

Part A – Deferred Commencement Conditions

Under section 4.18(1) of the Environmental Planning and Assessment Act 1979 (the Act), notice is given that the above development application has been determined by the granting of deferred commencement consent using the power in section 4.16(3) of the Act, subject to the conditions set out in this notice.

PART A - DEFERRED COMMENCEMENT CONDITIONS

SCHEDULE 1

A. The consent is not to operate until the following condition is satisfied:

1. Voluntary Planning Agreements

- (a) The two (2) Voluntary Planning Agreements between the BURWOOD COUNCIL and Australian International Properties Holdings PTY LTD, that delivers public benefits associated with the approved development is publicly exhibited, executed and submitted to Council; and
 - (b) The Voluntary Planning Agreement, as executed, must be registered on the title of the land; and
 - (c) The payment of the monetary contribution must be provided to Council in accordance with the Voluntary Planning Agreement.
- B. Evidence that will sufficiently enable Council to be satisfied as to those matters identified in deferred commencement conditions, as indicated above, must be submitted to Council within 24 months of the date of determination of this deferred commencement consent failing which, this deferred development consent will lapse pursuant to section 4.53(6) of the Environmental Planning and Assessment Act 1979.**
- C. The consent will not operate until such time that the Council notifies the Applicant in writing that deferred commencement consent conditions, as indicated above, have been satisfied.**
- D. Upon Council giving written notification to the Applicant that the deferred commencement conditions have been satisfied, the consent will become operative from the date of that written notification, subject to the conditions of consent, as detailed in Part B Conditions of Consent (Once the Consent is Operation).**

Part B – Conditions of Approval

1. The development is to be carried out in accordance with the following plans and documentation submitted to Council as set out in the table below, except where amended by the other conditions of this consent.

Drawing No.	Document	Author	Rev No.	Date
Architectural Plans				
PTW-DA-A400010	Demolition Plan	PTW Architects	B	22/02/2024
PTW-DA-B1B0810	Basement 3 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1B0910	Basement 2 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1B1010	Basement 1 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1B0010	Level 00 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L0110	Level 01 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L0210	Level 02 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L0310	Level 03 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L0410	Level 04 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L0510	Level 05 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L0610	Level 06 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L0710	Level 07 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L0810	Level 08 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L0910	Level 09 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L1010	Level 10 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L1110	Level 11 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L1210	Level 12 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L1310	Level 13 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L1410	Level 14 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L1510	Level 15 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L1610	Level 16 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L1710	Level 17 Plan	PTW Architects	C	02/05/2024
PTW-DA-B1L1810	Level Roof Plan	PTW Architects	C	02/05/2024
PTW-DA-C110010	North Elevation	PTW Architects	C	02/05/2024
PTW-DA-C120010	East Elevation	PTW Architects	C	02/05/2024
PTW-DA-C130010	South Elevation (Belmore Street)	PTW Architects	C	02/05/2024
PTW-DA-C140010	West Elevation (Elizabeth Street)	PTW Architects	C	02/05/2024
PTW-DA-C210010	External Material & Finishes – Sheet 1 of 7	PTW Architects	C	02/05/2024
PTW-DA-C210020	External Material & Finishes – Sheet 2 of 7	PTW Architects	C	02/05/2024
PTW-DA-C210030	External Material & Finishes – Sheet 3 of 7	PTW Architects	C	02/05/2024
PTW-DA-C210040	External Material & Finishes – Sheet 4 of 7	PTW Architects	C	02/05/2024
PTW-DA-C210050	External Material & Finishes – Sheet 5 of 7	PTW Architects	C	02/05/2024
PTW-DA-C210060	External Material & Finishes – Sheet 6 of 7	PTW Architects	C	02/05/2024
PTW-DA-C210070	External Material & Finishes – Sheet 7 of 7	PTW Architects	C	02/05/2024
PTW-DA-D110010	North-South Section	PTW Architects	C	02/05/2024

PTW-DA-D110020	East-West Sections	PTW Architects	C	02/05/2024
PTW-DA-D110030	Unit 503 Privacy Studies	PTW Architects	A	02/05/2024
PTW-DA-Q210010	Adaptable Apartments – Residential – Sheet 1 of 3	PTW Architects	B	02/05/2024
PTW-DA-Q210020	Adaptable Apartments – Residential – Sheet 2 of 3	PTW Architects	B	02/05/2024
PTW-DA-Q210030	Adaptable Apartments – Residential – Sheet 3 of 3	PTW Architects	B	02/05/2024
Landscape Plans				
LD-DA001	Planting Schedule & Legends	Land and Form	1	06.09.23
LD-DA010	Tree Management Plan	Land and Form	1	06.09.23
LD-DA100	Ground Floor & Public Domain	Land and Form	3	21.02.24
LD-DA110	Level 4 Communal Rooftop	Land and Form	2	
	Street Trees & Soil Depth	Land and Form		
	Communal Rooftop [level 4] Plan	Land and Form		
	Planting Palette	Land and Form		
	Tree Planting Strategy – Ground & Public Domain	Land and Form		
	Tree Planting Strategy – Level 4	Land and Form		
	Materials Palette	Land and Form		
LD-DA900	Typical Details & Outline Maintenance Specification	Land and Form	1	06/09/2023
Stormwater Plans				
DA-SW100	Coversheet and Legends	JCO Consultants	2	10/09/2023
DA-SW101	General Notes and Specifications	JCO Consultants	2	10/09/2023
DA-SW200	Stormwater Concept Design – Basement 3 Plan	JCO Consultants	2	10/09/2023
DA-SW201	Stormwater Concept Design – Basement 2 Plan	JCO Consultants	2	10/09/2023
DA-SW202	Stormwater Concept Design – Basement 1 Plan	JCO Consultants	2	10/09/2023
DA-SW203	Stormwater Concept Design – Level 00 Plan	JCO Consultants	2	10/09/2023
DA-SW204	Stormwater Concept Design – Level 01 Plan	JCO Consultants	2	10/09/2023
DA-SW205	Stormwater Concept Design – Level 02 Plan	JCO Consultants	2	10/09/2023
DA-SW300	Details Sheet	JCO Consultants	2	10/09/2023

DA-SW600	Erosion and Sediment Control Plan & Details	JCO Consultants	2	10/09/2023
Documents/Reports				
	BASIX Certificate No. 1418135M	LC Consulting Engineers		14 September 2023
	Disability Access for Report Development Application	Inclusive Places	2	12 September 2023
	DA Acoustic Report	Renzo Tonin & Associates	1	6 September 2023
	Arboricultural Impact Assessment	H2O Consulting Group	R0	8 September 2023
	Building Code of Australia 2022 Capability Statement for DA Submission	Technical Inner Sight	R03	7 September 2023
	Construction & Demolition Waste Management Plan	Elephants Foot Company	A	4/09/2023
	Initial Geotechnical Assessment	Tetra Tech Coffey	1	12 September 2023
	Operational Waste Management Plan	Elephants Foot Consulting	G	15/09/23
	Preliminary Site Investigation	Tetra Tech Coffey	Final	06/06/2023
	Serviced Apartments Plan of Management	Daniel Barber	1	17/09/2023

Compliance with Authority or Service Requirements

2. The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:
 - Water NSW General Terms of Approval, Reference Number IDAS1155080, dated 20 June 2024
 - Ausgrid Letter

Note: The recommendations and requirements are included at the rear of these conditions.

FEES

3. The fees and/or bonds shown in the Table of Fees, are to be paid to Council or another approved collection agency (the Long Service Levy Corporation and its agents and an approved insurer under the *Home Building Act 1989*) and suitable evidence of payment is to be provided to the Principal Certifying Authority **prior to the issuing of a Construction Certificate.**

TABLE OF FEES

FEES/BONDS TO BE PAID TO COUNCIL OR TO THE NOMINATED BODY PRIOR TO ISSUING A CONSTRUCTION CERTIFICATE

4. Building and Construction Industry Long Service Corporation levy \$ 102,542.90
(Payment to be made to Council, the Corporation or its Agent)
5. Damage Deposit - security deposit against damage occurring to Council's assets (footpath, road, stormwater drainage system, kerb and gutter, etc) during building work **\$338,390.00**.
(Payment to be made to Council as a bond prior to issue of a Construction Certificate and/or commencement of demolition/bulk excavation)

Note: This deposited is refundable if no damage occurs.

