 20, 26, 29 and 53 be **deleted** and **replaced** as follows:

GENERAL MATTERS

1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the approved plans and details associated with development application 1984/2017/JP (Court Orders 2018/33097), modification application 1984/2017/JP/A and as further modified by the following plans approved with Development Consent No. 1984/2017/JP/B, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	REVISION/ISSUE	DATE
A000	Cover Page	03	11/10/2024
A001	Accommodation Schedule	02	09/09/2024
A002	Storage In Unit Schedule	02	09/09/2024
A003	Storage in Basement Schedule	02	09/09/2024
A010	Site Plan	02	09/09/2024
A020	Site Analysis Plan	02	09/09/2024
A021	Site Area Measurements	01	09/09/2024
A106	Basement 1 Floor Plan	04	01/04/2025
A107	Lower Ground Floor Plan	04	01/04/2025
A108	Ground Floor Plan	03	01/04/2025
A109	Level 1 Floor Plan	02	09/09/2024
A110	Level 2 Floor Plan	02	09/09/2024
A111	Level 3 Floor Plan	02	09/09/2024
A112	Level 4 Floor Plan	02	09/09/2024
A113	Level 5 Floor Plan	02	09/09/2024
A114	Level 6 Floor Plan	02	09/09/2024
A115	Level 7 Floor Plan	02	09/09/2024
A121	Roof Plan	02	09/09/2024

1984/2017/JP/B

A131	Accessible Unit Configuration	02	09/09/2024
A141	North & East Elevations	02	09/09/2024
A142	South & West Elevation	02	09/09/2024
A143	Block A East and Block B and C Elevations	02	09/09/2024
A144	Block C South Elevation – Block B North Elevation	02	09/09/2024
A145	East Elevation – Block D / West Elevation Blocks C D	02	09/09/2024
A151	Section	02	09/09/2024
A152	Driveway Section	01	10/10/2024

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

The construction of the development is permitted to occur in a phased / staged manner in accordance with the approved Staging Plans identified in this condition.

Where the conditions of this consent require a Construction Certificate, only matters relevant to the particular stage need to be satisfied prior to the release of the Construction Certificates for that stage. This condition prevails to the extent of any inconsistency with other conditions of this consent.

14. Construction of Separate Garbage Rooms

The waste storage area(s) must be designed and constructed in accordance with the following requirements.

The central bin collection room must provide minimum storage facility for 17 x 1100 litre sized garbage bins, 17 x 1100 litre sized recycling bins and 20 x 240 litre sized FOGO bins.

The basement chute termination rooms must provide minimum storage facility for 1100 litre sized garbage bins housed on a 2-bin linear track system with a ceiling mounted compaction unit and 1100 litre sized recycling bins housed on a 2-bin linear track system (no compaction).

The separate FOGO bin holding rooms located adjacent to residential lift cores must provide minimum storage facility for 2 x 240 litre sized bins.

- The waste storage area(s) must be of adequate size to comfortably store and manoeuvre the total minimum required number of bins and associated waste infrastructure as specified above.
- The layout of the waste storage area(s) must ensure that each bin is easily accessible and manoeuvrable in and out of the areas with no manual handling of other bins. All internal walkways must be at least 1.5m wide.
- The walls of the waste storage area(s) must be constructed of brickwork.
- The floor of the waste storage area(s) must be constructed of concrete with a smooth non-slip finish, graded and drained to sewer. The rooms must not contain ramps and must be roofed (if located external to the building).
- The waste storage area(s) must have a waste servicing door, with a minimum clear floor width of 1.5m.

