

Annexure A

DETERMINATION OF DEVELOPMENT APPLICATION BY GRANT OF CONSENT

Development Application No: DA-289/2025

Development: Demolition of existing structures, associated site remediation works including removal of underground petroleum storage tanks, vegetation removal, and construction of a seven (7) storey mixed use building comprising four (4) retail premises on the ground floor and 58 residential apartments above, including 12 affordable housing units under Chapter 2 of the State Environmental Planning Policy (Housing) 2021), over two (2) levels of basement parking and landscaping, stormwater and associated site works

Site: Lot 21 in DP624967, and known as 190 Waterloo Road, Greenacre NSW 2190

The above development application has been determined by the granting of consent subject to the conditions specified in this consent.

Date of determination: 27 January 2026

Date from which consent takes effect: Date of determination

TERMINOLOGY

In this consent:

- (a) Any reference to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to such a certificate as defined in the *Environmental Planning and Assessment Act 1979*.
- (b) Any reference to the “applicant” means a reference to the applicant for development consent or any person who may be carrying out development from time to time pursuant to this consent.
- (c) Any reference to the “site”, means the land known as 190 Waterloo Road, Greenacre NSW 2190, and legally described as Lot 21 in DP624967.

The conditions of consent are as follows:

GENERAL CONDITIONS

Number	Condition				
1.	<p>Approved Plans and supporting documentation</p> <p>Approved plans and supporting documentation Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p>				
	Approved plans				
	Plan number	Revision number	Plan title	Drawn by	Date of plan
	A0000	D	Title Page	Ghazi Al Ali Architect	5/12/2025
	A1010	D	Site Plan	Ghazi Al Ali Architect	5/12/2025
	A1030	D	Unit Schedule	Ghazi Al Ali Architect	5/12/2025
	A1101	D	Demolition Plan	Ghazi Al Ali Architect	5/12/2025
	A1201	D	Basement 02 Plan	Ghazi Al Ali Architect	5/12/2025
	A1202	D	Basement 01 Plan	Ghazi Al Ali Architect	5/12/2025
	A1203	D	Ground Floor Plan	Ghazi Al Ali Architect	5/12/2025
	A1204	D	Level 01 Plan	Ghazi Al Ali Architect	5/12/2025
	A1205	D	Level 02 Plan	Ghazi Al Ali Architect	5/12/2025
	A1206	D	Level 03 Plan	Ghazi Al Ali Architect	5/12/2025
	A1207	D	Level 04 Plan	Ghazi Al Ali Architect	5/12/2025
	A1208	D	Level 05 Plan	Ghazi Al Ali Architect	5/12/2025
	A1209	D	Level 06 Plan	Ghazi Al Ali Architect	5/12/2025
	A1210	D	Roof Plan	Ghazi Al Ali Architect	5/12/2025

	A1250	D	Typical Gold Livable Units	Ghazi Al Ali Architect	5/12/2025
	A1251	D	Typical Gold Livable Units	Ghazi Al Ali Architect	5/12/2025
	A1252	D	Typical Silver Livable Units	Ghazi Al Ali Architect	5/12/2025
	A1253	D	Typical Silver Livable Layouts	Ghazi Al Ali Architect	5/12/2025
	A1301	D	North Elevation	Ghazi Al Ali Architect	5/12/2025
	A1302	D	East Elevation	Ghazi Al Ali Architect	5/12/2025
	A1303	D	South Elevation	Ghazi Al Ali Architect	5/12/2025
	A1304	D	West Elevation	Ghazi Al Ali Architect	5/12/2025
	A1305	D	East Elevation (Awning)	Ghazi Al Ali Architect	5/12/2025
	A1401	D	Section AA	Ghazi Al Ali Architect	5/12/2025
	A1402	D	Section BB	Ghazi Al Ali Architect	5/12/2025
	A1403	D	Ramp Section	Ghazi Al Ali Architect	5/12/2025
	A1404	D	Balcony Wall Section Detail	Ghazi Al Ali Architect	5/12/2025
	A2002	D	Affordable Units Calculation	Ghazi Al Ali Architect	5/12/2025
	A2030	D	Landscape calculation	Ghazi Al Ali Architect	5/12/2025
	A2040	D	Storage Schedule	Ghazi Al Ali Architect	5/12/2025
	A2201	D	Material Schedule 1/2	Ghazi Al Ali Architect	5/12/2025
	A2202	D	Material Schedule 2/2	Ghazi Al Ali Architect	5/12/2025

	Drawing Sheet 01	B	Hardscape Plan	Conzept Landscape Architects	15/12/2025
	Drawing Sheet 02	B	Landscape Plan (GF)	Conzept Landscape Architects	15/12/2025
	Drawing Sheet 03	B	Landscape Plan (1F)	Conzept Landscape Architects	15/12/2025
	Drawing Sheet 4	B	Landscape Plan (5F)	Conzept Landscape Architects	15/12/2025
	Drawing Sheet 5	B	Landscape Plan (6F)	Conzept Landscape Architects	15/12/2025
	Drawing Sheet 6	B	Planting Palette	Conzept Landscape Architects	15/12/2025
	Drawing Sheet 7	B	Details & Specification	Conzept Landscape Architects	15/12/2025
	Drawing Sheet 8	B	Street Tree Planting	Conzept Landscape Architects	15/12/2025
	Drawing Sheet 9	B	Section	Conzept Landscape Architects	15/12/2025
	Drawing Sheet 10	B	Section	Conzept Landscape Architects	15/12/2025
	Reflectivity Report	R01	Reflectivity Assessment	SLR	3/12/2025
	Plan of Management	A	Plan of management	Think Planners	26/06/2025
	Remeditaion Action Plan	0	ID: E24847.E06	EI Australia	14/11/2025
	Development Application Access Report	C	Reference: 24352, Issue C	Vista Access Architects	10/03/2025
	<p>In the event of any inconsistency between the approved plans and documents, the approved plans prevail. In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p style="text-align: right;">1.101.S</p>				
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.				
2.	Substation				
	The substation is to be constructed as per the approved plans noted in condition 1 of this development consent.				
	1.901				

	Condition reason: To improve the presentation of the development within the streetscape.
3.	Acoustic Report Section 3 of the Acoustic Report titled '190 Waterloo Road, Greenacre, Acoustic DA Assessment' written by Acouras Consultancy (Fu Siong Hie), Document Reference: SYD2024-1065-R001C, Dated 02/06/2025 forms part of this development consent.
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
4.	Hydrogeological Report Sections 5, 6 and 7 of the Hydrogeological Report titled 'Dewatering Management Plan, Groundwater Modelling and Take Assessment' written for 190 Waterloo Road, Greenacre, by EI Australia, Document ID: E24847.E16_REV0 dated 11 July 2025 form part of this development consent.
	Condition reason: To ensure construction works are carried out in accordance with relevant requirements.
5.	Plan of Management The Plan of Management titled 'Plan of Management – 190 Waterloo Road, Greenacre' prepared by Think Planners, dated July 2025 (Revision A, 26 June 2025) and all its recommendations and procedures form part of this development consent. Before the issue of a construction certificate, the Plan of Management is to be updated to include a Loading Dock Management Section.
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
6.	Detailed Site Investigation & Remediation Action Plan The Detailed Site Investigation titled 'Detailed Site investigation (Updated Report) – 190 Waterloo Road, Greenacre NSW' written by EI Australia, Document ID: E24847.E02_Rev5, dated 24 November 2025 and the Remediation Action Plan titled 'Remediation Action Plan – 190 Waterloo Road, Greenacre NSW' written by EI Australia, Document ID: E24847.E06_Rev0, dated 14 November 2025 form part of this development consent.
	Condition reason: To ensure the site is made suitable for the development.
7.	Access Report The Access Report titled 'Development Application Access Report,' written by Vista Access Architects, Reference: 24352, Issue C, dated 10 March 2025 Site Address: 190 Waterloo Road, Greenacre NSW, forms part of this development consent.
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
8.	National Construction Code Report The National Construction Code Report titled ' National Construction Code Report – Mixed-Use Development – 190 Waterloo Road Greenacre' by Design Right Consulting, dated 6 February 2025 forms part of this development consent.

	Before the issue of a construction certificate, the National Construction Code Report is to be updated to be consistent with the construction certificate drawings.
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
9.	Geotechnical Investigation Report
	The Geotechnical Investigation Report titled 'Geotechnical Investigation Report – Proposed Development at 190 Waterloo Road, Greenacre NSW 2190,' prepared by GCA Geotechnical Consultants Australia, Document ID: G24395-1, dated 16 December 2024 forms part of this development consent.
	Condition reason: Condition reason: To ensure construction works are carried out in accordance with relevant requirements.
10.	Traffic Impact Assessment
	The Traffic Impact Assessment titled 'Traffic Impact Assessment – 190 Waterloo Road, Greenacre – Proposed Mixed-Use Development' prepared by Genesis Traffic, Document ID: 24060, dated 15 December 2025 and Traffic Assessment (Ref.24060, dated 3 November 2025) prepared by Genesis Traffic form part of this development consent.
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
11.	BASIX Certificate
	The BASIX Certificate, Document ID: 1827915M, dated 21 December 2025
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.

CONDITIONS IMPOSED BY AUSGRID

12.	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.
	Condition reason: imposed by Ausgrid
12a	Reflectivity Report
	The Reflectivity Report titled 'Reflectivity Assessment – 190 Waterloo Road Greenacre' prepared by SLR, dated 3 December 2025 forms part of this development consent.
	Condition reasons: To ensure the development is built and remains consistent with approved plans and documentation.

CONDITIONS IMPOSED BY TfNSW

13.	Imposed by TfNSW
	The redundant driveway on Boronia Road is to be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Boronia Road shall be in accordance with TfNSW requirements. Detailed design plans of the proposed new kerb and gutter are to be submitted to TfNSW for approval prior to the issue of the Construction Certificate and commencement of any road works. Please

	<p>send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.</p>
	Condition reason: Imposed by TfNSW
14.	<p>Imposed by TfNSW</p> <p>The developer is required to enter a Works Authorisation Deed (WAD) with TfNSW, or other suitable arrangement as agreed to by TfNSW, for the works required on Boronia Road.</p>
	Condition reason: Imposed by TfNSW
15.	<p>Imposed by TfNSW</p> <p>The proposed awning along Boronia Road frontage shall be setback a minimum distance of 600mm away from the face of the kerb to protect against heavy vehicle overhang.</p>
	Condition reason: Imposed by TfNSW
16.	<p>Imposed by TfNSW</p> <p>The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001. The developer is to submit all documentation for approval prior to the issue of the Construction Certificate and at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@transport.nsw.gov.au.</p>
	Condition reason: Imposed by TfNSW
17.	<p>Imposed by TfNSW</p> <p>Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system that impact upon Boronia Road are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.</p>
	Condition reason: Imposed by TfNSW
18.	<p>Imposed by TfNSW</p> <p>The Applicant shall be responsible for all public utility adjustment/relocation works on Boronia Road, necessitated by the approved development, and as required by the various public utility authorities and/or their agents. Any public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening/under boring to be submitted to TfNSW for review and acceptance prior to the commencement of any works. The developer must also obtain any necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.</p>
	Condition reason: Imposed by TfNSW

19.	Imposed by TfNSW
	A Road Occupancy Licence (ROL) shall be obtained from the Transport Management Centre (TMC) for any works that may impact on traffic flows on Boronia Road during construction activities. An ROL can be obtained through https://myrta.com/oplinc2/pages/security/oplincLogin.jsf .
	Condition reason: Imposed by TfNSW

