

SPECIFIC DEVELOPMENT CONDITIONS

Development Details

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

Description	Reference No.	Date	Revision	Prepared by
Cover Page	0000	14/2/22	B	Kennedy Associates Architects
Introduction	0001	14/2/22	B	Kennedy Associates Architects
Block Analysis	0100	14/2/22	B	Kennedy Associates Architects
Site Analysis	0101	14/2/22	B	Kennedy Associates Architects
Demolition Plan	0102	14/2/22	B	Kennedy Associates Architects
Site Plan	0103	14/2/22	B	Kennedy Associates Architects
External Works	0104	14/2/22	B	Kennedy Associates Architects
Basement Level	0201	14/2/22	B	Kennedy Associates Architects
Level 00	0202	14/2/22	B	Kennedy Associates Architects
Level 01	0203	14/2/22	B	Kennedy Associates Architects
Level 02	0204	14/2/22	B	Kennedy Associates Architects
Level 03	0205	14/2/22	B	Kennedy Associates Architects
Roof Level	0206	14/2/22	B	Kennedy Associates Architects
Elevation 01	0301	14/2/22	B	Kennedy Associates Architects
Elevation 02	0302	14/2/22	B	Kennedy Associates Architects
Elevation 03	0303	14/2/22	B	Kennedy Associates Architects
Sections 01	0401	14/2/22	B	Kennedy Associates Architects

Sections 02	0402	14/2/22	B	Kennedy Associates Architects
Driveway Long Section 01	0411	15/2/22	B	Kennedy Associates Architects
Driveway Long Section 02	0412	15/2/22	B	Kennedy Associates Architects
Driveway Long Section 03	0413	15/2/22	B	Kennedy Associates Architects
Ground Floor Landscape Plan	01	16/3/22	B	Taylor Brammer
Level 03 Landscape Plan	02	16/3/22	B	Taylor Brammer
Ground Floor Planting Plan	03	16/3/22	B	Taylor Brammer
Level 03 Planting Plan	04	16/3/22	B	Taylor Brammer
Existing Tree and Retained and Removed	05	16/3/22	B	Taylor Brammer
Landscape Details	06	16/3/22	B	Taylor Brammer

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

- ***“Stormwater Drainage Plan”, Project No. 16172, Sheet C-4101 (Rev “A” dated 12/3/2021, Sheet C-2001 and Sheet C-2002 (Revision “D” dated 26/03/21, and Sheet C-2101 (Rev “C” dated 18/03/21) prepared by Land and Housing Corporation.***
- ***“Survey Plan”, Job No. BGWT6, dated 31/2/2021, prepared by Land and Housing Corporation.***

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

Separate Approvals Required Under Other Legislation

2. **Vehicular Crossing - Major Development** - The following vehicular crossing and road frontage works will be required to facilitate access to and from the proposed development site:

- (a) New 1.5m wide footpath to be constructed for full frontages of the site in accordance with Council's Specifications for footpath, applying at the time construction approval is sought.
 - (b) Construct a new 150mm high concrete kerb with 450mm wide gutter for the full frontage(s) of the site in accordance with Council's Specifications for kerb and guttering, applying at the time construction approval is sought.
 - (c) The thickness and design of the driveway shall be in accordance with Council's Specifications applying at the time construction approval is sought.
 - (d) Any existing vehicular crossing and/or laybacks which are redundant must be removed. The kerb and gutter, any other footpath and turf areas shall be restored at the expense of the applicant. The work shall be carried out in accordance with Council's specification, applying at the time construction approval is sought.
3. **Works on public road and footway** – All proposed works within the public road and footway shall be designed and constructed to Council's standards and specifications and a copy of the detailed plans submitted to Council prior to work commencing. The applicant/developer shall arrange for necessary inspections by Council whilst the work is in progress or after completion of the works.

Requirements of Concurrence, Integrated & Other Government Authorities

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

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

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

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

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

- 8. Landscape Plan – Amendment** – Prior to construction the plans must illustrate that the approved landscape plan has been amended to incorporate the following changes:

- Sheet 05 shall be amended so that tree numbers and species match those listed in the approved Arboricultural Impact Assessment Report.
- Sheet 05 shall be amended so that trees to be retained and removed match those listed in the approved Arboricultural Impact Assessment Report.
- Planting details for raised planter boxes shall be amended to meet soil depths for proposed podium planting as per the Planning NSW Apartment Design Guide, Part 4 recommended minimum depths:

- Large Trees 12-18m tall – 150m³, 1200mm depth
- Medium Trees 8-12m tall – 35m³, 1000mm depth
- Small Trees 6-8m tall – 9m³, 800mm depth

- 9. Tree Protection Plan** - The following trees are to be retained and protected in accordance with the approved Arboricultural Impact Assessment Report as part of the proposed works:

Tree ID Number and Species	Location
<i>T9 – Lophostemon confertus</i>	Street Tree
<i>T14 – Lophostemon confertus</i>	Street Tree
<i>T18 – Lophostemon confertus</i>	Street Tree

A site-specific tree protection plan and specification in accordance with AS 4970-2009: *Protection of trees on development sites* prepared by an AQF Level 5 Arborist must be prepared prior to construction. The plan must include the following as a minimum:

- Name of AQF Level 5 Arborist, contact information, plan number and date
 - Scale
 - North point
 - Location of street trees 9, 14 and 18.
 - TPZ, SRZ and canopy dimensions
 - Locations, dimensions and specifications for tree protection measures including fencing, trunk and ground protection
- 10. Required Drainage System Design Changes** - The following changes are required to be made and shall be submitted to the Crown Certifier prior to the commencement of construction works.:
- a) All surface inlet pits within the development shall be at least 600X600 gated pits and the minimum depth of 600mm must be maintained.
 - b) RHS outlet (100mm high) shall be used for site discharge to the public drainage system.
 - c) All grates for both OSD tanks shall be at least 900X900 in size.
 - d) A weir or alternative overflow route must be provided for major storm events or in case of tank blockages.
 - e) Outlet from OSD tank A shall be connected to an existing pit along the street kerb. The existing lintel shall be required to be replaced with the new 2400mm lintel.
 - f) Basement pump sump must be connected directly to the OSD Tank A not to the PIT (P8).

- g) The design of the pump-out system for storm water disposal will be permitted for drainage of basement areas only, and must be designed in accordance with the following criteria:
- i. The pump system shall consist of two pumps, connected in parallel, with each pump being capable of emptying the holding tank at the rate equal to the minimum of either 4 litres per second or the rate of inflow generated from 1% AEP 5-minute duration storm event of the area of the contributing ramp that draining into the system.
 - ii. The pump holding tank shall be capable of holding the total volume of runoff generated by the 1% AEP 3-hour storm event of the area of the contributing ramp assuming pumps are not working. The minimum basement pump sump volume shall be 10 cubic meter.
 - iii. The pump system shall be regularly maintained and serviced, every six (6) months; and
 - iv. Drainage disposal from the pump system shall be discharged directly to the OSD tank.
 - v. The proposed boundary pit shall be a Silt Arrestor Pit and must be located inside the property just upstream of the point of discharge from the site. This pit must have minimum dimensions of 450mm x 450mm and shall have a 150mm deep sump and galvanised mesh screen permanently fixed over the outlet pipe or pipes. A minimum of 4 x 30mm diameter seepage holes shall be provided in the pit base. For drainage into the surrounding soil, the pit base shall be constructed on a layer of 200mm thick aggregate base wrapped in geotextile fabric. All non-plastic drainage pits must be benched and streamlined.
 - vi. The final detailed plans of the drainage system, prepared by a professional engineer specialising in hydraulic engineering, shall be submitted to the Crown Certifier prior to the issue of the appropriate Crown Certificate.

11. Erosion & Sedimentation Control - Erosion and sediment controls must be provided to ensure:

- (a) Compliance with the approved Erosion & Sediment Control Plan
- (b) Removal or disturbance of vegetation and topsoil is confined to within 3m of the approved building area (no trees to be removed without approval)
- (c) All clean water runoff is diverted around cleared or exposed areas
- (d) Silt fences, stabilised entry/exit points or other devices are installed to prevent sediment from entering drainage systems or waterways
- (e) All erosion and sediment controls are fully maintained for the duration of demolition, excavation and/or development works
- (f) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadway
- (g) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar

- (h) Compliance with [Managing Urban Stormwater – Soils and Construction \(Blue Book\) produced by Landcom 2004](#).

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

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

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

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

The profile will be used to assess suitability of proposed internal driveway levels and does not represent final footpath or road levels. The levels on Council's road related area including boundary level will be verified with Council prior to the commencement of works.

- 13. Stormwater System – General** - The submitted stormwater plan has been assessed as a concept plan only. Final detailed plans of the drainage system, prepared by a professional engineer specialising in hydraulic engineering, shall be submitted to the Crown Certifier prior to the commencement of construction works.

- (a) All stormwater shall be drained in accordance with the Australian/New Zealand Standard AS/NZS 3500.3: 2015 (as amended).
- (b) Stormwater drainage plans including pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits prepared by a professional engineer who specialises in Hydraulic Engineering in accordance with the Australian Institute of Engineers Australian Rainfall and Runoff (1987) and Council's Stormwater Drainage Guidelines, shall be submitted to the Crown Certifier prior to the commencement of construction works.

14. On-site Stormwater Detention

The submitted Concept Stormwater and OSD Plan prepared by Land and Housing Corporation reference Stormwater Drainage Plans as “**Stormwater Drainage Plan**”, **Project No. 16172**, Sheet C-4101 (Rev “A” dated 12/3/2021), Sheet C-2001 and Sheet C-2002 (Rev “D” dated 26/03/21), and Sheet C-2101 (Rev “C” dated 18/03/21) has been assessed as a concept plan only. Final detailed plans of the drainage system, prepared by a professional engineer specialising in hydraulic engineering, shall be submitted to the Crown Certifier prior to the commencement of construction works.

An OSD facility designed by a professional engineer who specialises in Hydraulic engineering must be designed, approved and installed.

The required twin OSD storage tanks requirements and permissible discharge are to be calculated in accordance with Table 3 of Council’s Stormwater Management Policy.

