

Annexure A

DETERMINATION OF DEVELOPMENT APPLICATION BY GRANT OF CONSENT

Development Application No:	DA-2022/136
Development:	Retention of existing church and community hall, demolition of other existing structures, removal of trees and construction of a seniors living development comprising a residential aged care facility and independent living units with basement and at-grade parking with associated ancillary uses, infrastructure and landscaping
Site:	7-9, 11 and 13 Bellevue Road, 38-40 Princes Highway, Figtree / Lot 10 DP 1034856, Lot 77 DP 17037, Lot 76 DP 17037, Lot 2 DP 210588 and Lot 100 DP 614698

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

Date of determination: 02 May 2025

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 7-9, 11 and 13 Bellevue Road, 38-40 Princes Highway, Figtree / Lot 10 DP 1034856, Lot 77 DP 17037, Lot 76 DP 17037, Lot 2 DP 210588 and Lot 100 DP 614698.

The conditions of consent are as follows:

GENERAL CONDITIONS

Conditions				
1. Approved Plans and Supporting Documentation				
Development must be carried out in accordance with the following approved plans and supporting documentation, except where the conditions of this consent expressly require otherwise.				
Plan No.	Revision	Plan Title	Drawn By	Dated
HYD-000 01	2	Cover Page	Sellick Consultants	7 April 2025
HYD-000 10 01	2	Notes and Legend	Sellick Consultants	7 April 2025
HYD-000 20 01	2	Site Plan	Sellick Consultants	7 April 2025
HYD-B01 00 01	2	General Arrangement Building 1 – Basement 01	Sellick Consultants	7 April 2025
HYD-B01 00 02	2	General Arrangement Building 1 – Basement 01	Sellick Consultants	7 April 2025
HYD-L00 00 01	2	General Arrangement Building 1 – Ground Floor	Sellick Consultants	7 April 2025
HYD-L00 00 02	2	General Arrangement Building 1 – Ground Floor	Sellick Consultants	7 April 2025
HYD-L01 00 01	2	General Arrangement Building 1 – Level 01	Sellick Consultants	7 April 2025
HYD-L01 00 02	2	General Arrangement Building 1 – Level 01	Sellick Consultants	7 April 2025
HYD-L02 00 01	2	General Arrangement Building 1 – Level 02	Sellick Consultants	7 April 2025
HYD-L02 00 02	2	General Arrangement Building 1 – Level 02	Sellick Consultants	7 April 2025
HYD-R01 00 01	2	General Arrangement Building 1 – Lower Roof	Sellick Consultants	7 April 2025
HYD-R01 00 02	2	General Arrangement Building 1 – Lower Roof	Sellick Consultants	7 April 2025
HYD-B01 00 01	2	General Arrangement Building 2 – Basement 01	Sellick Consultants	7 April 2025
HYD-B02 00 01	2	General Arrangement Building 2 – Basement 02	Sellick Consultants	7 April 2025
HYD-L00 00 01	2	General Arrangement Building 2 – Ground Floor	Sellick Consultants	7 April 2025
HYD-L01 00 01	2	General Arrangement Building 2 – Level 01	Sellick Consultants	7 April 2025
HYD-L02 00 01	2	General Arrangement Building 2 – Level 02	Sellick Consultants	7 April 2025
HYD-R01 00 01	2	General Arrangement Building 2 – Lower Roof	Sellick Consultants	7 April 2025
F100	G	Cover Page	Clouston Associates	16 April 2025
F101	G	Inspiration Imagery Concept	Clouston Associates	16 April 2025
F200	G	Landscape Site Plan Concept	Clouston Associates	16 April 2025
F201	G	Landscape Site Plan Concept	Clouston Associates	16 April 2025

F300	G	Landscape Plan Area A	Clouston Associates	16 April 2025
F301	G	Landscape Plan Area B	Clouston Associates	16 April 2025
F302	G	Landscape Plan Area C	Clouston Associates	16 April 2025
F303	G	Landscape Plan Area D	Clouston Associates	16 April 2025
F304	G	Landscape Plan Area E	Clouston Associates	16 April 2025
F305	G	Landscape Plan Area F	Clouston Associates	16 April 2025
F306	G	Landscape Plan Area G	Clouston Associates	16 April 2025
F400	G	Landscape Plan Roof Terraces	Clouston Associates	16 April 2025
F500	G	Landscape Planting Plan Area A	Clouston Associates	16 April 2025
F501	G	Landscape Planting Plan Area B	Clouston Associates	16 April 2025
F502	G	Landscape Planting Plan Area C	Clouston Associates	16 April 2025
F503	G	Landscape Planting Plan Area D	Clouston Associates	16 April 2025
F504	G	Landscape Planting Plan Area E	Clouston Associates	16 April 2025
F505	G	Landscape Planting Plan Area F	Clouston Associates	16 April 2025
F600	G	Landscape Planting Plan Roof Terraces	Clouston Associates	16 April 2025
F700	G	Landscape Planting Palette	Clouston Associates	16 April 2025
F801	G	Landscape Sections	Clouston Associates	16 April 2025
F802	G	Landscape Sections	Clouston Associates	16 April 2025
F803	G	Landscape Sections	Clouston Associates	16 April 2025
DA-0-001	A	Cover Sheet	AMC Architecture	2 April 2025
DA-0-100	B	Site Plan	AMC Architecture	15 April 2025
DA-0-106	A	Site Analysis	AMC Architecture	2 April 2025
DA-0-107	B	Site Sections	AMC Architecture	15 April 2025
DA-0-108	A	Site Sections	AMC Architecture	2 April 2025
DA-0-110	A	Demolition Plan	AMC Architecture	2 April 2025
DA-0-501	A	Streetscape Elevations	AMC Architecture	2 April 2025
DA-0-502	A	Streetscape Elevations	AMC Architecture	2 April 2025
DA-0-701	A	Artists Illustrations	AMC Architecture	2 April 2025
DA-0-800	A	Material Finishes (External)	AMC Architecture	2 April 2025

DA-0-801	A	Material Finishes ILU (External)	AMC Architecture	2 April 2025
DA-0-901	A	Ancillary Structures	AMC Architecture	2 April 2025
DA-0-950	A	Building Heights (Elevations)	AMC Architecture	2 April 2025
DA-0-951	A	Building Heights (Elevations)	AMC Architecture	2 April 2025
DA-0-952	A	Building Heights (Sections)	AMC Architecture	2 April 2025
DA-0-953	A	Building Heights (12.8m – 3D)	AMC Architecture	2 April 2025
DA-0-995	B	Site Plan – Building Heights 12.8m	AMC Architecture	15 April 2025
DA-0-997	A	Site Plan -Building Heights – 11.5m	AMC Architecture	2 April 2025
DA-0-998	A	Site Plan -Building Heights – 9.5m	AMC Architecture	2 April 2025
DA-0-999	B	Site Plan – Arborist	AMC Architecture	15 April 2025
DA-1-202	A	Building 1 – Basement 01 Floor Plan	AMC Architecture	2 April 2025
DA-1-203	B	Building 1 – Ground Floor Plan	AMC Architecture	15 April 2025
DA-1-204	A	Building 1 – Level 01 Floor Plan	AMC Architecture	2 April 2025
DA-1-205	A	Building 1 – Level 02 Floor Plan	AMC Architecture	2 April 2025
DA-1-206	A	Building 1 – Level 03 Floor Plan	AMC Architecture	2 April 2025
DA-1-207	A	Building 1 – Roof Plan	AMC Architecture	2 April 2025
DA-1-501	A	Building 1 – Building Elevations	AMC Architecture	2 April 2025
DA-1-502	A	Building 1 – South West Building Elevations Comparison	AMC Architecture	2 April 2025
DA-1-503	A	Building 1 – North East Building Elevations Comparison	AMC Architecture	2 April 2025
DA-1-504	A	Building 1 – North West Building Elevations Comparison	AMC Architecture	2 April 2025
DA-1-601	A	Building 2 – Building Sections	AMC Architecture	2 April 2025
DA-2-201	A	Building 2 – Basement 02 Floor Plan	AMC Architecture	2 April 2025
DA-2-202	A	Building 2 – Basement 01 Floor Plan	AMC Architecture	2 April 2025
DA-2-203	A	Building 2 – Ground Floor Plan	AMC Architecture	2 April 2025
DA-2-204	A	Building 2 – Level 01 Floor Plan	AMC Architecture	2 April 2025
DA-2-205	A	Building 2 – Level 02 Floor Plan	AMC Architecture	2 April 2025
DA-2-206	A	Building 2 – Roof Plan	AMC Architecture	2 April 2025

DA-2-350	A	Building 2 – Unit Plans	AMC Architecture	2 April 2025
DA-2-351	A	Building 2 – Unit Plans	AMC Architecture	2 April 2025
DA-2-352	A	Building 2 – Unit Plans	AMC Architecture	2 April 2025
DA-2-353	A	Building 2 – Unit Plans	AMC Architecture	2 April 2025
DA-2-355	A	Building 2 – Unit Plans	AMC Architecture	2 April 2025
DA-2-501	A	Building 2 – Building Elevations	AMC Architecture	2 April 2025
DA-2-601	A	Building 2 – Building Sections	AMC Architecture	2 April 2025
DA-4-201	A	Existing Church + Hall – Basement Floor Plan	AMC Architecture	2 April 2025
DA-4-202	A	Existing Church + Hall – Office / Ground Floor	AMC Architecture	2 April 2025
DA-4-203	A	Existing Church + Hall – Level 1	AMC Architecture	2 April 2025
DA-4-501	A	Existing Church + Hall – Elevations	AMC Architecture	2 April 2025
DA-4-502	A	Existing Church + Hall – Elevations	AMC Architecture	2 April 2025
DA-4-601	A	Existing Church + Hall – Sections	AMC Architecture	2 April 2025
A600	B	Boundary Sections	AMC Architecture	15 April 2025
A603	A	Boundary Sections	AMC Architecture	2 April 2025
A604	A	Boundary Sections	AMC Architecture	2 April 2025
GN-0001	AC	Cover Sheet, Drawing Index and Locality Plan	Sellick Consultants	2 April 2025
GN-0002	AC	General Notes and Legend	Sellick Consultants	2 April 2025
AL-0101	AC	Alignment General Arrangement Plan	Sellick Consultants	2 April 2025
AL-0121	AC	Alignment – Access from Benny Ave Control and Grading Plan	Sellick Consultants	2 April 2025
AL-0122	AC	Alignment – Access from Benny Ave Longitudinal Sections – Sheet 1	Sellick Consultants	2 April 2025
AL-0123	AC	Alignment – Access from Benny Ave – Longitudinal Sections – Sheet 2	Sellick Consultants	2 April 2025
AL-0124	AC	Alignment – Access from Benny Ave Longitudinal Sections – Sheet 3	Sellick Consultants	2 April 2025
AL-0131	AC	Alignment – Access Bellevue Road Control and Grading Plan	Sellick Consultants	2 April 2025
AL-0132	AC	Alignment – Access Bellevue Road Longitudinal Sections – Sheet 1	Sellick Consultants	2 April 2025

AL-0133	AC	Alignment – Access Bellevue Road Longitudinal Sections – Sheet 2	Sellick Consultants	2 April 2025
AL-0141	AC	Alignment – Access Bellevue Road Control and Grading Plan	Sellick Consultants	2 April 2025
AL-0142	AC	Alignment – Access Bellevue Road Longitudinal Sections	Sellick Consultants	2 April 2025
AL-0151	AC	Alignment – Access Bellevue Road Control and Grading Plan	Sellick Consultants	2 April 2025
EW-0201	AC	Earthworks Cut and Fill Volumes Plan	Sellick Consultants	2 April 2025
UT-0501	AC	Utilities Site Servicing Plan	Sellick Consultants	2 April 2025
DR-0490	AF	Stormwater Plan	Sellick Consultants	16 April 2025
DR-0491	AE	Stormwater Longitudinal Sections	Sellick Consultants	15 April 2025
DR-0492	AB	Stormwater Cross Sections	Sellick Consultants	15 April 2025
DR-0431	AC	Stormwater Details	Sellick Consultants	2 April 2025
WM-2301	AC	Waste Management Plan and Details Sheet 1	Sellick Consultants	2 April 2025
WM-2302	AC	Waste Management Plan and Details Sheet 2	Sellick Consultants	2 April 2025
WM-2331	AC	Typical Waste Enclosure Detail Sheet 1	Sellick Consultants	2 April 2025
WM-2332	AC	Typical Waste Enclosure Detail Sheet 2	Sellick Consultants	2 April 2025

Document	Prepared By	Dated
Arboricultural Impact Assessment Report	Allied Tree Consultancy	7 April 2025
NatHERS Certificate - ZUIFYEOSR8	ACOR Consultants Pty Ltd	7 April 2025
BASIX Certificate – 1266141M_04	ACOR Consultants Pty Ltd	7 April 2025
Detailed Flood Study and Flood Emergency Response Plan	Rienco Pty Ltd	14 October 2024
Detailed Flood-Related Plan of Management	Rienco Pty Ltd	28 March 2025
Detailed Site Investigation	Environment & Natural Resource Solutions	23 December 2024
Remediation Action Plan	Environment & Natural Resource Solutions	27 December 2024
Contaminated Site Audit Report	Phreatic Consulting Pty Ltd	7 February 2025
Site Audit Statement	Phreatic Consulting Pty Ltd	7 February 2025
Additional Geotechnical Earthworks Advice	Fortify Geotech Pty Ltd	3 April 2025
Construction Environmental Management Plan	Environment & Natural Resource Solutions	7 April 2025

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

2. Compliance with the Building Code of Australia (BCA)

Building work must be carried out in accordance with the requirements of the BCA.

Reason:

To ensure the development is built in accordance with the Building Code of Australia.

3. Construction Certificate

A Construction Certificate must be obtained from Council or a Registered Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Part 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The Certifier must cause notice of its determination to be given to the consent authority, and to the Council, by forwarding to it, within two (2) days after the date of the determination, the plans and documentation referred to in Section 13 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Reason:

To satisfy the requirements of the legislation.

4. Disability Discrimination Act 1992

This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.

It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS 1428.1:2009: Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

Reason:

To satisfy the requirements of the legislation.

5. Mailboxes

The developer must install mailboxes along street frontage of the property boundary in accordance with Australia Post Guidelines. Prominent house numbers are to be displayed, with a minimum number size of 150mm in height for each number and letter in the alphabet.

Reason:

To identify the property.