CONDITIONS IMPOSED BY WaterNSW

20.	GT0115-00001
	Groundwater must only be pumped or extracted for the purpose of temporary construction dewatering at the site identified in the development application. For clarity, the purpose for which this approval is granted is only for dewatering that is required for the construction phase of the development and not for any dewatering that is required once construction is completed.
	Condition reason: Imposed by WaterNSW
21.	GT0117-00001
	A water access licence, for the relevant water source, must be obtained prior to extracting more than 3ML per water year of water as part of the construction dewatering activity. Advisory Notes: 1. This approval is not a water access licence. 2. A water year commences on 1 July each year. 3. This approval may contain an extraction limit which may also restrict the ability to take more than 3ML per water year without further information being provided to WaterNSW. 4. Note that certain water sources may be exempted from this requirement – see paragraph17A, Schedule 4 of the Water Management (General) Regulation 2018.
	Condition reason: Imposed by WaterNSW
22.	GT0118-00001
	If no water access licence is obtained for the first 3ML / year (or less) of water extracted, then, in accordance with clause 21(6), Water Management (General) Regulation 2018, the applicant must: (a) record water taken for which the exemption is claimed, and (b) record the take of water not later than 24 hours after water is taken, and (c) make the record on WAL exemption form located on WaterNSW website "Record of groundwater take under exemption", and (d) keep the record for a period of 5 years, and (e) give the record to WaterNSW either via email to Customer.Helpdesk@waterNSW.com.au or post completed forms to - PO Box 398 Parramatta NSW 2124 (i) not later than 28 days after the end of the water year (being 30 June) in which the water was taken, or (ii) if WaterNSW directs the person in writing to give the record to WaterNSW on an earlier date, by that date.
	Condition reason: Imposed by WaterNSW
23.	GT0119-00001
	All extracted groundwater must be discharged from the site in accordance with Council requirements for stormwater drainage or in accordance with any applicable trade waste agreement.
	Condition reason: Imposed by WaterNSW

24.	<p>GT0120-00001</p> <p>The design and construction of the building must prevent: (a) any take of groundwater, following the grant of an occupation certificate (and completion of construction of development), by making any below-ground levels that may be impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation; (b) obstruction to groundwater flow, by using sufficient permanent drainage beneath and around the outside of the watertight structure to ensure that any groundwater mounding shall not be greater than 10 % above the pre-development level; and (c) any elevated water table from rising to within 1.0 m below the natural ground surface.</p> <p>Condition reason: Imposed by WaterNSW</p>
25.	<p>GT0122-00001</p> <p>Construction Phase Monitoring programme and content: a) A monitoring programme must be submitted, for approval, to WaterNSW with the water supply work application. The monitoring programme must, unless agreed otherwise in writing by WaterNSW, include matters set out in any Guide published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no Guide is current or published, the monitoring programme must include the following (unless otherwise agreed in writing by WaterNSW): i. Pre-application measurement requirements: The results of groundwater measurements on or around the site, with a minimum of 3 bore locations, over a minimum period of 3 months in the six months prior to the submission of the approval to WaterNSW. ii. Field measurements: Include provision for testing electrical conductivity; temperature; pH; redox potential and standing water level of the groundwater; iii. Water quality: Include a programme for water quality testing which includes testing for those analytes as required by WaterNSW; iv. QA: Include details of quality assurance and control v. Lab assurance: Include a requirement for the testing by National Association of Testing Authorities accredited laboratories. b) The applicant must comply with the monitoring programme as approved by WaterNSW for the duration of the water supply work approval (Approved Monitoring Programme).</p> <p>Condition reason: Imposed by WaterNSW</p>
26.	<p>GT0123-00001</p> <p>(a) Prior to the issuing of the occupation certificate, and following the completion of the dewatering activity, and any monitoring required under the Approved Monitoring Programme, the applicant must submit a completion report to WaterNSW. (b) The completion report must, unless agreed otherwise in writing by WaterNSW, include matters set out in any guideline published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no guideline is current or published, the completion report must include the following (unless otherwise agreed in writing by WaterNSW): 1) All results from the Approved Monitoring Programme; and 2) Any other information required on the WaterNSW completion report form as updated from time to time on the WaterNSW website. c) The completion report must be submitted using "Completion Report for Dewatering work form" located on WaterNSW website www.watarnsw.com.au/customer-service/waterlicensing/dewatering.</p>

	Condition reason: Imposed by WaterNSW
27.	GT0150-00001 The extraction limit shall be set at a total of 3ML per water year (being from 1 July to 30 June). The applicant may apply to WaterNSW to increase the extraction limit under this condition. Any application to increase the extraction limit must be in writing and provide all information required for a hydrogeological assessment. Advisory note: Any application to increase the extraction limit should include the following: - Groundwater investigation report describing the groundwater conditions beneath and around the site and subsurface conceptualisation - Survey plan showing ground surface elevation across the site - Architectural drawings showing basement dimensions - Environmental site assessment report for any sites containing contaminated soil or groundwater (apart from acid sulphate soils (ASS)) - Laboratory test results for soil sampling testing for ASS - If ASS, details of proposed management and treatment of soil and groundwater. Testing and management should align with the NSW Acid Sulphate Soil Manual.
	Condition reason: Imposed by WaterNSW
28.	GT0151-00001 Any dewatering activity approved under this approval shall cease after a period of two (2) years from the date of this approval, unless otherwise agreed in writing by WaterNSW (Term of the dewatering approval). Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.
	Condition reason: Imposed by WaterNSW
29.	GT0152-00001 This approval must be surrendered after compliance with all conditions of this approval, and prior to the expiry of the Term of the dewatering approval, in condition GT0151-00001. Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.
	Condition reason: Imposed by WaterNSW
30.	GT0155-00001 The following construction phase monitoring requirements apply (Works Approval): a. The monitoring bores must be installed in accordance with the number and location shown, as modified by this approval, unless otherwise agreed in writing with WaterNSW. b. The applicant must comply with the monitoring programme as amended by this approval (Approved Monitoring Programme). c. The applicant must submit all results from the Approved Monitoring Programme, to WaterNSW, as part of the Completion Report.
	Condition reason: Imposed by WaterNSW
31.	GT0174-00001 Construction phase monitoring bore requirements GTA: a) Monitoring bores are required to be installed and collecting data prior for at least 3 months prior to submitting a water supply work approval b) A minimum of three monitoring bore locations are required at or around the subject property, unless otherwise agreed by WaterNSW. c) The location and number of proposed monitoring bores must be submitted for approval, to WaterNSW and should be submitted prior to the application for a water supply work approval. d) The monitoring bores should be used to develop a water table

	map for the site and its near environs. e) The monitoring bores must be protected from construction damage. Advisory note: no approval under the Water Management Act 2000 is required for these monitoring bores provided that they extract less than 3ML/water year.
	Condition reason: Imposed by WaterNSW
32.	GT0241-00001
	A construction certificate can be issued for excavation work in accordance with a valid development consent, however dewatering cannot take place without an Approval being granted by Water NSW for any water supply works required by the development. If the excavation work will or is likely to require dewatering, the applicant must apply and obtain, an approval under the Water Management Act 2000 prior to any dewatering taking place and notify WaterNSW of the programme for the dewatering activity including the commencement and proposed completion dates of the dewatering activity. Advisory Note: An approval under the Water Management Act 2000 is required to construct and/or install the water supply works. For the avoidance of doubt, these General Terms of Approval do not represent any authorisation for the take of groundwater, nor do they constitute the grant or the indication of an intention to grant, any required Water Access Licence (WAL). A WAL is required to lawfully take more than 3ML of water per water year as part of the dewatering activity. A water use approval may also be required, unless the use of the water is for a purpose for which a development consent is in force.
	Condition reason: Imposed by WaterNSW

DEMOLITION WORK

33.	Demolition
	The demolition of all structures on the property must be undertaken in accordance with all the following:
	<ul style="list-style-type: none"> a. Written notice must be issued to adjoining residents a minimum of seven (7) days before the commencement of demolition advising of the commencement date, b. Written notice must be issued to Council for inspection a minimum of (7) days before the commencement of demolition. Written notice must include the date when demolition work will commence and details of the name, address, contact telephone number and licence number of the demolition contractor, c. Inspections being undertaken by Council including: <ul style="list-style-type: none"> i. A pre-commencement demolition inspection when all site works required as part of this development consent are installed on the site and before demolition work commencing, and ii. A final demolition inspection when the demolition work has been completed to ensure that the site is left in a satisfactory manner, in accordance with the conditions of this development consent, d. Payment of an inspection fee at Council's current rate must be paid before inspection. Council requires 48 hours' notice to carry out an inspection,

	<p>e. A sign must be erected at the front of the property showing the name of the licenced demolition contractor, the licence number and a telephone number on which that person can be contact outside of working hours,</p> <p>f. All demolition work must be carried out in accordance with Australian Standard 2601 – ‘The Demolition of Structures’,</p> <p>g. Where asbestos containing materials are to be removed, demolition must be carried out by contractors who have a current SafeWork NSW licence in asbestos removal,</p> <p>h. An asbestos clearance certificate issued under the Work Health and Safety Act 2011 must be submitted to Council after the completion of demolition work,</p> <p>i. Hazardous and intractable wastes arising from the demolition process must be removed and disposed of in accordance with the requirements of SafeWork NSW and the NSW Environment Protection Authority,</p> <p>j. Demolition procedures must maximise the reuse and recycling of demolished materials to reduce the environmental impacts of waste disposal,</p> <p>k. Adhere to the requirements stipulated in the approved Waste Management Plan, and</p> <p>l. Demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no building work/s is to be carried out at any time on a Sunday or a public holiday.</p> <p>A copy of the final demolition inspection report must be submitted to the principal certifier before the commencement of any building work.</p> <p style="text-align: right;">3.201</p>
	<p>Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.</p>

BUILDING WORK BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

34.	<p>Development Contributions, Section 7.11</p> <p><u>Development Contributions of \$960,170.39 must be paid for this development before the issue of any construction certificate.</u> The contributions are levied under Canterbury Bankstown Local Infrastructure Contributions Plan 2022 and Section 7.11 of the <i>Environmental Planning and Assessment Act 1979</i>. The contributions will be used to provide, extend or augment public amenities or public services required due to additional demand for these facilities created by the new development. The development contribution will be allocated to the following purposes under the contributions plan:</p> <table border="1" style="width: 100%; margin: 10px 0;"> <thead> <tr> <th style="text-align: left;">Category</th> <th style="text-align: right;">Amount</th> </tr> </thead> <tbody> <tr> <td>Open Space and Recreation facilities</td> <td style="text-align: right;">\$608,176.78</td> </tr> <tr> <td>Access and Public Domain Facilities</td> <td style="text-align: right;">\$171,312.61</td> </tr> <tr> <td>Community and Cultural Facilities</td> <td style="text-align: right;">\$166,494.54</td> </tr> <tr> <td>Plan Management & Administration</td> <td style="text-align: right;">\$14,186.46</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$960,170.39</td> </tr> </tbody> </table> <p><u>Indexing of the contribution amount to be paid:</u> The development contribution payable will be adjusted, at the time of payment, to reflect</p>	Category	Amount	Open Space and Recreation facilities	\$608,176.78	Access and Public Domain Facilities	\$171,312.61	Community and Cultural Facilities	\$166,494.54	Plan Management & Administration	\$14,186.46	Total	\$960,170.39
Category	Amount												
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Access and Public Domain Facilities	\$171,312.61												
Community and Cultural Facilities	\$166,494.54												
Plan Management & Administration	\$14,186.46												
Total	\$960,170.39												