A minimum 17 cubic meter volume for OSD tank A and 23 cubic meter volume for OSD tank B shall be provided in accordance with the above Stormwater Concept Plan and Council’s Stormwater Management Policy.

The OSD facility shall be designed to meet all legislated safety requirements. A durable metal plate or similar sign is to be placed at the OSD facility and must bear the words:

"BEWARE: This is an on-site detention basin/tank for rainwater which could overflow during heavy storms."

Full details shall accompany the application for the applicable Crown Certificate.

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

- a. Longitudinal and cross sections, gradients, access onto the proposed lots, type of construction materials designed in accordance with Council's Subdivision standards and AS/NZS2890.1-2004.
- b. Suitable underground provision for the supply of all relevant services to the proposed lots (proposed position of pipes and conduits).
- c. Longitudinal driveway sections are to be prepared by a qualified civil/traffic engineer and be submitted to the Crown Certifier. These profiles are to be at 1:100 scale along both edges of the proposed driveway, starting from the centreline of the frontage street carriageway to the proposed garage/parking level. The civil/traffic engineer shall provide specific written certification on the plans that:

- i. Vehicular access can be obtained using grades of 25% (1 in 4) maximum and
- ii. All changes in grade (transitions) comply with Australian Standard 2890.1 (2004) – “Off-street car parking” to prevent the scraping of the underside of the vehicles.

- 16. Fire Safety Measures** - A list of the essential fire safety measures that are to be provided in relation to the land and any building on the land as a consequence of the building work must be submitted to the Crown Certifier. Such list must also specify the minimum standard of performance for each essential fire safety measure included in the list. The Crown Certifier will then issue a Fire Safety Schedule for the building.

Note: Fire and Rescue NSW - Building - Prior to the commencement of work the applicant may be required, under Clause 144 of the Environmental Planning and Assessment Regulation, 2000, to seek written comment from FR NSW about the location of water storage tanks, construction of hydrant/booster pump and valve rooms, and any Fire Engineered Solution developed to meet the performance requirements under the Category 2 Fire Safety Provisions.

The applicant is also advised to seek written advice from FR NSW on the location and construction of the proposed Fire Control Centre Facility and location and installation of the sites Fire Indicator/mimic Panels (if required).

- 17. Site Management Plan - Major Development** - A Site Management Plan must be submitted to the Crown Certifier prior to the commencement of work, and include the following:

- a) location of protective site fencing;
- b) location of site storage areas/sheds/equipment;
- c) location of building materials for construction, e.g. stockpiles
- d) provisions for public safety;
- e) dust control measures;
- f) method used to provide site access location and materials used;
- g) details of methods of disposal of demolition materials;
- h) method used to provide protective measures for tree preservation;
- i) provisions for temporary sanitary facilities;
- j) location and size of waste containers/skip bins;
- k) details of proposed sediment and erosion control measures;
- l) method used to provide construction noise and vibration management;
- m) construction and demolition traffic management details.

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

18. Construction Vehicle and Pedestrian Plan of Management – A Vehicle and Pedestrian Plan of Management (CVPPM) shall be submitted to the Crown Certifier prior to the commencement of work. The CVPPM shall be prepared for the various stages of the development and include, but not be limited to, the following:

- (a) Details of the scope of works to be undertaken during the demolition, excavation, construction stages etc., and the duration of each.
- (b) Indicate the consent approved hours of work.
- (c) Identify the routes to be travelled within the Council area for trucks travelling to and from the site.
- (d) Identify other developments occurring concurrently in the area including those within the street and up to 500m from the site.
- (e) The developer/builder shall liaise fortnightly with other identified developers/builders to minimize any cumulative traffic impacts.
- (f) Include a plan showing the location of any schools, pre schools and long day care centres within 200m of the site.
- (g) Detail the number of and where construction worker vehicles will be parked during the various stages of the development.
- (h) Identify any proposed temporary road closures, temporary changes to traffic flow and loss of pedestrian or cyclist access likely to occur as a result of works being undertaken during the various work stages.
- (i) Detail the size (including dimensions), number and frequency of trucks movements to and from the site during the various stages of work.
- (j) Include copies of all required Traffic Control Plans (TCPs). All TCP's shall be prepared by RMS accredited persons.
- (k) Provide, if required, swept wheel path drawings for the different types of vehicles accessing the site. The swept wheel path drawings:
 - May be required if it is considered truck movements into and out of the site associated with the various stages of development have the potential to damage public or private infrastructure/property.
 - May be required if it is considered truck movements into and out of the site cannot be carried out without a loss of on street vehicle parking spaces either in close proximity to or removed from the site.
 - Shall be prepared by a suitably qualified and experienced traffic engineering consultant.

- (l) Show the location and length of any proposed Works Zones including any adjustments required to Council's infrastructure, parking control signs etc. to implement the zones. **NOTE:** Works Zones require the approval of the Georges River Council Traffic Committee prior to installation.
- (m) Show the locations of where it is proposed to stand trucks remote from the site should they be unable on arrival to immediately enter the site or an approved Works Zone. Double parking, parking in NO STOPPING/NO STANDING zones or across neighboring property driveways is not permitted.

