

DEVELOPMENT CONSENT

Environmental Planning and Assessment Act 1979

Development Application No: DA2024/0612

APPLICATION DETAILS

Applicant: NSW Land & Housing Corporation – Deborah Gilbert

Land Description: Lots 7, 8, 9, 10, 11, 12 in DP 35640

Property 1-13 Coleridge Street RIVERWOOD NSW 2210,

Development: Removal of trees and construction of a 4-storey affordable housing residential flat building containing 42 units over basement car parking, including landscaping, site works, and dedication of land

Authority: Decision of the Sydney South Planning Panel

<p>BEFORE COMMENCING BUILDING WORK, you must obtain a Construction Certificate from the Council or an Accredited Certifier.</p>
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Under Section 4.16 of the Environmental Planning and Assessment Act 1979, South Sydney Planning Panel has determined **DA2024/0612** as described above, by the granting of development consent subject to the conditions specified in this notice.

The following conditions of consent are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instrument and/or Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To protect the environment.
- (c) To ensure that there is no unacceptable impact on the amenity of the area, or to private and public property.
- (d) It is in the public interest.

SPECIFIC DEVELOPMENT CONDITIONS

SCHEDULE A Deferred Commencement Conditions

Deferred Commencement - General - Pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, this consent will not operate until the following requirements are satisfied:

The following design changes are to be made and approved by Council:

1. Urban Design Matters - Architectural Design Amendment

Submit amended plans to Council for the approval of Council's Manager Development Assessment showing the following amendments:

- (a) Drawing DA101, Issue B dated 27/8/2025 must be amended to incorporate the following:
 - i. The driveway should be relocated to align with the existing driveway (third driveway from the western boundary)
 - ii. The waste room should be located adjacent the Communal open space (east of the relocated driveway) and public art integrated into the eastern façade of the waste room
 - iii. Lobby associated with Lift 2 relocated to the west of the driveway to provide a direct connection to the communal open space within the rear setback. The lobby width should be increased to be around 6m - 6.5m (including lifts)
 - iv. A one bedroom unit and fire stairs should be located on either side of the Lift Lobby 2
- (b) All other drawings (plans, elevations and sections) must be amended to be consistent with the amended Drawing DA101

2. Pedestrian Pathway at Coleridge Street Frontage - Design Amendment required by Assets and Public Trees section

Submit amended plans to Council for the approval of Council's Manager City Operational Services showing:

- (a) An all-weather use pathway of not less than 1.2m wide along the Coleridge Street frontage extending from the western end of the communal open space to the existing pathway and connecting to that pathway at a joint not less than 2m past the eastern boundary of No.15 Coleridge Street.
- (b) The pathway shall be constructed:
 - (i) With porous paving.
 - (ii) At levels that minimise the impact on the Structural Root Zone (SRZ) of each individual street tree.
 - (iii) That limits root pruning within the Notional Root Zone (NRZ) to roots less than 50mm in diameter not exceeding 10% of the total root plate mass volume.

3. Waste Management Plan and Management – Design Amendment

Submit amended plans to Council, for the approval of Council's Manager Environmental Health showing:

- (a) A redesign is required to include a chute system and appropriate waste cupboards as conditioned.
- (b) The applicant has proposed residents utilise a Waste cupboard on each occupied floor. Buildings with more than 3 occupied floors are required to provide a chute system in combination with a waste cupboard. The applicant is required to update designs to include a chute system as conditioned. The Waste Management Plan must be updated to reflect the on-going waste management responsibility for the operation and maintenance of such system.
- (c) The bin storage and collection provisions are suitable for Council to

provide a waste management service.

- (d) The applicant must provide an updated Waste Management Plan which includes any amendments to the design.
- (e) The applicant must provide an updated Waste Management Plan which states: the management of wastes on private property and the movement of bins around private property is the responsibility of the Body Corporate/Building Manager.
- (f) Transport of bins and/or bulky waste between the sites is not to occur on public roadways or footpaths and must occur within the confines of private property.
- (g) An amended Waste Management Plan must be provided which show one of the following options:
 - i. *Single chute system for general waste stream using either rotating or linear tracks at the discharge point and a bin storage area on each occupied floor, suitable for the storage of at least 2 days' worth of recycling at a ratio of 17.14L per unit, per day. The mobile garbage bins for the collection of commingled recycling are to be rotated with empty bins daily by the managing body. In this case, mobile garbage bin(s) for recycling are to be provided adjacent to the chute system (inlet) on each occupied level.*
 - ii. *a single chute system with diverter technology. This option allows for a single chute system for the collection of general waste and recycling by way of using a diverter technology at the inlet and using either rotating or linear tracks at the discharge point. If the recycling stream is not adequately used by residents, the Body Corporate and building/Strata Managers will be responsible for sorting the waste and engaging additional waste collection services if required. The general waste and recycling waste disposal systems must be combined with an appropriate organics disposal system. The following options of residential waste disposal systems are accepted by Council for food and garden organic collections in multi-unit developments with residential components:*
 - iii. *A third chute system suitable for Food Organics and Garden Organics (to support a dual chute system) for general waste and recycling waste, or storage capacity for at least 2 days' worth of organics on each occupied floor calculated at a ratio of 13.71L per unit, per day (to support a single chute or single chute diverter system) for general waste and commingled recycling waste.*

If utilising a chute system, chute discharge rooms must be secured to prevent access by non-authorised personnel and may utilising linear or rotating tracks to prevent overfilling of bins under the chute discharge. No loose or unbagged waste materials are to be transferred around the site through lift wells if not contained in a Mobile Garbage Bin.

Chute systems must be cylindrical and free from bends or corners so as to prevent waste blockages. Management and cleanliness of the chutes and operation of all other related equipment (bin tug, bin lift, rotational bins etc) is the responsibility of the Owners Corporation/Strata Manager. Chute systems must be regularly cleaned, maintained and serviced in accordance with supplier specifications. The chute discharge area and any other mechanical

parts of waste management equipment must be secured and only accessible by authorised persons acting on behalf of the Owners Corporation/Strata Manager.

A chute system may utilise a linear or rotating track at the discharge point, to reduce reliance on manual bin rotation at the chute discharge location and prevent overfilling of bins. The management, servicing and operation of any track systems will be the responsibility of the Owner's Corporation.

- (h) The applicant must make provisions for equipment (such as bin tugs, bin lifters) to assist with the manual labour associated with moving Mobile Garbage Bins around the site to the collection location. Further, the use of technology such as tugs, trolleys or lifters should be considered when proposing movement of bulky waste materials from the required storage area to the collection location.
- (i) Adequate storage of bulky waste generated by residents requires for a development of 42 residential units, the following storage space will be required for bulky waste: From 21 to 50 units: a minimum size of 8m².
- (j) The applicant has allowed for suitable provisions for the Wheel Out Wheel Back service.
- (k) The proposed use of 1,100L bins for Food Organics is not supported, and the WMP is to be amended to reflect 120L organics per unit per week equivalent to: 17 x 240L organic waste bins per week, serviced once weekly.
- (l) **The applicant** has allowed for the required bins to be stored onsite for use by residents in managing waste at the site.
- (m) **The applicant** must allow bin storage at the following ratios:
 - 120L general waste per unit per week – equivalent to: 21 x 240L general waste bins per week, serviced once weekly, OR 8 x 660L general waste bins per week, serviced once weekly, OR 5 x 1,100L general waste bins per week, serviced once weekly,
 - 120L recycling per unit per week – equivalent to: 21 x 240L general waste bins per week, serviced once weekly, OR 8 x 660L general waste bins per week, serviced once weekly, OR 5 x 1,100L general waste bins per week, serviced once weekly,
 - 120L organics per unit per week equivalent to: 17 x 240L organic waste bins per week, serviced once weekly.
- (n) Waste and recycling facilities, transport of waste around the site, and the management of all wastes shall be provided in **accordance with the approved Waste Management Plan and the Architectural Plans.**

The period of time provided to satisfy this deferred commencement condition is twenty-four (24) months from the date of the determination of this application.

Documentary evidence as requested or the above information must be

submitted within twenty-four (24) months of the granting of this deferred commencement consent, Activation of this Consent cannot commence until written approval by Georges River Council is given advising Section A is satisfied. Please note in accordance with Council's fees and charges a review fee is payable prior to consideration of any documents submitted to address Section A conditions.

Subject to Section A above being satisfied the development is to be carried out subject to the following conditions as referenced in Section B.

SCHEDULE B Specific Development Conditions

Development Details

1. **Approved Plans** - The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Reference No.	Date	Revision	Prepared by
Cover Sheet	DA000	27.06.2025	B	WMK Architecture
Survey Plan	DA002	18.10.2024	A	WMK Architecture
Site Analysis	DA003	18.10.2024	A	WMK Architecture
Site Plan	DA004	18.10.2024	A	WMK Architecture
Demolition Plan	DA005	18.10.2024	A	Amend zilch
Basement Plan	DA006	18.10.2024	A	WMK Architecture
Ground Floor Plan	DA101	27.06.2025	B	WMK Architecture
Level 01 Plan	DA102	18.10.2024	A	WMK Architecture
Level 02 Plan	DA103	18.10.2024	A	WMK Architecture
Level 03 Plan	DA104	18.10.2024	A	WMK Architecture
Roof Plan	DA105	18.10.2024	A	WMK Architecture
North and South Elevation	DA500	27.06.2025	B	WMK Architecture
East and West Elevation	DA501	18.10.2024	A	WMK Architecture
Streetscape Elevation	DA502	18.10.2024	A	WMK Architecture
Sections 1 of 3	DA600	18.10.2024	A	WMK Architecture
Section 2 of 3	DA601	18.10.2024	A	WMK Architecture
Sections 3 of 3	DA602	18.10.2024	A	WMK Architecture
Railway Sections	DA603	18.10.2024	A	WMK Architecture

Apartment Types 1 of 3	DA900	18.10.2024	A	WMK Architecture
Apartment Types 2 of 3	DA901	18.10.2024	A	WMK Architecture
DDA Compliance 3 of 3	DA902	18.10.2024	A	WMK Architecture
3D Massing – Height Plane	DA910	18.10.2024	A	WMK Architecture
Shadow Diagrams – Sheet 1	DA920	18.10.2024	A	WMK Architecture
Shadow Diagrams – Sheet 2	DA921	18.10.2024	A	WMK Architecture
Views from Sun – Sheet 1	DA923	18.10.2024	A	WMK Architecture
Views from Sun – Sheet 2	DA924	18.10.2024	A	WMK Architecture
Views from Sun – COS – Sheet 1	DA925	18.10.2024	A	WMK Architecture
Views from Sun – COS – Sheet 2	DA926	18.10.2024	A	WMK Architecture
ADG & SEPP Compliance Plans	DA950	30.06.2025	B	WMK Architecture
Solar Access and Cross Ventilation Compliance	DA951	30.06.2025	B	WMK Architecture
GFA Area Plans	DA960	18.10.2024	A	WMK Architecture
Development Summary	DA970	18.10.2024	A	WMK Architecture
Photomontage	DA990	18.10.2024	A	WMK Architecture
Coversheet	SK00	June 2025	J	Umbaco Landscape Architects
Tree Protection Plan	SK0X	October 2024	H	Umbaco Landscape Architects
Landscape Concept Plan	SK01	June 2025	J	Umbaco Landscape Architects
Plant Material 1	SK02	October 2024	H	Umbaco Landscape Architects
Plant Material 2	SK03	October 2024	H	Umbaco Landscape Architects
Landscape Details	SK04	October 2024	H	Umbaco Landscape Architects

The following documents and plans have been reviewed in assessing the proposal:

- (a) “Siteworks and Drainage Basement 1”, Project No. S21255, Drawing No. CI-0200, Rev G, Dated 26/06/2025, Prepared by BG&E – Sydney Office.
- (b) “Siteworks and Drainage Ground Floor”, Project No. S21255, Drawing No. CI-

0201, Rev G, Dated 26/06/2025, Prepared by BG&E – Sydney Office.

- (c) “OSD Plan”, Project No. S21255, Drawing No. CI-0350, Rev D, Dated 16/06/2025, Prepared by BG&E – Sydney Office.
- (d) “OSD Sections and Details”, Project No. S21255, Drawing No. CI-0351, Rev D, Dated 16/06/2025, Prepared by BG&E – Sydney Office.
- (e) “Detail and Contour Survey”, Job No. 211648, dated 21/09/2021, prepared by Land and Housing Corporation.

Note: Crown Building Work – Pursuant to Section 6.28 of the Environmental Planning and Assessment Act 1979, Crown building, demolition and incidental work cannot be commenced to be carried out unless the Crown building and other development work is certified by or on behalf of the Crown to comply with the technical provisions of the State’s building laws including the Building Code of Australia/National Construction Code. It is the responsibility of the Crown Authority to ensure this statutory provision of the Act is complied with.

Separate Approvals Required Under Other Legislation

2. **Section 138 Roads Act 1993 and Section 68 Local Government Act 1993**
Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure.

Separate approval is required under Section 138 of the [Roads Act 1993](#) and/or Section 68 of the [Local Government Act 1993](#) for any of the following activities carried out in, on or over a public road (including the footpath) listed below.

An application is required to be lodged and approved prior to the commencement of any of the following works or activities;

- (a) Placing or storing materials or equipment;
- (b) Placing or storing waste containers or skip bins;
- (c) Erecting a structure or carrying out work
- (d) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (e) Pumping concrete from a public road;
- (f) Pumping water from the site into the public road;
- (g) Constructing a vehicular crossing or footpath;
- (h) Establishing a “works zone”;
- (i) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (j) Stormwater & ancillary works in the road reserve; and

- (k) Stormwater & ancillary to public infrastructure on private land
- (l) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.

These separate activity approvals must be obtained, and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate.

The relevant Application Forms for these activities can be downloaded from Council's website www.georgesriver.nsw.gov.au. For further information, please contact Council's Customer Service Centre on (02) 9330 6222.

3. **Below ground anchors – Information to be submitted with S68 Application under LGA 1993 and S138 Application under Roads Act 1993**

In the event that the excavation associated with the basement carpark is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways, an application must be lodged with Council under Section 68 of the [Local Government Act 1993](#) and the [Roads Act 1993](#) for approval, prior to commencement of those works.