	<p>Consumer Price Index increases which have occurred since the “Consent to operate from date” which appears on the front page of this development consent.</p> <p><u>No construction certificate is to be issued and no construction is to commence until payment of development contributions.</u> The contribution must be paid to Council before the issue of any construction certificate. Construction of the development may NOT commence until the development contributions are paid.</p> <p>A copy of the development contributions plan is available for inspection on Council's website and at Council's Administration offices in Bankstown and Campsie.</p> <p>NOTE: <u>Development contribution amounts are non-refundable if you do not proceed with your development.</u></p> <p style="text-align: right;">2.101</p>				
	<p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>				
<p>35.</p>	<p>Housing and Productivity Contribution</p> <p>Before the issue of the first construction certificate issued as part of this consent, the housing and productivity contribution (HPC) set out in the table below is required to be made.</p> <table border="1" data-bbox="411 1010 1385 1149"> <thead> <tr> <th data-bbox="419 1010 1066 1048">Housing and productivity contribution</th> <th data-bbox="1074 1010 1385 1048">Amount</th> </tr> </thead> <tbody> <tr> <td data-bbox="419 1048 1066 1149">Housing and productivity contribution (based on the indexed base component amounts as of 1 October 2025)</td> <td data-bbox="1074 1048 1385 1149">\$503,554.44</td> </tr> </tbody> </table> <p>The HPC must be paid using the NSW planning portal.</p> <p>At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).</p> <p>The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the <i>Environmental Planning and Assessment Act 1979</i> agrees.</p> <p>The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the HPC Order exempts the development from the contribution.</p> <p>The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.</p> <p>Condition Reason: To require contributions towards the provision of regional infrastructure.</p>	Housing and productivity contribution	Amount	Housing and productivity contribution (based on the indexed base component amounts as of 1 October 2025)	\$503,554.44
Housing and productivity contribution	Amount				
Housing and productivity contribution (based on the indexed base component amounts as of 1 October 2025)	\$503,554.44				
<p>36.</p>	<p>Payment of Fees</p> <p>Before Issuing a construction certificate, all the following must be paid to the relevant authority/entity and written evidence of these payments must be provided to the certifier.</p>				

	<p>a. Levies b. Bonds c. Contributions d. Inspection fees</p> <p style="text-align: right;">2.103.S</p>
	<p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
37.	<p>Long Service Levy</p> <p>Before the issue of the relevant construction certificate, payment of the long service levy is required, under the <i>Building and Construction Industry Long Service Payments Act 1986</i>, section 34. Evidence of the payment is to be provided to the Certifier. Payment can be calculated using the Levy Portal Calculator at https://longservice.force.com/bci/s/levy-calculator. Payment must be made via the Long Service Levy Portal at https://www.longservice.nsw.gov.au.</p> <p style="text-align: right;">2.104.S</p>
	<p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
38.	<p>Construction Cranes May Require Separate Approval</p> <p>Separate approval must be sought (where required) under the relevant Regulations for any equipment (i.e. cranes) required to construct the building. Construction cranes may be required to operate at a height above the proposed development and consequently, may require separate approval under the Regulations. It is advisable that approval to operate equipment (i.e. cranes) be obtained before the issue of the relevant construction certificate.</p> <p style="text-align: right;">2.105</p>
	<p>Condition reason: To ensure adequate approval of crane use.</p>
39.	<p>Car Parking Details</p> <p>Before the issue of the relevant construction certificate, a suitably qualified engineer must review the plans which relate to parking facilities and provide written evidence, to the certifier's satisfaction, that it complies with the relevant parts of AS 2890 – <i>'Parking Facilities - Off-Street Carparking'</i> and Council's development control plan.</p> <p style="text-align: right;">2.110.S</p>
	<p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
40.	<p>Access Intercom</p> <p>Where a boom gate or barrier control is in place, the visitor spaces must be accessible to visitors by the location of an intercom (or card controller system) at the car park entry, installed at least 4 metres recessed into the site, when measured from the property boundary with the street. The intercom is to be wired to all units.</p> <p>The intercom must comply with Australian Standard AS 1428.2: Design for access and mobility - Enhance and additional requirements - Building and facilities Sections 22 and 23.</p> <p style="text-align: right;">2.111</p>
	<p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
41.	<p>Bicycle Parking Spaces</p> <p>The minimum number of bicycle parking spaces is to be provided for the development must comply with the below.</p>

	<p>a. Six (6) Residential: b. Two (2) Commercial visitor</p> <p>Note: The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – ‘Parking Facilities’ Part 3: Bicycle Parking Facilities and ‘Austroads Bicycle Parking Facilities: Guidelines for Design and Installation.’</p> <p style="text-align: right;">2.11</p> <p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
42.	<p>Submit Plans to Sydney Water</p> <p>The Council approved plans, including demolition plans, must be submitted to Sydney Water for assessment. This will determine if the proposed structure(s) will affect any Sydney Water infrastructure or if there are additional requirements. Building plan approvals can be submitted online via Sydney Water Tap in™.</p> <p>Refer to www.sydneywater.com.au/tapin for Sydney Water’s Guidelines for building over or next to assets, visit www.sydneywater.com.au ‘Plumbing, building & developing’ then ‘Building Plan Approvals’ or call 13000 TAPIN™.</p> <p>Sydney Water must issue either a Building Plan Assessment letter which states that the application is approved, or the appropriate plans must be stamped by a Water Servicing Coordinator.</p> <p style="text-align: right;">2.202.S</p> <p>Condition Reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
43.	<p>BASIX Certificate</p> <p>The development must be carried out in accordance with the commitments shown on the submitted BASIX Certificate. The BASIX commitments must be reflected in the construction certificate plans and specifications. Any proposed changes to the BASIX commitments after the construction certificate has been issued will require an updated BASIX Certificate.</p> <p style="text-align: right;">2.206</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
44.	<p>Utilities and Services</p> <p>Before the issue of the relevant construction certificate, the consent holder must submit the following written evidence of service provider requirements to the certifier:</p> <p>a. a letter of consent from the relevant electricity provider demonstrating that satisfactory arrangements can be made for the installation and supply of electricity; and</p> <p>b. a response from the relevant water authority as to whether the plans proposed to accompany the application for a construction certificate would affect any of the relevant water authority infrastructure, and whether further requirements need to be met; and a letter of consent from the relevant telephone and broadband authority demonstrating that satisfactory arrangements can be made for the installation and supply of telephone and internet; and</p>

	<p>c. other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, what changes are required to make the development satisfactory to them.</p> <p style="text-align: right;">2.207</p>
	<p>Condition reason: To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.</p>
45.	<p>Mobility Access</p> <p>The building must be designed and constructed to provide access and facilities for people with a physical disability in accordance with the Building Code of Australia.</p> <p>If, in complying with this condition, amendments to the development are required, the design changes must be submitted to and approved by Council through a modification application before a construction certificate being issued.</p> <p style="text-align: right;">2.208</p>
	<p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
46.	<p>Adaptable Units</p> <p>Before the issue of the relevant construction certificate, the consent holder must ensure a report from a suitably qualified consultant is prepared and demonstrates, to the certifier's satisfaction, that any adaptable dwellings specified in the approved plans or supporting documentation comply with the provisions of AS 4299 – 'Adaptable Housing Standards'.</p> <p style="text-align: right;">2.210.S</p>
	<p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
47.	<p>Erosion and Sediment Control Plan</p> <p>Before the issue of a construction certificate, the consent holder is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier:</p> <ol style="list-style-type: none"> a. Council's development control plan, b. the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book), and c. the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust). <p>The consent holder must ensure the erosion and sediment control plan is kept onsite at all times during site works and construction.</p> <p style="text-align: right;">2.211.S</p>
	<p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
48.	<p>Dilapidation report</p> <p>Before the issue of a construction certificate, a dilapidation report must be prepared by a suitably qualified engineer detailing the structural condition of adjoining buildings, structures or works and public land, to the satisfaction of the certifier for the following properties:</p> <ul style="list-style-type: none"> • 198 Waterloo Road, Greenacre

	<ul style="list-style-type: none"> • 9 Boronia Road, Greenacre <p>Where access has not been granted to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the satisfaction of the certifier, that all reasonable steps were taken to obtain access to the adjoining properties.</p> <p>No less than 14 days before any site work commences, adjoining building owner(s) must be provided with a copy of the dilapidation report for their property(ies) and a copy of the report(s) must be made available to Council upon request.</p> <p style="text-align: right;">2.212.P</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
49.	<p>Mechanical Ventilation</p> <p>The premises must be ventilated in accordance with the Building Code of Australia and AS1668.1 and 2 – ‘The Use of Ventilation and Air-Conditioning in Buildings – Mechanical Ventilation in Buildings’.</p> <p>Details of any mechanical ventilation and/or air-conditioning system complying with AS1668.1 and 2 – ‘The Use of Ventilation and Air-Conditioning in Buildings – Mechanical Ventilation in Buildings’, the Building Code of Australia and relevant Australian Standards must be prepared by a suitably qualified person and certified in accordance with Clause A2.2 (a) (iii) of the Building Code of Australia, to the satisfaction of the certifier before the issue of a construction certificate.</p> <p style="text-align: right;">2.214</p> <p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
50.	<p>Food Premises Ventilation</p> <p>Before the issue of a relevant construction certificate, the mechanical exhaust systems and/or shafts for any commercial unit which is able to accommodate a food preparation premise must be designed to allow for the discharge of effluent air above roof level and must be designed with capacity to accommodate exhaust ducts and mechanical ventilation systems for all commercial tenancies proposed with the potential to become a food premises in future. Systems must be designed in accordance with AS1668.2 – ‘The Use of Ventilation and Air-conditioning in Buildings – Mechanical Ventilation in Buildings’, and AS1668.1 – ‘The Use of Mechanical Ventilation and Air-Conditioning in Buildings – Fire and Smoke Control in Multi-compartment Buildings’.</p> <p style="text-align: right;">2.215</p> <p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
51.	<p>Combustible Cladding</p> <p>The external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC). Before the issue of a construction certificate and occupation certificate the certifier must:</p> <ol style="list-style-type: none"> a. Be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of

	<p>external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and</p> <p>b. Ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.</p> <p style="text-align: right;">2.216</p>
Condition reason: To ensure compliance with the BCA.	
52.	<p>Retaining Walls</p> <p>Where Council approved cut or fill exceeds 200mm and stable batter of 1 vertical to 3 horizontal maximum grade cannot be achieved, then a masonry or other proprietary material retaining wall, intended and suitable for that purpose, shall be constructed within the development site. Note, filling of the site needs specific approval from Council.</p> <p>a. The retaining wall shall be located so that it will not impede or obstruct the natural flow of stormwater. Retaining walls exceeding 600mm in height shall be designed by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020. Plans and details prepared and signed by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 are to be submitted to the certifier before the issue of the construction certificate.</p> <p>b. All works associated with the construction of the wall, including backfilling and drainage, is to be located wholly within the allotment boundaries.</p> <p style="text-align: right;">2.301</p>
Condition reason: To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.	
53.	<p>Apply for Work Permit for Engineering Works</p> <p>The consent holder shall apply for a Work Permit and obtain approval from Council, for any of the following applicable engineering works in front of the site, at their own expense:</p> <p>a. A Heavy Duty VFC at the property boundary with Waterloo Road,</p> <p>b. Drainage connection to Council's drainage system,</p> <p>c. Removal of all driveway surfaces, reinstatement of laybacks to kerb and gutter and reshaping of the footway, all associated with redundant VFCs,</p> <p>d. Repair of any damage to the public road including the footway occurring during building works, and</p> <p>e. Reinstatement of the footway reserve and adjustment or relocation of existing public utility services to match the footway design levels as proposed on the approved Work Permit. Adjustment or relocation to any public utility services shall be carried out to the requirements of the public utility authority.</p> <p>Note: Council is required to prepare a site survey and design in order to determine the necessary information. The consent holder should make application and payment for the Work Permit at least twenty-one (21) days before the information being required and before the issue of the construction certificate. The Work Permit must be approved before any works commencing within the Council Road Reserve or on Council's assets.</p>