6. Stormwater Works bond for construction by the Applicant/Council of stormwater drainage works \$8,890 **(Payment to be made to Council as a bond)** – Refer to the conditions under the “Stormwater Drainage” section of this consent.
7. In accordance with Council’s Schedule of Fees and Charges, a monetary bond/bank guarantee to the value of **\$1,500 must be paid to Council, prior to commencement of any works including demolition**, to ensure the proper protection of the golden ash street-tree located at the front of the site in Belmore Street. The tree will be inspected by Council at completion of the works and the bond released only if the tree is not damaged.
8. Pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979* and the Section 7.12 Contributions Plan for the Burwood Local Government Area the following monetary contribution towards public services and amenities is required:

Contribution Element			Contribution
A levy of 4% of the cost of carrying out the development, where the cost calculated and agreed by Council is \$41,017,160.00			\$1,640,686.40
Index Period	July 2024	CP ₁	136.4

Office Use: T56

The above contribution will be adjusted at the time of payment. Applicants are advised to contact Council for the adjusted amount immediately prior to arranging payment.

The contribution will be adjusted in accordance with the following formula:

$$\text{Contribution (at time of payment)} = \frac{C \times \text{CPI}_2}{\text{CPI}_1}$$

Where:

C: the original contributions amount as shown in the development consent

CPI₂ the Consumer Price Index: All Groups Index for Sydney, for the immediate past quarter (available from the Australian Bureau of Statistics at the time of payment)

CPI₁ the Consumer Price Index: All Groups Index for Sydney, applied at the time of granting the development consent as shown on the development consent.

Note: The minimum payment will not be less than the contribution amount stated on the consent.

The contribution is to be paid to Council, or evidence that payment has been made is to be submitted to the Principal Certifying Authority, **prior to the issuing of a Construction Certificate.**

Council may accept works in kind or other material public benefits in lieu of the contribution required by this condition subject to and in accordance with the requirements specified in the Section 7.12 Contributions Plan for the Burwood Local Government Area.

Note: The payment of a Section 7.12 contribution over an amount of \$5,000.00 may only be paid by Bank Cheque (i.e. personal or company cheques will not be accepted). Contributions of \$5,000.00 or less may be paid by cash, EFTPOS, cheque or credit card. Payments by credit card may be subject to a surcharge.

PLANNING

9. The approved plans and documents must be amended in accordance with the following requirements:
 - a. Plans are to be submitted that demonstrate that a total of 6m³ of storage for 1 bedroom units, 8m³ for 2 bedroom units and 10m³ for 3 bedroom units is provided for each unit, with a minimum of 50% of that storage within the units. Each storage cage in the basement is to be allocated to a specific unit number.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority **prior to the issue of a Construction Certificate.**

10. **Prior to the issue of a Construction Certificate** an updated BASIX Certificate is to be provided to the Principal Certifier reflecting the development stated in Condition 1 of this consent. The Certifier is to ensure the Construction Certification plans reflect all commitments outlined in the updated BASIX Certificate.

11. General Compliance

The requirements and provisions of the *Environmental Planning & Assessment Act 1979* and *Environmental Planning & Assessment Regulation 2021*, must be fully complied with at all times. Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of 'on-the-spot' penalty infringements or service of a notice and order by Council.

12. National Construction Code

In accordance with section 4.17 (11) of the *Environmental Planning & Assessment Act 1979* and clause 69 of the *Environmental Planning & Assessment Regulation 2021*, it is a *prescribed condition* that all building work must be carried out in accordance with the applicable Performance Requirements of the National Construction Code. Compliance with the Performance Requirements can only be achieved by:

- (a) Complying with the Deemed to Satisfy Provisions; or
- (b) Formulating an Alternative Solution, which complies with the Performance Requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of (a) and (b).

13. Glazed balcony balustrades shall be constructed of opaque materials up to level 5.

14. The reflectivity index of glass used in the external facade of the building is not to exceed 20%.
15. External gas water heaters are to be located in recessed enclosures within external walls and are to be located so as to be not visible from a public road or place or adjoining property. Similarly, air conditioning units and plant are to be located so as not to be visible from a public road or place or adjoining property.
16. A separate application shall be lodged for any proposed subdivision of the site. Such subdivision shall designate all car parking spaces attached to a lot with the exception of visitor parking which shall be designated as common property. No car parking spaces shall be created as a separate lot. The drainage system for the site including basement pit and pumps and on site detention shall be designated as common property.
17. Lockable Mail boxes shall be provided which comply with the requirements of Australia Post. Details are to be submitted **prior to the issue of a Construction Certificate** for above ground works.
18. Clothes drying areas or facilities shall be provided within an area of communal open space or provided within each residential unit. If provided on the balconies of individual units, the drying facilities must be screened from exterior view, and be designed in such a way that they do not detract from the building's appearance from the public domain.
19. All doors leading from the exterior of the building to the residential apartment lobby are to be security grade fixtures and are to be appropriately security keyed to ensure the personal safety and security of residents of the development. The main entrance doors from the street are to include an intercom system linked to residential apartment as necessary. Details on these matters are to be submitted to the Principal Certifying Authority **prior to the issue of a Construction Certificate** for above ground works.
20. The entrance driveway for access to the basement parking levels is to be provided with a security door with controlled access that ensures the personal safety and security of the residents and users of the building. Design and Materials for the door need to be integrated with the overall facade design. The driveway security door is to be linked to the intercom system for each apartment. Details on these matters are to be submitted to Principal Certifying Authority **prior to the issue of a Construction Certificate** for above ground works.
21. Access to and from the bin collection room is to be provided with a security door with controlled access that ensures the personal safety and security of the residents and users of the building. Design and Materials for the door need to be integrated with the overall facade design. Details are to be submitted to Principal Certifying Authority **prior to the issue of a Construction Certificate** for above ground works.
22. Adequate lighting is required to be provided for the following to ensure the safety and security of residents and users of the development to all access pathways leading to/from entrance and exit points of the buildings, bin collection points, external communal open space areas and driveways leading to the basement parking levels.

The installed lighting is to be of sufficient quality to ensure the effective operation of the CCTV system referred to in the following conditions. Details on all of these matters are to be submitted to Principal Certifying Authority **prior to the issue of a Construction Certificate** for above ground works.

23. CCTV cameras shall be installed for the building so that they can survey the residential entrances and all external and internal access path ways, and the vehicular entrance to the

driveway to the parking levels. The CCTV system shall provide a quality image that can assist with the detection of crime and be used by the NSW Police in any investigation (preferably a quality digital system). CCTV system footage shall be retained for a period of no less than fourteen days and be available upon request by the NSW Police when required. Details are to be submitted to Council's satisfaction **prior to the issue of a Construction Certificate** for above ground works.

24. The Applicant is to consult with Ausgrid to determine the electrical supply need for the site including any requirement for an electricity substation **prior to the issuing of a Construction Certificate** and, if a site is required, it being situated adjacent to the street alignment, with the size and location of the area being in accordance with the requirements of this Council and Energy Australia, and the land required being dedicated without cost as a public roadway, to enable Energy Australia to establish the substation. The Linen Plan being registered with the Land Titles Office **prior to the issue of an Occupation Certificate**.
25. All external lighting is to be designed and installed in a manner which prevents glare and/or spillage having an adverse impact on occupants of adjacent properties.
26. Dilapidation surveys are to be carried out by a Practising Structural Engineer, which is to include a full photographic record of the exterior and interior of the buildings at the applicants/owners expense on all premises adjoining the site and the survey is to be submitted to Council and the adjoining land owners **prior to the commencement of any works**. A further dilapidation survey is also to be carried out and submitted to Council and the adjoining owners **prior to the issuing of an Occupation Certificate**. The dilapidation surveys shall be dated accordingly.
27. All hydrant booster pump and fire service equipment shall be provided in accordance with the Building Code of Australia and housed within an enclosed cupboard of a design and finish that enhances the streetscape. Any booster room doors that front the street shall be flush with the frontage of the building and be designed of materials and colours that integrate with the building podium design. Details of these areas and the enclosures are to be assessed by an Accredited Fire Safety Engineer and shall comply with the performance requirements of the Building Code of Australia; shown on plans and submitted to the Principal Certifying Authority for approval along with the treatment details and location of the booster pump/fire service equipment **prior to release of a Construction Certificate** for the development.
28. A minimum of five (5) units shall be provided as pre-adaptable Housing to cater for ageing in place and mobility impaired residents, in accordance with AS 4299: Adaptable Housing. The minimum five (5) units are to be Units 403, 504, 604, 704 and 804.
29. Apartment numbers shall be clearly identified within the development **prior to issue of the Occupation Certificate**.
30. A clearly visible sign with the name and telephone number of the serviced apartments manager must be displayed at the entrance to the serviced apartments.
31. The maximum length of stay for a person or persons in the serviced apartments is not to exceed three months.

BUILDING

32. Where residential building work (within the meaning of the *Home Building Act 1989*) is proposed to be carried out, either of the following is to be provided to the Principal Certifier **prior to the issuing of a Construction Certificate**:-

a. Where work is carried out by a Principal Contractor:

- (i) written advice of the Principal Contractor's name and licence number, and
- (ii) a certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part.

