



DATE OF DETERMINATION	13 February 2026
DATE OF PANEL DECISION	13 February 2026
DATE OF PANEL BRIEFING	9 February 2026
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Glennis James
APOLOGIES	None
DECLARATIONS OF INTEREST	Khal Asfour (Council Interest DA), Karl Saleh (Council Interest DA)

MATTER DETERMINED

PPSSSH-182 – DA-1182/2024 – CANTERBURY-BANKSTOWN at 83, 85 and 99 North Terrace, Bankstown (Lot 19 and 20, DP 5541; Lot 18B, DP 412699; Lot 15, 16, 17, 21, 22, 23, 24, and 27, DP 5541; Lot 1, DP 507818; Lot 1, DP 207810) – Redevelopment of the Compass Centre site including the demolition of all existing structures, tree removal, site preparation and early works, bulk excavation, remediation works, and construction of a mixed-use development comprising a 2-level basement and a 5-storey mixed-use podium with 3 towers above, including a 19-storey hotel tower and 2 x 24-storey residential towers (as described in Schedule 1).

BACKGROUND

At a briefing on 17 November 2025, the Panel considered an assessment report by the independent planner that recommended refusal of the application, the information provided by the applicant on how the reasons for refusal could be addressed and its request for deferral of the application.

On 19 November 2025, the Panel deferred its determination of the matter, citing the significance of the development, its contribution to housing supply, and the Panel's view that the reasons for refusal were capable of resolution. The deferral was intended to allow further information to be submitted and assessed, to enable discussions to occur between Council and the applicant, and to establish a timetable for the preparation of a supplementary assessment report, with the aim to determine the application in late January or early February 2026 (see Deferral decision dated 19 November 2025).

The applicant's response to reasons for refusal, along with supporting information, was uploaded to the NSW Planning Portal on 12 December 2025.

Council's independent planner prepared a supplementary assessment report and draft conditions of consent which were circulated to the Panel on 2 February 2026. The applicant's response to the draft conditions of consent was circulated to the Panel and to Council on 5 February 2026, prior to the Panel briefing on 9 February 2026 to determine the application.

PANEL CONSIDERATION AND DECISION

On 9 February 2026, the Panel considered all relevant information, including the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel, Council, and the applicant discussed Council's draft conditions of consent and the applicant's response to those draft conditions.

Application to vary a development standard:

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Canterbury-Bankstown Local Environmental Plan 2023 (LEP), the Panel is satisfied that the applicant has demonstrated that:

- a) compliance with cl. 6.16 Design excellence at certain land in Bankstown (cl 6.16(3)(a) maximum building height and cl 6.16(3)(b)) floor space ratio is unreasonable or unnecessary in the circumstances for the reasons described in Council's Supplementary Assessment Report; and
- b) there are sufficient environmental planning grounds to justify contravening the development standards as described in Council's Supplementary Assessment Report.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to uphold the Clause 4.6 variation to building height; and approve the application for the reasons outlined in the Council Assessment Report. In particular, the Panel notes that:

- The application has been amended to address issues including contamination, height and FSR, flooding, traffic and access, and design excellence.
- Council's Assessment Report(s) have considered the relevant matters under section 4.15 of the *Environmental Planning and Assessment Act 1979*
- The proposed mixed use development is permissible with consent in the B4 Mixed Use zone and is consistent with the relevant zone objectives. It complies with the applicable State Environmental Planning Policies and satisfies the relevant provisions of the *Canterbury Bankstown Local Environmental Plan 2023* and the Canterbury-Bankstown Development Control Plan 2023.
- The proposed development appropriately responds to the site and is consistent with the desired future character of the emerging city centre of Bankstown.
- The proposed development provides improved retail facilities and additional housing in an accelerated Transit Oriented Development precinct.
- Approval of the development is in the public interest.

CONDITIONS

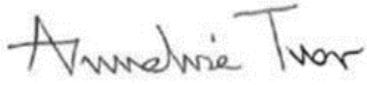
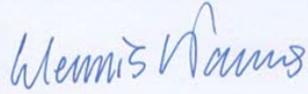
The Development Application was approved subject to the conditions in the Supplementary Assessment Report with the following amendments.

- Condition 2a (now condition 3a) - This condition has been amended to clarify the re-design of certain balconies to provide adequate amenity to Private Open Space
- Condition 2c (now condition 2a) - This condition has been amended to maintain the requirement for breakthrough panels for vehicles unless it is shown that it is *not* feasible for vehicles other than light vehicles to gain access to the relevant basement levels.
- Condition 2d - This condition is deleted for the reasons provided in the applicant's response to conditions and during the briefing.
- Various conditions from 3 – 92 (now Condition 4 - 95) and condition 180 (now Condition 181) have been amended to address minor matters as set out in the applicant's response to conditions. Council raised no objection to the proposed changes to these conditions.
- Condition 170 (now condition 171) - amended to be consistent with standard operating hours and/or acoustic impact assessments for proposed uses.
- A new condition (condition 205) has been added to require the development to operate in accordance with the approved plan of management and include a mechanism to update the plan of management.
- Condition numbers throughout have been amended to reflect the inclusion/deletion of conditions.

The final conditions uploaded to the NSW Planning Portal on the 13 February 2026 and are attached in Schedule 2.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report and the number of unique submissions did not warrant a public meeting.

PANEL MEMBERS	
 Annelise Tuor (Chair)	 Penelope Holloway
 Glennis James	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-182 – DA-1182/2024 – CANTERBURY-BANKSTOWN
2	PROPOSED DEVELOPMENT	Redevelopment of the Compass Centre site including the demolition of all existing structures, tree removal, site preparation and early works, bulk excavation, remediation works, and construction of a mixed-use development comprising a 2-level basement and a 5-storey mixed-use podium with 3 towers above, including a 19-storey hotel tower and 2 x 24-storey residential towers.
3	STREET ADDRESS	83, 85 and 99 North Terrace, Bankstown Lot 19 and 20, DP 5541 Lot 18B, DP 412699 Lot 15, 16, 17, 21, 22, 23, 24, and 27, DP 5541 Lot 1, DP 507818 Lot 1, DP 207810
4	APPLICANT/OWNER	Altis Bulky Retail Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Housing) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Canterbury-Bankstown Local Environmental Plan 2023 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Canterbury-Bankstown Development Control Plan 2023 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 3 November 2025 • Request for departure to development standard under clause 4.6 of the CBLEP to (Height of building) under clause 6.16(3) (a) of the BCLEP • Late information provided by applicant; <ul style="list-style-type: none"> • Response to reasons for refusal and attachments: 10 November 2025 • Preliminary Construction Traffic Management Plan: 15 November 2025 • Presentation for final briefing: 17 November 2025 • Amended application and further information uploaded to the NSW Planning Portal on 12 December 2025, including request for departure to development standards under clause 4.6 of the CBLEP to (height of

		<p>building) under clause 6.16(3) (a) and cl 6.16 (floor space ratio) of the BCLEP</p> <ul style="list-style-type: none"> • Council’s supplementary report and conditions received: 2 February 2026 • Applicant’s response to conditions uploaded to the NSW Planning Portal on 5 February 2026 • Final Conditions uploaded to the NSW Planning Portal on 13 February 2026 • Written submissions during public exhibition: 7 • Total number of unique submissions received by way of objection: 7
8	<p>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</p>	<ul style="list-style-type: none"> • Briefing: 16 December 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Karl Saleh ○ <u>Council planning staff</u>: Daniel Bushby, Stephen Arnold ○ <u>Applicant representatives</u>: Costa Dimitriadis (Ethos Urban), Daniel Howard (Ethos Urban), Joseph Ajaka (Barings Real Estate Australia), Warwick Dowler (Barings Real Estate Australia), Aston Weber (Barings Real Estate Australia), Simon Parsons (PTW), Alex Lin (PTW), Cameron Hay (Essence Project Management), Craig Sanders (Essence Project Management) ○ <u>DPHI</u>: George Dojas, Nikita Lange • Site inspection: 4 March 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James ○ <u>Council Consultant Assessment Planner</u>: Joanne McGuinness (SJB Planning) ○ <u>DPHI</u>: Nikita Lange • Council/Applicant Briefing: 1 September 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway ○ <u>Council Consultant Assessment Planner</u>: Joanne McGuinness (SJB Planning) ○ <u>Council planning staff</u>: Daniel Bushby, Stephen Arnold, Ian Woodward ○ <u>Applicant representatives</u>: Costa Dimitriadis (Principal Planner, Ethos Urban), Daniel Howard (Director, Ethos Urban), Yvette Carr (Director, Ethos Urban), Joseph Ajaka (Project Director, Barings Real Estate Australia), Warwick Dowler (Senior Director - Head of Residential, Barings Real Estate Australia), Aston Weber (Development Manager, Barings Real Estate Australia), Simon Parsons (Practice Leader, PTW), Lewis Pang (Senior Associate, PTW), Dan Palmer (Traffic Project Director, PTC), Craig Sanders (Project Director, Essence Project Management), Grace Pelle-Lalli ○ <u>DPHI</u>: Amanda Moylan • Briefing to discuss council’s recommendation: 17 November 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James ○ <u>Council Consultant Assessment Planner</u>: Joanne McGuinness (SJB Planning), Hayley Tasdarian (SJB Planning) ○ <u>Council Subject Matter Experts</u>: Shereny Selim, Emmett Burns, Nathan Cheah, Catherine Tran, Halloum Albaba ○ <u>Council planning staff</u>: Daniel Bushby, Stephen Arnold, Ian Woodward, Andy Sharp

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9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attachment A to Supplementary Assessment Report as amended and uploaded to the NSW Planning Portal on the 13 February 2026 and attached in Schedule 2.

SCHEDULE 2

Refer to attached document

Attachment A - Draft Conditions of Consent PPSSSH-182 – DA1182/2024

GENERAL CONDITIONS

Number	Condition																																																																																															
1.	<p>Approved Plans and supporting documentation</p> <p>Approved plans and supporting documentation Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="5" style="text-align: left; padding-left: 5px;">Approved plans</th> </tr> <tr> <th colspan="5" style="text-align: left; padding-left: 5px;">Civil Engineering Plans</th> </tr> <tr> <th style="width: 15%;">Plan number</th> <th style="width: 15%;">Revision number</th> <th style="width: 25%;">Plan title</th> <th style="width: 20%;">Drawn by</th> <th style="width: 25%;">Date of plan</th> </tr> </thead> <tbody> <tr> <td>80000</td> <td>A01</td> <td>Cover Sheet</td> <td>Robert Bird Group</td> <td>12.12.25</td> </tr> <tr> <td>82001</td> <td>A01</td> <td>Erosion and Sediment Control Plan</td> <td>Robert Bird Group</td> <td>12.12.25</td> </tr> <tr> <td>83001</td> <td>A01</td> <td>General Arrangement Plan</td> <td>Robert Bird Group</td> <td>12.12.25</td> </tr> <tr> <td>87001</td> <td>A01</td> <td>Stormwater Management Plan</td> <td>Robert Bird Group</td> <td>12.12.25</td> </tr> <tr> <td>87101</td> <td>A01</td> <td>Stormwater Details Sheet 1</td> <td>Robert Bird Group</td> <td>12.12.25</td> </tr> <tr> <td>87102</td> <td>A01</td> <td>Stormwater Details Sheet 2</td> <td>Robert Bird Group</td> <td>12.12.25</td> </tr> <tr> <td>87201</td> <td>A01</td> <td>Stormwater Long Sections</td> <td>Robert Bird Group</td> <td>12.12.25</td> </tr> <tr> <th colspan="5" style="text-align: left; padding-left: 5px;">Architectural Drawings</th> </tr> <tr> <td>A100024</td> <td>B</td> <td>Demolition Plan</td> <td>PTW</td> <td>23.5.25</td> </tr> <tr> <td>B1B1010</td> <td>D</td> <td>Basement 01 Plan</td> <td>PTW</td> <td>12.12.25</td> </tr> <tr> <td>B1B2010</td> <td>B</td> <td>Basement 02 Plan</td> <td>PTW</td> <td>23.5.25</td> </tr> <tr> <td>B1GRD10</td> <td>E</td> <td>Ground Plan</td> <td>PTW</td> <td>12.12.25</td> </tr> <tr> <td>B1L0110</td> <td>D</td> <td>Level 01 Plan</td> <td>PTW</td> <td>12.12.25</td> </tr> <tr> <td>B1L0210</td> <td>D</td> <td>Level 02 Plan</td> <td>PTW</td> <td>12.12.25</td> </tr> <tr> <td>B1L0310</td> <td>D</td> <td>Level 03 Plan</td> <td>PTW</td> <td>12.12.25</td> </tr> <tr> <td>B1L0410</td> <td>C</td> <td>Level 04 Plan</td> <td>PTW</td> <td>12.12.25</td> </tr> </tbody> </table>	Approved plans					Civil Engineering Plans					Plan number	Revision number	Plan title	Drawn by	Date of plan	80000	A01	Cover Sheet	Robert Bird Group	12.12.25	82001	A01	Erosion and Sediment Control Plan	Robert Bird Group	12.12.25	83001	A01	General Arrangement Plan	Robert Bird Group	12.12.25	87001	A01	Stormwater Management Plan	Robert Bird Group	12.12.25	87101	A01	Stormwater Details Sheet 1	Robert Bird Group	12.12.25	87102	A01	Stormwater Details Sheet 2	Robert Bird Group	12.12.25	87201	A01	Stormwater Long Sections	Robert Bird Group	12.12.25	Architectural Drawings					A100024	B	Demolition Plan	PTW	23.5.25	B1B1010	D	Basement 01 Plan	PTW	12.12.25	B1B2010	B	Basement 02 Plan	PTW	23.5.25	B1GRD10	E	Ground Plan	PTW	12.12.25	B1L0110	D	Level 01 Plan	PTW	12.12.25	B1L0210	D	Level 02 Plan	PTW	12.12.25	B1L0310	D	Level 03 Plan	PTW	12.12.25	B1L0410	C	Level 04 Plan	PTW	12.12.25
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B1L0310	D	Level 03 Plan	PTW	12.12.25																																																																																												
B1L0410	C	Level 04 Plan	PTW	12.12.25																																																																																												

B1L0510	D	Level 05 Plan	PTW	12.12.25
B1L0610	D	Level 06-18 Plans	PTW	12.12.25
B1L1910	D	Level 19 Plan	PTW	12.12.25
B1L2010	D	Level 20-23 Plans	PTW	12.12.25
B1L2410	D	Level 24 Plan	PTW	12.12.25
B1ROF10	C	Roof Plan	PTW	14.11.25
B1TYP10	D	Typical Residential Plans Building B	PTW	12.12.25
B1TYP11	D	Typical Residential Plans Building C	PTW	12.12.25
B1TYP12	B	Typical Unit Plans Building B	PTW	14.11.25
B1TYP13	A	Typical Unit Plans Building C	PTW	23.05.25
C110010	D	North Elevation	PTW	12.12.25
C120010	E	East Elevation	PTW	12.12.25
C130010	C	South Elevation	PTW	12.12.25
C140010	C	West Elevation	PTW	4.09.25
C150010	B	Tower A East & North Elevations	PTW	23.05.25
C150010	A	East Elevation Through Compass Way	PTW	23.05.25
C160010	C	Tower B North Elevation / Tower C South Elevation	PTW	12.12.25
C160011	B	Tower B & Tower C West Elevation	PTW	4.09.25
C160012	A	Tower C South Elevation	PTW	23.05.25

