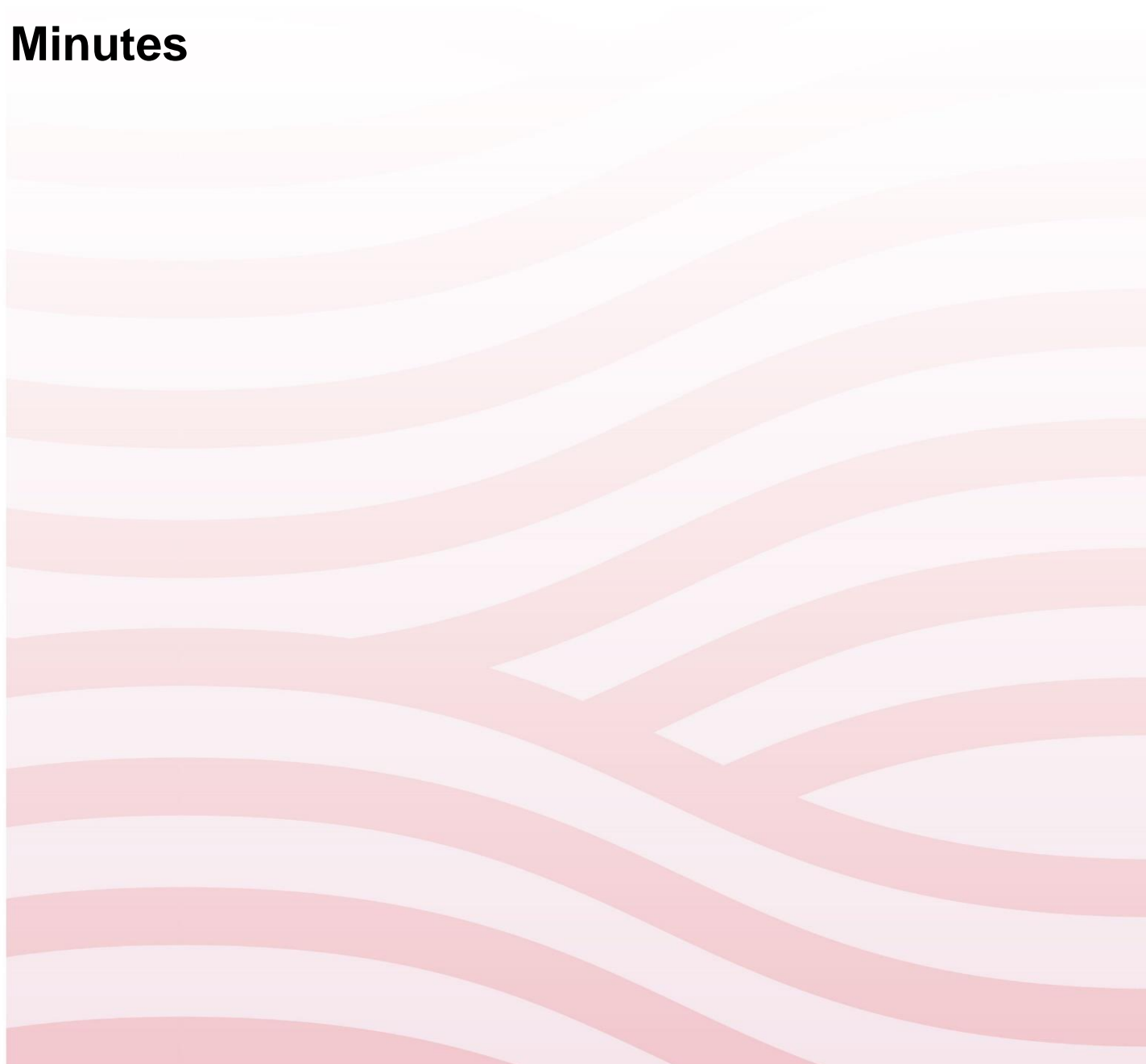




# Woollahra Local Planning Panel (Public Meeting)

Thursday 19 December 2024  
1.00pm

## Minutes





# Woollahra Local Planning Panel (Public Meeting) Minutes

Thursday 19 December 2024

Held under clause 25 of Schedule 2  
of the Environmental Planning and Assessment Act 1979

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## Woollahra Local Planning Panel (Public)

### Minutes of the Meeting held on 19 December 2024 at 1.00pm

|          |                |                                      |
|----------|----------------|--------------------------------------|
| Present: | David Ryan     | (Chair)                              |
|          | Peter Brennan  | (Expert)                             |
|          | Megan Jones    | (Expert)                             |
|          | Malcolm Young  | (Community Representative)           |
| Staff:   | Nick Economou  | (Manager Development Assessment)     |
|          | George Fotis   | (Team Leader)                        |
|          | Chris Hartas   | (Assessment Officer)                 |
|          | Chimmayi Holla | (Strategic Planner)                  |
|          | Carolyn Nurmi  | (Governance Officer)                 |
|          | Max Moratelli  | (Team Leader)                        |
|          | Lyle Tamlyn    | (Senior Strategic Planner)           |
|          | Tim Walsh      | (Team Leader)                        |
|          | Anne White     | (Manager Strategic Planning & Place) |

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**Note:** The Panel was briefed by council staff on each Item prior to the meeting.

The Panel heard members of the public who registered to address at the commencement of the public meeting. The public meeting was closed at 3.25pm.

The Panel then deliberated and voted on each Item in a confidential meeting.

The decisions are recorded in these Minutes.

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### **Leave of Absence and Apologies**

Nil

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### **Late Correspondence**

Late correspondence was submitted to the Panel in relation to items D1, D2, D3, D4 & D5

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### **Declarations of Interest**

Malcolm Young declared a Non-Significant Non-Pecuniary interest in Item D2 (30 Wolseley Road, Point Piper) as he is acquainted with two objectors and the Associate Architect, Michael Suttor on this matter. Malcolm Young remained in the meeting, participated in the debate and voted on the matter.

Malcolm Young declared a Non-Significant Non-Pecuniary interest in Item D3 (8-16 Queen Street, Woollahra – DA474/2023/1) as he is acquainted with 7 objectors on this matter. Malcolm Young remained in the meeting, participated in the debate and voted on the matter.

Malcolm Young declared a Non-Significant Non-Pecuniary interest in Item D5 (2 & 4 Loftus Road & 38B Mona Road, Darling Point – DA334/2023/1) as he is acquainted with two objectors on this matter. Malcolm Young remained in the meeting, participated in the debate and voted on the matter.

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**Item No:** D1  
**Subject:** **PLANNING PROPOSAL TO AMEND CONTROLS FOR EDGECLIFF COMMERCIAL CENTRE**

**Authors:** Chinmayi Holla, Strategic Planner  
Lyle Tamlyn, Senior Strategic Planner

**Approvers:** Timothy Walsh, Team Leader Strategic Planning  
Anne White, Manager Strategic Planning & Place

**File No:** 24/211977

**Purpose of the Report:** To seek advice of the Woollahra Local Planning Panel in relation to a planning proposal to amend the controls for the Edgecliff Commercial Centre under the Woollahra Local Environmental Plan 2014.

**Alignment to Delivery Program:** Strategy 4.1: Encourage and plan for sustainable, high quality planning and urban design outcomes.

**Note:** Late correspondence was tabled by Councillor Merrill Witt, Anthony Boskovitz, Bani McSpedden, Ann Bowen, Carolyn Davey, Charlene Batson, Christina Ditfurth, Double Bay Residents Assoc., Ingham Planning, Kay Gladstone, Margaret Smyth, The Paddington Society, Tony Bond, Tzannes, Will Naughton, David Chan, Christopher & Karin Lemercier, The Darling Point Society, Luise Elsing, Jasmine Steel, Nic van Exter, Ruth Law & Strata Plan 16897.

**Note:** Esther Hayter (the Paddington Society), Tony Bond, William Naughton, Bani McSpedden and Councillor Merrill Witt, addressed the Panel.

**Resolved:**

Part A. THAT the Woollahra Local Planning Panel advises Council that it supports the planning proposal (as provided at **Attachment 1** of the Panel Agenda), as it demonstrates site-specific and strategic merit for following reasons:

- i. The planning proposal is consistent with the relevant objectives of the Greater Sydney Region Plan: A Metropolis of Three Cities and the relevant planning priorities and actions of the Eastern City District Plan.
- ii. The planning proposal aligns with the Woollahra Local Strategic Planning Statement, Woollahra Local Housing Strategy and Council's Community Strategic Plan Woollahra 2032.
- iii. The planning proposal is supported by a detailed transport study undertaken by SCT Consulting, to analyse the existing and the future transport capacity within the ECC.

Part B. The Woollahra Local Planning Panel advises Council that it supports the planning proposal (as provided at **Attachment 1**) to amend the *Woollahra Local Environmental Plan 2014* which seeks to achieve the following:

- i. Provide increased building heights and floor space ratios for areas identified on the Key Sites Map, subject to amalgamation requirements being met.
- ii. Restrict bonuses from other environmental planning instruments applying where the increased building heights and floor space ratios are taken up.
- iii. Specify minimum and maximum non-residential floor space ratios for the areas identified on the Key Sites Map.
- iv. Insert local provisions for all development in the Edgecliff Commercial Centre, addressing dwelling mix, active frontages and the public domain.
- v. Insert a clause that requires affordable housing contributions for areas identified on the Key Sites Map, consistent with the *Woollahra Affordable Housing Contributions Scheme at Attachment 2*.

Part C. The Woollahra Local Planning Panel advises Council to ensure there are local provisions to facilitate design excellence in the Edgecliff Commercial Centre.

Part D. The Woollahra Local Planning Panel notes that the Edgecliff Commercial Centre Local Heritage Listing planning proposal to implement the Edgecliff Heritage Study has been lodged with the *Department of Planning, Housing and Infrastructure* for Gateway determination and this planning proposal should be considered separately.

Part E. The Woollahra Local Planning Panel notes the many public submissions made to the meeting of 19 December 2024 made comments on the three proponent-initiated planning proposals that are beyond the remit of this local planning panel and are being administered by the *Sydney Eastern City Planning Panel*.

Part F. The Woollahra Local Planning Panel encourages staff to monitor the evolving outcomes from various planning proposals in Edgecliff and state-led planning reforms for their implications in relation to this planning proposal.

*Note: In accordance with the Woollahra Local Planning Panel Operational Procedures the votes are recorded on this planning matter.*

**For the Motion**

**Against the Motion**

Peter Brennan  
Megan Jones  
David Ryan  
Malcolm Young

**4/0**

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|                 |   |
|-----------------|---|
| <b>ITEM No.</b> | D2  |
| <b>FILE No.</b> | DA84/2024/1   |
| <b>ADDRESS</b>  | 30 Wolseley Road Point Piper  |
| <b>PROPOSAL</b> | Demolition of the existing structures and construction of a new residential flat building with basement parking, swimming pool and associated landscaping |

**Note:** Malcolm Young declared a Non-Significant Non-Pecuniary interest in this Item, as he is acquainted with two objectors and the Associate Architect, Michael Suttor on this matter. Malcolm Young remained in the meeting, participated in the debate and voted on the matter.

**Note:** Late correspondence was tabled by Robert Chambers of BBC Planning.

**Note:** Douglas Bennett on behalf of the owners of 2B Wentworth Street and Robert Chambers & Mladen Prnjatovic on behalf of 26-28 Wolseley Road, Objectors and George Karavanas Consultant Planner on behalf of the Applicant, addressed the Panel.

**Reasons for Decision**

The Panel has undertaken site inspection, considered the submissions, late correspondence and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The Panel noted the issues raised by the objectors including non-compliance with the Lot size development standard, overshadowing, view loss, calculation of GFA, visual impact on the heritage significance of No's. 26-28 Wolseley Road, the accuracy of the photo montages and traffic queuing.

The Panel considered that these matters were adequately addressed in the assessment report.

For the reasons generally in the assessment report, the Panel is satisfied that the application can be approved.

**Resolved: Pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979**

THAT the Woollahra Local Planning Panel exercising the functions of Council as the consent authority, is satisfied that the matters required to be addressed under Clause 4.6(3) of the Woollahra Local Environmental Plan 2014 have been demonstrated and that consent may be granted to the development application, which contravenes the Minimum Lot Size and Height of Buildings development standards under Clauses 4.1A and 4.3 of Woollahra LEP 2014.

