1. GENERAL CONDITIONS OF CONSENT
2. Approved Plans and Documents - Development shall be carried out in accordance with the following plans and documents, and all recommendations made therein, except where amended by the conditions of this development consent:

| **Plan Reference/ Drawing No. & Revision** | **Name of Plan** | **Prepared by** | **Date** |
| --- | --- | --- | --- |
| 000, Revision E | Cover Page | Melocco and Moore Architects | 02/05/2023 |
| 001, Revision E | Site Plan Existing/ demolition | Melocco and Moore Architects | 02/05/2023 |
| 010, Revision E | Existing/Demolition: Lower Ground floor plan | Melocco and Moore Architects | 02/05/2023 |
| 011, Revision E | Existing/Demolition: Ground floor plan | Melocco and Moore Architects | 02/05/2023 |
| 012, Revision E | Existing/Demolition: First floor plan | Melocco and Moore Architects | 02/05/2023 |
| 020, Revision E | Existing/Demolition: Roof plan | Melocco and Moore Architects | 02/05/2023 |
| 050, Revision E | Existing/Demolition: Elevations | Melocco and Moore Architects | 02/05/2023 |
| 051, Revision E | Existing/Demolition: Elevations | Melocco and Moore Architects | 02/05/2023 |
| 060, Revision E | Existing/Demolition: Sections | Melocco and Moore Architects | 02/05/2023 |
| 100, Revision E | photomontage | Melocco and Moore Architects | 02/05/2023 |
| 101, Revision E | Site Plan Proposed | Melocco and Moore Architects | 02/05/2023 |
| 110, Revision E | Proposed Lower Ground floor plan | Melocco and Moore Architects | 02/05/2023 |
| 111, Revision E | Proposed Ground floor plan | Melocco and Moore Architects | 02/05/2023 |
| 112, Revision E | Proposed First floor plan | Melocco and Moore Architects | 02/05/2023 |
| 120, Revision E | Proposed Roof plan | Melocco and Moore Architects | 02/05/2023 |
| 150, Revision E | Proposed Elevations | Melocco and Moore Architects | 02/05/2023 |
| 151, Revision E | Proposed Elevations | Melocco and Moore Architects | 02/05/2023 |
| 161, Revision E | Proposed Sections | Melocco and Moore Architects | 02/05/2023 |
| 650, Revision D | Bar 1 / 2 Plan | Melocco and Moore Architects | 29/08/2023 |
| 800, Revision E | Materials and finishes | Melocco and Moore Architects | 02/05/2023 |
| 900, Revision E | Area schedule | Melocco and Moore Architects | 02/05/2023 |
| LA LP 01, Revision 08 | Landscape - Site Plan / Cover Sheet | Black Beetle Landscape Architecture and Design | 13/03/2023 |
| LA LP 02, Revision 09 | Landscape Concept - Sheet 1 of 3 | Black Beetle Landscape Architecture and Design | 13/03/2023 |
| LA LP 03, Revision 08 | Landscape Concept - Sheet 2 of 3 | Black Beetle Landscape Architecture and Design | 13/03/2023 |
| LA LP 04, Revision 06 | Landscape Concept - Sheet 3 of 3 | Black Beetle Landscape Architecture and Design | 13/03/2023 |
| LA LP 05, Revision 02 | Notes / Legend / Plant Schedule | Black Beetle Landscape Architecture and Design | 13/03/2023 |
| CCC2269-GEN-002, Revision C | Signage Plan - Sign Hierarchy | Studio MAAT | 01/12/2022 |
| CCC2269-GEN-003, Revision A | Signage Plan - Colour palette | Studio MAAT | 01/12/2022 |
| CCC2269-GEN-004, Revision A | Signage Plan - Typeface | Studio MAAT | 01/12/2022 |
| CCC2269-D11-001, Revision A | Signage Plan - Primary ID/Directional | Studio MAAT | 01/12/2022 |
| CCC2269-D21-001, Revision A | Signage Plan - Secondary ID/Directional | Studio MAAT | 01/12/2022 |
| CCC2269-D22-001, Revision A | Signage Plan - Secondary ID/Directional | Studio MAAT | 01/12/2022 |
| CCC2269-D23-001, Revision A | Signage Plan - Secondary ID/Directional | Studio MAAT | 01/12/2022 |
| CCC2269-I11-001, Revision A | Signage Plan - Primary Site ID | Studio MAAT | 01/12/2022 |
| CCC2269-I11-002, Revision A | Signage Plan - Primary Site ID | Studio MAAT | 01/12/2022 |
| CCC2269-I21-001, Revision A | Signage Plan - Destination ID Gallery | Studio MAAT | 01/12/2022 |
| CCC2269-I23-001, Revision A | Signage Plan - Drawing Destination ID Undercroft | Studio MAAT | 01/12/2022 |
| CCC2269-I23-002, Revision A | Signage Plan - Drawing Destination ID Undercroft | Studio MAAT | 01/12/2022 |
| CCC2269-O1-001, Revision A | Signage Plan - Operational | Studio MAAT | 01/12/2022 |
| CCC2269-X2-001, Revision A | Signage Plan - Banner System | Studio MAAT | 01/12/2022 |
| CCC2269-MPN-001, Revision C | Signage Plan - Site Plan Precinct | Studio MAAT | 01/12/2022 |
| CCC2269-MPN-002, Revision C | Signage Plan - Site Plan New Entry | Studio MAAT | 01/12/2022 |
| SYD22015-SW000, Issue P2 | Cover Sheet, Notes, Legend, Symbols and Drawing Schedule | Erbas | 23/08/2023 |
| SYD22015-SW001, Issue P2 | Site Plan | erbas | 23/08/2023 |
| SYD22015-SW100, Issue P2 | Lower Ground Floor - Stormwater Layout | erbas | 23/08/2023 |
| SYD22015-SW101, Issue P2 | Ground Floor - Stormwater Layout | erbas | 23/08/2023 |
| SYD22015-SW102, Issue P2 | First Floor - Stormwater Layout | erbas | 23/08/2023 |
| SYD22015-SW103, Issue A | Roof - Stormwater Layout | erbas | 10/03/2023 |
| SYD22015-SW200, Revision A | Detail Sheet 1 | erbas | 10/03/2023 |