		Through Level 2 Communal		
C170010	D	Streetscape Elevation East/West	PTW	12.12.25
C180010	D	Streetscape Elevation North/South	PTW	12.12.25
C200010	D	Materials & Finishes	PTW	12.12.25
D110010	D	Section 1	PTW	12.12.25
D110020	C	Section 2	PTW	12.12.25
D110030	C	Section 3	PTW	12.12.25
D110040	A	Detailed Sections	PTW	23.05.25
Q110010	C	ADG Compliance Schedule	PTW	12.12.25
Q210010	B	Adaptable / Livable Apartments	PTW	23.05.25
Q210020	C	Adaptable / Livable Apartments	PTW	12.12.25
Q220010	B	Accessible Hotel Rooms	PTW	23.05.25
Y100010	C	Neighbour Notification Plans	PTW	4.09.25
Landscape Plans				
0000	F	Landscape Cover Sheet	Site Image	07.12.25
0001	C	Legend	Site Image	01.05.24
0002	D	Planting Schedule	Site Image	27.05.25
0003	F	Landscape Masterplan Ground Floor	Site Image	07.12.25
1001	F	Landscape Plan Level 0 Sheet 01	Site Image	07.12.25
1002	F	Landscape Plan Level 0 Sheet 02	Site Image	07.12.25
1010	D	Landscape Masterplan Level 1	Site Image	27.05.25
1011	D	Landscape Plan Level 1 Sheet 01	Site Image	27.05.25
1012	D	Landscape Plan Level 1 Sheet 02	Site Image	27.05.25

	1020	E	Landscape Masterplan Level 2	Site Image	07.12.25
	1021	E	Landscape Plan Level 2 Sheet 01	Site Image	07.12.25
	1022	D	Landscape Plan Level 2 Sheet 02	Site Image	27.05.25
	1030	D	Landscape Masterplan Level 3	Site Image	27.05.25
	1031	D	Landscape Plan Level 3 Sheet 01	Site Image	27.05.25
	1032	D	Landscape Plan Level 3 Sheet 02	Site Image	27.05.25
	1040	E	Landscape Masterplan Level 4	Site Image	07.12.25
	1041	E	Landscape Plan Level 4 Sheet 01	Site Image	07.12.25
	1042	D	Landscape Plan Level 4 Sheet 02	Site Image	27.05.25
	1050	D	Landscape Masterplan Level 5	Site Image	27.05.25
	1051	D	Landscape Plan Level 5 Sheet 01	Site Image	27.05.25
	1052	D	Landscape Plan Level 5 Sheet 02	Site Image	27.05.25
	1060	D	Landscape Masterplan Level 19	Site Image	27.05.25
	1061	D	Landscape Plan Level 19 Sheet 01	Site Image	27.05.25
	1070	E	Landscape Masterplan Roof	Site Image	17.11.25
	1071	E	Landscape Plan Roof Sheet 01	Site Image	17.11.25
	1072	E	Landscape Plan Roof Sheet 02	Site Image	17.11.25
	5001	C	Landscape Details	Site Image	01.05.24
	5002	C	Landscape	Site Image	01.05.24

		Details		
5003	A	Landscape Details	Site Image	27.05.25
6001	D	Landscape Sections	Site Image	27.05.25
6002	D	Landscape Sections	Site Image	27.05.25
6003	C	Landscape Sections	Site Image	01.05.24
6004	D	Landscape Sections	Site Image	27.05.25
6005	B	Landscape Sections	Site Image	07.12.25
6006	A	Landscape Sections	Site Image	07.12.25
7001	D	Tree Retention and Removal Plan	Site Image	05.09.25

Approved documents			
Document title	Version number	Prepared by	Date of document
Report on Limited Detailed Site Investigation	Revision 1	Douglas Partners	12.12.25
Remediation Action Plan	Revision 2	Douglas Partners	12.12.25
Interim Audit Advice Letter No.1	LW-095	Ramboll	12.12.25
Updated Flood Risk Assessment	Version: 2020.1	Xavier Knight	12.12.25
Noise Impact Assessment	Revision 005	E-LAB Consulting	7.11.25
Traffic Impact Assessment	Issue 3	ptc.	12.12.25
Hotel Plan of Management	Draft v1	THSA Hotel Advisors	30.04.25
Preliminary Construction Traffic Management Plan	Issue 1	ptc.	14.11.25

In the event of any inconsistency between the approved plans and documents, the approved plans prevail. In the event of any inconsistency

	with the approved plans and a condition of this consent, the condition prevails.
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
2.	<p>Design Amendments for access</p> <p>Before the issue of the relevant construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following required design amendments to the approved plans (stamped by Council) and supporting documentation.</p> <p>a. Breakthrough panels shall be provided within the basement parking of the development to allow future vehicle access to 62 The Mall for light vehicles only, subject to demonstrating that it is impractical or unreasonable for the development to provide access to any vehicle other than light vehicles through the breakthrough panels whilst maintaining the original design intent as shown in the stamped Architectural Drawings referenced in condition 1. This shall be demonstrated via documentation prepared by a suitably qualified Engineering consultant, and any other specialist consultants as required, in consultation with Council.</p>
	Condition reason: To ensure the orderly development of land.
3.	<p>Design Amendments to residential units</p> <p>Before the issue of the relevant construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following required design amendments to the approved plans (stamped by Council) and supporting documentation. The design amendments listed below are to be reflected on updated plans and submitted and approved by Council:</p> <p>a. The private open space areas of Units C201 and C203 shall be extended to allow for the balcony of C201 to wrap around its eastern edge and for the balcony of C203 to wrap around its western edge. These wrap around elements should have a minimum dimension of 5 metres in a north-south direction.</p> <p>b. Improved acoustic insulation shall be provided for Units C201 and C301 in order that any noise from the car park is inaudible from the interior of the units.</p>
	Condition reason: To ensure the orderly development of land.

PRIOR TO DEMOLITION WORK

Number	Condition
4.	<p>Hazardous Material Survey</p> <p>Prior to demolition, the entire site (includes any structures) is to be assessed for hazardous materials, especially asbestos. A Hazardous Materials (HAZMAT) Report is to be prepared by an inspection body accredited by NATA.</p> <p>All recommendations in the above-mentioned report are to be implemented and a clearance certificate issued by an appropriately qualified occupational hygienist who has not previously been involved in the preparation of the Hazardous Materials (HAZMAT) Report, is to be submitted to Council prior to the issue of the first Construction Certificate.</p> <p>Condition reason: To ensure that the development complies with Council's Environmental Health Policies.</p>

DEMOLITION WORK

5.	<p>Demolition</p> <p>The demolition of all structures on the property must be undertaken in accordance with all the following:</p> <ol style="list-style-type: none"> a. Written notice must be issued to adjoining residents a minimum of seven (7) days before the commencement of demolition advising of the commencement date, b. Written notice must be issued to Council for inspection a minimum of (7) days before the commencement of demolition. Written notice must include the date when demolition work will commence and details of the name, address, contact telephone number and licence number of the demolition contractor, c. Inspections being undertaken by Council including: <ol style="list-style-type: none"> i. A pre-commencement demolition inspection when all site works required as part of this Determination Notice are installed on the site and before demolition work commencing, and ii. A final demolition inspection when the demolition work has been completed to ensure that the site is left in a satisfactory manner, in accordance with the conditions of this Determination Notice, d. Payment of an inspection fee at Council's current rate must be paid before inspection. Council requires 48 hours' notice to carry out an inspection, e. A sign must be erected at the front of the property showing the name of the licenced demolition contractor, the licence number and a telephone number on which that person can be contact outside of working hours, f. All demolition work must be carried out in accordance with Australian Standard 2601 – 'The Demolition of Structures', g. Where asbestos containing materials are to be removed, demolition must be carried out by contractors who have a current SafeWork NSW licence in asbestos removal, h. An asbestos clearance certificate issued under the Work Health and Safety Act 2011 must be submitted to Council after the completion of demolition work, i. Hazardous and intractable wastes arising from the demolition process must be removed and disposed of in accordance with the requirements
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	<p>of SafeWork NSW and the NSW Environment Protection Authority,</p> <p>j. Demolition procedures must maximise the reuse and recycling of demolished materials to reduce the environmental impacts of waste disposal,</p> <p>k. Adhere to the requirements stipulated in the approved Waste Management Plan, and</p> <p>l. Demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no building work/s is to be carried out at any time on a Sunday or a public holiday.</p> <p>A copy of the final demolition inspection report must be submitted to the principal certifier before the commencement of any building work.</p> <p>Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.</p>
6.	<p>Demolition Waste</p> <p>All waste material generated during demolition must be disposed of at an appropriately licensed waste facility for the specific waste.</p> <p>All waste must be transported by a contractor licensed to transport the specific waste, and in vehicles capable of carting the waste without spillage and meeting relevant requirements and standards. All loads must be covered prior to vehicles leaving the site.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>

BUILDING WORK BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

7.	<p>Development Contributions, Section 7.11</p> <p><u>Development Contributions of \$5,276,519.36 must be paid for this development before the issue of the first construction certificate.</u> The contributions are levied under Canterbury Bankstown Local Infrastructure Contributions Plan 2022 and Section 7.11 of the <i>Environmental Planning and Assessment Act 1979</i>. The contributions will be used to provide, extend or augment public amenities or public services required due to additional demand for these facilities created by the new development. The development contribution will be allocated to the following purposes under the contributions plan:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Open Space and Recreation facilities</td> <td>\$3,009,488.43</td> </tr> <tr> <td>Access and Public Domain Facilities</td> <td>\$1,365,323.12</td> </tr> <tr> <td>Community and Cultural Facilities</td> <td>\$823,844.39</td> </tr> <tr> <td>Plan Management & Administration</td> <td>\$77,863.42</td> </tr> <tr> <td>Total</td> <td>\$5,276,519.36</td> </tr> </tbody> </table> <p><u>Indexing of the contribution amount to be paid:</u> The development contribution payable will be adjusted, at the time of payment, to reflect Consumer Price Index increases which have occurred since the “Consent to operate from date” which appears on the front page of this Determination Notice.</p> <p><u>No construction certificate is to be issued and no construction is to commence until payment of development contributions.</u> The contribution must be paid to Council before the issue of the first construction certificate. Construction of the</p>	Category	Amount	Open Space and Recreation facilities	\$3,009,488.43	Access and Public Domain Facilities	\$1,365,323.12	Community and Cultural Facilities	\$823,844.39	Plan Management & Administration	\$77,863.42	Total	\$5,276,519.36
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Plan Management & Administration	\$77,863.42												
Total	\$5,276,519.36												

	<p>development may NOT commence until the development contributions are paid.</p> <p>A copy of the development contributions plan is available for inspection on Council's website and at Council's Administration offices in Bankstown and Campsie.</p> <p><u>NOTE: Development contribution amounts are non-refundable if you do not proceed with your development.</u></p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>				
<p>8.</p>	<p>Housing and Productivity Contribution</p> <p>Before the issue of the first construction certificate issued as part of this consent, the housing and productivity contribution (HPC) set out in the table below is required to be made.</p> <table border="1" data-bbox="347 748 1334 860"> <thead> <tr> <th data-bbox="347 748 1011 786">Housing and productivity contribution</th> <th data-bbox="1011 748 1334 786">Amount</th> </tr> </thead> <tbody> <tr> <td data-bbox="347 786 1011 860">Housing and productivity contribution (base component)</td> <td data-bbox="1011 786 1334 860">\$4,141,444.63</td> </tr> </tbody> </table> <p>The HPC must be paid using the NSW planning portal.</p> <p>At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).</p> <p>The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the <i>Environmental Planning and Assessment Act 1979</i> agrees.</p> <p>The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the HPC Order exempts the development from the contribution.</p> <p>The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.</p> <p>Condition Reason: To require contributions towards the provision of regional infrastructure.</p>	Housing and productivity contribution	Amount	Housing and productivity contribution (base component)	\$4,141,444.63
Housing and productivity contribution	Amount				
Housing and productivity contribution (base component)	\$4,141,444.63				
<p>9.</p>	<p>Payment of Fees</p> <p>Before Issuing the first construction certificate, all the following must be paid to the relevant authority/entity and written evidence of these payments must be provided to the certifier.</p> <ul style="list-style-type: none"> a. Levies a. Bonds b. Contributions c. Inspection fees <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>				

10.	<p>Long Service Levy</p> <p>Before the issue of the relevant construction certificate, payment of the long service levy is required, under the <i>Building and Construction industry Long Service Payments Act 1986</i>, section 34. Evidence of the payment is to be provided to the Certifier. Payment can be calculated using the Levy Portal Calculator at https://longservice.force.com/bci/s/levy-calculator. Payment must be made via the Long Service Levy Portal at https://www.longservice.nsw.gov.au.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
11.	<p>Construction Cranes May Require Separate Approval</p> <p>Separate approval must be sought (where required) under the relevant Regulations for any equipment (i.e. cranes) required to construct the building. Construction cranes may be required to operate at a height above the proposed development and consequently, may require separate approval under the Regulations. It is advisable that approval to operate equipment (i.e. cranes) be obtained before the issue of any relevant construction certificate.</p> <p>Condition reason: To ensure adequate approval of crane use.</p>
12.	<p>Car Parking Details</p> <p>Before the issue of the relevant construction certificate, a suitably qualified engineer must review the plans which relate to parking facilities and provide written evidence, to the certifier's satisfaction, that it complies with the relevant parts of AS 2890 – <i>'Parking Facilities - Off-Street Carparking'</i> and Council's development control plan.</p> <p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
13.	<p>Access Intercom</p> <p>Where a boom gate or barrier control is in place, the residential visitor spaces must be accessible to visitors by the location of an intercom (or card controller system) at the car park entry, installed at least 4 metres recessed into the site, when measured from the property boundary with the street. The intercom is to be wired to all units. This is to be to the satisfaction of the certifier prior to the issue of the relevant construction certificate.</p> <p>The intercom must comply with Australian Standard AS 1428.2: Design for access and mobility - Enhance and additional requirements - Building and facilities Sections 22 and 23.</p> <p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
14.	<p>Fire Safety Provisions</p> <p>The building must comply with the Category 1 fire safety provisions as are applicable to the building's proposed use. This must be demonstrated to the satisfaction of the appointed certifier prior to the relevant construction certificate.</p> <p>Note: The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in relation to this Determination Notice.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
15.	<p>Submit Plans to Sydney Water</p>

	<p>The Council approved plans, including demolition plans, must be submitted to Sydney Water for assessment prior to the first construction certificate. This will determine if the proposed structure(s) will affect any Sydney Water infrastructure or if there are additional requirements. Building plan approvals can be submitted online via Sydney Water TAP IN™.</p> <p>Refer to www.sydneywater.com.au/tapin for Sydney Water's Guidelines for building over or next to assets, visit www.sydneywater.com.au 'Plumbing, building & developing' then 'Building Plan Approvals' or call 13000 TAP IN™.</p> <p>Sydney Water must issue either a Building Plan Assessment letter which states that the application is approved, or the appropriate plans must be stamped by a Water Servicing Coordinator.</p>
	<p>Condition Reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
16.	Swimming Pool Waste
	<p>Swimming pool waste and overflow waters must be collected and directed to the sewer in accordance with the requirements of Sydney Water. Details must be submitted with the application for the relevant construction certificate and be approved by the certifier before the issue of that construction certificate.</p>
	<p>Condition reason: To protect sewerage and stormwater systems.</p>
17.	BASIX Certificate
	<p>The development must be carried out in accordance with the commitments shown on the submitted BASIX Certificate. The BASIX commitments must be reflected in the construction certificate plans and specifications for the relevant construction certificate. Any proposed changes to the BASIX commitments after the construction certificate has been issued will require an updated BASIX Certificate.</p>
	<p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
18.	Utilities and Services
	<p>Before the issue of the relevant construction certificate, the consent holder must submit the following written evidence of service provider requirements to the certifier:</p> <ol style="list-style-type: none"> a. a letter of consent from the relevant electricity provider demonstrating that satisfactory arrangements can be made for the installation and supply of electricity; and b. a response from the relevant water authority as to whether the plans proposed to accompany the application for a construction certificate would affect any of the relevant water authority infrastructure, and whether further requirements need to be met; and a letter of consent from the relevant telephone and broadband authority demonstrating that satisfactory arrangements can be made for the installation and supply of telephone and internet; and c. other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, what changes are required to make the development satisfactory to them.
	<p>Condition reason: To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.</p>
19.	Mobility Access