- The waste servicing door for the central bin collection room must be located to allow the most direct access to the bins by collection contractors. Acceptable waste servicing doors are single or double swinging doors and roller doors (preferred).
- The waste storage area(s) must have a resident access door, which allows wheelchair access for adaptable sites. Suitable resident access doors are single or double swinging doors. The resident access door must be separate to the waste servicing door. If a loading dock is proposed in the development the resident access door must be located to ensure that residents do not have access to the loading dock to gain access to the waste storage area(s).
- All doors of the waste storage area(s), when fully opened, must be flush with the outside wall(s) and must not block or obstruct car park aisles or footways. All doors must be able to be fixed in position when fully opened.
- The waste storage area(s) must be adequately ventilated (mechanically if located within the building footprint). Vented waste storage areas should not be connected to the same ventilation system supplying air to the units.
- The waste storage area(s) must be provided with a hose tap (hot and cold mixer), connected to a water supply. If the tap is located inside the waste storage area(s), it is not to conflict with the space designated for the placement of bins.
- The waste storage area(s) must be provided with internal lighting such as automatic sensor lights.
- The maximum grade acceptable for moving bins for collection purposes is 5%. Under no circumstance is this grade to be exceeded. It is to allow the safe and efficient servicing of bins.
- The waste storage area(s) must have appropriate signage (Council approved designs) mounted in a visible location on internal walls and are to be permanently maintained by Owners corporation
- Finishes and colours of the waste storage area(s) are to complement the design of the development.

Example Bin Measurements (mm)

240L: 735 (d) 580 (w) 1080 (h) 1100L: 1245 (d) 1370 (w) 1470 (h)

20. Property Numbering for Integrated Housing, Multi Unit Housing, Commercial Developments and Industrial Developments

The responsibility for property numbering is vested solely in Council under the *Local Government Act 1993*.

Building Labels are to be amended as per Council's marked up 'Numbering Plans'.

Unit Numbering is approved by Council's Land Information Team as per 'Numbering Plans' identifying unit numbers within consent documentation; and as follows:

Level	Building A	Building B	Building C	Building D
Lower Ground	N/A	LG01-LG02	N/A	N/A
Ground	G01-G06	G07-G15	G16-G17	G18-G24
One	101-106	107-119	120-126	127-136
Two	201-206	207-220	221-229	230-240
Three	301-306	307-320	321-328	329-340

Four	401-406	407-420	421-428	429-441
Five	501-506	507-520	521-528	529-541
Six	N/A	601-603	604-611	612-623
Seven	N/A	N/A	701-704	705-711

These addresses shall be used for all correspondence, legal property transactions and shown on the final registered Deposited Plan/Strata Plan lodged with Land Registry Services NSW as required.

Under no circumstances can unit numbering be repeated or skipped throughout the development regardless of the building name or number.

Approved numbers, unless otherwise approved by Council in writing, are to be displayed clearly on all door entrances including stairwells, lift and lobby entry doors.

External directional signage is to be erected on site at driveway entry points and on buildings to ensure that all numbering signage throughout the complex is clear to assist emergency service providers locate a destination easily & quickly.

Mailboxes

Australia Post requires cluster mailboxes within a foyer to be as close to the footpath or road as possible.

Parking for Postal officer motorcycle/walk buggy is to be provided in a safe location that is viewable from foyer mailboxes to ensure the security of mail located on the vehicle. An intercom or doorbell is to be provided for each unit for the delivery of parcels. The number of mailboxes to be provided is to be equal to the number of flats/units/townhouses etc. plus one (1) for the proprietors of the development and be as per Australia Post size requirements.

Applicant is to provide positioning of mailboxes on revised plans approved by Australia Post prior to issue of Construction Certificate. The location of mailboxes/bank will determine the street address(s) for the units. Australia Post contact is Sobhana Gangadharan at the Seven Hills Delivery Centre via email Sobhana.Gangadharan@auspost.com.au or phone 02 9674 4027. Australia Post approval is required to be provided to Council.

Strata Developments

All approved developments that require subdivision under a Strata Plan, must submit a copy of the final strata plan to Council's Land Information Section before it is registered for the approval and allocation of final property and unit numbering. This applies regardless of whether the PCA is Council or not.

It is required that Lot numbers within the proposed strata plan are not duplicated, and all run sequentially within the same level, commencing from the lowest level upwards to the highest level within the development.

Please call 9843 0555 or email a copy of the final strata plan before it is registered at Land Registry Services NSW to council@thehills.nsw.gov.au for the approval of final Property and Unit numbering with corresponding Lot Numbers now required to be included within the registered Strata Administration sheet.

Under no circumstances is the Strata Plan to be lodged with Land Registry Services NSW before Council has approved all final addressing.

26. Access and Loading for Domestic Waste Collection

Minimum vehicle access and loading facilities must be designed and provided on site in accordance with Australian Standard 2890.2 for the standard 12.5m long Heavy Rigid Vehicle (minimum 4.5m clear vertical clearance). The following requirements must also be satisfied.