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

- 19. **BASIX Commitments** - All energy efficiency measures as detailed in the BASIX Certificate No. 1181907M dated 25 May 2021 must be implemented on the plans lodged with the Crown Certifier.
- 20. **Waste Management Plan** - A final Waste Management Plan incorporating all requirements in respect of the provision of waste storage facilities, removal of all materials from the site that are the result of site clearing, extraction, and, or demolition works and the designated Waste Management Facility shall be submitted to the Crown Certifier prior to the commencement of work.

The final Waste Management Plan must state:

- (a) That it is the responsibility of a designated person to present the bins to the kerb no earlier than 12 hours prior to collection and remove the bins from the kerbside no later than 12 hours post collection.
 - (b) Any garden waste must be removed from the property by a licensed landscape contractor.
- 21. **Allocation of street addresses** - In order to comply with AS/NZS 4819:2011 Rural and Urban Addressing, the NSW Addressing User Manual (Geographical Names Board of NSW) and Georges River Council's requirements, the street address for the subject development is allocated as follows:

Primary Address

- 43 Gover Street, Peakhurst NSW 2210

Unit Addresses

Unit numbers on DA Plans		Unit numbers and addresses allocated by Council				
Level	Unit No.	Unit No	Street No	Street Name	Suburb	COMPLETE ADDRESS
Basement Level	-	Basement Carpark 1 (B1)				
Level 00	U1	G01	43	Gover Street	Peakhurst NSW 2210	G01/43 Gover Street, Peakhurst NSW 2210
Level 00	U2	G02	43	Gover Street	Peakhurst NSW 2210	G02/43 Gover Street, Peakhurst NSW 2210
Level 00	U3	G03	43	Gover Street	Peakhurst NSW 2210	G03/43 Gover Street, Peakhurst NSW 2210
Level 00	U4	G04	43	Gover Street	Peakhurst NSW 2210	G04/43 Gover Street, Peakhurst NSW 2210
Level 00	U5	G05	43	Gover Street	Peakhurst NSW 2210	G05/43 Gover Street, Peakhurst NSW 2210
Level 00	U6	G06	43	Gover Street	Peakhurst NSW 2210	G06/43 Gover Street, Peakhurst NSW 2210
Level 00	U7	G07	43	Gover Street	Peakhurst NSW 2210	G07/43 Gover Street, Peakhurst NSW 2210
Level 00	U8	G08	43	Gover Street	Peakhurst NSW 2210	G08/43 Gover Street, Peakhurst NSW 2210
Level 00	U9	G09	43	Gover Street	Peakhurst NSW 2210	G09/43 Gover Street, Peakhurst NSW 2210
Level 00	U10	G10	43	Gover Street	Peakhurst NSW 2210	G10/43 Gover Street, Peakhurst NSW 2210
Level 01	U11	101	43	Gover Street	Peakhurst NSW 2210	101/43 Gover Street, Peakhurst NSW 2210
Level 01	U12	102	43	Gover Street	Peakhurst NSW 2210	102/43 Gover Street, Peakhurst NSW 2210
Level 01	U13	103	43	Gover Street	Peakhurst NSW 2210	103/43 Gover Street, Peakhurst NSW 2210
Level 01	U14	104	43	Gover Street	Peakhurst NSW 2210	104/43 Gover Street, Peakhurst NSW 2210
Level 01	U15	105	43	Gover Street	Peakhurst NSW 2210	105/43 Gover Street, Peakhurst NSW 2210
Level 01	U16	106	43	Gover Street	Peakhurst NSW 2210	106/43 Gover Street, Peakhurst NSW 2210
Level 01	U17	107	43	Gover Street	Peakhurst NSW 2210	107/43 Gover Street, Peakhurst NSW 2210
Level 01	U18	108	43	Gover Street	Peakhurst NSW 2210	108/43 Gover Street, Peakhurst NSW 2210
Level 01	U19	109	43	Gover Street	Peakhurst NSW 2210	109/43 Gover Street, Peakhurst NSW 2210
Level 01	U20	110	43	Gover Street	Peakhurst NSW 2210	110/43 Gover Street, Peakhurst NSW 2210
Level 02	U21	201	43	Gover Street	Peakhurst NSW 2210	201/43 Gover Street, Peakhurst NSW 2210
Level 02	U22	202	43	Gover Street	Peakhurst NSW 2210	202/43 Gover Street, Peakhurst NSW 2210
Level 02	U23	203	43	Gover Street	Peakhurst NSW 2210	203/43 Gover Street, Peakhurst NSW 2210
Level 02	U24	204	43	Gover Street	Peakhurst NSW 2210	204/43 Gover Street, Peakhurst NSW 2210
Level 02	U25	205	43	Gover Street	Peakhurst NSW 2210	205/43 Gover Street, Peakhurst NSW 2210
Level 02	U26	206	43	Gover Street	Peakhurst NSW 2210	206/43 Gover Street, Peakhurst NSW 2210
Level 02	U27	207	43	Gover Street	Peakhurst NSW 2210	207/43 Gover Street, Peakhurst NSW 2210
Level 02	U28	208	43	Gover Street	Peakhurst NSW 2210	208/43 Gover Street, Peakhurst NSW 2210
Level 02	U29	209	43	Gover Street	Peakhurst NSW 2210	209/43 Gover Street, Peakhurst NSW 2210
Level 02	U30	210	43	Gover Street	Peakhurst NSW 2210	210/43 Gover Street, Peakhurst NSW 2210

Details indicating compliance with this condition must be shown on the construction plans.