OR

b. Where work is carried out by an owner-builder:-

- (i) written advice of the person's name and Owner-Builder Permit number, or
- (ii) a signed declaration from the owner of the land that states the reasonable market cost of the labour and materials involved in the work is not high enough for the owner to need an Owner-Builder's Permit to do the work.

33. Toilet facilities are to be provided, at or in the vicinity of the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:

- a. must be a standard flushing toilet, and
- b. must be connected:
 - (i) to a public sewer, or
 - (ii) to an approved chemical closet facility.

The toilet facilities are to be completed before any other work is commenced.

34. All excavations and backfilling associated with the erection or demolition of a building shall be carried out in a safe and careful manner and in accordance with appropriate professional standards. All necessary planking and strutting shall be of sufficient strength to retain the sides of excavations. A Certificate verifying the suitability of structural details for any proposed shoring is to be submitted to the Principal Certifier before excavating.

35. All excavations associated with the erection or demolition of the building are to be properly guarded and protected to prevent them from being dangerous to life or property.

36. Where soil conditions require it:

- a. retaining walls must be provided so as to prevent soil movement; and
- b. adequate provision must be made for drainage.

37. If an excavation associated with the erection or demolition of a building 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 7 days before excavation below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the

excavation to the owner of the building being erected or demolished.

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

Allotment of land includes a public road and any other public place.

38. If the work involved in the erection or demolition of a building:
- a. is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - b. building involves the enclosure of a public place.

A hoarding or fence must be erected between the work site and the public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

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

Any such hoarding, fence or awning is to be removed when the work has been completed.

39. Your attention is directed to the following:

WARNING

Utility Services

Before Construction – apply early as building of water and sewer services can be time consuming or may impact on other parts of your development.

Building Plan Approval

The plans approved by Council or the Principal Certifier as part of the Construction Certificate for the development must also be approved by Sydney Water **prior to demolition, excavation or construction works commencing**. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to <http://www.sydneywater.com.au/tapin> to apply.

- 40. The builder is to take all precautions to ensure footpaths and roads are kept in a safe condition and to prevent damage to Council's property. Pedestrian access across the footpath must be maintained at all times. Any damage caused will be made good by Council at Council's restoration rates, at the builder's expense.
- 41. No materials are to be stored on Council's roads, footpaths, nature strips or parks.
- 42. No opening is to be made in any road or footpath, nor is any hoarding to be erected without the prior consent of Council. The builder is to obtain the relevant permit for which fees will be charged in accordance with Council's current Schedule of Fees and Charges.
- 43. The builder shall erect and maintain in good order all necessary hoardings, barricades and warning signs required to provide adequate public safety. Night warning lamps are to be

provided where necessary. A Principal Certifier sign should also be displayed in a prominent position at the front of the development site.

44. Hours of work shall be from 7:00am to 7:00pm Mondays to Fridays inclusive (**during daylight savings period**), 7:00am to 6:00pm Mondays to Fridays inclusive (**outside daylight savings period**) and from 7:00am to 4:00pm on Saturdays. No work shall be carried out on Sundays or Public Holidays. The owner/builder shall be responsible for the compliance of this condition by all sub-contractors, including demolishers.

This condition may be modified by an approval of an application to Council in accordance with Council's Out of Hours Construction Policy.

45. The approved structure shall not be used or occupied unless an Occupation Certificate as referred to in Section 6.4 (c) of the *Environmental Planning & Assessment Act 1979* has been issued.

(Vide Section 6.9 *Environmental Planning & Assessment Act 1979*)

46. An application for a Construction Certificate is to be made to Council or an Accredited Certifier. The NSW Planning Portal is to be used. A Construction Certificate must be obtained **prior to the commencement of any building work**.
47. Dial Before You Dig is a free national community service designed to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use everyday – electricity, gas, communications and water.

Before you dig call "Dial Before You Dig" on 1100 (listen to the prompts) or register on line at www.1100.com.au for underground utility services information for any excavation areas.

The Dial Before You Dig service is also designed to protect Australia's excavators. Whether you are a backyard renovator, an individual tradesman or a professional excavator, the potential for injury, personal liability and even death exists everyday. Obtaining accurate information about your work site significantly minimises these risks.

Reason: To ensure that essential services such as electricity, gas, communications and water are not affected by excavation or construction works.

48. All building works being erected wholly within the boundaries of the property.
49. All sanitary plumbing is to be concealed in suitably enclosed ducts. Such ducts are to be constructed internally (i.e. not on the outside face of an external wall) and are to be adequately sound-proofed.
50. All plumbing and drainage work being carried out by licensed tradesmen and in accordance with the requirements of the Plumbing Code of Australia.
51. The floor of the wet areas being of a material impervious to moisture and graded and drained to the sewers of Sydney Water.
52. The noise emitted by any air-conditioning equipment being inaudible in your neighbours' homes between 10:00pm and 7:00am weekdays and 10:00pm and 8:00am on weekends and public holidays. Council is to be consulted prior to the installation of any air-conditioning equipment.
53. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

54. Safety glazing complying with the Building Code of Australia used in every glazed door or panel that is capable of being mistaken for a doorway or unimpeded path of travel. The glazing must comply with Australian Standard AS 1288–2021: Glass in Buildings - Selection and Installation. Details of the method of complying with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate**.
55. Framed panels or doors enclosing or partially enclosing a shower or bath shall be glazed with "A" or "B" grade safety glazing material in accordance with Australian Standard AS 1288-2021, Table 4.5 SAA Glass Installation Code (Human Impact Considerations) and the Building Code of Australia. Details of the method of complying with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate**.
56. Treatment for the protection of the building from subterranean termites must be carried out in accordance with Australian Standard AS 3660.1-2014 "Termite management - New building Work."

If the method of protection is to be by way of a chemical barrier, it becomes the responsibility of the owner to maintain a suitable maintenance procedure in accordance with the manufacturer's requirements. Such responsibility is placed solely upon the owner.

Details showing compliance with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate**.

After treatment the following is to be carried out:-

- a. A durable notice must be permanently fixed to the building in a prominent location, such as the meter box, indicating:-
 - (i) The method of protection.
 - (ii) The date of installation of the system.
 - (iii) Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label.
 - (iv) The installer's or manufacturer's recommendation for the scope and frequency of future inspection for termite activity.
 - b. Provide the Principal Certifier with a Certificate which verifies that termite protection has been provided in accordance with Australian Standard AS 3660.1-2014. In the case of Reinforced Concrete Slab construction the Certificate is to verify that the protection incorporates both beneath slab (Part A) and slab penetrations (Part B) treatment.
57. *Dividing Fences Act 1991* - Your attention is directed to any obligations or responsibilities under the *Dividing Fences Act 1991* in respect of adjoining property owner/s which may arise from this application.
 58. A Registered Surveyor's certificate being submitted to the Principal Certifier, **prior to the issue of an Occupation Certificate**, as follows: -
 - a. Before pouring of concrete slab on every level to indicate the height of the finished floor level and to show boundary clearances; and
 - b. On completion of the building to indicate the height of the finished floor levels, the height of the roof ridges/parapet/lift over run and to show boundary clearances and areas of the site occupied by the building.

59. Prior to the commencement of any works, the following is to be carried out: -

- a. Submit to Council a "Notice of Intention to Commence Building Work and Appointment of a Principal Certifier" via the NSW Planning Portal. The NSW Planning Portal is to be used.
- b. Ensure detailed plans and specifications of the building are endorsed with a Construction Certificate by Council or an Accredited Certifier. The NSW Planning Portal is to be used.

(Vide Section 6.6 *Environmental Planning & Assessment Act 1979*)

60. The building will be known as No. 5 Belmore Street, Burwood. This number (at least 150mm in height) being clearly displayed on the site prior to the issuing of an Occupation Certificate.

61. **Utility Services**

Before Construction – apply early as building of water and sewer services can be time consuming or may impact on other parts of your development.

Section 73 Compliance Certificate

A compliance certificate must be obtained from Sydney Water, under Section 73 of the *Sydney Water Act 1994*. Our assessment will determine the availability of water and wastewater services, which may require extension, adjustment or connection to our mains. Make early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained **before an occupation or subdivision certificate will be issued**. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC).

Go to <http://www.sydneywater.com.au/section73> or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

62. Structural engineer's details prepared and certified by a practicing Structural Engineer for all reinforced concrete and structural members being submitted to the Principal Certifier for approval **prior to the issuing of a Construction Certificate**.

63. Timber sizes and the framework in general are to conform with the requirements of Australian Standard AS 1684 "Residential timber-framed construction."

64. Mechanical ventilation/air conditioning details are to be submitted to the Principal Certifier for approval **prior to the issuing of a Construction Certificate** and must include the following: -

- a. The location and size of proposed ductwork.
- b. The location of equipment.
- c. The performance characteristics of the proposed motor/s and fan/s.
- d. The air flow characteristics of the system.