- All manoeuvring areas for waste collection vehicles must have a minimum clear vertical clearance of 4.5m. Any nearby areas where the clear headroom is less than 4.5m must have flexible striker bars and warning signs as per Australian Standard 2890.1 to warn waste collection contractors of the low headroom area.
- All manoeuvring and loading areas for waste collection vehicles must be prominently and permanently line marked, signposted and maintained to ensure entry and exit to the site is in a forward direction at all times and that loading and traffic circulation is appropriately controlled.
- Pedestrian paths around the areas designated for manoeuvring and loading of waste collection vehicles must be prominently and permanently line marked, signposted and maintained (where applicable) for safety purposes.
- The requirement for reversing on site must be limited to a single reverse entry into the designated waste service bay (typical three point turn).
- The designated waste service bay must allow additional space servicing of bins (wheeling bulk bins to the back of the waste collection vehicle for rear load collection).
- The loading area must have a sufficient level of lighting and have appropriate signage such as "waste collection loading zone", "keep clear at all times" and "no parking at any time".

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

29. Section 7.11 Contribution

The following monetary contributions must be paid to Council in accordance with Section 7.11 of the Environmental Planning and Assessment Act, 1979, to provide for the increased demand for public amenities and services resulting from the development.

Payments comprise of the following:-

Stage 1: Not Applicable.

Stage 2: Block A

	Purpose: 1 bedroom unit	Purpose: 2 bedroom unit	Purpose: 3 bedroom unit	Purpose: 4 bedroom unit	Purpose: Credit
Open Space - Land	\$13,612.29	\$14,413.01	\$15,030.59	\$15,030.59	\$15,030.59
Open Space - Capital	\$6,602.20	\$6,990.56	\$7,290.11	\$7,290.11	\$7,290.11
Transport Facilities - Land	\$1,048.53	\$1,110.21	\$1,157.78	\$1,157.78	\$1,157.78
Transport Facilities - Capital	\$3,708.92	\$3,927.08	\$4,095.35	\$4,095.35	\$4,095.35
Water Management - Land (KCP)	\$5,999.58	\$6,352.51	\$6,624.70	\$6,624.70	\$6,624.70
Water Management - Capital (KCP)	\$5,055.27	\$5,352.64	\$5,581.99	\$5,581.99	\$5,581.99
Administration	\$198.78	\$210.47	\$219.48	\$219.48	\$219.48
Total	\$36,225.57	\$ 38,356.48	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00

No. of 1 Bedroom Units: 13	No. of 2 Bedroom Units: 28	No. of 3 Bedroom Units: 39	No. of 4 Bedroom Units: 3	Sum of Units	No. of Credits: 3	Total \$7.11
\$ 176,959.77	\$ 403,564.28	\$ 586,193.01	\$ 45,091.77	\$ 1,211,808.83	\$ 45,091.77	\$ 1,166,717.06
\$ 85,828.60	\$ 195,735.68	\$ 284,314.29	\$ 21,870.33	\$ 587,748.90	\$ 21,870.33	\$ 565,878.57
\$ 13,630.89	\$ 31,085.88	\$ 45,153.42	\$ 3,473.34	\$ 93,343.53	\$ 3,473.34	\$ 89,870.19
\$ 48,215.96	\$ 109,958.24	\$ 159,718.65	\$ 12,286.05	\$ 330,178.90	\$ 12,286.05	\$ 317,892.85
\$ 77,994.54	\$ 177,870.28	\$ 258,363.30	\$ 19,874.10	\$ 534,102.22	\$ 19,874.10	\$ 514,228.12
\$ 65,718.51	\$ 149,873.92	\$ 217,697.61	\$ 16,745.97	\$ 450,036.01	\$ 16,745.97	\$ 433,290.04
\$ 2,584.14	\$ 5,893.16	\$ 8,559.72	\$ 658.44	\$ 17,695.46	\$ 658.44	\$ 17,037.02
\$ 470,932.41	\$ 1,073,981.44	\$ 1,560,000.00	\$ 120,000.00	\$ 3,224,913.85	\$ 120,000.00	\$ 3,104,913.85