The following details must be submitted:

- (a) That cable anchors will be stressed released when the building extends above ground level to the satisfaction of Council.
- (b) The applicant has indemnified Council from all public liability claims arising from the proposed works, and provide adequate insurance cover to the satisfaction of council.
- (c) Documentary evidence of such insurance cover to the value of \$20 million.
- (d) The applicant must register a non-terminating bank guarantee in favour of Council for the amount of \$50,000.
- (e) The guarantee will be released when the cables are stress released. In this regard it will be necessary for a certificate to be submitted to Council from a structural engineer at that time verifying that the cables have been stress released.
- (f) That in the event of any works taking place on Council's roadways/footways adjoining the property while the anchors are still stressed, all costs associated with overcoming the difficulties caused by the presence of the 'live' anchors will be borne by the applicant.

4. **Vehicular Crossing - Major Development**

The following vehicular crossing and road frontage works will be required to facilitate access to and from the proposed development site:

- (a) Construct a 1.2m wide footpath for the full length of the Coleridge Street frontage of the site, and construction of a 1.5m wide footpath for the dedicated land (public path link-up), in accordance with Council's Specifications for footpath, applying at the time construction approval is sought.
- (b) The thickness and design of the driveway shall be in accordance with Council's Specifications applying at the time construction approval is sought.
- (c) Construct a new 150mm high concrete kerb with 450mm wide gutter for the full frontage(s) of the site in accordance with Council's Specifications

for kerb and guttering, applying at the time construction approval is sought.

- (d) Any existing vehicular crossing and/or laybacks which are redundant must be removed. The kerb and gutter, any other footpath and turf areas shall be restored at the expense of the applicant. The work shall be carried out in accordance with Council's specification, applying at the time construction approval is sought.

Constructing a vehicular crossing and/or footpath requires separate approval under Section 138 of the Roads Act 1993, prior to the commencement of those works.

5. Road Opening Permit

A Road Opening Permit must be obtained from Council, in the case of local or regional roads, or from Transport for NSW in the case of State roads, for every opening of a public road reserve to access services including sewer, stormwater drains, water mains, gas mains, and telecommunications before the commencement of work in the road.

6. Damage Deposit – Major Works

In order to insure against damage to Council property the following is required:

- (a) Pay Council, before the issue of the Construction Certificate, a damage deposit for the cost of making good any damage caused to any Council property as a result of the development: \$142,510.80.
- (b) Pay Council, before the issue of the Construction Certificate, a non-refundable inspection fee to enable assessment of any damage and repairs where required: \$385.00 per frontage.
- (c) Submit to Council, before the commencement of work, a dilapidation report of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will review the dilapidation report and the Works-As-Executed Drawings (if applicable) and inspect the public works.

The damage deposit will be refunded in full upon completion of work where no damage occurs and where Council is satisfied with the completion of works. Alternatively, the damage deposit will be forfeited or partly refunded based on the damage incurred.

7. Fees to be Paid

The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.georgesriver.nsw.gov.au).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Council will only accept Bank Cheque or Electronic Funds Transfer (EFT) for transaction values of \$500,000 or over. Council must be contacted prior to payment to determine correct total amount to be paid and bank account details (if applicable).

A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	
Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See https://portal.longservice.nsw.gov.au/bci/levy/	\$
Builders Damage Deposit	\$142,510.80.
Inspection Fee for Refund of Damage Deposit	\$ 385.00 per frontage

General Fees

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

8. **Building – Hoarding Application** – Prior to the commencement of work above ground level, a separate application for the erection of an A class (fence type) or a B class hoarding or C type scaffold, in accordance with the requirements of Work Cover Authority of NSW, must be erected along that portion of the footway/road reserve, where the building is within 3.0m of the street boundary. An application for this work under Section 68 of the Local Government Act 1993 and the Roads Act 1993 must be submitted for approval to Council.

The following information is to be submitted with a Hoarding Application under s68 of the Local Government Act and s138 of the Roads Act 1993:

- (a) A site and location plan of the hoarding with detailed elevation, dimensions, setbacks, heights, entry and exit points to/from the site, vehicle access points, location of public utilities, electrical overhead wire protection, site management plan and builder's sheds location; and
- (b) Hoarding plan and details that are certified by an appropriately qualified engineer; and Requirements
- (c) The payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges (available on our website) before the commencement of work; and
- (d) A Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained and a copy provided to Council. The Policy is to note Council as an interested party; and

Requirements of Concurrence, Integrated & Other Government Authorities

9. **APT Petroleum Pipelines Pty Ltd – APA**

On the basis of the information provided, APA does not object to the proposal subject to the following conditions being included within any approval issued for the proposal:

1. Risk Assessment Required

Prior to the development commencing, a Risk Assessment considering the requirements of Australian Standards 2885 for Pipelines – Gas and Liquid Petroleum, must be conducted by APA in conjunction with the applicant and its recommendations/actions

must be implemented to the satisfaction of Gorodok Pty Limited (APA).

2. Third Party Works Authorisation

Prior to the commencement of any works within 3 meters of the gas transmission pipeline, the proponent must seek a third party works authorisation from APA for approval. Works approved by APA must comply with any conditions attached to a third party works approval.

3. Easement Delineation On Site

During demolition works, the boundary of the easement must be clearly delineated on site by temporary fencing (or other means as agreed by APA), and clearly marked as a hazardous work zone/ restricted area.

4. Pipeline Delineation On Plans

All plans which include the area of the ethane transmission pipeline easement must have the easement clearly identified with hatching 3m either side of the easement. The area must also be clearly labelled as *'high pressure gas pipeline right of way – no works to occur without the prior authorisation of the pipeline operator'*.

Note

If you are planning on undertaking any physical works on property containing or proximate to a pipeline, or are seeking details on the physical location of a pipeline, please contact Before you Dig Australia on 1100 or <https://www.1100.com.au/>, or APA directly on APACI@apa.com.au.

Note

An early works agreement from APA is required for any assessments/approvals that require greater than 1 day assessment or supervision. Lead in times for agreements can be up to 12 weeks. Please contact APA at APACI@apa.com.au or 1800 103 452.

APA does not seek to unnecessarily inhibit future development proximate to our assets and is happy to work with Council and development proponents to achieve mutually acceptable and compliant outcomes. Any interested parties are strongly encouraged to contact APA early to discuss the process of integrating APA assets into future developments.

Please note this advice does not extend to any gas network pipelines that are in the area, that are owned by APA or other utility provider.

For any further enquiries relating to this correspondence, please feel free to contact myself on 07 3223 3385 or the Infrastructure Planning & Approvals team at planningnsw@apa.com.au.

10. Transport for NSW - Response under section 2.99 of the SEPP (Transport and Infrastructure) 2021, dated 28 February 2025

'I refer to Council's referral requesting concurrence for the above development application in accordance with Section 2.99 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure

SEPP).

Council is advised that TfNSW, via Instrument of Delegation from the Secretary of Transport, has been delegated to act as the rail authority for the heavy rail corridor and to process the review and concurrence for this development application.

We advise that the proposed development has been assessed in accordance with the requirements of Section 2.99(4) of the Transport and Infrastructure SEPP being:

- a) *the potential effects of the development (whether alone or cumulatively with other development or proposed development) on:*
 - i) *the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and*
 - ii) *the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and*
- b) *what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects.*

We have taken the above requirements into consideration and has decided to grant concurrence to the development proposed in development application DA2024/0612 subject to Council imposing the operational conditions as written in Attachment A that will need to be complied with upon satisfaction of the Deferred Commencement condition.

Should Council choose not to impose the t condition as written in Attachment A, then concurrence from TfNSW (as Rail Authority) has not been granted to the proposed development.

In the event that this proposed development is the subject of a Land and Environment Court appeal, Council's attention is drawn to Section 8.12 of the Environmental Planning and Assessment Act 1979 which requires Council to give notice of that appeal to a concurrence authority. TfNSW (as Rail Authority) therefore requests that Council comply with this requirement should such an event occur.

Council is also advised that this concurrence is not to be amended, replaced, or superseded by any concurrence issued by any other rail authority, without further agreement from TfNSW (Sydney Trains).

Please contact TfNSW Town Planning Management via email to DA_sydneytrains@transport.nsw.gov.au should you wish to discuss this matter. Finally, it is requested that when the proposed development's Determination is issued by the Council, a copy of the Notice of Determination and conditions of consent are provided.'

ATTACHMENT A

- *Prior to the commencement of any works and/or issue of a Crown Certificate associated thereto, the Applicant shall provide an accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of Sydney Trains' representative.*
- *Prior to the commencement of any works a Registered Surveyor shall peg-out the common property boundary between the development site and TAHE (Transport Asset Holding Entity) land and easements. A copy of the survey report indicating the location of pegs must be provided to Sydney Trains prior to the commencement of works.*
- *If required by Sydney Trains, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required within 10 days following the undertaking of the inspection, unless otherwise notified by Sydney Trains.*
- *If required by Sydney Trains, prior to occupation and/or issue of and occupation related Crown Certificate, or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The Principal Certifying Authority is not to issue the final Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied*
- *The Applicant shall prepare an acoustic assessment demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads-Interim Guidelines". The Applicant must incorporate in the development all the measures recommended in the report. A copy of the report is to be provided to the Principal Certifying Authority or equivalent and Council prior to the commencement of work and/or issue of a Crown Certificate associated thereto. The Principal Certifying Authority or equivalent must ensure that the recommendations of the acoustic assessment are incorporated in the construction drawings and documentation.*
- *Prior to the commencement of any works and/or issue of a Crown Certificate associated thereto, the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority or equivalent. The Principal Certifying Authority (or equivalent) must ensure that the*

recommendations of the electrolysis report are incorporated in the construction drawings and documentation prior to the commencement of any works and/or issue of a Crown Certificate associated thereto.

- *The Applicant shall provide a Geotechnical Engineering report to Sydney Trains for review by Sydney Trains' Geotechnical section prior to the commencement of works. The report shall demonstrate that the development has no negative impact on the rail corridor or the integrity of the infrastructure through its loading and ground deformation and shall contain structural design details/analysis for review by Sydney Trains. The report shall include the potential impact of demolition and excavation, and demolition- and excavation-induced vibration in rail facilities, and loadings imposed on Sydney Trains Facilities by the development.*
- *The rail corridor at this location is situated inside a cutting with an embankment bordering the subject site. A geotechnical report should be prepared to evaluate the stability of the embankment from the excavation and the impact of vibration on the rail corridor. The report should be submitted to Sydney Trains for review and appropriate measures such as the use of anchors are adopted to ensure the safety of the rail corridor.*
- *Given the possible likelihood of objects being dropped or thrown onto the rail corridor from balconies, windows, and other external features (e.g., roof terraces and external fire escapes) that are within 20 metres of, and face, the rail corridor, the development must have measures installed, to the satisfaction of Sydney Trains (e.g., awning windows, louvres, enclosed balconies, window restrictors etc.) which prevent the throwing of objects onto the rail corridor. The Principal Certifying Authority (or equivalent) is not to allow the commencement of works until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- *If required by Sydney Trains, prior to the commencement of any works and/or issue of a Crown Certificate associated thereto a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor. The Principal Certifying Authority (or equivalent) is not to allow the commencement of works until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- *No metal ladders, tapes, and plant, machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and catenary, contact and pull-off wires of the adjacent tracks, and to any aerial power supplies within or adjacent to the rail corridor.*
- *Prior to the commencement of work and any Crown Certificate associated thereto, the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains' requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial*

operations to comply with all Sydney Trains' requirements. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.

- *During all stages of the development the Applicant must take extreme care to prevent any form of pollution (including dust) entering the rail corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.*
- *Excess soil is not allowed to enter, be spread, or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.*
- *The Applicant is to ensure that the development incorporates appropriate anti-graffiti measures, to the satisfaction of Sydney Trains.*
- *There is a need to ensure that the roots and foliage of trees being planted beside the rail corridor do not have an impact on the rail corridor or rail operations. A final landscaping and planting plan demonstrating measures to ensure compliance with this condition must be prepared to the satisfaction of Sydney Trains. Written confirmation must be issued by Sydney Trains in this regard prior to the commencement of any work or the issue of any Crown Certificate associated thereto.*
- *Prior to the commencement of any works appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.*
- *The development shall have appropriate fencing fit for the future usage of the development site to prevent unauthorised access to the rail corridor by future occupants of the development. Prior to occupation and/or any Crown Certificate marking the completion of work, the Applicant shall liaise with Sydney Trains regarding the adequacy of any existing fencing along the rail corridor boundary or design and construction of new fencing. Details of the type of new fencing to be installed and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.*
- *Prior to occupation and/or any Crown Certificate marking the completion of work the Applicant must provide to Sydney Trains for review and endorsement a plan of how future maintenance of the development facing the rail corridor is to be undertaken. The Principal Certifying Authority is not to issue any Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied. The maintenance plan must be implemented for the life of the approved development.*
- *The applicant/developer shall not at any stage block any corridor access gates nearby and must make provision for easy and ongoing 24/7 access by rail vehicles, plant, and equipment to support maintenance and*

emergency activities.

- The applicant/developer must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:
 - oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;
 - acts as the authorised representative of the Applicant; and
 - is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.
- Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.
- Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains External Interface Management team. In this instance the relevant interface team is West Interface, and they can be contacted via email on **west_interface@transport.nsw.gov.au**.
- Copies of any certificates, drawings, approvals/certification, or documents endorsed by, given to, or issued by Sydney Trains or TAM (Transport Asset Manager of NSW) must be submitted to Council for its records prior to the issuing of the applicable Construction Certificate or Occupation Certificate.

11. Ausgrid – Response under section 2.48 of the SEPP (Transport and Infrastructure) 2021

Ausgrid consents to the development subject to the following conditions:

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

Ausgrid Overhead Powerlines are in the vicinity of the development.

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

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

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

Ausgrid's website at www.ausgrid.com.au.