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| --- | --- | --- | --- |
| **Document Title** | **Reference** | **Prepared by** | **Date** |
| Access Design Assessment Report | P221\_560-2 (ACCESS) JLS | Design Confidence | 10/03/2023 |
| Arboricultural Impact Assessment & Tree Protection Plan |  | The Ents Tree Consultancy | 24/03/2023 |
| BCA Design Assessment Report | P221\_560-3 (BCA) JR | Design Confidence | 10/03/2023 |
| Waste Management Plan |  | Philip Moore | 02/05/2023 |

1. Modified Documents and Plans - The development shall be modified as follows:
2. The proposed building identification sign comprising the building name ‘Camden Civic Centre' on the new entry structure fascia under the glazed canopy is to be amended to comprise a darker Secondary Grey 'Pantone Cool Grey 11C', the same as the colour on the aluminium panels of the structure, with white lettering signage.

Amended plans or documentation demonstrating compliance shall be provided to the certifier and Council prior to the issue of a Construction Certificate.

1. National Construction Code - Building Code of Australia (BCA) - All building work shall be carried out in accordance with the BCA as in force on the relevant date. In this condition the relevant date has the same meaning as in Section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
2. Engineering Specifications - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.
3. Tree Removal - The trees identified below and/or as shown in the approved landscape plan [Camden Civic Centre – Landscape Concept – Job Number BB 13 13 identifying trees to be removed] are approved for removal:
4. Trees 2, 3, 19, 26a, 30 and 31

This work should only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

1. Protect Existing Vegetation and Natural Landscape Features - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this development consent.