6. Height Restriction

The Residential Aged Care Facility and Independent Living Unit building shall be restricted to the maximum heights, R.L's to AHD, as depicted on Drawing No. DA-0-995 Revision B dated 15 April 2025 prepared by AMC Architecture. Any alteration to the maximum height of the development will require further separate approval of Council.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

7. Occupation Certificate

An Occupation Certificate must be issued by the Principal Certifier prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifier must be satisfied that the requirements of Section 6.9 of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

Reason:

To satisfy the requirements of the legislation.

8. Endeavour Energy Conditions

Requirements issued by Endeavour Energy dated 8 March 2022 (at Annexure C) shall form part of this Notice of Determination.

Reason:

To satisfy the requirements of Endeavour Energy.

9. Unexpected Finding Protocol

As a matter of due diligence and given the current non-accessible areas precluding visual and physical access to the entire site it is recommended that to implement unexpected find protocol (UFP) as part of construction environment management plan (CEMP) for any future proposal or earth works or development.

Precautions should be included in the plan, including:

- workers trained to recognise potential contamination and danger signs eg odours or soil discolouration:
- precautions if signs of unexpected contamination or hot spots are found, such as:
- stop work
- report signs to the site supervisor immediately
- isolate the area with a physical barrier
- assume the area is contaminated until an assessment proves otherwise
- assess the area to identify contaminants in the soil or spoil

Reason:

To satisfy the requirements of the legislation and to comply with CLM Act and PoEO Act.

10. Construction Environmental Management Plan

A Construction Environmental Management Plan (CEMP) must be prepared including UFP, construction noise and vibration recommendations and implemented prior to the commencement of demolition works on the site. The CEMP must address how the proponent will manage any foreseeable environmental risk during the demolition, excavation and construction phase. This includes but is not limited to documenting measures to ensure there is no pollution to waters, and dust and noise are minimised as far as practicable

Submit an excavated soil material disposal plan to Principal Certifier, with the batching, sampling and analysis procedures as per the DECCW (2009) Waste Classification Guidelines. The plan shall be prepared by a suitably qualified and experienced consultant. A copy of the CEMP shall be forwarded to council prior to issue of construction certificate.

Reason:

To satisfy the requirements of the legislation and to comply with CLM Act and PoEO Act.

11. Site Remediation Work

Site remediation work must be undertaken as per the RAP prepared by ENRS Pty Ltd dated 27 December 2024, Report Ref: ENRS3257, Revision 1.

Reason:

To satisfy the requirements of the legislation and to comply with CLM Act.

12. Site Validation Report

A Validation Report (Stage IV) shall be submitted to Council after the demolition, excavation and site remediation (prior to commencement of engineering construction).

The Validation Report shall verify that:

1. the site is not affected by soil and/or groundwater contamination above the NSW EPA threshold limit criteria; and
2. the site is suitable for the proposed development.

The Validation Report must be prepared by a contaminated land consultant who is a member of certified under the following certification scheme:

- the Environment Institute of Australia and New Zealand's (EIANZ) Certified Environmental Practitioner (Site Contamination) scheme (CEnvP (SC)).

Further to address the SEPP Resilience & Hazard 2021 contaminated land consultant to provide for a clear statement in their reports either in their executive summary or conclusion that the consent authority may be satisfied that the required considerations of Cl 4.6 of SEPP are satisfied for the following reasons:

The Validation Report is to be issued by the certified contaminated land consultant direct to Council. No third-party submissions will be accepted.

Reason:

To satisfy the requirements of the legislation, SEPP (Resilience and Hazard) 2021 and CLM Act.

13. Site Auditor's Statement and Site Auditor's Report

Upon completion of remediation and validation, and prior to commencing engineering construction work, the auditor under statutory audit will issue a "Site Auditor's Statement (SAS) and site auditor's report (SAR) to council pursuant to the provisions of Part 4 of the Contaminated Land Management Act 1997 stating that site is suitable for the proposed development.

The site auditor's report shall verify that:

1. the site is not affected by soil and/or groundwater contamination, above the NSW EPA threshold limit criteria; and
2. the site is suitable for the proposed development.

The auditor who prepares the SAS and SAR is required to be the same auditor who prepared the Interim Advice. The SAS and SAR are to be issued by the Auditor direct to Council.

Reason:

To satisfy the requirements of the legislation and to comply with CLM Act.

14. Stormwater Quality Management

1. The stormwater treatment system must achieve pollutants and nutrients removal minimum: GP – 90%, TSS – 80%, TP – 55% and TN – 40%
2. It is the responsibility of the owner of the site to ensure the stormwater filtration system is maintained.

Reason:

To satisfy the requirements of the legislation and to comply with CLM Act.

15. Sydney Water Conditions

Requirements issued by Sydney Water dated 4 May 2022 (at Annexure B) shall form part of this Notice of Determination.

Reason: To satisfy the requirements of Sydney Water.
16. Design and Construction of Food Premises
The construction and fit out must comply with AS 4674:2004 - <i>Design, Construction and Fit-Out of Food Premises</i> .
Reason: To satisfy the requirements of the legislation.
17. Transport for NSW Conditions
Requirements issued by Transport for NSW dated 9 March 2022 (at Annexure A) shall form part of this Notice of Determination.
Reason: To satisfy the requirements of Transport for NSW.
18. Tree Retention/Removal
<p>The developer shall retain the existing trees indicated on Section 5.1 Plan 2 and Section 5.2 Plan 3 in the Arboricultural Impact Assessment Report by Allied Tree Consultancy dated April 2025 (Reference No D5598) and Drawings F300, F301, F302, F304, F305 and F306 by Clouston associates dated 15 April 2025 Revision F.</p> <p>Any branch pruning, which has been given approval, must be carried out by a qualified arborist in accordance with Australian Standard AS 4373:2007.</p> <p>All tree protection measures are to be installed in accordance with Australian standard AS 4970:2009 Protection of Trees on development sites.</p> <p>All recommendations in the Arboricultural Impact Assessment by the Arboricultural Impact Assessment Report by Allied Tree Consultancy dated April 2025 (Reference No D5598) page nos 9-18 are to be implemented including and not restricted to: remedial tree pruning, dead wood removal, fencing and signage, sediment buffer, stem protection, establishing tree protection zones and watering and root hormone application if required.</p> <p>This consent permits the removal of trees indicated on Plan 2 and Plan 3 in the Arboricultural Impact Assessment Report by Allied Tree Consultancy dated April 2025 (Reference No D5598) and Drawings F300, F301, F302, F304, F305 and F306 by Clouston associates dated 15 April 2025 Revision F. No other trees shall be removed without prior written approval of Council.</p> <p>Reason: To protect the amenity of the environment and the neighbourhood.</p>

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Conditions
19. Structural Engineering Details
<p>The submission of structural engineering details by a suitably qualified and experienced structural engineer (with appropriate insurance coverage) to the Principal Certifier, prior to the release of the Construction Certificate addressing the following matters:</p> <ol style="list-style-type: none"> Footings; reinforced concrete slabs; retaining walls; structural steelwork; wall bracing and tie-down requirements;

- f. the structural engineer, in producing a design is to complement the Geotechnical Engineer's Stability Report to make a clear statement that "any structure designed and erected in accordance with the plans and specifications will achieve the performance requirements described in Clause 1.3 of 2870 (1996) and any other relevant codes and standards."

Reason:

To satisfy the requirements of the legislation and Australian Standards.

20. Fire Safety Schedule

When issuing a Construction Certificate, a Principal Certifier must attach a Fire Safety Schedule specifying all of the fire safety measures required for the building to ensure the safety of persons in the building in the event of fire.

Reason:

To satisfy the requirements of the legislation.

21. Habitable Room Depths

No part of the open plan living area in units G.06, G0.9, 1.06 and 1.09 (unit type 2B) shall be enclosed in order to maintain habitable room depths and access to natural daylight.

Reason:

To ensure compliance with the SEPP(Housing) 2021 and ensure adequate daylight access to units.

22. Present Plans to Sydney Water

Approved plans must be submitted online using Sydney Water Tap In, available through www.sydneywater.com.au to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

The Principal Certifier must ensure that Sydney Water has issued an approval receipt prior to the issue of a Construction Certificate.

Visit www.sydneywater.com.au or telephone 13 20 92 for further information.

Reason:

To satisfy the requirements of the legislation.

23. Utilities and Services

Before the issue of the relevant Construction Certificate, the applicant must submit the following written evidence of service provider requirements to the certifier:

- a. a letter of consent from Endeavour Energy demonstrating that satisfactory arrangements can be made for the installation and supply of electricity.
- b. a response from Sydney Water as to whether the plans proposed to accompany the application for a construction certificate would affect any Sydney Water infrastructure, and whether further requirements need to be met.
- 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.

Reason:

To ensure relevant utility and service providers' requirements are provided to the certifier.

24. Crime Prevention Through Environmental Design (CPTED) - Landscaping

The development shall incorporate appropriate design measures to minimise any crime risk to patrons or staff and motor vehicles within the car parking areas, including (but not limited to) the following:

1. Use shrubs/plants which are no higher than one (1) metre.
2. The type of trees proposed must have a sufficiently high canopy, when fully grown, so that pedestrian vision is not impeded.
3. Be set back 1 metre from the centre of the pathway.

This requirement shall be reflected on the Construction Certificate plans.

Reason:

To satisfy the requirements of Australian Standards.

25. Crime Prevention Through Environmental Design (CPTED) - Lighting

The proposed development shall incorporate 'low impact' lighting to ameliorate any light spillage and/or glare impacts upon surrounding properties in accordance with Council's CPTED principles.

The lighting design should enable clear lines of site, as well as being effective in reducing any shadows that may be caused from building angles or vegetation. Any areas of entrapment/concealment should be well lit with appropriate lighting. All basement car parking and community areas shall be provided with adequate lighting.

The final design details of the proposed lighting system shall be reflected on the Construction Certificate plans. The erection of the lighting system shall be in accordance with the approved final design.

Reason:

To protect neighbourhood and resident amenity.

26. Car Parking and Access

The development shall make provision for a total of 124 parking spaces (including 12 car parking spaces for people with disabilities), 4 motorcycle parking spaces, 20 secure (Security Class B) staff bicycle spaces and 10 visitor bicycle spaces (Security Class C). This requirement shall be reflected on the Construction Certificate plans.

Reason:

To comply with Council's Development Control Plan.

27. Parking Dimensions

The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS 2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.

Reason:

To ensure compliance with Australian Standards.

28. Structures Adjacent to Driveway

Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS 2890.1 (figure 3.2 and 3.3) to provide for adequate pedestrian and vehicle sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc. This requirement shall be reflected on the Construction Certificate plans.

Reason:

To ensure compliance with Australian Standards.

29. Designated Loading/Unloading Facility

The designated loading/unloading facility must be clearly delineated with appropriate signage and/or line marking to ensure the area is kept clear at all times. The designated loading/unloading facility shall be shown on the Construction Certificate plans.

<p><u>Reason:</u> To comply with Council's Development Control Plan.</p>
<p>30. Disabled Person Parking Space Dimensions</p> <p>Each disabled person's parking space must comply with the current relevant Australian Standard AS 2890.6 – Off-street parking for people with disabilities. This requirement shall be reflected on the Construction Certificate plans.</p> <p><u>Reason:</u> To ensure compliance with Australian Standards.</p>
<p>31. Vehicular Flow Signage</p> <p>Suitable barriers, line-marking and painted signage delineating vehicular flow movements must be provided within the car parking areas. These details shall be reflected on the Construction Certificate plans.</p> <p><u>Reason:</u> To comply with Council's Development Control Plan.</p>
<p>32. Security Roller Shutters for Basement Car Parking Areas</p> <p>The installation of any security roller shutter for the basement car parking area shall not restrict access to any designated visitor car parking space. In the event that the approved visitor car parking spaces are located behind any proposed security roller shutter, an intercom system is required to be installed to enable visitor access into the basement car parking area. This requirement is to be reflected on the Construction Certificate plans and any supporting documentation for the endorsement of the Principal Certifier prior to the release of the Construction Certificate.</p> <p><u>Reason:</u> To comply with Council's Development Control Plan.</p>
<p>33. Change in Driveway Paving</p> <p>A change in driveway paving is required at the entrance threshold within the property boundary to clearly show motorists they are crossing a pedestrian area. Between the property boundary and the kerb, the developer must construct the driveway pavement in accordance with the conditions, technical specifications and levels to be obtained from Council's Manager Works. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.</p> <p><u>Reason:</u> To ensure compliance with Council's Technical Specifications.</p>
<p>34. Engineering Plans and Specifications - Retaining Wall Structures Greater than One (1) Metre</p> <p>The submission of engineering plans and supporting documentation of all proposed retaining walls greater than one (1) metre to the Principal Certifier for approval prior to the issue of the Construction Certificate. The retaining walls shall be designed by a suitably qualified and experienced civil and/or structural engineer. The required engineering plans and supporting documentation shall include the following:</p> <ol style="list-style-type: none"> a plan of the wall showing location and proximity to property boundaries; an elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall; details of fencing or handrails to be erected on top of the wall; sections of the wall showing wall and footing design, property boundaries, subsoil drainage and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The developer shall note

that the retaining wall, subsoil drainage and footing structure must be contained wholly within the subject property;

- e. the proposed method of subsurface and surface drainage, including water disposal. This is to include subsoil drainage connections to an inter-allotment drainage line or junction pit that discharges to the appropriate receiving system;
- f. the assumed loading used by the engineer for the wall design; and
- g. flows from adjoining properties shall be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary shall be no higher than the existing upslope adjacent ground levels.

Reason:

To comply with Council's Development Control Plan.

35. Property Addressing Policy Compliance

Prior to the issue of any Construction Certificate, the developer must ensure that any site addressing complies with Council's Property Addressing Policy (as amended). Where appropriate, the developer must also lodge a *General Property Addressing Request* through Online Services on Council's Website (<https://www.wollongong.nsw.gov.au/book-and-apply/online-services>), for the site addressing prior to the issue of the Construction Certificate. Please allow up to 5 business days for a reply. Enquiries regarding property addressing may be made by calling (02) 4227 8660.

Reason:

To comply with Council Policy.

36. Bicycle Parking Facilities

Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS 2890.3: Bicycle Parking Facilities and Austroads Guide to Traffic Management Part 11: Parking (Commentary 9: C9.2). In the absence of internal bicycle storage areas in private residential garages, the proposed external bicycle spaces are to have adequate weather protection, passive surveillance, and be secured within a lockable enclosure with access via a combination lock or communal key. This requirement shall be reflected on the Construction Certificate plans.

Reason:

To satisfy the requirements of Australian Standards.

37. Redundant Crossings

All redundant vehicular crossings and laybacks rendered unnecessary by this development must be reconstructed to normal kerb and gutter or existing edge of carriageway treatment to match the existing. The verge from the back of kerb to the boundary must be restored and the area appropriately graded, topsoiled and turfed in a manner that conforms with adjoining road reserve. The area forward of the front boundary must be kept smooth, even and free from any trip hazards. All alterations of public infrastructure where necessary are at the developer's expense.