	<p>The building must be designed and constructed to provide access and facilities for people with a physical disability in accordance with the Building Code of Australia.</p> <p>If, in complying with this condition, amendments to the development are required, the design changes must be submitted to and approved by Council through a modification application before a relevant construction certificate being issued.</p> <p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
20.	<p>Adaptable Units</p> <p>Before the issue of the relevant construction certificate, the consent holder must ensure a report from a suitably qualified consultant is prepared and demonstrates, to the certifier's satisfaction, that any adaptable dwellings specified in the approved plans or supporting documentation comply with the provisions of AS 4299 – '<i>Adaptable Housing Standards</i>'.</p> <p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
21.	<p>Erosion and Sediment Control Plan</p> <p>Before the issue of the relevant construction certificate, the consent holder is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier:</p> <ol style="list-style-type: none"> Council's development control plan, the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book), and the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust). <p>The consent holder must ensure the erosion and sediment control plan is kept onsite at all times during site works and construction.</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
22.	<p>Dilapidation report</p> <p>Before the issue of the first construction certificate, a dilapidation report must be prepared by a suitably qualified engineer detailing the structural condition of adjoining buildings, structures or works and public land, to the satisfaction of the certifier for the following properties:</p> <ul style="list-style-type: none"> 3-7 Fetherstone Street 62 The Mall <p>Where access has not been granted to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the satisfaction of the certifier, that all reasonable steps were taken to obtain access to the adjoining properties.</p> <p>No less than 14 days before any site work commences, adjoining building owner(s) must be provided with a copy of the dilapidation report for their property(ies) and a copy of the report(s) must be made available to Council upon request.</p>

	Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.
23.	<p>Mechanical Ventilation</p> <p>The premises must be ventilated in accordance with the Building Code of Australia and AS1668.1 and 2 – ‘The Use of Ventilation and Air- Conditioning in Buildings – Mechanical Ventilation in Buildings’.</p> <p>Details of any mechanical ventilation and/or air-conditioning system complying with AS1668.1 and 2 – ‘The Use of Ventilation and Air- Conditioning in Buildings – Mechanical Ventilation in Buildings’, the Building Code of Australia and relevant Australian Standards must be prepared by a suitably qualified person and certified in accordance with Clause A2.2 (a) (iii) of the Building Code of Australia, to the satisfaction of the certifier before the issue of the relevant construction certificate.</p> <p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
24.	<p>Combustible Cladding</p> <p>The external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC). Before the issue of the relevant construction certificate and occupation certificate the certifier must:</p> <ol style="list-style-type: none"> a. Be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and b. Ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built. <p>Condition reason: To ensure compliance with the BCA.</p>
25.	<p>Basement Anchoring</p> <p>The basement of the development is located adjacent to a Council public road reserve. Separate approval and Work Permit is to be obtained from Council for any temporary or permanent anchoring works under Council's public road, prior to the issue of a relevant construction certificate.</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
26.	<p>Retaining walls</p> <p>Where Council approved cut or fill exceeds 200mm and stable batter of 1 vertical to 3 horizontal maximum grade cannot be achieved, then a masonry or other proprietary material retaining wall, intended and suitable for that purpose, shall be constructed within the development site. Note, filling of the site needs specific approval from Council.</p> <p>The retaining wall shall be located so that it will not impede or obstruct the natural flow of stormwater. Retaining walls exceeding 600mm in height shall be designed by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020. Plans and details prepared and signed by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 are to be submitted to the certifier before the issue of the relevant construction certificate.</p>

	<p>All works associated with the construction of the wall, including backfilling and drainage, is to be located wholly within the allotment boundaries.</p>
	<p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
27.	<p>Apply for Work Permit for Engineering Works</p> <p>The consent holder shall apply for a Work Permit and obtain approval from Council, for any of the following applicable engineering works in front of the site, at their own expense:</p> <ol style="list-style-type: none"> a. Two (2) Heavy Duty VFC at the property boundary with Fetherstone Street, b. Drainage connection to Council's drainage system, c. A full width special type footway paving to Council's requirement along the site's entire frontage to Fetherstone Street, The Mall, The Appian Way and North Terrace d. Removal of all driveway surfaces, reinstatement of laybacks to kerb and gutter and reshaping of the footway, all associated with redundant VFCs, e. Repair of any damage to the public road including the footway occurring during building works, and f. Reinstatement of the footway reserve and adjustment or relocation of existing public utility services to match the footway design levels as proposed on the approved Work Permit. Adjustment or relocation to any public utility services shall be carried out to the requirements of the public utility authority. <p>Note: Council is required to prepare a site survey and design in order to determine the necessary information. The consent holder should make application and payment for the Work Permit at least twenty-one (21) days before the information being required and before the issue of the relevant construction certificate. The Work Permit must be approved before any works commencing within the Council road reserve or on Council's assets.</p>
	<p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
28.	<p>Works Requiring a Work Permit</p> <p>As any works within, or use of, the footway or public road for construction purposes requires separate Council approval under Section 138 of the <i>Roads Act 1993</i> and/or Section 68 of the <i>Local Government Act 1993</i>, Council requires the consent holder to obtain a Works Permit and or a Roadway / Footpath Building Occupation Permit before the issue of the relevant construction certificate for this development being issued where one or more of the following will occur, within, on or over the public footway or public road:</p> <p>A PRIVATE CERTIFIER CANNOT ISSUE THESE PERMITS</p> <p>WORKS REQUIRING A 'WORKS PERMIT'</p> <ol style="list-style-type: none"> a. Dig up, disturb, or clear the surface of a public footway or public road, b. Remove or interfere with a structure or tree (or any other vegetation) on a public footway or public road, c. Connect a road (whether public or private) to a classified road, d. Undertake footway, paving, vehicular crossing (driveway), landscaping or

	<p>stormwater drainage works within a public footway or public road,</p> <ul style="list-style-type: none"> e. Install utilities in, under or over a public road, f. Pump water into a public footway or public road from any land adjoining the public road, g. Erect a structure or carry out a work in, on or over a public road, h. Require a work zone on the public road for the unloading and or loading of vehicles, i. Pump concrete from within a public road, j. Stand a mobile crane within a public road, k. Store waste and recycling containers, skips, bins and/or building materials on any part of the public road, l. The work is greater than \$25,000, and m. Demolition is proposed. <p>The consent holder shall construct all works approved within the public road and footway under the supervision and to the satisfaction of Council and shall arrange for necessary inspections by Council whilst the work is in progress.</p> <p>The consent holder shall ensure that the person or company carrying out the work will carry public liability insurance to a minimum value of twenty million dollars and shall provide proof of the policy to Council, before commencing any work approved by the Work Permit including the Road Opening Permit. The policy must remain valid for the duration of the works.</p>
	<p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
<p>29.</p>	<p>Finished surface levels</p> <p>Finished surface levels of all internal works and at the street boundary, including driveways, landscaping and drainage structures, must be as shown on relevant construction certificate plans. The levels at the street boundary must be consistent with the Street Boundary Alignment Levels issued by Council.</p>
	<p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
<p>30.</p>	<p>Stormwater Drainage</p> <p>Stormwater drainage from the development shall be designed so as to comply with Council's Development Engineering Standards, AS3500.3 and the requirements of the BASIX Certificate.</p> <p>For this development, Council requires that the stormwater runoff from within the development site shall be collected and controlled by means of an on-site stormwater detention system, in accordance with Council's Development Engineering Standards.</p> <p>A final detailed stormwater drainage design shall be prepared by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 in accordance with the above requirements and shall generally be in accordance with the approved concept stormwater plan as shown in the table below, including recommended amendment in the letter dated 26 June 2025 prepared by Robert Bird Group Pty Ltd. The final plan shall be certified by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 that it complies with Council's Development Engineering Standards, the BASIX Certificate and the relevant Australian Standards.</p>

Plan Name	Number	Date	Prepared By
Stormwater Management Plan	Job No. 23334 Rev P03	10 Nov 2025	Robert Bird Group Pty Ltd
Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.			
31.	Pump Out System		
The pump out drainage system for the basement driveway ramp and car parking area shall be provided in accordance with Council's Development Engineering Standards. The engineer must design the Pump out drainage system to be in accordance with the Australian Standards AS 3500.3. Engineering details and manufacturers specifications for the pumps, switching system and sump pit shall be submitted to the certifier for approval before issue of the relevant construction certificate. The engineer must certify that the hydraulic design complies with the above relevant standards.			
Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.			
32.	Adjacent to Easement		
Sites located adjacent to Council's drainage easement and/or sites affected by flooding shall comply with the following:			
<ul style="list-style-type: none"> a. The proposed building(s) including eaves and gutters shall be located clear of existing and proposed Council easements within the site. Plans demonstrating this requirement are to be submitted to the certifier before the issue of the relevant construction certificate. All approved construction details shall be consistent with this requirement. b. Concrete pier and beam type footings shall be provided for all structures adjacent to Council's stormwater pipe/easement in accordance with the requirements contained in Council's Development Engineering Standards. Plans and details prepared by a qualified practising structural engineer, with details suitable for construction in accordance with the above Policy shall be incorporated into the details for approval of the relevant construction certificate. A copy of the approved details together with a report prepared by a registered surveyor showing location, size and depth of the stormwater system, shall be sent to Council for recordkeeping. c. Design floor levels and any access points leading to the basement (lifts, stairwell, access driveway etc) shall be constructed in accordance with Council's Development Control Plan, Chapter 2.2 – Flood Risk Management and the Updated Flood Impact Risk Assessment prepared by Xavier Knight, Reference No. 221213, dated 12 December 2025. All approved construction details shall be consistent with this requirement. d. Landscaping within Council's drainage easement shall be limited to grassed or paved surfaces only. All approved construction details shall be consistent with this requirement. A copy of the approved landscaping details shall be submitted to Council for recordkeeping. e. An unobstructed overland flowpath (floodway) for excess stormwater runoff from Council's drainage system and upstream catchment shall be constructed and maintained. Final details suitable for construction prepared by a qualified professional civil engineer shall be submitted to the certifier before the issue of the relevant construction certificate. All approved construction details shall be consistent with this requirement. A copy of 			

	<p>the approved details shall be submitted to Council for recordkeeping.</p> <p>f. For concrete pavements built over drainage easements full depth construction joints shall be provided along the easement boundary, in accordance with the requirements contained in Council's Development Engineering Standards. Details suitable for construction prepared by a qualified professional civil engineer shall be submitted to the principal before the issue of the relevant construction certificate. A copy of the approved details shall be submitted to Council for recordkeeping.</p>
	<p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
33.	<p>Detailed Design of Flood Storage Facility</p> <p>Adequate inlet capacity and flood storage shall be provided upstream of the development site to capture and store overland flow displaced by the development. The location and design of the proposed inlet and flood storage facility shall be subject to Council approval prior to the issue of a relevant Construction Certificate.</p> <p>This shall be prepared in accordance with the approved Updated Flood Impact Risk Assessment prepared by Xavier Knight, Reference No. 221213, dated 12 December 2025.</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
34.	<p>Updated Flood Impact Risk Assessment Report</p> <p>Prior to the issue of a relevant Construction Certificate, an Updated Flood Impact Risk Assessment Report based on the revised design of the proposed inlet and flood storage facility shall be submitted to and approved by Council, which demonstrates the design's compliance with Canterbury-Bankstown Development Control Plan 2023 and Canterbury-Bankstown Local Environmental Plan 2023.</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
35.	<p>CCTV Survey</p> <p>A CCTV of the stormwater pipe traversing the easement/site is required to establish and confirm all connections discharging to this drainage system prior to decommissioning. Any connections from sources outside of the development site will need to be maintained and connected to the downstream drainage system. A copy of this CCTV survey shall be provided to Council prior to the issue of a relevant Construction Certificate.</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
36.	<p>Stormwater Connections – Pre and Post-Construction CCTV Report</p> <p>To ensure Sydney Water and Council's stormwater infrastructure are adequately protected, a pre and post construction CCTV report on the existing pits and Sydney Water culvert where stormwater connections are proposed shall be submitted to Council prior to the issue of a relevant construction certificate.</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
37.	<p>Flood Emergency Response Plan</p> <p>Prior to the issue of a relevant construction certificate, a Flood Emergency Response Plan must be developed and implemented that:</p>

	<ul style="list-style-type: none"> a. Addresses and manages flood hazards up to the PMF event; b. Provides details of flood gate requirements including operation procedures and how evacuation can be facilitated in the event that the flood gates are raised; and c. This Flood Emergency Response Plan must be submitted to, and approved by Council's Catchment Management Planner.
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites
38.	Driveway Design
	<p>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 Parking facilities Part 1: Off-street car parking, AS/NZS 2890.2 Parking facilities Part 2: Off-street commercial vehicle facilities and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities. The details must be submitted to and approved by the certifier before a relevant construction certificate being issued.</p> <p>Furthermore, for internal driveways with a gradient exceeding 10% (1 in 10), longitudinal profiles of all vehicular driveways and ramps shall be submitted for approval by the certifier before the issue of the relevant construction certificate. The maximum grade of the driveway/ramp shall not exceed 25% and shall comply with AS 2890 parking series. The profile shall be drawn at a reduction ratio of 1 to 25 vertical and horizontal and shall be related to the datum used for the issue of the footway design levels and shall also show the road centre line levels, Council issued footway design levels and gutter levels. Council's Car Clearance Profile in Council's Development Engineering Standards, (Plan No. S 006) shall be used to design the profile.</p>
	Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.
39.	Swept path analysis for Internal Ramps
	Swept path analysis of B85 and B99 throughout the parking levels and in particular at the intersection areas shall be submitted and approved by Council prior to the issue of a relevant Construction Certificate.
	Condition reason: To ensure compliance with the relevant Australian Standards.
40.	Small Car Parking
	<p>The design and layout of all off-street car parking must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 - Parking facilities Part 1: Off-street car parking and AS2890.2 – Parking Facilities Part 2: Off-street commercial vehicle facilities.</p> <p>Where physical kerb separators between opposing traffic flow, can't be installed along all internal ramps and circulation roadways connecting different parking levels, appropriate line marking with additional Raised Pavement Markers (RPM) shall be installed. The details must be submitted and approved by the certifier before a relevant construction certificate being issued.</p>
	Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.
41.	Pavement Design
	An all-weather pavement shall be designed to withstand the anticipated wheel loads for all areas subjected to vehicular movements. Internal pavements specification prepared and certified by a qualified professional Civil Engineer to