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

New Driveways - Proximity to Existing Poles

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

New or modified connection

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

Additional information can be found in the Ausgrid Quick Reference Guide for Safety Clearances "Working Near Ausgrid Assets - Clearances". This document can be found by visiting the following Ausgrid website:

www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries

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

12. **Electricity Supply** - An application is required to be made to Ausgrid for a network connection. This may require the network to be extended or its capacity augmented. Evidence of this application being lodged with Ausgrid is required to be provided to the Crown Certifier. For further details, you are advised to contact Ausgrid on 13 13 65 or www.ausgrid.com.au (Business and Commercial Services).
13. **Electricity Supply to Development** - The electricity supply to the Development must be underground.
14. **Sydney Water - Tap in™** - The approved plans must be submitted to a Sydney Water Tap in™ to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately endorsed/stamped. For details, please refer to 'Plumbing, building and developing' section of Sydney Water's web site at www.sydneywater.com.au then see 'Building', or telephone 13000 TAP IN (1300 082 746). The Crown Certifier must ensure that a Tap in™ agent has appropriately stamped the plans prior to the commencement of works.
15. **Notice of Requirements for a Section 73 Certificate** - A Notice of Requirements of what will eventually be required when issuing a Section 73 Compliance Certificate under the [Sydney Water Act 1994](#)

<http://legislation.nsw.gov.au/> must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the 'Plumbing, building and developing' section of the web site www.sydneywater.com.au <http://www.sydneywater.com.au> then refer to 'Providers' under 'Developing' or telephone 13 20 92 for assistance.

Following application, a 'Notice of Requirements' will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, as it can take some time to build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

The Notice of requirements must be submitted to the Crown Certifier prior to the commencement of work. A Section 73 Compliance Certificate will be required at the completion of development in accordance with further conditions.

Prior to the Commencement of Work (Including Tree Removal, Demolition & Excavation)

16. Landscape Plan – Required Amendments

Plans submitted with the construction certificate: prior to construction the plans must illustrate that the landscape plan has been amended to incorporate the following changes:

- (a) The quantities of all trees, shrubs and all vegetation proposed, shall be shown upon the plan – SK01, to demonstrate the quantities allocated are what is to be planted at the landscape phase.
- (b) The plant schedule shall be changes to demonstrate that all trees shall be of minimum of 75 litre pot/bag size and a minimum of 2m at the time of planting.
- (c) A fully automated electrical irrigation system shall be shown and installed for all garden beds and lawn areas to ensure optimum growth and conditions for all vegetation planted upon the site.
- (d) All on podium planter garden beds, soil depths, volumes and areas, be shown and shall meet or exceed the soil depths as per the requirements of the Department of Planning NSW Apartment Design Guide, Part 4P, Planting on structures, Table 5.

The amended landscape plan must be lodged for approval by Council's Senior Landscape and Aboricultural Assessment Officer and this approval provided to the Crown Certifier prior to the commencement of construction works.

17. Tree Protection

The following trees are to be retained and protected in accordance with the approved Arboricultural Impact Assessment Report as part of the proposed works:

Tree ID Number and Species	Location
<i>T1 – Lophostemon confertus</i>	Council's Street Tree fronting the site
<i>T2 – Lophostemon confertus</i>	Council's Street Tree fronting the site
<i>T3 – Lophostemon confertus</i>	Council's Street Tree fronting the site
<i>T4 – Lophostemon confertus</i>	Council's Street Tree fronting the site
<i>T5 – Lophostemon confertus</i>	Council's Street Tree fronting the site
<i>T6 – Lophostemon confertus</i>	Council's Street Tree fronting the site
<i>T7 – Lophostemon confertus</i>	Council's Street Tree fronting the site
<i>T8 – Lophostemon confertus</i>	Council's Street Tree fronting the site
<i>T9 – Lophostemon confertus</i>	Council's Street Tree fronting the site
<i>T10 – Lophostemon confertus</i>	Council's Street Tree fronting the site
<i>T11 – Morus Spp</i>	Railway corridor
<i>T12 – Ligustrum sinense</i>	Railway corridor
<i>T26 – Eucalyptus microcorys</i>	Within adjacent reserve
<i>T27 – Eucalyptus microcorys</i>	Within adjacent reserve
<i>T28 – Eucalyptus microcorys</i>	Within adjacent reserve
<i>T30 – Murraya paniculata</i>	Within No. 15 Coleridge Street
<i>T31 – Camellia japonica</i>	Within No. 15 Coleridge Street
<i>T32 – Murraya paniculata</i>	Within No. 15 Coleridge Street

18. **Street Tree Protection and Removal/Replacement by Council**

- (a) All trees in the main street avenue within Council's road reserve, being T1-T10, are to be retained and protected.
- (b) Council must be appointed to remove and plant all tree/s on public land. All costs associated with the removal of the tree and the planting of a replacement tree shall be met by the applicant. Fees and charges for street tree planting are subject to change and are set out in the current version of Council's 'Schedule of Fees and Charges', applicable at the time of payment. This fee must be paid to Council prior to obtaining a Construction Certificate, with the receipt viewed by the Crown Certifier prior to the commencement of construction works.

Prior to obtaining a Construction Certificate, the applicant must contact Council, to be provided with a fee proposal for the one tree to be removed (not being T1-T10), located upon Council's Street verge, fronting the site. This fee/quote provided to the applicant by Council must be paid to Council prior to obtaining a Construction Certificate, with the receipt viewed by the Crown Certifier prior to the commencement of construction works.

- (c) The fees must be paid in accordance with the conditions of this consent.

The fee payable is to ensure that the development makes adequate provision for the demand it generates for public amenities and public services within the area.

19. **Acoustic Report Compliance** – The Report submitted to Council as referenced in the Application must demonstrate compliance with the Acoustic Report referenced in the consent.

Certification provided by a suitably qualified and experienced acoustic consultant, referencing the Construction Certificate Plans and confirming that the requirements of the Acoustic Report are met must be provided to the satisfaction of the Crown Certifier prior to the commencement of construction works.

The Acoustic Report Compliance Certificate must be incorporated into the Construction Certificate documentation.

Reason: To ensure the design of the development incorporates the measures outlined in the Acoustic Report. To provide appropriate acoustic levels to maintain the surrounding amenity.

20. **Residential – Car Wash Systems and Bay** – Plans and specifications of a car washing bay and systems must be submitted with the application for the Construction Certificate to the satisfaction of the Crown Certifier demonstrating that:

- (a) The car washing bay is contained within a roofed and bunded area.
- (b) The used water from the car wash bay is graded to a drainage point and connected to the sewer, with pre-treatment approved by Sydney Water, or where an alternative water management and disposal options are proposed (i.e. where water is recycled, minimized, or reused on the site), detailed plans and specifications of the water recycling system are to be included.

Reason: To ensure appropriate wastewater control and to protect the environment. *Protection of the Environment Operations (General) Regulation 2022 (NSW) (as amended).*

21. **SEPP (Housing) 2021 Chapter 4** – A design verification statement shall be submitted to the Crown Certifier verifying that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out under Schedule 1 of State Environmental Planning Policy (Housing) – Chapter 4, and as required by Clause 29 EPAR 2021.

22. **Design Quality Excellence (Major Development)**

- (a) In order to ensure the design quality excellence of the development is retained:
 - i. The design architect is to have direct involvement in the design documentation, contract documentation and construct stages of

the project;

- ii. The design architect is to have full access to the site and is to be authorized by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of the design issues throughout the life of the project;
- iii. Evidence of the design architect's commission is to be provided to the Council prior to release of the Construction Certificate.

(b) The design architect of the project is not to be changed without prior notice and approval of the Council.

23. Access for persons with a Disability

Access and/or sanitary facilities] for persons with disabilities must be provided to the premises/building in accordance with the requirements of the Premises Standards, the Building Code of Australia, and AS 1428.1. Details must be submitted with the Construction Certificate Application for approval.

Access for persons with disabilities must be provided throughout the site, including to all common rooms, lobby/terrace areas and sanitary facilities in accordance with the requirements of the Premises Standards, the Building Code of Australia and AS 1428.1- 2021. Details of which must be submitted with the Construction Certificate Application. Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.

With regards to the above, pedestrian access throughout basement levels shall be highlighted/line marked and sign posted to safeguard egress. Width of accessways shall be minimum 1 meter clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1-2021. Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required. by AS 1428.1-2021.

24. Slip Resistance - All pedestrian surfaces in areas such as foyers, public corridors/hallways, stairs and ramps as well as floor surfaces in the wet rooms in any commercial/retail/residential units must have slip resistance classifications, as determined using test methods in either wet or dry conditions, appropriate to their gradient and exposure to wetting. The classifications of the new pedestrian surface materials, in wet or dry conditions, must comply with AS/NZS4586:2004 - Slip Resistance Classifications of New Pedestrian Materials and must be detailed on the plans lodged with the application for the Construction Certificate.

Every Ramp to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D3D15.

25. Lift Installations - One or more passenger lifts fitted as emergency lifts to serve each floor served by the lifts in a building must be installed to facilitate the activities of the fire brigade and other emergency services personnel. Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.

26. Glazing on Accessways - Glazing requirements- Where there is no chair rail, handrail, or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to

have a glazing strip as per requirements of AS1428.1-2021.

27. **Structural Certificate during Construction** - The proposed building must be constructed in accordance with details designed and certified by the practising qualified structural engineer. All structural works associated with the foundations, piers, footings and slabs for the proposed building must be inspected and structurally certified for compliance by an independent practising geotechnical and structural engineer. In addition, a Compliance or Structural Certificate, to the effect that the building works have been carried in accordance with the structural design, must be submitted to the Principal Certifier at each stage of Construction or prior to issue of the Occupation Certificate.
28. **Structural Details** – Engineer’s details prepared by a practicing Structural Engineer being used to construct all reinforced concrete work, structural beams, columns and other structural members. The details are to be submitted to the Crown Certifier for approval prior to construction of the specified works. A copy shall be forwarded to Council where Council is not the PCA.
29. **Car parking and bicycle parking at basement levels** – Car parking areas are to be designed and constructed so that electric vehicle and electric bicycle charging points can be installed now or at a later date. This will include the provision of 3 phase power to car parking areas for this proposed building, being residential flat buildings.
30. **Clause 70 EPAR 2021 – Erection of Signs** – requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the Crown Certifier and the Principal Contractor.
31. **Should the Council be appointed as the Principal Certifying Authority** in determining the Construction Certificate, the building must comply with all the applicable deemed to satisfy provision of the BCA. However, if an alternative solution is proposed it must comply with the performance requirements of the BCA, in which case, the alternative solution, prepared by an appropriately qualified fire consultant, accredited and having specialist qualifications in fire engineering, must justifying the non-compliances with a detailed report, suitable evidence and expert judgement. Council will also require if deemed necessary, for the alternative solution to undergo an independent peer review by either the CSIRO or other accredited organization. In these circumstances, the applicant must pay all costs for the independent review.
32. **Should the Council be appointed as the Principal Certifying Authority**, the Construction Certificate Application must be accompanied by the following details, with plans prepared and certified by an appropriately qualified person demonstrating compliance with the BCA:
 - Mechanical ventilation, provided to bathroom, laundry and basement areas not afforded natural ventilation.
 - Fire-fighting services and equipment including control centre facility, hydrant systems, sprinkler systems, hose reels, mechanical air handling and stair

pressurization systems, portable fire extinguishers, smoke hazard management systems and sound & warning systems.

- Emergency lighting and exit signs throughout the premises including terrace, courtyard, common room/areas, lobby and basement areas.
- Fire resistance levels of building elements including walls, floors, roof tops, columns, and separation of electrical supply systems etc.
- Construction of all fire doors (doors to swing in the direction of egress) including operational and warning signage.
- Fire compartmentation and fire wall separation details including all stairway, lift and service shafts.
- Sound transmission and insulation details.
- Exit travel distances and access grades including the number of required exits, separation of exits and installations within exits, must demonstrate compliance and protection in accordance with the BCA.
- Disabled access that complies with the BCA and with AS 1428.1.2021 and Part D4 of NCC/BCA 2022
- Location, design/fit-out and dimension of basement parking areas and adaptable units for people with disabilities.
- Window schedule is to include the protection of openable windows.

In this regard, detailed construction plans and specifications that demonstrate compliance with the above requirements of the BCA must be submitted to the Principal Certifier with the Construction Certificate Application. Should there be any non-compliance, an alternative method of fire protection and structural capacity must be submitted, with all supporting documents prepared by a suitably qualified person. In the event that full compliance with the BCA cannot be achieved and the services of a fire engineer are obtained to determine an alternative method of compliance with the BCA, such report must be submitted to and endorsed by the Principal Certifier prior to issue of the Construction Certificate.

33. **Fire and Rescue NSW** - Prior to the issue of a Construction Certificate the applicant may be required, under Clause 144 of the Environmental Planning & Assessment Regulation, 2000 to seek written comment from FR NSW about the location of water storage tanks, construction of hydrant/booster pump and valve rooms, and any Fire Engineered Solution developed to meet the performance requirements under the Category 2 Fire Safety Provisions. The applicant is also advised to seek written advice from FR NSW on the location and construction of the proposed Fire Control Centre Facility and location and installation of the sites Fire Indicator Panel.
34. **Fire Safety Measures** - A list of the essential fire safety measures that are to be provided in relation to the land and any building on the land as a consequence of the building work must be submitted to the Crown Certifier. Such list must also specify the minimum standard of performance for each essential fire safety measure included in the list. The Crown Certifier will then issue a Fire Safety Schedule for the building.
35. **Requirement for a Construction Certificate** – The erection of a building must not commence until a Construction Certificate has been issued.

36. Appointment of a PCA

The erection of a building must not commence until the applicant has:

- (a) appointed a PCA for the building work; and
- (b) if relevant, advised the PCA that the work will be undertaken as an Owner -Builder.

If the work is not going to be undertaken by an Owner - Builder, the applicant must:

- (c) appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the [Home Building Act 1989](#)) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
- (d) notify the PCA of the details of any such appointment; and
- (e) notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

An Information Pack is attached for your convenience should you wish to appoint Georges River Council as the PCA for your development.

37. Notification of Critical Stage Inspections

No later than two days before the building work commences, the PCA must notify:

- (a) the consent authority and the Council (if not the consent authority) of his or her appointment; and
- (b) the applicant of the critical stage inspections and other inspections that are to be carried out with respect to the building work.

38. Notice of Commencement

The applicant must give at least two days notice to the Council and the PCA of their intention to commence the erection of a building.

A Notice of Commencement Form is attached for your convenience.

39. Critical Stage Inspections

The last critical stage inspection must be undertaken by the PCA. The critical stage inspections required to be carried out vary according to Building Class under the Building Code of Australia and are listed in Clause 162A of the [Environmental Planning and Assessment Regulation 2000](#).

40. Notice to be given prior to critical stage inspections

The principal contractor for a building site, or the owner-builder, must notify the PCA at least 48 hours before each required inspection needs to be carried out.