All new driveway laybacks and driveway crossings must be designed in accordance with Wollongong City Council Standards. Any redundant linemarking such as 'marked parking bays' are adjusted/removed at the developer's expense by a Council recognised contractor with the relevant insurances. Details and locations are to be shown on the Construction Certificate Plans.

Reason:

To comply with Council's Development Control Plan.

38. Glass Reflectivity Index

The reflectivity index of the glass used in the external façade of the building shall not exceed 20 per cent. The details and samples of the glass to be used are to be submitted with the Construction Certificate together with written evidence that the reflectivity of the glass is 20 per cent or less.

<p><u>Reason:</u> To comply with Council's Development Control Plan.</p>
<p>39. Acoustic Assessment Report</p> <p>Prior to issue of construction certificate an acoustic assessment report is required prepared by a suitably qualified and experienced consultant who is a member of the Association of Australasian Acoustical Consultants should be submitted to ensure appropriate measures will be taken to ensure that the LAeq levels during night time in residential units complies with the SEPP Transport & Infrastructure 2021 and Development near rail corridors and busy roads – Interim guidelines. DoPI, 2008 recommended guideline.</p> <p>The acoustic report shall include construction noise and vibration report along the development application. The proposed development require excavation for basement car parking below ground and the geotechnical assessment report shall determine the extent of solid rock that requires to be removed from the site. Based on core drill data the geotechnical report shall detail the total volume of solid rock in cubic metres that require to be removed using jack hammer or other techniques and approximate duration (number of construction working days/weeks) require.</p> <p>The NSW draft construction noise guidelines 2020 and construction noise goals for receivers. The parameters for predicting noise impacts need to be clearly identified adequately in the guidelines.</p> <p>A copy acoustic report should be submitted to council referring to development application number.</p> <p><u>Reason:</u> To satisfy the requirements of the legislation, SEPP (Transport and Infrastructure) 2021 and DCNG.</p>
<p>40. NCC Section J Report</p> <p>A NCC Volume 1, Section J compliance report shall be prepared to demonstrate compliance with the relevant requirements outlined in SEPP. This shall be submitted to Council for endorsement prior to the issue of the Construction Certificate. All requirements must be shown on the CC Plans where applicable.</p> <p><u>Reason:</u> To satisfy the requirements of the legislation.</p>
<p>41. Electric Vehicle Charging Infrastructure</p> <p>The following Electric Vehicle Charging Infrastructure is to be shown on the Construction Certificate Plans:</p> <ul style="list-style-type: none"> • 100 per cent of resident parking and 20 per cent of commercial and visitor spaces to be electric vehicle ready with appropriate electrical cabling to the parking space to support a minimum 7kW charger. <p><u>Reason:</u> To comply with Council's Development Control Plan.</p>
<p>42. Notification of Excavation Works or Use of High Noise Emission Machinery/Plant</p> <p>The immediately adjoining neighbours of the site must be given a minimum of 48 hours notice in writing that excavation, shoring or underpinning works or use of high noise emission appliances / plant are about to commence. Contact details of the site supervisor are also to be provided.</p> <p><u>Reason:</u> To ensure protection of the environment and neighbourhood amenity. To mitigate adverse amenity impacts in the locality.</p>
<p>43. Fencing</p>

The development is to be provided with fencing and screen walls at full cost to the applicant/developer as follows:

- a. Where a screen wall for the proposed Independent Living Unit building faces Bellevue road that wall shall be constructed of the same brickwork as that used in the external wall of the building;
- b. Rear and side property boundaries (behind the building line) and private rear courtyards are to be provided with minimum 1.8 metre high brick, timber lapped and capped or colorbond fences where there is an existing fence with an adjoining residential property;
- c. Fencing within the Site within flood affected areas is to be 'flood compatible fencing' in accordance with the provisions of DCP (Chapter E13) Clause 6.6.3. Additionally this fencing is not to create flood impacts beyond the site; and
- d. No external boundary fencing is to be provided where no fencing currently exists this includes the section on the NW boundary where the small watercourse enters the Site, and the temporary fencing on the NW-SE aligned boundary with No 34-36 Princes Highway where flows associated with the floodway enter the Site.

This requirement is to be reflected on the Construction Certificate plans.

Reason:

To comply with Council's Development Control Plan.

44. Crime Prevention Through Environmental Design (CPTED) - Design Measures

The development shall incorporate appropriate design measures to minimise any crime risk to patrons or staff and motor vehicles within the car parking areas, including (but not limited to) the following:

- a. Landscape treatment which allows visibility from the road way and other public areas;
- b. landscaping at ground level provided which is difficult or uncomfortable to hide in or traverse,
- c. provide clearly marked and sign posted visitor car parking signs (including security/intercom system);
- d. ensure that fire rated doors in the car park have a clear glass panel located no more than 1.5m from the floor. The panel shall have a minimum dimension of 300mm x 300mm to allow visual surveillance within the stairwell and/or next room/space.

This requirement shall be reflected on the Construction Certificate plans.

Reason:

To comply with Council's Development Control Plan.

45. Tree Vaults and Strata Cells

All trees located within paved surrounds in the plaza must be provided an underground tree vault or strata cell system of sufficient area and volume to enable trees to reach full maturity and dimensions typical of the species. Details of the proposed vault system to be utilised are to be provided to Council for review and approval with the plans for Construction Certificate.

Reason:

To provide suitable growing conditions for trees to establish.

46. Final Landscape Plan Requirements

The submission of a final Landscape Plan to the Principal Certifier is required, prior to the issue of the Construction Certificate. The final Landscape Plan shall address the following requirements:

- a. Removable non trafficable bollards are to be placed at the eastern entry to the driveway along the south side of the existing church. Centred at 1.5m they are to be 1.4m high from the finish surface level
- b. Non-trafficable bollards are to be placed at the entry to the western end of the walkway between the existing church and Building 2 (ILU). Centred at 1.5m they are to be 1.4m high from the finish surface level
- c. The Equal Access Parking Space in front of the existing hall is meet the Australian Standard 2890.6:2022 and 4586:2013
- d. The shared user parking within the shared use plaza must have line marking, signage and provisions as required by Australian Standard 2890.6:2022 and 4586:2013
- e. The central seating area of the plaza must have a 150mm raised kerb and kerb ramp or non-trafficable bollards around the perimeter
- f. All tree Planting within the plaza, hard surfaces and along the Pedestrian walkway of the ILU building are to be 200Ltr container sized stock with a minimum trunk clearance of 1.8m from the FL to meet Australian Standard 2303:2015
- g. All tree planting across the site in natural soil areas are to be 100Ltr container sized stock to meet Australian Standard 2303:2015
- h. Walkway access to Princes Highway is to be located outside the TPZ of tree 16 and connect directly to the location of the pram ramp at the traffic signals and pedestrian crossing on the corner of the Princes highway and The Avenue
- i. All assets located in the southern open area fronting the Princes Highway or Benny Ave eg. BBQ, seating, board walk, and Outdoor Exercise equipment is to be flood compatible and structurally sound
- j. All shrub planting for the site is to be 300mm containers
- k. Rooftop tree planting on the RACF building is limited to One medium sized tree in the centrally located podium planting bed. One Small tree is consented in the isolated podium planting bed along the southeastern edge of the rooftop area. Both trees are to be 75Ltr container sized stock to meet Australian Standard 2303:2015
- l. No trees are to be planted on the ILU building 2 rooftop area
- m. The following tree species are not appropriate for this development: - Cupaniopsis anarcardioides, Dracena draco, ficus macrocarpa hilli 'Flash'.
- n. The understorey planting within the landscaped area immediately to the north-east of the boardwalk adjacent to the residential aged care facility building (between the boardwalk and the car park at 38-40 Princes Highway, Figtree) shall exclusively consist of low native grasses capable of laying flat in a flood event. These details are to be reflected on the final Landscape Plan.

In addition to the above matters certification is required from a qualified and experienced chartered professional engineer that certifies the landscaping species and planting densities as well as the Exercise, BBQ, seating and boardwalk structures are consistent with flood model prepared and approved as part of the development consent and will not result in any offsite impacts.

The completion of the landscaping works as per the final approved Landscape Plan is required, prior to the issue of an Occupation Certificate.

Reason:

To comply with Council's Development Control Plan.

46A. Final Architectural Plan Requirements

The submission of final Architectural Plans to the Principal Certifier is required, prior to the issue of the Construction Certificate. The final Architectural Plans shall be updated to reflect amendments associated with the drainage culvert and elevated boardwalk identified Civil Plans

DR-0490-DR-0492 prepared by Sellick Consultants and Landscape Plans F100-F803 prepared by Clouston Associates (referenced in Condition 1).

47. Certification for Landscape and Drainage

The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the Principal Certifier prior to the issue of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.

Reason:

To ensure development does not impact services.

48. Certification for Landscape and Flooding

The submission of certification from a suitably qualified and experienced landscape designer and flooding consultant to the Principal Certifier prior to the issue of the Construction Certificate, confirming that the landscape plan and the various components of the development that influence flood safety and off-site flood impacts are compatible. These components include flood safety fences, gates and signage (as detailed in the Flood Emergency Response Plan and the Plan of Management) and the surface roughness conditions and boundary fencing assumed in the Flood Study.

Reason:

To ensure development does not jeopardise flood safety or create off-site flood impacts.

49. Tree Planting – Selection & Establishment

Tree specimens chosen for planting are to align with the requirements for stock selection as stipulated by AS2303-2015 – Tree stock for landscape use. Further, the trees shall be maintained until they reach a height of five (5) metres, or has a trunk diameter of 300mm at ground level, or has a branch spread of 3 metres or more at which time they shall become protected by Wollongong Council tree policies. If any tree is to fail before reaching this size, they are to be replaced in accordance with the replanting conditions provided above.

Reason:

To comply with the Australian Standard.

50. Landscape Maintenance Plan

The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 12 months to ensure that all landscape work becomes well established by regular maintenance. Details of the program must be submitted with the Landscape Plan to the Principal Certifier prior to issue of the Construction Certificate.

Reason:

To comply with Council's Development Control Plan.

51. Tree Protection Plan and Specification

A dedicated and detailed Tree Protection Plan & Specification is to be prepared by a minimum AQF Level 5 consulting Arborist which provides details and guidance as to how existing trees to be retained are to be protected during construction. This is to take into consideration all trees on site and within the neighbouring allotments which may be affected by the proposed construction works. This document is to be prepared prior to the issue of Construction Certificate.

Reason:

To ensure protection of existing trees to be retained.

52. Tree Protection and Management

The existing trees are to be retained upon the subject property and any trees on adjoining properties shall not be impacted upon during the excavation or construction phases of the development. This will require the installation and maintenance of appropriate tree protection measures, including (but not necessarily limited to) the following:

- a. Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifier prior to release of the Construction Certificate.
- b. Installation of Tree Protection Fencing - A one (1) metre high exclusion fence must be installed around the extremity of the dripline of the tree/trees to be retained prior to any site works commencing. The minimum acceptable standard is a 3 strand wire fence with star pickets at 1.8 metre centres. This fence must be maintained throughout the period of construction to prevent any access within the tree protection area. Details of tree protection and its locations must be indicated on the architectural and engineering plans to be submitted to the Principal Certifier prior to release of the Construction Certificate.
- c. Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75mm thick 100% recycled hardwood chip/leaf litter mulch.
- d. Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the Arborist's recommendations.

Reason:

To comply with Council's Development Control Plan.

53. Dilapidation Report

Before the issue of a Construction Certificate, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of adjoining buildings, structures or works, and public land, to the satisfaction of the certifier. If the engineer is denied access 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 certifier's satisfaction that all reasonable steps were taken to obtain access to the adjoining properties.

Reason:

To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and Council are provided with the dilapidation report.

54. Gradients of Ramps and Driveways as per AS 2890.1

All driveways shall be constructed with a maximum vertical alignment as shown in Council's standard drawings. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.

Gradients of ramps and access driveways within the site must be provided in accordance with the current relevant Australian Standard AS 2890.1: Off Street Car Parking. Details of the method of treatment of any fill/retaining wall which may be required in conjunction with the proposed driveway. This requirement must be reflected on the Construction Certificate plans.

Reason:

To ensure compliance with Australian Standards.

55. Depth and Location of Services

The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.

Reason:

To ensure development does not impact services.

56. Provision of a Fire Hydrant

The provision of a fire hydrant in accordance with AS 2419.1:2005: Fire Hydrant Installations and any requirements of the NSW Rural Fire Service and/or NSW Fire Brigades. The final details of the location of the fire hydrant shall be reflected on the Construction Certificate plans prior to the issue of the Construction Certificate.

Reason:

To satisfy the requirements of the legislation and Australian Standards.

57. Stormwater Drainage Design

A detailed drainage design for the development must be submitted to and approved by the Principal Certifier prior to the release of the Construction Certificate. The detailed drainage design must satisfy the following requirements:

- a. Be prepared by a suitably qualified Civil Engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the concept plan/s lodged for development approval,
- b. Include details of the method of stormwater disposal. Stormwater from the development must be piped to the inter-allotment drainage system.
- c. Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.
- d. Overflow paths shall be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1% AEP events shall be incorporated in the design. Overflow paths shall also be provided in low points and depressions. Each overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path shall be shown on the detailed drainage design.

Reason:

To comply with Council's Development Control Plan.

58. Flood Level Requirements

The following requirements shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate:

- a. Habitable floor levels must be constructed at a minimum of the PMF plus 500mm as determined by a Chartered Professional Engineer.
- b. Any portion of the building or structure below the 1% AEP flood level plus 500mm (as determined by a Chartered Professional Engineer) must be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP 2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP 2009.
- c. The proposed building shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the PMF plus 500mm freeboard (as determined by a Chartered Professional Engineer).

Reason:

To comply with Council's Development Control Plan.