	<p>comply with the relevant Australian Standards, shall be submitted to the certifier for approval before the issue of a relevant construction certificate.</p> <p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
42.	<p>Validation Report</p> <p>Prior to issue of the relevant construction certificate, the proponent must submit a detailed validation report to Council.</p> <p>The validation report must be prepared in accordance with:</p> <ol style="list-style-type: none"> i. 'Managing Land Contamination: Planning Guidelines (Department of Urban Affairs and Planning and NSW EPA, 1998), ii. Relevant EPA Guidelines, including the guidelines for 'Consultants Reporting of Contaminated Land' (NSW EPA, 2020), and iii. <i>National Environmental Protection (Assessment of Site Contamination) Measure 1999</i> (as amended 2013). <p>The validation report must be prepared or reviewed and approved by an appropriately qualified environmental consultant.</p> <p>The validation report must verify that the land is suitable for the proposed use(s), and that the remediation and validation of the site has been undertaken in accordance with the Remedial Action Plan, prepared by Douglas Partners Pty Ltd, titled Remedial Action Plan Proposed Redevelopment of Compass Centre, dated 12 December 2025, reference 213805.05</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
43.	<p>Traffic Management Plan</p> <p>Before the issue of the first construction certificate for this development, the consent holder must obtain approval from Council's Traffic Section for a Site, Pedestrian and Traffic Management Plan (SPTMP). This Plan must address the measures that will be implemented for pedestrian safety and traffic management as specified below.</p> <p>A PRIVATE CERTIFIER CANNOT APPROVE YOUR SITE, PEDESTRIAN & TRAFFIC MANAGEMENT PLAN</p> <p>This plan shall include details of the following:</p> <ol style="list-style-type: none"> a. Proposed ingress and egress points for vehicles to and from the construction site; b. Proposed protection of pedestrians, adjacent to the constructions site; c. Proposed pedestrian management whilst vehicles are entering/exiting the construction site; d. Proposed method of loading and unloading excavation machines, building material, construction materials and waste containers during the construction period; e. Proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc. are required to be displayed and shall be in accordance with Council's and the NSW Roads and Maritime Services requirements and AS1742.3. f. Proposed route for transportation of bulk and excavation materials to and from the development site. <p>The route for transportation to and from the development site of bulk and</p>

	<p>excavation materials shall generally be by the shortest possible route to the nearest "State Road" via "Regional Roads", with every effort to avoid school zones on public roads. Alternate longer routes will only be considered in order to bypass school zones during school zone hours. If school zones cannot be avoided no heavy construction vehicle movements are to arrive or depart the site during signposted school zone periods 8:00am - 9:30am and 2:30pm - 4:00pm on school days.</p> <p>An Agreement to Council's satisfaction, signed by the consent holder/owner specifying the approved route and acknowledging responsibility to pay Council to rectify damages to public property adjacent to the site as a consequence of building works shall be lodged with Council before release of any construction certificate. Damage will be rectified as required by Council to remove unsafe conditions. All damage must be rectified upon completion of work to the satisfaction of Council.</p> <p>The approved Site, Pedestrian and Traffic Management Plan is to be implemented before the commencement of any works on the construction site.</p> <p>In addition, a TfNSW Approval / Road Occupancy Licence will be required for works on Regional or State Roads or within 100m of a traffic facility including roundabouts and traffic signals. Refer to Council's Development Engineering Standards for a list of Regional and State Roads.</p> <p>Note: Approval by Council of a SPTMP may take up to six (6) months. Accordingly, it is recommended the application to Council be submitted well in advance of the need for the first construction certificate.</p> <p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
<p>44.</p>	<p>Construction Site Management Plan</p> <p>Before the issue of the first construction certificate, a Construction Site Management Plan (CSMP) must be prepared and approved by the certifier. The plan must include the following matters:</p> <ol style="list-style-type: none"> a. The location and materials for protective fencing and hoardings on the perimeter of the site; b. Provisions for public safety; c. Pedestrian and vehicular site access points and construction activity zones; d. Details of construction traffic management including: <ol style="list-style-type: none"> i. Proposed truck movements to and from the site; ii. Estimated frequency of truck movements; and iii. Measures to ensure pedestrian safety near the site; e. Details of bulk earthworks to be carried out; f. The location of site storage areas and sheds; g. The equipment used to carry out works; h. The location of a garbage container with a tight-fitting lid; i. Dust, noise and vibration control measures; j. The location of temporary toilets; k. The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with: <ol style="list-style-type: none"> i. AS 4970 – Protection of trees on development sites; ii. An applicable Development Control Plan;

	<p>iii. An arborist's report approved as part of this consent A copy of the construction site management plan must be kept on-site at all times while work is being carried out.</p> <p>A copy of the construction site management plan must be kept on-site at all times while work is being carried out.</p> <p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
45.	<p>Construction and Environmental Management Plan</p> <p>Prior to issue of the first construction certificate, a construction environmental management plan (CEMP) for the development must be provided to the principal certifier for approval. The environmental site management measures must remain in place and be maintained throughout the period of the development. The CEMP must address all environmental aspects of the development's construction phases, and include, where relevant, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) Asbestos management plan, (b) Project contact information, (c) Site security details, (d) Timing and sequencing information, (e) Site soil and water management plan, (f) Noise and vibration control plan, (g) Dust control plan, (h) Air monitoring, (i) Odour control plan, (j) Health and safety plan, (k) Waste management plan, (l) Incident management contingency, and (m) Unexpected finds protocol. <p>The CEMP must be kept on site for the duration of the works and must be made available to Council Officers upon request.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites</p>
46.	<p>Loading Dock Management Plan</p> <p>A Loading Dock Management Plan is to be provided prior to issue of the relevant construction certificate detailing measures to prevent conflicting movements between light and heavy vehicles, in particular for light vehicles exiting the basement and heavy vehicles exiting the loading dock.</p> <p>A copy of the loading dock management plan must be kept on-site at all times.</p> <p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
47.	<p>Work Vehicle Route</p> <p>The route for transportation to and from the development site of bulk and excavation materials shall generally be by the shortest possible route to the nearest "regional road", with every effort to avoid school zones on public roads. The consent holder shall nominate the route for approval by Council before commencement of any work on the site. An "Agreement" to Council's satisfaction, signed by consent holder specifying the approved route and acknowledging responsibility to pay Council for damages to public property adjacent to the site shall be lodged with Council before release of any relevant</p>

	<p>construction certificate. All damage must be rectified before the issue of any occupation certificate.</p> <p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
48.	<p>Sight Triangles on Plans</p> <p>Sight triangles are to be marked on the relevant construction certificate plans, being provided at the intersection of the driveway and the property boundary in accordance with AS 2890.1:2004 'Figure 3.3 – Minimum Sight Lines for Pedestrian Safety'. The sight triangle shall extend 2 metres from the driveway edge along the property boundary and 2.5 metres from the boundary along the driveway and is to be kept clear of any obstructions.</p> <p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
49.	<p>Waste Management Plan</p> <p>Before the issue of a relevant construction certificate, a Waste Management Plan (WMP) must be prepared and provided to the certifier. The plan must include the following matters:</p> <p>The plan must be prepared</p> <ol style="list-style-type: none"> a. in accordance with: <ol style="list-style-type: none"> i. the Environment Protection Authority's Waste Classification Guidelines as in force from time to time, and ii. a development control plan that provides for waste management that applies to the land on which the work or the clearing of vegetation is carried out, and b. include the following information— <ol style="list-style-type: none"> i. the contact details of the person removing waste, ii. an estimate of the type and quantity of waste, iii. whether waste is expected to be reused, recycled or sent to landfill, iv. the address of the disposal location for waste. <p>A copy of the waste management plan must be kept on-site at all times while work approved under the development consent is being carried out.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
50.	<p>Plans to Include Bin Storage Area</p> <p>The relevant construction certificate plans shall include details of the waste bin storage area. The bin storage area shall not be visible from the street. The bin storage area shall be located within the building per the plans.</p> <p>Condition reason: To ensure compliance with the relevant Canterbury-Bankstown policy.</p>
51.	<p>Bin Carting Route</p> <p>The certifier must not issue the relevant construction certificate unless provided with detailed plans that form part of the construction certificate which identify that the bin carting route from the communal bin storage room to the waste collection point identified on stamped plans complies with the following requirements as</p>

	<p>well as the requirements of Council's "Waste Management Guide for New Developments":</p> <ol style="list-style-type: none"> Is direct and less than 10.0 / 15.0 metres in length, Has a minimum width of 2.0 metres of hard surface; Is of non-slip material and free from obstacles and steps; Is not located within a driveway or carpark; Has a maximum grade of 1:30 (3%); and Has a layback installed at the collection point. 									
	<p>Condition reason: To ensure the orderly collection of waste from the site.</p>									
<p>52.</p>	<p>Residential Basement Bin Storage Room</p> <p>The certifier must not issue the relevant construction certificate unless provided with detailed plans that form part of that construction certificate for the communal bin storage room that comply with the following requirements as well as the requirements of Council's "Waste Management Guide for New Developments":</p> <ol style="list-style-type: none"> Floors must be constructed of concrete at least 75mm thick and graded and drained to a Sydney Water approved drainage fitting; Floors must be finished so as to be non-slip with a smooth and even surface; A designated room or enclosure and is to have a roof, with a minimum 2.1m unobstructed room height; Must be compatible with the overall design of the development; Walls must be constructed of solid impervious material; Ceilings must be finished with a smooth faced non-absorbent material capable of being cleaned; Walls, ceiling and floors must be finished in a light colour; An adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock is to service the room; A self-closing door openable from within the room; Must be constructed to prevent the entry of birds and vermin; Be provided with adequate light and ventilation. Light source must be through controlled light switches located both outside and inside the room; Any doorways must be 2 metres wide and open outwards; and Basement designed to fit the following bin allocations: <table border="1" data-bbox="464 1438 1319 1550"> <thead> <tr> <th>Number</th> <th>Bin Size</th> <th>Bin Type</th> </tr> </thead> <tbody> <tr> <td>36</td> <td>1,100L</td> <td>Garbage (Red)</td> </tr> <tr> <td>19</td> <td>1,100L</td> <td>Recycling (Yellow)</td> </tr> </tbody> </table>	Number	Bin Size	Bin Type	36	1,100L	Garbage (Red)	19	1,100L	Recycling (Yellow)
Number	Bin Size	Bin Type								
36	1,100L	Garbage (Red)								
19	1,100L	Recycling (Yellow)								
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>									
<p>53.</p>	<p>Recycling Cupboards on each floor</p> <p>The certifier must not issue a relevant construction certificate unless provided with detailed plans that form part of the construction certificate for the recycling cupboards that comply with the following requirements as well as the requirements of Council's "Waste Management Guide for New Developments":</p> <ol style="list-style-type: none"> Maximum distance of 30 metres from all dwellings; Access is to be in accordance with AS 1428 (Set): 'Design for access and mobility'; Located directly adjacent to the chute hopper and contain one 240L recycling bin and one FOGO bin/bucket; 									

- d. Designed to fit 2x240L bins facing forward;
- e. Designed so the doors are of sufficient width to allow the transfer/rotation of 240L bins; and
- f. The floor is to be constructed of a durable and impervious material with a smooth finish.
- g. Designed and sealed to minimise odour and smell.
- h. The total number of bins required for the two residential towers (Building B and Building C) at 24 stories is as follows:

Number	Bin Size/Type
48	240L
48	FOGO bin/bucket

Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.

54. Bulky Waste Storage Room

The certifier must not issue a relevant construction certificate unless provided with detailed plans that form part of that construction certificate for the bulky waste storage room that comply with the following requirements as well as the requirements of Council’s “Waste Management Guide for New Developments”:

- a. Floors must be constructed of concrete at least 75mm thick and graded and drained to a Sydney Water approved drainage fitting;
- b. Floors must be finished so as to be non-slip with a smooth and even surface;
- c. A designated room or enclosure and is to have a roof, with a minimum 2.1m unobstructed room height;
- d. Must be compatible with the overall design of the development;
- e. Walls must be constructed of solid impervious material;
- f. Ceilings must be finished with a smooth faced non-absorbent material capable of being cleaned;
- g. Walls, ceiling and floors must be finished in a light colour;
- h. A self-closing door openable from within the room;
- i. Must be constructed to prevent the entry of birds and vermin;
- j. Be provided with adequate light and ventilation. Light source must be through controlled light switches located both outside and inside the room;
- k. Any doorways must be 2 metres wide and open outwards; and
- l. Designed to a minimum size of 11m².

Condition reason: To ensure the orderly collection of waste from the site.

55. Two Retail Basement Bin Storage Rooms

The certifier must not issue a relevant construction certificate unless provided with detailed plans that form part of that construction certificate for the communal bin storage room that comply with the following requirements as well as the requirements of Council’s “Waste Management Guide for New Developments”:

- a. Floors must be constructed of concrete at least 75mm thick and graded and drained to a Sydney Water approved drainage fitting;
- b. Floors must be finished so as to be non-slip with a smooth and even surface;
- c. A designated room or enclosure and is to have a roof, with a minimum 2.1m unobstructed room height.
- d. Must be compatible with the overall design of the development;
- e. Walls must be constructed of solid impervious material;
- f. Ceilings must be finished with a smooth faced non-absorbent material

- capable of being cleaned;
- g. Walls, ceiling and floors must be finished in a light colour;
- h. An adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock is to service the room;
- i. A self-closing door openable from within the room;
- j. Must be constructed to prevent the entry of birds and vermin;
- k. Be provided with adequate light and ventilation. Light source must be through controlled light switches located both outside and inside the room;
- l. Any doorways must be 2 metres wide and open outwards; and
- m. In total, basement bin rooms designed to fit the following bin allocations:

Number	Bin Size	Bin Type
10	1,100L	Garbage (Red)
14	1,100L	Recycling (Yellow)

Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.

56. Private on-site waste collection

Before the issue of any relevant construction certificate, the certifier must receive written confirmation from Council, that Council has been provided to its satisfaction with the following:

- a. Detailed plans showing that the waste storage rooms identified on stamped plans will be capable of being accessed from the designed access roadway by a Small Rigid Vehicle (SRV) in accordance with AS2890.2, and that a loading area is available for the vehicle when collecting waste that meets the following requirements:
 - i. Within 5 metres of all waste storage rooms or temporary holding area;
 - ii. A separate parking area for the collection vehicle; and
 - iii. Include an extra 2 metres at the rear of the vehicle loading area.
- b. Certification from a suitably qualified engineer that the route of travel, loading area and entry and exit points will be constructed so as to support the following loading requirements:
 - i. Small Rigid Vehicle can enter and exit the site in a forward position;
 - ii. Length of 6.4 metres;
 - iii. Clearance height of 3.5 metres
- c. Waste collection vehicle can access the basement, adequately manoeuvre into position, load bins and exit the basement in a forward position;
- d. The collection vehicle must be able to manoeuvre in the basement with limited need for reversing;
- e. The floor of the basement has been designed to carry the SRV waste collection vehicle; and
- f. The gradient is to be suitable for a Small Rigid Vehicle as per AS2890.2.

Condition reason: To ensure the orderly collection of waste from the site.