The following procedures shall be strictly observed:

1. no additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval; and
2. pedestrian and vehicular access within and through the protected vegetation shall be restricted to Council approved access routes.

The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

All initial procedures for the protection of existing trees and landscape features, as detailed in AS 4970-2009, must be installed prior to the commencement of any earthworks, demolition, excavation or construction works on the Development site.

The works and procedures involved with the protection of existing trees and other landscape features are to be carried out by suitable qualified and experienced persons or organisations. This work should only be carried out by a fully insured and qualified Arborist.

Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

1. Street Tree Establishment and Maintenance Period - For a period of 12 months commencing from the installation date of the street trees and their protective guards, the applicant will be responsible for their successful establishment.

At the completion of the 12 months establishment and maintenance period all street trees plantings must have signs of healthy and vigorous growth and all protective guards must be in an undamaged, safe and functional condition.

1. Outdoor Lighting - The approved development must include lighting in all areas that complies with AS 1158 and AS 4282.
2. Reflectivity - The reflectivity of glass index for all glass used externally shall not exceed 20%.
3. Infrastructure in Road and Footpath Area - Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other Infrastructure in the street footpath area for the proposed development shall be borne by the applicant, and not Council.

**Note.** The issue of this development consent does not imply concurrence or approval of any required public infrastructure work associated with the development.

1. Graffiti Resistant Materials and Finishes - Graffiti resistant materials and finishes must be used where possible.
2. - PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE
3. Performance Bond - The applicant is to lodge a bond with Council to provide security for works undertaken within the existing public domain in accordance with Council’s Development Infrastructure Bonds Policy.

**Note.** Fees are payable for the lodgement and refund of the bond.

1. Structural Engineer’s Certificate - A certificate must be prepared by a practising structural engineer certifying that the building design of all new works is capable of withstanding the effects of water and water pressure due to flooding. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
2. Evacuation Plan Required - A plan indicating that permanent, fail-safe, maintenance free measures are incorporated in the development to ensure that timely, orderly and safe evacuation of people and potential pollutant material from the buildings on-site should a flood occur. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
3. Water Resisting Construction - All external and internal partitions, framework, service and flooring must be constructed using flood compatible material. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
4. Hoarding Application - A hoarding application for the erection of a class A (fence type) or class B (overhead type) hoarding along the street frontage complying with WorkCover requirements shall be provided to Council for approval with a footpath occupancy fee based on the area of footpath to be occupied.

A Public Risk Insurance Policy with a minimum cover of $20 million in relation to the occupation of and works within Council’s road reserve, for the full duration of the proposed works, shall be obtained with a copy also provided to the Roads Authority. The Policy is to note Council as an interested party and nominate the location of works. Hoardings shall not be erected until written approval has been received from Council. The copy of the Public Risk Insurance Policy is to be provided to the Roads Authority.

1. Structural Engineer’s Details - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the certifier.
2. Flood Management Plan - A flood management plan prepared by a suitable qualified engineer in accordance with Camden Council's Flood Risk Management Policy.

Details demonstrating compliance shall be provided to the certifier prior to issue of a Construction Certificate.

1. Civil Engineering Plans - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council’s Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.

A stormwater plan is to be submitted to the certifier prior to the augmentation of the existing drainage system to accommodate drainage from the approved development and to protect other property to the satisfaction of the certifier.

**Note.** Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.

1. Stormwater Detention and Water Quality - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council’s Engineering Specifications.

Where a Construction Certificate is required by this development consent, a detailed on-site detention and water quality report reflecting the Construction Certificate plans shall be provided to the certifier with the Construction Certificate application.