59. On-Site Stormwater Detention (OSD) Design

The developer must provide OSD storage for stormwater runoff from the development. The design and details of the OSD system must be provided in conjunction with the detailed drainage design and approved by the Principal Certifier prior to the release of the Construction Certificate. The OSD design and details must satisfy the following requirements:

- a. Must be prepared by a suitable qualified engineer in accordance with Chapter E14 of the Wollongong DCP 2009.
- b. Must include details of the Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values for the site in accordance with Section 10.2.4 of Chapter E14 of the Wollongong DCP 2009.
- c. The OSD facility must be designed to withstand the maximum loadings occurring from any combination of traffic (with consideration to residential and heavy vehicles), hydrostatic, earth, and buoyancy forces. Details must be provided demonstrating these requirements have been achieved.
- d. The OSD facility shall incorporate a minimum 600/900mm x 600/900mm square lockable grate for access and maintenance purposes, provision for safety, debris control screen, and a suitably graded invert to the outlet to prevent ponding.
- e. Must include discharge control calculations (i.e. orifice/weir calculations) generally in accordance with Section 10.2.6 and 10.4.4 of Chapter E14 of the Wollongong DCP 2009.
- f. Details of the orifice plate including diameter of orifice and method of fixing shall be provided.
- g. Must include details of a corrosion resistant identification plaque for location on or close to the OSD facility. The plaque shall include the following information and shall be installed prior to the issue of the Occupation/Subdivision Certificate:
 - i. The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.
 - ii. Identification number DA-2022/136
 - iii. Any specialist maintenance requirements.
- h. Must include a maintenance schedule for the OSD system, generally in accordance with Chapter E14 of the Wollongong DCP 2009.

Reason:

To comply with Council's Development Control Plan.

60. Driveway Barriers

Barriers shall be constructed to prevent vehicles from running over the edge of an elevated driveway or parking area. They are required wherever the drop from the edge of the platform exceeds 600mm. Barriers are to comply with Clause 2.4.5.3 of AS 2890.1 and shall be designed structurally for the loading requirements of AS 1170.1. This requirement shall be reflected on the Construction Certificate plans.

Reason:

To satisfy the requirements of Australian Standards.

61. No Adverse Flooding or Stormwater Impacts on Adjoining Properties

The design of the development shall ensure there are no adverse effects to adjoining properties or upon the land as a result of flooding or stormwater runoff. A certificate from a Chartered Professional Engineer must be provided with the construction certificate design, to the Principal Certifier, certifying that the development will have no adverse impacts on adjoining properties or upon the land as a result of flooding or stormwater runoff. In respect of stormwater, certification is to include compliance with Chapter E14 of the Wollongong DCP 2009. In respect of flooding, certification is to include compliance of off-site flood impacts consistent with Table 2 of Chapter E13 of the Wollongong DCP 2009 and that there is no net loss of flood storage within flood storage areas.

Reason:

To protect neighbourhood amenity.

62. Design in Accordance with Flood Study

The detailed design of the development (incl. earthworks, pavement, bridges, fences, flood warning systems, finished surface levels, and surface treatment) shall be generally in accordance with the final version of the flood study submitted in support of the development. This requirement shall be reflected on the Construction Certificate plans and certified by a Chartered Professional Engineer prior to the release of the Construction Certificate.

Reason:

To comply with Council's Development Control Plan.

63. Ground Anchors

Permanent or temporary ground anchors are not permitted within the road. Evidence that this requirement has been met must form part of the construction certificate details

Reason:

To protect residential amenity.

BEFORE BUILDING WORK COMMENCES

Conditions

64. Appointment of Principal Certifier

Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:

- a. appoint a Principal Certifier and notify Council in writing of the appointment irrespective of whether Council or a Registered Certifier is appointed; and
- b. notify Council in writing of their intention to commence work (at least two [2] days' notice is required).

The Principal Certifier must determine when inspections and compliance certificates are required.

Reason:

To satisfy the requirements of the legislation.

65. Home Building Act Requirements

Residential building work within the meaning of the Home Building Act 1989 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:

- a. In the case of work for which a principal contractor is required to be appointed:
 - 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:
 - 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.

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.

Reason:

To satisfy the requirements of the legislation.

66. Signs On Site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:

- 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 worksite is prohibited.

Any such sign is to be maintained while the building work or demolition work is being carried out but must be removed when the work has been completed.

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.

Reason:

To satisfy the requirements of the legislation.

67. Temporary Toilet/Closet Facilities

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be:

- a. a standard flushing toilet, and
- b. connected to either:
 - i. the Sydney Water Corporation Ltd sewerage system or
 - ii. an accredited sewage management facility or
 - iii. an approved chemical closet.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

Reason:

To satisfy the requirements of the legislation.

68. Enclosure of the Site

The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the Principal Certifier. No building work is to commence until the fence is erected.

Reason:

To ensure safety.

69. Demolition Works

The demolition works associated with this application shall be carried out in accordance with Australian Standard AS 2601:2001: The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of SafeWork NSW.

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of to the satisfaction of the Principal Certifier. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

Reason:

To satisfy the requirements of the legislation and Australian Standards.

70. Demolition Notification to Surrounding Residents

Demolition must not commence unless at least two (2) days written notice has been given to adjoining residents of the date on which demolition works will commence. <u>Reason:</u> To advise neighbourhood.
71. Consultation with SafeWork NSW - Prior to Asbestos Removal
A licensed asbestos removalist must give written notice to SafeWork NSW at least five (5) days before licensed asbestos removal work is commenced. <u>Reason:</u> To satisfy the requirements of the legislation.
72. Temporary Sediment Fences
Temporary sediment fences (eg haybales or geotextile fabric) must be installed on the site, prior to the commencement of any excavation, demolition or construction works in accordance with Council's guidelines. Upon completion of the development, sediment fencing is to remain until the site is grassed or alternatively, a two (2) metre strip of turf is provided along the perimeter of the site, particularly lower boundary areas. <u>Reason:</u> To protect neighbourhood amenity.
73. All-weather Access
An all-weather stabilised access point must be provided to the site to prevent sediment leaving the site as a result of vehicular movement. Vehicular movement should be limited to this single accessway. <u>Reason:</u> To protect neighbourhood amenity.
74. Works in Road Reserve - Minor Works
Approval, under Section 138 of the Roads Act must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing or any proposed interruption to pedestrian and/or vehicular traffic within the road reserve caused by the construction of this development. The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council's website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the Roads Act. It is advised that all applications are submitted and fees paid, five (5) days prior to the works within the road reserve are intended to commence. The Applicant is responsible for the restoration of all Council assets within the road reserve which are impacted by the works/occupation. Restoration must be in accordance with the following requirements: <ul style="list-style-type: none"> a. All restorations are at the cost of the Applicant and must be undertaken in accordance with Council's standard document, "Specification for work within Council's road reserve". b. Any existing damage within the immediate work area or caused as a result of the work/occupation, must also be restored with the final works. <u>Reason:</u> To satisfy the requirements of the legislation.
75. Hazardous Material Survey
At least one (1) week prior to demolition, the applicant must prepare a hazardous materials survey of the site and submit to Council a report of the results of the survey. Hazardous materials include, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must include at least the following information: <ul style="list-style-type: none"> a. the location of hazardous materials throughout the site;

- b. a description of the hazardous material;
- c. the form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
- d. an estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
- e. a brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
- f. identification of the disposal sites to which the hazardous materials will be taken.

Reason:

To identify hazardous materials and ensure safe disposal.

76. Asbestos Hazard Management Strategy

An appropriate hazard management strategy shall be prepared by a suitably qualified and experienced licensed asbestos assessor pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material. This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with SafeWork NSW requirements (<https://www.safework.nsw.gov.au>). The strategy shall be submitted to the Principal Certifier and Council (in the event that Council is not the Principal Certifier prior to the commencement of any works).

The approved strategy shall be implemented and a clearance report for the site shall be prepared by a licensed asbestos assessor and submitted to the Principal Certifier and Council (in the event that Council is not the Principal Certifier), prior to the issue of an Occupation Certificate or commencement of the development. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated based on visual inspection plus sampling if required and/or air monitoring results and that the site is rendered suitable for the development.

Reason:

To identify hazardous materials and ensure safe disposal.

77. Waste Management

The developer must provide an adequate receptacle to store all waste generated by the development pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and reusable materials.

Reason:

To protect neighbourhood amenity.

78. Project Arborist

Prior to the commencement of any works, a project arborist shall be engaged to ensure all tree protection measures and works are carried out in accordance with the conditions of this Development Consent.

The project arborist shall have a minimum AQF Level 5 qualification with a minimum of 5 years experience. Details of the arborist including name, business name and contact details shall be provided to the Principal Certifier and a copy shall be provided to Council.

Reason:

To protect existing trees.

79. Supervising Arborist - Tree Inspection and Installation of Tree Protection Measures

Prior to the commencement of any demolition, excavation or construction works, the supervising Arborist must certify in writing that tree protection measures have been inspected and installed in accordance with the Arborist's recommendations and relevant conditions of this consent.

<p><u>Reason:</u> To ensure all parties are aware of the approved plans and supporting documentation.</p>
<p>80. Certification from Arborist - Adequate Protection of Trees to be Retained</p> <p>A qualified Arborist is required to be engaged for the supervision of all on-site excavation or land clearing works. The submission of appropriate certification from the appointed Arborist to the Principal Certifier is required which confirms that all trees and other vegetation to be retained are protected by fencing and other measures, prior to the commencement of any such excavation or land clearing works.</p> <p><u>Reason:</u> To ensure all parties are aware of the approved plans and supporting documentation.</p>
<p>81. Tree Protection</p> <p>Prior to commencement of any work on the site, including any demolition, all trees not approved for removal as part of this consent that may be subjected to impacts of this approved development must be protected in accordance with Section 4 of the Australian Standard Protection of Trees on Development Sites (AS 4970:2009).</p> <p>Tree Protection Zones must be established prior to the commencement of any work associated with this approved development.</p> <p>No excavation, construction activity, grade changes, storage of materials stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones.</p> <p><u>Reason:</u> To ensure all parties are aware of the approved plans and supporting documentation.</p>
<p>82. 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><u>Reason:</u> To protect and retain trees.</p>
<p>83. Tree protection signage</p> <p>Prior to the commencement of any works, tree protection signage is to be attached to the tree protection fencing, displayed in a prominent position and repeated at 10 metres intervals or closer where the fence changes direction. Each sign shall contain in a clearly legible form, the following information:</p> <p>The words:</p> <ul style="list-style-type: none"> • Tree protection zone/No access. • This fence has been installed to prevent damage to the tree/s and their growing environment both above and below ground. <p>and the following information:</p> <ul style="list-style-type: none"> • The name, address, and telephone number of the developer/builder and project arborist <p><u>Reason:</u> To protect existing trees.</p>
<p>84. Works in Road Reserve - Major Works</p> <p>Any occupation, use, disturbance or work on the footpath or road reserve for construction purposes, which is likely to cause an interruption to existing pedestrian and/or vehicular traffic flows requires Council consent under Section 138 of the Roads Act 1993.</p> <p>The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council's website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the Roads Act. It is advised that all applications are submitted and fees paid, five (5) days prior to the works within the road reserve are intended to</p>

commence. An application must be submitted must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing where it is proposed to carry out activities such as, but not limited to, the following:

- a. Digging or disruption to footpath/road reserve surface;
- b. Loading or unloading machinery/equipment/deliveries;
- c. Installation of a fence or hoarding;
- d. Stand mobile crane/plant/concrete pump/materials/waste storage containers;
- e. Pumping stormwater from the site to Council's stormwater drains;
- f. Installation of services, including water, sewer, gas, stormwater, telecommunications and power;
- g. Construction of new vehicular crossings or footpaths;
- h. Removal of street trees;
- i. Carrying out demolition works.

Restoration must be in accordance with the following requirements:

- j. All restorations are at the cost of the Applicant and must be undertaken in accordance with Council's standard document, "Specification for work within Council's Road Reserve".
- k. Any existing damage within the immediate work area or caused as a result of the work/occupation, must also be restored with the final works.

Reason:

To satisfy the requirements of the legislation.

DURING BUILDING WORK

Conditions
<p>85. Survey Report for Floor Levels</p> <p>A Survey Report must be submitted to the Principal Certifier verifying that each floor level accords with the floor levels as per the approved plans under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective level of the building (if the building involves more than one level).</p> <p>Where a timber/steel frame supports the floor, the survey shall be undertaken after the piers have been installed and prior to the laying of the bearers/joists and installation of the wall frames for each respective ground floor level of the building.</p> <p>All levels shall relate to Australian Height Datum.</p> <p><u>Reason:</u> To ensure all parties are aware of the approved plans and supporting documentation.</p>
<p>86. Survey Certificate</p> <p>The submission of a Survey Certificate to the Principal Certifier at footings and/or formwork stage (whichever occurs first) confirming:</p> <ol style="list-style-type: none"> a. the set out of the boundaries of the site b. actual siting of the buildings and c. siting levels comply with the approved plans. <p><u>Reason:</u> To ensure all parties are aware of the approved plans and supporting documentation.</p>

87. No Adverse Flooding or Stormwater Impacts on Adjoining Properties

The design and construction of the development shall ensure there are no adverse effects to adjoining properties, as a result of flooding or stormwater run-off. Attention must be paid to ensure adequate protection for buildings against the ingress of surface run-off and adverse increases in flood behaviour off-site.

Allowance must be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off must not adversely affect any other property. Adjustment to ground surface levels is to ensure no net loss of flood storage within flood storage areas.

Reason:

To comply with Council's Development Control Plan.

88. Excavation/Filling/Retaining Wall Structures

Any proposed filling on the site must not:

- a. Encroach onto the adjoining properties, and
- b. adversely affect the adjoining properties with surface run-off.

Reason:

To ensure ongoing protection of the environment and neighbourhood amenity.

89. Cut and Fill Retained

All proposed cut and filling works must be adequately retained with all battered slopes being no steeper than 2H:1V.

Reason:

To ensure ongoing protection of the environment and neighbourhood amenity.

90. Excavation Protection and Notification

If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining allotment of land, the person causing the excavation to be made:

- a. Must preserve and protect the adjoining building from damage; and
- b. if necessary, must underpin and support the building in an approved manner; and
- c. must, at least seven (7) days before excavation below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation.

Reason:

To ensure compliance with relevant Standards.

91. Guarding of Excavations and Backfilling

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

Reason:

To ensure compliance with relevant Standards.

92. Restricted Hours of Construction Work

The developer must not carry out any work, other than emergency procedures, to control dust or sediment laden runoff outside the normal working hours, namely, 7.00 am to 5.00 pm, Monday to Saturday, without the prior written consent of the Principal Certifier and Council. No work is permitted on public holidays or Sundays.

Allowable construction activity noise levels must be within the limits identified in the NSW EPA Draft Construction Noise Guidelines (DCNG) 2020. DCNG are also applied for blasting, rock hammer and drilling, external plant and equipment.

[Draft Construction Noise Guideline \(nsw.gov.au\)](https://www.nsw.gov.au/draft-construction-noise-guideline)

Any request to vary these hours shall be submitted to the **Council** in writing detailing:

- a. the variation in hours required (length of duration);
- b. the reason for that variation (scope of works);
- c. the type of work and machinery to be used;
- d. method of neighbour notification;
- e. supervisor contact number;
- f. any proposed measures required to mitigate the impacts of the works.