	2.302
	Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.
54.	<p>Basement Anchoring</p> <p>The basement of the development is located adjacent to a Council public road reserve. Separate approval and Work Permit is to be obtained from Council for any temporary or permanent anchoring works under Council's public road.</p> <p style="text-align: right;">2.303</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
55.	<p>Works Requiring a Work Permit</p> <p>As any works within, or use of, the footway or public road for construction purposes requires separate Council approval under Section 138 of the <i>Roads Act 1993</i> and/or Section 68 of the <i>Local Government Act 1993</i>, Council requires the consent holder to obtain a Works Permit and or a Roadway / Footpath Building Occupation Permit before the issue of any construction certificate for this development being issued where one or more of the following will occur, within, on or over the public footway or public road:</p> <p>A PRIVATE CERTIFIER CANNOT ISSUE THESE PERMITS</p> <p>WORKS REQUIRING A 'WORKS PERMIT'</p> <ol style="list-style-type: none"> a. Dig up, disturb, or clear the surface of a public footway or public road, b. Remove or interfere with a structure or tree (or any other vegetation) on a public footway or public road, c. Connect a road (whether public or private) to a classified road, d. Undertake footway, paving, vehicular crossing (driveway), landscaping or stormwater drainage works within a public footway or public road, e. Install utilities in, under or over a public road, f. Pump water into a public footway or public road from any land adjoining the public road, g. Erect a structure or carry out a work in, on or over a public road, h. Require a work zone on the public road for the unloading and or loading of vehicles, i. Pump concrete from within a public road, j. Stand a mobile crane within a public road, k. Store waste and recycling containers, skips, bins and/or building materials on any part of the public road, l. The work is greater than \$25,000, and m. Demolition is proposed. <p>The consent holder shall construct all works approved within the public road and footway under the supervision and to the satisfaction of Council and shall arrange for necessary inspections by Council whilst the work is in progress.</p> <p>The consent holder shall ensure that the person or company carrying out the work will carry public liability insurance to a minimum value of twenty million dollars and shall provide proof of the policy to Council, before</p>

	<p>commencing any work approved by the Work Permit including the Road Opening Permit. The policy must remain valid for the duration of the works.</p> <p style="text-align: right;">2.304</p>								
	<p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>								
56.	<p>Finished surface levels</p> <p>Finished surface levels of all internal works and at the street boundary, including driveways, landscaping and drainage structures, must be as shown on relevant construction certificate plans. The levels at the street boundary must be consistent with the Street Boundary Alignment Levels issued by Council.</p> <p style="text-align: right;">2.305</p>								
	<p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>								
57.	<p>Stormwater Drainage</p> <p>Stormwater drainage from the development shall be designed so as to comply with Council's Development Engineering Standards and the requirements of the BASIX Certificate. A final detailed stormwater drainage design shall be prepared by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 in accordance with the above requirements and shall generally be in accordance with the approved concept stormwater plan as shown in the table below. The final plan shall be certified by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 that it complies with Council's Bankstown Development Engineering Standards, the BASIX Certificate and the relevant Australian Standards.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Plan Name</th> <th>Number</th> <th>Date</th> <th>Prepared By</th> </tr> </thead> <tbody> <tr> <td>Stormwater Drainage Plan (Revision 05)</td> <td>SW01- SW14</td> <td>03/12/2025</td> <td>Australiawide Consulting Services P/L</td> </tr> </tbody> </table> <p style="text-align: right;">2.306</p>	Plan Name	Number	Date	Prepared By	Stormwater Drainage Plan (Revision 05)	SW01- SW14	03/12/2025	Australiawide Consulting Services P/L
Plan Name	Number	Date	Prepared By						
Stormwater Drainage Plan (Revision 05)	SW01- SW14	03/12/2025	Australiawide Consulting Services P/L						
	<p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>								
58.	<p>Pump Out System</p> <p>The pump out drainage system for the driveway/access ramp and car parking area/open space area shall be provided in accordance with Council's Development Engineering Standards. The Engineer must design the Pump out drainage system to be in accordance with the Australian Standards AS 3500. Engineering details and manufacturers specifications for the pumps, switching system and sump pit shall be submitted to the certifier for approval before the issue of any construction certificate. The engineer must certify that the hydraulic design complies with the above relevant standards.</p> <p style="text-align: right;">2.308</p>								
	<p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>								
59.	<p>Pump Plans and Details</p> <p>Engineering details and manufacturers specifications for the pumps, switching system and sump pit shall be submitted to the certifier for approval before the issue of any construction certificate.</p> <p style="text-align: right;">2.309</p>								

	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
60.	Driveway Design
	The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 Parking facilities Part 1: Off-street car parking, AS/NZS 2890.2 Parking facilities Part 2: Off-street commercial vehicle facilities and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities. The details must be submitted to and approved by the certifier before a construction certificate being issued. Furthermore, for internal driveways with a gradient exceeding 10% (1 in 10), longitudinal profiles of all vehicular driveways and ramps shall be submitted for approval by the certifier before the issue of the construction certificate. The maximum grade of the driveway/ramp shall not exceed 25% and shall comply with AS 2890 parking series. The profile shall be drawn at a reduction ratio of 1 to 25 vertical and horizontal and shall be related to the datum used for the issue of the footway design levels and shall also show the road centre line levels, Council issued footway design levels and gutter levels. Council's Car Clearance Profile in Council's Development Engineering Standards, (Plan No. S 006) shall be used to design the profile.
	2.313
	Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.
61.	Relocation of Power Pole
	The construction certificate drawings are to show the new location of the relocated existing power pole on Waterloo Road, identified on approved architectural drawing No. A1203, Issue D, dated 5 December 2025, to ensure the vehicular access of the approved driveway. Evidence of Ausgrid's approval to the new location of the relocated power pole must be submitted to the Principal Certifying Authority as part of the construction certificate application.
62.	Pavement Design
	An all-weather pavement shall be designed to withstand the anticipated wheel loads for all areas subjected to vehicular movements. Internal pavements specification prepared and certified by a qualified professional Civil Engineer to comply with the relevant Australian Standards, shall be submitted to the certifier for approval before the issue of a construction certificate.
	2.314
	Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.
63.	Gated Vehicle Access
	Where a car park is accessed by a security gate, that gate must be located at least 6 metres within the site from the property boundary with the street.
	2.316
	Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.
	Traffic Management Plan

64.	<p>Before the issue of the relevant construction certificate for this development, the consent holder must obtain approval from Council's Traffic Section for a Site, Pedestrian and Traffic Management Plan (SPTMP). This Plan must address the measures that will be implemented for pedestrian safety and traffic management as specified below.</p> <p>A PRIVATE CERTIFIER CANNOT APPROVE YOUR SITE, PEDESTRIAN & TRAFFIC MANAGEMENT PLAN</p> <p>This plan shall include details of the following:</p> <ol style="list-style-type: none"> Proposed ingress and egress points for vehicles to and from the construction site; Proposed protection of pedestrians, adjacent to the constructions site; Proposed pedestrian management whilst vehicles are entering/exiting the construction site; Proposed method of loading and unloading excavation machines, building material, construction materials and waste containers during the construction period; Proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc. are required to be displayed and shall be in accordance with Council's and the NSW Roads and Maritime Services requirements and AS1742.3. Proposed route for transportation of bulk and excavation materials to and from the development site. <p>The route for transportation to and from the development site of bulk construction and excavation materials shall be by the shortest practical route to the nearest "State Road", with every effort to avoid school zones on public roads. . Alternate longer routes will only be considered in order to bypass school zones during school zone hours. If school zones cannot be avoided no heavy construction vehicle movements are to arrive or depart the site during signposted school zone periods 8:00am - 9:30am and 2:30pm - 4:00pm on school days. The consent holder shall nominate the routes for approval by Council before commencement of any work on the site. All vehicles are to enter the on-street Works Zone adjacent to the site in a forward direction. U-turn and right-turn movements into the site, are generally not permitted.</p> <p>An Agreement to Council's satisfaction, signed by the consent holder/owner specifying the approved route and acknowledging responsibility to pay Council for damages to public property adjacent to the site and for local roads along the transportation routes shall be lodged with Council before release of any Construction Certificate. All damage must be rectified upon completion of work.</p> <p>Damage will be rectified as required by Council to remove unsafe conditions. All damage must be rectified upon completion of work to the satisfaction of Council.</p> <p>The approved Site, Pedestrian and Traffic Management Plan is to be implemented before the commencement of any works on the construction site.</p>
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	<p>In addition, a TfNSW (formerly RMS) Approval / Road Occupancy Licence will be required for works on Regional or State Roads or within 100m of a traffic facility including roundabouts and traffic signals. Refer to Council's Development Engineering Standards for a list of Regional and State Roads.</p> <p>Note: Approval by Council of a SPTMP may take up to six (6) months. Accordingly, it is recommended the application to Council be submitted well in advance of the need for a construction certificate.</p> <p style="text-align: right;">2.318</p>
65.	<p>Construction Site Management Plan</p> <p>Before the issue of the relevant construction certificate, a Construction Site Management Plan (CSMP) must be prepared and approved by the certifier. The plan must include the following matters:</p> <ol style="list-style-type: none"> a. The location and materials for protective fencing and hoardings on the perimeter of the site; b. Provisions for public safety; c. Pedestrian and vehicular site access points and construction activity zones; d. Details of construction traffic management including: <ol style="list-style-type: none"> i. Proposed truck movements to and from the site; ii. Estimated frequency of truck movements; and iii. Measures to ensure pedestrian safety near the site; e. The location of site storage areas and sheds; f. The equipment used to carry out works; g. The location of a garbage container with a tight-fitting lid; h. Dust, noise and vibration control measures; i. The location of temporary toilets; j. The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with: <ol style="list-style-type: none"> i. AS 4970 – Protection of trees on development sites; ii. An applicable Development Control Plan; iii. An arborist's report approved as part of this consent <p>A copy of the construction site management plan must be kept on-site at all times while work is being carried out.</p> <p style="text-align: right;">2.401.</p>
66.	<p>Work Vehicle Route</p> <p>The route for transportation to and from the development site of bulk and excavation materials shall generally be by the shortest possible route to the nearest "regional road", with every effort to avoid school zones on public roads. The consent holder shall nominate the route for approval by Council before commencement of any work on the site. An "Agreement" to Council's satisfaction, signed by consent holder specifying the approved route and acknowledging responsibility to pay Council for damages to</p>