57. Waste Chute

The certifier must not issue a relevant construction certificate unless provided with detailed plans that form part of that construction certificate for the waste chutes that comply with the following requirements as well as the requirements of Council's "Waste Management Guide for New Developments":

- a. Chutes, service openings and charging devices are constructed of metal or a smooth faced surface which is fire resistant and of impervious material

	<ul style="list-style-type: none"> b. Chute is cylindrical in section, vertical and without bends as it passes through the floors c. Chutes must terminate in the waste storage room and discharge into a waste bin d. Comply with manufactures technical specifications and operational limitations. 												
	<p>Condition reason: To ensure the orderly collection of waste within the site.</p>												
<p>58.</p>	<p>Hotel Basement Bin Storage Room</p> <p>The certifier must not issue a relevant construction certificate unless provided with detailed plans that form part of that construction certificate for the communal bin storage room that comply with the following requirements as well as the requirements of Council's "Waste Management Guide for New Developments":</p> <ul style="list-style-type: none"> a. Floors must be constructed of concrete at least 75mm thick and graded and drained to a Sydney Water approved drainage fitting; b. Floors must be finished so as to be non-slip with a smooth and even surface; c. A designated room or enclosure and is to have a roof, with a minimum 2.1m unobstructed room height. A minimum 2.7m unobstructed room height is required where bin lifting equipment is required; d. Must be compatible with the overall design of the development; e. Walls must be constructed of solid impervious material; f. Ceilings must be finished with a smooth faced non-absorbent material capable of being cleaned; g. Walls, ceiling and floors must be finished in a light colour; h. An adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock is to service the room; i. A self-closing door openable from within the room; j. Must be constructed to prevent the entry of birds and vermin; k. Be provided with adequate light and ventilation. Light source must be through controlled light switches located both outside and inside the room; l. Any doorways must be 2 metres wide and open outwards; and m. Basement designed to fit the following bin allocations: <table border="1" data-bbox="405 1370 1353 1512"> <thead> <tr> <th>Number</th> <th>Bin Size</th> <th>Bin Type</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>1,100L</td> <td>Garbage (Red)</td> </tr> <tr> <td>6</td> <td>1,100L</td> <td>Recycling (Yellow)</td> </tr> <tr> <td>5</td> <td>240L</td> <td>Organic</td> </tr> </tbody> </table> <p>1x cardboard storage 1x recycling store 1x bulk store</p>	Number	Bin Size	Bin Type	4	1,100L	Garbage (Red)	6	1,100L	Recycling (Yellow)	5	240L	Organic
Number	Bin Size	Bin Type											
4	1,100L	Garbage (Red)											
6	1,100L	Recycling (Yellow)											
5	240L	Organic											
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>												
<p>59.</p>	<p>On-Site Waste Collection within Basement</p> <p>Before the issue of any relevant construction certificate, the certifier must receive written confirmation from Council, that Council has been provided to its satisfaction with the following:</p> <ul style="list-style-type: none"> a. Detailed plans showing that the waste storage rooms identified on stamped plans will be capable of being accessed from the designated access roadway by a Heavy Rigid Vehicle (HRV) in accordance with AS2890.2, 												

	<p>and that a loading area is available for the vehicle when collecting waste that meets the following requirements:</p> <ul style="list-style-type: none"> i. Within 5 metres of all waste storage rooms or temporary holding area; ii. A separate parking area for the collection vehicle; and iii. Include an extra 2 metres at the rear of the vehicle loading area. <p>b. Certification from a suitably qualified engineer that the route of travel, loading area and entry and exit points will be constructed so as to support the following loading requirements:</p> <ul style="list-style-type: none"> i. Heavy Rigid Vehicle can enter and exit the site in a forward position; ii. 30 tonne waste collection vehicles; iii. Length of 12.5 metres; iv. Clearance height of 4.5 metres v. Waste collection vehicle can access the basement, adequately manoeuvre into position, load bins and exit the basement in a forward position; vi. The collection vehicle must be able to manoeuvre in the basement with limited need for reversing; vii. The floor of the basement has been designed to carry the 30-tonne waste collection vehicle; and viii. The gradient is to be suitable for a Heavy Rigid Vehicle as per AS2890.2.
	<p>Condition reason: To ensure the orderly collection of waste from the site.</p>
<p>60.</p>	<p>Carpark Exhaust</p> <p>Before the issue of a relevant construction certificate, the certifier is to ensure that all carpark exhaust does not directly vent into private or communal open space.</p> <p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
<p>61.</p>	<p>Landscaping Plan</p> <p>A detailed landscape plan prepared by a qualified landscape architect or qualified landscape designer must be approved by the certifier before the issue of a relevant construction certificate. The landscape plan must be prepared in accordance with Council's DCP 2023 and must include the following features, notations and specifications:</p> <ul style="list-style-type: none"> a. The location of existing and proposed structures on the subject property/properties, including existing and proposed trees, impermeable areas, landscaped areas, deep soil zones, fixed furniture, shade structures, lighting, and other features, b. Details of earthworks and soil depths, including mounding and retaining walls and planted boxes, c. The location, number, pot size and type of chosen plant species. Details of planting procedures and long-term maintenance (if any), d. Details of drainage and watering systems, e. A Landscape maintenance schedule period of 12 months is to be applied to this development. During this maintenance period, the landscaping must be maintained in accordance with the details specified on the submitted landscape plan, f. All the tree supply stocks shall comply with the guidance given in the publication Specifying Trees: a guide to assessment of tree quality by Ross

	Clark (NATSPEC, 2003).
	Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.
62.	Landscape Management
	A site wide landscape management plan is to be submitted to and approved by the certifier before the issue of a relevant construction certificate. The plan is to address but is not limited to the 12-month landscape maintenance schedule and ongoing maintenance regimes to be implemented for the life of the development. The plan is to demonstrate who is responsible for and how the landscape features will be installed and detail the responsibility of ongoing maintenance of the landscaping.
	Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.
63.	Council's Tree Management Order
	Approval in accordance with Council's Tree Management Order (TMO) is granted to lop or remove only those trees identified to be lopped or removed on the approved plans. If not indicated on the approved plans, separate approval must be obtained to prune or remove trees on adjoining properties or other trees located on the site, prior to the issue of the relevant construction certificate. A person(s) who contravenes or causes or permits the TMO to be breached shall be guilty of an offence and liable for prosecution.
	Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.
64.	No Air conditioning units visible
	No air-conditioning equipment is to be visible from the public domain. Equipment and associated wiring shall: <ul style="list-style-type: none"> a. Not be located on awnings or attached to the face of the building, b. Not be located on roofs in such a way that it is visible from any street, footpath or park, c. Be visually screened if located 1.8 metres above ground level in other locations, and d. Wiring shall be fully concealed. <p>All construction certificate documentation for a relevant construction certificate is to demonstrate compliance with these requirements.</p>
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
65.	Air conditioning units – BASIX requirements
	The location of any air-conditioning and hot water units and associated infrastructure must be located to ensure that they are not visible from the street, and that they do not result in a non-compliance with the relevant built form controls and private open space controls contained within the Apartment Design Guide. Confirmation from a suitably qualified architect that the BASIX commitments do not compromise the design guidance as contained within the Apartment Design Guide must be provided to the certifier before the issue of a relevant construction certificate.
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
66.	Hydrant boosters on plans

	<p>All hydrant boosters and associated services and shield walls are to be contained within cabinets and / or designed to match the appearance of the main structure of the development. This is to be demonstrated to the satisfaction of the certifier prior to the issue of the relevant construction certificate.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
67.	<p>Roof-top equipment</p> <p>All roof-top plant and associated equipment must be located within the approved building envelope and must not be visible from the public domain. This is to be demonstrated to the satisfaction of the certifier prior to the issue of the relevant construction certificate.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
68.	<p>Landscape Plantings</p> <p>All scheduled plant stock shall be pre-ordered, prior to issue of a relevant Construction Certificate or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation.</p> <p>Written confirmation of the order shall be provided to Council's Landscape Architect to issue of any relevant Construction Certificate. The order confirmation shall include the supplier's name, address and contact details; and expected supply date.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
69.	<p>Tree Supply</p> <p>All the tree supply stocks shall comply with the guidance given in the publication <i>Specifying Trees: a guide to the assessment of tree quality</i> by Ross Clark (NATSPEC, 2003). This is to be demonstrated to the satisfaction of the certifier prior to the issue of the relevant construction certificate.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>

BEFORE BUILDING WORK COMMENCES

70.	<p>Certifier details</p> <p>A construction certificate is required for the erection of a building in accordance with this Determination Notice.</p> <p>This Determination Notice does not authorise building work until a principal certifier has been appointed as the principal certifier for the work by (or with the approval of) the consent holder.</p> <p>The following requirements apply before the commencement of building work in accordance with this Determination Notice:</p> <ol style="list-style-type: none"> a. the principal certifier has, no later than two (2) days before the building work commences, notified the Consent Authority and the Council (if the council is not the Consent Authority) of their appointment as the principal certifier, b. the principal certifier has, no later than two (2) days before the building work commences, notified the consent holder of any inspections that are required to be carried out in respect of the building work, c. the person carrying out the building work has notified the principal certifier that the person will carry out the building work as an owner-builder, if that is the case, d. the consent holder, if not carrying out the work as an owner-builder, has: <ol style="list-style-type: none"> i. appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and ii. notified the principal certifier of the appointment, and iii. unless that person is the principal contractor, notified the principal contractor of any inspections that are required to be carried out in respect of the building work, e. the consent holder has given at least a 2-day notice to the Council, and the principal certifier if not the Council, of the person's intention to commence the erection of the building. <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
71.	<p>Return Bins to Council</p> <p>Before the commencement of any works, all domestic waste bins servicing the site are to be returned to Council.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
72.	<p>Services and Infrastructure – External Agency Conditions</p> <p>All works shall be in accordance with the recommendations set out in the following external agency requirements:</p> <ol style="list-style-type: none"> a. Ausgrid response to DA-1182/2024 at 99 North Terrace Bankstown 2200 under section 2.48 of the State Environmental Planning Policy (Transport and Infrastructure), undated, b. Sydney Water Advice, dated 29 September 2025, Reference 224026, 220676, Attachment 1 – Recommended Development Conditions. <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
	Remedial Action Plan

73.	<p>Prior to the execution of works associated with the built form of the development, the site is to be remediated in accordance with:</p> <p>a. The approved Remedial Action Plan, prepared by Douglas Partners Pty Ltd, titled Remediation Action Plan Proposed Redevelopment of</p>
	<p>b. Compass Centre, dated 12 December 2025, reference 213805.05</p> <p>c. <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>,</p> <p>d. The guidelines in force under the <i>Contamination Land Management Act 1997</i>, and</p> <p>d. The conditions within the Interim Audit Advice Letter No.1. prepared by the NSW EPA Accredited Site Auditor, Ramboll Pty Ltd, titled: Interim Audit Advice Letter No.1 - The Compass Centre, 83-99 North Terrace, Bankstown – Remediation Action Plan Review, dated 12 December 2025, LW-095</p> <p>The applicant must engage an appropriately qualified and experienced environmental consultant to supervise all aspects of site remediation and validation.</p> <p>Any variations to the approved remedial action plan must be submitted to and approved in writing by an NSW EPA Accredited Site Auditor and Council prior to the continuing of such work.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
74.	<p>Site Audit Statement</p> <p>Prior to the execution of works associated with the built form of the development (excluding building work directly related to remediation) a Site Audit Statement is to be obtained from an NSW EPA Accredited Site Auditor. The Site Audit Statement must confirm that the site has been remediated in accordance with the approved remedial action plan and that the site is suitable for the proposed use. Conditions on the site audit statement must form part of the consent.</p> <p>Where the site audit statement is subject to conditions that require ongoing review by the Auditor or Council, these must be reviewed and approved by Council prior to the issue of a Site Audit Statement.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
75.	<p>Section 73 Compliance Certificate</p> <p>A Section 73 Compliance Certificate under the <i>Sydney Water Act 1994</i> must be obtained from Sydney Water. It is recommended that the consent holder apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design. Application can be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Section 73 Compliance Certificates, or telephone 13 20 92.</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>

76.	<p>Temporary fence or hoarding</p> <p>A fence must be erected around the area of the development site, except where an existing 1.8 metres high boundary fence is in good condition and can secure the area. Any new fencing must be temporary and at least 1.8 metres high. All fencing must be maintained throughout the construction period to ensure that the work area is secured.</p> <p>Where the work is located within 3.6m of a public place, then a Type A or Type B hoarding must be constructed appropriate to the work proposed. An</p>
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	<p>application for a Work Permit for such hoarding must be submitted to Council for approval before the commencement of work.</p>
	<p>Condition reason: To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.</p>
77.	<p>Dilapidation report</p> <p>Before the commencement of any site or building work, the principal certifier must ensure the adjoining building owner(s) is provided with a copy of the dilapidation report for their property(ies) no less than 7 (seven) days before the commencement of any site or building works and provide a copy of the report to Council at the same time.</p>
	<p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
78.	<p>WC temporary toilet facilities on site</p> <p>Before the commencement of work, the consent holder must provide a temporary on-site toilet if access to existing toilets on site is not adequate/available. Temporary on-site toilet facilities must be installed and be adequately maintained throughout the construction period.</p>
	<p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
79.	<p>Install Erosion control</p> <p>Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the principal certifier) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).</p>
	<p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
80.	<p>Soil and water management warning sign</p> <p>Council's warning sign for Soil and Water Management must be displayed throughout the construction period at the most prominent point of the site, visible to both the street and site.</p>
	<p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
	<p>Sign with principal certifier details</p>

81.	<p>A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:</p> <ol style="list-style-type: none"> a. Showing the name, address and telephone number of the principal certifier for the work, and b. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and c. Stating that unauthorised entry to the work site is prohibited. <p>Any such sign is to be maintained while the building work and demolition work is being carried out and must be removed when the work has been completed.</p> <p>Note: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls</p>
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	of the building.
	Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.
82.	<p>Contract of Insurance</p> <p>In the case of residential building work for which the <i>Home Building Act 1989</i> requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.</p> <p>Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
83.	<p>Residential building work</p> <p>Residential building work within the meaning of the <i>Home Building Act 1989</i> must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information —</p> <ol style="list-style-type: none"> a. In the case of work for which a principal contractor is required to be appointed— <ol style="list-style-type: none"> i. the name and licence number of the principal contractor, and ii. the name of the insurer by which the work is insured under Part 6 of that Act, b. In the case of work to be done by an owner-builder— <ol style="list-style-type: none"> i. the name of the owner-builder, and ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit. <p>If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.</p> <p>Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p>
	Tree protection measures

84.	<p>Before the commencement of any site or building work, the principal certifier must ensure the measures for tree protection detailed in the Arboricultural Impact Assessment prepared by Truth About Trees dated 12 March 2024, Version 2-Final, and the construction site management plan are in place.</p> <p>All neighbouring and street trees impacted by the demolition, construction and development of the site must be retained and protected in accordance with all aspects and requirements for the protection of these Trees as stated in the Australian Standard 2009, AS 4970-2009 Protection of Trees on Development Sites to allow for the healthy ongoing life of these trees.</p> <p>Condition reason: To protect the natural environment of the development site and adjoining lands.</p>
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DURING BUILDING WORK

85.	<p>Procedure for Critical Stage Inspections</p> <p>While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the</p>
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	<p>work may proceed in accordance with this consent and the relevant construction certificate.</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
86.	<p>Works in accordance with Building Code of Australia (BCA)</p> <p>Building work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).</p> <p>Condition reason: Prescribed condition - EP&A Regulation clause 98(1)(a).</p>
87.	<p>BASIX commitments</p> <p>While building work is being carried out, the consent holder must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies.</p> <p>Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.</p>
88.	<p>Hours of Work</p> <p>Building work or demolition work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday, or between 8.00 am and 1.00 pm on Saturdays, and no construction is to be carried out at any time on a Sunday or a public holiday.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
89.	<p>Noise and Vibration</p> <p>While site work is being carried out, noise generated from the site must be controlled in accordance with the requirements of the approved documentation.</p> <p>Where no noise and vibration management plan is approved under this consent, the certifier is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the site work is being carried out.</p>

	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
90.	Surveys by a registered surveyor
	While building work is being carried out, a registered surveyor is to measure and mark the positions of the following and provide them to the principal certifier: a. All footings/foundations b. At other stages of construction – any marks that are required by the principal
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
91.	Adjacent to Council Pipe
	Development located adjacent to Council's drainage pipe and/or easements shall comply with the following: a. Concrete Pier and beam type footings/foundations adjacent to Council's drainage easements shall be constructed in accordance with

	the approved details and Council's Development Engineering Standards. The consent holder/developer shall arrange for an inspection to be carried out by Council to verify depth and location of piers in relation to the pipe and easement before pouring of concrete. b. Any disturbance or damage caused to Council's drainage pipes within the site shall be repaired by Council at the consent holder's expense. The consent holder shall notify Council of such damage immediately after it occurs, and of any pre-existing damage before commencement of work within the site.
	Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.
92.	Pool barrier
	The swimming pool is to be enclosed by a child resistant barrier comprising fences and gates designed, constructed, installed and maintained in accordance with Australian Standard AS 1926 – 'Swimming Pool Safety Part 1: Safety barriers for swimming pools'. A notice containing the words: <ul style="list-style-type: none"> • "Young children should be supervised when using this swimming pool" and • "Pool gates must be kept closed at all times" and • "Keep articles, objects and structures at least 900mm clear of the pool fence at all times" together with a simple flow sequence containing details of resuscitation techniques must be displayed in a prominent position in the immediate vicinity of the pool. Overflow and discharge pipes from the pool and filtration unit must be connected to the sewer.
	Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.