Stage 3: Block B

	Purpose: 1 bedroom unit	Purpose: 2 bedroom unit	Purpose: 3 bedroom unit	Purpose: 4 bedroom unit
Open Space - Land	\$13,612.29	\$14,413.01	\$15,030.59	\$15,030.59
Open Space - Capital	\$6,602.20	\$6,990.56	\$7,290.11	\$7,290.11
Transport Facilities - Land	\$1,048.53	\$1,110.21	\$1,157.78	\$1,157.78
Transport Facilities - Capital	\$3,708.92	\$3,927.08	\$4,095.35	\$4,095.35
Water Management - Land (KCP)	\$5,999.58	\$6,352.51	\$6,624.70	\$6,624.70
Water Management - Capital (KCP)	\$5,055.27	\$5,352.64	\$5,581.99	\$5,581.99
Administration	\$198.78	\$210.47	\$219.48	\$219.48
Total	\$36,225.57	\$ 38,356.48	\$ 40,000.00	\$ 40,000.00

No. of 1 Bedroom Units: 2	No. of 2 Bedroom Units: 38	No. of 3 Bedroom Units: 10	No. of 4 Bedroom Units: 4	Sum of Units	Total S7.11
\$ 27,224.58	\$ 547,694.38	\$ 150,305.90	\$ 60,122.36	\$ 785,347.22	\$ 785,347.22
\$ 13,204.40	\$ 265,641.28	\$ 72,901.10	\$ 29,160.44	\$ 380,907.22	\$ 380,907.22
\$ 2,097.06	\$ 42,187.98	\$ 11,577.80	\$ 4,631.12	\$ 60,493.96	\$ 60,493.96
\$ 7,417.84	\$ 149,229.04	\$ 40,953.50	\$ 16,381.40	\$ 213,981.78	\$ 213,981.78
\$ 11,999.16	\$ 241,395.38	\$ 66,247.00	\$ 26,498.80	\$ 346,140.34	\$ 346,140.34
\$ 10,110.54	\$ 203,400.32	\$ 55,819.90	\$ 22,327.96	\$ 291,658.72	\$ 291,658.72
\$ 397.56	\$ 7,997.86	\$ 2,194.80	\$ 877.92	\$ 11,468.14	\$ 11,468.14
\$ 72,451.14	\$ 1,457,546.24	\$ 400,000.00	\$ 160,000.00	\$ 2,089,997.38	\$ 2,089,997.38

Stage 4: Block C

	Purpose: 2 bedroom unit	Purpose: 3 bedroom unit	No. of 2 Bedroom Units: 24	No. of 3 Bedroom Units: 12	Sum of Units	Total S7.11
Open Space - Land	\$14,413.01	\$15,030.59	\$ 345,912.24	\$ 180,367.08	\$ 526,279.32	\$ 526,279.32
Open Space - Capital	\$6,990.56	\$7,290.11	\$ 167,773.44	\$ 87,481.32	\$ 255,254.76	\$ 255,254.76
Transport Facilities - Land	\$1,110.21	\$1,157.78	\$ 26,645.04	\$ 13,893.36	\$ 40,538.40	\$ 40,538.40
Transport Facilities - Capital	\$3,927.08	\$4,095.35	\$ 94,249.92	\$ 49,144.20	\$ 143,394.12	\$ 143,394.12
Water Management - Land (KCP)	\$6,352.51	\$6,624.70	\$ 152,460.24	\$ 79,496.40	\$ 231,956.64	\$ 231,956.64
Water Management - Capital (KCP)	\$5,352.64	\$5,581.99	\$ 128,463.36	\$ 66,983.88	\$ 195,447.24	\$ 195,447.24
Administration	\$210.47	\$219.48	\$ 5,051.28	\$ 2,633.76	\$ 7,685.04	\$ 7,685.04
Total	\$ 38,356.48	\$ 40,000.00	\$ 920,555.52	\$ 480,000.00	\$ 1,400,555.52	\$ 1,400,555.52

Stage 5: Block D:

	Purpose: 1 bedroom unit	Purpose: 2 bedroom unit	Purpose: 3 bedroom unit	Purpose: 4 bedroom unit
Open Space - Land	\$13,612.29	\$14,413.01	\$15,030.59	\$15,030.59
Open Space - Capital	\$6,602.20	\$6,990.56	\$7,290.11	\$7,290.11
Transport Facilities - Land	\$1,048.53	\$1,110.21	\$1,157.78	\$1,157.78
Transport Facilities - Capital	\$3,708.92	\$3,927.08	\$4,095.35	\$4,095.35
Water Management - Land (KCP)	\$5,999.58	\$6,352.51	\$6,624.70	\$6,624.70
Water Management - Capital (KCP)	\$5,055.27	\$5,352.64	\$5,581.99	\$5,581.99
Administration	\$198.78	\$210.47	\$219.48	\$219.48
Total	\$36,225.57	\$ 38,356.48	\$ 40,000.00	\$ 40,000.00

No. of 1 Bedroom Units: 18	No. of 2 Bedroom Units: 32	No. of 3 Bedroom Units: 32	No. of 4 Bedroom Units: 3	Sum of Units	Total S7.11
\$ 245,021.22	\$ 461,216.32	\$ 480,978.88	\$ 45,091.77	\$ 1,232,308.19	\$ 1,232,308.19
\$ 118,839.60	\$ 223,697.92	\$ 233,283.52	\$ 21,870.33	\$ 597,691.37	\$ 597,691.37
\$ 18,873.54	\$ 35,526.72	\$ 37,048.96	\$ 3,473.34	\$ 94,922.56	\$ 94,922.56
\$ 66,760.56	\$ 125,666.56	\$ 131,051.20	\$ 12,286.05	\$ 335,764.37	\$ 335,764.37
\$ 107,992.44	\$ 203,280.32	\$ 211,990.40	\$ 19,874.10	\$ 543,137.26	\$ 543,137.26
\$ 90,994.86	\$ 171,284.48	\$ 178,623.68	\$ 16,745.97	\$ 457,648.99	\$ 457,648.99
\$ 3,578.04	\$ 6,735.04	\$ 7,023.36	\$ 658.44	\$ 17,994.88	\$ 17,994.88
\$ 652,060.26	\$ 1,227,407.36	\$ 1,280,000.00	\$ 120,000.00	\$ 3,279,467.62	\$ 3,279,467.62

The contributions above are applicable at the time this consent was issued. Please be aware that Section 7.11 contributions are periodically indexed and will be updated at the time of payment, in accordance with the provisions of the applicable plan. A reference to the 'applicable plan' within this condition refers to the Contributions Plan in force at the time this consent was issued.

Prior to payment of the above contributions, the applicant is advised to contact Council's Development Contributions Officer on 9843 0555.

As per Council's exhibited Fees and Charges effective from 1 July 2022, **Council will no longer accept payments by cash or by cheque.** Payments will be accepted via Debit or Credit Card or Direct Debit from a bank account.

This condition has been imposed in accordance with Contributions Plan No 15.

Council's Contributions Plans can be viewed at www.thehills.nsw.gov.au or a copy may be inspected or purchased at Council's Administration Centre.

DURING CONSTRUCTION

53. Compliance with BASIX Certificate

Under clause 97A of the Environmental Planning and Assessment Regulation 2000, it is a condition of this Development Consent that all commitments listed in BASIX Certificate No. 832665M_06 is to be complied with. Any subsequent version of this BASIX Certificate will supersede all previous versions of the certificate. A Section 4.55 Application **may** be required should the subsequent version of this BASIX Certificate necessitate design changes to the development. However, a Section 4.55 Application **will** be required for a BASIX Certificate with a new number.

2. Condition No. 26A, 26B, 26C, 76A, 76B, 76C, 76D and 83 be **added** as follows:

GENERAL MATTERS

26A. Provision of Kitchen Waste Storage Cupboard

Waste storage facility must be provided in each unit/dwelling to enable source separation of recyclable material from residual garbage. Each unit/dwelling must have a waste storage cupboard provided in the kitchen with at least 2 removable indoor bins with a minimum capacity of 15 litres each. The bins provided should allow convenient transportation of waste from the kitchen to the main household bins or waste disposal point. The Principal Certifying Authority must visually confirm in person, or receive photographic evidence validating this requirement, prior to the issue of any Occupation Certificate.