At the completion of work a Certificate from an Accredited Certifier, Mechanical Engineer or other suitably qualified person, to the effect that the ventilation system has been installed

and performs in accordance with the provisions of Part F6 of the Building Code of Australia, Australian Standard AS 1668 "SAA Mechanical Ventilation and Air Conditioning Code", Part 1 and Part 2, Australian Standard AS/NZS 3666.1-2011 and the *Protection of the Environment Operations Act 1997*, must be submitted to the Principal Certifier **prior to the issue of an Occupation Certificate.**

65. Fire Resistance Levels of all structural members, including external and internal walls, spandrels, external and internal columns, lift shafts and stair shafts, ventilation, pipe and like shafts, floors and roofs shall comply with the requirements of Specification 5 of the Building Code of Australia. Details of the method of achieving this must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**
66. All materials used in the building must comply with early fire hazard criteria of Specification 7 of the Building Code of Australia.
67. Means of access and egress complying with Section D of the Building Code of Australia. Details of the method of achieving this must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**
68. The *Commonwealth Disability Discrimination Act 1992* may apply to this particular proposal. Submissions and/or approval of the application does not imply or confer compliance with this Act. Applicants should satisfy themselves and make their inquiries to the Human Rights and Equal Opportunity Commission.
69. Continuous balustrades shall be provided along the side/s of any stairway or ramp, any corridor, hallway, balcony, access bridge or the like, any path of access to a building if: -
 - a. It is not bounded by a wall; and
 - b. The change in level is more than one (1) metre, or five (5) risers in the case of a stairway, from the floor or ground surface beneath;

except where specific exemptions are provided in the Building Code of Australia.

Balustrades shall prevent as far as practicable:

- a. Children climbing over or through it; and
- b. Persons accidentally falling from the floor; and
- c. Objects which might strike a person at a lower level falling from the floor surface.

Balustrade heights and designs shall comply with Part D3 of the Building Code of Australia and Australian Standard AS/NZS 1170 Part 1 – Structural design actions. Height above nosings of stair treads, landing, corridors and the like shall generally be not less than 865mm.

Details of the method of satisfying these requirements must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**

70. The building is to be equipped with a smoke alarm system as required by Specification 20 of the Building Code of Australia. The system is to satisfy the requirements of Specification 20 of the Building Code of Australia and in particular is to comply with the relevant parts of AS 3786-2014 and AS 1670.1-2018. Details of the method of complying with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**

71. Protection of openings (where required) is to be in accordance with Part C4D3 and C4D5 of the Building Code of Australia. Details of the method of satisfying this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate**.
72. Protection of openable windows (where required) is to be in accordance with Part D3D29 of the Building Code of Australia. Details of the method of satisfying this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate**.
73. A Fire Safety Certificate is to be given to the Principal Certifier prior to applying for an Occupation Certificate and thereafter once in every 12 month period an Annual Fire Safety Statement is to be given to Council. The certificate and statement attest to both the inspection of all essential fire safety measures by a suitably qualified person and to the regular maintenance of the fire safety measures. A copy of the Fire Safety Certificate and the Fire Safety Schedule are to be given to the Commissioner of Fire and Rescue NSW **by the building owner** and copies of these documents are to be prominently displayed in the building. Similarly copies of Annual Fire Safety Statements are also to be given to the Commissioner and displayed in the building.

(Vide Clause 84 & Part 11 of the *Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021*)

74. Noise transmission and insulation ratings for building elements being in accordance with Specification 28 of the Building Code of Australia.

Details of the method of satisfying this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate**.

75. Engineering Design – Basement Excavation

The following engineering details or design documentation shall be submitted to the Principal Certifier (Council or Accredited Certifier) **prior to the issuing of a Construction Certificate**:

- (a) Documentary evidence prepared by a suitably qualified professional Geotechnical Engineer that confirms the suitability of the site for the proposed excavation and building, as well as certifying the suitability and adequacy of the proposed design and construction of the building for the site.
- (b) A report shall be prepared by a professional engineer **prior to the issuing of a Construction Certificate**, detailing the proposed methods of excavation, shoring or pile construction including details of vibration emissions and detailing any possible damage which may occur to adjoining or nearby premises due to building and excavation works. Any practices or procedures specified in the Engineer's Report in relation to the avoidance or minimisation of structural damage to nearby premises, are to be fully complied with and incorporated into the plans and specifications for the Construction Certificate.

A copy of the Engineer's Report is to be submitted to Council, even if the Council is not the Principal Certifier.

76. ADVISORY NOTE:

Telecommunications infrastructure in new developments

Developers, home, property and business owners are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers, home, property and business owners need to contract a carrier to install telecommunications infrastructure in their new development. Individuals are free to choose which carrier they want to service their development.

For larger developments (100 lots or more) nbn is the infrastructure provider of last resort. This means nbn is obliged to service the development on commercially agreed terms if you apply to nbn.

Telstra is the infrastructure provider of last resort in smaller developments (less than 100 lots) until nbn publicly identifies an area as “ready for service” in its fixed line rollout region.

Developers, home, property and business owners are requested to apply at least six (6) months before the required date of service to ensure a connection is ready when residents move in.

DEMOLITION

77. Removal of any asbestos must be undertaken in compliance with the requirements of SafeWork NSW. Refer to their Code of Practice “How to Safely Remove Asbestos” dated December 2022.
78. Demolition of the building is to be carried out in accordance with the requirements of Australian Standard AS 2601 – 2001, where applicable.
79. Hours of demolition work shall be from 7:00am to 7:00pm Mondays to Fridays inclusive (**during daylight savings period**), 7:00am to 6:00pm Mondays to Fridays inclusive (**outside daylight savings period**) and from 7:00am to 4:00pm on Saturdays. No demolition work shall be carried out on Sundays or Public Holidays. The owner/builder shall be responsible for the compliance of this condition by all sub-contractors, including demolishers.
80. Access to the site is to be restricted and the site is to be secured when demolition work is not in progress or the site is otherwise occupied.
81. The demolition site is to be provided with measures to mitigate against dust nuisances arising on adjoining sites and roadways. To achieve this, a fence or barrier is to be erected around the site. The construction may be steel mesh which is covered with a suitable filtering medium or such other construction acceptable to Council. An effective program of watering the site is also required to be maintained.
82. All demolition, excavation and construction materials are to be removed from the site or disposed of on-site using methods that comply with relevant environmental protection legislation. When demolition of any existing building is involved, burning of any demolition materials on the site is prohibited.

HEALTH

Land Contamination

83. Any soils or materials requiring removal from the site as part of the site excavation are to be classified in accordance with the '*Waste Classification Guidelines, Part 1: Classifying Waste*' NSW EPA (2014)

Environmental Management

84. An Environmental Management Plan is to be submitted to Council for approval, prior to the commencement of any works, detailing the control and management methods to be implemented in addressing the following issues during the demolition, excavation and construction phases of the project:
- Noise and vibration control
 - Dust and odour suppression and control
 - Storm water control and discharge
 - Erosion control
 - Waste storage and recycling control
 - Litter control
 - Construction material storage
 - Truck cleaning methods on site so as to prevent spread of soil and like materials onto Council's roadways
85. The use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to "offensive noise" as defined under the provision of the Protection of the Environment Operation Act 1997. The sound level output shall not exceed 5 dB(A) above the ambient background level at the received boundary.
86. Mechanical ventilation and or air conditioning systems and equipment are to be designed and installed in locations that do not cause any visual impacts from the public domain, noise nuisance or disturbance to near-by residential or commercial premises. Details of the type of equipment locations and any noise attenuation treatment are to be submitted to Principal Certifying Authority **prior to the issue of the Construction Certificate.**
87. The construction of windows / sliders, doors, external walls and roofs are to comply with the recommendations listed in Part 5 of the DA Acoustic Assessment prepared by Renzo Tonin & Associates dated 6 September 2023 in order to achieve the required noise reduction targets and levels as required by AS 2107 'Acoustics- Recommended Design Sound Levels and Reverberation Times'. Certification as to the compliance of the acoustic treatments are to be submitted to the Principle Certifying Authority **prior to the issue of an Occupation Certificate.**

WASTE MANAGEMENT

88. All building work, construction and demolition activities are to be conducted in accordance with the approved Waste Management Plan
89. Upon disposal of any waste, the applicant is to compile and provide records of the disposal to the principal certifier, detailing the following:
- The contact details of the person(s) who removed the waste
 - The waste carrier vehicle registration
 - The date and time of waste collection
 - A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill
 - The address of the disposal location(s) where the waste was taken

- The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to that Order or Exemption and provide the records to the principal certifier and Council.