1. Soil, Erosion, Sediment and Water Management - An erosion and sediment control plan shall be prepared in accordance with ‘Managing Urban Stormwater – Soils and Construction (‘the blue book’). Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
2. Works in Road Reserves - Where any works are proposed in a public road reservation, a Road Opening Permit shall be obtained from the roads authority in accordance with Section 138 of the *Roads Act 1993*.
3. Detailed Landscape Plan - A detailed landscape plan shall be prepared in accordance with Appendix B – Landscape Design Principles of Camden Development Control Plan 2019 prior to the construction certificate (CC) and approved by Council. The following must be included:
4. Tristaniopsis laurina ‘Luscious’ along Oxley Street shall be substituted with Eucalyptus microcorys to be consistent with the existing streetscape.
5. Trees must be true to type, healthy and free from any active pests or diseases, the crown is to be symmetrical and has not suffered any significant injury that will impact growth habit.
6. Trees when installed must have a clean stem height that is less than 40% of total tree height and that branches are smaller than the stem.
7. All trees shall be minimum 100 litre container size.
8. Street trees to be sourced in accordance with tests and measurements contained within AS2303-2018 – Tree Stock for Landscape Use. Certification to be provided to the Principal by the grower to Council.
9. Installation of street trees shall be in accordance with Council’s Engineering Design Specifications including root barrier installed 450-600 mm deep by minimum of 1.5 m wide, installed between tree and kerb and/ footpaths (where applicable).
10. Food Premises - The design, construction, fit-out, use and ongoing operation of the food premises and/or food storage area shall comply with all applicable Acts, Regulation, codes and standards including:
11. the *Food Act 2003;*
12. the Food Regulation 2015;
13. Food Standards Australia and New Zealand – Food Standards Code 2003;
14. AS 1668.1-2015 and 1668.2-2012;
15. the BCA; and.
16. AS 4674-2004. Design, construction and fitout of food premises

Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.

1. Amended Plans - The plans provided for the proposed bar(s) and existing keg room do not comply with Council and legislative requirements in the following manner:

**Bar 1**

1. General purpose sink to be re-located near to coffee machine.
2. Handwash basin to be located to bar area (not behind wall).

**Bar 2**

1. A handwash basin shall be located within the front bar area (not within storage room).

Note. Separate mixer taps shall be provided for the handwash and general-purpose sink if a double bowl sink proposed.

**Keg Room**

Fit-out of the existing keg room shall comply with the Food Standards Code. Guidance on how to achieve the requirements can be found in AS4674-2004. Particular attention should be made to:

1. Insufficient lighting
2. Defective flooring
3. Inadequate pest proofing

Amended plans prepared by a suitably qualified person and demonstrating full compliance with these requirements. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.

1. Mechanical Ventilation - Any room or area not provided with natural ventilation in accordance with the relevant requirements of the Building Code of Australia must be provided with a system of mechanical ventilation that complies with the requirements of Australian Standard 1668, Parts 1 & 2. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
2. Archival Recording – A built heritage specialist is to develop a digitally based photographic archival record of the areas implicated by the works (prior to the commencement and after completion of the works) in accordance with the Heritage NSW guidelines Photographic recording of Heritage Items Using Film or Digital Capture (2006). The photographic archival recording undertaken prior to the commencement of the works is to be submitted prior to the issue of a Construction Certificate to the Council's Heritage & Urban Design Advisor for approval and deposit in the Council's records.

The archival recording undertaken after the completion of the works is also to be submitted prior to the issue of an Occupation Certificate to the Council's Heritage & Urban Design Advisor for approval and deposit in the Council's records.

1. Temporary Protection plan - A Temporary Protection Plan is to be prepared that identifies the potential risks and outlines measures to reduce the potential for damage to the retained fabric of the existing building during the works. The Temporary Protection Plan must be submitted to and endorsed by Council’s Heritage and Urban Design Advisor prior to the issue of any Construction Certificate.
2. Heritage Interpretation - A built heritage specialist is to develop a Heritage Interpretation Plan for the proposed development in accordance with the Heritage NSW publications, *Interpreting Heritage Places and Items (2005)* and *Heritage Interpretation Policy (2005).* The Heritage Interpretation Plan is to be submitted to the Council's Heritage & Urban Design Advisor for endorsement prior to the issue of any Construction Certificate.
3. Damages Bond - The applicant is to lodge a bond with Council to ensure any damage to existing public infrastructure is rectified in accordance with Council’s Development Infrastructure Bonds Policy.