Where Georges River Council has been appointed as the PCA, 48 hours notice in writing, or alternatively 24 hours notice by facsimile or telephone, must be given when specified work requiring inspection has been completed.

41. **Compliance with Access, Mobility and AS4299 – Adaptable Housing**
Should the Council be appointment as the PCA, the Construction Certificate Application must be accompanied by detailed working plans and a report or a Certificate of Compliance from an Accredited Access Consultant certifying that the building design and access to the adaptable units complies with Council's DCP and AS 4299 Adaptable Housing.
42. **Building - Energy Efficiency Provisions** - Should Council be appointed as the Principal Certifying Authority, a report prepared and endorsed by an Energy Efficiency Engineer or other suitably qualified person must be submitted, detailing the measures that must be implemented in the building to comply with Section J of the BCA. The proposed measures and feature of the building that facilitate the efficient use of energy must be identified and detailed on the architectural plans. At completion of the building and before the issue of an Occupation Certificate, a certificate certifying that the building has been erected to comply with the energy efficiency provisions must be submitted to the Principal Certifier. The proposal must comply with the requirements of the BASIX Certificate which should addresses energy efficiency and water savings.
43. **Fire-fighting services in buildings under construction** – Suitable means of fire-fighting must be installed to the degree necessary in a building under construction to allow initial fire attack by construction workers and for the fire brigade to undertake attack on the fire appropriate to the height the building has reached during its construction.
44. **Portable fire extinguishers** – Being Class 2 and 7a buildings, portable fire extinguishers must be provided as follows:
- To cover Class AE or E fire risks associated with emergency services switchboards.
45. **Stormwater Drainage System** - The submitted stormwater plan has been assessed as a concept plan only. Final detailed plans of the drainage system, prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate.
- (a) All stormwater shall be drained in accordance with the Australian/New Zealand Standard AS/NZS 3500.3: 2015 (as amended).
 - (b) Stormwater drainage plans including pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits prepared by a professional engineer who specialises in Hydraulic Engineering in accordance with the Australian Institute of Engineers Australian Rainfall and Runoff (1987) and Council's Stormwater Drainage Guidelines, shall accompany the application for the Construction Certificate.
 - (c) All stormwater shall drain by gravity to proposed street frontage pit and pipeline drainage system along Coleridge Street in front of the development site.
 - (d) All of the above documents shall be submitted to the satisfaction of the Principal Certifying Authority and Council together with the application for the Construction Certificate for approval.
 - (e) A design certificate shall be submitted from the consulting drainage designer from BG&E (stating compliance Council approved concept drainage plans) including final Construction Certificate approved

Drainage Design Plans.

46. **Protection of basement from inundation of stormwater waters**
(a) The protection of the basement shall be protected from possible inundation by surface waters from the street.
47. **On Site Detention** - The submitted Concept Stormwater and OSD Plans prepared Greenview Consulting are to be satisfied as follows:
(a) The concept drainage plans have been assessed as a concept plans only. Final detailed plans of the drainage system, prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate.
(b) An OSD above ground basin facility designed by a professional engineer who specialises in Hydraulic engineering must be designed, approved and installed.
(c) The required OSD storage requirements and permissible discharge are to be calculated in accordance with Table 3 of Council's Stormwater Management Policy.
(d) A minimum 71.0 cubic metre OSD volume is to be provided in accordance with the Stormwater Concept Plan and Council's Stormwater Management Policy.
(e) A minimum depth of the OSD basin shall be 400mm to be maintained.
(f) The OSD facility shall be designed to meet all legislated safety requirements. A durable metal plate or similar sign is to be placed at the OSD facility and must bear the words:
"BEWARE: This is an on-site detention basin for rainwater which could overflow during heavy storms."
(g) Full details shall accompany the application for the Construction Certificate.
48. **Stormwater Drainage Application**
This Development Consent does not give approval to undertake works on public infrastructure. A separate approval of a Stormwater Drainage Application is required under Section 138 of the Roads Act 1993 and/or Section 68 of the Local Government Act 1993 to undertake:
(a) Stormwater & ancillary works in the road reserve. This includes connections to council.
(b) Stormwater & ancillary to public infrastructure on private land

The Stormwater Drainage Application approval must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate.

The Application Form for this activity can be downloaded from Council's website www.georgesriver.nsw.gov.au. For further information, please contact Council's Customer Service Centre on (02) 9330 6400.

49. **Traffic Management – Compliance with AS2890.2** - All driveways, access ramps, vehicular crossings and car parking spaces shall be designed and constructed in accordance with the current version of Australian Standards, AS 2890.1 (for car parking facilities) and AS 2890.2 (for commercial vehicle facilities). A certification is to be submitted from a qualified consulting traffic engineer outlining that traffic management systems design complied with

AS2890.2.

50. **Construction Traffic Management Plan – Large Development Only - A**
Construction Traffic Management Plan detailing:

- (a) construction vehicle routes;
- (b) anticipated number of trucks per day;
- (c) hours of construction;
- (d) Access arrangements; and
- (e) Proposed traffic measures to minimise impacts of construction vehicles

must be submitted for the approval of Council's Engineers. Council's Engineers must specify in writing that they are satisfied with the Traffic Management Plan prior to the issue of the Construction Certificate.

Prior to the Commencement of Work (including Demolition and Excavation)

51. **Site sign – Soil & Erosion Control Measures**

Prior to the commencement of works (including demolition and excavation), a durable site sign, issued by Council in conjunction with this consent, must be erected in a prominent location on site. The site sign warns of the penalties which apply to pollution, storing materials on road or footpath and breaches of the conditions relating to erosion and sediment controls. The sign must remain in a prominent location on site up until the completion of all site and building works.

52. **Dilapidation Report on Public Land – Major Development Only -** Prior to the commencement of works (including demolition and excavation), a dilapidation report must be prepared for the Council infrastructure adjoining the development site.

The report must include the following:

- a) Photographs showing the existing condition of the road pavement fronting the site.
- b) Photographs showing the existing condition of the kerb and gutter fronting the site.
- c) Photographs showing the existing condition of the footpath pavement fronting the site.
- d) Photographs showing the existing condition of any retaining walls within the footway or road.
- e) The full name and signature of the structural engineer.
- f) The Dilapidation Report must be prepared by a qualified structural engineer. The report must be provided to the Crown Certifier and a copy provided to the Council.
- g) The report is to be supplied in electronic format in Word or PDF. Photographs are to be in colour, digital and date stamped.

Note: Council will use this report to determine to refund the damage deposit after the completion of works.

53. **Erosion & Sedimentation Control**

Erosion and sediment controls must be provided to ensure:

- (b) Compliance with the approved Erosion & Sediment Control Plan

- (c) Removal or disturbance of vegetation and topsoil is confined to within 3m of the approved building area (no trees to be removed without approval)
- (d) All clean water runoff is diverted around cleared or exposed areas
- (e) Silt fences, stabilised entry/exit points or other devices are installed to prevent sediment from entering drainage systems or waterways
- (f) All erosion and sediment controls are fully maintained for the duration of demolition, excavation and/or development works
- (g) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadway
- (h) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar
- (i) Compliance with [Managing Urban Stormwater – Soils and Construction \(Blue Book\) produced by Landcom 2004.](#)

These measures are to be implemented prior to the commencement of work (including demolition and excavation) and must remain until works are completed and all exposed surfaces are landscaped/sealed.

54. **Driveway Construction Plan Details** - Detailed engineering plans for the driveway shall be submitted to the Crown Certifier prior to the commencement of construction works that show:

- (a) Longitudinal and cross sections, gradients, access onto the proposed lots, type of construction materials designed in accordance with Council's Subdivision standards and AS/NZS2890.1-2004.
- (b) Suitable underground provision for the supply of all relevant services to the proposed lots (proposed position of pipes and conduits).
- (c) The full length of the driveway designed with a minimum 150mm thick reinforced concrete, and a non-slip surface.

55. **Structural Engineers Details – Supporting Council road/footway**

Prior to the commencement of work in connection with the excavation of the site associated with the basement carpark, structural engineer's details relating to the method of supporting Council's roadways/footways must be submitted to the satisfaction of Council.

56. **Council Property Shoring** - Prior to the issue of the Construction Certificate, plans and specifications prepared by a professional engineer specialising in practising structural engineering must detail how Council's property shall be supported at all times.

Where any shoring is to be supporting, or located on Council's property, certified structural engineering drawings detailing; the extent of the encroachment, the type of shoring and the method of removal, shall be included on the plans. Where the shoring cannot be removed, the plans must detail that the shoring will be cut to 150mm below footpath level and the gap between the shoring and any building shall be filled with a 5MPa lean concrete mix.

57. **Geotechnical report** - The applicant must submit a Geotechnical Report, prepared by a professional engineer specialising in geotechnical engineering who holds the relevant Certificate of accreditation as required under the *Building Professionals Act 2005* in relation to dilapidation reports, all site works

and construction. This is to be submitted before the issue of the Construction Certificate and is to include:

- (a) Investigations certifying the stability of the site and specifying the design constraints to be placed on the foundation, any earthworks/stabilization works and any excavations.
- (b) Dilapidation Reports on the adjoining properties including, but not limited to (address) and (address) prior to any excavation of site works. The Dilapidation Report is to include assessments on, but not limited to, the dwellings at those addresses and any external paths, grounds etc. This must be submitted to the PCA and the adjoining residents as part of the application for the Construction Certificate. Adjoining residents are to be provided with the report five (5) working days prior to any works on the site.
- (c) On-site guidance by a vibration specialist during the early part of excavation.
- (d) Measures to minimise vibration damage and loss of support to other buildings. Where possible any excavation into rock is to be carried out with tools such as rock saws which reduce vibration to adjoining buildings and associated structures. Where a hydraulic hammer is to be used within 30 metres of any building (other than a path or a fence) the report shall detail the maximum size of hammer to be used and provide all reasonable recommendations to manage impacts.
- (e) Sides of the excavation are to be pierced prior to any excavation occurring to reinforce the walls of the excavation to prevent any subsidence to the required setbacks and neighbouring sites.

58. **Vehicular Access Grades** - While reconfiguring, realigning and proposing any vehicular access, the applicant must submit a profile (longitudinal section) demonstrating access clearance by the B85 Design Vehicle (85% percentile vehicle in accordance with AS2890.1 2004) for the entry.

This profile (scale 1:20) is to show levels and grades from road centreline to the proposed internal garage floor level including but not limited to levels of, road centreline, changes of grade on road surface, lip of gutter, invert of gutter, back of vehicular crossing(gutter layback), front of path, back of path and boundary. The profiles provided are to also include the natural surface of the land as well as the proposed design including cut and fill dimensions.

Additional profiles are to be provided on either side of driveway when longitudinal grade of road exceeds 8%.

The driveway access profile is to demonstrate that there should be no stormwater runoff from the street frontage to enter the basement ramp or from off the road and or footway.

The profile will be used to assess suitability of proposed internal driveway levels and does not represent final footpath or road levels. The levels on Council's road related area including boundary level will be verified following the submission of an "Application for Driveway Crossing and Associated Works on Council Road Reserve" issued under Section 138 Roads Act.

59. **Site Management Plan - Major Development** - A Site Management Plan must be submitted to the Crown Certifier prior to the commencement of work, and include the following:
- a) Location of protective site fencing;
 - b) location of site storage areas/sheds/equipment;
 - c) location of building materials for construction, e.g. stockpiles
 - d) provisions for public safety;
 - e) dust control measures;
 - f) method used to provide site access location and materials used;
 - g) details of methods of disposal of demolition materials;
 - h) method used to provide protective measures for tree preservation;
 - i) provisions for temporary sanitary facilities;
 - j) location and size of waste containers/skip bins;
 - k) details of proposed sediment and erosion control measures;
 - l) method used to provide construction noise and vibration management;
 - m) construction and demolition traffic management details.

The site management measures are to be implemented prior to the commencement of any works including demolition and excavation. The site management measures are to be maintained throughout the works, to maintain reasonable levels of public health, safety and amenity. A copy of the Site Management Plan must be kept on site and is to be made available upon request.

60. **Construction Vehicle and Pedestrian Plan of Management TRAFFIC**— A Vehicle and Pedestrian Plan of Management (CVPPM) shall be submitted to the Crown Certifier prior to the commencement of work. The CVPPM shall be prepared for the various stages of the development and include, but not be limited to, the following:
- (a) Details of the scope of works to be undertaken during the demolition, excavation, construction stages etc., and the duration of each.
 - (b) Indicate the consent approved hours of work.
 - (c) Identify the routes to be travelled within the Council area for trucks travelling to and from the site.
 - (d) Identify other developments occurring concurrently in the area including those within the street and up to 500m from the site.
 - (e) The developer/builder shall liaise fortnightly with other identified developers/builders to minimize any cumulative traffic impacts.
 - (f) Include a plan showing the location of any schools, preschools and long day care centres within 200m of the site.
 - (g) Detail the number of and where construction worker vehicles will be parked during the various stages of the development.
 - (h) Identify any proposed temporary road closures, temporary changes to traffic flow and loss of pedestrian or cyclist access likely to occur as a result of works being undertaken during the various work stages.
 - (i) Detail the size (including dimensions), number and frequency of trucks movements to and from the site during the various stages of work.
 - (j) Include copies of all required Traffic Control Plans (TCPs). All TCP's shall be prepared by RMS accredited persons.
 - (k) Provide, if required, swept wheel path drawings for the different types of vehicles accessing the site. The swept wheel path drawings:

- May be required if it is considered truck movements into and out of the site associated with the various stages of development have the potential to damage public or private infrastructure/property.
 - May be required if it is considered truck movements into and out of the site cannot be carried out without a loss of on street vehicle parking spaces either in close proximity to or removed from the site.
 - Shall be prepared by a suitably qualified and experienced traffic engineering consultant.
- (l) Show the location and length of any proposed Works Zones including any adjustments required to Council's infrastructure, parking control signs etc. to implement the zones. **NOTE:** Works Zones require the approval of the Georges River Council Traffic Committee prior to installation.
- (m) Show the locations of where it is proposed to stand trucks remote from the site should they be unable on arrival to immediately enter the site or an approved Works Zone. Double parking, parking in NO STOPPING/NO STANDING zones or across neighboring property driveways is not permitted.