22. Demolition Notification Requirements - The following notification requirements apply to this consent:

- (a) The developer /builder must notify adjoining residents five (5) working days prior to demolition. Such notification is to be a clearly written note giving the date demolition will commence, contact details of the developer/builder, licensed asbestos demolisher. Notification is to be placed in the letterbox of every premises (including every residential flat or unit, if any) either side and immediately at the rear of the demolition site.
- (b) Five (5) working days prior to demolition, the developer/builder is to provide written notification to Council advising of the demolition date, details of the SafeWork licensed asbestos demolisher and the list of residents advised of the demolition.
- (c) On demolition sites where buildings to be demolished contain asbestos, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position (from street frontage) on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site to an approved waste facility.

- 23. Dial before your dig** - The applicant shall contact “Dial Before You Dig on 1100” to obtain a Service Diagram prior to the commencement of work. The sequence number obtained from “Dial Before You Dig” shall be forwarded to the Crown Certifier and Council for their records.
- 24. Dilapidation Report on Public Land** - Prior to the commencement of works (including demolition and excavation), a dilapidation report must be prepared for the Council infrastructure adjoining the development site. The report must include the following:
- a) Photographs showing the existing condition of the road pavement fronting the site.
 - b) Photographs showing the existing condition of the kerb and gutter fronting the site.
 - c) Photographs showing the existing condition of the footpath pavement fronting the site.
 - d) Photographs showing the existing condition of any retaining walls within the footway or road.
 - e) The full name and signature of the structural engineer.
 - f) The Dilapidation Report must be prepared by a qualified structural engineer. The report must be provided to the Crown Certifier and a copy provided to the Council.
 - g) The report is to be supplied in electronic format in Word or PDF. Photographs are to be in colour, digital and date stamped.

Note: Council will use this report to determine any rectification works are required.

- 25. Registered Surveyors Report - During Development Work** - A report by the Building Contractor must be submitted to the Crown Certifier at each of the following applicable stages of construction:
- a) Set out before commencing excavation.
 - b) Floor slabs or foundation wall, before formwork or commencing brickwork.
 - c) Completion of Foundation Walls - Before any construction of flooring, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans.
 - d) Completion of Floor Slab Formwork - Before pouring of concrete/walls construction, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans. In multi-storey buildings a further survey must be provided at each subsequent storey.
 - f) Completion of any Roof Framing - Before roof covered detailing eaves/gutter setback from boundaries.

- g) Completion of all Work - Detailing the location of the structure (including eaves/gutters) relative to adjacent boundaries and its height relative to the datum shown on the approved plans. A final Check Survey must indicate the reduced level of the main ridge.

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

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

During Construction

27. Tree Removal & Replacement Planting

Permission is granted for the removal of all trees located within the proposed development site:

- a) All tree removal shall be carried out by a minimum AQF Level 3 Arborist with appropriate insurance. Tree removal is to be undertaken safely and in compliance with *AS 4373-2007 - Pruning of Amenity Trees* and *Tree Works Industry Code of Practice (Work Cover NSW 1.8.98)*.
- b) All tree replacement planting must be undertaken in accordance with the tree planting plan, schedule and specifications provided with the approved Landscape Plans.

- 28. Tree Protection & Compliance with Tree Protection Plan** – The tree protection measures and recommendations outlined in the approved Tree Protection Plan must be implemented throughout the relevant stages of construction in accordance with Section 4 - *Australian Standard AS 4970-2009: Protection of trees on development sites*.

- a) The following trees are to be retained and protected as part of the proposed works:

Tree ID Number and Species	Location
T9 – <i>Lophostemon confertus</i>	Street Tree
T14 – <i>Lophostemon confertus</i>	Street Tree
T18 – <i>Lophostemon confertus</i>	Street Tree

29. Landscape Works - All landscape works shall be carried out in accordance with the approved landscape plans and specifications. The landscaping shall be maintained in accordance with the approved plans in perpetuity, subject to the following -

- a) The applicant must engage a licensed and reputable nursery grower early within the build phase and purchase all trees and plant material early to ensure that all tree and plant material, pot/bag sizes and quantities are guaranteed at the time of the landscape and planting phase.
- b) All trees proposed upon the approved landscape plan shall comply with AS 2303 – 2018, *Tree Stock for Landscape use* and *NATSPEC Specifying Trees: a guide to assessment of tree quality (2003)*. All tree and plant material purchased for the proposed works must be inspected and certified for compliance by an AQF 5 Horticulturist and confirmed with a letter to the Crown Certifier.

30. Street Tree Removal / Replacement by Council

- a) Council must be appointed to remove and plant all tree/s on public land. All costs associated with the removal of the tree and the planting of a replacement tree shall be met by the applicant. Fees and charges outlined in the table below are subject to change and are set out in the current version of Council's 'Schedule of Fees and Charges', applicable at the time of payment.
- b) The fees must be paid in accordance with the conditions of this consent. The fee payable is to ensure that the development makes adequate provision for the demand it generates for public amenities and public services within the area.