**Note.** A fee is payable for the lodgement of the bond.

1. Long Service Levy - In accordance with the *Building and Construction Industry Long Service Payments Act 1986,* the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council. This applies to building and construction works with a cost of $250,000 or more.

**3.0 - PRIOR TO COMMENCEMENT OF WORKS**

1. Public Liability Insurance - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of $20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc.) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the certifier.
2. Notice of Principal Certifier Appointment - Notice shall be given to Council at least two (2) days prior to building works commencing in accordance with the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. The notice shall include:
3. a description of the work to be carried out;
4. the address of the land on which the work is to be carried out;
5. the registered number and date of issue of the relevant development consent;
6. the name and address of the principal certifier, and of the person by whom the principal certifier was appointed;
7. the certifier’s registration number, and a statement signed by the certifier consenting to being appointed as principal certifier; and
8. a telephone number on which the principal certifier may be contacted for business purposes.
9. Notice of Commencement of Work - Notice shall be given to Council at least two (2) days prior to building works commencing in accordance with the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. The notice shall include:
10. the name and address of the person by whom the notice is being given;
11. a description of the work to be carried out;
12. the address of the land on which the work is to be carried out;
13. the registered number and date of issue of the relevant development consent and construction certificate;
14. a statement signed by or on behalf of the principal certifier (only where no principal certifier is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
15. the date on which the work is intended to commence.
16. Construction Certificate Required - In accordance with the requirements of the *EP&A Act 1979,* building works approved by this consent shall not commence until the following has been satisfied:
17. a Construction Certificate has been issued by a certifier;
18. a principal certifier) has been appointed by the person having benefit of the development consent;
19. if Council is not the principal certifier, Council is notified of the appointed principal certifier at least two (2) days before building work commences;
20. the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
21. the principal certifier is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
22. Erection of Signs - A sign shall be erected in a prominent position on the site stating the following:
23. that unauthorised entry to the work site is prohibited,
24. the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
25. the name, address and telephone number of the principal certifier for the work.

The sign must be maintained while the work is being carried out and removed when the work has been completed.

1. Site is to be Secured - The site shall be secured and fenced.
2. Demolition Work - Consent is granted for the partial demolition of the existing building currently existing on the property, subject to compliance with the following conditions:
3. The developer shall notify adjoining residents of demolition works seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite, the demolition site.
4. Prior to demolition, the applicant shall erect a sign at the front of the property with the demolisher’s name, licence number, contact phone number and site address.
5. Prior to demolition, the applicant shall erect a 1.8m high temporary fence and hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when work is not in progress or when the site is otherwise unoccupied.
6. Prior to demolition, all services (such as sewer, telephone, gas, water and electricity) must be disconnected. The developer must consult with the relevant service authorities regarding their requirements for the disconnection of services.
7. Suitable erosion and sediment control measures in accordance with an approved erosion and sediment control plan shall be installed prior to the commencement of demolition works and shall be maintained at all times.
8. A Work Plan prepared by a suitably qualified person in accordance with AS 2601 ‘Demolition of Structures’ shall be provided to the principal certifier for approval prior to demolition works commencing. The Work Plan shall identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
9. If the property was built prior to 1987, an asbestos survey shall be carried out by a suitably qualified person prior to demolition. If asbestos is found, a WorkCover Authority licensed contractor shall remove all asbestos in accordance with the requirements of the WorkCover Authority, including notification of adjoining neighbours of asbestos removal. All asbestos material must be disposed of at a facility licenced to accept asbestos. Tipping receipts for the disposal of the asbestos must be retained.
10. The burning of any demolished material on site is not permitted and offenders will be prosecuted.
11. Care shall be taken during demolition to ensure that existing services on the site (i.e. sewer, electricity, gas, phone, etc.) are not damaged. Any damage caused to existing services is to be repaired by the relevant authority at the expense of the applicant.
12. Sydney Water Approval - The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to [www.sydneywater.com.au/tapin](http://www.sydneywater.com.au/tapin) to apply.