NOTE: A copy of the approved CVPPM must be kept at the site and made available on request:

61. Construction and Demolition Waste

The applicant must provide details of the proposed contractors used for managing demolition/construction wastes to Council prior to the issue of a Construction Certificate. The applicant must maintain records of licensed waste management disposal for up to 7 years as evidence of correct management of wastes from the development.

62. Allocation of Street Address

In order to comply with AS/NZS 4819:2011 Rural and Urban Addressing, the NSW Address Policy, and User Manual (Geographical Names Board of NSW) and Georges River Council's requirements, the street addresses for the subject development are allocated as follows:

Primary Address

(a) 13 Coleridge Street, Riverwood NSW 2210

Location of Dwelling	Allocated street address to comply with AS/NZS 4819:2011 and NSW Addressing Manual
Proposed Development	13 Coleridge Street RIVERWOOD NSW 2210

Unit Sub-Addresses

Ground Floor	
Units as per Architectural Plans	Units and Addresses Allocated by Council
U1	G01/13 Coleridge Street RIVERWOOD NSW 2210
U2	G02/13 Coleridge Street RIVERWOOD NSW 2210
U3	G03/13 Coleridge Street RIVERWOOD NSW 2210
U4	G04/13 Coleridge Street RIVERWOOD NSW 2210
U5	G05/13 Coleridge Street RIVERWOOD NSW 2210

U6	G06/13 Coleridge Street RIVERWOOD NSW 2210
U7	G07/13 Coleridge Street RIVERWOOD NSW 2210
U8	G08/13 Coleridge Street RIVERWOOD NSW 2210
U9	G09/13 Coleridge Street RIVERWOOD NSW 2210
Level One Units as per Architectural Plans	Units and Addresses Allocated by Council
U1	101/13 Coleridge Street RIVERWOOD NSW 2210
U2	102/13 Coleridge Street RIVERWOOD NSW 2210
U3	103/13 Coleridge Street RIVERWOOD NSW 2210
U4	104/13 Coleridge Street RIVERWOOD NSW 2210
U5	105/13 Coleridge Street RIVERWOOD NSW 2210
U6	106/13 Coleridge Street RIVERWOOD NSW 2210
U7	107/13 Coleridge Street RIVERWOOD NSW 2210
U8	108/13 Coleridge Street RIVERWOOD NSW 2210
U9	109/13 Coleridge Street RIVERWOOD NSW 2210
U10	110/13 Coleridge Street RIVERWOOD NSW 2210
U11	111/13 Coleridge Street RIVERWOOD NSW 2210
Level Two Units as per Architectural Plans	Units and Addresses Allocated by Council
U1	201/13 Coleridge Street RIVERWOOD NSW 2210
U2	202/13 Coleridge Street RIVERWOOD NSW 2210
U3	203/13 Coleridge Street RIVERWOOD NSW 2210
U4	204/13 Coleridge Street RIVERWOOD NSW 2210
U5	205/13 Coleridge Street RIVERWOOD NSW 2210
U6	206/13 Coleridge Street RIVERWOOD NSW 2210
U7	207/13 Coleridge Street RIVERWOOD NSW 2210
U8	208/13 Coleridge Street RIVERWOOD NSW 2210
U9	209/13 Coleridge Street RIVERWOOD NSW 2210
U10	210/13 Coleridge Street RIVERWOOD NSW 2210
U11	211/13 Coleridge Street RIVERWOOD NSW 2210
Level Three Units as per Architectural Plans	Units and Addresses Allocated by Council
U1	301/13 Coleridge Street RIVERWOOD NSW 2210
U2	302/13 Coleridge Street RIVERWOOD NSW 2210
U3	303/13 Coleridge Street RIVERWOOD NSW 2210
U4	304/13 Coleridge Street RIVERWOOD NSW 2210
U5	305/13 Coleridge Street RIVERWOOD NSW 2210
U6	306/13 Coleridge Street RIVERWOOD NSW 2210
U7	307/13 Coleridge Street RIVERWOOD NSW 2210
U8	308/13 Coleridge Street RIVERWOOD NSW 2210
U9	309/13 Coleridge Street RIVERWOOD NSW 2210
U10	310/13 Coleridge Street RIVERWOOD NSW 2210
U11	311/13 Coleridge Street RIVERWOOD NSW 2210

Prior to Occupation, photographs showing the property number and unit number allocation on the letterbox bank/banks must be provided to the satisfaction of the Spatial and Digital Services team, within Council, demonstrating compliance with the numbering allocation.

Spatial and Digital Services team staff are to inspect the display of the

building's property number and inspect the sub-property numbering on the mailbox bank/banks and doors to ensure compliance with the numbering allocations.

63. Dial before you dig

The applicant shall contact "Dial Before You Dig on 1100" to obtain a Service Diagram prior to the commencement of work. The sequence number obtained from "Dial Before You Dig" shall be forwarded to the Crown Certifier and Council for their records.

64. Pre-Construction Dilapidation Report – Private Land

A professional engineer specialising in structural or geotechnical engineering shall prepare a Pre-Construction Dilapidation Report detailing the current structural condition of adjoining premises including but not limited to:

- (a) All neighbouring buildings likely to be affected by the excavation as determined by the consulting engineer.

The report shall be prepared at the expense of the applicant and submitted to the satisfaction of the Crown Certifier prior to the issue of the Construction Certificate.

A copy of the pre-construction dilapidation report is to be provided to the adjoining properties (subject of the dilapidation report), a minimum of 5 working days prior to the commencement of work. Evidence confirming that a copy of the pre-construction dilapidation report was delivered to the adjoining properties must be provided to the Crown Certifier.

Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to Council to obtain Council's agreement to complete the report without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00am-6.00pm.

- 65. Utility Arrangements** - Arrangements are to be made with utility authorities in respect to the services supplied by those authorities to the development. The cost associated with the provision or adjustment of services within the road and footway areas is to be at the applicant's expense.

During Construction or Works

66. Contaminated Land – Unexpected Contaminants Found During Demolition or Construction

Any new information that is identified during demolition, excavation or construction which has the potential to alter previous conclusions about site contamination and remediation, must be notified to the Crown Certifier (and Council if Council is not the Certifying Authority) immediately.

All works must cease and a qualified Land Contamination Consultant (certified under the consultant certification schemes recognised by the NSW EPA), must be engaged to assess and provide a Remedial Action Plan on the management of the contamination in accordance with any relevant NSW EPA adopted guidelines.

Works on site must not recommence until such time as the contaminants are managed in accordance with:

- (a) the Remedial Action Plan, and
- (b) a Validation Report and or Environmental Management Plan is obtained, and
- (c) both Remedial Action Plan and Validation Report are provided to the Crown Certifier. A copy of the Remedial Action Plan and the Validation Report is to be provided to Council.

Reason: To ensure legislative requirements are complied with and to protect the environment.

67. Contaminated Soil Disposal

All soil excavated during demolition or construction work that are to be disposed of must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines Part 1: Classifying waste* (EPA, 2014) before being transported from the site.

Any soil to be removed from the site that is found to be contaminated must be disposed of to an EPA licensed landfill. Receipts from the disposal of the contaminated material must be provided upon request from the regulatory authority.

Reason: To ensure appropriate disposal of contaminated soil. To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.

68. Acid Sulfate – Unexpected Finding

Any new information identified during excavation or construction which has the potential to alter previous conclusions about the presence of Potential Acid Sulfate Soils (PASS) or Actual Acid Sulfate Soils (AASS) across the site, must be notified to the Crown Certifier and Council, if Council is not the principal certifying authority, immediately.

All works must cease and a suitably qualified and experienced Environmental Consultant, certified under the consultant certification schemes recognised by the NSW EPA, is engaged to assess, and provide documentation to the management of the PASS or AASS in accordance with Acid Sulfate Manual 1998.

Works on site must not recommence until such time as Council has reviewed the documentation and has accepted the contamination management in writing to the applicant.

Reason: To ensure legislative requirements are complied with and to protect the environment.

69. Hours of construction for demolition and building work

Any work activity or activity associated with the development consent that requires the use of any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to the site shall not be performed, or permitted to be performed, except between the hours of 7.00 am to 5.00 pm, Monday to Saturday inclusive. No work or ancillary activity is permitted on Sundays, or Public Holidays.

Note: A penalty infringement notice may be issued for any offence.

70. Ground levels and retaining walls

The ground levels of the site shall not be excavated, raised or filled, or retaining walls constructed on the allotment boundary, except where indicated on approved plans or approved by Council.

71. Physical connection of stormwater to site

No work is permitted to proceed above the ground floor slab level of the building until there is physical connection of the approved stormwater drainage system from the land that is the subject of this consent to the proposed street frontage pit and pipeline drainage system along Coleridge Street for which all necessary approvals must be sought from Council.

72. Cost of work to be borne by the applicant

The applicant shall bear the cost of all works associated with the construction of the development that occurs on Council property. Care must be taken to protect Council's roads, including the made footway, kerbs, etc., and, where plant and vehicles enter the site, the footway shall be protected against damage by deep-sectioned timber members laid crosswise, held together by hoop iron straps and chamfered at their ends. This construction shall be maintained in a state of good repair and condition throughout the course of construction.

73. Obstruction of Road or Footpath

The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste or skip bins, or any other matter is not permitted unless separately approved by Council under Section 138 of the [Roads Act 1993](#) and/or under Section 68 of the [Local Government Act 1993](#). Penalty infringement Notices may be issued for any offences and severe penalties apply.

74. Damage within Road Reserve and Council Assets

The owner shall bear the cost of restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site. This may include works by Public Utility Authorities in the course of providing services to the site.

75. Site Maintenance

The premises shall be maintained in a manner that will not adversely impact upon public health and safety until such time as an occupation certificate is issued. The premises shall be maintained during construction in accordance with the following:

- (a) There must be no burning of any material.
- (b) All putrescible waste must be disposed of in a suitable manner within 24 hours of generation.
- (c) All grass and vegetation must be maintained within the development site so the grass and vegetation (excluding trees, shrubs and any other protected vegetation) does not exceed a height of 100 mm above ground level, until such a time that all approved landscaping works have been completed in accordance with the approved landscaping plan.
- (d) Any accumulated or ponded water must be removed within 5 days

(weather permitting). The removal of any water must comply with the *Protection of the Environment Operations Act 1997* (NSW) so as to not cause a pollution incident.

- (e) Secure fencing must be provided and installed within the boundary of the premises. Fencing must be maintained so as to eliminate access to the public.
- (f) All Activity associated with the development including storage or depositing of any goods or maintenance of any machinery and equipment must be conducted wholly within the site boundaries.

Reason: To protect the environment and maintain public health and safety.

76. **Registered Surveyors Report - During Development Work** - A report by the Building Contractor must be submitted to the Crown Certifier at each of the following applicable stages of construction:

- (a) Set out before commencing excavation.
- (b) Floor slabs or foundation wall, before formwork or commencing brickwork.
- (c) Completion of Foundation Walls - Before any construction of flooring, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans.
- (d) Completion of Floor Slab Formwork - Before pouring of concrete/walls construction, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans. In multi-storey buildings a further survey must be provided at each subsequent storey.
- (e) Completion of any Roof Framing - Before roof covered detailing eaves/gutter setback from boundaries.
- (f) Completion of all Work - Detailing the location of the structure (including eaves/gutters) relative to adjacent boundaries and its height relative to the datum shown on the approved plans. A final Check Survey must indicate the reduced level of the main ridge.

Work must not proceed beyond each stage until the Crown Certifier is satisfied that the height and location of the building is proceeding in accordance with the approved plans.

77. **Tree Removal prohibited on adjoining properties**

No tree on Council's public footway, public reserves or on neighbouring properties and protected under the Georges River Tree Management Policy 2024 may be removed, pruned or otherwise damaged without Council consent.

78. **Tree Removal and Replacement Planting on site**

Permission is granted for the removal of the following trees:

Tree No.	Species	Location
13	<i>Photinia robusta</i>	Within site
14	<i>Pittosporum undulatum</i>	Within site
15	<i>Ligustrum lucidum</i>	Within site

16	<i>Ligustrum lucidum</i>	Within site
17	<i>Ligustrum lucidum</i>	Within site
18	<i>Ficus benjamina</i>	Within site
19	<i>Cupressus sempervirens</i>	Within site
20	<i>Cupressus sempervirens</i>	Within site
21	<i>Cupressus sempervirens</i>	Within site
22	<i>Cupressus sempervirens</i>	Within site
23	<i>Syagrus romanizoffiana</i>	Within site
24	<i>Melaleuca quinquenervia</i>	Within site
25	<i>Syagrus romanizoffiana</i>	Within site
29	<i>Schefflera actinophylla</i>	Within site
33	<i>Pittosporum undulatum</i>	Within site
34	<i>Ligustrum sinense</i>	Within site

Note: refer to Arboricultural Impact Assessment Report prepared by CPS, for tree numbering and location only.

- a) The Tree Location Plan, Appendix 2, created by CPS, shall be utilised prior and during the project to ensure this tree location plan and tree protection is adhered too.
- b) All tree removal shall be carried out by a minimum AQF Level 3 Arborist with appropriate insurance. Tree removal is to be undertaken safely and in compliance with AS 4373 - 2007 *Pruning of Amenity Trees* and *Tree Works Industry Code of Practice (Work Cover NSW 1.8.98)*.

79. **Tree Protection**

- a) All trees upon adjoining sites must be protected in accordance with Australian Standards AS4970-2025, *Protection of Trees on Development Sites*.
- b) The project AQF 5 Arborist shall be in attendance to provide guidance, during the excavations within the NRZ, of Council's Street trees.
- c) The storage or mixing of materials, washing equipment, disposal of liquids or building materials, site sheds etc. must not occur within 5 meters of the truck of any tree (inc. neighbouring trees).
- d) Without prejudice to cause (c) above, any excavation works within the NRZ of any tree must be referred to the Site Arborist with regards to tree protection, prior to the commencement of the works. All excavation works within the TPZ of any tree must be undertaken using non-destructive methods (by hand/ Airspade/ hydro-vac etc.) to ensure no tree root greater than 30mm diameter or section of root mass are damaged, pruned or removed.