**AND**

THAT the Woollahra Local Planning Panel exercising the functions of Council, as the consent authority, grant development consent to Development Application No. 84/2024/1 for demolition of the existing structures and construction of a new residential flat building with basement parking, swimming pool and associated landscaping on land at 30 Wolseley Road Point Piper, subject to the following conditions:

**ALL DEVELOPMENT TYPES**

**A. GENERAL CONDITIONS**

|              |  |
|--------------|--|
| <b>A. 1.</b> | <p><b>Conditions</b></p> <p>Consent is granted subject to the following conditions imposed under section 4.16 of the Environmental Planning and Assessment Act 1979 (“the Act”), and the provisions of the Environmental Planning and Assessment Regulation 2021 (“the Regulations”) and the provisions of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (“the Development Certification and Fire Safety Regulations”), such conditions being reasonable and relevant to the development as assessed under section 4.15 of the Act.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"><li>• Failure to comply with this development consent and any condition of this consent is a criminal offence. Failure to comply with other environmental laws is also a criminal offence.</li><li>• Where there is any breach Council may without any further warning:<ul style="list-style-type: none"><li>a) Issue Penalty Infringement Notices (On-the-spot fines);</li><li>b) Issue notices and orders;</li><li>c) Prosecute any person breaching this consent; and/or</li><li>d) Seek injunctions/orders before the courts to restrain and remedy any breach.</li></ul></li><li>• Maximum penalties under NSW environmental laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.</li><li>• Should Council have to take any action to enforced compliance with this consent or other environmental laws Council's policy is to seek from the Court appropriate orders requiring the payments of its costs beyond any penalty or remedy the Court may order.</li><li>• This consent and this specific advice will be tendered to the Court when seeking costs orders from the Court where Council is successful in any necessary enforcement action.</li></ul> |
|--------------|--|



|                     |  |
|---------------------|--|
|                     | <ul style="list-style-type: none"> <li>The payment of environmental penalty infringement notices does not result in any criminal offence being recorded. If a penalty infringement notice is challenged in Court and the person is found guilty of the offence by the Court, subject to section 10 of the Crimes (Sentencing Procedure) Act 1999, a criminal conviction is recorded. The effect of a criminal conviction beyond any fine is serious.</li> </ul> <p><b>Condition Reason:</b> To ensure all parties are aware of the relevant legislation that applies to the development.</p>   |
| <p><b>A. 2.</b></p> | <p><b>Definitions</b></p> <p>Unless specified otherwise, words have the same meaning as defined by the <i>Act</i>, the <i>Regulations</i>, the <i>Development Certification and Fire Safety Regulations</i> and the <i>Interpretation Act 1987</i> as in force at the date of consent.</p> <p><b>Applicant</b> means the applicant for this consent.</p> <p><b>Approved Plans</b> mean the plans endorsed by Council referenced by this consent as amended by conditions of this consent.</p> <p><b>Local native plants</b> means species of native plant endemic to Sydney's eastern suburbs.</p> <p><b>Owner-builder</b> has the same meaning as in the <i>Home Building Act 1989</i>.</p> <p><b>PC</b> means the Principal Certifier under the <i>Act</i>.</p> <p><b>Principal Contractor</b> has the same meaning as in the <i>Act</i>, or where a Principal Contractor has not been appointed by the Owner of the land being developed Principal Contractor means the Owner of the land being developed.</p> <p><b>Professional engineer</b> has the same meaning as in the <i>BCA</i>.</p> <p><b>Public place</b> has the same meaning as in the <i>Local Government Act 1993</i>.</p> <p><b>Road</b> has the same meaning as in the <i>Roads Act 1993</i>.</p> <p><b>SEE</b> means the final version of the Statement of Environmental Effects lodged by the Applicant.</p> <p><b>Site</b> means the land being developed subject to this consent.</p> <p><b>Site work</b> means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.</p> <p><b>Woollahra LEP</b> means <i>Woollahra Local Environmental Plan 2014</i></p> <p><b>Woollahra DCP</b> means <i>Woollahra Development Control Plan 2015</i></p> <p><b>Work</b> for the purposes of this consent means:</p> <ul style="list-style-type: none"> <li>the use of land in connection with development,</li> <li>the subdivision of land,</li> <li>the erection of a building,</li> <li>the carrying out of any work,</li> <li>the use of any site crane, machine, article, material, or thing,</li> </ul> |

- the storage of waste, materials, site crane, machine, article, material, or thing,
- the demolition of a building,
- the piling, piercing, cutting, boring, drilling, rock breaking, rock sawing or excavation of land,
- the delivery to or removal from the *site* of any machine, article, material, or thing, or
- the occupation of the *site* by any person unless authorised by an occupation certificate.

**Condition Reason:** To ensure all parties are aware of the relevant definitions.

**A. 3. Approved Plans and Supporting Documents**

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp “Approved” and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

| Reference   | Description  | Author   | Date   |
|---|--|--|--|
| DA-103 Rev 02<br>DA-105 Rev 02<br>DA-106 Rev 02<br>DA-107 Rev 02<br>DA-108 Rev 02<br>DA-200 Rev 02<br>DA-201 Rev 02<br>DA-202 Rev 02<br>DA-203 Rev 02<br>LP-700 Rev 02<br>LP-701 Rev 02 | Site/Roof Plan<br>Basement Plan<br>Level 1 Floor Plan<br>Level 2 Floor Plan<br>Level 3 Floor Plan<br>West and East Elevations<br>North and South Elevations<br>Section A and B<br>Sections C, D and E<br>Landscape Plan<br>Landscape Plan – Basement | All drawn by<br>MJ Suttie<br>Architects          | All dated<br>11/03/2024  |
| 1378009M_02   | BASIX Certificate  | NSW Department<br>of Planning and<br>Environment | 15 March 2024  |
|   | Site Waste Minimisation and<br>Management Plan   | Michael J Suttie                                 | 14 Dec 2023  |
| 53391   | Traffic Impact Assessment  | TRAFFIX  | 13 Dec 2023  |
| 223450.00   | Geotechnical Report  | Douglas Partners                                 | 09/10/2023   |
| SW23780<br>SW001-Rev B<br>SW010-Rev B<br>SW011-Rev B<br>SW020-Rev B<br>SW021-Rev B<br>SW022-Rev B<br>SW030-Rev B<br>SW040-Rev B   | Stormwater Management Plans  | Capital<br>Engineering<br>Consultants            | 31/01/2024<br>31/01/2024<br>31/01/2024<br>31/01/2024<br>31/01/2024<br>31/01/2024<br>31/01/2024<br>31/01/2024 |
| 5499/AIA  | Arboricultural Impact Assessment<br>Report   | Sue Wylie -<br>TreeTalk                          | Dec 2023   |

**Notes:**

- Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.
- These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

|       |   |  |                 |                           |
|-------|---|--|-----------------|---------------------------|
|       | <b>Condition Reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.  |  |                 |                           |
| A. 4. | <b>Development Consent is Not Granted in Relation to these Matters</b>  |  |                 |                           |
|       | This approval does not give consent to any rooftop aerials, antennae communication dishes or the like.  |  |                 |                           |
|       | <b>Condition Reason:</b> To ensure all parties are aware of works that have not been granted consent.   |  |                 |                           |
| A. 5. | <b>Ancillary Aspects of Development (section 4.17(2) of the Act)</b>  |  |                 |                           |
|       | The Owner must procure the repair, replacement or rebuilding of all road pavement, kerb, gutter, footway, footpaths adjoining the site or damaged as a result of work under this consent or as a consequence of work under this consent. Such work must be undertaken to Council's satisfaction in accordance with Council's Specification for Roadworks, Drainage and Miscellaneous Works (2012) unless expressly provided otherwise by these conditions at the Owner's expense. |  |                 |                           |
|       | <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>This condition does not affect the Principal Contractor's or any sub-contractors obligations to protect and preserve public infrastructure from damage or affect their liability for any damage that occurs.</li> </ul>   |  |                 |                           |
|       | <b>Condition Reason:</b> To ensure all parties are aware of works required to public infrastructure and to ensure payment for works.  |  |                 |                           |
| A. 6. | <b>No Underpinning works</b>  |  |                 |                           |
|       | This development consent does NOT give approval to any works outside the boundaries of the subject property including any underpinning works to any structures on adjoining properties.   |  |                 |                           |
|       | <b>Condition Reason:</b> To ensure all works are located within the boundaries of the site and to confirm that no consent is granted for underpinning works to any structures on adjoining properties.  |  |                 |                           |
| A. 7. | <b>Tree Preservation and Landscaping Works</b>  |  |                 |                           |
|       | While site work is being carried out, all landscape works must be undertaken in accordance with the approved landscape plan and arborist report as applicable.  |  |                 |                           |
|       | <p>a) The following trees must be retained:</p> <ul style="list-style-type: none"> <li>Trees on private land:</li> </ul>  |  |                 |                           |
|       | <b>Council Ref No</b>   | <b>Species</b>                           | <b>Location</b> | <b>Dimension (metres)</b> |
|       | 1   | <i>Jacaranda mimosifolia</i> (Jacaranda) | Front garden    | 12 x 16                   |

- Trees on Council land:

| Council Ref No | Species                                    | Location      | Dimension (metres) | Tree value |
|----------------|--|---------------|--------------------|------------|
| A              | <i>Angophora costata</i> (Sydney Pink Gum) | Council verge | 7 x 6              | \$2000.00  |

The tree/s required to be retained must appear coloured green on the Construction Certificate plans.

- b) The following trees may be removed:

| Council Ref No | Species   | Location                         | Dimension (metres) |
|----------------|---|----------------------------------|--------------------|
| B              | <i>Tristaniopsis laurina</i> (Water gum)          | Council verge                    | 3 x 3              |
| 1a             | <i>Hibiscus rosa-sinensis</i> (Rose of China)     | Front garden                     | 4 x 3              |
| 1b             | <i>Camellia japonica</i> (Camellia)               | Front garden                     | 4 x 3              |
| 2              | 3 x <i>Howea forsteriana</i> (Kentia palm)        | Rear yard northern side boundary | ~6 x 3 each        |
| 2a             | 2 x <i>Murraya paniculata</i> (Mock Orange)       | Rear yard northern side boundary | ~5 x 3 each        |
| 3              | <i>Olea europea var. europea</i> (European Olive) | Rear yard southern side          | 3 x 3              |

The tree/s that may be removed must appear coloured red on the Construction Certificate plans.

**Condition Reason:** To ensure all landscape works are undertaken in accordance with the approved plans and documents.  
 Standard Condition A.22 (Autotext 22A)

## DEMOLITION WORK

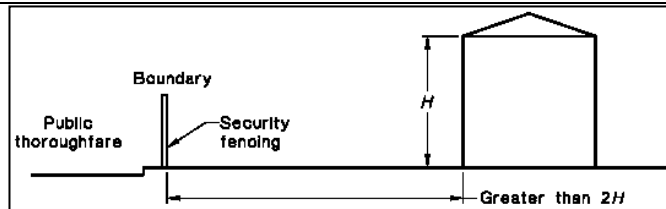
### B. BEFORE DEMOLITION WORK COMMENCES

|              |  |
|--------------|--|
| <b>B. 1.</b> | <p><b>Construction Certificate Required Prior to Any Demolition</b></p> <p>Where demolition is associated with an altered portion of, or an extension to an existing building the demolition of any part of a building is "commencement of erection of building" under section 6.6 of the Act.</p> <p>In such circumstance all conditions included at the following development stages of this consent must be satisfied prior to any demolition work:</p> <ul style="list-style-type: none"> <li>• Before issue of a construction certificate</li> <li>• Before building work commences</li> </ul> <p>This includes, but is not limited to, the issue of a Construction Certificate, appointment of a Principal Certifier, and Notice of Commencement under the Act.</p> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• See <i>Over our Dead Body Society Inc v Byron Bay Community Association Inc</i> [2001] NSWLEC 125.</li> </ul> |
|--------------|--|

|                     |  |
|---------------------|--|
|                     | <p><b>Condition Reason:</b> To ensure appropriate conditions are complied with for development for the alteration and extension of an existing building.</p>   |
| <p><b>B. 2.</b></p> | <p><b>Erosion and Sediment Controls – Installation</b></p> <p>Before any site work commences, water pollution, erosion and sedimentation controls must be installed and maintained in accordance with:</p> <p>a) “Do it Right On Site, Soil and Water Management for the Construction Industry” and accompanying factsheets published by the Southern Sydney Regional Organisation of Councils, and</p> <p>b) “Managing Urban Stormwater - Soils and Construction” 2004 published by the NSW Government (The Blue Book).</p> <p>Where there is any conflict The Blue Book takes precedence.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The “Do it Right On Site, Soil and Water Management for the Construction Industry” publication and accompanying factsheets can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a> and The Blue Book is available at <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a></li> <li>• A failure to comply with this condition may result in penalty infringement notices, prosecution, notices and orders under the Act and/or the Protection of the Environment Operations Act 1997 without any further warning. It is a criminal offence to cause, permit or allow pollution.</li> <li>• Section 257 of the Protection of the Environment Operations Act 1997 provides inter alia that “the occupier of premises at or from which any pollution occurs is taken to have caused the pollution”.</li> <li>• Warning: Irrespective of this condition any person occupying the site may be subject to proceedings under the Protection of the Environment Operations Act 1997 where pollution is caused, permitted or allowed as the result of their occupation of the land being developed.</li> </ul> <p><b>Condition Reason:</b> To prevent potential water pollution and dust nuisance.</p> |
| <p><b>B. 3.</b></p> | <p><b>Identification of Hazardous Material</b></p> <p>Prior to any site works, and in accordance with Australian Standard AS2601: The Demolition of Structures, all hazardous substances located on the site must be identified, including asbestos, polychlorinated biphenyls (PCBs), lead paint, underground storage tanks, chemicals, etc.</p> <p>In this regard, prior to any site works, Council must be provided with a written report prepared by a suitably qualified competent person detailing:</p> <ul style="list-style-type: none"> <li>• all hazardous materials identified on the site,</li> <li>• the specific location of all hazardous materials identified,</li> <li>• whether the hazardous materials are to be removed from the site as part of the works to be undertaken, and</li> <li>• safety measures to be put in place.</li> </ul> <p><b>Condition Reason:</b> To protect the health and safety of all persons while works are being undertaken and to ensure all safety measures have been identified and are in place to protect all parties in the immediate vicinity of the site.</p>  |