93.	Pool filter noise
	The use of the pool / spa filter equipment must not give rise to offensive noise as defined in the <i>Protection of the Environment Operations Act 1997</i> and Protection of the Environment Operations (Noise Control) Regulation 2000. All noise emitting equipment must be housed in an insulated enclosure or appropriately positioned so as to cause no nuisance to neighbours.
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
94.	Civil and Hydraulic engineering works
	All civil and hydraulic engineering works on site must be carried out in accordance with Council's Development Engineering Standards. All Civil and Hydraulic engineering works associated with Council's assets and infrastructure must be carried out in accordance with Council's Work Permit requirements and to Council's satisfaction.
	Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.

95.	Stormwater drainage system
	The stormwater drainage system shall be constructed in accordance with Council's Development Engineering Standards and the engineering plans and details approved by the principal certifier. Should the consent holder encounter any existing, live, underground stormwater drainage pipes, which carry flow from upstream properties, then they must maintain the stormwater flow and re-route the stormwater pipes around the subject building or structures at their own expense.
	Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.
96.	Driveway adequacy
	A suitably qualified Professional Civil or Structural Engineer shall be engaged by the developer to carry out inspections relating to construction of internal driveways and parking areas. The work shall be carried out in accordance with the approved plans and specifications and certification from the Civil or Structural Engineer is to be provided upon completion.
	Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.
97.	Responsibility for Changes to Public Infrastructure
	While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.
	Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.
	Waste Classification and Disposal of Contaminated Soil and Materials

<p>98.</p>	<p>All soils and material, liquid and solid, to be removed from the site must be analysed and classified by an appropriately qualified and experienced environmental consultant, in accordance with the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and related guidelines, the 'Waste Classification Guidelines' (NSW EPA, 2014), prior to off-site disposal.</p> <p>The waste classification report, including the results of testing, must be compiled, or reviewed and approved by an appropriately qualified and certified consultant, and must be submitted to and approved by the principal certifier before off-site disposal. A copy of the waste classification report must be submitted to Council prior to issuing of an occupation certificate.</p> <p>All waste material must be disposed of at an appropriately licensed waste facility for the specific waste. Receipts for the disposal of the waste must be submitted to Council prior to issuing of an occupation certificate.</p> <p>All waste must be transported by a contractor licensed to transport the specific waste, and in vehicles capable of carting the waste without spillage and meeting relevant requirements and standards. All loads must be covered prior to vehicles leaving the site.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
<p>99.</p>	<p>Importation of Fill</p> <p>Any fill imported onto the site must be virgin excavated natural material or material classified under a relevant NSW EPA resource recovery order.</p>

	<p>Certificates (or other appropriate documentation) verifying that imported fill is virgin excavated natural material or material classified under a relevant NSW EPA resource recovery order must be provided to Council prior to the issue of an occupation certificate. All imported fill must be compatible with the existing soil characteristics of the site.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
<p>100.</p>	<p>Duty to Report Contamination</p> <p>If the Duty to Report contamination to the NSW EPA under Section 60 of the <i>Contaminated Land Management Act 1997</i> is triggered, Council must be notified within seven (7) days of the notification to the NSW EPA.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
<p>101.</p>	<p>Excavated safety</p>

	<p>All excavations and backfilling must be executed safely and in accordance with the relevant Australian Standards.</p> <p>If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the consent holder must, at their own expense:</p> <ol style="list-style-type: none"> Protect and support the building, structure or work from possible damage from the excavation, and Where necessary, underpin the building, structure or work to prevent any such damage. <p>This consent condition does not apply if the consent holder owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</p> <p>The owner of any affected buildings is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on an adjoining allotment of land.</p>
	<p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
102.	<p>Excavation – Water</p> <p>All excavations must be kept free from the accumulation of water. Prior approval must be sought from Council to discharge any water into the Council’s stormwater drainage system. Other options for the disposal of water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.</p>
	<p>Condition reason: To protect the natural environment of the development site and adjoining lands.</p>
103.	<p>Shoring and adequacy of adjoining properties</p> <p>If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the consent holder must, at their own expense —</p>

	<ol style="list-style-type: none"> Protect and support the building, structure or work from possible damage from the excavation, and Where necessary, underpin the building, structure or work to prevent any such damage. <p>This condition does not apply if the consent holder owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</p>
	<p>Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.</p>
104.	<p>Retaining walls</p> <p>If soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided, and adequate provisions must be made for drainage. Separate approval must be obtained for retaining walls should they be required.</p>

	Condition reason: To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.
105.	Inspection by resource recovery
	No work may be carried out to construct the ground floor slab unless the principal certifier is satisfied and provides evidence to Council of that satisfaction that the waste facilities within the basement comply with the specifications of the stamped plans. Council can be contacted on 9707 9000.
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
106.	Regulated System (Cooling Towers)
	The installation, operation and maintenance of the regulated system on the premises must be undertaken in accordance with the relevant provisions of: <ul style="list-style-type: none"> i. <i>Public Health Act 2010</i>, ii. <i>Public Health Regulation 2022</i>, iii. AS 3666.1-2011, 'Air-handling and water systems of buildings - Microbial control, design, installation and commissioning', iv. AS 3666.2-2011, 'Air-handling and water systems of buildings - Microbial control, operation and maintenance', v. AS 3666.3-2011, 'Air-handling and water systems of buildings - Microbial control, performance-based maintenance of cooling water systems', and vi. 'NSW Guidelines for Legionella Control in Cooling Water Systems' (NSW Health, 2018). <p>The regulated system must be registered with Council. A registration form is available on Council's website which must be completed and submitted to Council prior to operation.</p>
	Condition reason: To ensure compliance with the relevant New South Wales legislation.
	Regulated System (Warm-Water System)
107.	The installation, operation and maintenance of the warm-water system on the premises must be undertaken in accordance with the relevant provisions of: <ul style="list-style-type: none"> i. <i>Public Health Act 2010</i>, ii. <i>Public Health Regulation 2022</i>, iii. AS 3666.1-2011, 'Air-handling and water systems of buildings - Microbial control, design, installation and commissioning'; iv. AS 3666.2-2011, 'Air-handling and water systems of buildings - Microbial control, operation and maintenance', v. AS 3666.3-2011, 'Air-handling and water systems of buildings - Microbial control, performance-based maintenance of cooling water systems', and vi. 'NSW Guidelines for Legionella Control in Cooling Water Systems' (NSW Health, 2018). <p>The water-water system must be registered with Council. A registration form is available on Council's website which must be completed and submitted to Council prior to operation.</p>
	Condition reason: To ensure compliance with the relevant New South Wales legislation.
	Waste management

<p>108.</p>	<p>While site work is being carried out:</p> <ul style="list-style-type: none"> a. all waste management must be undertaken in accordance with the waste management plan, and b. upon disposal of waste, records of the disposal must be compiled and provided to, detailing the following: <ul style="list-style-type: none"> i. The contact details of the person(s) who removed the waste ii. The waste carrier vehicle registration iii. The date and time of waste collection iv. A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill v. The address of the disposal location(s) where the waste was taken vi. 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. <p>If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the principal certifier and council.</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
<p>109.</p>	<p>Comply with Waste management plan</p> <p>The requirements of the submitted Waste Management Plan shall be complied with at all times that work is being carried out. Without limiting the foregoing, compliance shall include the following:</p> <ul style="list-style-type: none"> a. The disposal of any demolition and construction waste must be undertaken in accordance with the requirements of the <i>Protection of Environment Operations Act 1997</i>; and b. All waste on site is to be stored, handled and disposed of in such a manner as to not create air pollution, offensive noise or pollution of land and water as defined by the <i>Protection of Environment Operations Act 1997</i>; and c. Generation, storage, treatment and disposal of hazardous waste is

	<p>conducted in accordance with the relevant waste legislation administered by the EPA and relevant Occupational Health and Safety legislation administered by WorkCover NSW; and</p> <p>d. All waste generated (including excavated materials) which cannot be reused or recycled must be transported to a facility which can lawfully accept it; and</p> <p>e. Records are required regarding the details and location of the disposal of all demolition and construction waste (including excavated material), description of waste and are to be kept on site as evidences of lawful disposal. Records are to include receipts and weighbridge dockets which verify material types and volumes, time and date of disposal, waste vehicle rego, and confirmation of the waste disposal facility. Records/ details are also to be kept of person removing the waste; and</p> <p>f. All materials and resources that are to be stored on site during construction works are contained on the site; and</p> <p>g. The provisions of the <i>Protection of Environment Operations Act 1997</i> must be complied with when placing/stock piling loose material, disposal of concrete waste or activities which have potential to pollute drains and water courses; and</p> <p>h. The storage of waste and recycling containers must be within the boundaries of the development site at all times. Public footways and roads must not be used for the storage of any waste and must be kept clear of obstructions during all construction works.</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
<p>110.</p>	<p>Construction and Demolition Waste</p> <p>All waste material generated during construction must be disposed of at an appropriately licensed waste facility for the specific waste.</p> <p>All waste must be transported by a contractor licensed to transport the specific waste, and in vehicles capable of carting the waste without spillage and meeting relevant requirements and standards. All loads must be covered prior to vehicles leaving the site.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
<p>111.</p>	<p>Unexpected finds</p> <p>In the instance works cause the generation of odours or uncovering of unexpected contaminants works are to immediately cease, Council is to be notified, and a suitably qualified environmental consultant appointed to further assess the site.</p> <p>The exposed material/excavation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Council.</p> <p>Any new information revealed during building work/s that has the potential to alter previous conclusions about site contamination or hazardous materials shall also be immediately notified to the Council and the principal certifier. Works are to cease until the new information is evaluated by an appropriately qualified and experienced environmental consultant and an appropriate response determined by the consent holder and/or owner which is agreed to by Council.</p>

	<p>Council may also request that an NSW EPA Accredited Site Auditor is involved to assist with the assessment of any unexpected finds, review any contamination information, prepare a site audit report, and site audit statement. The applicant must adhere to any additional conditions which may be imposed by the NSW EPA Accredited Site Auditor.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
112.	<p>No Stockpiling</p> <p>There must not be any stockpiling of building spoil, materials, or storage of equipment on the public road during the construction period. The footway and the road reserve must always be maintained in a safe condition. No work can be carried out on the public road, including the footway, unless a Work Permit authorised by Council has been obtained.</p> <p>Condition reason: To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.</p>
113.	<p>Keep free of water</p> <p>All excavations must be kept free from the accumulation of water. Before approval must be sought from Council to discharge any water into the Council's stormwater drainage system. Other options for the disposal of water include disposal to sewer with before approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.</p> <p>Condition reason: To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.</p>
114.	<p>Car wash bunding</p> <p>The carwash bay is to be bunded and connected to the sewer system to dispose of wastewater in accordance with the requirements contained in Council's Development Engineering Standards.</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
115.	<p>Implementation of the site management plans</p> <p>While site work is being carried out:</p> <ol style="list-style-type: none"> a. the measures required by the construction site management plan (where approved) and the erosion and sediment control plan must be implemented at all times, and b. a copy of these plans must be kept on site at all times and made available to council officers upon request. <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
116.	<p>Boundary fencing</p> <p>Where replacement boundary fencing is required to be installed, it must be 1.8 metres high unless otherwise shown on the approved plans or as stipulated within this Determination Notice. The materials and colours of the fence must be selected in consultation with the adjoining property owners unless the design of the fence and the type of material is specified to allow for overland flow. Fencing forward of the building line must not be greater than 1 metre / 1.2 metres in height. All costs related to fencing must be borne by the consent holder.</p> <p>Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.</p>

117.	<p>Tree protection during work</p> <p>While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with:</p> <ol style="list-style-type: none"> a. the construction site management plan (where approved) under this consent, b. the relevant requirements of AS 4970 Protection of trees on development sites, c. Council's relevant development control plan (in force as at the date of determination of this consent) and d) any arborist's report approved under this consent. <p>This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones</p> <p>Condition reason: To protect the natural environment of the development site and adjoining lands.</p>
118.	<p>Tree protection</p> <p>All work carried out on or around protected trees during demolition, clearing and construction shall comply with Australian Standard AS 4373 – 'Pruning of amenity trees' and Australian Standard AS 4970 – 'Protection of trees on development sites'. Site specific conditions relating to tree protection shall take precedence over this requirement.</p> <p>Condition reason: To protect the natural environment of the development site and adjoining lands.</p>
119.	<p>Threatening of trees</p> <p>If any trees to be retained and protected are threatened by demolition, building or other site works through accidental omission or unforeseen circumstances, the approving authority is to be notified immediately in writing before such work is continued so that this issue can be resolved.</p> <p>Condition reason: To protect the natural environment of the development site and adjoining lands.</p>
120.	<p>Clearing for Asset Protection Zones (APZ)</p> <p>While site work is being carried out, clearing or modifying vegetation to establish the APZ must be confined within the marked APZ boundary in accordance with the supporting documentation approved under this consent, to the satisfaction of the principal certifier.</p> <p>Condition reason: To protect the natural environment of the development site and adjoining lands.</p>
121.	<p>Discovery of relics and Aboriginal objects</p> <p>While site work is being carried out, if a person reasonably suspects a relic of Aboriginal object is discovered:</p> <ol style="list-style-type: none"> a. the work in the area of the discovery must cease immediately; b. the following must be notified <ol style="list-style-type: none"> i. for a relic – the Heritage Council; or ii. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. <p>Site work may recommence at a time confirmed in writing by:</p>

	<p>a. for a relic – the Heritage Council; or</p> <p>b. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85.</p> <p>In this condition:</p> <p>“relic” means any deposit, artefact, object or material evidence that:</p> <ul style="list-style-type: none"> • relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and • is of State or local heritage significance; and <p>“Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.</p>
	<p>Condition reason: To ensure the protection of objects of potential significance during works</p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition	
122.	Occupation certificate
	The occupation or use of the building must not commence unless an occupation certificate has been issued.
	Condition reason: To ensure compliance with the relevant New South Wales legislation.
123.	Lot consolidation
	Consolidation of the existing allotments must be registered by NSW Land Registry Services before the issue of an occupation certificate.
	Condition reason: To ensure compliance with the relevant New South Wales legislation.
124.	Final Registration
	Final registration of all easements shall be finalised before the issue of any occupation certificate.
	Condition reason: To ensure compliance with the relevant New South Wales legislation.
125.	Works-As-Executed plans and any other Documentary Evidence
	<i>Before the issue of the relevant occupation certificate, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works must be submitted to the satisfaction of the principal certifier:</i>
	<ul style="list-style-type: none"> a. All stormwater drainage systems and storage systems, and b. The following matters that council requires to be documented in accordance with the Councils relevant Development Control Plan. c. A copy of the plans must be provided to council with the occupation certificate.
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
126.	Operation and Maintenance of Flood Storage Facility
	The flood storage tank is to be owned and maintained by the Developer and Operator. An Operations and Maintenance Manual (OMM) is to be prepared for the tank and supporting inlet and outlet structures prior to the issue of an Occupation Certificate. It will be the Operator's responsibility to ensure maintenance activities are carried out regularly such that the tank can meet its design requirements during a flood emergency.
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
127.	Redundant Easements
	All redundant easements shall be extinguished before the issue of the occupation certificate or occupation of the site. All costs are to be borne by the developer.
	Condition reason: To ensure compliance with the relevant New South Wales legislation.
128.	Driveways Certified
	A suitably qualified professional civil engineer shall certify that the driveways, parking bays, and service areas have been constructed in

