

Conditions

PART A - GENERAL CONDITIONS

1. APPROVED PLANS AND SUPPORTING DOCUMENTATION

Condition

Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.

Plan No.	Revision No.	Plan Title	Drawn By	Dated
A0000	B	Location Plan and Drawing List	Gardner Wetherill	23/03/2023
A0100	B	Site Plan – Existing	Gardner Wetherill	23/03/2023
A0101	B	Ground Floor Plan – Existing	Gardner Wetherill	23/03/2023
A0102	B	Level 1 & Roof Plan – Existing	Gardner Wetherill	23/03/2023
A0110	B	Site Plan – Demolition	Gardner Wetherill	23/03/2023
A0111	B	Ground Floor Plan – Demolition	Gardner Wetherill	23/03/2023
A0112	B	Level 1 & Roof Plan – Demolition	Gardner Wetherill	23/03/2023
A0120	B	Site Plan – Proposed	Gardner Wetherill	23/03/2023
A0200	B	Ground Floor Plan – General Arrangement	Gardner Wetherill	23/03/2023
A0201	B	Level 1 Floor Plan - General Arrangement	Gardner Wetherill	23/03/2023
A0202	B	Roof Plan	Gardner Wetherill	23/03/2023
A0301	B	Street Elevations – Proposed	Gardner Wetherill	23/03/2023
A0400	B	Site Sections	Gardner Wetherill	23/03/2023
A0520	B	External Finishes	Gardner Wetherill	23/03/2023
P0030431	04	Heritage Impact Statement	Urbis	31/03/2023
P30431	05	Schedule of Conservation Works	Urbis	31/03/2023
21163	03	Building Code of Australia 2019 Amendment 1 Report	Metro BC	17 August 2022
DRM P23.1046-R01r2	2	Supplementary Contamination Assessment	Development Risk Management Pty Ltd	4 December 2023
Nil	1	Waste Management Plan	Group GSA	09/06/2022

Plan No.	Revision No.	Plan Title	Drawn By	Dated
P0029827	00	Statement of Environmental Effects	Urbis	August 2022
Nil	Nil	Traffic Impact Statement	Urbis	10/06/2022
200088/2000	C	Landscape General Arrangement Plan	Group GSA	10/06/2022
203489/DAC02.01	02	Concept Sediment and Erosion Control Plan	Northrop Consulting Engineers	26/03/21
203489/DAC02.11	02	Sediment and Erosion Control Details	Northrop Consulting Engineers	26/03/21
203489/DAC04.01	02	Siteworks and Stormwater Management Plan	Northrop Consulting Engineers	26/03/21
203489/DAC08.01	02	Site Catchment Plan	Northrop Consulting Engineers	26/03/21

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 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 that applies to the development.

2. COMPLIANCE WITH AS 2601-2001 – THE DEMOLITION OF STRUCTURES

Condition

That all demolition work must be carried out in accordance with the applicable provisions of AS 2601-2001, *The Demolition of Structures*.

Reason

To ensure compliance with Australian Standards

3. ASBESTOS REMOVAL AND MANAGEMENT

Condition

Asbestos removal from any buildings is to be carried out in accordance with the *Code of Practice for the Safe Removal of Asbestos 2022* by appropriately licenced persons.

The requirements of the *Protection of the Environment Operations (Waste) Regulation 2014* with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.

Reason

To ensure the safe removal, transportation and disposal of asbestos from the building.

4. PLUMBING AND DRAINAGE WORKS

Condition

All plumbing and drainage work shall be carried out by a licensed plumber and drainer to the requirements of the National Plumbing and Drainage Code AS3500.

Reason

To ensure compliance with the requirements of the relevant legislation.

5. COMPLIANCE WITH BUILDING CODE OF AUSTRALIA

Condition

Work must be carried out in accordance with the requirements of the *Building Code of Australia*, in force at the time of issuing the relevant construction certificate issue or by obtaining approval under s6.28 of the *Environmental Planning and Assessment Act 1979*.

Reason

The condition is prescribed under section 69 of the *Environmental Planning and Assessment Regulation 2021*.