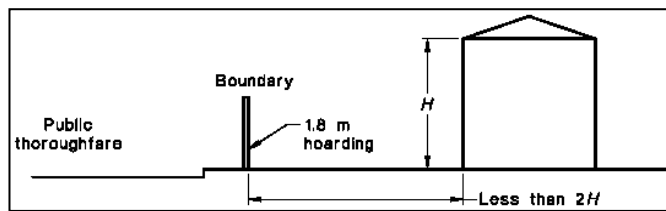
| <p><b>B. 4.</b></p>   | <p><b>Public Road Assets Prior to Any Work/Demolition</b></p> <p>Prior to any site works, a full record of the condition of the public infrastructure on public land adjacent to the development site must be submitted to Council.</p> <p>The report must include photographs and/or CCTV footage showing the current condition and any existing damage fronting and adjoining the site to the:</p> <ul style="list-style-type: none"> <li>• road pavement,</li> <li>• street signage including street lights,</li> <li>• kerb and gutter,</li> <li>• footway including pedestrian crossings, footpath, and driveways,</li> <li>• retaining walls, or other significant structures,</li> <li>• Heritage Items, including street name inlays,</li> <li>• utility service items including historical utility covers, and</li> <li>• drainage structures/pits/pipes (CCTV footage).</li> </ul> <p>The reports are to be supplied in electronic format in Word and if applicable accompanied by CCTV footage. Photographs are to be in colour, digital and date stamped.</p> <p>If the required report is not submitted then Council will assume there was no damage to any infrastructure in the immediate vicinity of the site prior to the commencement of any site works under this consent.</p> <p><b>Condition Reason:</b> To clarify the condition of the existing public infrastructure prior to the commencement of any site works.</p>  |             |                  |         |                  |   |  |  |  |   |              |    |      |  |           |    |      |   |  |  |  |                                       |          |    |     |  |           |    |  |                                     |          |    |     |                                |              |  |  |
|---|--|-------------|------------------|---------|------------------|---|--|--|--|---|--------------|----|------|--|-----------|----|------|---|--|--|--|---------------------------------------|----------|----|-----|--|-----------|----|--|-------------------------------------|----------|----|-----|--------------------------------|--------------|--|--|
| <p><b>B. 5.</b></p>   | <p><b>Payment of Security and Fees</b></p> <p>Prior to any site works, the following security and fees must be paid in full:</p> <table border="1" data-bbox="343 1272 1444 1953"> <thead> <tr> <th>Description</th> <th>Amount</th> <th>Indexed</th> <th>Council Fee Code</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>SECURITY</b><br/>under section 4.17(6) of the <i>Environmental Planning and Assessment Act 1979</i></td> </tr> <tr> <td><b>Property Damage Security Deposit</b> -making good any damage caused to any property of the Council</td> <td>\$155,580.00</td> <td>No</td> <td>T115</td> </tr> <tr> <td><b>Tree Damage Security Deposit</b> – making good any damage caused to any public tree</td> <td>\$2000.00</td> <td>No</td> <td>T114</td> </tr> <tr> <td colspan="4"><b>INSPECTION FEES</b><br/>under section 608 of the <i>Local Government Act 1993</i></td> </tr> <tr> <td>Public Tree Management Inspection Fee</td> <td>\$231.30</td> <td>No</td> <td>T95</td> </tr> <tr> <td>Street Tree Planting and Maintenance Fee</td> <td>\$2062.50</td> <td>No</td> <td></td> </tr> <tr> <td>Security Deposit Administration Fee</td> <td>\$225.00</td> <td>No</td> <td>T16</td> </tr> <tr> <td><b>TOTAL SECURITY AND FEES</b></td> <td>\$160,098.80</td> <td></td> <td></td> </tr> </tbody> </table> <p><b>How must the payments be made?</b><br/>                 Payments must be made by:</p> <ul style="list-style-type: none"> <li>• cash deposit with Council,</li> </ul> | Description | Amount           | Indexed | Council Fee Code | <b>SECURITY</b><br>under section 4.17(6) of the <i>Environmental Planning and Assessment Act 1979</i> |  |  |  | <b>Property Damage Security Deposit</b> -making good any damage caused to any property of the Council | \$155,580.00 | No | T115 | <b>Tree Damage Security Deposit</b> – making good any damage caused to any public tree | \$2000.00 | No | T114 | <b>INSPECTION FEES</b><br>under section 608 of the <i>Local Government Act 1993</i> |  |  |  | Public Tree Management Inspection Fee | \$231.30 | No | T95 | Street Tree Planting and Maintenance Fee | \$2062.50 | No |  | Security Deposit Administration Fee | \$225.00 | No | T16 | <b>TOTAL SECURITY AND FEES</b> | \$160,098.80 |  |  |
| Description   | Amount   | Indexed     | Council Fee Code |         |                  |   |  |  |  |   |              |    |      |  |           |    |      |   |  |  |  |                                       |          |    |     |  |           |    |  |                                     |          |    |     |                                |              |  |  |
| <b>SECURITY</b><br>under section 4.17(6) of the <i>Environmental Planning and Assessment Act 1979</i> |  |             |                  |         |                  |   |  |  |  |   |              |    |      |  |           |    |      |   |  |  |  |                                       |          |    |     |  |           |    |  |                                     |          |    |     |                                |              |  |  |
| <b>Property Damage Security Deposit</b> -making good any damage caused to any property of the Council | \$155,580.00   | No          | T115             |         |                  |   |  |  |  |   |              |    |      |  |           |    |      |   |  |  |  |                                       |          |    |     |  |           |    |  |                                     |          |    |     |                                |              |  |  |
| <b>Tree Damage Security Deposit</b> – making good any damage caused to any public tree                | \$2000.00  | No          | T114             |         |                  |   |  |  |  |   |              |    |      |  |           |    |      |   |  |  |  |                                       |          |    |     |  |           |    |  |                                     |          |    |     |                                |              |  |  |
| <b>INSPECTION FEES</b><br>under section 608 of the <i>Local Government Act 1993</i>                   |  |             |                  |         |                  |   |  |  |  |   |              |    |      |  |           |    |      |   |  |  |  |                                       |          |    |     |  |           |    |  |                                     |          |    |     |                                |              |  |  |
| Public Tree Management Inspection Fee   | \$231.30   | No          | T95              |         |                  |   |  |  |  |   |              |    |      |  |           |    |      |   |  |  |  |                                       |          |    |     |  |           |    |  |                                     |          |    |     |                                |              |  |  |
| Street Tree Planting and Maintenance Fee  | \$2062.50  | No          |                  |         |                  |   |  |  |  |   |              |    |      |  |           |    |      |   |  |  |  |                                       |          |    |     |  |           |    |  |                                     |          |    |     |                                |              |  |  |
| Security Deposit Administration Fee   | \$225.00   | No          | T16              |         |                  |   |  |  |  |   |              |    |      |  |           |    |      |   |  |  |  |                                       |          |    |     |  |           |    |  |                                     |          |    |     |                                |              |  |  |
| <b>TOTAL SECURITY AND FEES</b>  | \$160,098.80   |             |                  |         |                  |   |  |  |  |   |              |    |      |  |           |    |      |   |  |  |  |                                       |          |    |     |  |           |    |  |                                     |          |    |     |                                |              |  |  |

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|                     | <ul style="list-style-type: none"> <li>• credit card payment with Council, or</li> <li>• bank cheque made payable to Woollahra Municipal Council.</li> </ul> <p>The payment of a security may be made by a bank guarantee where:</p> <ul style="list-style-type: none"> <li>• the guarantee is by an Australian bank for the amount of the total outstanding contribution,</li> <li>• the bank unconditionally agrees to pay the guaranteed sum to the Council on written request by Council on completion of the development or no earlier than 12 months from the provision of the guarantee whichever occurs first [NOTE: a time limited bank guarantee or a bank guarantee with an expiry date is not acceptable],</li> <li>• the bank agrees to pay the guaranteed sum without reference to the Applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent,</li> <li>• the bank guarantee is lodged with the Council prior to any site works being undertaken, and</li> <li>• the bank’s obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• An application must be made to Council by the person who paid the security for release of the securities held under section 4.17 of the Act.</li> <li>• The securities will not be released until the Occupation Certificate has been lodged with Council, Council has inspected the site and Council is satisfied that the public works have been carried out to Council’s requirements. Council may use part or all of the security to complete the works to its satisfaction if the works do not meet Council’s requirements.</li> <li>• Council will only release the security upon being satisfied that all damage or all works, the purpose for which the security has been held have been remedied or completed to Council’s satisfaction as the case may be.</li> <li>• Council may retain a portion of the security to remedy any defects in any such public work that arise within 6 months after the work is completed.</li> <li>• Upon completion of each section of road, drainage and landscape work to Council’s satisfaction, 90% of the bond monies held by Council for these works will be released upon application. 10% may be retained by Council for a further 6 month period and may be used by Council to repair or rectify any defects or temporary works during the 6 month period.</li> <li>• The Refund of Security Bond Application form can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></li> </ul> |
|                     | <p><b>Condition Reason:</b> To ensure any relevant security and fees are paid.</p>  |
| <p><b>B. 6.</b></p> | <p><b>Security Fencing, Hoarding (including ‘Creative Hoardings’) and Overhead Protection</b></p> <p>Before any site work commences, security fencing must be provided around the perimeter of the development site, including any additional precautionary measures taken to prevent unauthorised entry to the site at all times during the demolition, excavation and construction period. Security fencing must be the equivalent 1.8m high chain wire as specified in AS 1725.</p>  |



**Type A Hoarding**

Where the development site adjoins a public thoroughfare, the common boundary between them must be fenced for its full length with a hoarding, unless the least horizontal distance between the common boundary and the nearest parts of the structure is greater than twice the height of the structure. The hoarding must be constructed of solid materials (chain wire or the like is not acceptable) to a height of not less than 1.8m adjacent to the thoroughfare.



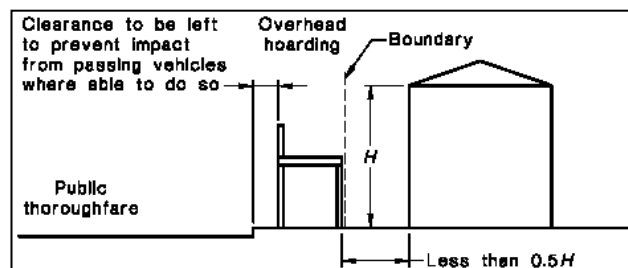
**Type B Hoarding**

Where a development site adjoins a public thoroughfare with a footpath alongside the common boundary then, in addition to the hoarding required above, the footpath must be covered by an overhead protective structure and the facing facade protected by heavy-duty scaffolding, unless either:

- a) the vertical height above footpath level of the structure being demolished is less than 4.0m; or
- b) the least horizontal distance between footpath and the nearest part of the structure is greater than half the height of the structure.

The overhead structure must consist of a horizontal platform of solid construction and vertical supports, and the platform must:

- a) extend from the common boundary to 200mm from the edge of the carriageway for the full length of the boundary,
- b) have a clear height above the footpath of not less than 2.1m,
- c) terminate 200mm from the edge of the carriageway (clearance to be left to prevent impact from passing vehicles) with a continuous solid upstand projecting not less than 0.5m above the platform surface, and
- d) together with its supports, be designed for a uniformly distributed live load of not less than 7 kPa.



The overhead protective structures must be installed and maintained in accordance with the NSW “Code of Practice - Overhead Protective Structures 1995”. This is code available at

[www.safework.nsw.gov.au/\\_data/assets/pdf\\_file/0008/52883/Overhead-protective-structures-Code-of-practice.pdf](http://www.safework.nsw.gov.au/_data/assets/pdf_file/0008/52883/Overhead-protective-structures-Code-of-practice.pdf)



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|                     | <p><b>All Hoardings</b><br/>                 Security fencing, hoarding and overhead protective structure must not obstruct access to utilities services including but not limited to man holes, pits, stop valves, fire hydrants or the like.</p> <p><b>Hoardings on Public Land including ‘Creative Hoardings’</b><br/>                 All fees associated with the application and occupation and use of the road (footway) for required hoarding or overhead protection must be paid in full.</p> <p>A creative hoarding (i.e. an approved artwork or historic image affixed to the hoarding) is required if the hoarding meets the criteria in Council’s Creative Hoardings Policy (adopted March 2020). The cost of printing and affixing the creative hoarding is the responsibility of the person with the benefit of this consent. The Creative Hoardings Policy can be downloaded from Council’s website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A minimum of two (2) weeks from the date of making a hoarding application to determination must be allowed. Any approval for a hoarding or overhead protection under the Roads Act 1993 will be subject to its own conditions and fees.</li> <li>• Council seeks to increase public art in the public domain by requiring artwork or historic images on hoardings located on public land. Under the Creative Hoardings Policy an application for a hoarding proposed on public land will require an approved artwork or historic image affixed to the hoarding if the hoarding meets the criteria in section 3 of the Policy:                         <ul style="list-style-type: none"> <li>A. Hoardings proposed on land zoned E1 Local Centre, or MU1 Mixed Use, or SP2 Infrastructure under Woollahra Local Environmental Plan 2014 AND erected for 8 weeks or more<br/>OR</li> <li>B. Hoardings proposed on land located along a State classified road (regardless of the zone) AND erected for 8 weeks or more<br/>OR</li> <li>C. Hoardings proposed in any other location than that referred to in A. and B. above AND erected for 12 weeks or more, except where:                                 <ul style="list-style-type: none"> <li>1. the capital investment value of the work to which the hoarding relates is less than \$1 million, or</li> <li>2. the land is zoned R2 Low Density Residential, or</li> <li>3. the land is zoned R3 Medium Density Residential and the hoarding is located in a lane or street that does not have through traffic (e.g. a cul-de-sac or no through road).</li> </ul> </li> </ul> </li> <li>• Artwork and historic images for the hoardings are assessed and approved in accordance with the Creative Hoardings Policy. Details of the artwork or images proposed to be affixed to the hoardings must be submitted with Council’s form “Application for a permit to use a footpath for the erection of a hoarding/scaffolding”. The Creative Hoardings Policy can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></li> </ul> <p><b>Condition Reason:</b> To ensure public safety.</p> |
| <p><b>B. 7.</b></p> | <p><b>Site Signs</b></p> <p>Before any site work commences, the sign/s required by clauses 70 of the Regulation and 75 of the Development Certification and Fire Safety Regulation must be erected and maintained at all times.</p>   |

Clause 70 of the Regulation provides:

**Erection of signs**

- For the purposes of section 4.17(11) of the Act, the requirements of subclauses (2) and (3) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.
- A sign must be erected in a prominent position on any site on which building work, subdivision 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, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.
- This clause does not apply in relation to Crown building work that is certified, in accordance with section 6.28 of the Act, to comply with the Building Code of Australia.

Clause 75 of the Development Certification and Fire Safety Regulation provides:

**Signs on development sites**

If there is a person who is the Principal Certifier or the Principal Contractor for any building work, subdivision work or demolition work authorised to be carried out on a site by a development consent or complying development certificate:

- Each such person MUST ensure that a rigid and durable sign showing the person’s identifying particulars so that they can be read easily by anyone in any public road or other public place adjacent to the site is erected in a prominent position on the site before the commencement of work, and is maintained on the site at all times while this clause applies until the work has been carried out.

**Notes:**

- Clause 75 of the Development Certification and Fire Safety Regulations imposes a maximum penalty of 55 penalty units if these requirements are not complied with.
- If Council is appointed as the Principal Certifier it will provide the sign to the Principal Contractor or Owner-builder who must ensure that the sign is erected and maintained as required by clause 70 of the Regulation and clause 75 of the Development Certification and Fire Safety Regulation.

**Condition Reason:** To ensure that contact details for the principal certifier and principal contractor are provided on a sign at the development site.