26B. Provision of Waste Chute System

The development must incorporate a dual waste chute system (garbage and recycling) through each building core. Chute openings must be provided on every residential floor within the building corridors. The waste chutes must terminate into the basement chute termination rooms. Garbage must discharge into 1100 litre sized bins housed on a 2-bin linear track system with a ceiling mounted compaction unit (2:1 compaction ratio) and recyclables must discharge into 1100 litre sized bins housed on a 2-bin linear track system (no compaction). The waste chute system must be maintained in accordance with manufactory standards.

26C. Provision of Bin Cupboards

A separate bin cupboard must be provided next to chute openings on every residential floor to allow for the disposal of items unsuitable for chute disposal or a third waste stream. The cupboards must be sized to store at least a single 240 litre bin. The dimensions of a 240 litre bin are 735mm deep, 580mm wide and 1080mm high.

PRIOR TO THE ISSUE OF AN OCCUPATION AND/OR SUBDIVISION CERTIFICATE

76A. Provision of Signage for Waste Storage Areas

Prior to any Occupation Certificate being issued, a complete full set of English and traditional Chinese waste education signage (garbage, recycling and no dumping) must be installed in a visible location on every internal wall of all waste storage areas. Additionally, one set of English and Chinese garbage and recycling signage must be provided above every chute opening on every floor. The signage must meet the minimum specifications below and must be designed in accordance with Council's approved artwork. Waste signage artwork can be downloaded from Council's website; www.thehills.nsw.gov.au.

- Flat size: 330mm wide x 440mm high
- Finished size: 330mm wide x 440mm high. Round corners, portrait
- Material: Aluminium / polyethylene composite sheet 3.0mm, white (alupanel)
- Colours: Printed 4 colour process one side, UV ink
- Finishing: Over laminated gloss clear. Profile cut with radius corners and holes.

76B. Domestic Waste Collection Risk Assessment

Prior to any Occupation Certificate being issued, a risk assessment must be undertaken on site by Council's Coordinator Resource Recovery. The time for the assessment must be arranged when clear unobstructed circulation in and out of the site is available for Council's Domestic Waste Contractor to perform a mock collection run at the site.

76C. Waste Chute System Installation Compliance Certificate

Prior to any Occupation Certificate being issued, a letter of compliance must be submitted to and approved by the Principal Certifying Authority. The letter must be prepared by the equipment supplier/installer confirming that the Council approved waste chute system, including all associated infrastructure, has been installed to manufacture standards and is fully operational and satisfies all relevant legislative requirements and Australian standards.

76D. Installation of Master Key System to Waste Collection Room

The door/s servicing the waste bin collection room/s must be supplied with a lock through Council's Waste Management Master Key System 'P3520'. Waste servicing room doors are doors used by waste collectors to access bins for collection purposes. Installation of the locking system is to be completed prior to the issue of any Occupation Certificate. The Master Key lock is to be installed through Council's contractor at the cost of developer. Please contact Council's Resource Recovery Project Officer to make the necessary arrangements.

THE USE OF THE SITE

83. Waste and Recycling Management

To ensure the adequate storage and collection of waste from the occupation of the premises, all garbage and recyclable materials emanating from the premises must be stored in the designated waste storage area(s), which must include provision for the storage of all waste generated on the premises between collections. Arrangement must be in place in all areas of the development for the separation of recyclable materials from garbage. All waste storage areas must be screened from view from any adjoining residential property or public place. A caretaker must be appointed to manage waste operations on site including undertaking all instructions issued by Council to enable waste collection. Waste storage area(s) must be kept clean and tidy, bins must be washed regularly, and contaminants must be removed from bins prior to any collection.

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes - https://www.thehills.nsw.gov.au/Council/Fact-Sheet-Directory/Fact-Sheets-Development-Application-Process](https://www.thehills.nsw.gov.au/Council/Fact-Sheet-Directory/Fact-Sheets-Development-Application-Process).

The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Note: Any dewatering will require a Water Supply Works Approval from Water NSW under Section 90(2) of the Water Management Act 2000. Where the groundwater is to be used for irrigation, a Water Use Approval will be required under Section 89 of the Water Management Act 2000.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means The Hills Shire Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means The Hills Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:
the collection of stormwater,
the reuse of stormwater,
the detention of stormwater,
the controlled release of stormwater, and
connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Sydney Central City Planning Panel.