6. COMPLIANCE WITH REQUIREMENT OF TRANSPORT FOR NSW

Condition

The following Transport for NSW requirements are to be addressed to the satisfaction of the registered certifier unless otherwise stated (in accordance with Transport for NSW and Council requirements):

1. *Following removal of the driveway crossover on Richard Street (aka Kidman Way (HW421)), the kerb and gutter must be reinstated in accordance with Council's Gutter Crossing Policy and AS2846-2000. .*
2. *Any landscaping, fencing or signage (including mirrors, where required) is to be provided within the site or along the boundary within any adjoining public domain. Where relevant, this is to be designed and maintained to minimize conflict between pedestrians and motorists.*
3. *Any proposed alterations to street signage (e.g. parking for Police vehicles, rear to kerb signage) must be considered and approved by the Bourke Local Traffic Committee.*
4. *Prior to the commencement of construction work impacting traffic on Richard Street (aka Kidman Way (HW421)) the proponent is to contact the TfNSW Road Access Unit at road.access@transport.nsw.gov.au to determine if a Road Occupancy Licence (ROL) is required. In the event an ROL is required, the proponent is to provide the consent number in the ROL application. Please note that up to 10 working days is required for ROL applications to be assessed and processed. <https://roads-waterways.transport.nsw.gov.au/business-industry/road-occupancy-licence/index.html>.*

Reason

To comply with the requirements of TfNSW.

7. COMPLIANCE WITH REQUIREMENT OF ESSENTIAL ENERGY

Condition

The following Essential Energy requirements are to be addressed to the satisfaction of Essential Energy and Council:

1. *Essential Energy's records indicate that low voltage underground cables are located across the street frontage of the property and also in the location of the proposed new entry/driveway:*

- a. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW) to locate these cables.
 - b. Any excavation works in this area or works on the proposed driveway must comply with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.
 - c. Works around the cables must be managed. If the ground levels over the cables are to be altered, clearances must be maintained and cable integrity protected.
 - d. The cables are to maintain a minimum clearance of 1.0 metre to any activity.
 - e. Any proposed driveway access and/or exit (concrete crossovers) must remain at least **1.0 metre away** from the streetlight located on Oxley Street, to prevent accidental damage.
Also, the driveway must not impact on existing cables, cable joints, pits, pillars and the like – refer Essential Energy's policy CEOM7098 Distribution Underground Design and Construction Manual. Note that approval is not possible where the driveway is proposed to be located with an impact on existing cables, cable joints, pits, pillars and the like - refer ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.
 - f. Any landscaping, tree planting in this area must comply with ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.
2. The Applicant will need to engage the services of an Accredited Service Provider to ensure adequate provision of power is available to the proposed development) in accordance with NSW Service and Installation Rules. A Level 2 Electrician will be able to advise on these requirements and carry out the required work to ensure compliance.
 3. Prior to any demolition works commencing, any power connected to the existing development must be made safe by a qualified Accredited Service Provider.
 4. Any person undertaking work MUST understand their requirements when working near and around powerlines as per SafeWork NSW. They can seek safety advice from Essential Energy via the safety page, by completion of the necessary form, available on Essential Energy's website <https://www.essentialenergy.com.au/safety/construction-safety>

Additionally:

1. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
2. In addition, Essential Energy's records indicate there is electricity infrastructure located within close proximity of the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as [ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure](#). Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.
3. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).
4. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

Reason

To comply with the requirements of Essential Energy.

8. ACCESS/EGRESS AND PARKING FOR PEOPLE WITH DISABILITIES

Condition

Access for people with disabilities shall be provided in accordance with the requirements of the

National Construction Code (Building Code of Australia), relevant Australian Standards and with regard to the Disability Discrimination Act 1992.

Reason

To ensure safe, equitable and dignified access and egress for people with disabilities.

9. ACCESSIBLE FACILITIES

Condition

Accessible Facilities shall be provided in accordance with the requirements of the National Construction Code, (Building Code of Australia), relevant Australian Standards and with regard to the Disability Discrimination Act 1992.

Reason

To provide accessible facilities for people with disabilities.

10. MANEUVERING AREAS/DRIVEWAYS

Condition

All driveways, wearing areas and maneuvering spaces are to be a minimum 150mm steel reinforced concrete and in accordance with Australian Standard AS2890.0 Parking Facilities.

Reason

To ensure that the site is controlled and dust creation minimised.

11. ROOF WATER DISPOSAL

Condition

Guttering and downpipes are to be provided and connected to the existing stormwater system and/or underground stormwater asset / drainage lines to convey roof water from the building to the street gutter system to Council's satisfaction.

Reason

To prevent damage to property and prevent unhealthy or dangerous conditions.