Note: The developer is advised that other legislation such as Noise Guidelines for Local Government January 2023 may control the activities for which Council has granted consent, including but not limited to, the *Protection of the Environment Operations Act 1997*.

Reason:

To mitigate adverse amenity impacts in the locality.

93. Asbestos - Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist

The removal of any asbestos material must be carried out by a licensed asbestos removalist if over 10 square metres in area of non-friable asbestos, or if any type of friable asbestos in strict accordance with SafeWork NSW requirements (<https://www.safework.nsw.gov.au>).

Reason:

To satisfy the requirements of the legislation.

94. Asbestos Waste Collection, Transportation and Disposal

Asbestos waste must be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos waste must only be disposed of at a landfill site that can lawfully receive this type of waste. A receipt must be retained and submitted to the Principal Certifier, and a copy submitted to Council (in the event that Council is not the Principal Certifier), prior to commencement of the construction works.

Reason:

To satisfy the requirements of the legislation.

95. Provision of Waste Receptacle

The developer must provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.

Reason:

To comply with Council's Development Control Plan.

96. Implementation of BASIX Commitments

While building work is being carried out, the applicant 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.

Reason:

To satisfy the requirements of the legislation.

97. Demolition and Construction Noise and Vibration Management

The findings, recommendations and management controls from the Construction Noise and Vibration Management Plan prepared by acoustic consultant must be adhered to in full for the duration of the works the subject of the plan.

Where the duration or excavation methods of the demolition and excavation vary from those prescribed in the Construction Noise and Vibration Management Plan, Council may require an updated management plan be prepared to incorporate the changes in excavation methods and /or duration.

Once reviewed by Council, the updated Management Plan is to be adhered to at all times.

Where all such control measures have been implemented and the noise and/or vibration levels at any receiver still exceed the applicable noise levels as identified in the Demolition Construction and Vibration Management Plan (including any updated plan) and are resulting in substantiated complaints, the applicant must provide regular, appropriate and sustained periods of respite from such works as specified by Council's Development and Environment Compliance team.

Reason:

To ensure protection of the environment and neighbourhood amenity. To mitigate adverse amenity impacts in the locality.

98. Construction Noise and Vibration Monitoring

The Applicant required to do noise and vibration monitoring to measure the levels of noise and vibration especially during rock breaking/hammering. Construction Noise and vibration monitoring results must be supplied to Council if requested.

The noise and vibration measurements can be carried out using either an attended or an unattended noise and vibration monitors. An unattended monitors should be fitted with an alarm in the form of a strobe light or siren to make the plant operator aware immediately when the limit is exceeded. The noise and vibration monitors should be set to trigger the alarm the exceeding as recommended by acoustic consultant.

Further as recommended by acoustic report in the event that levels of ground-borne vibration exceed the recommended acceptable levels for cosmetic damage, vibration causing works should cease immediately and alternative methods such as rock sawing be considered.

Rock Breaking Management

To minimise the impacts of rock hammering, the following specific recommendations may be implemented:

- No rock breaking between the following hours (similar for sheet piling, pile driving or similar)
- 7 am and 9 am Monday to Friday or 8 am to 9 am Saturday
- 12 pm to 2 pm Monday to Friday or 12 pm to 1 pm Saturday
- 5 pm to 6 pm Monday to Friday Use dampened rock breakers where practicable.

Reason:

To ensure protection of the environment and neighbourhood amenity. To mitigate adverse amenity impacts in the locality.

99. NCC Section J Report Implementation

Implement all the NCC Volume 1, Section J compliance report recommendations to demonstrate compliance with the relevant requirements.

Reason:

To satisfy the requirements of the legislation.

100. Implementation of all the recommendation (Façades Glazing) of acoustic report

Implement building acoustic treatment as recommended in acoustic report prepared acoustic consultant to comply with the SEPP Transport and Infrastructure guidelines.

LAeq levels are not exceeded:

- in any bedroom in the building 35dB(A) at any time between 10pm and 7am

- anywhere else in the building (other than a garage, kitchen, bathroom or hallway): 40dB(A) at any time between 10pm and 7am.

Reason:

To comply with SEPP (Transport and Infrastructure) 2021.

101. Mechanical Plants

Outdoor Air Conditioning or refrigeration units

- The outdoor units for air conditioners shall have suitable acoustic enclosure to comply with the noise guidelines.

Duct system

- The ducting within the building must be mounted on vibration reducing pads to minimise vibration effect for residential units as recommended by acoustic report.

Reason:

To comply with BCA Standards.

102. Acoustic Compliance Report

The developer shall submit a noise compliance report prepared by an acoustic consultant who is a member of the Association of Australasian Acoustic Consultants (AAAC) in relation to the building compliance with the NSW SEPP (Transport & Infrastructure) 2021 – CI 2.120 Impact of road noise or vibration on non-road development. A copy of the acoustic compliance report must be submitted to Principal Certifier and forward a copy to council.

Reason:

To comply with SEPP Transport and Infrastructure.

103. Tree protection

While site or building work is being carried out, the applicant must maintain all required tree protection measures in good condition in accordance with the construction site management plan required under this consent, the relevant requirements of AS 4970-2009 Protection of trees on development sites and 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.

Reason:

To protect and retain trees.

104. Site Management

Stockpiles of sand, gravel, soil and the like must be located to ensure that the material:

- Does not spill onto the road pavement and
- is not placed in drainage lines or watercourses and cannot be washed into these areas.

Reason:

To comply with Council's Development Control Plan.

105. Spillage of Material

Should during construction any waste material or construction material be accidentally or otherwise spilled, tracked or placed on the road or footpath area without the prior approval of Council's Works Division this shall be removed immediately. Evidence that any approval to place material on the road or road reserve shall be available for inspection by Council officers on site at any time.

Reason:

To comply with Council's Development Control Plan.

106. Dust Suppression Measures

Activities occurring during the construction phase of the development must be carried out in a manner that will minimise the generation of dust.

Reason:

To ensure ongoing protection of the environment and neighbourhood amenity.

107. Excess Excavated Material - Disposal

Prior to disposal of excavated soils off site, these soils should be classified in accordance with the DECCW (2009) Waste Classification Guidelines and dispose accordingly to approved landfill facility. TCLP analysis is required to be undertaken in accordance with the recommendations of the Remediation Action Plan prepared by ENRS Consulting.

Prior to importing any soils to site for the purpose of back-filling also requires validation testing following the EPA (1995) Sampling Design Guidelines to confirm suitability for the proposed land use.

Reason:

To satisfy the requirements of the legislation.

108. Copy of Consent in the Possession of Person carrying out Tree Removal

The Developer/Applicant must ensure that any person carrying out tree removal is in possession of this development consent and/or the approved landscape plan, in respect to the tree(s) which has/have been given approval to be removed in accordance with this consent.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

109. Restricted Washing of Equipment or Disposal of Materials on any Tree Dripline Area

No washing of equipment and or the disposal of building materials such as cement slurry must occur within the drip line of any tree which has been nominated for retention of the site and adjacent property.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

110. Treatment of any Tree Damage by a Supervised Arborist

Any damage inflicted on a tree during the construction phase which has been nominated for retention shall be treated by an approved arborist at the developer's expense.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

111. Provision of Taps/Irrigation System

The provision of common taps and/or an irrigation system is required to guarantee that all landscape works are adequately watered. The location of common taps and/or irrigation system must be implemented in accordance with the approved Landscape Plan.

Reason:

To comply with Council's Development Control Plan.

112. Podium Planting

All podium planting areas are to have a waterproofing membrane that can provide a minimum 10 year warranty on product. Protective boarding is to be installed to protect membrane from damage.

All podium planting areas to be provided with an adequate drainage system connected to the stormwater drainage system. The planter box is to be backfilled with free draining planter box soil mix.

If selected mulch is decorative pebbles/gravel, the maximum gravel pebble size is 10mm diameter.

<p><u>Reason:</u> To comply with Council's Development Control Plan.</p>
<p>113. Responsibility for Changes to Public Infrastructure</p> <p>While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerbs and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).</p> <p><u>Reason:</u> To ensure payment of approved changes to public infrastructure.</p>
<p>114. Fences</p> <p>Any new fences constructed on the site and located in the flood plain shall be of a type that will not obstruct the free flow of floodwaters and not cause damage to surrounding land in the event of a flood.</p> <p><u>Reason:</u> To comply with Council's Development Control Plan.</p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Conditions
<p>115. Risk and Emergency Management Plan</p> <p>The applicant is to provide a Risk and Emergency Management Plan that complies with Australian Standards 3745 (2010), or 1851 (2012) to the Principal Certifier prior to the issue of the occupation certificate.</p> <p>The flood-related Plan of Management (POM) and the Flood Emergency Response Plan (FERP) prepared by Rienco are to be updated and submitted to the Council for approval prior to the issue of the occupation certificate. The updated FERP must ensure the flood safety risks on the Site are appropriately managed. The updated FERP must be prepared by an engineer with experience in flood risk management and include the following details:</p> <ol style="list-style-type: none"> a. The roles and responsibilities for persons involved in the co-ordination and execution of flood risk management measures at the facility, including management responsibilities to ensure compliance with the POM and the FERP for perpetuity. b. How flood warnings will be monitored, received, effectively transmitted and adhered to by residents, staff and other visitors. c. The number and type of residents, staff and visitors expected to attend the facility at various times of the year. d. Flood characteristics including levels, rates of rise, and durations of isolation, under a range of flood events up to the probable maximum flood (PMF). e. Trigger conditions for implementation of flood risk management measures. f. Evacuation and any lock down procedures, and details of the evacuation route. g. Details of flood free access to the RACF and ILU buildings for pedestrian and emergency service vehicles during the PMF h. Flood emergency warning signage and on-going training of staff to ensure all staff and flood wardens are familiar and trained in measures relating to the implementation of the FERP. i. Carpark and any traffic management procedures. j. Safe return to site and post-flood clean-up and repair management.

- k. Procedures for recording flood levels and damages that impact the facility, and processes for continually improving the FERP following a flood event or in the case where updated flood information becomes available.
- l. Procedures for review and updating the FERP.
- m. Procedures to ensure regular updating, staff training and maintenance of flood risk awareness.

The approved updated flood-related POM and FERP are to be incorporated within the overall plan of management for the site, with the consolidated document to be provided to the Principal Certifier prior to the issue of the occupation certificate.

Certification that compliance with the FERP and the POM will ensure flood safety risks on the site will be satisfactorily mitigated, is to be provided to the Principal Certifier by an experienced flood risk specialist.

Reason:

For resident and staff safety.

116. Cool Rooms and Freezer Rooms

The cool room(s) and/or freezer room(s) must be constructed in accordance with Clause G1.2 of the NCC Building Code of Australia.

Reason:

To satisfy the requirements of the legislation.

117. Installation of Fittings and Fixtures

All fittings and fixtures must be built into the wall and floor so to be free from joint, gaps and cavities to enable easy cleaning or alternatively, supported on one of the following:

- a. Plinths - Plinths must be an integral part of the floor, constructed of solid materials, at least 75mm in height and coved at the intersection with the floor. All plinths must have a smooth and impervious finish. All fittings and fixtures must be properly sealed to the plinth.
- b. Wheels or Castors - The wheels and castors must be capable of supporting and easily moving a full loaded fitting and be provided with a restraining device.
- c. Legs - Fittings and fixtures may be supported on legs but must be constructed of non-corrosive, smooth metal or moulded plastic. All legs must be free from cracks and services. All legs must have a clearance space between the floor and the underside of the fitting of at least 150mm.

Reason:

To satisfy the requirements of the legislation.

118. Registration

The food business is required to be registered with Council prior to business operations commencing. The notification process can be completed online at Online Services | Wollongong City Council (nsw.gov.au). Once you are logged in, select Lodge an Application, and then Operate a Food Business.

Alternatively, contact Council's Regulation and Enforcement Division on (02) 4227 7737 to obtain a registration form.

Aged care facilities that prepare or serve food to residents/vulnerable persons must also notify the NSW Food Authority prior to business operations commencing. Notification can be completed online at NSW Food Licence Application.

Reason:

To satisfy the requirements of the legislation.

119. Waste Storage

<p>Adequate storage facilities must be provided for garbage containers, containers for recyclable materials and compactors in an external area or in a room specifically for that purpose (AS 4674:2004 Section 2.4).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>120. Storage Facilities</p>
<p>Sufficient facilities must be provided for the storage of cleaning materials, office materials, employees' clothing and personal belongings (AS 4674:2004 Section 5.1).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>121. Insect Protection</p>
<p>Tight-fitting, washable insect screens or other approved means of excluding insects must be provided to all window and door openings (AS 4674:2004 Section 2.1.5).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>122. Storerooms</p>
<p>Storerooms must be constructed in accordance with Section 3.2 of AS 4674:2004. Shelving or storage racks must be impervious and constructed to enable easy cleaning.</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>123. Hot Water Service</p>
<p>A hot water service of adequate capacity must be provided. The hot water service must be positioned at least 75mm clear of the adjacent wall surfaces and mounted a minimum 150mm above floor level on a stand of non-corrosive metal construction (AS 4674:2004 Section 4.3).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>124. Doors</p>
<p>Doors to the internal toilet and air lock must be fitted with a self-closing device. Toilet and air lock doors must not be able to be held in an open position (AS 4674:2004 Section 5.2).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>125. Mechanical Exhaust</p>
<p>Mechanical exhaust ventilation must be provided to the cooking appliances and be installed in accordance with AS 1668.2:2012: The Use of Ventilation and Air-conditioning in Buildings, Part 2: Ventilation Design for Indoor Air Contaminant Control (AS 4674:2004 Section 2.5, AS 1668.2:2012).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>126. Condensation Collection/Overflow</p>
<p>Condensation from cool rooms, refrigeration units, overflow from coffee machines and the like must be directed to the sewer via a tundish installed in accordance with Sydney Water requirements.</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>127. Display Units</p>

<p>All food display units must be enclosed to prevent the possibility of contamination by customer's breath, physical contact, flies, dust, etc (AS 4674:2004 Section 4.2).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>128. False Bottoms</p> <p>False bottoms and cavities under fittings are not permitted (AS 4674:2004 Section 4.2 and 4.3).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>129. Fittings</p> <p>All fixtures, fittings and equipment must be installed in accordance with Section 4 of AS 4674:2004 and be finished in a smooth, non-absorbent material, and be free of cracks, gaps, crevices or exposed joints (AS 4674:2004 Section 4).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>130. Equipment for Cleaning and Sanitising</p> <p>Adequate facilities must be provided for cleaning and sanitising food handling equipment and utensils in accordance with Table 4.1 of AS 4674:2004. As a minimum, a double bowl wash sink of adequate size and capacity must be provided for washing food handling equipment and utensils. All sinks must be serviced with hot and cold water through a single outlet (AS 4674:2004 Section 4.1).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>131. Hand Basin(s) and Hand Towels</p> <p>A suitable number of hand basins must be provided in accessible and convenient locations within all food handling areas and in or adjacent to toilet facilities used by food handlers. Hand basins must be freestanding and serviced with hot and cold water which can be mixed at a temperature of at least 40°C through a single outlet (AS 4674:2004 Section 4.4).</p> <p>Hand basins within food handling areas must be located no further than five (5) metres from any place where food handlers are handling open food.</p> <p>Soap and single-use towels from a wall-mounted dispenser must be provided adjacent to each hand basin. Air dryers installed as the sole means of drying hands are not permitted (AS 4674:2004 Section 4.4).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>132. Ceiling Construction</p> <p>All ceilings must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light-coloured, washable paint. The intersection of the walls and ceiling must be tight-joined, sealed and dustproof. Drop-in panel ceilings are not permitted (AS 4674:2004 Section 3.2).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>
<p>133. Wall Requirements</p> <p>All walls must be of solid construction and be finished to provide a smooth impervious surface capable of being easily and effectively cleaned, in accordance with Table 3.2 of AS 4674:2004. Cavity walls are not permitted (AS 4674:2004 Section 3.2).</p> <p><u>Reason:</u> To comply with legislation and Australian Standards.</p>

134. Penetrations

All service pipes and electrical conduit must be contained in the floor, walls and plinths or ceiling or fixed on brackets so as to provide at least 25mm clearance between the pipe or conduit and adjacent vertical surfaces and 100mm between the pipe or conduit and any adjacent horizontal surface (AS 4674:2004 Section 3.2.9).