**B. 8.**

**Toilet Facilities**

Before any site work commences, 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:

- a) must be a standard flushing toilet, and

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|                      | <p>b) must be connected to a public sewer, or<br/>                 c) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or<br/>                 d) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.</p> <p>The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• In this condition ‘sewage management facility’ and ‘public sewer’ are as defined by clause 25 of the Local Government (Approvals) Regulation 1999.</li> <li>• This condition does not set aside the requirement to comply with SafeWork NSW requirements.</li> </ul> <p><b>Condition Reason:</b> To ensure toilet facilities are provided for workers at the work site.</p>   |
| <p><b>B. 9.</b></p>  | <p><b>Establishment of Boundary Location, Building Location and Datum</b></p> <p>Before any site work commences, a surveyor registered under the Surveying and Spatial Information Act 2002 must:</p> <p>a) set out the boundaries of the site by permanent marks (including permanent recovery points),<br/>                 b) set out the location and level of foundation excavations, footings, walls and slabs by permanent marks, pegs or profiles relative to the boundaries of the land and relative to Australian Height Datum (AHD) in compliance with the approved plans,<br/>                 c) establish a permanent datum point (bench mark) within the boundaries of the site relative to AHD, and<br/>                 d) provide a copy of a survey report, prepared by the registered surveyor, detailing the title boundaries, pegs/profiles, recovery points and bench mark locations as established under this condition to the Principal Certifier.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Where there is any discrepancy between the approved development consent and the Construction Certificate, especially in relation to the height, location or external configuration of the building (but not limited to these issues) the site works must not proceed until the variations as shown are consistent with the consent. Failure to do so may result in a breach of development consent.</li> <li>• On larger developments, or where boundary redefinition is required, the placement of new State Survey Marks as permanent marks must be considered by the registered surveyor.</li> </ul> <p><b>Condition Reason:</b> To ensure that the boundary locations, building location, and a datum point is established by a surveyor.</p> |
| <p><b>B. 10.</b></p> | <p><b>Compliance with Australian Standard for Demolition</b></p> <p>While site work is being carried out, the demolition of buildings and structures must comply with Australian Standard AS 2601—2001: The Demolition of Structures.</p> <p><b>Condition Reason</b> To control the risks of demolition work.</p>   |

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| <p><b>B. 11.</b></p> | <p><b>Compliance with Australian Standard for Demolition</b></p> <p>While site work is being carried out, the demolition of buildings and structures must comply with Australian Standard AS 2601—2001: The Demolition of Structures.</p> <p><b>Condition Reason</b> To control the risks of demolition work.</p>   |
| <p><b>B. 12.</b></p> | <p><b>Construction Management Plan</b></p> <p>Before any site work commences, and as a result of the site constraints, limited space and access, a Construction Management Plan (CMP) is to be submitted to Council for approval. Also, due to lack of on-street parking a Work Zone may be required during construction.</p> <p>An application for the CMP must be submitted for approval, and all associated application fees must be paid.</p> <p>The CMP must be submitted as a self-contained document that outlines the nature of the construction project and as applicable, include the following information:</p> <ol style="list-style-type: none"> <li>a) Detail the scope of the works to be completed including details of the various stages, e.g. demolition, excavation, construction etc. and the duration of each stage.</li> <li>b) Identify local traffic routes to be used by construction vehicles.</li> <li>c) Identify ways to manage construction works to address impacts on local traffic routes.</li> <li>d) Identify other developments that may be occurring in the area and identify ways to minimise the cumulative traffic impact of these developments. Should other developments be occurring in close proximity (500m or in the same street) to the subject site, the developer/builder is to liaise fortnightly with the other developers/builders undertaking work in the area in order to minimise the cumulative traffic and parking impacts of the developments.</li> <li>e) Detail how construction workers will travel to and from the site and parking arrangements for those that drive.</li> <li>f) Identify any proposed road closures, temporary traffic routes, loss of pedestrian or cyclist access, or reversing manoeuvres onto a public road, and provide Traffic Control Plans (TCPs) prepared by an accredited RMS Red or Orange card holder to manage these temporary changes.</li> <li>g) Detail the size (including dimensions), numbers and frequency of arrival of the construction vehicles that will service the site for each stage of works.</li> <li>h) Provide for the standing of vehicles during construction.</li> <li>i) If construction vehicles are to be accommodated on the site, provide a scaled drawing showing where these vehicles will stand and the vehicle swept path to show that these vehicles can access and egress the site in a forward direction (including dimensions and all adjacent traffic control devices, such as parking restrictions, pedestrian facilities, kerb extensions, etc.).</li> <li>j) If trucks are to be accommodated on Council property, provide a scaled drawing showing the location of any proposed Works Zone (including dimensions and all adjacent traffic control devices, such as parking restrictions, pedestrian facilities, kerb extensions, etc.).</li> <li>k) Show the location of any site sheds and any anticipated use of cranes and concrete pumps and identify the relevant permits that will be required.</li> </ol> |

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|                      | <p>l) If a crane/s are to be accommodated on site, detail how the crane/s will be erected and removed, including the location, number and size of vehicles involved in the erection/removal of the crane/s, the duration of the operation and the proposed day and times, any full or partial road closures required to erect or remove the crane/s and appropriate Traffic Control Plans (TCPs) prepared by an approved RMS Red or Orange Card holder.</p> <p>m) Make provision for all materials, plant, etc. to be stored within the development site at all times during construction.</p> <p>n) State that any oversized vehicles proposed to operate on Council property (including Council approved Works Zones) will attain a Permit to Stand Plant on each occasion (Note: oversized vehicles are vehicles longer than 7.5m or heavier than 4.5T.)</p> <p>o) Show the location of any proposed excavation and estimated volumes.</p> <p>p) When demolition, excavation and construction works are to be undertaken on school days, all vehicular movements associated with this work must only be undertaken between the hours of 9.30am and 2.30pm, in order to minimise disruption to the traffic network during school pick up and drop off times.</p> <p>q) Show the location of all Tree Protection (Exclusion) zones (Note: storage of building materials or access through Reserve will not be permitted without prior approval by Council).</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A minimum of eight weeks will be required for assessment. Site work must not commence until the Construction Management Plan is approved.</li> <li>• Failure to comply with this condition may result in fines and proceedings to stop work.</li> <li>• Council and NSW Police approval is required prior to a partial or full temporary road closure. If you are seeking a partial or full temporary road closure you must comply with the relevant conditions of this consent and you must also gain the approval of the Eastern Suburbs Police Area Command.</li> <li>• If you partial or full close a road without compliance with Council and NSW Police requirements Council Rangers or the Police can issue Penalty Infringement Notices or Court Attendance Notices leading to prosecution.</li> <li>• Traffic Supervisors at the Eastern Suburbs Police Area Command can be contacted on eastsubtraffic@police.nsw.gov</li> </ul> <p><b>Condition Reason:</b> To facilitate the efficient operation of construction projects, minimise traffic disruption, and protect the public, and the surrounding environment, during site works and construction.</p> |
| <p><b>B. 13.</b></p> | <p><b>Works (Construction) Zone – Approval and Implementation</b></p> <p>If the Construction Management Plan relies upon a Works Zone, before any site work commences, a Works Zone application must be made.</p> <p>If the works zone is approved, all fees for the Works Zone must be paid before it can be installed.</p> <p>All Works Zone signs must have been erected by Council to permit enforcement of the Works Zone by Council’s Rangers and NSW Police before commencement of any site work. Signs are not erected until full payment of Works Zone fees is made.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A minimum of four to six weeks must be allowed (for routine applications) from the date of making an application to the Traffic Committee (Woollahra Local Traffic Committee) constituted under clause 20 of the Transport Administration (General) Regulation 2018 to exercise those functions delegated by Transport for New South Wales under section 31(3) of the Transport Administration Act 1988.</li> </ul>   |

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|                      | <ul style="list-style-type: none"> <li>The enforcement of the Works Zone is at the discretion of Council's Rangers and the NSW Police Service. Any breach of the Works Zone must be reported to either Council or the NSW Police Service.</li> </ul>  |
|                      | <p><b>Condition Reason:</b> To facilitate the efficient operation of construction projects and to minimise traffic disruption.</p>  |
| <p><b>B. 14.</b></p> | <p><b>Dilapidation Reports for Existing Buildings</b></p> <p>Before any site work commences, dilapidation surveys and dilapidation reports must be conducted and prepared by a professional structural engineer for all buildings and/or structures that are located within the likely "zone of influence" of any excavation, dewatering and/or construction induced vibration as determined applicable by the structural engineer.</p> <p>These properties must include (but is not limited to):</p> <ol style="list-style-type: none"> <li>No. 26-28 Wolseley Road</li> <li>No. 32-34 Wolseley Road</li> <li>No. 36 Wolseley Road</li> <li>No. 38 Wolseley Road</li> </ol> <p>Where access is not granted to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and it must be demonstrated, in writing, to the satisfaction of the Principal Certifier, that all reasonable steps were taken to obtain access.</p> <p>The completed dilapidation reports must be submitted to the Principal Certifier for approval, and an approved copy of the reports must be submitted to Council with the Notice of Commencement prior to the commencement of any development work.</p> <p>No less than two (2) days before any site work commences, neighbouring building owner(s) must be provided with a copy of the dilapidation report for their property(ies).</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The dilapidation report will be made available to affected property owners on request and may be used by them in the event of a dispute relating to damage allegedly caused by the carrying out of the development.</li> <li>This condition cannot prevent neighbouring buildings being damaged by the carrying out of the development.</li> <li>Council will not be held responsible for any damage which may be caused to adjoining buildings as a consequence of the development being carried out.</li> <li>Council will not become directly involved in disputes between the developer, its contractors and the owners of neighbouring buildings.</li> </ul> <p><b>Condition Reason:</b> To establish and document the structural condition of adjoining properties for comparison as site work progresses and is completed and ensure neighbours and Council are provided with the dilapidation report.</p> |
| <p><b>B. 15.</b></p> | <p><b>Dilapidation Reports for Public Infrastructure</b></p> <p>Before any site work commences, to clarify the existing state of public infrastructure prior to the commencement of the development (including prior to any demolition), a dilapidation report, prepared by a chartered professional engineer, on Council's infrastructure within and near the development site must be prepared.</p>   |

|                      |  |
|----------------------|--|
|                      | <p>The dilapidation report must be submitted to Council prior to the commencement of any site work and include:</p> <ol style="list-style-type: none"> <li>photographs showing any existing damage to the road pavement fronting the site,</li> <li>photographs showing any existing damage to the kerb and gutter fronting the site,</li> <li>photographs showing any existing damage to the footway including footpath pavement fronting the site,</li> <li>photographs showing any existing damage to retaining walls within the footway or road,</li> <li>photographs showing any existing damage to street signs, heritage name plates, and historical items, and</li> <li>the full name and signature of the Chartered Professional Engineer.</li> </ol> <p>The report is to be supplied in both paper copy and electronic format in PDF. Photographs are to be in colour, digital, and date stamped.</p> <p>The dilapidation report must specify (with supporting photographic/DVD evidence) the exact location and extent of any damaged or defective public infrastructure prior to the commencement of any site work. If the required report is not submitted, Council will assume there was no damage to any infrastructure in the immediate vicinity of the site prior to the commencement of any site work under this consent.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>If a dilapidation report is not submitted as required by this condition, and damage is occasioned to public assets, which adjoin the site, Council will deduct from security any costs associated with remedying, repairing or replacing damaged public infrastructure.</li> <li>Nothing in this condition prevents Council making any claim against security held for this purpose.</li> </ul> <p><b>Condition Reason:</b> To establish and document the structural condition of public land for comparison as site work progresses and is completed and ensure Council is provided with the dilapidation report.</p> |
| <p><b>B. 16.</b></p> | <p><b>Adjoining Buildings Founded on Loose Foundation Materials</b></p> <p>Before any site work commences, a professional engineer must determine the possibility of any adjoining buildings founded on loose foundation materials being affected by piling, piers or excavation. The professional engineer (geotechnical consultant) must assess the requirements for underpinning any adjoining or adjacent buildings founded on such soil on a case by case basis, and any reasonable direction of the professional engineer must be complied with.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>A failure to adequately assess and seek professional engineering (geotechnical) advice to ensure that appropriate underpinning and support to adjoining land is maintained prior to commencement may result in damage to adjoining land and buildings.</li> <li>The person with the benefit of this consent is likely to be held responsible for any damages arising from the removal of any support to supported land as defined by section 177 of the Conveyancing Act 1919.</li> </ul> <p><b>Condition Reason:</b> To ensure professional engineering advice is obtained to confirm that appropriate underpinning and support to adjoining land is maintained.</p>   |

| <p><b>B. 17.</b></p> | <p><b>Piezometers for the Monitoring of Ground Water Levels</b></p> <p>Before any site work commences, 2 piezometers within the excavation area and a further 2 piezometers around the perimeter of the wall must be provided. The piezometers are to be installed to monitor ground water levels (GWL) before and during all dewatering works for the construction phase.</p> <p>The GWL monitoring wells and monitoring program must be maintained until the issue of the occupation certificate.</p> <p>The GWL are to be regularly monitored during the course of the works as required by the work method statement for the control of GWL. Any damaged piezometers are to be replaced to allow uninterrupted monitoring.</p> <p>Where there are any movements in the GWL outside a safe range set by the work method statement for the control of GWL, corrective action must be undertaken under the direction of the professional engineer (hydrological/geotechnical engineer).</p> <p><b>Condition Reason:</b> To ensure that piezometers are provided to monitor ground water levels.</p>   |                |  |               |   |   |   |               |  |   |   |              |  |
|----------------------|--|----------------|--|---------------|---|---|---|---------------|--|---|---|--------------|--|
| <p><b>B. 18.</b></p> | <p><b>Establishment Tree Protection Measures within the Tree Protection Zones (TPZ)</b></p> <p>Prior to any site works, tree protection measures must be established around all trees to be retained in accordance with Section 4 of the Australian Standard Protection of Trees on Development Sites (AS 4970).</p> <p>The Tree Protection Zones must be calculated in accordance with Section 3 of the Australian Standard Protection of Trees on Development Sites (AS 4970).</p> <p>A Construction Site Management Plan, which clearly details the tree protection measures, must be prepared before the issue of a construction certificate. The tree protection measures must comply with the following requirements;</p> <p>a) Tree Protection Fencing:</p> <table border="1" data-bbox="365 1422 1431 1758"> <thead> <tr> <th>Council Ref No</th> <th>Species</th> <th>Tree Location</th> <th>Fence Radius from Centre of Trunk (Metres)*</th> </tr> </thead> <tbody> <tr> <td>A</td> <td><i>Angophora costata</i><br/>(Sydney Pink Gum)</td> <td>Council verge</td> <td>Nature strip up to proposed new driveway</td> </tr> <tr> <td>1</td> <td><i>Jacaranda mimosifolia</i><br/>(Jacaranda)</td> <td>Front garden</td> <td>Entire front courtyard/garden area up to proposed excavation – as depicted in Appendix A4 of the Arboricultural Impact Assessment Report, written by Sue Wylie - TreeTalk, dated December 2023</td> </tr> </tbody> </table> <p>Where this condition relates to street trees, and the fence cannot be placed at the specified radius, the fencing is to be positioned so that the entire verge (nature strip) area in front of the subject property, excluding existing driveways and footpaths, and bus stops is protected.</p> <p>Where this condition relates to trees on private property, the radial distance of fencing must be positioned only within the subject property relating to the development consent.</p> | Council Ref No | Species  | Tree Location | Fence Radius from Centre of Trunk (Metres)* | A | <i>Angophora costata</i><br>(Sydney Pink Gum) | Council verge | Nature strip up to proposed new driveway | 1 | <i>Jacaranda mimosifolia</i><br>(Jacaranda) | Front garden | Entire front courtyard/garden area up to proposed excavation – as depicted in Appendix A4 of the Arboricultural Impact Assessment Report, written by Sue Wylie - TreeTalk, dated December 2023 |
| Council Ref No       | Species  | Tree Location  | Fence Radius from Centre of Trunk (Metres)*  |               |   |   |   |               |  |   |   |              |  |
| A                    | <i>Angophora costata</i><br>(Sydney Pink Gum)  | Council verge  | Nature strip up to proposed new driveway   |               |   |   |   |               |  |   |   |              |  |
| 1                    | <i>Jacaranda mimosifolia</i><br>(Jacaranda)  | Front garden   | Entire front courtyard/garden area up to proposed excavation – as depicted in Appendix A4 of the Arboricultural Impact Assessment Report, written by Sue Wylie - TreeTalk, dated December 2023 |               |   |   |   |               |  |   |   |              |  |