12. CONSOLIDATION OF LOTS

Condition

Prior to the use of the new Police buildings, the applicant is to provide Council with evidence that allotment consolidation has been undertaken.

Reason

To ensure allotments are consolidated prior to use.

13. NOMINATED HERITAGE CONSULTANT

Condition

- a) A heritage consultant experienced in heritage restoration and renovation works is to be commissioned to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The heritage consultant is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage consultant is to be provided with full access to the site and authorised by the applicant to

respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.

- b) Evidence and details of the above commission on the above terms are to be provided in writing to Council's Manager Environmental Services prior to the issue of an approval under s6.28 of the EP&A Act 1979.
- c) The nominated heritage consultant must sign off the completed project and submit a final report to Council specifying how the heritage conditions are satisfied prior to the occupation of the new police buildings.

Reason

To help ensure that conservation works are appropriately undertaken.

PART B – BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE OR APPROVAL UNDER s6.28 OF THE EP&A ACT 1979

1. AMENDED PLANS

Condition

The applicant is to ensure that any structures are a minimum of one (1) metre or the equivalent invert depth, whichever is greater, from the centreline of any sewer mains within the site or in the surrounding road reserve.

Reason

To protect any sewer infrastructure within the site or surrounding area.

2. ENVIRONMENTAL MANAGEMENT PLAN

Condition

The applicant is to prepare an environmental management plan that addresses both ground disturbances throughout the construction phase, as well as the long term. The environmental management plan shall manage exposure pathways and risks to site users from existing contamination on site.

The remediation action plan must be approved by the Bourke Shire Council prior to the issue of a Construction Certificate or other approval under s 6.28 of the EP&A Act 1979.

Reason

To mitigate contamination risks and comply with statutory requirements, as per the recommendations of the Supplementary Contamination Assessment prepared by Development Risk Management Pty Ltd dated 4 December 2023.

3. CONSTRUCTION MANAGEMENT PLAN

Condition

Prior to the carrying out of any works at the site, the applicant is to submit to Council a Construction Management Plan (CMP) which demonstrates to Council's satisfaction that traffic will be appropriately managed and any soil to be removed from the site will be classified and disposed of at an appropriate facility.

Reason

To ensure that construction traffic does not have an unacceptable adverse impact on the operation of the surrounding road network and excavated soils are appropriately disposed of.

4. EROSION AND SEDIMENT CONTROL PLAN

Condition

Prior to the carrying out of any works at the site, the applicant is to ensure that any required erosion and sediment controls are completed and in accordance with the following documents:

- *Council's development control plan,*
- *The guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate (the Blue Book) and*
- *The 'Do it Right On-Site, Soil and Water Management for the Construction Industry (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).*

The applicant must ensure the erosion and sediment control plan is kept on-site at all times during

the site works and construction.

Reason

To ensure no substance other than rainwater enters the stormwater system and waterways.

5. SERVICING PLAN

Condition

Prior to the carrying out of any works at the site, the applicant is to provide a Servicing Plan which details to Council's satisfaction any upgrades to existing connections to essential services as are required to accommodate the additional demand generated by the development.

Reason

To ensure that any additional demands generated by the development are catered for as part of the work.

6. LIGHTING PLAN

Condition

Prior to the carrying out of any works at the site, the applicant is to provide a Light Plan which details to Council's satisfaction that all lighting will comply with AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Lighting.

Reason

To ensure that lighting is compliant with AS/NZS 11583.1 and AS4282.

7. GEOTECHNICAL REPORT

Condition

Prior to the carrying out of any works on the site, the applicant is to provide a geotechnical report prepared by a suitably qualified professional. The geotechnical report is to address, at minimum, the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed as part of the development.

Reason

To ensure that construction responds to the site's geotechnical conditions.

8. PHOTOGRAPHIC HERITAGE ARCHIVAL RECORDING

Condition

Prior to the issuing of any Construction Certificate 'photographical heritage archival recording' of the main police building and former bank building (interior and exterior) shall be carried out by a suitably qualified heritage consultant in accordance with the applicable NSW Heritage guidelines, and be provided to Council for record keeping (both report and electronic photographic files (thumbnails) to be submitted).

Reason

To provide a historical record of the existing buildings in their current form before changes are carried out.