- e) Footings/piers/posts must be relocated / realigned if any tree root greater than 30mm diameter is present. A minimum of 150mm clearance must be provided between the footing/piers/posts and tree root.
- f) Alternative installation methods for services such as redirection of services or directional boring must be employed where roots greater than 30mm diameter or a section of root mass (palm tree roots) are encountered during the installation of any services within the TPZ of any tree.
- g) The consent of Council's Landscape & Arboriculture Assessment Officer must be obtained prior to undertaking of any tree pruning works or pruning of any tree roots greater than 30mm diameter.
- h) Any damage to existing trees as a result of construction activities must be immediately reported to Council's Landscape & Arboriculture Assessment Officer. Any damage to existing trees as a result of construction activities may result in a prosecution under the Local Government Act 1993 and/or the Environmental Planning Assessment Act 1979.
- i) Trees specified for retention are to be inspected, monitored and remedial work undertaken as required during and after completion of development works by a qualified AQF Level 5 Project Arborist. Regular inspections and documentation from the Arborist to the PCA and Council's Tree Compliance Officer are required at the following hold points:

Hold Point	Action Required by AQF Level 5 Project Arborist
1. a) Prior to commencement of demolition/construction works.	Site meeting with builder to discuss and confirm understanding of tree protection measures required for Council's street trees, both within the site and Council's verge.
1. b) Prior to commencement of demolition/construction works.	Supervise and certify installation of tree protection measures for Council's Street trees. Tree protection measures are to be installed as per the approved Tree Protection Plan. Clear and dated photographs of the installed tree protection fencing must be submitted to Council.
2. Works within the TPZ areas of trees to be retained.	Supervise, direct and photograph all approved works with the TPZ areas of tree to be retained. <ul style="list-style-type: none"> a) During demolition of any existing structure within close proximity to Tree Protection Zones (TPZ); b) During any excavation, trenching or construction that has been approved by Council within the TPZ of any tree to be retained; c) During any landscape works within the TPZ of any tree to be retained.

3. Arboricultural Compliance Report.	<p>Inspect, photograph and report on tree health and condition, maintenance of tree protection measures and remedial tree works as required.</p> <p>a) Certification tree protection measures have been installed in accordance with the conditions prior to the commencement of works;</p> <p>b) Certification of compliance with each key milestone listed above within 48 hours of completion;</p> <p>c) Details of any other works undertaken on any tree to be retained or with TPZ(s);</p> <p>d) A final compliance report shall be submitted prior to the issuing of the Occupation Certificate.</p>
4. Prior to Occupation	<p>Final inspection of trees to be retained and provision of follow up report detailing activities during construction including any damage to the trees and any remedial work required to ensure the ongoing health and structural stability of the trees and/or replacement trees required. Any recommendations for remedial work and/or replacement trees will be required to be approved by Council's Tree Compliance Officer and actioned prior to the occupation of the development.</p>

80. Landscape Works

All landscape works shall be carried out in accordance with the approved and amended landscape plans (submitted at CC) and specifications. The landscaping shall be maintained in accordance with the approved plans in perpetuity, subject to the following -

- a) The applicant must engage a licensed and reputable nursery grower early within the build phase and purchase all trees and plant material early to ensure that all tree and plant material, pot/bag sizes and quantities are guaranteed at the time of the landscape and planting phase.
- b) All new trees shown on the approved Landscape Plans must be a minimum of 75L pot/bag size and a minimum of 1.5m tall at the time of planting.
- c) The automatic electrical irrigation system shall be installed and tested in accordance with relevant NSW Standards, for all garden beds and lawn areas.
- d) New tree plantings must be grown to AS 2303 – 2018, *Tree Stock for Landscape use* and be planted by a Horticulturalist or AQF level 3 Arborist.

81. Damage within Road Reserve and Council Assets

The owner shall bear the cost of restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site. This may include works by Public Utility Authorities in the course of providing

services to the site.

82. **Public Utility and Telecommunication Assets**

The owner shall bear the cost of any relocation or modification required to any Public Utility Authority assets including telecommunication lines & cables and restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site.

83. **Clause 75 EPAR 2021 - BASIX Commitments** - This Clause requires the fulfilment of all BASIX Commitments as detailed in the BASIX Certificate to which the development relates.

84. **Clause 69 EPAR 2021 - Building Code of Australia & Home Building Act 1989**

Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the [Home Building Act 1989](#) relates, there is a requirement for a contract of insurance to be in force before any work commences.

85. **Clause 70 EPAR 2021 - Erection of Signs** - Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the PCA and the Principal Contractor.

86. **Clause 71 EPAR 2021 - Home Building Act 1989** - If the development involves residential building work under the [Home Building Act 1989](#), no work is permitted to commence unless certain details are provided in writing to Council. The name and licence/permit number of the Principal Contractor or Owner Builder and the name of the Insurer by which work is insured under Part 6 of the [Home Building Act 1989](#).

87. **Clause 74 EPAR 2021 – Shoring and adequacy of adjoining premises** - If the development involves excavation that extends below the level of the base of the footings of a building on adjoining land, this prescribed condition requires the person who benefits from the development consent to protect and support the adjoining premises and where necessary underpin the adjoining premises to prevent any damage.

88. **Clause 74 EPAR 2021 Site Excavation**

Excavation of the site is to extend only to that area required for building works depicted upon the approved plans. All excess excavated material shall be removed from the site.

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

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

If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil shall be provided and adequate provision shall be made for drainage

Prior to the issue of the Occupation Certificate/Subdivision Certificate

89. **BASIX Commitments** - All energy efficiency measures as detailed in the approved BASIX Certificate No. BSX-27882M_02 dated 29 October 2024 must be implemented before issue of any Occupation Certificate.
90. **BASIX Compliance Certificate**
A Compliance Certificate must be provided to the Crown Certifier regarding the implementation of all energy efficiency measures as detailed in the approved BASIX Certificate before any Occupation Certificate is issued.
91. **Occupation Certificate**
A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part.
Only the PCA appointed for the building work can issue the Occupation Certificate.
An Occupation Certificate Application Form is attached for your convenience.
92. **Section 73 Compliance Certificate** - A Section 73 Compliance Certificate under the [Sydney Water Act 1994 <http://legislation.nsw.gov.au/>](http://legislation.nsw.gov.au/) must be submitted to the Crown Certifier prior to Occupation.
93. **Acoustic Certification**
Prior to the issue of any Occupation Certificate, or use of the premises, a report prepared by a suitably qualified acoustic consultant or engineer must be submitted to the Crown Certifier, certifying that the construction has incorporated the recommendations in the Acoustic Report as referenced in this consent.

The Acoustic Certification must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To ensure appropriate acoustic level to surrounding amenities.
94. **Compliance with Acoustic Report – Mechanical Plants**
Prior to the issue of any Occupation Certificate, a report prepared by a suitably qualified acoustic consultant must be submitted to the satisfaction of the Certifying Authority, certifying that the recommendations of the acoustic report submitted for the operation of mechanical plant and equipment have been implemented. The report must:
- (a) Include Test results demonstrating that the operation of the mechanical plant and equipment does not give rise to a sound pressure level at any affected premises that exceeds the background LA90, 15 min noise level, measured in the absence of the noise sources under consideration, by more than 5dB(A).
 - (b) demonstrate compliance with the Protection of the Environment Operations Act.

The Acoustic Certification must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To ensure appropriate acoustic levels to maintain the surrounding amenity.

95. **Acoustic Compliance – General Operation of Premises**

A suitably qualified acoustic consultant or engineer must certify that the operation of the plant and equipment complies with the NSW Environment Protection Authority's "[Noise Policy for Industry \(2017\)](#)" (as amended).

The Acoustic Certification must be submitted to the Crown Certifier prior to the issue of any Occupation Certificate or use of the premises.

The Acoustic Certification must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To ensure appropriate acoustic level to surrounding amenities.

96. **Domestic Mechanical Plant Noise – including inclinators, air conditioner, pool pump, heat pump, water heaters**

Prior to the issue of any Occupation Certificate, a report prepared by a suitably qualified acoustic consultant or engineer must be submitted to the Crown Certifier. The report is to certify that:

- (a) the design, construction, location and use of any mechanical plant does not produce noise that exceeds the background LA90, 15 min noise level, measured in the absence of the noise sources under consideration by more than 5dB(A), measured at the closest neighbouring boundary and
- (b) demonstrate compliance with the Protection of the Environment Operations Act 1997 (NSW) as amended.

The report and certification must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To ensure appropriate acoustic levels to maintain the surrounding amenity.

97. **Certification – Car Wash Bay - Sydney Water requirements**

Prior to the issue of any Occupation Certificate for works incorporating a car wash bay, certification from Sydney Water must be submitted to the satisfaction of the Crown Certifier verifying that the car washing system (including pre-treatment) is constructed in accordance Sydney Water approval.

The certification must be incorporated into the Occupation Certificate documentation and provided to Council.

Reason: To ensure appropriate wastewater control and to protect the environment.

98. **Lighting – General Nuisance**

Any lighting on the premises must be designed and installed so as not to cause a nuisance to other residents in the area or motorists on nearby roads by light overspill or glare.

Reason: To protect neighbourhood amenity and road safety.

99. **General amenity of the neighbourhood**

The implementation of the development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of due to the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, wastewater, waste products, grit, oil or other harmful products.

Reason: To protect the neighbourhood amenity.

100. **Vehicular crossing and Frontage work – Major development**

The following road frontage works shall be constructed in accordance with the specifications issued under 'Application for Driveway Crossing and Associated Works on Council Road Reserve' approval issued by Council's Assets and Infrastructure Division:

- (a) Construction of a 1.2m wide footpath in accordance with the design amendment condition – deferred commencement. This requires that a design amendment be approved by Council's Public Trees section for a Pedestrian Pathway at the Coleridge Street Frontage, in accordance with plans that demonstrate the following:
 - i. An all-weather use pathway of not less than 1.2m wide along the Coleridge Street frontage extending from the western end of the communal open space to the existing pathway and connecting to that pathway at a joint not less than 2m past the eastern boundary of No.15 Coleridge Street.
 - ii. The pathway shall be constructed:
 - A. With porous paving.
 - B. At levels that minimise the impact on the Structural Root Zone (SRZ) of each individual street tree.
 - C. That limits root pruning within the Notional Root Zone (NRZ) to roots less than 50mm in diameter not exceeding 10% of the total root plate mass volume.
- (b) Construct the driveway crossing in accordance with Council's specifications for vehicular crossings.
- (c) Construct a new 150mm high concrete kerb with 450mm wide gutter for the full frontage(s) of the site in accordance with Council's Specifications for kerb and guttering.
- (d) Any existing vehicular crossing and/or laybacks which are redundant must be removed. The kerb and gutter, any other footpath and turf areas shall be restored at the expense of the applicant and in accordance with Council's Specification for Driveway Crossings and Associated Works.

A private contractor shall carry out the above work, at the expense of the applicant and in accordance with Council's Specification for Driveway Crossings and Associated Works. The driveway and road frontage works are to be completed before Occupation.

101. **Completion of Major Works**

Prior to Occupation, the following works must be completed at the applicant's

expense to the satisfaction of the Crown Certifier:

- (a) Stormwater pipes, pits and connections to public stormwater systems within the road related area;
- (b) Driveways and vehicular crossings within the road related area;
- (c) Removal of redundant driveways and vehicular crossings;
- (d) New footpaths within the road related area;
- (e) Relocation of existing power/light pole;
- (f) Relocation/provision of street signs;
- (g) New or replacement street trees;
- (h) New footway verges, where a grass verge exists, the balance of the area between the footpath and the kerb or site boundary over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of turf predominant within the street;
- (i) New or reinstated kerb and guttering within the road related area; and
- (j) New or reinstated road surface pavement within the road.

102. Post Construction Dilapidation report – Private Land

At the completion of the construction works, a suitably qualified person is to be engaged to prepare a post-construction dilapidation report. This report is to ascertain whether the construction works associated with the subject development created any structural damage to the adjoining premises.

The report is to be prepared at the expense of the applicant and submitted to the PCA prior to the issue of the Occupation Certificate. In ascertaining whether adverse structural damage has occurred to the adjoining premises, the PCA, must compare the post-construction dilapidation report with the pre-construction dilapidation report required by conditions in this consent.

Evidence confirming that a copy of the post-construction dilapidation report was delivered to the adjoining properties subject of the dilapidation report must be provided to the PCA prior to the issue of any Occupation Certificate.

103. Major Development

Internal driveways and parking spaces are to be adequately paved with concrete or bitumen, or interlocking pavers to provide a dust-free surface. All car parking spaces are to be line marked in accordance with AS1742, 'Australian Standard Manual of Uniform Traffic Control Devices' and the relevant guidelines published by the RMS.

104. Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

105. Restriction to User and Positive Covenant for On-Site Detention Facility

A Restriction on Use of the Land and Positive Covenant shall be created and registered on the title of the property, which places the responsibility for the maintenance of the on-site stormwater management system on the owners of the land. The terms of the instrument are to be in accordance with Council's standard terms and restrictions which are as follows;

Restrictions on Use of Land

The registered proprietor shall not make or permit or suffer the making of any alterations to any on-site stormwater management system which is, or shall be, constructed on the lot(s) burdened without the prior consent in writing of Georges River Council. The expression "on-site stormwater management system" shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to manage stormwater quantity or quality including the temporary detention or permanent retention of stormwater storages. Any on-site stormwater management system constructed on the lot(s) burdened is hereafter referred to as "the system."

Name of Authority having the power to release, vary or modify the Restriction referred to is Georges River Council."

Positive Covenants

1. The registered proprietor of the lot(s) hereby burdened will in respect of the system:

- a) keep the system clean and free from silt, rubbish and debris*
- b) Maintain and repair at the sole expense of the registered proprietors the whole of the system so that it functions in a safe and efficient manner*
- c) Permit the Council or its authorised agents from time to time and upon giving reasonable notice (but at any time and without notice in the case of an emergency) to enter and inspect the land for the compliance with the requirements of this covenant*
- d) Comply with the terms of any written notice issued by the Council in respect of the requirements of this covenant within the time stated in the notice.*

2. Pursuant to Section 88F (3) of the Conveyancing Act 1919 the Council shall have the following additional powers:

- a) in the event that the registered proprietor fails to comply with the terms of any written notice issued by the Council as set out above the Council or its authorised agents may enter the land with all necessary materials and equipment and carry out any work which the Council in its discretion considers reasonable to comply with the said notice referred to in part 1(d) above*
 - b) The Council may recover from the registered proprietor in a Court of competent jurisdiction:
 - i. any expense reasonably incurred by it in exercising its powers under subparagraph (i) hereof. Such expense shall include reasonable wages for the Council's employees engaged in effecting the work referred to in (i) above, supervising and administering the said work together with costs, reasonably estimated by the Council, for the use of materials, machinery, tools and equipment in conjunction with the said work.*
 - ii. legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to section 88F of the Act or providing any certificate required pursuant to section 88G of the Act or obtaining any injunction pursuant to section 88H of the Act.**
- Name of Authority having the power to release vary or modify the*

Positive Covenant referred to is Georges River Council.