- b) Tree Protection Zones must be fenced with a 1.8 metre high chainmesh or weldmesh fence and secured to restrict access. The fence must be established prior to any materials being brought onto the site and before the commencement of works including demolition. The area within the fence must be mulched and the mulch layer maintained to a depth of 75mm. The soil within the TPZ area must be kept in a moist condition for the duration of the construction works. Unless approved by the site arborist there must be no access within the TPZ area.
- c) Signs identifying the Tree Protection Zone area must be erected on each side of the protection fence indicating the existence of a TPZ area. Signage must be visible from within the development site.
- d) 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, unless specified in this consent.
- e) Ground protection must be established within the specified radius from the trunks of the following trees.

| Council Ref No | Species                                  | Tree Location | Radius from Centre of Trunk (Metres)   |
|----------------|--|---------------|--|
| 1              | <i>Jacaranda mimosifolia</i> (Jacaranda) | Front garden  | Entire front courtyard/garden area up to proposed excavation – as depicted in Appendix A4 of the Arboricultural Impact Assessment Report, written by Sue Wylie - TreeTalk, dated December 2023 |

Ground protection must consist of a permeable membrane such as geotextile fabric placed directly over the ground surface underneath one of the following:

- rumble boards strapped over 100mm mulch/aggregate

- f) Temporary access within the TPZ area for pedestrian and machinery movements must only be permitted with the approval of the site arborist or unless specified in this consent.
- g) The site supervisor must be made aware of all tree protection requirements associated with these conditions of consent by the project arborist. Any subsequent site personnel and contractors to the site must be made aware of all tree protection requirements by the site foreman.
- h) The project arborist must provide written certification of compliance to the Principal Certifier with the above conditions.

**Condition Reason:** To ensure the protection of existing trees  
 Standard Condition B.5 (Autotext 5B)

**B. 19. Construction Management Plan Arborist Review**

Prior to any site works, the Construction Management Plan must be reviewed and certified by the Project Arborist confirming that appropriate tree protection measures are implemented. The Construction Management Plan must be prepared in accordance with all tree protection measures specified within this consent.

The plan must address:

|   | <ul style="list-style-type: none"> <li>a) Drawings and method statement showing details and the location of hoarding and scaffold and any pruning required to accommodate the hoarding and scaffolding;</li> <li>b) The movement and positioning of heavy machinery, lifting cranes, pier drilling gantry etc.;</li> <li>c) Site construction access, temporary crossings and movement corridors on the site defined;</li> <li>d) Contractors car parking;</li> <li>e) Phasing of construction works;</li> <li>f) The space needed for all foundation excavations and construction works;</li> <li>g) All changes in ground level;</li> <li>h) Space for site sheds and other temporary structures such as toilets;</li> <li>i) Space for sorting and storing materials (short or long term), spoil and fuel and the mixing of cement and concrete; and</li> <li>j) The effects of slope on the movement of potentially harmful liquid spillages towards or into tree protection areas.</li> </ul>   |   |   |                         |  |
|---|--|---|---|-------------------------|--|
|   | <p><b>Condition Reason</b> To ensure the Construction Management Plan incorporates measures for the protection of existing trees.<br/>                 Standard Condition B.28 (Autotext 28B)</p>  |   |   |                         |  |
| <p><b>B. 20.</b></p>                                      | <p><b>Arborists Documentation and Compliance Checklist</b></p> <p>Prior to any site works, the project arborist must provide written certification that all tree protection measures and construction techniques relevant to this consent are implemented. Documentation for each site visit must include:</p> <ul style="list-style-type: none"> <li>• A record of the condition of trees to be retained prior to and throughout development.</li> <li>• Recommended actions to improve site conditions and rectification of non-compliance.</li> <li>• Recommendations for future works which may impact the trees.</li> </ul> <p>All compliance certification documents must be kept on site.</p> <p>As a minimum the following intervals of site inspections must be made:</p> <table border="1" data-bbox="327 1422 1444 1803"> <thead> <tr> <th data-bbox="327 1422 574 1545"><b>Stage of arboricultural inspection and supervision</b></th> <th data-bbox="574 1422 1444 1545"><b>Compliance documentation and photos must include</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="327 1545 574 1803">Prior to any site works</td> <td data-bbox="574 1545 1444 1803"> <ul style="list-style-type: none"> <li>• Project Arborist to hold pre construction site meeting with the principal contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to feasibility of tree protection requirements that may arise. Project Arborist to mark all trees approved for removal under DA consent.</li> <li>• The project arborist must install or supervise the installation of tree protection fencing, trunk protection, ground protection and traffic height control beam.</li> </ul> </td> </tr> </tbody> </table> <p>Inspections and compliance documentation must be made by an arborist with AQF Level 5 qualifications.</p> <p>Additional site visits must be made when required by the site arborist and/or site foreman for ongoing monitoring/supervisory work.</p> | <b>Stage of arboricultural inspection and supervision</b> | <b>Compliance documentation and photos must include</b> | Prior to any site works | <ul style="list-style-type: none"> <li>• Project Arborist to hold pre construction site meeting with the principal contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to feasibility of tree protection requirements that may arise. Project Arborist to mark all trees approved for removal under DA consent.</li> <li>• The project arborist must install or supervise the installation of tree protection fencing, trunk protection, ground protection and traffic height control beam.</li> </ul> |
| <b>Stage of arboricultural inspection and supervision</b> | <b>Compliance documentation and photos must include</b>  |   |   |                         |  |
| Prior to any site works                                   | <ul style="list-style-type: none"> <li>• Project Arborist to hold pre construction site meeting with the principal contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to feasibility of tree protection requirements that may arise. Project Arborist to mark all trees approved for removal under DA consent.</li> <li>• The project arborist must install or supervise the installation of tree protection fencing, trunk protection, ground protection and traffic height control beam.</li> </ul>   |   |   |                         |  |

|                      | <p><b>Condition Reason</b> To ensure that written certification that all tree protection measures and construction techniques relevant to this consent have been implemented.<br/>                 Standard Condition B.29 (Autotext 29B)</p>   |  |   |                                      |                |   |  |  |   |
|----------------------|---|--|---|--------------------------------------|----------------|---|--|--|---|
| <p><b>B. 21.</b></p> | <p><b>Permissible work within Tree Protection Zones</b></p> <p>Prior to any site works, the following works are permissible within the Tree Protection Zone:</p> <table border="1" data-bbox="328 510 1433 851"> <thead> <tr> <th data-bbox="328 510 461 573">Council Ref No</th> <th data-bbox="461 510 663 573">Species</th> <th data-bbox="663 510 1018 573">Radius from Centre of Trunk (Metres)</th> <th data-bbox="1018 510 1433 573">Approved works</th> </tr> </thead> <tbody> <tr> <td data-bbox="328 573 461 851">1</td> <td data-bbox="461 573 663 851"><i>Jacaranda mimosifolia</i> (Jacaranda)</td> <td data-bbox="663 573 1018 851">Entire front courtyard/garden area up to proposed excavation – as depicted in Appendix A4 of the Arboricultural Impact Assessment Report, written by Sue Wylie - TreeTalk, dated December 2023</td> <td data-bbox="1018 573 1433 851">Demolition of existing building. Proposed soft landscaping. Proposed main entrance stairs cantilevered above existing ground levels or positioned in piers to avoid the severing of roots equal to or greater than 50mm diameter.</td> </tr> </tbody> </table> <p>The project arborist must provide written certification of compliance to the Principal Certifier with the above condition.</p> <p><b>Condition Reason</b> To establish the works which are permissible within the Tree Protection Zones.<br/>                 Standard Condition B.30 (Autotext 30B)</p>  | Council Ref No   | Species   | Radius from Centre of Trunk (Metres) | Approved works | 1 | <i>Jacaranda mimosifolia</i> (Jacaranda) | Entire front courtyard/garden area up to proposed excavation – as depicted in Appendix A4 of the Arboricultural Impact Assessment Report, written by Sue Wylie - TreeTalk, dated December 2023 | Demolition of existing building. Proposed soft landscaping. Proposed main entrance stairs cantilevered above existing ground levels or positioned in piers to avoid the severing of roots equal to or greater than 50mm diameter. |
| Council Ref No       | Species   | Radius from Centre of Trunk (Metres)   | Approved works  |                                      |                |   |  |  |   |
| 1                    | <i>Jacaranda mimosifolia</i> (Jacaranda)  | Entire front courtyard/garden area up to proposed excavation – as depicted in Appendix A4 of the Arboricultural Impact Assessment Report, written by Sue Wylie - TreeTalk, dated December 2023 | Demolition of existing building. Proposed soft landscaping. Proposed main entrance stairs cantilevered above existing ground levels or positioned in piers to avoid the severing of roots equal to or greater than 50mm diameter. |                                      |                |   |  |  |   |
| <p><b>B. 22.</b></p> | <p><b>Recording of Buildings with Little or No Heritage Significance that are to be Demolished</b></p> <p>Prior to any site works and prior to the issue of any Construction Certificate, a photographic archival record of the building and landscape elements to be demolished is to be submitted, to the satisfaction of Council’s heritage officer.</p> <p>The photographic archival recording is to be submitted in a digital format and is to include the following:</p> <ol style="list-style-type: none"> <li>a) Site plan at a scale of 1:200 (or 1:500 if appropriate) of all structures and major landscape elements including their relationship to the street and adjoining properties and directional details of photographs taken.</li> <li>b) Coloured photographs of:                         <ul style="list-style-type: none"> <li>• each elevation,</li> <li>• each structure and landscape feature, and</li> <li>• views to the subject property from each street and laneway or public space.</li> </ul> </li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Refer to the NSW Office of Environment and Heritage website for the free publication ‘Photographic Recording of Heritage Items using Film or Digital Capture’ available at <a href="https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/photographic-recording-of-heritage-items-using-film-or-digital-capture.pdf">https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/photographic-recording-of-heritage-items-using-film-or-digital-capture.pdf</a></li> </ul> <p><b>Condition Reason:</b> To ensure existing building and landscape elements are recorded.</p> |  |   |                                      |                |   |  |  |   |

|                      |   |
|----------------------|---|
| <p><b>B. 23.</b></p> | <p><b>Skeletal Remains</b></p> <p>While site work is being carried out, if any skeletal remains suspected of being human are found, work must cease immediately and no further disturbance of the site must occur. The following must be notified:</p> <ol style="list-style-type: none"> <li>a) NSW Police, and</li> <li>b) The person who is the authority for the protection of Aboriginal objects under the National Parks and Wildlife Act 1974, section 85.</li> </ol> <p>Details of the remains and their precise location are to be provided.<br/>                 Site work may recommence at a time confirmed in writing by the NSW Police and the person who is the authority for the protection of Aboriginal objects under the National Parks and Wildlife Act 1974, section 85.</p> <p><b>Condition Reason:</b> To ensure the appropriate management of skeletal remains.</p>   |
| <p><b>B. 24.</b></p> | <p><b>Aboriginal Objects – Unexpected Findings</b></p> <p>While site work is being carried out, if unexpected Aboriginal objects or bones are found, you must:</p> <ol style="list-style-type: none"> <li>a) Not further disturb or move these objects or bones.</li> <li>b) Immediately cease all work at the particular location.</li> <li>c) In the case of suspected human remains, notify NSW Police.</li> <li>d) Notify the Heritage NSW Environment Line on 131 555 and the La Perouse Land Council (LALC) on (02) 9311 4282 as soon as practicable and provide available details of the objects or remains and their location.</li> <li>e) Notify the person who is the authority for the protection of Aboriginal objects under the National Parks and Wildlife Act 1974, section 85.</li> <li>f) Not recommence any work at the particular location unless authorised in writing by the police (in the case of human remains) and the person who is the authority for the protection of Aboriginal objects under the National Parks and Wildlife Act 1974, section 85. Additional assessment and approval under the National Parks and Wildlife Act 1974 may be required prior to works continuing in the affected area(s) based on the nature of the discovery.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The Definition of Aboriginal object, as per the National Parks &amp; Wildlife Act 1974, is any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.</li> </ul> <p><b>Condition Reason:</b> To protect Aboriginal objects</p> |
| <p><b>B. 25.</b></p> | <p><b>Aboriginal Heritage Due Diligence Responsibilities</b></p> <p>While site work is being carried out, nothing in this approval allows to cause harm to an Aboriginal object as defined in the National Parks &amp; Wildlife Act 1974. Under the National Parks &amp; Wildlife Act 1974, it is an offence to harm Aboriginal ‘objects’ (consisting of any material evidence of the Aboriginal occupation of NSW) without a valid Aboriginal Heritage Impact Permit under Section 90 of the Act. This applies whether the harm occurs either knowingly [s86(1)] or unknowingly [s86(2)].</p> <p>It is a defence to the strict liability offence of harm to an Aboriginal object under s86(2) if a process of Due Diligence was followed which reasonably determined that the proposed activity would not harm an Aboriginal object.</p>   |