	<p>public property adjacent to the site shall be lodged with Council before release of any construction certificate. All damage must be rectified before the issue of any occupation certificate.</p> <p style="text-align: right;">2.402</p>
	<p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
67.	<p>Traffic Signals on Site</p> <p>The consent holder is required to submit to Council the manufacturer's specifications, design and operation of any 'traffic signal' facility to be installed along the driveway access ramp to the basement level. These details shall be illustrated on the plans to be submitted with the construction certificate application. The consent holder shall be responsible for the installation, operation and maintenance of the 'traffic signal' facility at no cost to Council.</p> <p style="text-align: right;">2.403</p>
	<p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
68.	<p>Sight Triangles on Plans</p> <p>Sight triangles are to be marked on relevant plans, being provided at the intersection of the driveway and the property boundary in accordance with AS 2890.1: 'Figure 3.3 – Minimum Sight Lines for Pedestrian Safety'. A splay extending 2 metres from the driveway edge along the front boundary and 2.5 metres from the boundary along the driveway shall be provided to give clear sight lines of pedestrians from vehicles exiting the site and is to be kept clear of any obstacles. Any structures, plantings or fencing within these triangles is to be a maximum height of 600mm to ensure sight lines are kept clear of any obstacles. This shall be illustrated on plans submitted with the construction certificate.</p> <p style="text-align: right;">2.406</p>
	<p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
69.	<p>Waste Management Plan</p> <p>Before the issue of a construction certificate, a Waste Management Plan (WMP) must be prepared and provided to the certifier. The plan must include the following matters:</p> <p>The plan must be prepared:</p> <ol style="list-style-type: none"> a. in accordance with: <ol style="list-style-type: none"> i. the Environment Protection Authority's Waste Classification Guidelines as in force from time to time, and ii. a development control plan that provides for waste management that applies to the land on which the work or the clearing of vegetation is carried out, and b. include the following information— <ol style="list-style-type: none"> iii. the contact details of the person removing waste, iv. an estimate of the type and quantity of waste, v. whether waste is expected to be reused, recycled or sent to landfill, vi. the address of the disposal location for waste. <p>A copy of the waste management plan must be kept on-site at all times while work approved under the development consent is being carried out.</p>

	<p style="text-align: right;">2.502</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>									
<p>70.</p>	<p>Plans to Include Bin Storage Area</p> <p>The construction certificate plans shall include details of the waste bin storage area. The bin storage area shall not be visible from the street. The bin storage area shall be located within the building or screened from the street by dense landscaping.</p> <p style="text-align: right;">2.503</p> <p>Condition reason: To ensure compliance with the relevant Canterbury-Bankstown policy.</p>									
<p>71.</p>	<p>Commercial Bin Storage Room</p> <p>The certifier must not issue a relevant construction certificate unless provided with detailed plans that form part of the construction certificate for the commercial bin storage rooms that comply with the following requirements as well as the requirements of Council’s “Waste Management Guide for New Developments”:</p> <ul style="list-style-type: none"> a. Floors must be constructed of concrete at least 75mm thick and graded and drained to a Sydney Water approved drainage fitting; b. Floors must be finished so as to be non-slip with a smooth and even surface; c. The room is to be integrated within the design and built-form of the development with a minimum 2.1m unobstructed room height in accordance with the Building Code of Australia; d. Walls must be constructed of solid impervious material; e. Ceilings must be finished with a smooth faced non-absorbent material capable of being cleaned; f. Walls, ceiling and floors must be finished in a light colour; g. An adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock is to service the room; h. A self-closing door openable from within the room; i. Must be constructed to prevent the entry of birds and vermin; j. Be provided with adequate light and ventilation. Light source must be through controlled light switches located both outside and inside the room; k. Any doorways must be 2 metres wide and open outwards; and l. Designed to fit the following bin allocations: <table border="1" data-bbox="523 1518 1380 1630" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Number</th> <th>Bin Size</th> <th>Bin Type</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>660L</td> <td>Garbage (Red)</td> </tr> <tr> <td>7</td> <td>660L</td> <td>Recycling (Yellow)</td> </tr> </tbody> </table> <p style="text-align: right;">2.505</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>	Number	Bin Size	Bin Type	6	660L	Garbage (Red)	7	660L	Recycling (Yellow)
Number	Bin Size	Bin Type								
6	660L	Garbage (Red)								
7	660L	Recycling (Yellow)								
<p>72.</p>	<p>Waste Chute</p> <p>The certifier must not issue a construction certificate unless provided with detailed plans that form part of the construction certificate for the waste chutes that comply with the following requirements as well as the requirements of Council’s “Waste Management Guide for New Developments”:</p> <ul style="list-style-type: none"> a. Chutes, service openings and charging devices are constructed of metal or a smooth faced surface which is fire resistant and of impervious material; 									

	<ul style="list-style-type: none"> b. Chute is cylindrical in section, vertical and without bends as it passes through the floors; c. Chutes must terminate in the waste storage room and discharge into a waste bin; d. Comply with manufactures technical specifications and operational limitations. 						
<p>73.</p>	<p>Residential Bin Holding Room 01</p> <p>The certifier must not issue a construction certificate unless provided with detailed plans that form part of the construction certificate for the residential communal bin storage rooms that comply with the following requirements as well as the requirements of Council’s “Waste Management Guide for New Developments”:</p> <ul style="list-style-type: none"> a. Floors must be constructed of concrete at least 75mm thick and graded and drained to a Sydney Water approved drainage fitting; b. Floors must be finished so as to be non-slip with a smooth and even surface; c. The room is to be integrated within the design and built-form of the development with a minimum 2.1m unobstructed room height in accordance with the Building Code of Australia; d. Walls must be constructed of solid impervious material; e. Ceilings must be finished with a smooth faced non-absorbent material capable of being cleaned; f. Walls, ceiling and floors must be finished in a light colour; g. An adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock is to service the room; h. A self-closing door openable from within the room; i. Must be constructed to prevent the entry of birds and vermin; j. Be provided with adequate light and ventilation. Light source must be through controlled light switches located both outside and inside the room; k. Any doorways must be 2 metres wide and open outwards; and l. Designed to fit the following bin allocations: <table border="1" data-bbox="523 1312 1380 1386"> <thead> <tr> <th>Number</th> <th>Bin Size</th> <th>Bin Type</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>1,100L</td> <td>Garbage (Red)</td> </tr> </tbody> </table> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>	Number	Bin Size	Bin Type	8	1,100L	Garbage (Red)
Number	Bin Size	Bin Type					
8	1,100L	Garbage (Red)					
<p>74.</p>	<p>Residential Bin Holding Room 02</p> <p>The certifier must not issue a construction certificate unless provided with detailed plans that form part of the construction certificate for the residential communal bin storage rooms that comply with the following requirements as well as the requirements of Council’s “Waste Management Guide for New Developments”:</p> <ul style="list-style-type: none"> a. Floors must be constructed of concrete at least 75mm thick and graded and drained to a Sydney Water approved drainage fitting; b. Floors must be finished so as to be non-slip with a smooth and even surface; c. The room is to be integrated within the design and built-form of the development with a minimum 2.1m unobstructed room height in accordance with the Building Code of Australia; d. Walls must be constructed of solid impervious material; 						

	<p>e. Ceilings must be finished with a smooth faced non-absorbent material capable of being cleaned;</p> <p>f. Walls, ceiling and floors must be finished in a light colour;</p> <p>g. An adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock is to service the room;</p> <p>h. A self-closing door openable from within the room;</p> <p>i. Must be constructed to prevent the entry of birds and vermin;</p> <p>j. Be provided with adequate light and ventilation. Light source must be through controlled light switches located both outside and inside the room;</p> <p>k. Any doorways must be 2 metres wide and open outwards; and</p> <p>l. Designed to fit the following bin allocations:</p> <table border="1" data-bbox="523 633 1380 745"> <thead> <tr> <th>Number</th> <th>Bin Size</th> <th>Bin Type</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>1,100L</td> <td>Recycling (Yellow)</td> </tr> <tr> <td>4</td> <td>240L</td> <td>Garden (Green)</td> </tr> </tbody> </table> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>	Number	Bin Size	Bin Type	7	1,100L	Recycling (Yellow)	4	240L	Garden (Green)
Number	Bin Size	Bin Type								
7	1,100L	Recycling (Yellow)								
4	240L	Garden (Green)								
<p>75.</p>	<p>Bulky Waste Storage Room</p> <p>The certifier must not issue a construction certificate unless provided with detailed plans that form part of the construction certificate for the Residential bulky waste storage room that comply with the following requirements as well as the requirements of Council’s “Waste Management Guide for New Developments”:</p> <p>a. A caged area within the second bin room;</p> <p>b. Any doorways must be 2 metres wide and open outwards; and</p> <p>c. Designed to a minimum size of 9m2.</p> <p style="text-align: right;">2.507</p> <p>Condition reason: To ensure the orderly collection of waste from the site.</p>									
<p>76.</p>	<p>On-Site Waste Collection</p> <p>Before the issue of a relevant construction certificate, the certifier must receive written confirmation from Council, that Council has been provided to its satisfaction with the following:</p> <p>a. Detailed plans showing that the waste storage rooms identified on approved plans will be capable of being accessed from the designed access roadway by a Heavy Rigid Vehicle (HRV) in accordance with AS2890.2, and that a loading area is available for the vehicle when collecting waste that meets the following requirements:</p> <p style="margin-left: 40px;">i. Within 5 metres of the waste storage rooms or temporary holding area;</p> <p style="margin-left: 40px;">ii. A separate parking area for the collection vehicle; and</p> <p style="margin-left: 40px;">iii. Include an extra 2 metres at the rear of the vehicle loading area.</p> <p>b. Certification from a suitably qualified engineer that the route of travel, loading area and entry and exit points will be constructed so as to support the following loading requirements:</p> <p style="margin-left: 40px;">i. Heavy Rigid Vehicle can enter and exit the site in a forward position;</p> <p style="margin-left: 40px;">ii. 30 tonne waste collection vehicles;</p> <p style="margin-left: 40px;">iii. Length of 12.5 metres;</p> <p style="margin-left: 40px;">iv. Clearance height of 4.5 metres</p> <p style="text-align: right;">2.511</p> <p>Condition reason: To ensure the orderly collection of waste from the site.</p>									

77.	<p>Waste Cupboards</p> <p>The certifier must not issue a construction certificate unless provided with detailed plans that form part of the construction certificate for the recycling cupboards that comply with the following requirements as well as the requirements of Council's "Waste Management Guide for New Developments":</p> <ol style="list-style-type: none"> Adequate number of bins Access is to be in accordance with AS 1428 (Set): 'Design for access and mobility'; Located directly adjacent to the chute hopper and contain only recycling bins; Must be of adequate size to accommodate enough recycling bins, which allows for three days of recycling generated by the number of dwellings on that floor; Designed to fit 2x240L bins facing forward; Designed so the doors are of sufficient width to allow the transfer/rotation of 240L bins; and The floor is to be constructed of a durable and impervious material with a smooth finish. <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
78.	<p>Carpark Exhaust</p> <p>Before the issue of a relevant construction certificate, the certifier is to ensure that all carpark exhaust does not directly vent into private or communal open space.</p> <p style="text-align: right;">2.611</p> <p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p> <p>Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.</p>
79.	<p>Landscape Management</p> <p>A site wide landscape management plan is to be submitted to and approved by the certifier before the issue of a relevant construction certificate. The plan is to address but is not limited to the ground and first floors and any on-structure planter beds. The plan is to demonstrate who is responsible for and how the landscape features will be installed and detail the responsibility of ongoing maintenance of the landscaping.</p> <p style="text-align: right;">2.705</p> <p>Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.</p>
80.	<p>Council's Tree Management Order</p> <p>Approval in accordance with Council's Tree Management Order (TMO) is granted to lop or remove only those trees identified to be lopped or removed on the approved plans. If not indicated on the approved plans, separate approval must be obtained to prune or remove trees on adjoining properties or other trees located on the site. A person(s) who contravenes or causes or permits the TMO to be breached shall be guilty of an offence and liable for prosecution.</p> <p style="text-align: right;">2.703</p> <p>Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.</p>
	<p>Design Verification SEPP 65</p>