A copy of the approval receipt from Sydney Water must be submitted to the principal certifier.

1. Soil Erosion and Sediment Control - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with ‘Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.
2. Dilapidation Report – Council Property - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to the principal certifier and Council at least 2 days prior to the commencement of works.

Should any public property or the environment sustain damage during the course of and as a result of construction, or if the construction works put Council’s assets or the environment at risk, Council may carry out any works necessary to repair the damage or remove the risk. The costs incurred will be deducted from the applicant’s damages bond.

1. Traffic Management Plan - A traffic management plan shall be prepared in accordance with Council’s Engineering Specifications and AS 1742.3. The plan must be submitted to the principal certifier.
2. Hazardous Building Materials Assessment - A Hazardous Building Material Assessment (HBMA) shall be undertaken on all buildings and structures to be demolished that identifies all hazardous components on site. A HBMA report shall be provided to the principal certifier and Council.

Once hazardous components are identified, all demolition works that involve the demolition and removal of the hazardous materials shall ensure that all site personnel are protected from risk of exposure in accordance with relevant SafeWork NSW and NSW Demolition Guidelines. Premises and occupants on adjoining land shall also be protected from exposure to any hazardous materials.

1. Construction Management Plan - A construction management plan that includes, dust, soil and sediment and traffic management, prepared in accordance with Council’s Engineering Design Specification, shall be provided to the principal certifier.
2. Construction Noise Management Plan - A construction noise management plan shall be provided to the principal certifier and include the following:
3. noise mitigation measures;
4. noise and/or vibration monitoring;
5. use of respite periods;
6. complaints handling; and
7. community liaison and consultation.
8. Protection of Existing Street Trees - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.

The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by this development consent, shall be installed in accordance with AS 4970-2009 'Protection of Trees on Development Sites'.

1. Protection of Trees to be Retained - Protection of trees to be retained shall be in accordance with Council’s Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is required to be attached to each tree protection zone, and displayed in a prominent position.
2. Salvage - Prior to commencement of the works, a built heritage specialist is to identify significant internal elements for salvage and, if necessary storage, for reinstatement as appropriate. Removal of any items shall be carried out in accordance with specific salvage methodologies provided by the built heritage specialist (or stonemason as applicable). This is especially important for the stone blocks of garden walls and edging as well as paving where exist, and the memorial cairn, sculptures and plaques.

**4.0 - DURING WORKS**

1. Work Hours - All work (including delivery of materials) shall be:
2. restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
3. not carried out on Sundays or public holidays,

unless approved in writing by Council.

1. Compliance with BCA - All building work shall be carried out in accordance with the requirements of the BCA.
2. Excavations and Backfilling - All excavations and backfilling associated with the approved development must be executed safely and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road rail corridor, the person causing the excavation must:

1. protect and support the building, structure or work on adjoining land from possible damage from the excavation,
2. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation, and
3. give at least 7 days notice of the intention to excavate to the owner of the adjoining land before excavating.

The above requirements do not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land gives written consent to the requirements not applying.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact ‘Dial Before You Dig’ prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

1. Site Management - The following practices are to be implemented during construction:
2. stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
3. builder’s operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
4. waste shall not be burnt or buried on site, or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility;
5. a waste storage area shall be located on the site;
6. all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);
7. toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
   * 1. be a standard flushing toilet connected to a public sewer; or
     2. have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
     3. be a temporary chemical closet approved under the *Local Government Act 1993*.
8. Survey Report - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the principal certifier prior to the pouring of concrete.
9. Traffic Management Plan Implementation - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
10. Site Signage - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

*“WARNING UP TO $8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution.”*

The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.

