

## Attachment 4

### CONDITIONS

The development proposed is integrated development and approval is required from the approval bodies listed below:

#### **NSW Rural Fire Service (RFS)**

Pursuant to Section 100B – authorisation under the Rural Fires Act 1997 – General Terms of Approval issued by the NSW RFS dated 23 August 2018 as attached shall form part of this Notice of Determination.

Conditions imposed by Council as part of this Integrated Development Consent are:

#### **Approved Plans and Specifications**

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on Project No 3228 Drawing \_03\_001, \_03\_201, \_05\_001, \_05\_201 dated February 2019 and 00\_001\_P3, 00\_005\_P3, \_00\_009\_P3, 00\_011\_P3, , 02\_004\_P3, 02\_005\_P3, 03\_005\_P3, 03\_006\_P3 prepared by Perumal Pedavoli Architects and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

#### **General Matters**

##### **2 Crown Completion Certificate**

A Crown Completion Certificate must be issued by the Crown Certifier prior to occupation or use of the development. In issuing a Crown Completion Certificate, the Crown 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.

##### **3 Building Work - Compliance with the Building Code of Australia**

All building work must be carried out in compliance with the provisions of the Building Code of Australia.

##### **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 AS1428.1 (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.

##### **5 Protection of Public Infrastructure**

Council must be notified in the event of any existing damage to any of its infrastructure such as the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development site, prior to commencement of any work.

Adequate protection must be provided for Council infrastructure prior to work commencing and during building operations.

Any damage to Council's assets shall be made good, prior to the commencement of the operation.

##### **6 Tree Removal**

This consent permits the removal of trees numbered T1, T2, T3, T4, T9, T15 and T16 as indicated on the Landscape Plan, Lorna Harrison Landscape Architects, 4 February 2020 and Arboricultural Impact Assessment Report prepared by Glenys's Laws Consulting Arborist February 2020. No other trees shall be removed without prior written approval of Council.

##### **7 Geotechnical**

- a All work is to be in accordance with the geotechnical recommendations contained in the report dated 7 September 2018 by JK Geotechnics.

- b A dilapidation report is required for all structures located within the zone of influence of the proposed earthworks as determined by the geotechnical consultant.
- c Hard bedrock where encountered will be difficult to excavate. Alternative excavation methods should be considered to minimise noise and vibration.
- d All earthworks including drainage, retaining wall or footing construction is to be subject to civil supervision. Where necessary amendments are to be made to the designs during construction based on supplementary civil advice given during the supervision to ensure that the completed works accommodates all encountered geotechnical and civil constraints.

#### **Prior to the Issue of the Crown Certificate**

#### **8 Sign – Supervisor Contact Details**

Before commencement of any work, a sign must be erected in a prominent, visible position:

- a stating that unauthorised entry to the work site is not permitted;
- b showing the name, address and telephone number of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

This sign shall be maintained while the work is being carried out and removed upon the completion of the construction works.

#### **9 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.

#### **10 Present Plans to Sydney Water**

Approved plans must be submitted online using Sydney Water Tap, available through [www.sydneywater.com.au](http://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 Crown Certifier must ensure that Sydney Water has issued an approval receipt prior to the issue of a Crown Certificate.

Visit [www.sydneywater.com.au](http://www.sydneywater.com.au) or telephone 13 20 92 for further information.

#### **11 Planting to Schools or near Playgrounds**

The developer shall ensure that proposed planting is child friendly and must **not** include any of the types of plants listed below:

- a plants known to produce toxins;
- b plant with high allergen properties;
- c plants with profuse scented flowers or known to attract high numbers of bees, spiders, and insects;
- d species which produce small nuts or fruits;
- e plants with thorns or spiky foliage and branches; and
- f any weed or potential weed species.
- g Avoid planting plants such as Asthma weed (*Parietaria judaica*), Rhus (*Toxicodendron succedaneum*), Yellow oleander (*Thevetia peruviana*), Cactus, chillies, Dumb cane (*Diffenbachia*), Mushrooms, Angels Trumpet (*Brumansia*), Cycads, Grevilleas, Oleander (*Nerium oleander*), Poinsettia, Rhubarb, White cedar (*Melia azederach*), Yesterday Today Tomorrow (*Brunsfelsia*),

Agapanthus, Amaryllis, Arum Lily, Azaleas and Rhododendrons, Daffodils, Foxgloves, Lily of the Valley and any other species that have the characteristics listed above which could place children at risk. The developer shall consult and undertake further research to ensure the most up to date information is available to determine plant suitability.