|               |   |
|---------------|---|
|               | <b>Condition Reason:</b> To protect Aboriginal heritage.  |
| <b>B. 26.</b> | <b>Aboriginal Heritage Induction</b>  |
|               | <p>Prior to any site works:</p> <ul style="list-style-type: none"> <li>a) All construction staff and contractors must be made aware of their statutory obligations for Aboriginal heritage under the National Parks and Wildlife Act 1974;</li> <li>b) An Aboriginal heritage induction is to be delivered by the La Perouse Local Aboriginal Land Council, or by a heritage consultant with Aboriginal heritage expertise (if a representative of the Local Land Council is not able to provide the induction), to explain what Aboriginal heritage may be found and outline the unexpected findings procedures; and</li> <li>c) Documentary evidence demonstrating compliance with a) and b) above must be submitted to Council and the Principal Certifier.</li> </ul> |
|               | <b>Condition Reason:</b> To protect Aboriginal heritage.  |
| <b>B. 27.</b> | <b>Protection of Aboriginal Heritage</b>  |
|               | <p>Archaeological Monitoring of the removal of soil immediately above sandstone bedrock should be undertaken by a La Perouse LALC Site Officer. This could occur during or immediately after demolition works, depending on the staging of the project. Once overlying soil is removed and sandstone bedrock is exposed, this will be inspected to determine if engravings or grinding grooves are present. After inspection, the La Perouse LALC will determine if any further monitoring of the excavations around the sandstone will be required, or whether bulk excavation can continue under the recommended 'unexpected finds' protocol.</p>   |
|               | <b>Condition Reason:</b> To protect Aboriginal heritage as recommended in the AHIA.   |
| <b>B. 28.</b> | <b>Salvage Building Materials</b>   |
|               | <p>Elements to be demolished such as bricks, stone, timber flooring, skirting, tiles, doors, windows must be salvaged and where possible reused on the project. Salvaged building materials surplus to the project must either be stored on site for future reuse, or transferred to an established second building material dealer for recycling.</p>  |
|               | <b>Condition Reason:</b> To maximise reuse of existing fabric.  |

## REMEDIATION WORK

### C. ON COMPLETION OF REMEDIATION WORK

Nil

**BUILDING WORK**

**D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

| <b>D.</b>  | <b>1.</b>  | <p><b>Payment of Long Service Levy</b></p> <p>Before the issue of any construction certificate, the original receipt(s) for the payment of the following levy must be provided to the Principal Certifier:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Description</th> <th style="width: 20%;">Amount</th> <th style="width: 10%;">Indexed</th> <th style="width: 20%;">Council Fee Code</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>LONG SERVICE LEVY</b><br/>under <i>Building and Construction Industry Long Service Payments Act 1986</i></td> </tr> <tr> <td> <b>Long Service Levy</b><br/> <a href="http://www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator">www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator</a> </td> <td>Contact LSL Corporation or use online calculator</td> <td>No</td> <td></td> </tr> </tbody> </table> <p><b>Building and Construction Industry Long Service Payment</b><br/>                     The long service levy under section 34 of the Building and Construction Industry Long Service Payment Act 1986, must be paid and proof of payment provided to the Principal Certifier prior to the issue of any construction certificate. The levy can be paid directly to the Long Service Corporation or to Council. Further information can be obtained from the Long Service Corporation website <a href="http://www.longservice.nsw.gov.au">www.longservice.nsw.gov.au</a> or the Long Service Corporation on 131 441.</p> <p><b>How must the payments be made?</b><br/>                     Payments must be made by:</p> <ul style="list-style-type: none"> <li>• cash deposit with Council,</li> <li>• credit card payment with Council, or</li> <li>• bank cheque made payable to Woollahra Municipal Council.</li> </ul> <p><b>Condition Reason:</b> To ensure any relevant levy is paid.</p> | Description      | Amount | Indexed | Council Fee Code | <b>LONG SERVICE LEVY</b><br>under <i>Building and Construction Industry Long Service Payments Act 1986</i> |  |  |  | <b>Long Service Levy</b><br><a href="http://www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator">www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator</a> | Contact LSL Corporation or use online calculator | No |  |
|--|--|---|------------------|--------|---------|------------------|--|--|--|--|--|--|----|--|
| Description  | Amount   | Indexed   | Council Fee Code |        |         |                  |  |  |  |  |  |  |    |  |
| <b>LONG SERVICE LEVY</b><br>under <i>Building and Construction Industry Long Service Payments Act 1986</i>   |  |   |                  |        |         |                  |  |  |  |  |  |  |    |  |
| <b>Long Service Levy</b><br><a href="http://www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator">www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator</a> | Contact LSL Corporation or use online calculator | No  |                  |        |         |                  |  |  |  |  |  |  |    |  |
| <b>D.</b>  | <b>2.</b>  | <p><b>Modification of Details of the Development (section 4.17(1)(g) of the Act</b></p> <p>Before the issue of any construction certificate, the approved plans and the construction certificate plans and specification, required to be submitted to the Principal Certifier under clause 7 of the Development Certification and Fire Safety Regulations, must detail the following amendments:</p> <p><b>a) Ground Level Rear Setback Area</b></p> <p>The existing ground level (RL28.05) within the rear setback area must be maintained for the proposed lawn, swimming pool and surrounds and all associated trafficable surfaces</p> <p><b>Reason:</b> To achieve adequate view sharing and visual privacy to adjoining properties and to achieve consistency with Parts B3.5.3 and B3.5.4 of WDCP 2015.</p>  |                  |        |         |                  |  |  |  |  |  |  |    |  |

**b) Fixed Glazing to Proposed Levels 1, 2 and 3 Northern and Southern Elevation Windows**

All proposed windows with obscure glazing at the northern and southern elevations of Level 1 (RL28.9), Level 2 (RL32.2) and Level 3 (RL35.5) must be fixed to a minimum height of 1.5m measured from the respective finished floor level.

**Reason:** To provide adequate visual privacy to habitable rooms and private open space of adjoining dwellings, consistent with Control C1 and Objective O2 under Part B3.5.4 of WDCP 2015.

**c) Replacement Tree Species Along the Rear Boundary**

The five (5) proposed "White Crepe Myrtle (To 8m at maturity)" along the rear western boundary must be replaced with a species with a mature height limited to 5m.

**Reason:** To achieve adequate view sharing to adjoining properties and to achieve consistency with Part B3.5.3 of WDCP 2015.

**d) Amended Sediment and Erosion Control plan.**

To reduce negative impacts on Tree 1 *Jacaranda mimosifolia* (Jacaranda) and to comply with tree protection measures recommended the submitted Sediment and Erosion Control plan ER001/B, drawn by Capital Engineering Consultants, dated 31/01/2023 must be amended to delete any indication of a stock pile area or any other storage area within the Tree Protection Zone of Tree 1 *Jacaranda mimosifolia* (Jacaranda). This plan must be amended prior to the preparation of construction plans and the issuing of any construction certificate.

**e) Amended Stormwater Drainage Plan.**

The submitted Stormwater drainage Plan No. SW010/B, drawn by Capital Engineering Consultants, dated 31/01/2023 shows a proposed rainwater tank in the position where landscaping, including a replacement tree, is proposed. To ensure the long term viability of the proposed replacement tree the proposed rain water tank must be positioned no closer than 2 metres from the trunk of the replacement tree. The stormwater drainage plan must be amended to provide a minimum 2 metre clearance around the proposed tree planting in the rear yard indicated on the submitted landscape plan.

**f) Amended Landscape Plan.**

To compensate for the proposed removal of Tree B *Tristanopsis laurina* (Water gum) located on the Council verge at the front of the subject property the landscape plan must be amended to include the planting of 1 x *Angophora costata* (Sydney Pink Gum) on the Council verge on the southern side of the proposed new driveway. The container size and planting of the Sydney Pink Gum shall be in accordance with the F Condition - **Street tree planting** in this consent.

**g) Inward Opening Door (D10)**

To ensure no encroachment upon any adjoining property, the proposed access door (D10) at the north boundary toward the rear of the site must be an inward opening door.

|                     |  |
|---------------------|--|
|                     | <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Clause 20 of the Development Certification and Fire Safety Regulations prohibits <b>the</b> issue of any construction certificate subject to this condition unless the Principal Certifier is satisfied that the condition has been complied with.</li> <li>• Clause 19 of the Development Certification and Fire Safety Regulations prohibits the issue of any construction certificate that is inconsistent with this consent.</li> </ul> <p><b>Condition Reason:</b> To require design changes and/or further information to be provided to address specific issues identified during the assessment under section 4.15 of the Act.</p> <p>Standard Condition D.4 (Autotext 4D)</p>   |
| <p><b>D. 3.</b></p> | <p><b>Erosion and Sediment Control Plan – Submission and Approval</b></p> <p>Before the issue of any construction certificate, an erosion and sediment control plan, prepared by a suitably qualified person in accordance with the following documents, must be submitted to the Principal Certifier. The erosion and sediment control plan must comply with:</p> <ol style="list-style-type: none"> <li>a) “Do it Right On Site, Soil and Water Management for the Construction Industry” and the accompanying factsheets published by the Southern Sydney Regional Organisation of Councils; and</li> <li>b) “Managing Urban Stormwater - Soils and Construction” 2004 published by the NSW Government (The Blue Book).</li> </ol> <p>Where there is any conflict The Blue Book takes precedence.</p> <p>The Principal Certifier must be satisfied that the erosion and sediment control plan complies with the publications above prior to issuing any construction certificate.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The International Erosion Control Association – Australasia <a href="http://www.austieca.com.au">www.austieca.com.au</a> lists consultant experts who can assist in ensuring compliance with this condition. Where erosion and sedimentation plans are required for larger projects it is recommended that expert consultants produce these plans.</li> <li>• The “Do it Right On Site, Soil and Water Management for the Construction Industry” publication and accompanying factsheets can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a>, and The Blue Book is available at <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a></li> <li>• Under clause 73(2)(a)(v) of the Development Certification and Fire Safety Regulation an Accredited Certifier may be satisfied as to this matter.</li> </ul> <p><b>Condition Reason:</b> To prevent potential water pollution and dust nuisance.</p> |
| <p><b>D. 4.</b></p> | <p><b>Payment of S7.12 Contributions Levy</b></p> <p>A payment of a levy authorised by section 7.12 of the Environmental Planning and Assessment Act 1979 must be paid prior to the issue of any Construction Certificate or Subdivision Works Certificate. The Principal Certifier is to be provided with the original receipt for payment under the Woollahra Section 7.12 Development Contributions Plan 2022.</p> <p>A cost estimate report, no more than 3 months old, demonstrating the proposed cost of carrying out the development must be completed and submitted to Council for determination of the costs of work. This report must incorporate all approved modification applications. The costs and expenses of the proposed cost of development must be established in accordance with clause 208 of the Environmental Planning and Assessment Regulation 2021.</p>   |



The cost estimate report must be in the form of:

- A cost summary report, prepared by the applicant or a suitably qualified person for a development up to \$749,999; or
- A quantity surveyor's report, for development over \$750,000.

| <b>Summary Schedule</b>                                 |                  |
|---|------------------|
| <b>Development Cost</b>                                 | <b>Levy Rate</b> |
| • Up to and including \$100,000                         | Nil              |
| • More than \$100,000 and up to and including \$200,000 | 0.5% of the cost |
| • More than \$200,000                                   | 1% of the cost   |

The applicable levy rate is to be calculated using the summary schedule below.

**How must the payments be made?**

Payments must be made by:

- Cash deposit with Council,
- Credit card payment with Council, or
- Bank cheque made payable to Woollahra Municipal Council.

**Deferred or periodic payment of section 7.12 levy**

Where the Applicant makes a written request supported by reasons for payment of the section 7.12 levy other than as required by clause 2.9, the Council may accept deferred or periodic payment. The decision to accept a deferred or periodic payment is at the sole discretion of the Council, which will consider:

- the reasons given,
- whether any prejudice will be caused to the community deriving benefit from the public facilities,
- whether any prejudice will be caused to the efficacy and operation of the Plan, and
- whether the provision of public facilities in accordance with the adopted works schedule will be adversely affected.

Council may, as a condition of accepting deferred or periodic payment, require the provision of a bank guarantee where:

- the guarantee is by an Australian bank for the amount of the total outstanding contribution,
- the bank unconditionally and irrevocably agrees to pay the guaranteed sum to the Council on written request by Council prior to the issue of an occupation certificate,
- a time limited bank guarantee or a bank guarantee with an expiry date is not acceptable,
- the bank agrees to pay the guaranteed sum without recourse to the applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent, and
- the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.