Reason:

To comply with legislation and Australian Standards.

135. Cleaner's Sink

Where floor wastes are not installed as a means of disposing of wastewater, a cleaner's sink serviced with hot and cold water through taps fitted with hose connectors must be provided and located outside of areas where open food is handled (AS 4674:2004 Section 4.1.8).

Reason:

To comply with legislation and Australian Standards.

136. Tap Fittings

Where floor wastes are installed as a means of disposing of wastewater, hot and cold wall mounted taps fitted with hose connectors and positioned at least 600mm above the floor must be installed in a convenient and accessible location outside of areas where open food is handled (AS 4674:2004 Section 4.1.8).

Reason:

To comply with legislation and Australian Standards.

137. Coving

Recessed coving must be provided at all intersections of the floor with the walls. All coving must have a minimum concave radius of 25mm and be installed so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface. "Feather edge skirting" and non-rebated coving are not permitted (AS 4674:2004 Section 3.1.5).

Reason:

To comply with legislation and Australian Standards.

138. Floor Waste

The floor waste(s) must be fitted with a basket trap and grate and constructed in all stainless-steel finish (AS 4674:2004 Section 4.1.8).

Reason:

To comply with legislation and Australian Standards.

139. Floor Construction

The floor must be finished to a smooth, even non-slip surface, graded and drained to the floor waste (AS 4674:2004 Section 3).

Reason:

To comply with legislation and Australian Standards.

140. Section 73 Certificate

A Section 73 Certificate must be submitted to the Principal Certifier prior to occupation of the development/release of the plan of subdivision.

Reason:

To satisfy the requirements of the legislation.

141. Fire Safety Certificate

A Fire Safety Certificate must be issued for the building prior to the issue of an Occupation Certificate. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:

- a. Must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and
- b. must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

Reason:

To satisfy the requirements of the legislation.

142. BASIX

An Occupation Certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifier must not issue the Occupation Certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate.

Note: Clause 44 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 provides for independent verification of compliance in relation to certain BASIX commitments.

Reason:

To satisfy the requirements of the legislation.

143. Access Certification

Prior to the occupation of the building, the Principal Certifier must ensure that a certificate from an "accredited access consultant" has been issued certifying that the building complies with the requirements of AS 1428.1.

Reason:

To comply with legislation and Australian Standards.

144. Consolidation of Lots

The consolidation of Lot 10 DP 1034856, Lot 77 DP 17037, Lot 76 DP 17037, Lot 2 DP 210588 and Lot 100 DP 614698 shall be registered with NSW Land Registry Services prior to the issue of the Occupation Certificate for the proposed development.

Reason:

To comply with Wollongong Development Control Plan.

145. 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.

Reason:

To ensure any damage to public infrastructure is rectified.

146. Seniors Housing

The accommodation component of the development may only be occupied by the kinds of people referred to in the definition of seniors housing under SEPP (Housing) 2021. A restriction as to user that reflects this requirement must be registered against the title of the property in accordance with section 88E of the Conveyancing Act 1919. Evidence of the restriction must be forwarded to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason:

To satisfy the requirements of the legislation.

147. Drainage Certification and WAE

The following information shall be submitted to the Principal Certifier prior to the issue of the final Occupation Certificate:

- a. Certification from a suitably qualified Civil Engineer, stating that all stormwater drainage and related work has been constructed in accordance with the approved Construction Certificate plans and Chapter E14 of the Wollongong DCP2009.
- b. A certificate of Hydraulic Compliance from a suitably qualified Civil Engineer, confirming that all on-site stormwater detention works have been constructed in accordance with the approved plans.
- c. Full works-as-executed plans, prepared and signed by a Registered Surveyor, including levels and location for all drainage structures and works, buildings (including floor levels), and finished ground and pavement surface levels, and satisfying the requirements stated in Chapter E14 of the Wollongong DCP2009.

Reason:

To comply with Council's Development Control Plan.

148. Restriction on Use - On-Site Detention System (OSD)

The applicant must create a restriction on use under the Conveyancing Act 1919 over the OSD system. The following terms must be included in an appropriate instrument created under the Conveyancing Act 1919 for approval of Council:

"The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression 'on-site detention system' shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures.

Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council."

The registered instrument, showing the restriction, must be submitted to the Principal Certifier for endorsement prior to the issue of the Occupation Certificate and the use of the development.

Reason:

To comply with Council's Development Control Plan.

149. Retaining Wall Certification

The submission of a certificate from a suitably qualified and experienced structural engineer or civil engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate or commencement of the use. This certification is required to verify the structural adequacy of the retaining walls and that the retaining walls have been constructed in accordance with plans approved by the Principal Certifier.

Reason:

To comply with the relevant Standards.

150. Positive Covenant - On-Site Detention Maintenance Schedule

A positive covenant shall be created and registered under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved On-Site Detention System and Maintenance Schedule

The registered instrument, showing the positive covenant must be submitted to the Principal Certifier for endorsement prior to the issue of the Occupation Certificate and the use of the development.

Reason:

To comply with Council's Development Control Plan.

151. On-Site Detention - Structural Certification

The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the Principal Certifier is required prior to the issue of the Occupation Certificate. This certification is required to verify the structural adequacy of the on-site detention facility and that the facility has been constructed in accordance with the approved Construction Certificate plans.

Reason:

To comply with Council's Development Control Plan.

152. Structural Soundness Certification

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate and commencement of use. This report is required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including the Probable Maximum Flood (PMF) plus 500mm freeboard (as determined by a Chartered professional engineer).

Reason:

To comply with Council's Development Control Plan.

153. Flood Affection Certification

The submission of a report from a suitably qualified and experienced civil (hydrology) engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate and commencement of use. This report is required to certify that the 'as-constructed' development will not have any detrimental effects to adjoining properties or upon the subject land with respect to the loss of flood storage, changes in flood levels and alteration of flood conveyance, as a result of flooding or stormwater runoff.

Reason:

To comply with Council's Development Control Plan.

154. Final Assessment of Trees

At completion of all construction works the Project Arborist is to carry out an assessment of all trees that were required to be retained. This assessment is to be documented in writing, a copy of which is to be submitted to Council prior to the issue of any occupation certificate for the development. The documentation is also to specify any required on-going remedial care that is required to be undertaken to ensure the continuous health and retention of the specified trees.

Reason:

To confirm tree health and condition post construction and advise any remedial works necessary.

155. Post-Construction Dilapidation Report

Before the issue of an Occupation Certificate, a suitably qualified engineer must prepare a post-construction dilapidation report, to the satisfaction of the Principal Certifier, detailing whether:

- a. after comparing the pre-construction dilapidation report to the post-construction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings; and
- b. where there has been structural damage to any adjoining buildings, that it is a result of the building work approved under this development consent.

Before the issue of an Occupation Certificate, the Principal Certifier is to provide a copy of the post-construction dilapidation report to Council (where Council is not the Principal Certifier) and to the relevant adjoining property owner(s).

Reason:

To identify any damage to adjoining properties resulting from site work on the development site.

156. Completion of Engineering Works

The completion of all engineering works within Council's road reserve or other Council owned or controlled land in accordance with the conditions of this consent and any necessary work to make the construction effective must be to the satisfaction of Council's Manager Development Engineering. The total cost of all engineering works shall be fully borne by the applicant/developer and any damage to Council's assets shall be restored in a satisfactory manner, prior to the issue of the Occupation Certificate.

Reason:

To comply with the relevant Standards.

157. Encroaching Services

Prior to the issue of the occupation certificate a minimum one (1) metre wide easement for services must be created over any encroaching utility service.

Reason:

To comply with Council's Development Control Plan.

158. Encroaching Pipes

Prior to the issue of the Occupation Certificate easements for drainage must be created over any new and encroaching stormwater drainage pipes, channels and culverts.

For all drainage easements proposed over the subject lots, a Works-As-Executed/survey plan of all stormwater drainage within the site, and the created easements for drainage, is to be submitted with the occupation certificate application to confirm this. The easement width must be in accordance with the widths recommended in Wollongong DCP 2009 Chapter E14.

Reason:

To comply with Council's Development Control Plan.

OCCUPATION AND ONGOING USE

Conditions

159. CCTV

A closed circuit television system (CCTV) should be installed to record all images of the entire footprint of the property and the basement car parks. The camera views are not to be obstructed by temporary or permanent structures, signage or other impediments. The cameras should operate 24 hours a day.

The CCTV quality should enable clear and visible images at night.

Reason:

For resident safety.

160. Loading/Unloading Operations/Activities

All loading/unloading operations are to take place at all times wholly within the confines of the site or within the road reserve under an approved traffic control plan.

Reason:

To comply with legislation and Australian Standards.

161. Waste Management Plan

The development is to be serviced and operated in accordance with Waste Management Plan and Details Sheet 1 (Drawing No 2301 Revision AC) and Waste Management Plan and Details Sheet 2 (Drawing No 2302 Revision AC) prepared by Sellick Consultants dated 2 April 2025.

Reason:

To ensure adequate waste servicing.

162. Waste Storage Area

The waste / recycling storage room or area must be accessible to all groups and provide separate containers for the separation of recyclable materials from general waste. Standard and consistent signage on how to use the waste management facilities should be clearly displayed and describe the types of materials that can be deposited into recycling bins and general garbage bins.

Reason:

To ensure adequate waste servicing.

163. Waste Storage Area Maintenance

Management arrangements must be in place for the regular maintenance and cleaning of waste and recycling storage areas. Waste and recycling containers must only be washed in an area which drains to a sewer authority approved drainage connection.

Reason:

To ensure adequate waste servicing.

164. Use of Roof Top Communal Open Space

The external roof top communal open spaces shall not be used between the hours of 10pm and 7am.

Reason:

To ensure amenity of occupants and adjoining residents.

165. Maintenance of Wastewater and Stormwater Treatment Device

During occupation and ongoing use of the building, the applicant must ensure all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) are regularly maintained, to remain effective and in accordance with any positive covenant (if applicable).

Reason:

To protect sewerage and stormwater systems.

Annexure A – TfNSW Conditions



Our ref: STH22/00047/01
Contact: Steven Yuan 02 4221 2548
Your ref: DA-2022/136 (CNR-35603)

9 March 2022

Rodney Thew
Wollongong City Council
BY EMAIL: rthew@wollongong.nsw.gov.au
Cc: records@wollongong.nsw.gov.au

DEVELOPMENT APPLICATION DA-2022/136 – LOTS 76 & 77 DP 17937, LOT 10 DP 1034856, LOT 100 DP 614698 AND LOT 23 DP 210588, 7-9 BELLEVUE ROAD, FIGTREE 2525, SENIORS HOUSING MIXED USE DEVELOPMENT

Dear Rodney

Transport for NSW (TfNSW) refers to your correspondence dated 17 February 2022 regarding the subject development application (DA).

TfNSW has completed an assessment of the DA, based on the information provided and focussing on the impact to the state road network. TfNSW notes for this DA:

- The key state road is the Princes Highway;
- Council is seeking advice from TfNSW to assist in its assessment under Section 2.118 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*; and
- The proposed access arrangements shown in **Attachment 1** (i.e. vehicular access via the local road network).

Having regard for the above, TfNSW will not object to the DA subject to the conditions outlined in **Attachment 2** being included in the conditions of development consent. TfNSW also provides notes for consideration in **Attachment 2**, a photo of an existing access to the Princes Highway that will need to be closed in **Attachment 3** and the site plan showing the proposed pedestrian accesses in **Attachment 4**.

TfNSW highlights that in determining the DA under Part 4 of the *Environmental Planning and Assessment Act, 1979*, it is the consent authority's responsibility to consider the environmental impacts of any road works which are ancillary to the development. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of development consent (i.e. removal of a driveway). Depending on the level of environmental assessment undertaken to date and nature of the works, the consent authority may require the developer to undertake further environmental assessment for any ancillary road works.

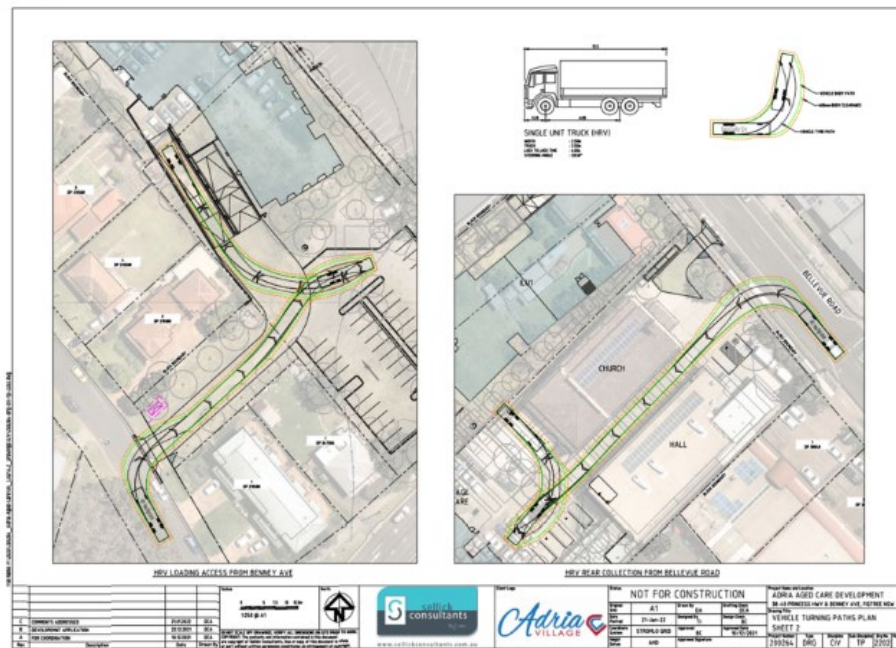
Upon determination of this matter, it would be appreciated if Council could send a copy of the Notice of Determination to development.south@transport.nsw.gov.au.