The fees payable will be adjusted at the time of payment to reflect changes in the cost of delivering public amenities and public services, in accordance with the indices Fee Type – Tree planting on public land	Number of trees	Amount per tree
Administration Fee, tree planting and maintenance fee to be paid prior to CC.	1	\$489.00
Fee Type – Tree removal on street verge	Number of trees	Amount per tree
<i>T1 – Lophostemon confertus</i>	1	To be determined
Cost of tree removal & Stump Grinding	1	To be determined

Prior to obtaining the applicable Crown Certificate, the applicant must contact Council, to be provided with a fee proposal for the removal of one (1) tree located upon Council's street verge, fronting the site. This fee/quote provided to the applicant by Council must be paid to Council prior to obtaining the applicable Crown Certificate, with the receipt viewed by the Crown Certifier. All trees on Council's street verge must be removed by Council.

- 31. Contamination of land** - Any new information that comes to light during demolition or construction which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and the Crown Certifier and all works on site must cease immediately.

If the site is identified as being potentially affected by soil contamination, a detailed site contamination investigation shall be carried out by a certified contaminated land consultant in accordance with the requirements of the relevant NSW EPA Guidelines approved under the Contaminated Land Management Act 1997 including the EPA.

Guidelines for Consultants Reporting on contaminated sites shall be followed and the report shall certify the suitability of the site for the proposed development. A copy of the detailed site contamination report must be provided to the Crown Certifier and submitted to Council for their records.

Should the detailed site contamination report find that contamination makes the land unsuitable for the proposed development and remediation is required, a Remedial Action Plan must be submitted to Council as per required under State Environmental Planning Policy No 55 – Remediation of Land.

Works associated with the development must not commence until such time a validation report prepared by the certified contaminated land consultant verifying that the land is suitable to be used for this development consent is submitted to Council.

Should the recommendation in the detailed site contamination report recommend monitoring of the site, then a monitoring program is to be submitted to Council for assessment and review prior to any recommencement of works.

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

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

33. **Worksite traffic and pedestrian control** - Traffic and pedestrian control shall be in accordance with TfNSW 'Traffic Control at Works Sites- Technical Manual' version 6.1.
34. **Ground levels and retaining walls** - The ground levels of the site shall not be excavated, raised or filled, or retaining walls constructed on the allotment boundary, except where indicated on approved plans or approved by Council.
35. **Cost of work to be borne by the applicant** - The applicant shall bear the cost of all works associated with the construction of the development that occurs on Council property. Care must be taken to protect Council's roads, including the made footway, kerbs, etc., and, where plant and vehicles enter the site, the footway shall be protected against damage by deep-sectioned timber members laid crosswise, held together by hoop iron straps and chamfered at their ends. This construction shall be maintained in a state of good repair and condition throughout the course of construction.
36. **Obstruction of Road or Footpath** - The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste or skip bins, or any other matter is not permitted without prior consultation with Council.
37. **Damage within Road Reserve and Council Assets** - The owner shall bear the cost of restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site. This may include works by Public Utility Authorities in the course of providing services to the site.
38. **Public Utility and Telecommunication Assets** – The owner shall bear the cost of any relocation or modification required to any Public Utility Authority assets including telecommunication lines & cables and restoring any footpath, roadway and any other Council assets damaged due to works at, near or associated with the site.
39. **Waste Management Facility** - All materials removed from the site as a result of demolition, site clearing, site preparation and, or excavation shall be disposed of at a suitable Waste Management Facility. No vegetation, article, building material, waste or the like shall be ignited or burnt.

Copies of all receipts for the disposal, or processing of all such materials shall be submitted to the Crown Certifier.

Prior to the Issue of an Occupation Certificate

40. **Section 73 Compliance Certificate** - A Section 73 Compliance Certificate under the [Sydney Water Act 1994 <http://legislation.nsw.gov.au/>](http://legislation.nsw.gov.au/) must be submitted to the Crown Certifier prior to Occupation.
41. **Restriction to User and Positive Covenant for On-Site Detention Facility –**
Within 3 months of occupation, a Restriction on Use of the Land and Positive Covenant shall be created and registered on the title of the property, which places the responsibility for the maintenance of the on-site stormwater management system on the owners of the land. The terms of the instrument are to be in accordance with Council's standard terms and restrictions which are as follows;

Restrictions on Use of Land

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

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

Positive Covenants

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

2. *Pursuant to Section 88F(3) of the Conveyancing Act 1919 the Council shall have the following additional powers:*
- a) *in the event that the registered proprietor fails to comply with the terms of any written notice issued by the Council as set out above the Council or its authorised agents may enter the land with all necessary materials and equipment and carry out any work which the Council in its discretion considers reasonable to comply with the said notice referred to in part 1(d) above*
 - b) *the Council may recover from the registered proprietor in a Court of competent jurisdiction:*
 - i. *any expense reasonably incurred by it in exercising its powers under subparagraph (i) hereof. Such expense shall include reasonable wages for the Council's employees engaged in effecting the work referred to in (i) above, supervising and administering the said work together with costs, reasonably estimated by the Council, for the use of materials, machinery, tools and equipment in conjunction with the said work.*
 - ii. *legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to section 88F of the Act or providing any certificate required pursuant to section 88G of the Act or obtaining any injunction pursuant to section 88H of the Act. Name of Authority having the power to release vary or modify the Positive Covenant referred to is Georges River Council.*

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

43. Vehicular crossing & Frontage work – Major development - The following road frontage works shall be constructed in accordance with the specifications for Driveway Crossing and Associated Works on Council Road Reserve.