106. Maintenance Schedule – On-site Stormwater Management

A Maintenance Schedule for the proposed on-site stormwater management measures is to be prepared and submitted to Council. The Maintenance Schedule shall outline the required maintenance works, how and when these will be done and who will be carrying out these maintenance works.

107. Requirements prior to the issue of the Occupation Certificate

The following shall be completed and or submitted to the PCA prior to the issue of the Occupation Certificate:

- (a) All the stormwater/drainage works shall be completed in accordance with the approved Construction Certificate plans prior to the issue of the Occupation Certificate.
- (b) The internal driveway construction works, together with the provision for all services (conduits and pipes laid) shall be completed in accordance with the approved Construction Certificate plans prior to the issue of the Occupation Certificate.
- (c) Construct any new vehicle crossings required.
- (d) Replace all redundant vehicle crossing laybacks with kerb and guttering, and replace redundant concrete with turf.
- (e) A Section 73 (Sydney Water) Compliance Certificate for the Subdivision shall be issued and submitted to the PCA prior to the issue of the Occupation Certificate.
- (f) Work as Executed Plans prepared jointly and duly signed by a Chartered Professional Engineer and Registered Surveyor when all the site engineering works and Drainage and OSD plans are all complete shall be submitted to the PCA prior to the issue of the Occupation Certificate.
- (g) The construction of the proposed Kerb Inlet Pit connection shall be completed in accordance with the conditions and specifications of the Section 68 Activity Approval.

108. Completion of Major Works

Prior to the issue of a Final Occupation Certificate, the following works must be completed at the applicant's expense to the satisfaction of Council's Engineering Services section:

- (a) Stormwater pipes, pits and connections to public stormwater systems within the road related area;
- (b) Driveways and vehicular crossings within the road related area;
- (c) Removal of redundant driveways and vehicular crossings;
- (d) New footpaths within the road related area;
- (e) Relocation of existing power/light pole
- (f) Relocation/provision of street signs
- (g) New or replacement street trees;
- (h) New footway verges, where a grass verge exists, the balance of the area between the footpath and the kerb or site boundary over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of turf predominant within the street.
- (i) New or reinstated kerb and guttering within the road related area; and
- (j) New or reinstated road surface pavement within the road.

Council's Assets and Infrastructure Section must advise in writing that the works have been completed to their satisfaction prior to the issue of the Occupation Certificate. Note: The damage deposit paid to Council will not be released until the works have been completed to Council's satisfaction.

109. Traffic Control Devices

The internal road network, pedestrian facilities and parking facilities (including visitor parking and employee parking) shall be designated and line marked in accordance with Australian Standard - AS1742, Manual of Uniform Traffic Control Devices.

If an exit from car park utilises a pedestrian footpath, then a warning system such as flashing light and/or 'alarm sound' must be installed on the subject property to alert pedestrians of vehicles exiting the car park. The Alarm System must be designed and installed in accordance with AS2890.1 -2004.

110. Dilapidation Report on Public Land for Major Development Only

Upon completion of works, a follow up dilapidation report must be prepared for the items of Council infrastructure adjoining the development site including:

- (a) Footpaths, Kerb and gutter
- (b) Drainage Infra-structure

The dilapidation report must be prepared by a professional engineer specialising in structural engineering, and include:

- (a) Photographs showing the condition of the road pavement fronting the site
- (b) Photographs showing the condition of the kerb and gutter fronting the site
- (c) Photographs showing the condition of the footway including footpath pavement fronting the site
- (d) Photographs showing the condition of retaining walls within the footway or road
- (e) Closed circuit television/video inspection (in DVD format) of public stormwater drainage systems fronting, adjoining or within the site, and
- (f) The full name and signature of the professional engineer.

The report must be provided to the PCA and a copy provided to the Council. The reports are to be supplied in electronic format in Word or PDF. Photographs are to be in colour, digital and date stamped.

NOTE: Council will use this report to determine whether or not to refund the damage deposit.

Council's Assets and Infrastructure Division must advise in writing that the works have been completed to their satisfaction prior to the issue of an Occupation Certificate.

111. Stormwater drainage works – Works As Executed

Prior to the issue of the Occupation Certificate, storm water drainage works are to be certified by a professional engineer specialising in hydraulic engineering, with Works-As-Executed drawings supplied to Council detailing:

- (a) Compliance with conditions of development consent relating to stormwater;
- (b) The structural adequacy of the water quality tank and the structural certification from qualified consulting structural engineer involved the design of the tank structures;
- (c) That the works have been constructed in accordance with the approved design in accordance with the submitted calculations;
- (d) Pipe and pits invert levels and surface levels to Australian Height Datum;
- (e) Contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.
- (f) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate and variations are marked in red ink;
- (g) The Work-As-Executed plans have been jointly prepared and duly signed by registered surveyor and consulting drainage design engineer certifying the accuracy of dimensions, invert levels, surface levels, storage volume etc, when all the site engineering works are completed and shall be submitted to the PCA and the Council (for record of WAE plans) prior to the issue of the Occupation Certificate.
- (h) This Plan and Certification shall confirm that the design and construction of the stormwater drainage system satisfies the conditions of development consent and the Construction Certificate stormwater design details approved by the Principal Certifier.

Council's Development and Building Section must be advised in writing that they are satisfied with the Works-As-Executed prior to the issue of an Occupation Certificate.

112. Public Pathway – Land Dedication to Council

The applicant shall dedicate to Council a 3m x 35.3m area along the western side boundary. This area shall be dedicated as a public pathway to link Coleridge Street with Phillip Street Reserve, to be shown on a plan of subdivision prepared by a Registered Surveyor and submitted to Council with an application for a Subdivision Certificate.

This Plan shall be registered at the NSW Land Registry Services prior to the issue of a final occupation certificate.

113. Amalgamation of Six Lots into a Single Lot prior to Occupation - All six lots shall be amalgamated into a single lot and a Deposited Plan (with Administration Sheet) is to be prepared by a Registered Surveyor and submitted to the Crown Certifier for review and approval prior to its registration. The Deposited Plan is to show the dedication of land on the western side boundary, area of 3m x 35.3m for the purpose of a public pathway to link Coleridge Street with Phillip Street Reserve.

114. **Fire Safety Certificate before Occupation or Use** - In accordance with Clause 153 of the Environmental Planning and Assessment Regulation 2000, on completion of building works and prior to Occupation, the owner must cause the issue of a Final Fire Safety Certificate in accordance with Clause 170 of the aforesaid Regulation. The Fire Safety Certificate must be in the form or to the effect of Clause 174 of the Environmental Planning and Assessment Regulation, 2000. In addition, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated, such a Certificate is to state:

- (a) That the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so.
- (b) That as at the date of the assessment the measure was found to be capable of functioning at a standard not less than that required by the attached Schedule.

A copy of the certificate is to be given by the applicant to the Commissioner of Fire & Rescue NSW and a further copy is to be displayed in a frame and fixed to a wall inside the building's main entrance.

115. **Slip Resistance** - At completion of work an in-situ (on-site) test, in wet and dry conditions, must be carried out on the pedestrian floor surfaces used in the foyers, public corridors/hallways, stairs and ramps as well as the floor surfaces in wet rooms in any residential units to ascertain the actual slip resistance of such surfaces taking into consideration the effects of grout, the gradients of the surface and changes from one material to another. The in-situ test must be carried out in accordance with AS/NZS 4663:2002. Proof of compliance must be submitted to the Crown Certifier prior to occupation.

116. **Occupation Certificate** – A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part. Only the Crown Certifier can issue the Occupation Certificate. An Occupation Certificate Application Form is attached for your convenience.

117. **Where Sprinklers are required** – In a Class 2 building sprinklers are required throughout the whole building if any part of the building has a rise in storeys of 4 or more; and an effective height of not more than 25m. Specification 18 is applicable for this development being Class 2 buildings and not more than 25 m in effective height. Therefore, the following concessions are permitted:

- (a) Non-loadbearing fire-resisting lift and stair shafts, as required by Specification 5, may be reduced to –/60/60.
- (b) The maximum distance of travel, as required by D2D5(1)(a)(i), may be increased from 6 m to 12 m.
- (c) The maximum distance of travel from a single exit serving the storey at the level of egress to a road or open space, as required by D2D5(1)(a)(ii), may be increased from 20 m to 30 m.
- (d) The maximum distance between alternative exits, as required by D2D6(c)(i), may be increased from 45 m to 60
- (e) Window openings need not be protected in accordance with C4D12(8) provided the room served by the window is sprinkler protected.

118. **Electricity Supply** - Evidence shall be provided demonstrating that the development has been connected to the Ausgrid, if required.
119. **Arborist Supervision and Reporting**
An Arboricultural Compliance Report prepared by an AQF Level 5 Arborist which includes photographic evidence and details of the health and condition of trees, must be submitted to Council's Senior Landscape and Arboricultural Assessment Officer for approval prior to the issue of an Occupation Certificate. The Arborist must certify compliance with each key milestone below:
- (a) Installation of tree protection measures in accordance with conditions;
 - (b) During demolition of structures and/or excavation of ground surfaces that has been approved by Council within the TPZ of any tree to be retained;
 - (c) During any other works including landscaping within the TPZ of any tree to be retained.
120. **Completion of Landscape Works**
All landscape works, the planting of all tree and plant material in accordance with approved landscape plans (at CC) and specifications and conditions of consent, must be completed prior to the issue of a final occupation certificate for the site. A certificate of compliance for the planting of all trees and shrubs proposed for the site must be prepared by a qualified Horticulturist, Landscape Designer or AQF Level 5 Arborist and submitted to the Crown Certifier for approval prior to the issue of the Final Occupation Certificate.

Operational Conditions (On-Going)

121. **Affordable Housing** – The entire development is to be used for the purpose of affordable housing in perpetuity.
122. **Noise Control** - The use of the premises must not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the [Protection of the Environment Operations Act 1997](#) (as amended).

Reason: To protect the neighbourhood amenity.

123. **Outdoor Lighting** - To avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads, outdoor lighting must comply with *AS 4282-2019: Control of the obtrusive effects of outdoor lighting*.
124. **Lighting - General Nuisance** - Any lighting on the site shall be designed so as not to cause a 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 or glare.

Flashing, moving or intermittent lights or signs are prohibited.

125. **Activities and storage of goods outside buildings** – Any work or activity associated with the use of this development consent, including storage, or depositing of any goods or maintenance of any machinery shall be conducted within the building. External storage shall be limited to waste receptacles.

Reason: To protect public amenity.

126. **Acoustic mitigation infrastructure – Maintenance** - Noise mitigation measures as outlined in the Acoustic Report prepared by Mathew Furlong, titled DA Acoustic Assessment, version 3, and dated 1 November 2024, must be maintained at all times to ensure their acoustic performance does not diminish.

Reason: To provide appropriate acoustic levels to maintain the surroundings.

127. **Residential – Car Wash System and Bay – Maintenance** – The car washing system and car wash bay must be maintained in accordance with the manufacturer's requirements at all times to ensure performance is not diminished and remains compliant with the:
- (a) Requirement that the car washing bay are contained within a roofed and bunded area.
 - (b) Requirement that the used water from the car wash bay must be graded to a drainage point and connected to the sewer.
 - (c) *Protection of the Environment Operations Act 1997* (NSW) (as amended), and
 - (d) *Protection of the Environment Operations (General) Regulation 2022* (NSW) (as amended).

Reason: To ensure appropriate wastewater control and to protect the environment.

128. **Residential – Domestic Air conditioner** - The air conditioner must be installed, located and used in a manner that does not emit noise exceeding 5dB(A) above the background noise level at the closest sensitive receiver when measured at the nearest neighbouring boundary.

In addition, when operated, the air conditioner must not be heard within a habitable room in any other residential premises (regardless of whether any door or window to that room is open) before:

- (a) 8am or after 10pm on any Sunday or public holiday, or
- (b) 7am or after 10pm on any other day.

Reason: To comply with legislation and protect neighbourhood amenity.

129. **On-going Operational Waste Management**

The responsibilities of site manager are suitable subject to the following conditions:

- (a) An updated design to include a chute system as conditioned, in combination with a waste cupboard.
- (b) The applicant must allow bin storage at the following ratios:
 - i. 120L general waste per unit per week – equivalent to: 21 x 240L general waste bins per week, serviced once weekly, OR 8 x 660L general waste bins per week, serviced once weekly, OR 5 x 1,100L general waste bins per week, serviced once weekly,
 - ii. 120L recycling per unit per week – equivalent to: 21 x 240L general waste bins per week, serviced once weekly, OR 8 x 660L general waste bins per week, serviced once weekly, OR 5 x 1,100L general waste bins per week, serviced once weekly,

- iii. 120L organics per unit per week equivalent to: 17 x 240L organic waste bins per week, serviced once weekly.