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

1. PAYMENT OF BUILDING AND CONSTRUCTION INDUSTRY LONG SERVICE LEVY

Condition

Before the commencement of building works, the applicant is to ensure that the person liable pays the long service levy (as calculated at the date of this consent) to the Long Service Levy Corporation or Council under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* and provides proof of this payment to the certifier, if applicable.

Note: The Long Service Levy is to be paid directly to the Long Service Corporation at www.longservice.com.au. For more information, please contact the Levy support team on 13 14 41.

Reason

To ensure the long service levy is paid.

2. SIGNS ON SITE

Condition

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 work site 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

Prescribed condition Environmental Planning and Assessment Regulation 2021, section 70.

3. POST DEMOLITION CONTAMINATION ASSESSMENT

Condition

A contamination assessment shall be undertaken once the existing concrete slab present over the former underground petroleum storage system (UPSS) is demolished. The assessment shall involve excavation of test pits to the invert level of the former UPSS, as well as deeper samples by other means including boreholes. If unacceptable contamination is identified, a remediation action plan is to be prepared and implemented to address the matter.

The remediation action plan must be approved by the Bourke Shire Council prior to remediation works commencing.

Reason

To ensure any unexpected contamination is addressed in accordance with statutory requirements, as per the recommendations of the Supplementary Contamination Assessment prepared by

Development Risk Management Pty Ltd dated 4 December 2023.

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

1. MAINTENANCE OF SITE

Condition

- I. All the materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- II. Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- III. During demolition:
 - a. All vehicles entering or leaving the site must have their loads covered, and
 - b. All vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- IV. At the completion of the works, the work site must be left clear of waste and debris.

Reason

To ensure compliance with the requirement of Bourke Shire Council and to minimise soil erosion and sediment movement during demolition.

2. FILL ON WORK SITE

Condition

Fill brought to the work site must contain only virgin excavated natural materials as defined in Schedule 1, Part 3 of the *Protection of the Environmental Operations Act 1997*.

Reason

To ensure that imported fill is of an acceptable standard for environmental protection purposes.

3. PUBLIC SAFETY

Condition

All construction activities, including loading, unloading, storage of materials and construction activities must be undertaken wholly within the bounds of the site and not impact the safety of all road users (including pedestrians) or the efficiency of the public road network.

Reason

To ensure the safety of pedestrians and road users.

4. HOURS OF WORK

Condition

All building work, demolition or vegetation removal is only to be carried out within the following hours.

Monday to Friday	7.00am to 6.00pm
Saturdays	8.00am to 1.00pm
Sundays and Public Holidays	No works to be undertaken

Note: Any variation to the hours of work required Council's approval.

Reason

To protect the amenity of the surrounding area.

5. DEMOLITION/CONSTRUCTION NOISE

Condition

While building work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.

Reason

To protect the amenity of the surrounding area.

6. UNCOVERING RELICS OR ABORIGINAL OBJECTS

Condition

While site work is being carried out if a person reasonably suspects a relic or Aboriginal object is discovered:

- a) The work in the area of the discovery must cease immediately;
- b) The following must be notified
 - i) For a relic – the Heritage Council of NSW
 - ii) For an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the *National Parks and Wildlife Act 1974*, section 85.

Site work may recommence at a time confirmed in writing by:

- a) For a relic – the Heritage Council of NSW; or
- b) For an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the *National Parks and Wildlife Act 1974*, section 85.

In this condition:

“relic” means any deposit, artefact, object or material evidence that:

- a. *Relates to the settlement of the area that comprised NSW, not being Aboriginal settlement, and*
- b. *Is of State or local heritage significance; and*

“Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises NSW, being habitation before or concurrent with (or both) the occupation of that area by person of non-Aboriginal extraction and includes Aboriginal remains.

Reason

To ensure the protection of objects of potential significance during works.

7. EXCAVATIONS AND BACKFILLING

Condition

All excavations and backfilling associated with the erection or demolition of a building shall be executed safely and in accordance with appropriate professional standards, and properly guarded and protected to prevent them from being dangerous to life or property.

Reason

To ensure the safety of life and property.

8. USE OF FOOTPATHS

Condition

The storage of materials or the placement of sheds is not permitted on footpaths, roadways or in reserves. Rubbish and building materials must be contained on the site.

No material, goods or machinery shall be stored, placed or otherwise permitted to stand outside the site boundary between the building line and the street alignment.

Reason

To permit access over public places.