	<p>accordance with the approved plans and specifications. Such Certification shall be submitted before the issue of the occupation certificate or occupation of the site.</p>
	<p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
129.	<p>Internal Ramps</p> <p>The internal vehicle access ramps are to be line marked with additional Raised Pavement Markers installed in the centre of each ramp to allow a B85 and B99 vehicle to safely pass one another.</p> <p>Condition reason: To ensure compliance with the relevant Australian Standards.</p>
130.	<p>Plan of Management</p> <p>A final Plan of Management (POM) for the Hotel and podium level non-residential uses and Compass Way is to be submitted to Council for approval. The Plan of Management must address the ongoing management and operational aspects of the uses, including but not limited to operator details, staffing arrangements, cleaning and maintenance details, operating hours, waste minimisation and recycling.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
131.	<p>Allocation of car parking spaces</p> <p>Four-hundred and ninety-four (494) off-street car parking spaces shall be provided and maintained in accordance with the approved plans. This shall comprise:</p> <ul style="list-style-type: none"> a. Residential: 239 (including at least 34 accessible spaces) b. Retail and gym: 124 (including 3 accessible spaces) c. Hotel: 78 (including 2 accessible spaces) d. Medical suites: 28 (including 1 accessible space) e. Child care centre: 25 (including 1 accessible space) <p>Note: At least forty-one (41) of the required car parking spaces are to be provided for people with mobility impairment in accordance with AS 2890.1. All car parking spaces shall be allocated and marked according to these requirements.</p> <p>All car parking spaces are to be sealed, line marked and maintained for the lifetime of the development.</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
132.	<p>Accessible car allocations</p> <p>For residential development, accessible car parking spaces for people with mobility impairment are only to be allocated as visitor parking or to adaptable units. Where allocated to adaptable units, the unit(s) and car spaces must be assigned to the unit in any future strata subdivision of the building.</p> <p>Condition reason: To ensure orderly development of land.</p>
133.	<p>Bicycle parking spaces</p> <p>The minimum number of bicycle parking spaces is to be provided for the development must comply with the below.</p>

	<ul style="list-style-type: none"> a. 102 Residential a. 39 Residential visitor b. 43 Non-residential <p>Note: The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – ‘Parking Facilities’ Part 3: Bicycle Parking Facilities and ‘Austroads Bicycle Parking Facilities: Guidelines for Design and Installation.’</p>
	Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.
134.	Encroachment on Council land
	Before the issue of an occupation certificate, the principal certifier must ensure that no portion of the approved structure, including gates and doors during opening and closing operations, provides for encroachment upon Council’s footpath area.
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
135.	Slab certification
	A report as prepared by a registered surveyor must be submitted to the principal certifier verifying that the reduced level (RL) of the finished floor level at each level, the height of external walls, the maximum reduced level (RL) of roof structures / roof eaves overhangs and the external wall setbacks to the property boundaries all conform with the approved plans.
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
136.	Preservation of survey marks
	Before the issue of an occupation certificate, a registered surveyor must submit documentation to the principal certifier which demonstrates that: <ul style="list-style-type: none"> a. no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or b. any survey mark(s) that were damaged, destroyed, obliterated or defaced have been re-established in accordance with the Surveyor General’s Direction No. 11 – Preservation of Survey Infrastructure.
	Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.
137.	Post-construction dilapidation report
	Before the issue of an occupation certificate, a post-construction dilapidation report must be prepared by a suitably qualified engineer, to the satisfaction of the principal certifier, detailing whether: <ul style="list-style-type: none"> a. after comparing the pre-construction dilapidation report to the post-construction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings; and b. where there has been structural damage to any adjoining buildings, that it is a result of the work approved under this development consent, and c. a copy of the post-construction dilapidation report must be provided to council (where council is not the principal certifier or a principal certifier is not required) and to the relevant adjoining property owner(s).
	Condition reason: To protect existing public and private infrastructure and

	building works during demolition, construction and ongoing use of the development.
138.	Mechanical ventilation
	Before the issue of an occupation certificate, the principal certifier must ensure that the car park is ventilated in accordance with the Building Code of Australia and, where necessary, Australian Standard AS 1668, Parts 1 and 2. Ventilation must be controlled by carbon monoxide monitoring sensors to ensure compliance with occupant health requirements.
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
139.	Completion of Public Utility Services
	Before the issue of the relevant occupation certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, have been completed and this confirmation must be provided to the principal certifier.
	Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.
140.	Section 73 certificate
	The Section 73 compliance certificate under the <i>Sydney Water Act 1994</i> must be submitted to the principal certifier before the issue of an occupation certificate.
	Condition reason: To ensure compliance with the relevant New South Wales legislation.
141.	Mechanical ventilation
	Before issue of a relevant occupation certificate and following the completion, installation, and testing of all the mechanical ventilation systems, a Mechanical Ventilation Certificate of Completion and Performance in accordance with Clause A2.2 (a) (iii) of the Building Code of Australia, must be submitted to the principal certifier.
	Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.
142.	Business Registration – swimming pool
	Prior to the issue of an occupation certificate, a Public Swimming Pool & Spa Registration Form must be completed and submitted to Council. This form is available online at www.cbccity.nsw.gov.au . In the instance details on the original registration form change, Council is to be notified of the change within seven (7) days of the change occurring.
	Condition reason: To ensure that the development complies with Council's Environmental Health Policies.
143.	Display of pool signs
	Adherence with each of following must have been met before the application for the occupation certificate: <ul style="list-style-type: none"> a. The <i>Swimming Pools Act 1992</i> and Regulations, b. The swimming pool must have safety fencing installed in accordance with the requirements of Australian Standards AS 1926 – 'Fencing for Swimming Pools' and the <i>Swimming Pools Act 1992</i> and Regulations, and c. AS 1926.3 – 'Water Recirculation and Filtration'.

	Evidence of compliance with these requirements is to accompany an occupation certificate.
	Condition reason: To ensure compliance with the relevant New South Wales legislation.
144.	Pool compliance certificate
	The swimming pool / spa shall not be used until Council or the principal certifier has issued a final compliance certificate.
	Condition reason: To ensure compliance with the relevant New South Wales legislation.
145.	Work Permit Compliance required
	An occupation certificate must not be issued until all conditions relating to demolition, building and subdivision works have been satisfied and Council has issued a Work Permit Compliance Certificate (where applicable).
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
146.	Repair of infrastructure
	Before the issue of an occupation certificate:
	<ul style="list-style-type: none"> a. any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of council, and at no cost to council, or b. if the works in (a) are not carried out to council's satisfaction, council may carry out the works required and the costs of any such works must be paid as directed by council and in the first instance will be paid using the security deposit required to be paid under this consent.
	Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.
147.	Landscape certificate
	Prior to the issue of a relevant Occupation Certificate, a Landscape Certificate from a qualified landscape architect, certifying that the completed landscape works on site are in accordance with the approved landscape plans shall be submitted to Council.
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
148.	Works-as-executed plans and any other documentary evidence
	Before the issue of the relevant occupation certificate, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works must be submitted to the satisfaction of the principal certifier:
	<ul style="list-style-type: none"> a. All stormwater drainage systems and storage systems, and b. The following matters that council requires to be documented in accordance with the Councils relevant Development Control Plan. c. A copy of the plans must be provided to council with the occupation certificate.

Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.

<p>149.</p>	<p>Restriction of use / covenant</p> <p>The developer shall register, on the title of the subject property, a Restriction on the Use of Land and Positive Covenant, in accordance with the standard terms for "Registration of OSD on title", as outlined in Council's Development Engineering Standards and in accordance with the appropriate provisions of the <i>Conveyancing Act 1919</i>.</p> <p>Where subdivision is not proposed, the surveyor shall show the location of the "On-Site Stormwater Detention System" on an A4 size site plan attached to the Section 88E Instrument to be registered, on the title of the subject property, before the issue of the Final Occupation Certificate. Alternatively, where subdivision is proposed, the developer shall register, on the title of the subject property, a Restriction on the Use of Land and Positive Covenant, in accordance with the standard terms for "Registration of OSD on title", as outlined in Council's Development Engineering Standards and in accordance with the appropriate provisions of the Conveyancing Act. The surveyor shall show the location of the "On-Site Stormwater Detention System" on the plan of subdivision. The developer shall submit evidence of the final registration of the Restriction and Positive Covenant on the title of the property, to Council.</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
<p>150.</p>	<p>Give way signs</p> <p>The following signs must be provided and maintained within the site at the point(s) of vehicle egress:</p> <ul style="list-style-type: none"> a. Compelling drivers to stop before proceeding onto the public way b. Compelling drivers to "<i>Give Way to Pedestrians</i>" before crossing the footway; or compelling drivers to "<i>Give Way to Pedestrians and Bicycles</i>" before crossing a footway on an existing or identified shared path route. <p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
<p>151.</p>	<p>Install traffic signals</p> <p>Before the issue of an occupation certificate, the principal certifier is to ensure that the traffic signalling system required has been installed to the following specifications:</p> <ul style="list-style-type: none"> a. The system of traffic lights and/or mirrors must be installed at the ends of any single lane ramp(s), to indicate traffic movement on the ramp(s). b. The 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. <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p> <p>Confirmation of waste facilities</p>

152.	No occupation certificate may be issued until such time as written confirmation has been received from Council that all waste management facilities and associated access have been constructed in accordance with the requirements of this consent. The waste management facilities include the path of travel for all waste, from unit to point of waste collection, waste storage room sizing, access to water and sewer connections, finished materials, access and doorway dimensions, truck turntables, bin tugs and bin lifting equipment.
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
153.	Agreement with Council Before the issue of any occupation certificate, an agreement must be entered into with Council on terms satisfactory to Council for the collection of waste.
	Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.
154.	Removal of Waste Upon Completion Before the issue of an occupation certificate: a. all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the waste management plan, and b. written evidence of the waste removal must be provided to the satisfaction of the principal certifier.
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
155.	Completion of Landscape and Tree Works Before the issue of a relevant occupation certificate, the principal certifier must be satisfied all landscape and tree-works have been completed in accordance with approved plans and documents and any relevant conditions of this consent.
	Condition reason: To protect the natural environment of the development site and adjoining lands and to ensure the development is built and remains consistent with approved plans and documentation.
156.	Key card access Before the issue of an occupation certificate, the principal certifier must ensure that access to the residential lobby is secured through a key card, swipe card, intercom or other method to restrict access to the lobby to only residents or visitors.
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
157.	Master locks Before the issue of an occupation certificate, the principal certifier must ensure that the letterboxes installed have non-master key locks, to prevent theft and fraud.
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
	CCTV surveillance cameras

<p>158.</p>	<p>Before the issue of an occupation certificate, the principal certifier is to ensure that on-site CCTV surveillance cameras have been strategically installed and that they will operate and be maintained throughout the development with particular coverage to:</p> <ul style="list-style-type: none"> a. principal entrance/s and exits; b. all areas within the premise occupied by the public (excluding toilets); c. staircases in multilevel premises; and d. the area within a 10m radius external to the public entrance(s) to the premise. <p>Installation of the surveillance system is to ensure suitable and clearly visible signage is displayed at the principal entrance(s) to the premise and in a prominent position on each floor accessible to the public, in lettering not less than 50mm in height with the words "Closed Circuit Television in use on these premises".</p> <p>All CCTV recording equipment and cameras shall be of high-grade digital quality capable of establishing the population and identification of patrons, offenders and incidents within the depth of field view of the cameras.</p> <p>CCTV recording discs or hard drive recordings shall be retained for 28 days before being re-used, destroyed or deleted. Time and date shall be auto recorded on the disc or hard drive. The CCTV recording equipment shall be capable of reproducing a CD, DVD, USB or other appropriate digital copy of recorded footage on demand of Council or Police Officers either immediately or within 12 hours of the request being made. Copy discs must be handed to Council, Police Officer or Special Inspectors as required.</p> <p>All CCTV recording devices and cameras shall be regularly checked to ensure the equipment is operating correctly. If it is discovered at any time that the equipment is not in full operating order all reasonable steps must be taken to repair the system as soon as practicable. Where the system will not be functioning in full operating order for a period of longer than 24 hours the manager/licensee is to notify the relevant Local Area Commander of the NSW Police.</p> <p>All CCTV recording devices and cameras shall be operated at all times when the premises are open to the public and, where premises do not operate 24 hours a day, continuously for at least 1 hour before opening and closing times of the premises.</p> <p>The CCTV recording device shall be secured within the premises and only be accessible to senior management personnel so as to maintain the integrity of the recorded footage.</p> <p>Camera views are not to be obstructed by temporary or permanent structures, signage or other impediments.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
<p>159.</p>	<p>Property numbering</p> <p>The buildings / dwellings must be readily identified from the street with the allocated house numbers. An official "property numbering" letter is issued to the consent holder indicating the proposed numbering of the new development. House numbering without Council's written approval is not permitted.</p>

	Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.
160.	<p>Lighting must be provided to entries</p> <p>Lighting must be provided to the entries of the dwellings, driveways and parking areas to promote a high level of safety and security at night and during periods of low light. All lighting must be hooded, shielded or directed away from neighbouring dwellings to minimise glare and associated nuisances to residents.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
161.	<p>Design of lighting</p> <p>Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the AS 4282:2023, 'Control of the Obtrusive Effects of Outdoor Lighting'.</p> <p>No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external sign associated with the development</p> <p>The use of floodlighting or the like, to advertise or attract attention or for the convenience of patrons must be controlled so as not to cause any distraction or disturbance to nearby or adjacent residents, pedestrians or motorists. The use of flashing lights is strictly prohibited.</p> <p>The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites and to ensure compliance with the relevant Australian Standard and National Construction Code.</p>
162.	<p>Acoustic Report</p> <p>The acoustic report prepared by E-Lab Consulting Pty Ltd, titled Barings Compass Centre Bankstown, reference number P00709 dated 7 November 2025 and all the recommendations stated within the report, form part of the development consent.</p> <p>The principal certifier shall obtain a report from an appropriately qualified acoustic consultant, not previously involved with the development, stating that the recommendations outlined in the above-mentioned acoustic report have been implemented and that the relevant noise criteria have been satisfied prior to the issue of any occupation certificate. A copy of the report is to be submitted to Council prior to the issue of an occupation certificate.</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
163.	<p>Business registration</p> <p>Prior to the issue of a relevant occupation certificate, a Food Business Registration Form must be completed and submitted to Council for each individual premises which handles food for sale as defined by the Food Act 2003.</p> <p>This form is available online at www.cbcity.nsw.gov.au. In the instance details on the original registration form change, Council is to be notified of the change within seven (7) days of the change occurring.</p>

	Condition reason: To ensure compliance with the relevant New South Wales legislation.
164.	Final inspection
	Prior to the issue of an occupation certificate for any food premises as defined by the Food Act 2003, a pre-occupation premises inspection report is to be undertaken by Council's Environmental Health Officer.
	Condition reason: To ensure compliance with the relevant New South Wales legislation.
165.	Waste Management Plan
	The requirements of the submitted Waste Management Plan shall be complied with at all times that the approved development is being carried out. In addition, the WMP must be updated to outline: <ul style="list-style-type: none"> a. Management of the FOGO service by the building mangers and cleaners; and b. Management of the additional recycling streams by the building mangers and cleaners.
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
166.	Design principles for Residential apartment development - State Environmental Planning Policy (Housing) 2021
	Before the issue of any occupation certificate a design verification from a qualified designer shall be submitted to the principal certifier. The design verification is a statement in which the qualified designer verifies that the development as shown in the plans and specifications in respect of which the construction certificate was issued, having regard to the design quality principles set out in Schedule 9 of State Environmental Planning Policy (Housing) 2021.
	Condition reason: To ensure compliance with the relevant New South Wales legislation.