90. All operational and ongoing waste management is to be conducted in accordance with the approved Waste Management Plan
91. All waste collection vehicle approaches are to provide for a minimum clearance height of 3.5m, including clearance of all roller door equipment, fittings and pipes.
92. The waste collection location is to cater to Council's waste collection vehicle, a HRV, with the following vehicle minimum dimensions (Length 10.2m, Width 2.5m and Turning Circle 19.1m), or as otherwise agreed by Council's Manager of City Development. Swept path analysis of the Council's waste collection vehicle is to be submitted to Council's Traffic Team **prior to the issue of a construction certificate** to confirm the space is sufficiently sized and designed to allow safe access and egress and does not impact pedestrians and vehicle traffic.
93. A waste cupboard or other storage area is to be provided within each dwelling which is of sufficient size to hold a single day's waste and to enable source separation of general waste, recyclables and compostable materials.
94. All waste shall be stored in the designated areas only.
95. Suitable signage is to be installed in each level of the chute waste service rooms encouraging the separation of recyclables from the general waste stream.
96. Both residential and commercial garbage and recycling storage areas are to be:
 - a. Supplied with both **hot and cold** water;
 - b. Paved with impervious floor materials;
 - c. Coved at the intersection of the floor and the walls;
 - d. Graded and drained to a floor waste which is connected to the sewer in accordance with the requirements of Sydney Water;
 - e. Adequately ventilated (mechanically or naturally) so that odour emissions do not cause offensive odour as defined by the Protection of the Environment Operations Act 1997;
 - f. Fitted with appropriate interventions to meet fire safety standards in accordance with the Building Code of Australia.
 - g. Suitable signage is to be installed in each waste service room encouraging the separation of recyclables from the general waste stream.
97. Manufacturer's details and specifications for the installation, fire suppression and health and odour control measures for the garbage chute are to be submitted to the Principle Certifying Authority for approval **prior to the issue of the Construction Certificate**.
98. Certification is to be provided by the installer of the chute system prior to the issue of an occupation certificate certifying that the Chute has been installed in accordance with the manufacturer's specification.
99. A Caretaker is to be appointed for the development who will have ongoing responsibility for the proper management of the waste and recycling services

100. Waste and recycling bins shall be kept in a clean and hygienic condition. Bins are to be washed regularly within the garbage storage room with any waste water being discharged to the sewer by way of the grated drain
101. Access pathways for manual wheeling bins between storage areas and the collection vehicle parking location must be free of steps
102. There must be separate waste/recycling storage areas/rooms for the residential and commercial waste.
103. Commercial tenants must be discouraged (through signage and other means) from using the residential waste and recycling bins.
104. **Prior to the issue of an Occupation Certificate**, the applicant is to arrange with Council's Environment and Health Section the issue of the appropriate number of garbage and recycling bins for the residential portion of the development and payment of the necessary fees to enable commencement of the waste and recycling services.
105. The owner/occupier of the premises is to enter an agreement with registered waste company or provider for the regular collection of all commercial waste and recyclable material generated from the premises. A copy of the agreement is to be retained on site and produced to an authorised Council officer upon request.

ENGINEERING - GENERAL

106. All activities and works external to the site, or that affect public roads, are to be carried out in accordance with Council's Policies including but not limited to the Works on Council's Road Reserve Assets Policy, Rubbish Skips Policy, Work Zone Policy and Temporary Road Closure (Including Standing Plant) Policy.
107. A road-opening permit and/ or Construction Permit shall be obtained for all works carried out on public or Council controlled lands. Restoration of landscaping, roads and paths shall be carried out by Council at the applicant's expense in accordance with Council's **Schedule of Fees and Charges**. The applicant or any contractors carrying out works in public or Council controlled lands shall have public liability insurance cover to the value of \$20 million, and shall provide proof of such cover to the Principal Certifier prior to carrying out the works. Please see **Burwood Council's web site www.burwood.nsw.gov.au** - Go to Rates and Payments/ Works on Council Property/ Application for Works on Council Property.
108. Spoil and building materials shall not be placed, stored, thrown or caused to fall on any public roadway or footpath. Waste containers shall be placed in accordance with Council's Rubbish Skips Policy. Contact Council for a list of approved skip bin suppliers.
109. The builder is to ensure footpaths and roads affected by construction works are kept safe and prevent any damage to Council property. The builder shall erect and maintain where necessary approved hoardings, barricades, warning signs and night warning lamps to ensure public safety. Pedestrian access across the footpath must be maintained at all times.
110. The following matters shall apply to the damage deposit listed in the Table of Fees:
 - a. This deposit is refundable if no damage occurs. Any damage caused will be repaired at Council's restoration rates, at the applicant's expense. All or part of the deposit will be forfeited to cover damage to Council's property during the course of demolition and/or construction.

- b. Council will carry out two inspections of the Council's footpath, kerb and gutter, stormwater drainage system and roadway, prior to works commencing and at the completion of all work covered by this consent. Council is aware that damage may be caused by individual contractors that culminate in the damage inspected at Council's final inspection. The applicant is responsible for attributing any part of the damage to their individual contractors. Council will not refund any part of a damage deposit until the completion of the work covered by this consent.
 - c. The applicant shall lodge an application to Council for refund of damage deposit after obtaining an occupation certificate (OC). The OC must be formally submitted to Council prior to lodging the application for refund of damage deposit.
- 111. The following matters apply to the construction of the proposed vehicular crossing.
 - a. A vehicular crossing 6m wide on Elizabeth Street shall be constructed by the Applicant/Council at the applicant's cost.
 - b. The driveway shall be 1m clear of any pits, lintels, poles and 2m clear of trees in the road reserve.
 - c. All redundant vehicular crossings shall be removed and replaced with kerb and gutter and footpath at no cost to Council.
- 112. Internal driveway levels shall be designed and constructed to conform with existing footpath and road profiles such that vehicles are not damaged while accessing the property. Council footpath and road profiles will not be altered for this purpose.
- 113. The applicant is to have prepared a longitudinal section of the proposed vehicular ramp access, drawn at 1:25 natural scale.
 - a. The longitudinal section shall be prepared by a competent practicing civil engineer in accordance with AS 2890.1.
 - b. The design is to be reviewed by Council or an Accredited Certifier - Civil Engineering **prior to the issuing of a Construction Certificate.**
- 114. Temporary measures shall be provided during demolition, excavation and/or construction to prevent sediment and polluted waters discharging from the site.
 - a. An Erosion and Sediment Control Plan (ESCP) is to be prepared by a competent practicing hydraulic/civil engineer in accordance with the publication "Managing Urban Stormwater: Soils & Construction" (Landcom, 2004) and Supplement 10 of Council's Stormwater Management Code prior to the commencement of any demolition, excavation or construction works on the site. All relevant erosion and sediment control measures identified in the ESCP must be implemented during and throughout the entire works to prevent sediment and polluted waters discharging from the site.
 - b. The erosion and sediment control plan is to be reviewed by Council **prior to the issuing of a Construction Certificate.**
- 115. All demolition and excavation materials are to be removed from the site or disposed off-site using methods that comply with relevant environmental protection legislation.
- 116. Vehicles removing demolished materials from the site shall access and depart from the site through Belmore Street, Shaftesbury Road, Weldon Street and Liverpool Road. Vehicles

involved in removing materials from the site shall be limited to an 8 tons' gross weight per axle.

117. Bulk Earthwork & Shoring

- a) No opening is to be made in any road or footpath, nor is any hoarding to be erected without the prior consent of Council. The builder is to obtain the relevant permit for which fees will be charged in accordance with Council's Schedule of Fees and Charges.
- b) The builder shall erect and maintain in good order all necessary hoardings, barricades and warning signs required to provide adequate public safety. Night warning lamps are to be provided where necessary.
- c) Public roads to be kept clean and free of any material which may fall from vehicles or plant. Waste containers shall be placed in accordance with Council's Code for Activities Affecting Roads and are subject to the payment of appropriate fees.
- d) Heavy vehicles entering and leaving the site must only cross the footpath where it is adequately timbered and strapped. Pedestrian access across this footpath must be maintained in good order at all times during the excavation work.
- e) The contractor shall strictly implement all erosion and sediment control (ESCP) measures prior to the commencement of excavation. Such measures shall be inspected at site by a competent practicing hydraulic/civil engineer and the PCA shall be provided with a compliance certificate that all the ESCP measures have been implemented.
- f) The Applicant shall prepare detailed survey reports of all existing service authority assets in and around the site of the proposed development that may be affected in any way by the proposed excavation. Surveys should include, but not be limited to, high and low voltage electricity, water, stormwater, sewer, gas, telecommunications, street lighting and drainage assets, etc.
- g) The Applicant shall liaise with all relevant service authorities (including, but not limited to electricity, water, stormwater, sewer, gas, telecommunications, street lighting and drainage) to develop final designs that satisfy all requirements of the service authority providers in respect of protection, termination or relocation of existing assets, temporary access and future permanent access for maintenance of assets.
- h) The Applicant shall prepare detailed method statements to demonstrate how the proposed excavation is to be conducted such that all relevant utility authority assets are protected and maintained throughout the construction stage of the development, or are relocated. Method statements are to be submitted to the relevant utility authorities for their written approval.