Any deferred or periodic payment of the section 7.12 levy will be adjusted in accordance with clause 2.12 of the Plan. The Applicant will be required to pay any charges associated with establishing or operating the bank guarantee. Council will not cancel the bank guarantee until the outstanding contribution as indexed and any accrued charges are paid.

|              |   |
|--------------|---|
|              | <p><b>Do you need HELP indexing the levy?</b><br/>                 Please contact Council's Customer Service Team on 02 9391 7000. Failure to correctly calculate the adjusted development levy will delay the issue of any certificate issued under section 6.4 of the Act and could void any such certificate (e.g. construction certificate, subdivision certificate, or occupation certificate).</p>  |
| <b>D. 5.</b> | <p><b>BASIX Commitments</b></p> <p>Before the issue of any construction certificate, BASIX Certificate No. 1378009M_02 must be submitted to the Principal Certifier with any application for a construction certificate.</p> <p>All commitments in the BASIX Certificate must be shown on the construction certificate plans and specifications prior to the issue of any construction certificate.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Where there is any proposed change in the BASIX commitments the Applicant must submit a new BASIX Certificate to the Principal Certifier and Council. If any proposed change in the BASIX commitments are inconsistent with development consent (see: clauses 19 and 20 of the Development Certification and Fire Safety Regulation) the Applicant will be required to submit an amended development application to Council under section 4.55 of the Act.</li> <li>Clause 19(1)(a) of the Development Certification and Fire Safety Regulation 2021 provides: a certifier must not issue a construction certificate for building work unless: the relevant building work plans and specifications include the matters required by a relevant BASIX certificate, if any.</li> </ul> <p><b>Condition Reason:</b> To ensure all commitments in the BASIX Certificate are incorporated into the development.</p> |
| <b>D. 6.</b> | <p><b>Structural Adequacy of Existing Supporting Structures</b></p> <p>Before the issue of any construction certificate, a certificate from a professional structural engineer, certifying the adequacy of the existing supporting structure to support the additional loads proposed to be imposed by the development, must be provided to the Principal Certifier and submitted with the construction certificate application.</p> <p><b>Condition Reason:</b> To ensure that the existing structure is able to support the additional loads proposed.</p>  |
| <b>D. 7.</b> | <p><b>Professional Engineering Details</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications, required under clause 7 of the Development Certification and Fire Safety Regulation, must include detailed professional engineering plans and/or specifications for all structural, electrical, hydraulic, hydrogeological, geotechnical, mechanical and civil work complying with this consent, approved plans, and supporting documentation.</p> <p>Detailed professional engineering plans and/or specifications must be submitted to the Principal Certifier with the application for any construction certificate.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>This does not affect the right of the developer to seek staged construction certificates.</li> </ul> <p><b>Condition Reason:</b> To ensure professional engineering details and technical specifications are provided.</p>   |

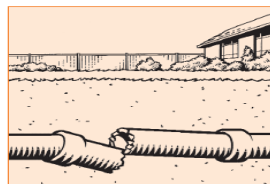
**D. 8. Water and Waste Water - section 73 Developers Certificate and Upgrading of Existing System**

Prior to the issue of any construction certificate, a Compliance Certificate must be obtained from Sydney Water under section 73 of the Sydney Water Act 1994. Sydney Water’s assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to their mains.

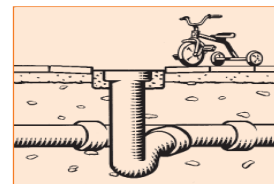
The construction certificate plans and specifications, required to be submitted to the Principal Certifier under clause 7 of the Development Certification and Fire Safety Regulation, must detail the replacement of all private sewer pipes between all sanitary fixtures and Sydney Water’s sewer main where they are not found by inspection to be sewer grade UPVC or copper with continuously welded joints.



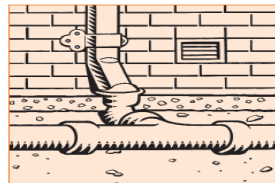
*Cracked pipes*



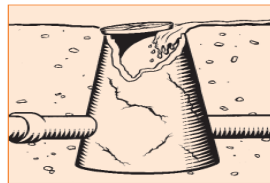
*Broken pipes*



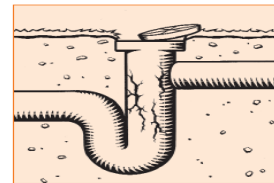
*Damaged or low-lying gullies*



*Direct stormwater connections*



*Hidden or damaged maintenance holes*



*Hidden or damaged inspection points*

**Notes:**

- Sydney Water will assess the development and if required will issue a ‘Notice of Requirements’ letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Please make early contact with Sydney Water or a WSC, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.
- For more information go to [www.sydneywater.com.au/section73](http://www.sydneywater.com.au/section73) or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.
- Where private sewer pipes are old, may leak or may be subject to root invasion (whether from existing or proposed private or public landscaping) that existing cast iron, concrete, earthenware or terracotta systems are replaced with new UPVC or copper continuously welded pipes between all sanitary fixtures and Sydney Waters sewer main as part of the development. Leaking sewer pipes are a potential source of water pollution, unsafe and unhealthy conditions which must be remedied in the public interest.

**Condition Reason:** To ensure that private sewer pipes are upgraded where required to prevent water pollution, and unsafe and unhealthy conditions.

|                      |  |
|----------------------|--|
| <p><b>D. 9.</b></p>  | <p><b>Swimming and Spa Pools – Child Resistant Barriers</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must demonstrate compliance (by showing the proposed location of all child-resistant barriers and the resuscitation sign) with the provisions of the Swimming Pools Act 1992 and the Building Code of Australia.</p> <p>Approval is not granted for the modification of any boundary fencing beyond what is authorised by the stamped approved plans, as modified by any condition of consent or what is permitted to be carried out as ‘exempt development’ under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A statement to the effect that isolation swimming pool fencing complying with AS1926 will be installed does not satisfy this condition. The location of the required barriers and the sign must be detailed upon the construction certificate plans.</li> </ul> <p><b>Condition Reason:</b> To ensure child-resistant swimming and spa pool barriers are provided.</p> |
| <p><b>D. 10.</b></p> | <p><b>Swimming and Spa Pools – Backwash</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must detail the connection of backwash to Sydney Waters sewer in compliance with clause 10.9 (Figure 10.2) of AS/NZS 3500.2.2.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The plans must show the location of Sydney Water’s sewer, the yard gully or any new connection to the sewer system including a detailed cross section of the connection complying with clause 10.9 (Figure 10.2) of AS/NZS 3500.2.2.</li> <li>• The discharge of backwash water to any stormwater system is water pollution and an offence under the Protection of the Environment Operations Act 1997. The connection of any backwash pipe to any stormwater system is an offence under the Protection of the Environment Operations Act 1997.</li> </ul> <p><b>Condition Reason:</b> To ensure swimming and spa pool backwash is connected to Sydney Waters sewer.</p>  |
| <p><b>D. 11.</b></p> | <p><b>Electric vehicle circuitry and electric vehicle charging point requirements</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include an accurate electrical plan and specifications for all off-street car parking, prepared by a suitably qualified person, demonstrating the following;</p> <p>a) That each off-street car parking space will be provided with electrical circuitry to support the installation of a Level 2 electric vehicle charger point. The construction certificate plans are to:</p> <ul style="list-style-type: none"> <li>• Identify the power capacity to each car parking space.</li> <li>• Identify the load management system on each level of parking such as a distribution board.</li> </ul>   |

|                      |   |
|----------------------|---|
|                      | <ul style="list-style-type: none"> <li>• Identify the conduit system to allow each car space to install an electric vehicle charger point - such as cable trays and/or buried cables underground. This system must allow future installation of cabling to power electric vehicle charger points and allow internet access (run Ethernet cable or install 4G modem).</li> </ul> <p>b) A minimum of one Level 2 electric charger must be provided and Level 2 chargers must be provided to not less than 10% of all car parking spaces. The location of all electric vehicle chargers must be shown on the construction certificate plans.</p> <p>c) The Principal Certifier must be satisfied that the electrical plans and specifications are consistent with (a) and (b) prior to the issue of the construction certificate.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The minimum electric circuitry requirements for 'Level 2' electric vehicle charging points are:             <ul style="list-style-type: none"> <li>- Privately available spaces including visitor spaces: 'Level 2' slow – single phase 7kW power; and</li> <li>- Publicly available spaces: 'Level 2' fast – three-phase 11-22kW power.</li> </ul> </li> </ul> <p><b>Condition Reason:</b> To ensure the provision of electric vehicle circuitry to enable the future installation of electric vehicle charging point(s), and electric charging points if 10 or more car parking spaces are provided.</p>   |
| <p><b>D. 12.</b></p> | <p><b>Waste Storage – Compliance with Approved Site Waste Minimisation and Management Plan (SWMMP)</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required by clause 7 of the Development Certification and Fire Safety Regulation, must detail provisions for waste management in accordance with the approved SWMMP.</p> <p>Waste storage areas must meet the following requirements:</p> <ul style="list-style-type: none"> <li>a) Bins must be stored with lids down to prevent vermin from entering the waste containers.</li> <li>b) The area must be constructed with a smooth impervious floor graded to a floor waste. A waste storage area that is located internal to the building must be fitted with both a hot and cold water supply and hose cocks. Wastewater must be discharged to the sewer in accordance with the requirements of Sydney Water.</li> <li>c) Walls and ceilings of the waste storage area must be constructed of an impervious material with a smooth finish. The junction between the walls and the floor must be covered with a minimum radius of 25mm to prevent the accumulation of waste matter.</li> <li>d) The garbage storage area must be well lit to enable use at night. A timer switch must be fitted to the light fitting to ensure the light is turned off after use.</li> <li>e) Odour problems must be minimised by good exhaust ventilation.</li> <li>f) Both putrescible and recycling bins/crates must be stored together. Recycling bins must never stand alone. They must always be located beside putrescible waste bins. Putrescible bins must be located closest to the entrance to the waste storage room.</li> <li>g) Signage on the correct use of the waste management system and what materials may be recycled must be posted in the communal waste storage cupboard/ room or bin bay.</li> </ul> <p><b>Condition Reason:</b> To ensure a waste and recycling storage area is provided.</p> |

|                      |   |
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| <p><b>D. 13.</b></p> | <p><b>Road and Public Domain Works</b></p> <p>Before the issue of any construction certificate, a separate application under Section 138 of the Roads Act 1993 is to be made to, and be approved by Council, for the following infrastructure works. The infrastructure works must be carried out at the applicant's expense:</p> <ul style="list-style-type: none"> <li>a) The removal of all redundant vehicular crossings including layback and gutter and reinstated into Council's standard kerb and gutter and nature strip in accordance with Council's Specification for Roadworks, Drainage and Miscellaneous Works and to the satisfaction of Council's Assets Engineers.</li> <li>b) The removal of the existing vehicular crossing including layback and gutter and the construction of a new 3 metres wide vehicular crossing in accordance with Council's Crossing Specification, standard driveway drawing RF2_D and to the satisfaction of Council's Assets Engineers. The new vehicular crossing must be constructed at a right angle to the street kerb in plain concrete where the centreline of the new crossing must align with the centreline of the internal driveway at the property boundary. Design longitudinal surface profiles along each side/edge for the proposed driveway, starting from the road centreline to the parking slab must be submitted for assessment.</li> </ul> <p><b>Condition Reason:</b> To ensure the design of the road, footpaths, driveway crossings and public stormwater drainage works are detailed and approved under section 138 of the Roads Act 1993 and to ensure the works are completed to Council's satisfaction.</p>  |
| <p><b>D. 14.</b></p> | <p><b>Road and Public Domain Works</b></p> <p>Before the issue of any construction certificate, a separate application under Section 138 of the Roads Act 1993 is to be made to, and be approved by Council, for the following infrastructure works. The infrastructure works must be carried out at the applicant's expense:</p> <ul style="list-style-type: none"> <li>a) The removal of the existing vehicular crossing including layback and gutter and the construction of a new 3 metres wide vehicular crossing in accordance with Council's Crossing Specification and standard driveway drawing RF2_D and to the satisfaction of Council's Assets Engineers. The new vehicular crossing must be constructed at right angle to the street kerb in plain concrete where the new crossing must align with the centreline of the proposed car lift. Design longitudinal surface profiles along each side/edge for the proposed driveway, starting from the road centreline to the car lift must be submitted for assessment.</li> <li>b) The reconstruction of the concrete footpath for the full frontage of the site in accordance with Council's Specification, Council's standard drawing RF3 and to the satisfaction of Council's Assets Engineers. A maximum cross-fall of 3% must be provided for the footpath, graded from the property boundary towards the top of kerb. A design longitudinal surface profile (scale 1:100) and cross sections (scale 1:50) at every 5 metres interval must be submitted for assessment.</li> <li>c) The reinstatement of all damaged footpath, kerb and gutter and road pavement to Council's Specification for Roadworks, Drainage and Miscellaneous Works and to the satisfaction of Council's Assets Engineers.</li> <li>d) Where a grass verge exists, the balance of the area between the footpath and the kerb over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of Couch turf.</li> <li>e) A bond of \$20,600 will be used as security to ensure the satisfactory completion of the infrastructure works. The security or bank guarantee must be the original unconditional bank guarantee with no expiry date.</li> </ul> |

- f) Council may use all or part of the Infrastructure Bond as well as the Property Damage Security Deposit to meet the cost of removing or completing the works if they do not meet Council's requirements.
- g) The Deposit/Bond will not be released until Council has inspected the site and is satisfied that the Works have been completed in accordance with Council approved drawings and to Council requirements.

Before the issue of any construction certificate, the principal certifier must be provided with the original receipt(s) for the payment of all of the following security bonds and fees:

| Description  | Amount           | Indexed | Council Fee Code |
|--|------------------|---------|------------------|
| <b>SECURITY</b><br>under section 4.17(6) of the <i>Environmental Planning and Assessment Act 1979</i>                              |                  |         |                  |
| <b>Infrastructure Works Bond</b> - completing any public work required in connection with the consent.                             | \$ 20,600        | No      | T113             |
| <b>Infrastructure Works Bond</b> – remedying any defects in any public work that arise within 6 months after the work is completed | \$ Nil           | No      | T113             |
| <b>INSPECTION FEES</b><br>under section 608 of the <i>Local Government Act 1993</i>  |                  |         |                  |
| Public Road and Footpath Infrastructure Inspection Fee   | \$ 674           | No      | T45              |
| <b>TOTAL SECURITY AND FEES</b>   | <b>\$ 21,274</b> |         |                  |

**How must the payments be made?**

Payments must be made by:

- cash deposit with Council,
- credit card payment with Council, or
- bank cheque made payable to Woollahra Municipal Council.

The payment of a security may be made by a bank guarantee where:

- the guarantee is by an Australian bank for the amount of the total outstanding contribution,
- the bank unconditionally agrees to pay the guaranteed sum to the Council on written request by Council on completion of the development or no earlier than 12 months from the provision of the guarantee whichever occurs first [NOTE: a time limited bank guarantee or a bank guarantee with an expiry date is not acceptable],
- the bank agrees to pay the guaranteed sum without reference to the Applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent,
- the bank guarantee is lodged with the Council prior to any site works being undertaken, and
- the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.

**Notes:**

- **Road** has the same meaning as in the Roads Act 1993.