- (a) New 1.5m wide footpath to be constructed for full frontages of the site in accordance with Council's Specifications for footpath, applying at the time construction approval is sought.
- (b) Construct a new 150mm high concrete kerb with 450mm wide gutter for the full frontage(s) of the site in accordance with Council's Specifications for kerb and guttering, applying at the time construction approval is sought.
- (c) The thickness and design of the driveway shall be in accordance with Council's Specifications applying at the time construction approval is sought.
- (d) Any existing vehicular crossing and/or laybacks which are redundant must be removed. The kerb and gutter, any other footpath and turf areas shall be

restored at the expense of the applicant. The work shall be carried out in accordance with Council's specification, applying at the time construction approval is sought.

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

44. Completion of Major Works - Prior to Occupation, the following works must be completed at the applicant's expense to the satisfaction of the Crown Certifier:

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

45. Dilapidation Report on Public Land for Major Development Only - Upon completion of works, a follow up dilapidation report must be prepared for the items of Council infrastructure adjoining the development site. The dilapidation report must be prepared by a professional engineer specialising in structural engineering, and include:

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

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

- 46. Stormwater drainage works – Works As Executed - Underground Tank –** Prior to Occupation, storm water drainage works are to be certified by a professional engineer specialising in hydraulic engineering, with Works-As-Executed drawings supplied to the Crown Certifier:

- (a) Compliance with conditions of development consent relating to stormwater;
- (b) The structural adequacy of the On-Site Detention system (OSD);
- (c) That the works have been constructed in accordance with the approved design and will provide the detention storage volume and attenuation in accordance with the submitted calculations;
- (d) Pipe invert levels and surface levels to Australian Height Datum;
- (e) Contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.
- (f) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate and variations are marked in red ink;
- (g) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, invert levels, surface levels, storage volume etc;

- 47. Requirements prior to Occupation - Stormwater and Onsite Detention Works**

The following shall be completed and or submitted to the Crown Certifier prior to Occupation:

- (a) All the stormwater/drainage works shall be completed in accordance with the approved Construction plans prior to Occupation.
- (b) Work as Executed Plans prepared by a Chartered Professional Engineer or a Registered Surveyor when all the site engineering works are complete shall be submitted to the Crown Certifier prior to Occupation.

- 48. Requirements prior to Occupation - Driveways Works -** The following shall be completed and or submitted to the Crown Certifier prior to Occupation:

- (a) Construction of new vehicle crossings as required by this consent.
- (b) Replacement of all redundant vehicle crossing laybacks with kerb and guttering, and replacement of redundant concrete with turf.

- 49. Amalgamation of Four Lots into a Single Lot prior to Occupation** - All four lots shall be amalgamated into a single lot and a Deposited Plan (with Administration Sheet) is to be prepared by a Registered Surveyor and submitted to the Crown Certifier for review and approval prior to its registration.
- 50. Fire Safety Certificate before Occupation or Use** - In accordance with Clause 153 of the [Environmental Planning and Assessment Regulation 2000](#), on completion of building works and prior to Occupation, the owner must cause the issue of a Final Fire Safety Certificate in accordance with Clause 170 of the aforesaid Regulation. The Fire Safety Certificate must be in the form or to the effect of Clause 174 of the Environmental Planning and Assessment Regulation, 2000. In addition, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated, such a Certificate is to state:
- (a) That the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so.
 - (b) That as at the date of the assessment the measure was found to be capable of functioning at a standard not less than that required by the attached Schedule.
- A copy of the certificate is to be given by the applicant to the Commissioner of Fire & Rescue NSW and a further copy is to be displayed in a frame and fixed to a wall inside the building's main entrance.
- 51. Slip Resistance** - At completion of work an in-situ (on-site) test, in wet and dry conditions, must be carried out on the pedestrian floor surfaces used in the foyers, public corridors/hallways, stairs and ramps as well as the floor surfaces in wet rooms in any residential units to ascertain the actual slip resistance of such surfaces taking into consideration the effects of grout, the gradients of the surface and changes from one material to another. The in-situ test must be carried out in accordance with AS/NZS 4663:2002. Proof of compliance must be submitted to the Crown Certifier prior to occupation.
- 52. Electricity Supply** - Evidence shall be provided demonstrating that the development has been connected to the Ausgrid, if required.
- 53. BASIX Compliance Certificate** - A Compliance Certificate must be provided to the Crown Certifier regarding the implementation of all energy efficiency measures as detailed in the approved BASIX Certificate before Occupation.
- 54. Completion of Tree Works** - All tree protection and Project Arborist works set out in the approved tree protection plan must be completed prior to occupation. A certificate of compliance must be prepared by an AQF Level 5 Arborist and submitted to the Crown Certifier prior to occupation.