118. Installation of Temporary Ground Anchors

Should the applicant require the use of temporary ground anchors to shore the bulk excavation within public roads an NPER Registered Structural Engineer's certificate along with certified plans showing the details and extent of work shall be submitted to Council for its record. The following conditions shall be addressed by the Applicant.

- a) The Applicant is required to obtain a 'Temporary Ground Anchor Permit' from Council for which an 'Application for Works on Council's Property' shall be lodged with Council. Subject to the application being approved by Council, the applicant shall pay Council calculated Anchor Fees and a 'Refundable Deposit' as required under Council's 'Fees and

Charges 2022 – 2023. Payment of the 'Refundable Deposit' can be made in the form of a Bank Guarantee.

- b) The contractor shall be responsible to obtain and submit to Council a written authority from all public utility authorities that they have no objection in regards to the installation of temporary ground anchors, prior to works commencing.
- c) The contractor shall be responsible to obtain permission from the neighbours of the adjoining properties prior to installation of anchors.
- d) The contractor shall be responsible for any injury or damage either to persons or property due to the presence or failure of the supporting structure on the public way and the contractor shall indemnify the Council against all claims that may arise from the installation of the supporting structure. In this regard the contractor shall provide written evidence of public liability insurance cover to the minimum value of \$20 million, with Council named in the insurance policy, prior to work commencing.
- e) The anchors shall be installed in accordance with the manufacturer's instructions. The construction of ground anchors shall be of a temporary nature only and a written undertaking shall be given that the ground anchors are temporary only and shall be de-stressed after final lateral supports are in place. The written undertaking is to be provided to Council, prior to work commencing.
- f) Council may unilaterally use the damage deposit for the demolition and removal of the shoring elements constructed within the public road including the repair/reconstruction of any other associated damage to Councils infrastructure, it be necessary due to non-compliance with these conditions.
- g) All shoring with the exception of the released temporary ground anchors shall be completely removed from the public road to a depth of 2.5m on completion. The void shall be backfilled by suitable materials and compacted.
- h) All shoring including ground anchors are to be certified by a practicing professional structural engineer. Certification is required as follows:
 - i. That the proposed shoring and anchor scheme is capable of supporting the public road, to be submitted prior to work commencing.
 - ii. Certification that the shoring and anchor scheme has been adequately constructed, following installation.
 - iii. Final certification that the anchors have been de-stressed following de-stressing of the anchors on completion of lateral supports. This is mandatory prior to release/refund of Anchor Bond.
- i) Council's footpath and roadway are to be kept safe for the passage of motorists and pedestrians at all times. Closure of any part of the public thoroughfare shall only be carried out with the approval of Council's Traffic Engineer.
- j) All stockpiled shoring materials and equipment shall be kept solely within the private property and not obstruct the footpath or roadway at any time.
- k) All earth and rock anchors shall be released before the completion of building work.

119. **Stormwater Drainage**

The stormwater drainage concept plan, drawing nos. DA-SW100, SW102, SW103, Rev 2 prepared by JCO Consultants shall be revised to address the following:

- a. The top water level (TWL) of OSD tank shall be minimum 300mm lower than the habitable building floor level unless the tank be located outside the building floor area and not be impacted by emergency overflow situation.
 - b. Grated openings on the top of the tank shall be sufficient enough (20%) of the tank area for visual inspection and cleaning purpose. The DCP shall be provided with designed orifices to control outflows as per calculated PSD value. Details calculations shall be provided.
 - c. The DPs shall be connected to on-site detention tank. Area by-passing OSD shall be avoided. Should any area be impractical to connect to OSD, reason for the same and detailed calculations of the area shall be provided for Council's consideration.
 - d. The invert level IL of the connecting stormwater pit shall be documented on the plan. Should the existing pit render unsuitable for pipe connection a new Council standard pit and 1.8m lintel shall be constructed on Elizabeth Street in front of the property for the property's stormwater to connect to.
 - e. The revised drawing shall be reviewed by Council or an Accredited Certifier - Civil Engineering, **prior to the issuing of a Construction Certificate.**
120. The stormwater works on the development property and connection to Council's stormwater system are to be inspected during construction by a competent practicing hydraulic/civil engineer. The inspections are to be carried out at the stages of construction listed in the following schedule. A compliance Certificate verifying that the construction is in accordance with the approved design, this development consent and satisfies the relevant Australian Standard is to be submitted to the Principal Certifier before proceeding beyond the relevant stage of construction.

SCHEDULE OF CONSTRUCTION STAGES REQUIRING INSPECTION

- a. Following placement of pipe bedding material. Confirm trench/pipe location, adequacy of depth of cover, bedding material and depth.
 - b. Following joining of pipes and connection to Council's stormwater system.
 - c. For on-site detention (OSD) systems:-
 - (i) Following set out of detention tank/area to confirm area and volume of storage.
 - (ii) Following placement of weep-holes, orifice and/or weir flow control, outlet screen and overflow provision.
 - d. Following backfilling. Confirm adequacy of backfilling material and compaction.
121. Following completion of all drainage works:-
- a. Works-as-executed (WAE) plans, shall be prepared and signed by a registered surveyor. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. These plans are to be reviewed by the competent practicing hydraulic/civil engineer that inspected the works during construction.
 - b. The Principal Certifier is to be provided with a Certificate from a competent practicing hydraulic/civil engineer. The Certificate shall state that all stormwater

drainage and related work has been constructed in accordance with the approved plans and consent conditions as shown on the work-as-executed plans, prior to the issuing of an Occupation Certificate.

122. A Positive Covenant under section 88E of the *Conveyancing Act* shall be created on the title of the property(s) detailing the

- i) *Overland surface flow path*
- ii) *On-site Stormwater Detention system*
- iii) *Pump and rising main system*

incorporated in the development. The wording of the Instrument shall include but not be limited to the following:

- a. The proprietor of the property agrees to be responsible for keeping clear and the maintenance of the facilities consisting of:
 - i) *The overland surface flow path*
 - ii) *On-site Stormwater Detention system*
 - iii) *Pump and rising main system*
- b. The proprietor agrees to have the facilities inspected annually by a competent practicing Hydraulic/Civil Engineer.
- c. The Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean repair and maintain in good working order the facilities in or upon the said land; and recover the costs of any such works from the proprietor.
- d. The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from failure of any component of the facilities.

The applicant shall bear all costs associated with the preparation of the 88E Instrument. The wording of the Instrument shall be submitted to, and approved by Council prior to lodgement at the Land and Property Information office. Evidence that the Instrument has been registered at the Land and Property Information office shall be submitted to Council, **prior to issuing of an Occupation Certificate.**

123. Any boundary fence along the north and south boundaries of the properties shall be constructed in materials that allow unobstructed passage of surface stormwater flows. Fencing details shall be submitted to Council or an Accredited Certifier - Civil Engineering.

124. The following conditions are to be satisfied for pump system for the drainage of the basement areas where the finished slab is below the ground level.

- a. A pump and rising main design shall be submitted to the Principal Certifying Authority and shall satisfy the following conditions:
 - (i) The holding tank for the pump shall be capable of storing runoff from a one hour, 1 in 100 year ARI storm event. Added seepage volume shall be calculated based on seepage flow rate as determined by geotechnical investigation report.
 - (ii) The pump system shall consist of two (2) pumps, connected in parallel, with each pump being capable of emptying the holding tank at a rate equal to

the lower of the allowable on site detention discharge rate, or the rate of inflow for the one hour duration storm.

- (iii) An overflow, flashing light and audible alarm are to be provided, to warn of pump failure.
- (iv) Full details of the holding tank, pump type, discharge rate and the delivery line size are to be documented.

- b. The applicant shall submit written evidence to the Principal Certifier that a contract has been let for the regular maintenance of the pumping system for a minimum period of 12 months. Information to be submitted to the Principal Certifying Authority **prior to issuing of an Occupation Certificate.**

125. Public Domain - Construction

- a) Detailed public domain improvement shall be undertaken at the property frontages on Belmore Street and Elizabeth Street category one street standard with paved footpath, and completed at applicant's cost in accordance with Burwood Council DCP and Public Works Element Manual (PWEM), ref. dwg.BSD-08.
- b) Three copies of Public Domain Plan drawn at 1:100 scales shall be prepared and certified by a qualified civil engineer, landscape architect or urban designer and submitted to Council. The plan shall be further reviewed by Council's design engineer prior to construction.
- c) The plan shall include all existing service authority assets on street frontage and in and around the areas as per the survey report. This should include, but not be limited to, high and low voltage electricity, water, stormwater, sewer, gas, telecommunications, street lighting and drainage assets, etc.
- d) The plan shall show the entire street frontage of the property for improvement e.g. footpath paving, kerb & gutter, pram ramps, bollards, service pits, stormwater pit & lintel including mill & re-sheet half width of the road pavement.
- e) The plan shall incorporate the standard specifications and details in accordance with the Public Works Elements Manual and Council's standard drawings and technical specifications.
- f) The Applicant shall liaise with all relevant service authorities to satisfy all requirements of the service authority providers in respect of protection, termination or relocation of existing assets prior to construction. A written consent shall be required where a service authority asset will be affected.