81.	<p>A relevant construction certificate shall not be issued until design verification from a qualified designer has been received. The design verification is a statement in which the qualified designer verifies that the plans and specifications achieve or improve the design quality of the development of which development consent was granted, having regard to the design quality principles set out in Schedule 1 of SEPP No. 65.</p> <p style="text-align: right;">2.901</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
82.	<p>No Air conditioning units visible</p> <p>No air-conditioning equipment is to be visible from the public domain. Equipment and associated wiring shall:</p> <ol style="list-style-type: none"> a. Not be located on awnings or attached to the face of the building, b. Not be located on roofs in such a way that it is visible from any street, footpath or park, c. Be visually screened if located 1.8 metres above ground level in other locations, and d. Wiring shall be fully concealed. <p>All relevant construction certificate documentation is to demonstrate compliance with these requirements.</p> <p style="text-align: right;">2.902</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
83.	<p>Hydrant boosters on plans</p> <p>All hydrant boosters and associated services and shield walls are to be contained within cabinets and / or designed to match the appearance of the main structure of the development.</p> <p style="text-align: right;">2.904</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
84.	<p>Rooftop equipment</p> <p>All roof-top plant and associated equipment must be located within the approved building envelope and must not be visible from the public domain.</p> <p style="text-align: right;">2.905</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>

BEFORE BUILDING WORK COMMENCES

85.	<p>Certifier details</p> <p>A construction certificate is required for the erection of a building in accordance with this development consent.</p> <p>This development consent does not authorise building work until a principal certifier has been appointed as the principal certifier for the work by (or with the approval of) the consent holder.</p> <p>The following requirements apply before the commencement of building work in accordance with this development consent:</p>
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	<p>a. the principal certifier has, no later than two (2) days before the building work commences, notified the Consent Authority and the Council (if the council is not the Consent Authority) of their appointment as the principal certifier,</p> <p>b. the principal certifier has, no later than two (2) days before the building work commences, notified the consent holder of any inspections that are required to be carried out in respect of the building work,</p> <p>c. the person carrying out the building work has notified the principal certifier that the person will carry out the building work as an owner-builder, if that is the case,</p> <p>d. the consent holder, if not carrying out the work as an owner-builder, has:</p> <ol style="list-style-type: none"> i. appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and ii. notified the principal certifier of the appointment, and iii. unless that person is the principal contractor, notified the principal contractor of any inspections that are required to be carried out in respect of the building work, <p>e. the consent holder has given at least a 2-day notice to the Council, and the principal certifier if not the Council, of the person's intention to commence the erection of the building.</p> <p style="text-align: right;">3.202</p>
	<p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
86.	<p>Section 73 Compliance Certificate</p> <p>A Section 73 Compliance Certificate under the <i>Sydney Water Act 1994</i> must be obtained from Sydney Water. It is recommended that the consent holder apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design. Application can be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Section 73 Compliance Certificates, or telephone 13 20 92.</p> <p style="text-align: right;">3.203</p>
	<p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
87.	<p>Temporary fence or hoarding</p> <p>A fence must be erected around the area of the development site, except where an existing 1.8 metres high boundary fence is in good condition and can secure the area. Any new fencing must be temporary and at least 1.8 metres high. All fencing must be maintained throughout the construction period to ensure that the work area is secured.</p> <p>Where the work is located within 3.6m of a public place, then a Type A or Type B hoarding must be constructed appropriate to the work proposed. An application for a Work Permit for such hoarding must be submitted to Council for approval before the commencement of building work/s.</p> <p style="text-align: right;">3.204</p>
	<p>Condition reason: To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.</p>
	<p>Dilapidation report</p>

88.	<p>No less than 14 days before the commencement of any site or building work, the adjoining owner(s) must be provided with a copy of the dilapidation report for their property(ies).</p> <p style="text-align: right;">3.205.S</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
89.	<p>WC temporary toilet facilities on site</p> <p>Before the commencement of work, the consent holder must provide a temporary on-site toilet if access to existing toilets on site is not adequate/available. Temporary on-site toilet facilities must be installed and be adequately maintained throughout the construction period.</p> <p style="text-align: right;">3.206</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
90.	<p>Install Erosion control</p> <p>Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the principal certifier) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).</p> <p style="text-align: right;">3.207</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
91.	<p>Soil and water management warning sign</p> <p>Council's warning sign for Soil and Water Management must be displayed throughout the construction period at the most prominent point of the site, visible to both the street and site.</p> <p style="text-align: right;">3.208</p> <p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
92.	<p>Sign with principal certifier details</p> <p>A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:</p> <ol style="list-style-type: none"> a. showing the name, address and telephone number of the principal certifier for the work, and b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and c. stating that unauthorised entry to the work site is prohibited. <p>Any such sign is to be maintained while the building work or demolition work is being carried out and must be removed when the work has been completed.</p> <p>Note: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.</p> <p style="text-align: right;">3.209.P</p> <p>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>

93.	<p>Contract of Insurance</p> <p>In the case of residential building work for which the <i>Home Building Act 1989</i> requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.</p> <p style="text-align: right;">3.210.P</p> <p>Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
94.	<p>Residential building work</p> <p>Residential building work within the meaning of the <i>Home Building Act 1989</i> must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information —</p> <ul style="list-style-type: none"> a. In the case of work for which a principal contractor is required to be appointed— <ul style="list-style-type: none"> i. the name and licence number of the principal contractor, and ii. the name of the insurer by which the work is insured under Part 6 of that Act, b. In the case of work to be done by an owner-builder— <ul style="list-style-type: none"> i. the name of the owner-builder, and ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit. <p>If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.</p> <p style="text-align: right;">3.211.P</p> <p>Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p>
95.	<p>Tree protection measures</p> <p>Before the commencement of any site or building work, the principal certifier must ensure the measures for tree protection detailed in the construction site management plan are in place.</p> <p style="text-align: right;">3.801.S</p> <p>Condition reason: To protect the natural environment of the development site and adjoining lands.</p>

DURING BUILDING WORK

96.	<p>Procedure for Critical Stage Inspections</p> <p>While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.</p> <p style="text-align: right;">4.101.S</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
97.	<p>Works in accordance with Building Code of Australia (BCA)</p> <p>Building work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).</p> <p style="text-align: right;">4.201.P</p>

	Condition reason: Prescribed condition - EP&A Regulation clause 98(1)(a).
98.	Affixing of signage
	The construction and fixing of the signage is to be carried out in accordance with details prepared by a suitably qualified practising structural engineer, in accordance with the structural provisions of the Building Code of Australia (BCA). 4.202
	Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.
99.	BASIX commitments
	While building work is being carried out, the consent holder must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies. 4.203.P
	Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.
100.	Hours of Work
	Site work must only be carried out between the following times – a. 7.00 am and 5.00 pm on Monday to Saturday. b. No construction is to be carried out at any time on a Sunday or a public holiday. Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority. 4.204.S
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
101.	Noise and Vibration
	While site work is being carried out, noise generated from the site must be controlled in accordance with the requirements of the approved documentation. Where no noise and vibration management plan is approved under this consent, the certifier is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the site work is being carried out. 4.205.S
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites
102.	Surveys by a registered surveyor
	While building work is being carried out, the positions of the following must be measured and marked by a registered surveyor and provided to the principal certifier: a. All footings / foundations in relation to the site boundaries and any registered and proposed easements b. At other stages of construction – any marks that are required by the principal certifier.

	4.206.S
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
103.	Civil and Hydraulic engineering works
	All civil and hydraulic engineering works on site must be carried out in accordance with Council's Development Engineering Standards. All Civil and Hydraulic engineering works associated with Council's assets and infrastructure must be carried out in accordance with Council's Work Permit requirements and to Council's satisfaction.
	4.301
	Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.
104.	Stormwater drainage system
	The stormwater drainage system shall be constructed in accordance with Council's Development Engineering Standards and the engineering plans and details approved by the principal certifier. Should the consent holder encounter any existing, live, underground stormwater drainage pipes, which carry flow from upstream properties, then they must maintain the stormwater flow and re-route the stormwater pipes around the subject building or structures at their own expense.
	4.302
	Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.
105.	Driveway adequacy
	A suitably qualified Professional Civil or Structural Engineer shall be engaged by the developer to carry out inspections relating to construction of internal driveways and parking areas. The work shall be carried out in accordance with the approved plans and specifications and certification from the Civil or Structural Engineer is to be provided upon completion.
	4.306
	Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.
106.	Responsibility for Changes to Public Infrastructure
	While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.
	4.307.S
	Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.
107.	Excavated safety
	All excavations and backfilling must be executed safely and in accordance with the relevant Australian Standards.
	If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the consent holder must, at their own expense:
	a. Protect and support the building, structure or work from possible damage from the excavation, and

	<p>b. Where necessary, underpin the building, structure or work to prevent any such damage.</p> <p>This consent condition does not apply if the consent holder owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</p> <p>The owner of any affected buildings is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on an adjoining allotment of land.</p> <p style="text-align: right;">4.308</p>
	<p>Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.</p>
108.	<p>Shoring and adequacy of adjoining properties</p> <p>If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the consent holder must, at their own expense —</p> <p>a. Protect and support the building, structure or work from possible damage from the excavation, and</p> <p>b. Where necessary, underpin the building, structure or work to prevent any such damage.</p> <p>This condition does not apply if the consent holder owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</p> <p style="text-align: right;">4.309.P</p>
	<p>Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.</p>
109.	<p>Retaining walls</p> <p>If soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided, and adequate provisions must be made for drainage. Should it be required, separate approval must be obtained for retaining walls.</p> <p style="text-align: right;">4.310</p>
	<p>Condition reason: To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.</p>
110.	<p>Inspection by resource recovery</p> <p>No work may be carried out to construct the first floor slab unless the principal certifier is satisfied and provides evidence to Council of that satisfaction that the waste facilities within the basement comply with the specifications of the approved plans. Council can be contacted on 9707 9000.</p> <p style="text-align: right;">4.501</p>
	<p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
111.	<p>Waste management</p> <p>While site work is being carried out:</p> <p>a. all waste management must be undertaken in accordance with the waste management plan, and</p> <p>b. upon disposal of waste, records of the disposal must be compiled and provided to , detailing the following:</p>

	<ul style="list-style-type: none"> i. The contact details of the person(s) who removed the waste ii. The waste carrier vehicle registration iii. The date and time of waste collection iv. A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill v. The address of the disposal location(s) where the waste was taken vi. The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste. <p>If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the principal certifier and council.</p> <p style="text-align: right;">4.502.S</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
112.	<p>Comply with Waste management plan</p> <p>The requirements of the submitted Waste Management Plan shall be complied with at all times that work is being carried out. Without limiting the foregoing, compliance shall include the following:</p> <ul style="list-style-type: none"> a. The disposal of any demolition and construction waste must be undertaken in accordance with the requirements of the <i>Protection of Environment Operations Act 1997</i>; and b. All waste on site is to be stored, handled and disposed of in such a manner as to not create air pollution, offensive noise or pollution of land and water as defined by the <i>Protection of Environment Operations Act 1997</i>; and c. Generation, storage, treatment and disposal of hazardous waste is conducted in accordance with the relevant waste legislation administered by the EPA and relevant Occupational Health and Safety legislation administered by WorkCover NSW; and d. All waste generated (including excavated materials) which cannot be reused or recycled must be transported to a facility which can lawfully accept it; and e. Records are required regarding the details and location of the disposal of all demolition and construction waste (including excavated material), description of waste and are to be kept on site as evidences of lawful disposal. Records are to include receipts and weighbridge dockets which verify material types and volumes, time and date of disposal, waste vehicle rego, and confirmation of the waste disposal facility. Records/ details are also to be kept of person removing the waste; and f. All materials and resources that are to be stored on site during construction works are contained on the site; and g. The provisions of the <i>Protection of Environment Operations Act 1997</i> must be complied with when placing/stock piling loose material, disposal of concrete waste or activities which have potential to pollute drains and water courses; and h. The storage of waste and recycling containers must be within the boundaries of the development site at all times. Public footways and roads must not be used for the storage of any waste and must be kept clear of obstructions during all construction works.

