

Conditions Index

DA/1086/2025

19 – 23 Forbes St, Hornsby

GENERAL CONDITIONS

1. **Approved Plans and Supporting Documentation**
2. **No Clearing of Vegetation**
3. **Amendment of Plans**
4. **Construction Certificate**
5. **Section 7.11 Development Contributions**
6. **Retaining Walls**
7. **Compliance with Other Department, Authority or Service Requirements**
8. **Housing and Productivity Contribution**
9. **Tree Pruning**
10. **Groundwater Extraction**

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

11. **Building Code of Australia**
12. **Contract of Insurance (Residential Building Work)**
13. **Notification of Home Building Act 1989 Requirements**
14. **Utility Services**
15. **Sydney Water Building Plan Approval**
16. **Dilapidation Report**
17. **Car Parking**
18. **Noise Impact on Residential Building**
19. **Stormwater Drainage – Dwellings**
20. **On-Site Stormwater Detention**
21. **Water Saving Urban Design**

- 22. Internal Driveway/Vehicular Areas
- 23. Public Road and Drainage Works
- 24. Road Opening Permit
- 25. Appointment of a Project Arborist
- 26. External Lighting
- 27. Fire System Boosters and Pumps
- 28. Fire Safety Schedule
- 29. Electric Vehicle (EV) Ready Connections
- 30. Construction Management Plan
- 31. Preparation of Mechanical Ventilation Plans
- 32. Waste Management Details
- 33. Waste Collection Vehicle Access
- 34. Construction Management Plan
- 35. Identification of Survey Marks
- 36. Noise Impact on Residential Building

BEFORE DEMOLITION AND BUILDING WORK COMMENCES

- 37. Site Sign
- 38. Asbestos Removal Signage
- 39. Protection of Adjoining Areas
- 40. Notice of Commencement for Demolition
- 41. Toilet Facilities
- 42. Erosion and Sediment Control Measures
- 43. Waste Management Details
- 44. Garbage Receptacle
- 45. Installation of Tree Protection Measures

DURING BUILDING WORK

- 46. Construction Work Hours (5-25 Storeys RFBs and Mixed Use Only)

47. Demolition
48. Handling of Asbestos
49. Environmental Management (Air Pollution)
50. Council Property
51. Maintenance of Public Footpaths
52. Compliance with Construction Management Plan
53. Disturbance of Existing Site
54. Unexpected Finds
55. Soil Management (Excavation)
56. Landfill Not Permitted
57. Waste Management
58. De-watering of Excavated Sites
59. Erosion and Sediment Control
60. Soil and Water Management (Stockpiles)
61. Removal of Trees
62. Prohibited Actions within the Fenced Tree Protection Zone
63. Maintaining the Health of Trees Approved for Retention
64. Maintaining Tree Protection Measures
65. Approved Works within Tree Protection Zone Incursions
66. Building Materials and Site Waste
67. Storage and Removal of Waste
68. Maintain waste removal records
69. Waste collection vehicle onsite travel path
70. Vehicular Crossing
71. Local Traffic Committee (LTC) approved "Works Zone"
72. Street Sweeping
73. Compliance with Acoustic Report

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

74. Fulfilment of BASIX Commitments
75. Replacement Tree Requirements
76. Final Certification by Project Arborist
77. Asbestos Clearance Certificate
78. Submission of Excavated Material Tipping Dockets to Principal Certifier
79. Unit Numbering
80. Damage to Council Assets
81. Completion of Landscaping
82. Retaining Walls
83. Boundary Fencing
84. Consolidation of Allotments
85. Preservation of Survey Marks
86. Fire Safety Statement – Final
87. Garbage Collection Easement
88. Waste Management Facilities
89. Construction Waste Report
90. Completion of external works and waste infrastructure
91. Waste collection vehicle on-site access
92. Demolition Waste Report
93. Street Tree Plantings
94. Underground Power Lines
95. Planter Boxes / On slab planting
96. Irrigation
97. Completion of Landscaping
98. Sydney Water - Section 73 Compliance Certificate
99. Utility Services
100. Creation of Easements
101. Construction of Engineering Works
102. Works as Executed Plan

- 103. Damage to Council Assets**
- 104. Preservation of Survey Marks**
- 105. Certification of WSUD Facilities**
- 106. Pedestrian footpath**
- 107. Car Parking**
- 108. Submission of Excavated Material Tipping Dockets to Principal Certifying Authority**
- 109. Certification of Acoustic Measures**

ONGOING USE

- 110. Fire Safety Statement - Annual**
- 111. Landscape establishment**
- 112. Domestic Waste Management**
- 113. Waste collection vehicle access**
- 114. External Lighting During Ongoing Use**

BEFORE ISSUE OF A STRATA SUBDIVISION CERTIFICATE

- 115. Waste management details**
- 116. Waste Management**