LANDSCAPING

126. Installation of Landscaping as per approved plans

Landscaping on the site must be installed as per the Landscape Plan sheet set by Land and Form as referenced in Condition 1.

127. Pruning or Root Cutting

No pruning or root cutting is permitted to any street tree/s without the specific consent of Council.

128. Neighbour's Trees

Trees on a neighbour's property must not be pruned without the specific written consent of the tree owner's and of Council.

129. **Tree Retention and Protection Measures**

The existing golden ash street-tree is required to be retained and protected in accordance with AS4970 (Protection of Trees on Development Sites,2009). This includes the erection of Tree Protection Fencing, consisting of 1.8m high chain link panels, held in place with concrete feet for a length of 0.5m either side of the trunk, parallel to the kerb, and to the width of the concrete cut out within the footway. This must be in place before to building work commences.

130. **Tree Protection Fencing**

The street-tree Protection Fencing must be installed **prior to the commencement of any work** including demolition and must remain in place and maintained **until the issue of an Occupation Certificate**

131. **Tree Protection and Retention**

The neighbouring trees located on the rear boundary of 67 Shaftesbury Road are required to be retained and protected in accordance with AS4970 (Protection of Trees on Development Sites,2009).

132. Tree Protection measures must remain intact and maintained at all times during building work.

133. **During Building Work**

Neighbour's trees must not be pruned without the specific written consent of the tree owner/s and of Council.

134. **Completion of Landscaping before the issue of an Occupation Certificate**

Landscaping must be completed as per the Landscape Plan sheet set by Land and Form as referenced in Condition 1 **prior to the issue of an Occupation Certificate.**

135. **Ongoing Maintenance of Landscaping**

Landscaping must be maintained at all times following installation, including the replacement of any plants that are dead, damaged, diseased or stolen, with like for like.

136. **Monetary Bond Refund**

The golden ash street tree, at the front of the site in Belmore Street will be inspected by Council and the monetary bond released only if the tree is not damaged.

TRAFFIC AND PARKING

137. All owners, tenants and occupiers of this building are not eligible to participate in any existing or proposed Council on-street resident parking schemes.

138. Signs reading 'all owners, tenants and occupiers of this building are advised that they are not eligible to obtain an on-street resident parking permit from Council' must **be**

permanently displayed and located in prominent places such as at display apartments and on all directory boards or notice boards, where they can easily be observed and read by people entering the building. The signs must be erected prior to an Occupation Certificate being issued and must be maintained in good order at all times ***by the Owners Corporation***.

139. A total of 71 off-street car parking spaces and 41 bicycle parking spaces must be provided on-site. The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking and Council's Development Control Plan. The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 2015 Parking Facilities Part 3: Bicycle Parking Facilities.
140. The approved parking spaces must be allocated as detailed below. All spaces must be appropriately line-marked and labelled according to this requirement prior to the issue of an Occupation Certificate. If the development is to be strata subdivided, the car park layout must respect the required allocation:
 - (a) 50 residential parking spaces.
 - (b) 9 residential visitor parking Spaces
 - (c) 4 Commercial Spaces
 - (d) 1 retail parking spaces
 - (e) 7 serviced apartment parking spaces, including one space dedicated to staff.
141. No part of the common property, apart from the residential visitor vehicle spaces which are to be used only by residential visitors to the building, and service vehicle spaces which are to be used only by service vehicles, is to be used for the parking or storage of vehicles or trailers.
142. Residential visitor parking spaces must not at any time be allocated, sold or leased to an individual owner/occupier and must be strictly retained as common property by the Owners Corporation for use by building residential visitors.
143. All residential visitor spaces must be clearly linemarked and signposted 'visitor' prior to the issue of an Occupation Certificate. All signs must be maintained in good order at all times.
144. Where a boomgate or barrier control is in place, the visitor spaces must be accessible to visitors by the location of an intercom (or card controller system) at the car park entry and at least 6m clear of the property boundary, wired to all units. The intercom must comply with '*Australian Standard AS 1428.2-1992: Design for access and mobility - Enhance and additional requirements - Building and facilities Sections 22 and 23*'.
145. Of the required parking spaces, at least 8 must be designed and provided for accessible car parking for people with mobility impairment in accordance with Australian Standard AS/NZS 2890.6 - 2009 Parking facilities Part 6: Off-street parking for people with disabilities. Accessible car parking spaces must have a minimum headroom of 2.5m and must be clearly marked and appropriately located as accessible parking for people with mobility impairment.
 - (a) 5 residential spaces
 - (b) 1 visitor space
 - (c) 1 serviced apartment space
 - (d) 1 commercial/retail space
146. The following signs must be provided and maintained within the site at the point(s) of vehicle egress:

- (a) Regulatory “STOP” sign (R1-1) compelling drivers to stop before proceeding onto the footway
 - (b) “Give Way to Pedestrians” sign compelling drivers to give way to pedestrians before crossing the footway.
- 147. A system of traffic lights must be installed at the ends of any single lane ramp(s), to indicate traffic movement on the ramp(s). This system must be detailed in the application for a Construction Certificate. Any system using traffic light signals must maintain a green signal to entering vehicles at the point of entry, and must maintain a red signal when an exiting vehicle is detected upon the ramp or driveway.
- 148. Solid walls immediately adjacent to the basement entry and exit must not exceed 0.6m in height for the first 2.5m within the boundary so as to ensure adequate sight lines for motorists and pedestrians.
- 149. All loading and unloading operations associated with servicing the site must be carried out within the confines of the site, at all times and must not obstruct other properties/units or the public way.
- 150. At all times car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.
- 151. The size of vehicles servicing the property must be a maximum length of 12.5m.
- 152. Any proposals for alterations to the public road, involving traffic facilities and/or parking restrictions, excluding the construction of a vehicular crossing, must be designed in accordance with RMS Technical Directives and must be referred to and agreed to by the Traffic Committee prior to any work commencing on site.
- 153. All costs associated with the construction of any new road works including kerb and gutter, road pavement, street lighting, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with any relevant Australian Standards, Austroads Guides and RMS Technical Directions.
- 154. All costs associated with signposting for any kerbside parking restrictions and traffic management measures, including any relocation of parking meters, associated with the development shall be borne by the developer.
- 155. A Construction Traffic Management Plan must be submitted and approved by Council prior to the commencement of demolition and excavation or issuing of the Construction Certificate (whichever occurs first). The Construction Traffic Management Plan must be complied with at all times. The following matters should be addressed in the plan (where applicable):
 - a) A plan view of the entire site and frontage roadways indicating:
 - i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and all vehicles in the frontage roadways.
 - ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all vehicles on the site.
 - iii) The proposed locations of work zones where it is not possible for loading/unloading to occur on the site in the frontage roadways (which will require separate approval by Council).

- iv) Location of any proposed crane and concrete pump and truck standing areas on and off the site (which will require separate approval by Council).
- v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries.
- vi) Traffic routes to and from the site from the closest arterial road in all directions.

b) Traffic control plan(s) for the site must be in accordance with the Roads and Maritime Services publication "Traffic Control Worksite Manual" and prepared by a suitably qualified person. The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each stage.

156. All works carried out in conjunction with the development including during the course of demolition, excavation and construction must be implemented in accordance with the approved Construction Traffic Management Plan (CTMP) and/or approved permits from Council or any other Road authority.
157. Heavy vehicles approaching, entering and exiting the site must approach, enter and exit the site in accordance with the approved route(s) as set out in the Construction Traffic Management Plan (CTMP)
158. All heavy vehicles must comply with the approved CTMP, once heavy vehicles have exited the Burwood LGA via the approved routes stated in the CTMP, only State Roads (Parramatta Road, The Boulevarde, Coronation Parade, Liverpool Road and Georges River Road) are permitted to be used on re-entry into Burwood LGA.
159. Should works require any of the following on public property (footpaths, roads, reserves), an application shall be submitted and approved by Council prior to the commencement of the works associated with such activity
 - i) Work zone.
 - ii) Temporary closure of roadway/footpath.
 - iii) Mobile crane or any standing plant
 - iv) Scaffolding/Hoardings (fencing on public land)
 - v) Road works including vehicle crossing/kerb & guttering, footpath, stormwater provisions etc.
 - vi) Installation or replacement of private stormwater drain, utility service or water supply
160. Electrical Charging Boards (for charging Electric Vehicles) shall be installed in both basement carparking levels with provision made for all resident & visitor carparking spaces to have access to electric charging facilities.