	4.503
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
113.	<p>Site Remediation</p> <p>The applicant must engage an appropriately qualified and experienced environmental consultant to supervise all aspects of site remediation and validation.</p> <p>The site is to be remediated in accordance with:</p> <ol style="list-style-type: none"> The 'Remediation Action Plan – 190 Waterloo Road, Greenacre NSW' written by EI Australia, Document ID: E24847.E06_Rev0, dated 14 November 2025, as verified by NSW EPA Accredited Site Auditor; State Environmental Planning Policy (Resilience and Hazards) 2021; The guidelines in force under the Contamination Land Management Act 1997; and <p>Any variations to the approved remedial action plan must approved in writing by an NSW EPA Accredited Site Auditor and submitted to the Principal Certifying Authority prior to the continuing of such work.</p> <p>Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and the NSW EPA Accredited Site Auditor immediately after discovery.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
114.	<p>Decommissioning of Onsite Underground Petroleum Storage Systems</p> <p>The decommissioning and removal of the onsite underground petroleum storage system must be supervised by a duly qualified person, and undertaken in accordance with:</p> <ol style="list-style-type: none"> The 'Remediation Action Plan – 190 Waterloo Road, Greenacre NSW' written by EI Australia, Document ID: E24847.E06_Rev0, dated 14 November 2025 as verified by a NSW EPA Accredited Site Auditor; Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019; AS 4976-2008, "The removal and disposal of underground petroleum storage tanks"; UPSS Technical Note: Decommissioning, Abandonment and Removal of UPSS (NSW EPA, 2010). <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
115.	<p>Hazardous finds</p> <p>Any new information revealed during building work/s that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the principal certifier. Works are to cease until the new information is evaluated by an appropriately qualified and experienced environmental consultant and an appropriate response determined by the consent holder and/or owner which is agreed to by Council. Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the new contamination information.</p> <p style="text-align: right;">4.601</p>

	Condition reason: To ensure compliance with the relevant New South Wales legislation.
116.	No Stockpiling
	There must not be any stockpiling of building spoil, materials, or storage of equipment on the public road during the construction period. The footway and the road reserve must always be maintained in a safe condition. No work can be carried out on the public road, including the footway, unless a Work Permit authorised by Council has been obtained. 4.605
	Condition reason: To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.
117.	Keep free of water
	All excavations must be kept free from the accumulation of water. Before approval must be sought from Council to discharge any water into the Council's stormwater drainage system. Other options for the disposal of water include disposal to sewer with before approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility. 4.609
	Condition reason: To ensure works undertaken are carried out in a safe manner in accordance with relevant policies.
118.	Implementation of the site management plans
	While site work is being carried out: a. the measures required by the construction site management plan (where approved) and the erosion and sediment control plan must be implemented at all times, and b. a copy of these plans must be kept on site at all times and made available to council officers upon request. 4.701.S
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
119.	Tree protection during work
	While site work is being carried out, all required tree protection measures must be maintained in good condition in accordance with: a. the construction site management plan (where approved) under this consent, b. the relevant requirements of AS 4970 Protection of trees on development sites, c. Council's relevant development control plan (in force as at the date of determination of this consent) and d)any arborist's report approved under this consent. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones 4.807.S
	Condition reason: To protect the natural environment of the development site and adjoining lands.
120.	Tree protection
	All work carried out on or around protected trees during demolition, clearing and construction shall comply with Australian Standard AS 4373 – 'Pruning of amenity trees' and Australian Standard AS 4970 – 'Protection of trees on

	development sites'. Site specific conditions relating to tree protection shall take precedence over this requirement. 4.806
	Condition reason: To protect the natural environment of the development site and adjoining lands.
121.	Threatening of trees
	If any trees to be retained and protected are threatened by demolition, building or other site works through accidental omission or unforeseen circumstances, the approving authority is to be notified immediately in writing before such work is continued so that this issue can be resolved. 4.810
	Condition reason: To protect the natural environment of the development site and adjoining lands.
122.	Discovery of relics and Aboriginal objects
	While site work is being carried out, if a person reasonably suspects a relic of Aboriginal object is discovered: <ul style="list-style-type: none"> a. the work in the area of the discovery must cease immediately; b. the following must be notified <ul style="list-style-type: none"> i. for a relic – the Heritage Council; or ii. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. <p>Site work may recommence at a time confirmed in writing by:</p> <ul style="list-style-type: none"> a. for a relic – the Heritage Council; or b. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. <p>In this condition: “relic” means any deposit, artefact, object or material evidence that: <ul style="list-style-type: none"> • relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and • is of State or local heritage significance; and “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains. 4.901.S</p>
	Condition reason: To ensure the protection of objects of potential significance during works

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

	Condition
123.	Occupation certificate
	The occupation or use of the building must not commence unless an occupation certificate has been issued.

	5.201 Condition reason: To ensure compliance with the relevant New South Wales legislation.
124.	Number of car parking spaces 76 off-street car parking spaces shall be provided and maintained for the use of residents, visitor and employees to the premises in accordance with the submitted plans. Such spaces are to be sealed and line marked and maintained for the lifetime of the development. 5.105 Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
125.	Allocation of car parking spaces 76 off-street car spaces being provided in accordance with the submitted plans. This shall comprise: <ul style="list-style-type: none">a. 51 residential spacesb. 12 residential visitor spacesc. 13 business / commercial spaces Note: 2 of the required car parking spaces are to be provided for people with mobility impairment in accordance with AS 2890.1. All car parking spaces shall be allocated and marked according to these requirements. 5.106 Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
126.	Accessible car allocations For residential development, accessible car parking spaces for people with mobility impairment are only to be allocated as visitor parking or to adaptable units. Where allocated to adaptable units, the unit(s) and car spaces must be assigned to the unit in any future strata subdivision of the building. 5.107 Condition reason: To ensure orderly development of land.
127.	Encroachment on Council land Before the issue of an occupation certificate, the principal certifier must ensure that no portion of the approved structure, including gates and doors during opening and closing operations, provides for encroachment upon Council's footpath area. 5.202 Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
128.	Slab certification A report as prepared by a registered surveyor must be submitted to the principal certifier verifying that the reduced level (RL) of the finished floor level at each level, the height of external walls, the maximum reduced level (RL) of roof structures / roof eaves overhangs and the external wall setbacks to the property boundaries all conform with the approved plans. 5.203 Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
129.	Preservation of survey marks Before the issue of an occupation certificate, a registered surveyor must submit documentation to the principal certifier which demonstrates that:

	<p>a. no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or</p> <p>b. any survey mark(s) that were damaged, destroyed, obliterated or defaced have been re-established in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure.</p> <p style="text-align: right;">5.204.S</p>
	<p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
130.	<p>Post-construction dilapidation report</p> <p>Before the issue of an occupation certificate, a post-construction dilapidation report must be prepared by a suitably qualified engineer, to the satisfaction of the principal certifier, detailing whether:</p> <p>a. after comparing the pre-construction dilapidation report to the post-construction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings; and</p> <p>b. where there has been structural damage to any adjoining buildings, that it is a result of the work approved under this development consent, and</p> <p>c. a copy of the post-construction dilapidation report must be provided to council (where council is not the principal certifier or a principal certifier is not required) and to the relevant adjoining property owner(s).</p> <p style="text-align: right;">5.205.S</p>
	<p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
131.	<p>Mechanical ventilation</p> <p>Before the issue of an occupation certificate, the principal certifier must ensure that the car park is ventilated in accordance with the Building Code of Australia and, where necessary, Australian Standard AS 1668, Parts 1 and 2. Ventilation must be controlled by carbon monoxide monitoring sensors to ensure compliance with occupant health requirements.</p> <p style="text-align: right;">5.206</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
132.	<p>Completion of Public Utility Services</p> <p>Before the issue of the relevant occupation certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, have been completed and this confirmation must be provided to the principal certifier.</p> <p style="text-align: right;">5.207.S</p>
	<p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
133.	<p>Section 73 certificate</p> <p>The Section 73 compliance certificate under the <i>Sydney Water Act 1994</i> must be submitted to the principal certifier before the issue of an occupation certificate.</p> <p style="text-align: right;">5.208</p>

	Condition reason: To ensure compliance with the relevant New South Wales legislation.
134.	Mechanical ventilation
	Before issue of an occupation certificate and following the completion, installation, and testing of all the mechanical ventilation systems, a Mechanical Ventilation Certificate of Completion and Performance in accordance with Clause A2.2 (a) (iii) of the Building Code of Australia, must be submitted to the principal certifier. 5.209
	Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.
135.	Work Permit Compliance required
	An occupation certificate must not be issued until all conditions relating to demolition, building and subdivision works have been satisfied and Council has issued a Work Permit Compliance Certificate (where applicable). 5.301
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
136.	Repair of infrastructure
	Before the issue of an occupation certificate: a. any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of council, and at no cost to council, or b. if the works in (a) are not carried out to council's satisfaction, council may carry out the works required and the costs of any such works must be paid as directed by council and in the first instance will be paid using the security deposit required to be paid under this consent. 5.302.S
	Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.
137.	Works-as-executed plans and any other documentary evidence
	Before the issue of the relevant occupation certificate, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works must be submitted to the satisfaction of the principal certifier: a. All stormwater drainage systems and storage systems, and b. The following matters that council requires to be documented in accordance with the Councils relevant Development Control Plan. c. A copy of the plans must be provided to council with the occupation certificate. 5.303.S
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.
138.	Restriction of use / covenant
	The developer shall register, on the title of the subject property, a Restriction on the Use of Land and Positive Covenant, in accordance with the standard terms for "Registration of OSD on title", as outlined in Council's Development Engineering Standards and in accordance with the appropriate provisions of the <i>Conveyancing Act 1919</i> .