Yours faithfully

Steven Yuan
Development Case Officer
Community and Place | South Region

Attachment 1

Access Arrangements

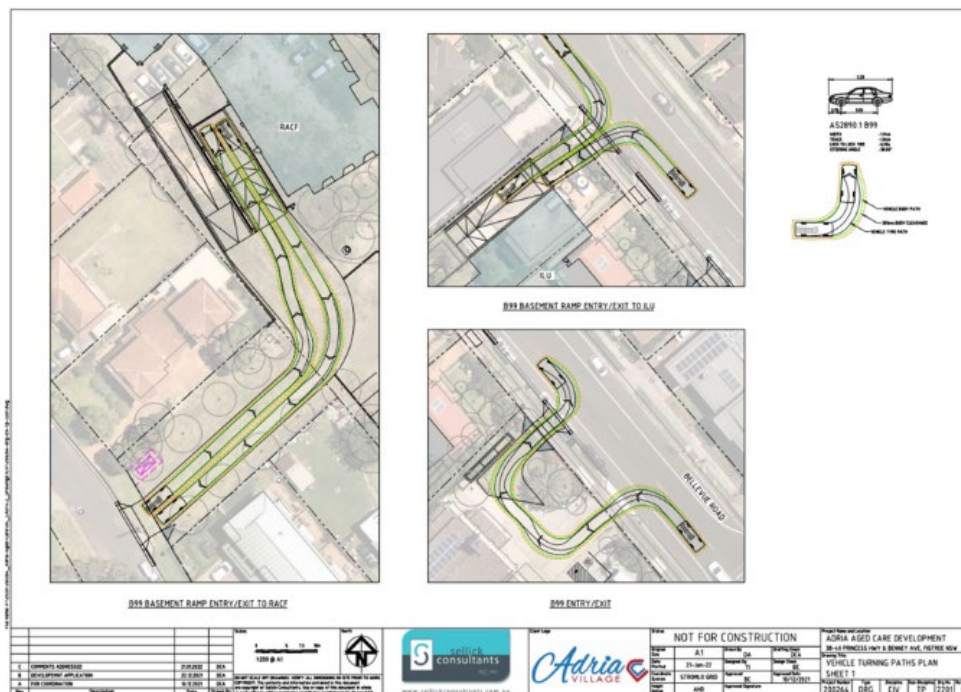


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Attachment 1



Transport for NSW

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Attachment 2

1. Prior to the issuing of the Construction Certificate, the developer must:

- a) Demonstrate to Wollongong City Council the development will comply with the requirements in Section 2.119 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* regarding road noise mitigation.

Notes:

- The average annual daily traffic (AADT) for the Princes Highway is 22,581 (2021), therefore the provisions of *State Environmental Planning Policy (Transport and Infrastructure) 2021* apply.
- The relevant guideline is the NSW Government's *Development Near Rail Corridors and Busy Roads – Interim Guideline, 2008*.

- b) Demonstrate to the satisfaction of Council the post development storm water discharge from the subject site, if going into the Princes Highway drainage system, does not exceed the pre-development application discharge.
- c) Apply for Section 138 consent under the *Roads Act 1993* from Council for works that are required within the Princes Highway road reserve (i.e. replacement of the existing driveway crossover with kerb and gutter – refer to **Attachment 3**).

2. Prior to commencing works within the Princes Highway road reserve, the developer must:

- a) Obtain Section 138 consent under the *Roads Act 1993* for the works on the Princes Highway from Council.

Notes:

- Provided Council is satisfied the works have been designed in accordance with the relevant Council standard, TfNSW issues its concurrence under Section 138 of the *Roads Act, 1993*.

- b) Apply for, and obtain a Road Occupancy Licence (ROL) from the TfNSW Traffic Operations Unit (TOU) prior to commencing roadworks on a state road or any other works that impact a travel lane of a State road or impact the operation of traffic signals on any road.

Notes:

- For information on the ROL process and to lodge an ROL application, please visit <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>
- The applicant will need to create an account (this may take a few days to register), prior to submitting the ROL application. The applicant must submit the ROL application 10 business days prior to commencing work. It should be noted that receiving an approval for the ROL within this 10 business day period is dependent upon TfNSW receiving an accurate and compliant TMP.
- The application will require a Traffic Management Plan (TMP) to be prepared by a person who is certified to prepare Traffic Control Plans. Should the TMP require a reduction of the speed limit, a Speed Zone Authorisation will also be required from the TOU.
- An approved ROL does not constitute an approval to commence works until an authorisation letter for the works has been issued by TfNSW Project Manager.

3. Prior to the issuing of the Occupation Certificate, the developer must:

- a) Physically close the existing access points to the Princes Highway by reinstating the kerb and gutter. See **Attachment 3** for a Google Street View image of the existing access point.

Advisory notes (for use by Council in their assessment of the DA)

1. TfNSW is unable to provide additional crossings across the Princes Highway at the Princes Highway/Bellevue Road and Princes Highway/The Avenue intersections. Any additional interventions would likely cause significant reductions in intersection performance. Therefore, residents and visitors to the proposed development will need to utilise the existing signalised crossings.

Attachment 2

2. The ramp at the western corner of the Princes Highway/Bellevue Road signalised intersection (directly in front of Figtree Square) should be widened to allow wheelchair and walker frame users to safely cross Bellevue Road.
3. There should be pedestrian access to the Princes Highway footpath to enable quicker access to the Princes Highway/The Avenue pedestrian crossing. This is proposed in the submitted site plan as shown in **Attachment 4**.
4. An appropriate intervention may be required to deal with the additional traffic turning right into the development from Bellevue Road. An example could be to convert the kerb lane, which currently hosts a taxi zone, into through lanes.
5. TfNSW has no proposal that requires any part of the subject property.

Attachment 3

Google Street View image of existing access from Princes Highway

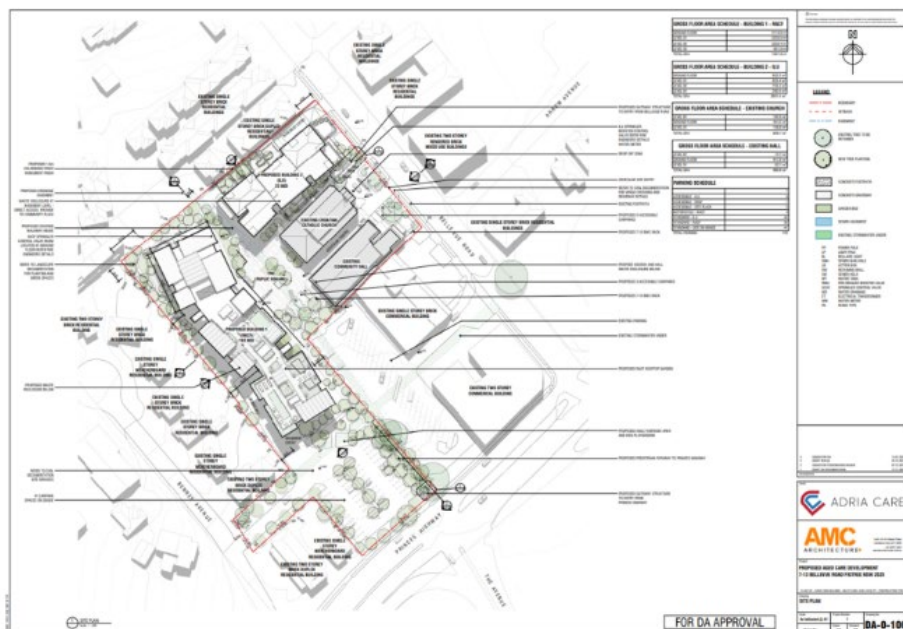


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Attachment 4

Site Plan



Transport for NSW
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Annexure B – Sydney Water Conditions

4 May 2022

Our Ref: 198606

Rodney Thew
Wollongong City Council
rthew@wollongong.nsw.gov.au

RE: Development Application DA-2022/136 at 7-9 Bellevue Road, Figtree

Thank you for notifying Sydney Water of DA-2022/136 at 7-9 Bellevue Road, Figtree, which proposes the construction of a new residential care facility and independent living unit as part of an existing mixed-use complex. Sydney Water has reviewed the application based on the information supplied and provides the following comments to assist in planning the servicing needs of the proposed development.

Water Servicing

- Potable water servicing should be available via a DN100 CICL watermain (laid in 1939) on Bellevue Road.
- Amplifications, adjustments, and/or minor extensions may be required.
- Detailed requirements can be managed at the Section 73 application phase

Wastewater Servicing

- Wastewater servicing should be available via a DN225 VC wastewater main (laid in 1969) within the property boundary.
- Amplifications, adjustments, and/or minor extensions may be required.
- Detailed requirements can be managed at the Section 73 application phase.

This advice is not formal approval of our servicing requirements. Detailed requirements, including but not limited to any potential extensions or amplifications and trade waste requirements, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Further advice and requirements for this proposal are in Attachments 1 & 2. If you require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Leitch", written over a horizontal line.

Kristine Leitch
Commercial Growth Manager
City Growth and Development, Business Development Group
Sydney Water, 1 Smith Street, Parramatta NSW 2150



Attachment 1

Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Building Plan Approval

The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at:
<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.



Out of Scope Building Plan Approval

Sydney Water will need to undertake a detailed review of building plans:

1. That affect or are likely to affect any of the following:
 - Wastewater pipes larger than 300mm in size
 - Pressure wastewater pipes
 - Drinking water or recycled water pipes
 - Our property boundary
 - An easement in our favour
 - Stormwater infrastructure within 10m of the property boundary.
2. Where the building plan includes:
 - Construction of a retaining wall over, or within the zone of influence of our assets
 - Excavation of a basement or building over, or adjacent to, one of our assets
 - Dewatering – removing water from solid material or soil.

The detailed review is to ensure that:

- our assets will not be damaged during, or because of the construction of the development
- we can access our assets for operation and maintenance
- your building will be protected if we need to work on our assets in the future.

The developer will be required to pay Sydney Water for the costs associated with the detailed review.

Tree Planting

Certain tree species placed in close proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Sydney Water requires that all proposed or removed trees and vegetation included within the proposal adhere to the specifications and requirements within Section 46 of the Sydney Water Act (1994) and *Diagram 5 – Planting Trees* within our [Technical guidelines – Building over and adjacent to pipe assets](#). Please note these guidelines include more examples of potential activities impacting our assets which may also apply to your development.

If any tree planting proposed breaches our policy, Sydney Water may need to issue an order to remove every tree breaching the act, or directly remove every tree breaching the Act and bill the developer or Council for their removal.



Attachment 2

Requirements for **Business Customers for Commercial and Industrial Property Developments.**

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's [Business Customer Services](mailto:businesscustomers@sydneywater.com.au) at businesscustomers@sydneywater.com.au

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>



Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.

Annexure C – Endeavour Energy Conditions

**Development Application and Planning Proposal Review
NSW Planning Portal Concurrence and Referral**


Authority	Authority's Reference	Agency Concurrence and Referral	Authority Contact	Authority Notification	Submission Due	Submission Made
Wollongong City Council	DA-2022/136	CNR-35603	Rodney Thew	17/02/2022	10/03/2022	8/03/2022

Address	Land Title
7 - 13 Bellevue Road, 2 Benney Avenue and 38 - 40 Princess Highway FIGTREE 2525	Lots 76 & 77 DP 17037, Lot 10 DP 1034856, Lot 100 DP 614698 and Lot 2 DP 210588

Scope of Development Application or Planning Proposal
Demolition and tree removals. Construction of a mixed-use seniors living complex of 4 buildings including various ancillary uses such as a gym, wellness centre, club house, café, chapel, Seniors Day Care and flooding/ stormwater infrastructure.

As shown in the below site plan from Endeavour Energy's G/Net master facility model:
<p>There are:</p> <ul style="list-style-type: none"> No easements benefitting Endeavour Energy (active easements are indicated by red hatching). Low voltage overhead power lines (including a pole) to the Benny Avenue road verge / roadway. There is a low voltage overhead service conductor coming from the pole on the road verge going to the customer connection point for the existing multi-dwelling on south eastern adjoining 2A Benny Avenue (Lot 1 DP 210588) encroaches the site. Whilst not held under easement, the conductor is regarded as protected works under Section 53 'Protection of certain electricity works' of the <i>Electricity Supply Act 1995</i> (NSW). Low voltage and 11,000 volt / 11 kilovolt (kV) high voltage overhead power lines [including an underground to overhead (UGOH) pole fitted with a street light] and low voltage and 11 kV high voltage underground cables to the Princes Highway road verge / roadway. Low voltage and 11,000 volt / 11 kilovolt (kV) high voltage overhead power lines [including 2 poles fitted with streetlights and one being an UGOH from which low voltage and 11 kV high voltage underground cables go to the south east to the Princes Highway and 11 kV (constructed at 22,000 volts / 22 kV) high voltage overhead power lines going north east to Arrow Avenue] to the Bellevue Road road verge / roadway. There are four low voltage overhead service conductors (two being extended utilising customer owned / private poles on the site) coming from the poles on the road verge going to the customer connection points for the existing dwellings / premises.



51 Huntingwood Drive, Huntingwood, NSW 2148
PO Box 811, Seven Hills, NSW 1730
T: 133 718

endeavourenergy.com.au

ABN 11 247 365 823

Relevant / applicable clause numbers from Endeavour Energy's standard conditions for Development Application and Planning Proposal Review indicated by ☒.