1. Vehicles Leaving the Site - The construction supervisor must ensure that:
2. all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
3. the wheels of vehicles leaving the site:
   * 1. do not track soil and other waste material onto any public road adjoining the site; and
     2. fully traverse the site’s stabilised access point
4. Fill Compaction - All fill must be compacted in accordance with Camden Council’s current Engineering Design Specifications.
5. Removal of Waste Materials - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2014) (refer to: [www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm](http://www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm))

Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.

1. Soil, Erosion, Sediment and Water Management – Implementation - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
2. Hazardous Building Materials Assessment - All works (including demolition and materials handling, storage, transport and disposal) shall be undertaken in accordance with the requirements outlined in the hazardous building material assessment. All material not suitable for recycling or reuse must be disposed of at a licenced waste facility authorised to accept that waste.
3. Noise During Work - Noise levels emitted during works must comply with:
4. Construction period of 4 weeks and under:

The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

1. Construction period greater than 4 weeks and not exceeding 26 weeks:

The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

1. Construction period greater than 26 weeks:

The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 5 dB(A).

Alternatively, noise levels emitted during works shall be restricted to comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

1. Location of Stockpiles - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
2. Disposal of Stormwater - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
3. Offensive Noise, Dust, Odour and Vibration - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
4. Erosion and Sedimentation Control - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).

Soil erosion and sediment control measures shall only be removed upon completion of the works when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

1. **Construction Noise Management Plan** - All operations must be carried out in accordance with the recommendations contained in the Construction Noise Management Plan including:
2. noise mitigation measures
3. noise and/or vibration monitoring
4. use of respite periods
5. complaints handling, and
6. community liaison and consultation
7. Protection for Existing Trees - The protection of existing trees (on-site and street trees) must be carried out as specified by AS 4970 Protection of Trees on Development Sites.
8. Arboricultural Requirements by Site Arborist - Any hold points, supervision of works and non-destructive construction methods within the Tree Protection Zone (TPZ) and Structural Roots Zone (SRZ) of all trees must be in accordance with Section 5 Recommendations of the Arboriculture Impact Assessment & Tree Protection Plan by The Ents Tree Consultancy.
9. Unexpected Finds Contingency (General) - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc) be encountered during any stage of works (including earthworks, site preparation or construction works, etc), such works shall cease immediately until a certified contaminated land consultant has be contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

1. Salinity Management Plan - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the salinity control measures contained in Council’s Engineering Specifications.
2. Relics Discovery During Works - If any relic surviving from the past is uncovered during the work that could have historical significance (but is not an Aboriginal object):
3. all work must stop immediately in that area,
4. Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the Heritage Act 1977, and
5. any requirements of Heritage NSW must be implemented.
6. Aboriginal Objects Discovered During Works - If any Aboriginal object (including evidence of habitation or remains) is discovered during the work:
7. all excavation or disturbance of the area must stop immediately in that area,
8. Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the National Parks and Wildlife Act 1974, and
9. any requirements of Heritage NSW must be implemented.

**5.0 - PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE**

1. Compliance Certificate - Once the installation of the mechanical ventilation system is completed, a Certificate of Compliance prepared by a suitably qualified mechanical engineer with details of tests carried out shall be provided to the principal certifier. Verification shall be provided that the air handling system as installed has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.
2. Fire Safety Certificates - A Fire Safety Certificate shall be provided to the principal certifier in accordance with the requirements of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
3. Survey Certificate - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the principal certifier.
4. Positive Covenant – OSD / On Site Retention / Water Quality Facility - A positive covenant shall be created under Section 88E of the *Conveyancing Act 1919* burdening the owner(s) with a requirement to maintain the on-site detention, water quality facility and on-site retention/re-use facilities on the property, prior to the issue of an Occupation Certificate.

The terms of the Section 88E instrument with positive covenant shall include the following:

1. the Proprietor of the property shall be responsible for maintaining and keeping clear all pits, pipeline s, trench barriers and other structures.
2. the proprietor shall have the facilities inspected annually by a competent person.
3. the Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities.
4. The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD and OSR, or failure to clean, maintain and repair the OSD and OSR.