All work shall be carried out in accordance with the National Construction Code: Class 2 Building, Apartment Charging requirements 2023.

Water NSW – General Terms of Approval

Reference No: IDAS1155080

The GTA issued by WaterNSW do not constitute an approval under the Water Management Act 2000. The development consent holder must apply to WaterNSW for the relevant approval after development consent has been issued by Council and before the commencement of any work or activity.

Dewatering

GT0115-00001

Groundwater must only be pumped or extracted for the purpose of temporary construction dewatering at the site identified in the development application. For clarity, the purpose for which this approval is granted is only for dewatering that is required for the construction phase of the development and not for any dewatering that is required once construction is completed.

GT0116-00001

Before any construction certificate is issued for any excavation under the development consent, the applicant must: 1. apply to WaterNSW for, and obtain, an approval under the Water Management Act 2000 or Water Act 1912, for any water supply works required by the development; and 2. notify WaterNSW of the programme for the dewatering activity to include the commencement and proposed completion date of the dewatering activity. Advisory Note: 3. An approval under the Water Management Act 2000 is required to construct and/or install the water supply works. For the avoidance of doubt, these General Terms of Approval do not represent any authorisation for the take of groundwater, nor do they constitute the grant or the indication of an intention to grant, any required Water Access Licence (WAL). A WAL is required to lawfully take more than 3ML of water per water year as part of the dewatering activity. 4. A water use approval may also be required, unless the use of the water is for a purpose for which a development consent is in force.

GT0117-00001

A water access licence, for the relevant water source, must be obtained prior to extracting more than 3ML per water year of water as part of the construction dewatering activity. Advisory Notes: 1. This approval is not a water access licence. 2. A water year commences on 1 July each year. 3. This approval may contain an extraction limit which may also restrict the ability to take more than 3ML per water year without further information being provided to WaterNSW. 4. Note that certain water sources may be exempted from this requirement - see paragraph 17A, Schedule 4 of the Water Management (General) Regulation 2018.

GT0118-00001

If no water access licence is obtained for the first 3ML / year (or less) of water extracted, then, in accordance with clause 21(6), Water Management (General) Regulation 2018, the applicant must: (a) record water taken for which the exemption is claimed, and (b) record the take of water not later than 24 hours after water is taken, and (c) make the record on WAL exemption form located on WaterNSW website "Record of groundwater take under exemption", and (d) keep the record for a period of 5 years, and (e) give the record to WaterNSW either via email to Customer.Helpdesk@waternsw.com.au or post completed forms to - PO Box 398 Parramatta NSW 2124 (i) not later than 28 days after the end of the water year (being 30 June) in which the water was taken, or (ii) if WaterNSW directs the person in writing to give the record to WaterNSW on an earlier date, by that date.

GT0119-00001

All extracted groundwater must be discharged from the site in accordance with Council requirements for stormwater drainage or in accordance with any applicable trade waste agreement.

GT0120-00001

The design and construction of the building must prevent: (a) any take of groundwater, following the grant of an occupation certificate (and completion of construction of development), by making any below-ground levels that may be impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation; (b) obstruction to groundwater flow, by using sufficient permanent drainage beneath and around the outside of the watertight structure to ensure that any groundwater mounding shall not be greater than 10 % above the pre-development level; and (c) any elevated water table from rising to within 1.0 m below the natural ground surface.

GT0121-00001

Construction phase monitoring bore requirements GTA: a) A minimum of three monitoring bore locations are required at or around the subject property, unless otherwise agreed by WaterNSW. b) The location and number of proposed monitoring bores must be submitted for approval, to WaterNSW with the water supply work application. c) The monitoring bores must be installed and maintained as required by the water supply work approval. d) The monitoring bores must be protected from construction damage.

GT0122-00001

Construction Phase Monitoring programme and content: a) A monitoring programme must be submitted, for approval, to WaterNSW with the water supply work application. The monitoring programme must, unless agreed otherwise in writing by WaterNSW, include matters set out in any Guide published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no Guide is current or published, the monitoring programme must include the following (unless otherwise agreed in writing by WaterNSW): i. Pre-application measurement requirements: The results of groundwater measurements on or around the site, with a minimum of 3 bore locations, over a minimum period of 3 months in the six months prior to the submission of the approval to WaterNSW. ii. Field measurements: Include provision for testing electrical conductivity; temperature; pH; redox potential and standing water level of the groundwater; iii. Water quality: Include a programme for water quality testing which includes testing for those analytes as required by WaterNSW; iv. QA: Include details of quality assurance and control v. Lab assurance: Include a requirement for the testing by National Association of Testing Authorities accredited laboratories. b) The applicant must comply with the monitoring programme as approved by WaterNSW for the duration of the water supply work approval (Approved Monitoring Programme)

GT0123-00001

- (a) Prior to the issuing of the occupation certificate, and following the completion of the dewatering activity, and any monitoring required under the Approved Monitoring Programme, the applicant must submit a completion report to WaterNSW.
- (b) The completion report must, unless agreed otherwise in writing by WaterNSW, include matters set out in any guideline published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no guideline is current or published, the completion report must include the following (unless otherwise agreed in writing by WaterNSW):
 - 1. All results from the Approved Monitoring Programme; and
 - 2. Any other information required on the WaterNSW completion report form as updated from time to time on the WaterNSW website.
- (c) The completion report must be submitted using "Completion Report for Dewatering work form" located on WaterNSW website www.waternsw.com.au/customer-service/water-licensing/dewatering

GT0150-00001

The extraction limit shall be set at a total of 3ML per water year (being from 1 July to 30 June). The applicant may apply to WaterNSW to increase the extraction limit under this condition. Any application to increase the extraction limit must be in writing and provide all information required for a hydrogeological assessment. Advisory note: Any application to increase the extraction limit should include the following: - Groundwater investigation report describing the groundwater conditions beneath and around the site and subsurface conceptualisation - Survey plan showing ground surface elevation across the site - Architectural drawings showing basement dimensions - Environmental site assessment report for any sites containing contaminated soil or groundwater (apart from acid sulphate soils (ASS)) - Laboratory test results for soil sampling testing for ASS - If ASS, details of proposed management and treatment of soil and groundwater. Testing and management should align with the NSW Acid Sulphate Soil Manual.

GT0151-00001

Any dewatering activity approved under this approval shall cease after a period of two (2) years from the date of this approval, unless otherwise agreed in writing by WaterNSW (Term of the dewatering approval). Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.

GT0152-00001

This approval must be surrendered after compliance with all conditions of this approval, and prior to the expiry of the Term of the dewatering approval, in condition GT0151-00001. Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.

GT0155-00001

The following construction phase monitoring requirements apply (Works Approval): a. The monitoring bores must be installed in accordance with the number and location shown, as modified by this approval, unless otherwise agreed in writing with WaterNSW. b. The applicant must comply with the monitoring programme as amended by this approval (Approved Monitoring Programme). c. The applicant must submit all results from the Approved Monitoring Programme, to WaterNSW, as part of the Completion Report.

Ausgrid

Ausgrid consents to the development subject to the following conditions: -.

The applicant/developer should note the following comments below regarding any proposal within the proximity of existing electrical network assets.

Ausgrid Overhead Powerlines are in the vicinity of the development.

The developer should refer to SafeWork NSW Document – Work Near Overhead Powerlines: Code of Practice. This document outlines the minimum separation requirements between electrical mains (overhead wires) and structures within the development site throughout the construction process. It is a statutory requirement that these distances be maintained throughout the construction phase.

Consideration should be given to the positioning and operating of cranes, scaffolding, and sufficient clearances from all types of vehicles that are expected be entering and leaving the site.

The “as constructed” minimum clearances to the mains must also be maintained. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid’s website at www.ausgrid.com.au.

It is the responsibility of the developer to verify and maintain minimum clearances onsite. In the event where minimum safe clearances are not able to be met due to the design of the development, the Ausgrid mains may need to be relocated in this instance. Any Ausgrid asset relocation works will be at the developer’s cost.

New Driveways - Proximity to Existing Poles

Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for any deviation to this distance.

New or modified connection

To apply to connect or modify a connection for a residential or commercial premises. Ausgrid recommends the proponent to engage an Accredited Service Provider and submit a connection application to Ausgrid as soon as practicable. Visit the Ausgrid website for further details; <https://www.ausgrid.com.au/Connections/Get-connected>

Additional information can be found in the Ausgrid Quick Reference Guide for Safety Clearances “Working Near Ausgrid Assets - Clearances”. This document can be found by visiting the following Ausgrid website: www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries

Should you require further information please contact Ausgrid via email to Development@ausgrid.com.au