- 12 The submission of a final Landscape Plan to the Crown Certifier, prior to the release of the Crown Certificate. The final Landscape Plan shall address the following requirements:

- a deletion of the following plant species since they are unsuitable for this type of development *Acacia binervata*, *Acacia melanoxylon*;
- b planting of indigenous plant species native to the Illawarra Region such as: *Syzygium smithii* (syn *Acmena smithii*) Lilly pilly, *Archontophoenix cunninghamiana* Bangalow palm, *Backhousia myrtifolia* Grey myrtle, *Elaeocarpus reticulatus* Blueberry ash, *Glochidion ferdinandii* Cheese tree, *Livistona australis* Cabbage palm tree, *Syzygium paniculatum* Brush cherry.  
A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping;
- c a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;
- d the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees.

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

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

14 **Details of Proposed Pit and Pipeline**

Details of the proposed connecting pipeline to the existing pit, within the existing drainage system shall be provided in conjunction with the detailed drainage design for the site. Connection is to be made in accordance with Wollongong City Council Standard Drawings. This requirement shall be reflected on the Crown Certificate plans and supporting documentation.

- 15 The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the Crown Certifier prior to the release of the Crown Certificate, confirming that the landscape plan and the drainage plan are compatible.

16 **Engineering Plans and Specifications - Retaining Wall Structures Greater than 1m**

The submission of engineering plans and supporting documentation of all proposed retaining walls greater than 1m to the Crown Certifier for approval prior to the issue of the Crown 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:

- a A plan of the wall showing location and proximity to property boundaries;
- b 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;
- c Details of fencing or handrails to be erected on top of the wall;
- d 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.
- 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.

### **Stormwater Drainage Design**

A detailed drainage design for the development must be submitted to and approved by the Crown Certifier prior to the release of the Crown 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, prepared by Woolacotts Consulting Engineers, Reference No. 3228\_CIV-SD-SW\_001, revision B, dated 31 January 2020, and Reference No. 3228\_CIV-DD-SW\_003, revision A, dated 31 May 2019.
- b include details of the method of stormwater disposal. Stormwater from the development must be piped to existing stormwater 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 design shall ensure that the receiving drainage systems have adequate capacity to cater for increased flows from the development. 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.
- h 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 in 100 year ARI 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.

### **On-Site Stormwater Detention (OSD) Design**

The developer must provide on-site stormwater detention (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 Crown Certifier prior to the release of the Crown 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 12.2.4 of Chapter E14 of the Wollongong DCP2009.
- 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 600mm x 600mm 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 12.2.6 and 12.5.4 of Chapter E14 of the Wollongong DCP2009.
- 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 Crown Completion Certificate:
  - The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.
  - Identification number DA-2019/698.

- Any specialist maintenance requirements.
  - h Must include a maintenance schedule for the OSD system, generally in accordance with Chapter E14 of the Wollongong DCP2009.
- 19 **Flows from Adjoining Properties**  
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. The above requirements must be clearly shown on Crown Certificate plans prior to the release of the Crown Certificate.
- 20 **Sizing of Drainage**  
All roof gutters, downpipes, pits, and pipelines draining roof areas and other impervious surfaces with no deliberate overflow path to the on-site stormwater detention (OSD) facility, shall be designed to cater for a 1 in 100 year ARI storm event in accordance with AS 3500.3 – Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe/pipeline sizes and locations shall be reflected on the Crown Certificate plans.
- 21 **Car Parking and Access**  
The development shall make provision for a total of 28 car parking spaces and 4 (Class C) bicycle spaces. This requirement shall be reflected on the Crown Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.
- 22 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 AS2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Crown Certificate plans.
- 23 Bicycle parking facilities for four (4) bicycle spaces must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities. This requirement shall be reflected on the Crown Certificate plans.

## **Prior to the Commencement of Works**

- 24 **Tree Protection**  
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).  
  
Tree protection zones must be established prior to the commencement of any work associated with this approved development.  
  