	<p>Where subdivision is not proposed, the surveyor shall show the location of the "On-Site Stormwater Detention System" on an A4 size site plan attached to the Section 88E Instrument to be registered, on the title of the subject property, before the issue of the Final Occupation Certificate. Alternatively, where subdivision is proposed, the developer shall register, on the title of the subject property, a Restriction on the Use of Land and Positive Covenant, in accordance with the standard terms for "Registration of OSD on title", as outlined in Council's Development Engineering Standards and in accordance with the appropriate provisions of the Conveyancing Act. The surveyor shall show the location of the "On-Site Stormwater Detention System" on the plan of subdivision. The developer shall submit evidence of the final registration of the Restriction and Positive Covenant on the title of the property, to Council.</p> <p style="text-align: right;">5.304</p>
	<p>Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.</p>
139.	<p>Give way signs</p> <p>The following signs must be provided and maintained within the site at the point(s) of vehicle egress:</p> <p>a. Compelling drivers to stop before proceeding onto the public way</p> <p style="text-align: right;">5.308</p>
	<p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
140.	<p>Install traffic signals</p> <p>Before the issue of an occupation certificate, the principal certifier is to ensure that any traffic signalling system required has been installed to the following specifications:</p> <p>a. The system of traffic lights and/or mirrors must be installed at the ends of any single lane ramp(s), to indicate traffic movement on the ramp(s).</p> <p>b. The system using traffic light signals must maintain a green signal to entering vehicles at the point of entry and must maintain a red signal when an exiting vehicle is detected upon the ramp or driveway.</p> <p style="text-align: right;">5.401</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
141.	<p>Confirmation of waste facilities</p> <p>No occupation certificate may be issued until such time as written confirmation has been received from Council that all waste management facilities and associated access have been constructed in accordance with the requirements of this consent. The waste management facilities include the path of travel for all waste, from unit to point of waste collection, waste storage room sizing, access to water and sewer connections, finished materials, access and doorway dimensions, truck turntables, bin tugs and bin lifting equipment.</p> <p style="text-align: right;">5.501</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
	<p>Agreement with Council</p>

142.	<p>Before the issue of any occupation certificate, an agreement must be entered into with Council on terms satisfactory to Council for the collection of waste.</p> <p style="text-align: right;">5.502</p>
	Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.
143.	<p>Removal of Waste Upon Completion</p> <p>Before the issue of an occupation certificate:</p> <ol style="list-style-type: none"> a. all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the waste management plan, and b. written evidence of the waste removal must be provided to the satisfaction of the principal certifier. <p style="text-align: right;">5.503.S</p>
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
144.	<p>Completion of Landscape and Tree Works</p> <p>Before the issue of an occupation certificate, the principal certifier must be satisfied all landscape and tree-works have been completed in accordance with approved plans and documents and any relevant conditions of this consent.</p> <p style="text-align: right;">5.701.S</p>
	Condition reason: To protect the natural environment of the development site and adjoining lands and to ensure the development is built and remains consistent with approved plans and documentation.
145.	<p>Key card access</p> <p>Before the issue of an occupation certificate, the principal certifier must ensure that access to the residential lobby is secured through a key card, swipe card, intercom or other method to restrict access to the lobby to only residents or visitors.</p> <p style="text-align: right;">5.901</p>
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
146.	<p>Master locks</p> <p>Before the issue of an occupation certificate, the principal certifier must ensure that the letterboxes installed have non-master key locks, to prevent theft and fraud.</p> <p style="text-align: right;">5.902</p>
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
147.	<p>CCTV surveillance cameras</p> <p>Before the issue of an occupation certificate, the principal certifier is to ensure that on-site CCTV surveillance cameras have been strategically installed and that they will operate and be maintained throughout the development with particular coverage to:</p> <ol style="list-style-type: none"> a. principal entrance/s and exits; b. all areas within the premise occupied by the public (excluding toilets); c. staircases in multilevel premises; and d. the area within a 10m radius external to the public entrance(s) to the premise.

	<p>Installation of the surveillance system is to ensure suitable and clearly visible signage is displayed at the principal entrance(s) to the premise and in a prominent position on each floor accessible to the public, in lettering not less than 50mm in height with the words "Closed Circuit Television in use on these premises".</p> <p>All CCTV recording equipment and cameras shall be of high-grade digital quality capable of establishing the population and identification of patrons, offenders and incidents within the depth of field view of the cameras.</p> <p>CCTV recording discs or hard drive recordings shall be retained for 28 days before being re-used, destroyed or deleted. Time and date shall be auto recorded on the disc or hard drive. The CCTV recording equipment shall be capable of reproducing a CD, DVD, USB or other appropriate digital copy of recorded footage on demand of Council or Police Officers either immediately or within 12 hours of the request being made. Copy discs must be handed to Council, Police Officer or Special Inspectors as required.</p> <p>All CCTV recording devices and cameras shall be regularly checked to ensure the equipment is operating correctly. If it is discovered at any time that the equipment is not in full operating order all reasonable steps must be taken to repair the system as soon as practicable. Where the system will not be functioning in full operating order for a period of longer than 24 hours the manager/licensee is to notify the relevant Local Area Commander of the NSW Police.</p> <p>All CCTV recording devices and cameras shall be operated at all times when the premises are open to the public and, where premises do not operate 24 hours a day, continuously for at least 1 hour before opening and closing times of the premises.</p> <p>The CCTV recording device shall be secured within the premises and only be accessible to senior management personnel so as to maintain the integrity of the recorded footage.</p> <p>Camera views are not to be obstructed by temporary or permanent structures, signage or other impediments.</p> <p style="text-align: right;">5.903</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
148.	<p>Property numbering</p> <p>The buildings / dwellings must be readily identified from the street with the allocated house numbers. An official "property numbering" letter is issued to the consent holder indicating the proposed numbering of the new development. House numbering without Council's written approval is not permitted.</p> <p style="text-align: right;">5.904</p> <p>Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.</p>
149.	<p>Lighting must be provided to entries</p> <p>Lighting must be provided to the entries of the dwellings, driveways and parking areas to promote a high level of safety and security at night and during periods of low light. All lighting must be hooded, shielded or directed</p>

	<p>away from neighbouring dwellings to minimise glare and associated nuisances to residents.</p> <p style="text-align: right;">5.906</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
150.	<p>Design of lighting</p> <p>Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby public roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the Interim Australian Standard AS 4282 – ‘The Control of the Obtrusive Effects of Outdoor Lighting’.</p> <p style="text-align: right;">5.907</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites and to ensure compliance with the relevant Australian Standard and National Construction Code.</p>
151.	<p>Design principles SEPP 65</p> <p>Before the issue of any occupation certificate a design verification from a qualified designer shall be submitted to the principal certifier. The design verification is a statement in which the qualified designer verifies that the development as shown in the plans and specifications in respect of which the construction certificate was issued, having regard to the design quality principles set out in Part 2 of SEPP No. 65.</p> <p style="text-align: right;">5.908</p>
	<p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>
152.	<p>Affordable Rental Housing</p> <p>Before the issue of an occupation certificate, evidence is to be submitted to Council demonstrating that a restriction has been registered against the title of the property on which development is to be carried out, in accordance with section 88E of the <i>Conveyancing Act 1919</i>, that will ensure that the following requirements are met and section 82 and 84 of the Environmental Planning and Assessment Regulation 2021:</p> <p>a. For 15 years from the date of the issue of the occupation certificate, the following units as shown on the approved plans must be used for the purpose of affordable housing, and each of these units must be managed by a registered community housing provider:</p> <ol style="list-style-type: none"> i. Unit 103; ii. Unit 105; iii. Unit 202; iv. Unit 203; v. Unit 301; vi. Unit 302; vii. Unit 309; viii. Unit 310; ix. Unit 401; x. Unit 402; xi. Unit 409; xii. Unit 410.
153.	<p>Validation Report</p> <p>Before the issue of any occupation certificate, a validation report must be prepared by a duly qualified person after completion of the remediation works and submitted to the Principal Certifying Authority. The occupation certificate</p>

	<p>shall not be issued until the Principal Certifying Authority approves this Validation Report. This report shall be prepared with reference to the Environment Protection Authority guidelines, Consultants Reporting on Contaminated Sites, and shall include:</p> <ol style="list-style-type: none"> Describe and document all works performed; Include results of validation testing and monitoring; Include validation results of any fill imported on to the site; Show how all agreed clean-up criteria and relevant regulations have been complied with; Include clear justification as to the suitability of the site for the proposed use and the potential for off-site migration of any residual contaminants.
154.	<p>Site Audit Statement & Site Audit Report</p> <p>Before the issue of any occupation certificate, a Site Audit Statement and Site Audit Report are to be obtained from an NSW EPA Accredited Site Auditor. The Site Audit Statement and Site Audit Report must confirm that the Site has been remediated in accordance with the Remediation Action Plan as approved by an NSW EPA Accredited Site Auditor and that the Site is suitable for the development the subject of this development consent. Conditions on the Site Audit Statement must form part of this development consent.</p> <p>Where the site audit statement is subject to conditions that require ongoing review by the Site Auditor or Council, these must be reviewed and approved by Council prior to the issue of a Site Audit Statement.</p> <p>Condition reason: To ensure compliance with the relevant New South Wales legislation.</p>

OCCUPATION AND ONGOING USE

155.	<p>Communal facilities</p> <p>The ground floor and basement communal facilities must be available for the use all residents of the building, and must be operated as common property on any strata subdivision of the site, with no exclusive use rights given.</p> <p style="text-align: right;">7.104</p> <p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
156.	<p>Parking spaces</p> <p>No part of the common property, apart from the visitor vehicle spaces which are to be used only by visitors to the building, and service vehicle spaces which are to be used only by service vehicles, is to be used for the parking or storage of vehicles or boats.</p> <p style="text-align: right;">7.106</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
157.	<p>Use of roof</p> <p>No approval is granted or implied for the use of any roof element for any purpose other than for gaining access to carry out maintenance or repairs.</p> <p style="text-align: right;">7.114</p> <p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
	Car parking not for storage

158.	The approved car parking spaces, driveways and manoeuvring areas are to be used for employees and visitors' vehicles only and not for the storage of new or used materials, finished goods or commercial vehicles. 7.301
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation and to provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.
159.	Waste generated on site
	All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create offensive odour, offensive noise or pollution of land and/or water as defined under the <i>Protection of the Environment Operations Act 1997</i> . All waste generated shall be removed and disposed of by an authorised waste removal contractor. A copy of the waste removal agreement and receipts shall be made available to Council on request. 7.504
	Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.
160.	Stormwater Detention
	The on-site stormwater detention storage system within the site as constructed shall not be altered and shall be maintained in good working order to the satisfaction of Council. 7.302
	Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.
161.	Maintenance of wastewater and stormwater treatment device
	During occupation and ongoing use of the building, all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) must be regularly maintained to remain effective and in accordance with any positive covenant (if applicable). 7.303.S
	Condition reason: To protect existing public and private infrastructure and building works during demolition, construction and ongoing use of the development.
162.	Traffic signal maintenance
	Any system using traffic light signals must maintain a green signal to entering vehicles at the point of entry and must maintain a red signal when an exiting vehicle is detected upon the ramp or driveway. This is to ensure that vehicles entering the site do not have to wait at the top of the ramp, and vehicles wishing to exit the site must wait for entering vehicle in the basement at the waiting bay. 7.401
	Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.
163.	Enter / Exit in forward direction
	All vehicles associated with the development are to enter and exit the site in a forward direction. 7.402
	Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.
	Waste Management Plan

164.	<p>The requirements of the submitted Waste Management Plan shall be complied with at all times that the approved development is being carried out.</p> <p style="text-align: right;">7.501</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
165.	<p>Bin room signage</p> <p>Adequate signage is to be provided and maintained on how to use the waste management system and what materials are acceptable for recycling within all waste storage areas of the development. Signage is also to be provided and maintained which clearly identifies which bins (and containers) are to be used for general waste and recycling and what materials can be placed in each bin.</p> <p style="text-align: right;">7.505</p>
	<p>Condition reason: To provide and maintain orderly and safe areas for vehicular and pedestrian movement / parking.</p>
166.	<p>Waste and recycling policy</p> <p>The development must be carried out in compliance with Council's "Domestic Waste and Recycling Service Policy and Guideline".</p> <p style="text-align: right;">7.506</p>
	<p>Condition reason: To ensure compliance with the relevant Canterbury Bankstown policy.</p>
167.	<p>Waste containers</p> <p>No waste storage containers are to be located or placed outside the approved waste storage area at any time except for collection purposes.</p> <p style="text-align: right;">7.507</p>
	<p>Condition reason: To protect and enhance the amenity of the occupants of the development site and the occupants of adjoining sites.</p>
168.	<p>Maintenance of landscaping</p> <p>The approved landscaping and external work must be maintained post occupation and must not be altered or changed without Council approval or unless the altered work is carried out in accordance with the relevant provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p style="text-align: right;">7.701</p>
	<p>Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.</p>
169.	<p>Retail Loading Vehicle</p> <p>The largest retail loading vehicle will be restricted to medium rigid vehicle (MRV) to ensure occasional service requirements under AS2890.2:2018 Clause 3.2.2.</p>