Condition	Advice	Clause No.	Issue	Detail
<input type="checkbox"/>	<input type="checkbox"/>	1	Adjoining Sites	Adjoining or nearby development / use should be compatible with the use of Endeavour Energy's sites.
<input type="checkbox"/>	<input type="checkbox"/>	2	Asbestos	Area identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	Asset Planning	Applicants should not assume adequate supply is immediately available to facilitate their proposed development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Asset Relocation	Application must be made for an asset relocation / removal to determine possible solutions to the developer's requirements.
<input type="checkbox"/>	<input type="checkbox"/>	5	Bushfire	Risk needs to be managed to maintain the safety of customers and the communities served by the network.
<input type="checkbox"/>	<input type="checkbox"/>	6	Construction Management	Integrity of electricity infrastructure must be maintained and not impacted by vehicle / plant operation, excessive loads, vibration, dust or moisture penetration.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7	Contamination	Remediation may be required of soils or surfaces impacted by various forms of electricity infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8	Demolition	All electricity infrastructure shall be regarded as live and care must be taken to not interfere with any part of the electricity network.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9	Dial Before You Dig	Before commencing any underground activity the applicant must obtain advice from the Dial Before You Dig 1100 service.
<input type="checkbox"/>	<input type="checkbox"/>	10	Dispensation	If a proposal is not compliant with Endeavour Energy's engineering documents or standards, the applicant must request a dispensation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11	Driveways	For public / road safety and to reduce the risk of vehicle impact, the distance of driveways from electricity infrastructure should be maximised.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12	Earthing	The construction of any building or structure connected to or in close proximity to the electrical network must be properly earthed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13	Easement Management	Preference is for no activities to occur in easements and they must adhere to minimum safety requirements.
<input type="checkbox"/>	<input type="checkbox"/>	14	Easement Release	No easement is redundant or obsolete until it is released having regard to risks to its network, commercial and community interests.
<input type="checkbox"/>	<input type="checkbox"/>	15	Easement Subdivision	The incorporation of easements into to multiple / privately owned lots is generally not supported.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16	Emergency Contact	Endeavour Energy's emergency contact number 131 003 should be included in any relevant risk and safety management plan.
<input type="checkbox"/>	<input type="checkbox"/>	17	Excavation	The integrity of the nearby electricity infrastructure shall not be placed at risk by the carrying out of excavation work.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	18	Flooding	Electricity infrastructure should not be subject to flood inundation or stormwater runoff.

Condition	Advice	Clause No.	Issue	Detail
<input type="checkbox"/>	<input type="checkbox"/>	19	Hazardous Environment	Electricity infrastructure can be susceptible to hazard sources or in some situations be regarded as a hazardous source.
<input type="checkbox"/>	<input type="checkbox"/>	20	Modifications	Amendments can impact on electricity load and the contestable works required to facilitate the proposed development.
<input type="checkbox"/>	<input type="checkbox"/>	21	Network Access	Access to the electricity infrastructure may be required at any time particularly in the event of an emergency.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	22	Network Asset Design	Design electricity infrastructure for safety and environmental compliance consistent with safe design lifecycle principles.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23	Network Connection	Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24	Protected Works	Electricity infrastructure without an easement is deemed to be lawful for all purposes under Section 53 'Protection of certain electricity works' of the <i>Electricity Supply Act 1995</i> (NSW).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25	Prudent Avoidance	Development should avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	26	Public Safety	Public safety training resources are available to help general public / workers understand the risk and how to work safely near electricity infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	27	Removal of Electricity	Permission is required to remove service / metering and must be performed by an Accredited Service Provider.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	28	Safety Clearances	Any building or structure must comply with the minimum safe distances / clearances for the applicable voltage/s of the overhead power lines.
<input type="checkbox"/>	<input type="checkbox"/>	29	Security / Climb Points	Minimum buffers appropriate to the electricity infrastructure being protected need to be provided to avoid the creation of climb points.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	30	Service Conductors	Low voltage service conductors and customer connection points must comply with the 'Service and Installation Rules of NSW'
<input type="checkbox"/>	<input type="checkbox"/>	31	Solar / Generation	Need to assess the performance of the generation system and its effects on the network and other connected customers.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	32	Streetlighting	Streetlighting should be reviewed and if necessary upgraded to suit any increase in both vehicular and pedestrian traffic.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	33	Sustainability	Reducing greenhouse gas emissions and helping customers save on their energy consumption and costs through new initiatives and projects to adopt sustainable energy technologies.
<input type="checkbox"/>	<input type="checkbox"/>	34	Swimming Pools	Whenever water and electricity are in close proximity, extra care and awareness is required.
<input type="checkbox"/>	<input type="checkbox"/>	35	Telecommunications	Address the risks associated with poor communications services to support the vital electricity supply network Infrastructure.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	36	Vegetation Management	Landscaping that interferes with electricity infrastructure is a potential safety risk and result in the interruption of supply.

Condition	Advice	Clause No.	Issue	Detail
			Other	

Endeavour Energy	
Completed by:	Decision
Cornelis Duba	Approve (with conditions)
Reason(s) for Conditions / Objection (If applicable)	
<ul style="list-style-type: none"> Protected works may be managed as if an easement is in place. Whilst Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure' requires a minimum easement width of 9 metres for low voltage overhead power lines ie. 4.5 metres to both sides of the centreline of the conductors, Endeavour Energy's 'Mains Design Instruction MDI 0031 'Overhead distribution: Design standards manual' allows a lesser 6 metre easement width for certain types of conductors. The Statement of Environmental Effects and Civil Engineering Drawings refer to 'Electrical Engineer's Documentation' which does not appear to be included in the documents available on the NSW Planning Portal or the Development Application Register on the Council's website (and is not currently on exhibition). The Alignment General Arrangement Plan shows provision has been made for a padmount substation to the Benney Avenue road frontage and also indicates the proposed removal of the pole to the road verge. Any required padmount substation will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Please refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'. Generally it is the Level 3 Accredited Service Provider's (ASP) responsibility (engaged by the developer) to make sure substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc. As a condition of the Development Application consent Council should request the submission of documentary evidence from Endeavour Energy confirming that satisfactory arrangements have been made for the connection of electricity and the design requirements for the substation, prior to the release of the Construction or Subdivision Certificate / commencement of works. Endeavour Energy is urging applicants /customers to engage with an Electrical Consultant / Accredited Service Provider (ASP) prior to finalising plans to in order to assess and incorporate any required electricity infrastructure. In so doing the consideration can also be given to its impact on the other aspects of the proposed development. This can assist in avoiding the making of amendments to the plan or possibly the need to later seek modification of an approved development application. The minimum required safety clearances and controls for working near overhead power lines must be maintained at all times. If there is any doubt whatsoever regarding the safety clearances to the overhead power lines, the applicant will need to have the safety clearances assessed by a suitably qualified electrical engineer / Accredited Service Provider (ASP). The landscape designer will need to consider if the proposed planting of trees near the overhead power lines achieves Endeavour Energy's vegetation management requirements. If necessary the trees will need to be replaced by an alternative smaller planting. 	

- Please note Endeavour Energy can only assess the Development Application based on the information provided by the applicant and Council. Due to time and resource constraints it is not possible to refer all development application notifications to the relevant internal stakeholders for review and advice or to request additional information from the applicant or Council. Applicants should be providing proper detailed plans of the electricity infrastructure / easements on or near the site and address the potential impacts of the proposed development thereon in the Statement of Environmental Effects. The provision of inadequate detail may result in Endeavour Energy objecting to the Development Application.
- Not all the conditions / advice marked may be directly or immediately relevant or significant to the Development Application. However, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or required electricity infrastructure needed to facilitate the proposed development on or in the vicinity of the site occur.

Yours faithfully

Cornelis Duba

Development Application Specialist

Sustainability & Environment

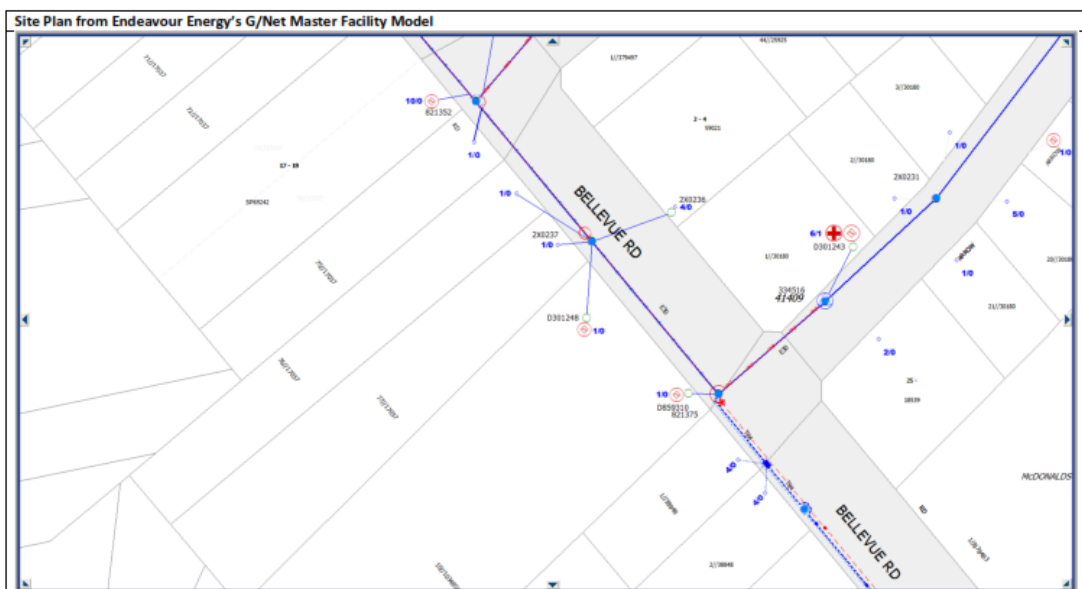
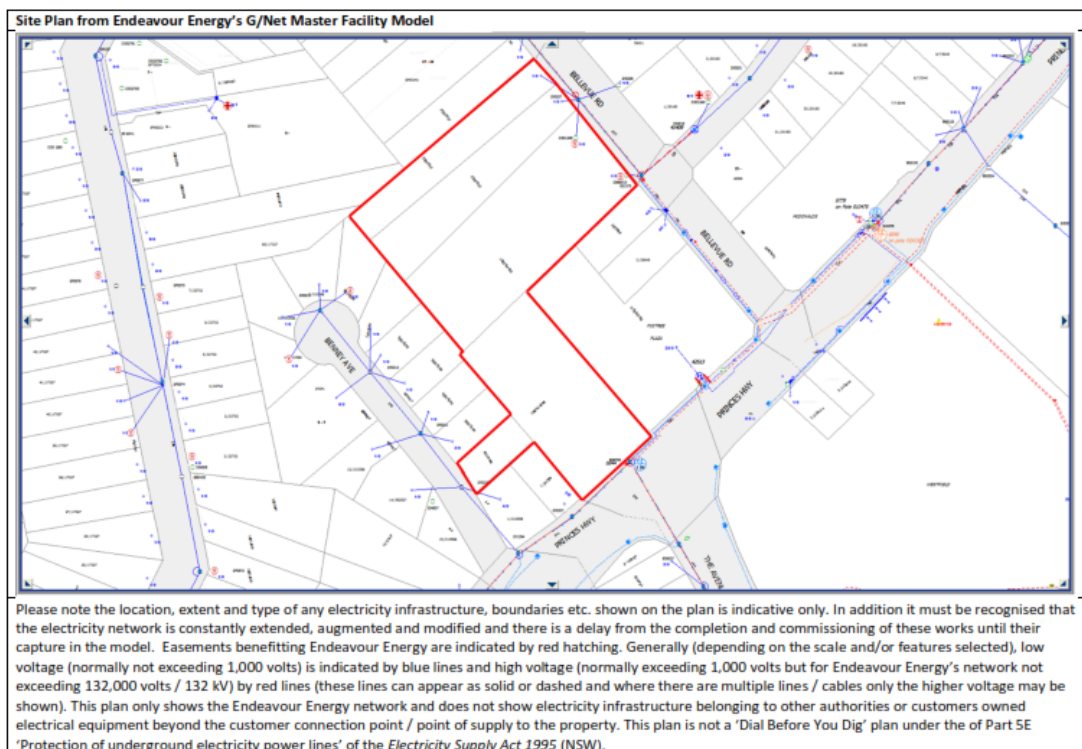
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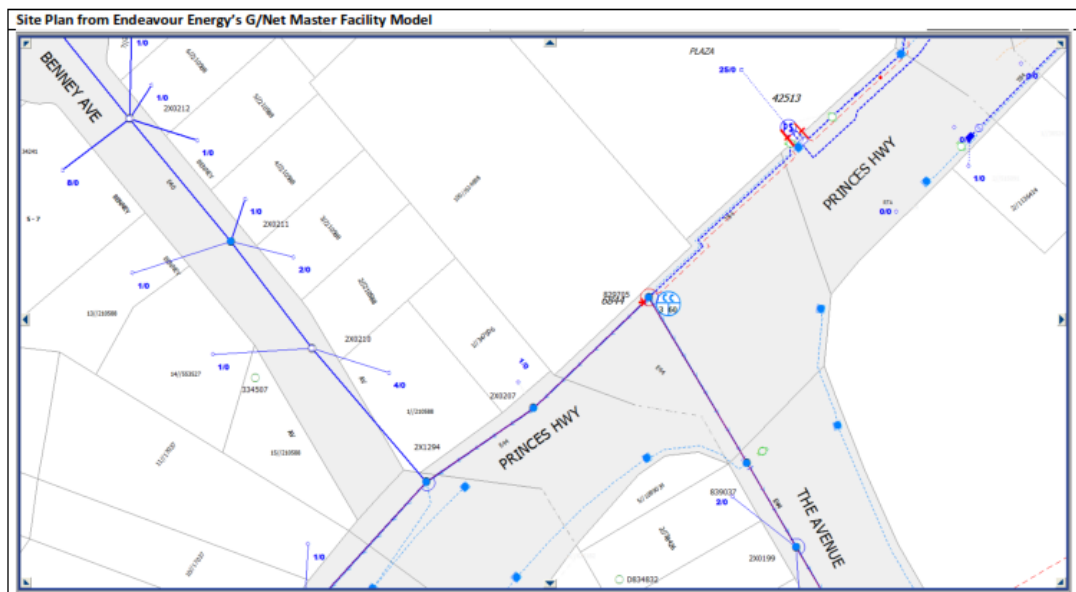
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LEGEND	
	Padmount substation
	Indoor substation
	Ground substation
	Kiosk substation
	Cottage substation
	Pole mounted substation
	High voltage customer substation
	Metering unit
	Switch station
	Indoor switch station
	Customer connection point
	Low voltage pillar
	Streetlight column
	Life support customer
	Tower
	Pole
	Pole with streetlight
	Customer owned / private pole
	Cable pit
	Subject site