OCCUPATION AND ONGOING USE

Condition	
167.	<p>Retail tenancies</p> <p>No approval is granted or implied for the use of any retail and commercial tenancies.</p> <p>The future use and fit-out of the individual retail and commercial tenancies shall not operate until such time that the relevant separate consent for such activity is obtained, unless the use qualifies as 'exempt development'.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
168.	<p>Child care centre</p> <p>The future use and fit-out of the child care centre is not approved this development consent and is subject to a separate development application.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
169.	<p>Child care centre maximum number of children in care</p> <p>For each child in care, a minimum of 3.25 square metres of unencumbered indoor space, and a minimum of 7 square metres of unencumbered outdoor space shall be provided.</p> <p>Condition reason: To ensure compliance with the relevant statutory requirements of the <i>Education and Care Services National Regulations</i>.</p>
170.	<p>Medical suites</p> <p>A maximum of seven (7) medical suites shall operate at any one time.</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
171.	<p>Hours of operation</p> <p>The hours of operation of the use shall be limited to between:</p> <p>Hotel</p> <ul style="list-style-type: none"> • Hotel restaurant: 6.30am to 9.30pm Monday to Sunday; • Hotel Restaurant Terrace: 8am to 8.30pm Monday to Sunday; • Hotel Bar: 4pm to 10pm Monday to Sunday; • Hotel rooftop bar: 4pm to 11pm Monday to Sunday; and • Meeting/Incentives/conferences/exhibition rooms: 8am to 12midnight Monday to Sunday. <p>Ground Floor</p> <ul style="list-style-type: none"> • Ground floor retail: 6am to 10pm Monday to Sunday • All public access areas: shall be closed from 10pm onwards Monday to Sunday <p>Podium (Level 01, Level 02, Level 03, Level 04)</p> <ul style="list-style-type: none"> • Public access areas (including podium car park): 7am to 10pm Monday to Sunday <p>Medical suites</p> <ul style="list-style-type: none"> • 7am to 6.30pm Monday to Friday • 7am to 5.30pm Saturday and Sunday

	<p>Gymnasium</p> <ul style="list-style-type: none"> • 24 hours, 7 days a week <p>Residential communal areas (Level 01, Level 02, Level 05, and Level 24 of Building B and Building C)</p> <ul style="list-style-type: none"> • 7am to 10pm Monday to Sunday <p>Basement level car parking and loading docks</p> <ul style="list-style-type: none"> • 24 hours, 7 days a week <p>Waste Collection</p> <ul style="list-style-type: none"> • 7pm to 6am Monday to Sunday
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
172.	<p>Hotel external areas</p> <p>The following maximum capacities within the Hotel external areas shall be complied with at all times in accordance with the acoustic report prepared by E-Lab Consulting Pty Ltd, titled Barings Compass Centre Bankstown, reference number P00709 dated 7 November 2025:</p> <ul style="list-style-type: none"> • 7 people within the bar balcony on Level 5 • 28 people within the rooftop bar • 35 people within the external terrace adjacent to the hotel ballroom on Level 4
	<p>Condition reason: To protect the amenity of the surrounding area.</p>
173.	<p>Safety of children within the outdoor play area</p> <p>Key pieces of furniture and/or play equipment within the Level 4 outdoor play area will be required to be at least 1 metre from any edge of the outdoor play area, to ensure that there are no climbable elements near the edge and mitigate any fall risks.</p>
	<p>Condition reason: To ensure the safety of children in care.</p>
174.	<p>Communal facilities</p> <p>The residential communal facilities must be available for the use all residents of the building and must be operated as common property on any strata subdivision of the site, with no exclusive use rights given.</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
175.	<p>NSW Police Conditions</p> <p>The following conditions shall be complied with at all times:</p> <ol style="list-style-type: none"> To reduce the risk and opportunity for mail theft, mailboxes are to be placed in a location that maximises passive and CCTV surveillance by residents, tenants and on-site management. Access control measures shall be in place to prevent unauthorised access to hotel and residential towers from building entrances and underground car parks; The comprehensive Plan of Management address measures and outlines a framework of responsibility of on-site managers and duties.

	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
176.	Further Acoustic Assessment
	Following occupation of the building/premises, should it be found that the measures recommended in the acoustic assessment are not sufficient, or have been incorrectly installed or a noise issue (relating to the development) not previously identified arises (through complaint or otherwise), the owner/ occupier must, upon request by Council, employ the services of a qualified acoustic consultant who has not previously been involved with the development to undertake a post-occupation assessment of the development and complete an acoustic report with recommendations to rectify the situation. A copy of this acoustic assessment report must be submitted to Council for approval and from there noise attenuation works must be implemented. Submission of the acoustic report must be within 30 days from the date requested by Council.
	Condition reason: To protect the amenity of the surrounding area.
177.	Compliance with Noise Control Legislation
	The applicant must ensure that all activities within the premises comply with the relevant sections of the <i>Protection of the Environment Operations Act 1997</i> and Regulations and the Noise Policy for Industry (NSW EPA, 2017).
	Condition reason: To protect the amenity of the surrounding area.
178.	Vibration
	The use of the premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage to other premises as defined in the 'Assessing Vibration: A Technical Guideline' (NSW Department of Environment and Conservation, 2006).
	Condition reason: To protect the amenity of the surrounding area.
179.	Parking spaces
	No part of the common property, apart from the visitor vehicle spaces which are to be used only by 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 boats.
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
180.	Taxi and coach drop-off/pick-up
	As no on-site parking has been provided for taxi and coaches, these vehicles are to utilise existing on-street parking spaces in accordance with the sign-posted time limits and NSW Road Rules. As agreed, Council will not be installing any on-street parking spaces to cater for taxis and coaches for this development
181.	Use of roof
	No approval is granted or implied for the use of any roof element for any purpose other than for gaining access to carry out maintenance or repairs (other than those areas nominated on the plans for the hotel use on the hotel rooftop including the hotel rooftop bar, and the communal open spaces on the rooftop of Buildings B and C).
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
	Food safety requirements

182.	<p>All parts of the premises used for the storage, preparation and handling of food must be designed, constructed and operated in accordance with the requirements of the:</p> <ol style="list-style-type: none"> i. <i>Food Act 2003 and Food Regulation 2025</i>, ii. Australia New Zealand Food Standards Code, iii. AS 4674:2004, 'Design, construction and fit-out of food premises', and iv. AS 1668.2:2024, 'The Use of Ventilation and Air-Conditioning in Buildings – Mechanical Ventilation in Buildings'. <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
183.	<p>Pool Safety</p> <p>The swimming pool is to be enclosed by a child resistant barrier comprising fences and gates designed, constructed, installed and maintained in accordance with Australian Standard AS 1926 – 'Swimming Pool Safety Part 1: Safety barriers for swimming pools'.</p> <p>A notice containing the words:</p> <ul style="list-style-type: none"> • "Young children should be supervised when using this swimming pool" and • "Pool gates must be kept closed at all times" and • "Keep articles, objects and structures at least 900mm clear of the pool fence at all times" <p>together with a simple flow sequence containing details of resuscitation techniques must be displayed in a prominent position in the immediate vicinity of the pool.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation and to ensure compliance with the relevant Australian Standard and National Construction Code.</p>
184.	<p>Use of Car Parking Spaces and Driveways</p> <p>The car parking spaces, driveways and manoeuvring areas must be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.</p> <p>The car parking spaces, driveways and manoeuvring areas must not be used for the manufacture, storage or display of goods, materials or any other equipment (includes mobile food vending vehicles).</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation and to provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
185.	<p>Waste generated on site</p> <p>All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create offensive odour, offensive noise or pollution of land and/or water as defined under the <i>Protection of the Environment Operations Act 1997</i>. All waste generated shall be removed and disposed of by an authorised waste removal contractor. A copy of the waste removal agreement and receipts shall be made available to Council on request.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
186.	<p>Stormwater Detention</p>

	<p>The on-site stormwater detention storage system within the site as constructed shall not be altered and shall be maintained in good working order to the satisfaction of Council.</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
187.	<p>Maintenance of wastewater and stormwater treatment device</p> <p>During occupation and ongoing use of the building, all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) must be regularly maintained to remain effective and in accordance with any positive covenant (if applicable).</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
188.	<p>Traffic signal maintenance</p> <p>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. This is to ensure that vehicles entering the site do not have to wait at the top of the ramp, and vehicles wishing to exit the site must wait for entering vehicle in the basement at the waiting bay.</p> <p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
189.	<p>Enter / Exit in forward direction</p> <p>All vehicles associated with the development are to enter and exit the site in a forward direction.</p> <p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
190.	<p>Waste Storage and Disposal – Multistorey Premises</p> <p>The waste storage room must be provided with smooth and impervious walls and floors and coved at the intersection of the floor and walls. Floor areas must be graded and drained to a floor waste gully connected to the sewer. Waste storage rooms must be well ventilated and proofed against pests. The area or room must be provided with water service hose connectors to enable easy cleaning. Open waste storage areas must be appropriately covered and bunded. The ground must be paved with impervious material and must be graded and drained to a wastewater disposal system according to Sydney Water’s requirements. A hose tap connected to a water supply must be provided.</p> <p>All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create offensive odour, offensive noise or pollution of land and/or water as defined under the <i>Protection of the Environment Operations Act 1997</i>. All waste generated must be removed and disposed of by an authorised waste removal contractor. A copy of the waste removal agreement and receipts must be made available to Council on request.</p> <p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
191.	<p>Waste Management Plan</p>

	<p>The requirements of the submitted Waste Management Plan shall be complied with at all times that the approved development is being carried out.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
192.	<p>Bin room signage</p> <p>Adequate signage is to be provided and maintained on how to use the waste management system and what materials are acceptable for recycling within all waste storage areas of the development. Signage is also to be provided and maintained which clearly identifies which bins (and containers) are to be used for general waste and recycling and what materials can be placed in each bin.</p> <p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
193.	<p>Waste and recycling policy</p> <p>The development must be carried out in compliance with Council's "Domestic Waste and Recycling Service Policy and Guideline".</p> <p>Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.</p>
194.	<p>Waste containers</p> <p>No waste storage containers are to be located or placed outside the approved waste storage area at any time except for collection purposes.</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
195.	<p>Car Wash Bay – Multistorey Residential</p> <p>The designated car wash bay(s) must be designed and constructed to ensure that wastewater is discharged to the sewer in accordance with the requirements of Sydney Water.</p> <p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
196.	<p>Maintenance of Plant and Equipment</p> <p>All plant and equipment installed at the premises or used in connection with the operation of the premises:</p> <p>a. must be maintained in a proper and efficient condition; and b. must be operated in a proper and efficient manner</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites</p>
197.	<p>Maintenance of landscaping</p> <p>The approved landscaping and external work must be maintained post occupation and must not be altered or changed without Council approval or unless the altered work is carried out in accordance with the relevant provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
198.	<p>Construction and Operation Requirements</p> <p>The public swimming pool and/or spa pool must be designed, installed and operated in accordance with the:</p> <p>i. <i>Public Health Act 2010</i>, ii. <i>Public Health Regulation 2022</i>, iii. 'Public Swimming Pool and Spa Pool Advisory Document' (NSW</p>

	Health, 2013), and iv. <i>Local Government Act 1993</i> .
	Condition reason: To ensure compliance with the relevant New South Wales legislation.
199.	Protection of the Environment Operations Act 1997 – General
	Any activity carried out in accordance with this approval must not give rise to offensive odour, offensive noise or pollution of air, land or water as defined in the <i>Protection of the Environment Operations Act 1997</i> and Regulations.
	Condition reason: To ensure compliance with the relevant New South Wales legislation.
200.	Odour Emission Control
	The use and operation of the premises must not cause the emission of any odours that, by reason of its level, nature, character or quality is likely to be harmful to or interfere unreasonably with the comfort or repose of person who is outside the premises.
	There are to be no emissions or discharges from the premises which will give rise to an offence under the <i>Protection of the Environment Operations Act 1997</i> and Regulations.
	Emission control equipment must be provided in the mechanical exhaust system serving the appliances, to effectively minimise the emission of odours, vapours and oils. Details of the proposed emission control equipment must be provided in the relevant plans and specifications for the construction certificate for the subject works.
	Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the principal certifier prior to the issue of any construction certificate.
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites
201.	Lighting
	Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the AS 4282:2023, 'Control of the Obtrusive Effects of Outdoor Lighting'.
	No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external sign associated with the development
	The use of floodlighting or the like, to advertise or attract attention or for the convenience of patrons must be controlled so as not to cause any distraction or disturbance to nearby or adjacent residents, pedestrians or motorists. The use of flashing lights is strictly prohibited.
	The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises.
	Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.
202.	General Amenity
	The operation of the development must not adversely affect the amenity of

	<p>the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, wastewater, waste products, grit, oil or other harmful products.</p> <p>Condition reason: To protect the amenity of the surrounding area.</p>
203.	<p>Clothes drying facilities</p> <p>a. Individual clothes drying facilities shall be provided to each apartment (as indicated on the approved plans) within the balcony (i.e. within a drying cupboard) and shall be fully screened from public view. Under no circumstances are any clothing, curtains, rugs, mops or the like, are to be placed to be visible from any public place (i.e. from any window, railing or higher than the balcony balustrade).</p> <p>b. Clothes dryers are to be provided within the laundry of each apartment.</p> <p>Condition reason: To protect the amenity of the surrounding area.</p>
204.	<p>Plumbing</p> <p>All plumbing and drainage, including sewerage drainage stacks, ventilation stacks and water service pipes shall be concealed by chasing or by ducts within the building. Plumbing other than stormwater downpipes shall not be attached to the external surfaces of the building.</p> <p>Condition reason: To protect the amenity of the surrounding area.</p>
205.	<p>Hotel Plan of Management</p> <p>a) The approved hotel shall operate in accordance with the Final Hotel Plan of Management approved prior to the issue of the relevant occupation certificate.</p> <p>b) The Hotel Plan of Management shall be reviewed and updated regularly to reflect hotel operations at all times. Any updates to the Plan of Management are subject to the approval of Council's Manager of Planning.</p>
206.	<p>Future subdivision needs Development consent</p> <p>Any proposal for strata subdivision will require a separate application to Council to obtain development consent and the subsequent approval of the plan of subdivision and issue of a subdivision certificate under Section 6.15 of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>

GENERAL TERMS OF APPROVAL

Condition	
207.	Water NSW General Terms of Approval
	The General Terms of Approval dated 7 July 2025 from the nominated State Agency form part of this development consent and must be complied with to the satisfaction of that Agency pursuant to Section 4.47 of the <i>Environmental Planning and Assessment Act 1979</i> .
	Condition reason: To ensure compliance with the relevant New South Wales legislation.

AIRSPACE OPERATIONS - CONTROLLED ACTIVITY

Condition	
208.	Controlled Activity under Section 182 of the <i>Airports Act 1996</i>
	The Controlled activity Approval dated 24 November 2025 from the nominated State Agency form part of this development consent and must be complied with to the satisfaction of that Agency pursuant to Section 182 of the <i>Airports Act 1996</i> .
	Condition reason: To ensure compliance with the relevant New South Wales legislation.