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.
- 25 **Sign – Supervisor Contact Details**  
Before commencement of any work, a sign must be erected in a prominent, visible position:
- a stating that unauthorised entry to the work site is not permitted;
  - b showing the name, address and telephone number of the Crown Certifier for the work; and
  - c showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.
- This sign shall be maintained while the work is being carried out and removed upon the completion of the construction works.
- 26 **Enclosure of the Site**  
The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the Crown Certifier. No building work is to commence until the fence is erected.

27 **Demolition Works**

The demolition of the existing structures shall be carried out in accordance with Australian Standard AS2601 (2001): The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of the 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 Crown 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.

28 **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.

29 **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.

30 **Contaminated Roof Dust**

Any existing accumulations of dust in ceiling voids and wall cavities must be removed prior to any demolition work commencing. Removal must take place by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter.

31 **Tree Removal**

Prior to removal, the trees approved for removal under this development consent shall be closely inspected for native vertebrate fauna occupation, and if occupied by native vertebrate fauna, then the NSW Wildlife Information, Rescue and Education Service (WIRES) shall be contacted for advice (phone 1300 094 737).

32 **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.

33 **Heritage – Potential Aboriginal Archaeology**

Under Section 89A of the NSW National Parks and Wildlife Act 1974, a person must not disturb or excavate any land in NSW knowing or having reasonable cause to suspect that the disturbance or excavation is likely to result in an Aboriginal object being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an Aboriginal Heritage Impact Permit. In the event that unexpected Aboriginal objects are uncovered during the course of work, work should cease immediately and the Office of Environment and Heritage must be notified. No further work can take place without approval under the National Parks and Wildlife Act 1974.

**During Demolition, Excavation or Construction**

34 **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, 7.00am to 5.00pm, Monday to Saturday, without the prior written consent of the Crown Certifier and Council. No work is permitted on Sundays or Public Holidays.

Any request to vary these hours shall be submitted to **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; and
- f any proposed measures required to mitigate the impacts of the works.

Note: The developer is advised that other legislation may control the activities for which Council has granted consent, including but not limited to the Protection of the Environment Operations Act 1997. Developers must note that consistent with the NSW Environment Protection Authority's Interim Construction Noise Guideline (2009), the noise from construction (LAeq (15 min)) must not exceed the background noise level (LA90 (15 min)) plus 10 dB(A), and a LAeq (15 min) of 75 dB(A) when measured at the residential property boundary that is most exposed to construction noise, and at a height of 1.5 metres above ground level. If the property boundary is more than 30 m from the residence, the location for measuring noise levels is at the most noise-affected point within 30 metres of the residence.

### 35 **Site Management**

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

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

36 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.

37 Drains, gutters, access ways and roadways must be maintained free of sediment and any other material. Gutters and roadways must be swept/scraped regularly to maintain them in a clean state.

### 38 **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 (<http://www.safework.nsw.gov.au>).

### 39 **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.

### 40 **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.

### 41 **Piping of Stormwater to Existing Stormwater Drainage System**

Stormwater for the land must be piped to existing stormwater drainage system.

### 42 **No Adverse Run-off 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 flood or stormwater run-off. Attention must be paid to ensure adequate protection for buildings against the ingress of surface run-off.

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.

### 43 **Avoidance of Cruelty and Harm to Fauna**

During tree removal works, all care shall be taken to avoid cruelty and harm to fauna.

- 44 **Injured Fauna**  
In the event any native fauna are injured during tree removal works, then the NSW Wildlife Information, Rescue and Education Service (WIRES) shall be contacted (phone 1300 094 737) for assistance.
- 45 **Vegetative Waste**  
Vegetative waste shall be disposed of lawfully.
- 46 **Unexpected Contamination**  
If unexpected contamination is encountered during excavation or construction, the Unexpected Finds procedure contained in the Preliminary Environmental Site Assessment prepared by Environmental Investigation Services dated 9 October 2018 shall be followed.  
  