- 55. Completion of Landscape Works** - All landscape works, the planting of all tree and plant material in accordance with approved landscape plans and specifications must be completed prior to occupation. A certificate of compliance for the planting of all trees and shrubs proposed for the site must be prepared by an AQF 5 Horticulturist and forwarded to the Crown Certifier prior to occupation.

Operational Conditions (Ongoing)

- 56. Noise Control** - The use of the premises must not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the [Protection of the Environment Operations Act 1997](#) (as amended).
- 57. Outdoor Lighting** - To avoid annoyance to the occupants of adjoining premises or glare to motorist on nearby roads, outdoor lighting must comply with *AS 4282-2019: Control of the obtrusive effects of outdoor lighting*.
- 58. Lighting - General Nuisance** - Any lighting on the site shall be designed so as not to cause a nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill or glare.

Flashing, moving or intermittent lights or signs are prohibited.

- 59. Activities and storage of goods outside buildings** - There shall be no activities including storing or depositing of any goods or maintenance to any machinery external to the building with the exception of waste receptacles.
- 60. Vehicular entry and exit** - Vehicular entry/exit movements shall be carried out in a forward direction at all times.
- 61. Carpark design and layout** - The layout and design of off street car parking areas shall comply with the requirements of AS/NZS 2890.1:2004 Parking Facilities, Part 1- Off street Car parking and other Australian Standards as applicable.
- 62. Marking of parking spaces** - Prior to the issue of the applicable Crown Certificate, all parking spaces shall be clearly designated and linemarked to comply with *AS1742, Manual of uniform Traffic Control Devices*.
- 63. Bicycle facilities** - Facilities for the parking of bicycles either at grade or in a basement car park area shall comply with the requirements of AS2890.3: 2015 Parking Facilities, Part 3: Bicycle parking.

64. Annual Fire Safety Statement - The owner of the building premises must ensure the Council is given an annual fire safety statement in relation to each essential fire safety measure implemented in the building. The annual fire safety statement must be given:

- (a) Within 12 months after the date on which the fire safety certificate was received.
- (b) Subsequent annual fire safety statements are to be given within 12 months after the last such statement was given.
- (c) An annual fire safety statement is to be given in or to the effect of Clause 181 of the Environmental Planning and Assessment Regulation 2000.
- (d) A copy of the statement is to be given to the Commissioner of Fire & Rescue NSW, and a further copy is to be prominently displayed in the building.

65. Ongoing Tree Maintenance Works

- a) All newly planted trees must be maintained until they reach a height where they are protected by Councils Tree Management Controls. Maintenance includes watering, weeding, removal of rubbish from tree bases, fertilising, pest and disease control, replacement of dead or dying trees and other operations required to maintain healthy trees.
- b) If any trees are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species and pot/bag size. If the trees are found dead before they reach a height where they are protected by Councils Tree Management Controls, they must be replaced with the same species and pot/bag size.

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

Prescribed Conditions

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

END CONDITIONS

NOTES/ADVICES

1. **Lapsing of Consent** - This consent will lapse unless the development is physically commenced within 5 years from the Date of Operation of this consent, in accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979 as amended.
2. **Access to NSW Legislations (Acts, Regulations and Planning Instruments)** - NSW legislation can be accessed free of charge at www.legislation.nsw.gov.au
3. **Noise - Noise related conditions** - Council will generally enforce noise related conditions in accordance with the Noise Guide for Local Government (<http://www.environment.nsw.gov.au/noise/nglg.htm>) and the Industrial Noise Guidelines (<http://www.environment.nsw.gov.au/noise/industrial.htm>) published by the Department of Environment and Conservation. Other state government authorities also regulate the Protection of the Environment Operations Act 1997.
Useful links relating to Noise:
 - (a) Community Justice Centres - free mediation service provided by the NSW Government (www.cjc.nsw.gov.au).
 - (b) Department of Environment and Conservation NSW, Noise Policy Section web page (www.environment.nsw.gov.au/noise).
 - (c) New South Wales Government Legislation home page for access to all NSW legislation, including the Protection of the Environment Operations Act 1997 and the Protection of the Environment Noise Control Regulation 2000 (www.legislation.nsw.gov.au).
 - (d) Australian Acoustical Society - professional society of noise-related professionals (www.acoustics.asn.au/index.php).
 - (e) Association of Australian Acoustical Consultants - professional society of noise related professionals (www.aaac.org.au).
 - (f) Department of Gaming and Racing - (www.dgr.nsw.gov.au).
4. **Sydney Water Section 73 Certificates** - The Section 73 Certificate must be a separate certificate that relates specifically to this development consent. For example, if the development consent relates to the subdivision of the land, a Section 73 Certificate for the construction of the building that is subject to a different development consent will not suffice.
5. **Electricity Supply** - This development may need a connection to the Ausgrid network which may require the network to be extended or its capacity augmented. You are advised to contact Ausgrid on 13 13 65 or www.ausgrid.com.au (Business and Commercial Services) for further details and information on lodging your application to connect to the network.

6. **Long Service Levy** - The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. More information about the scheme and the levy amount you are required to pay to satisfy a condition of your consent can be found at <http://www.longservice.nsw.gov.au>.

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

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

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