The proprietor or successor shall bear all costs associated in the preparation of the subject Section 88E instrument. Proof of registration with NSW Land Registry Services shall be provided to and approved by the principal certifier prior to the issue of an Occupation Certificate.

1. Stormwater – Plan of Management (PoM) - The registered proprietor of the land shall prepare a Plan of Management (POM) for the on-site detention facilities. The POM shall set out all design and operational parameters for the detention facilities including design levels, hydrology and hydraulics, inspection and maintenance requirements, and time intervals for such inspection and maintenance. The POM shall be provided to the principal certifier for approval.
2. Flood Management Plan - A certificate of compliance prepared by a suitably qualified engineer shall be provided to the principal certifier stating that all aspects of the flood risk management plan have been completed and/or implemented in accordance with the approved Plan.
3. Reinstate Verge - The applicant shall construct and/or reconstruct the unpaved verge area with grass, species and installations approved by Council.
4. Waste Management Plan - The principal certifier shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
5. Mechanical Exhaust System - A Certificate of Compliance prepared by a suitably qualified engineer confirming that the mechanical exhaust systems have been designed, constructed and installed in accordance with the relevant requirements of Clause F4.12 of the BCA and AS1668 Parts 1 and 2, shall be provided to the principal certifier. Certification shall be provided that the air handling system as installed has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.
6. Completion of Landscape Works - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.
7. Inspection of Existing Street Trees - All existing street trees must be inspected by Council to ensure that they are undamaged and in a healthy condition.
8. Arboricultural Requirements by Site Arborist - The Site Arborist must provide certification that all works within the TPZ and SRZ were in accordance with Section 5 Recommendations of the Arboriculture Impact Assessment & Tree Protection Plan by The Ents Tree Consultancy.
9. Heritage Interpretation - The approved Heritage Interpretation Plan is to be implemented prior to the issue of an Occupation Certificate.

**6.0 - ONGOING USE**

1. Removal of Graffiti - The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.
2. Amenity - The approved development shall be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations or residential/business premises.
3. Offensive Noise and Noise Compliance - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Noise must also comply with the NSW Noise Policy for Industry 2017.
4. Maintenance of Landscaping - Landscaping shall be maintained in accordance with the approved landscape plan.
5. Landscaping Maintenance Establishment Period - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.

The 12 month maintenance and establishment period includes the applicant's responsibility for the establishment, care and repair of all landscaping elements including all street tree installations, plantings, lawn and hardscape elements including paths, walls, bins, seats, BBQs, shelters, playground equipment and soft fall treatments.

The date of practical completion is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turf installation, street tree installation and mulching.

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards, etc) shall be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans and all improvements be in full working order.

1. Food Premises - All equipment (including pie warmers, hot food display units, etc) used for the display or storage of hot food shall maintain the food at a temperature of not less than 60°C.

All equipment used for the display or storage of cold food shall maintain the food at a temperature of not more than 5°C.

A food business must, at food premises where potentially hazardous food is handled, have a temperature measuring device ( eg probe thermometer ) that:

1. Is readily accessible; and
2. Can accurately measure the temperature of potentially hazardous food to +/-1oC

A suitable waste contractor(s) must be engaged for the removal of wastes generated at the premises. All bins and waste storage facilities at the premises are to be sealed and emptied on a regular basis to prevent odour, vermin and fire hazards from occurring.

1. Undercroft Kitchen - Open food handling shall not be undertaken within the undercroft kitchen until the fit-out of the premises is compliant with all applicable Acts, Regulation, codes and standards. Particular attention shall be made to the ceiling compliance.
2. Approved Signage Maintenance - The approved signs shall be maintained in a presentable and satisfactory state of repair. Where illumination has been approved, the level of illumination and/or lighting intensity used to illuminate the sign/s shall comply with AS 1158 and AS 4282.