In the event that there is an unexpected find that warrants remediation, the advice from Brendon Page of JK Environments in his letter titled Certified Practitioner Peer Review Proposed Additions to Dapto Public School 66 Sierra Drive, Horsley, NSW dated 27 September 2019 shall be followed.
- 47 **Dust Suppression Measures**  
Activities occurring during the excavation and construction phases of the development must be carried out in a manner that will minimise the generation of dust.
- 48 **Excess Excavated Material – Disposal**  
Excess excavated material shall be classified according to the NSW Environment Protection Authority's Waste Classification Guidelines – Part 1: Classifying Waste (2014) prior to being transported from the site and shall be disposed of only at a location that may lawfully receive that waste.
- 49 **Noise Control – Construction Works**  
The construction works shall comply with the Australian Standard AS 2436–2010 “Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites” and any other requirements as specified by Council or the NSW Environment Protection Authority.
- 50 **Erosion and Sediment Control**  
All works must be carried out in accordance with the Sediment and Erosion Control Plans and the Managing Urban Stormwater – Soils and Construction ‘Blue Book’.  
  
All erosion and sedimentation control measures are to be in place, prior to the commencement of any works. Daily maintenance of the erosion and sedimentation control measures is to be undertaken to ensure their effectiveness.

#### **Prior to the Issue of the Crown Completion Certificate**

- 51 The developer must make compensatory provision for the trees required to be removed as a result of the development. In this regard, twelve (12) 100 litre container mature plant stock shall be placed in appropriate locations within property boundary of the site. The suggested species are *Melaleuca stypheliodes*, *Backhousia myrtifolia*, *Angphora floribunda*, *Waterhousia floribunda*.
- 52 **Drainage**  
The developer must obtain a certificate of Hydraulic Compliance (using Council's M19 form) from a suitably qualified civil engineer, to confirm that all stormwater drainage and on-site detention works have been constructed in accordance with the approved plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor must be submitted. These plans and certification must satisfy all the stormwater requirements stated in Chapter E14 of the Wollongong DCP2009. This information must be submitted to the Crown Certifier prior to the issue of the final Crown Completion Certificate.
- 53 **Retaining Wall Certification**  
The submission of a certificate from a suitably qualified and experienced structural engineer or civil engineer to the Crown Certifier is required, prior to the issue of the Crown Completion 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 Crown Certifier.



54      **On-Site Detention – Structural Certification**

The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the Crown Certifier is required prior to the issue of the Crown Completion 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 Crown Certificate plans.

**Operational Phases of the Development/Use of the Site**

55      **Green Travel Plan**

The Green Travel Plan developed by Woolacotts Consulting Engineers, Reference 18-114, Revision C, dated 4 October 2019, shall be implemented by the Dapto Public School within 6 months after first occupation of the development. The School shall ensure that the measures listed under Section 6 of the document are implemented, continually monitored and reviewed. A report containing information on the monitoring of all measures and progress towards the Table 3 mode shift targets must be provided to Council's Traffic Section on an annual basis.

56      **Fire Safety Measures**

All new and existing fire safety measures shall be maintained in working condition, at all times.

57      **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.

**Reasons**

The reasons for the imposition of the conditions are:

- 1      To minimise any likely adverse environmental impact of the proposed development.
- 2      To ensure the protection of the amenity and character of land adjoining and in the locality.
- 3      To ensure the proposed development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.
- 4      To ensure the development does not conflict with the public interest.

All communications to be addressed to:

Headquarters  
15 Carter Street  
Lidcombe NSW 2141

Headquarters  
Locked Bag 17  
Granville NSW 2142

Telephone: 1300 NSW RFS  
e-mail: records@rfs.nsw.gov.au

Facsimile: 8741 5433



The General Manager  
Building Code & Bushfire Hazard Solutions  
PO Box 124  
Berowra NSW 2081

Your Ref: 181167  
Our Ref: D18/6604  
DA18080114308 AJ

**ATTENTION:** Katrina McMonnies

23 August 2018

Dear Madam

**Integrated Development Application - 66 Sierra Drive Horsley 2530**

I refer to your correspondence dated 24 July 2018 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the 'Environmental Planning and Assessment Act 1979', and a Bush Fire Safety Authority, under Section 100B of the 'Rural Fires Act 1997', are now issued subject to the following conditions:

**Asset Protection Zones**

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

**Evacuation and Emergency Management**

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

- An Emergency /Evacuation Plan is to be prepared consistent with the NSW Rural Fire Service document 'Guidelines for the Preparation of Emergency/Evacuation plan'.

Should you wish to discuss this matter please contact Anna Jones on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Dotter', with a stylized flourish at the end.

**Martha Dotter**  
**A/Team Leader Development Assessment & Planning**

For general information on bush fire protection please visit [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)