Reason: To ensure that the bin storage and collection provisions are suitable for Council to provide a waste management service

- (c) The bulky waste storage area must be secured and only permitted to be used by the Body Corporate/Building Manager to prevent illegal dumping of waste. The management of access to the designated bulky waste storage area will be the responsibility of the Body Corporate/Building Manager. The access into the storage area must be double door width, and/or use roller doors where space is constrained. Any double-width doors must have a wide hinge to open flush with walls so as to restrict manoeuvrability of large or heavy bulky waste items.
- (d) All bin and bulky waste storage areas are to be sufficiently dimensioned to allow for the easy movement of bins to and from the kerbside/interim storage area during collection and must have appropriately sized doors for the size of bin to be used. The path of travel for bins must be level, at an appropriate grade, well-lit and without stairs, in addition to being in accordance with the BCA. The designated bin and waste storage areas are required to be a size appropriate for the storage of the waste volumes generated at the site. All bin and waste storage areas are to be appropriately lit (sensor lighting recommended), drained to sewer with a water outlet for bin washing/cleaning and not visible from the public domain unless secured behind wall/roof.
- (e) The path of bin travel must be free from stairs, well-lit (sensor lighting recommended) at an appropriate grade for a ramp as per the Building Code of Australia and be a width appropriate for the movement of bins up to 1,100L in width in accordance with *AS 4123.1—2008 Mobile Waste Containers*.
- (f) The Owners Corporation shall also be responsible for maintaining all equipment, systems, facilities and storage areas used in conjunction with the provision of waste management services in accordance with all applicable regulatory requirements, relevant health and environmental standards, and to the satisfaction of Council.
- (g) All bin and waste storage areas are to be maintained in clean, safe and hygienic manner. In the event bin or waste storage areas are not maintained in an appropriate manner, requiring the Owners Corporation/Body Corporate/Site Manager to engage private waste collection services.
- (h) All waste handling equipment and systems used in conjunction with the provision of waste and recycling services shall be manufactured, installed and maintained in accordance with any applicable regulatory requirements, relevant Australian Standards, and relevant manufacturer's specifications.
- (i) The management of all bin and waste storage areas throughout the development are the responsibility of the Body Corporate/Building Manager to maintain in a clean, safe and hygienic manner.
- (j) Council can provide educational information in the form of bin stickers and/or bin storage area posters and signage. It will be the responsibility of the Body Corporate/Building Manager to install such signage to assist with the correct use of the Council waste collection service.
- (k) Participation in and use of the Wheel Out Wheel Back (WOWB) collection service is subject to site Risk Assessment and safe access by Council's waste collection contractor, determined both prior to the service commencing, and/or as required

during on-going waste collection services provided to the property. The WOWB service can be cancelled at Council's discretion in which circumstance the site may be required to arrange bin presentation on the kerbside. It is the responsibility of the Site/Building Manager to maintain the waste storage areas as clean and tidy. In the event it is not, Council reserves the right to cancel the WOWB service.

- (l) In the event the development does not accommodate waste collection by Council's contractor once the site is operational, the Building/Strata Manager will be responsible for engaging a private waste collection contractor. Private waste collection must occur entirely within the confines of private property with an on-property service provided. Bins and bulky waste are prohibited from being presented on the kerbside or in any public place and must be collected within the confines of private property. Private waste collection is limited to a once weekly collection, during the hours of 6 am – 10 pm, Monday to Friday. No weekend collections are permitted. The cost of a private waste service and the responsibility for managing such service(S) in accordance with this condition lies with the Owner's Corporation. Residential properties (units) may still be levied for waste services in accordance with Council's Fees and Charges for an administration fee or similar in accordance with the Local Government Act 1993.
- (m) The management of organic landscaping waste must be removed from the site by licensed and suitably qualified contractors, and disposed of at a licensed waste management facility, in the event that onsite generation of landscaped material exceeds the volume permissible to be collected in organic bins provided at the site.
- (n) The development must allow 3m² of storage space adjacent to the bin storage area, drained to sewer with a water tap access that meets the Building Code of Australia for use as a bin wash area.
- (o) The Owners Corporation/Strata Manager will be responsible for submitting a written request to Council to provide residential waste services after construction is completed and prior to the occupation. The request must contain the Development Approval Reference number, attached Residential Waste and Recycling Services Application Form (or similar, available for download on Council's website) and Occupation Certificate. The provision of services is subject to completion of the on-site risk assessment. The applicant must allow at least four weeks for the processing of the application, attendance at an on-site risk assessment and subsequent bin delivery. It will be the responsibility of the Owners Corporation/Strata Manager to manage and dispose of the any waste generated on the property if residents move in before such a request is submitted, and bin delivery has been completed. The size and number of bins provided by the Council may vary from the Waste Management Plan (at Council's discretion) depending on bin availability, collection arrangements and property details.
- (p) Receptacles for the management of any litter from common property or originating within the development must be contained in bins with lids. Bins enabling the source separation of general waste, commingled recycling and organics are to be provided in all common areas and it is the responsibility of the Owners Corporation/Strata Manager/Strata Manager to rotate and empty as required. The bins must be secured to prevent the dispersal of litter by wind or animals.

130. **Vehicular entry and exit** - Vehicular entry/exit movements shall be carried out in a forward direction at all times.

131. **Carpark design and layout** - The layout and design of off street car parking areas shall comply with the requirements of AS/NZS 2890.1:2004 Parking Facilities, Part 1- Off Street Car parking and other Australian Standards as applicable.
132. **Marking of parking spaces** - Prior to the issue of the applicable Crown Certificate, all parking spaces shall be clearly designated and linemarked to comply with AS1742, *Manual of uniform Traffic Control Devices*.
133. **Bicycle facilities** - Facilities for the parking of bicycles either at grade or in a basement car park area shall comply with the requirements of AS2890.3: 2015 Parking Facilities, Part 3: Bicycle parking.
134. **Annual Fire Safety Statement** - The owner of the building premises must ensure the Council is given an annual fire safety statement in relation to each essential fire safety measure implemented in the building. The annual fire safety statement must be given:
- (a) Within 12 months after the date on which the fire safety certificate was received.
 - (b) Subsequent annual fire safety statements are to be given within 12 months after the last such statement was given.
 - (c) An annual fire safety statement is to be given in or to the effect of Clause 181 of the Environmental Planning and Assessment Regulation 2000.
 - (d) A copy of the statement is to be given to the Commissioner of Fire & Rescue NSW, and a further copy is to be prominently displayed in the building.
135. **Ongoing Tree Maintenance Works**
- a) All newly planted trees and plants must be maintained. Maintenance includes watering, weeding, removal of rubbish from tree bases, fertilising, pest and disease control, replacement of dead or dying trees and other operations required to maintain healthy trees, plants and turfed areas.
 - b) Trees must be maintained until they reach a height where they are protected by Council's Tree Management Controls. If any trees are found to be faulty, damaged, dying or dead before they are protected by Council's Tree Management Controls, then they must be replaced with the same species and pot/bag size.
 - c) Mature trees shall be inspected for health and structural integrity by an AQF Level 5 Arborist 12-month post completion of works. A certificate of compliance and/or report with recommendations for remedial work will be required to be approved by Council's Tree Compliance Officer.
136. **Amenity of the neighbourhood** - 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 by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, waste water, waste products, grit, oil or other harmful products.

Prescribed Conditions

Not Applicable – Pursuant to Division 4.6 of the Environmental Planning and Assessment Act, 1979, the consent authority cannot impose conditions on a consent for which the Crown is the applicant, without the approval of the Minister.

END CONDITIONS

NOTES / ADVICES

1. **Lapsing of Consent** - This consent will lapse unless the development is physically commenced within 5 years from the Date of Operation of this consent, in accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979 as amended.
2. **Access to NSW Legislations (Acts, Regulations and Planning Instruments)** - NSW legislation can be accessed free of charge at www.legislation.nsw.gov.au
3. **Noise - Noise related conditions** - Council will generally enforce noise related conditions in accordance with the Noise Guide for Local Government (<http://www.environment.nsw.gov.au/noise/nqlg.htm>) and the Industrial Noise Guidelines

(<http://www.environment.nsw.gov.au/noise/industrial.htm>) published by the Department of Environment and Conservation. Other state government authorities also regulate the Protection of the Environment Operations Act 1997.
Useful links relating to Noise:
 - (a) Community Justice Centres - free mediation service provided by the NSW Government (www.cjc.nsw.gov.au).
 - (b) Department of Environment and Conservation NSW, Noise Policy Section web page (www.environment.nsw.gov.au/noise).
 - (c) New South Wales Government Legislation home page for access to all NSW legislation, including the Protection of the Environment Operations Act 1997 and the Protection of the Environment Noise Control Regulation 2000 (www.legislation.nsw.gov.au).
 - (d) Australian Acoustical Society - professional society of noise-related professionals (www.acoustics.asn.au/index.php).
 - (e) Association of Australian Acoustical Consultants - professional society of noise related professionals (www.aaac.org.au).
 - (f) Department of Gaming and Racing - (www.dgr.nsw.gov.au).
4. **Sydney Water Section 73 Certificates** - The Section 73 Certificate must be a separate certificate that relates specifically to this development consent. For example, if the development consent relates to the subdivision of the land, a Section 73 Certificate for the construction of the building that is subject to a different development consent will not suffice.

5. **Electricity Supply** - This development may need a connection to the Ausgrid network which may require the network to be extended or its capacity augmented. You are advised to contact Ausgrid on 13 13 65 or www.ausgrid.com.au (Business and Commercial Services) for further details and information on lodging your application to connect to the network.
6. **Long Service Levy** - The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. More information about the scheme and the levy amount you are required to pay to satisfy a condition of your consent can be found at <http://www.longservice.nsw.gov.au>.

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site <https://online.longservice.nsw.gov.au/bci/levy>. Payments can only be processed on-line for the full levy owing and where the value of work is between \$25,000 and \$6,000,000. Payments will be accepted for amounts up to \$21,000, using either MasterCard or Visa.

7. **Site Safety Fencing** - Site fencing must be erected in accordance with SafeWork Guidelines, to exclude public access to the site throughout the demolition and/or construction work, except in the case of alterations to an occupied dwelling. The fencing must be erected before the commencement of any work and maintained throughout any demolition and construction work.

A demolition licence and/or a high-risk work license may be required from SafeWork NSW (see www.SafeWork.nsw.gov.au).

8. **Stormwater & Ancillary Works – Applications under Section 138 Roads Act and/or Section 68 Local Government Act 1993**

To apply for approval under Section 138 of the [Roads Act 1993](#) and/or Section 68 [Local Government Act 1993](#):

- (a) Complete the 'Stormwater Drainage Application Form' which can be downloaded from Georges River Council's website at www.georgesriver.nsw.gov.au.
- (b) In the Application Form, quote the Development Consent No. (e.g.. DA2021/****) and reference this condition number (e.g. Condition **)
- (c) Lodge the application form, together with the associated fees at Council's Customer Service Centre, during business hours. Refer to Council's adopted Fees and Charges for the administrative and inspection charges associated with stormwater applications.

The developer must meet all costs of the extension, relocation or reconstruction of any part of Council's drainage system (including design drawings and easements) required to carry out the approved development.

The preparation of all engineering drawings (site layout plans, cross sections, longitudinal sections, elevation views together with a hydraulic grade analysis) and specifications for the new storm water drainage system to be arranged by the applicant. The design plans must be

lodged and approved by Council prior to the issue of a Construction Certificate.

NOTE: A minimum of four weeks should be allowed for assessment.

9. Council as PCA – Deemed to Satisfy Provisions of BCA

Should the Council be appointed as the PCA in determining the Construction Certificate, the building must comply with all the applicable deemed to satisfy provision of the BCA. However, if an alternative fire solution is proposed it must comply with the performance requirements of the BCA, in which case, the alternative solution, prepared by an appropriately qualified fire consultant, accredited and having specialist qualifications in fire engineering, must justifying the non-compliances with a detailed report, suitable evidence and expert judgement. Council will also require if deemed necessary, for the alternative solution to undergo an independent peer review by either the CSIRO or other accredited organisation. In these circumstances, the applicant must pay all costs for the independent review.

10. Access for persons with disabilities

Should the Council be appointed as the PCA, an Access report prepared by an Accredited Access Consultant may be required to be submitted with the Construction Certificate Application, detailing the existing level of compliance in the building with the above requirements, and to provide details of proposed upgrading work necessary to bring the building into conformity with the Premises Standards and the BCA. All recommendations of the accredited access consultant must be incorporated in the plans to be submitted with the Construction Certificate application.

11. Council as PCA – Total Conformity with BCA

Should the Council be appointed as the PCA, the following matters prepared and certified by an appropriately qualified person, must be specifically detailed on the plans to be submitted with the Construction Certificate Application, but not necessarily be limited to include:

- (a) Mechanical ventilation, provided to bathroom, laundry and basement areas not afforded natural ventilation.
- (b) Fire-fighting services and equipment including control centre facility, hydrant systems, sprinkler systems, hose reels, mechanical air handling and stair pressurization systems, portable fire extinguishers, smoke hazard management systems and sound and warning systems etc.
- (c) Emergency lighting and exit signs throughout the premises including terrace, courtyard, common room areas, lobby and basement areas.
- (d) Fire resistance levels of building elements including walls, floors, roof tops, columns, and separation of electrical supply systems etc.
- (e) Construction of all fire doors (doors to swing in the direction of egress) including operational and warning signage.
- (f) Fire compartmentalization and fire wall separation details including all stairway, lift and service shafts.

- (g) Sound transmission and insulation details.
- (h) Exit travel distances and access grades including the number of required exits, separation of exits and installations within exits, must demonstrate compliance and protection in accordance with the BCA.
- (i) Disabled access that complies with the BCA and with AS1428.1.2021 and Part D4 of NCC/BCA 2022.
- (j) Location, design fit-out and dimension of basement parking areas and adaptable units for people with disabilities.
- (k) Window schedule is to include the protection of openable windows.

12. Energy Efficiency Provisions

Should Council be appointed as the PCA, a report prepared and endorsed by an Energy Efficiency Engineer or other suitably qualified person must be submitted, detailing the measures that must be implemented in the building to comply with Section J of the BCA. The proposed measures and feature of the building that facilitate the efficient use of energy must be identified and detailed on the architectural plans. At completion of the building and before the issue of an Occupation Certificate, a certificate certifying that the building has been erected to comply with the energy efficiency provisions must be submitted to the PCA.

Energy efficiency provisions relate only to new building work or the installation of new measure. Existing building fabric and measures may not be upgraded.

13. Compliance with Access, Mobility and AS4299 – Adaptable Housing

Should the Council be appointment as the PCA, the Construction Certificate Application must be accompanied by detailed working plans and a report or a Certificate of Compliance from an Accredited Access Consultant certifying that the building design and access to the adaptable units complies with Council's DCP and AS 4299 Adaptable Housing.

14. Site Safety Fencing

Site fencing must be erected in accordance with SafeWork Guidelines, to exclude public access to the site throughout the demolition and/or construction work, except in the case of alterations to an occupied dwelling. The fencing must be erected before the commencement of any work and maintained throughout any demolition and construction work.

A demolition licence and/or a high risk work license may be required from SafeWork NSW (see www.SafeWork.nsw.gov.au).

If you need more information, please contact the Development Assessment Planner, below on 9330-6400 between 9.00am -11.00am business days.

Ruth Bennett
Principal Planner