9. WASTE CONTAINER

Condition

All building rubbish and debris, including that which can be windblown, shall be contained on site in a suitable container and disposed of at an approved Waste Landfill Depot. The container shall be erected on the building site prior to work commencing and shall be maintained for the term of the construction to the completion of the project.

Reason

To limit waste affecting the environment during construction.

10. ON SITE FACILITIES

Condition

A suitable toilet is to be provided on site and must remain throughout the construction of the project or until an alternative facility is available on-site (in accordance with the approved plans). This may be via a temporary toilet facility or through available access to existing facilities.

Reason

To adequately provide for construction workers.

11. HOARDING

Condition

Separate approval shall be obtained from Council (under Section 138 the Roads Act 1993) if it is proposed to erect a hoarding upon Council's footpath.

Reason

To ensure compliance with the requirements of the Roads Act 1993.

12. UTILITY INFRASTRUCTURE

Condition

All infrastructure installed on site is to be clear of existing below ground utility infrastructure. Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer.

Reason

To ensure that utility infrastructure is adequately protected.

13. WALL/ROOF CLADDING

Condition

Non-reflective finish materials are to be used on the wall/roof cladding .

Reason

To reduce the visual reflective impact on adjoining properties.

14. UNEXPECTED FINDS

Condition

In the event of an unexpected find during works such as (but not limited to) the presence of undocumented waste, odorous or stained soil, asbestos, structures such as underground storage tanks, slabs, or any contaminated or suspect material, all work on site must cease immediately. The beneficiary of the consent must discuss with Council the appropriate process that should be followed therein. Works on site must not resume unless the express permission of Council is obtained in writing.

Reason

To ensure compliance with statutory requirements and mitigate risks to the surrounding environment.

PART E – BEFORE OCCUPATION OF THE NEW POLICE BUILDINGS

1. REPAIR OF INFRASTRUCTURE

Condition

Before occupation of the new police buildings, any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles) is to be fully repaired to the satisfaction of Council and at no cost to Council.

Reason

To ensure any damage to public infrastructure is rectified.

2. REMOVAL OF WASTE UPON COMPLETION

Condition

Before occupation of the new police buildings the principal certifier must ensure all refuse, spoil and hazardous materials are removed from the site and disposed of in accordance with the approved waste management plan (if applicable).

The applicant must ensure the temporary storage of any waste is carried out in accordance with the approved waste management plan to the principal certifier's satisfaction.

Reason

To ensure waste material is appropriately disposed or satisfactory stored.

3. FIRE SAFETY CERTIFICATE

Condition

A final Fire Safety Certificate shall be obtained in accordance with Part 5, Division 2 section 41 of the *Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021*, prior to the use of the new police buildings. .

A copy of the Fire Safety Certificate and Fire Safety Schedule shall be:

- Forwarded to Bourke Shire Council;
- Forwarded to the New South Wales Fire Brigade; and
- Prominently displayed in the building.

Reason

To ensure the safety of the building

4. COMPLIANCE WITH CONDITIONS OF CONSENT

Condition

All conditions of this consent are to be complied with to the standards specified.

Reason

To ensure the development proceeds in the manner as determined by Council.

PART F – OCCUPATION AND ONGOING USE

1. ANNUAL FIRE SAFETY STATEMENT

Condition

An annual Fire Safety Statement which sets out essential fire safety measures in the building premises must be given to Council and Fire and Rescue NSW annually.

- a. *This fire safety statement shall be given to Council within twelve months after the last statement was given, or if no such statement was given to Council, within twelve months after a final fire safety certificate is issued for the building.*

As soon as practicable after a final fire safety certificate is issued, the owner of the building to which it relates:-

- a. *shall display a copy of the certificate (together with a copy of the current fire safety schedule) within the building.*

During occupation and ongoing use of the building, the applicant must provide an annual fire safety statement to Council and Fire and Rescue NSW in accordance with section 89 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021*.

Reason

To ensure annual checks on fire safety measures and compliance with fire safety requirements under the *Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021*.

2. ENVIRONMENTAL MANAGEMENT PLAN

Condition

Management of contamination exposure pathways and risks to uses site uses are to be mitigated through implementation and ongoing maintenance of the approved environmental management plan.

Reason

To mitigate contamination risks and comply with statutory requirements, as per the recommendations of the Supplementary Contamination Assessment prepared by Development Risk Management Pty Ltd dated 4 December 2023.