- Changes in levels may arise from the detailed design of buildings, road, footpath, driveway crossing grades and stormwater. Changes required under Roads Act 1993 approvals may necessitate design and levels changes under this consent. This may in turn require the Applicant to seek to amend this consent.
- Works or structures over, on or under public roads or footpaths are subject to sections 138, 139 and 218 of the Roads Act 1993 and specifically:
  - Construction of driveways and/or new or alterations to footpath paving
  - Alteration and/or extension to Council drainage infrastructure
  - Alteration and/or addition of retaining walls
  - Pumping of water to Council's below ground stormwater system
  - Installation of soil/rock anchors under the roadway
  - Installation of Stormwater outlet pipes across the nature strip
- An "Application to Carry Out Works in a Public Road" form must be completed and lodged, with the application fee, at Council's Customer Services. Detailed plans and specifications of all works (including but not limited to structures, road works, driveway crossings, footpaths and stormwater drainage etc) within existing roads, must be attached, submitted to and approved by Council under section 138 of the Roads Act 1993, before the issue of any construction certificate.
- Detailed engineering plans and specifications of the works required by this condition must accompany the application form. The plans must clearly show the following:
  - Engineering drawings (plan, sections and elevation views) and specifications of the footpath, driveways, kerb and gutter, new gully pit showing clearly the connection point of site outlet pipe(s). The connection drainage lines must be as direct as possible and generally run perpendicular to the kerb alignment.
  - Engineering drawings of the new drainage line to be constructed joining the new and existing drainage pits including services.
- All driveways must include a design longitudinal surface profile for the proposed driveway for assessment. The driveway profile is to start from the road centreline and be along the worst case edge of the proposed driveway. Gradients and transitions must be in accordance with clause 2.5.3, 2.6 of AS 2890.1 – 2004, Part 1 – Off-street car parking. The driveway profile submitted to Council must be to (1:25) scale (for template checking purposes) and contain all relevant details: reduced levels, proposed grades and distances.
- The existing footpath level and grade at the street alignment of the property must be maintained unless otherwise specified by Council. Your driveway levels are to comply with AS2890.1 and Council's Standard Drawings. There may be occasions where these requirements conflict with your development and you are required to carefully check the driveway/garage slab and footpath levels for any variations.
- Any adjustments required from the garage slab and the street levels are to be carried out internally on private property
- Drainage design works must comply with the Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.
- Temporary ground anchors may be permitted, in accordance with Council's "Rock Anchor Policy".
- Services: Prior to any excavation works, the location and depth of all public utility services (telephone, cable TV, electricity, gas, water, sewer, drainage, etc.) must be ascertained. The Applicant must be responsible for all public utility adjustment/relocation works, necessitated by the development work and as required by the various public utility authorities and/or their agents.
- All public domain works must comply with the latest version of Council's "Specification for Roadworks, Drainage and Miscellaneous Works" unless expressly provided otherwise by these conditions. This specification and the application form can be downloaded from [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au).
- When an application under the Roads Act is required, then four (4) weeks is to be allowed for assessment.
- An application must be made to Council by the person who paid the security for release of the securities held under section 4.17 of the Act.
- The securities will not be released until the Occupation Certificate has been lodged with Council, Council has inspected the site and Council is satisfied that the public works have been carried out to Council's requirements. Council may use part or all of the security to complete the works to its satisfaction if the works do not meet Council's requirements.



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|                      | <ul style="list-style-type: none"> <li>• Council will only release the security upon being satisfied that all damage or all works, the purpose for which the security has been held have been remedied or completed to Council’s satisfaction as the case may be.</li> <li>• When determining whether the works within public land are satisfactory, Council will consider the ownership, construction quality, maintenance, operations, and public utility of such item/s.</li> <li>• Upon completion of each section of road, drainage and landscape work to Council's satisfaction, 90% of the bond monies held by Council for these works will be released upon application. 10% may be retained by Council for a further 6 month period and may be used by Council to repair or rectify any defects or temporary works during the 6 month period.</li> </ul> <p><b>Condition Reason:</b> To ensure the design of the road, footpaths, driveway crossings and public stormwater drainage works are detailed and approved under section 138 of the Roads Act 1993 and to ensure the works are completed to Council’s satisfaction.</p>  |
| <p><b>D. 15.</b></p> | <p><b>Provision for Energy Supplies</b></p> <p>Before the issue of any construction certificate:</p> <ol style="list-style-type: none"> <li>a) A survey is to be carried out of all utility services within and adjacent to the site. If necessary, this shall include relevant information from utility authorities and excavation, to determine the position and level of services.</li> <li>b) The applicant is to obtain written approval from Ausgrid for the relocation, adjustment or installation of new services, or existing services affected by, or required for the development.</li> <li>c) The applicant shall provide to the Principal Certifier a true copy of the plans developed by the applicant's Accredited Service Provider outlining the design and requirements for network modification and customer connection for the proposed development. The plans must have been reviewed and certified by Ausgrid to be deemed compliant of meeting this requirement.</li> </ol> <p>Any required substation must be located within the boundaries of the site. Where an electricity substation is required, but no provision has been made to place it within the building and such substation has not been detailed upon the approved development consent plans an application under section 4.55 of the Act is required to be submitted to Council.</p> <p>The design and location of any substation should have regard to the electrical substation provisions within the Woollahra Development Control Plan 2015, which require substations to be located and/or concealed so they are not visible from the street. The design and placement of electrical substations shall comply with Ausgrid’s relevant Network Standards and will prioritise the placement of the substation at the front of the property.</p> <p>Where an electrical pillar is required, the electrical designer must consider the impact of all existing and proposed work when preparing their connection or relocation design. Site specific conditions such as existing/proposed property boundaries, building setbacks, other street furniture, street trees and pedestrian pathways will all be taken into account when specifying the final location of the pillar. The design should be compliant with Ausgrid’s Network Standards and satisfy Council’s objective to maintain a safe and accessible public domain for pedestrians:</p> <ol style="list-style-type: none"> <li>a) The design and location of underground and aboveground utility infrastructure shall consider the finished streetscape and not adversely impact existing pedestrian footpath, or, where the only permissible location for aboveground infrastructure will impact the footpath, the applicant shall widen the footpath to meet minimum accessibility requirements.</li> </ol> |

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|                      | <p>The construction certificate plans and specifications, required to be submitted under clause 7 of the Development Certification and Fire Safety Regulation, must detail provisions to meet the requirements of Ausgrid.</p> <p>Where an electricity pillar and/or substation is required, the construction certificate plans and specifications must provide:</p> <ol style="list-style-type: none"> <li>a) The substation shall be located or concealed so not visible from the street.</li> <li>b) A setback not less than 3m from any side or rear site boundary (or fire source feature) and not within the areas required to be kept clear of obstructions to vehicle visibility under clause 3.2.4 of AS2890.1 (See: Figures 3.2 and 3.3).</li> <li>c) That vegetation does not overhang or encroach within the substation site.</li> <li>d) That the substation is installed outside of the mature growth root zone of any trees to be retained, or proposed to be planted, to prevent root damage to underground cables. A setback not less than the 10m from any NSW Fire Brigade booster connection as prescribed by clause 5.6.3(d)(iii) of AS 2419.1 or be separated from any booster connections by a construction with a fire resistance rating of not less than FRL 90/90/90 for a distance of not less than 2 m each side of and 3 m above the upper hose connections in the booster assembly under clause 5.6.3(c)(ii) of AS 2419.1, and</li> <li>e) The Owner must dedicate to the appropriate energy authority, free of cost, an area of land adjoining the street alignment to enable a substation to be established, if required. The size and location of the-substation is to be in accordance with the requirements of the appropriate energy authority and Council. The opening of any access doors must not intrude onto the public road reserve.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• If the substation is not located within the building its location, all screen walls or fire separating walls must have been approved by the grant of development consent or amended development consent prior to the issue of any construction certificate for those works. Documentary evidence of compliance, including correspondence from the energy authority is to be provided to the Principal Certifier prior to issue of the construction certificate. The Principal Certifier must be satisfied that the requirements of the energy authority have been met prior to issue of the construction certificate.</li> <li>• Where it is proposed to shield any booster connection or any building from any electricity pillar and/or substation under clause 5.6.3(c)(ii) of AS 2419.1 or by fire resisting construction under the BCA respectively and this construction has not been detailed upon the approved development consent plans such works should be considered inconsistent with consent under clause 19 of the Development Certification and Fire Safety Regulation. The Applicant must lodge with Council details for any such construction under section 4.55 of the Act to allow assessment under section 4.15 of the Act.</li> <li>• Electricity pillar and/or Substations must not be located within the minimum sight distance at driveway entrances under Australian Standard AS/NZS 2890 (Set) Parking Facilities Set whether such driveways service the site or any adjoining land.</li> </ul> <p><b>Condition Reason:</b> To ensure the adequate provision of energy supply, and to ensure that any proposed electricity substation or the like does not compromise the design quality of the development.</p> |
| <p><b>D. 16.</b></p> | <p><b>Structural Adequacy of Existing Supporting and Retaining Structures</b></p> <p>Before the issue of any construction certificate, a certificate from a professional structural engineer, certifying the adequacy of the existing supporting and retaining structures to support the additional loads proposed to be imposed by the development, must be provided to the Principal Certifier and submitted with the construction certificate application.</p>   |

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|        | <p><b>Condition Reason:</b> To ensure that the existing structures are able to support the additional loads proposed.</p>   |
| D. 17. | <p><b>Professional Engineering Details</b></p>  |
|        | <p>Before the issue of any construction certificate, the construction certificate plans and specifications, required under clause 7 of the Development Certification and Fire Safety Regulation, must include detailed professional engineering plans and/or specifications for all structural, electrical, hydraulic, hydrogeological, geotechnical, mechanical and civil work complying with this consent, approved plans, and supporting documentation. In particular, all preliminary geotechnical reports must be reviewed and certified by an appropriately qualified Geotechnical Engineer who is NER registered with a minimum of 10 years practice in the geotechnical field in the last 15 years.</p> <p>Detailed professional engineering plans and/or specifications must be submitted to the Principal Certifier with the application for any construction certificate.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>This does not affect the right of the developer to seek staged construction certificates.</li> </ul> |
|        | <p><b>Condition Reason:</b> To ensure professional engineering details and technical specifications are provided.</p>   |
| D. 18. | <p><b>Engineer Certification</b></p>  |
|        | <p>Before the issue of any construction certificate, engineer certification must be submitted to the Principal Certifier confirming that the structural design does not incorporate any temporary or permanent underpinning works or ground anchors, bolts, etc. which encroach outside the boundaries of the subject property.</p> <p>This development consent does NOT give approval to any works outside the boundaries of the subject property including any underpinning works to any structures on adjoining properties and Council's property.</p>   |
|        | <p><b>Condition Reason:</b> To ensure certification is provided that demonstrates all structural works are located within the boundaries of the site and do not include underpinning works to any structures on adjoining properties.</p>   |
| D. 19. | <p><b>Geotechnical and Hydrogeological Design, Certification and Monitoring</b></p>   |
|        | <p>Before the issue of the construction certificate, the applicant must submit, for approval by the Principal Certifier, a detailed geotechnical report prepared and certified by a Geotechnical Engineer with National Engineering Register (NER) credentials in accordance with Chapter E2.2.10 of Council's DCP and Council's document "Guidelines for Preparation of Geotechnical and Hydrogeological Reports".</p> <p>The report must include a Geotechnical / Hydrogeological Monitoring Program together with civil and structural engineering details for foundation retaining walls, footings, basement tanking, and subsoil drainage systems, as applicable, prepared by a professional engineer, who is suitably qualified and experienced in geotechnical and hydrogeological engineering.</p> <p>These details must be certified by the professional engineer to:</p>  |

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|                      | <p>a) Provide appropriate support and retention to ensure there will be no ground settlement or movement, during excavation or after construction, sufficient to cause an adverse impact on adjoining property or public infrastructure.</p> <p>b) Provide appropriate support and retention to ensure there will be no adverse impact on surrounding property or infrastructure as a result of changes in local hydrogeology (behaviour of groundwater).</p> <p>c) Provide details of cut-off walls or similar controls prior to excavation such that any temporary changes to the groundwater level, during construction, will be kept within the historical range of natural groundwater fluctuations. Where the historical range of natural groundwater fluctuations is unknown, the design must demonstrate that changes in the level of the natural water table, due to construction, will not exceed 0.3m at any time.</p> <p>d) Provide tanking to below ground structures to prevent the entry of seepage water such that subsoil drainage/ seepage water is NOT collected and discharged to the kerb and gutter.</p> <p>e) Provide a Geotechnical and Hydrogeological Monitoring Program that:</p> <ul style="list-style-type: none"> <li>• will detect any settlement associated with temporary and permanent works and structures,</li> <li>• will detect deflection or movement of temporary and permanent retaining structures (foundation walls, shoring bracing or the like),</li> <li>• will detect vibration in accordance with AS 2187.2 Appendix J including acceptable velocity of vibration (peak particle velocity),</li> <li>• will detect groundwater changes calibrated against natural groundwater variations,</li> <li>• details the location and type of monitoring systems to be utilised,</li> <li>• details the pre-set acceptable limits for peak particle velocity and ground water fluctuations,</li> <li>• details recommended hold points to allow for the inspection and certification of geotechnical and hydrogeological measures by the professional engineer, and</li> <li>• details a contingency plan.</li> </ul> <p><b>Condition Reason:</b> To ensure that geotechnical and hydrogeological impacts are appropriately managed.</p> |
| <p><b>D. 20.</b></p> | <p><b>Ground Anchors</b></p> <p>This development consent does NOT give approval to works or structures over, on or under adjoining properties, public roads and/or footpaths.</p> <p>Before the issue of any construction certificate, if ground anchors are proposed:</p> <p>a) Prior written consent must be obtained from all relevant adjoining property owner(s) for the use of any ground anchors extending beyond the boundaries of the subject property.</p> <p>b) The use of permanent ground anchors under Council land is not permitted. Temporary ground anchors under Council's land may be permitted, in accordance with Council's "Rock Anchor Policy", where alternative methods of stabilisation would not be practicable or viable, and where there would be benefits in terms of reduced community impact due to a shorter construction period, reduced disruption to pedestrian and vehicular traffic on adjacent public roads, and a safer working environment.</p>   |

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|                      | <p>c) If temporary ground anchors under Council land are proposed, a separate application, including payment of fees, must be made to Council under Section 138 of the Roads Act 1993. Application forms and Council's "Rock Anchor Policy" are available from Council's website. Approval may be granted subject to conditions of consent. A minimum of four weeks should be allowed for assessment.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>To ensure that this work is completed to Council's satisfaction, this consent by separate condition, may impose one or more Infrastructure Works Bonds.</li> <li>Road has the same meaning as in the Roads Act 1993.</li> <li>Clause 17 of the Roads (General) Regulation 2018 prohibits excavation in the vicinity of roads as follows: "Excavations adjacent to road - A person must not excavate land in the vicinity of a road if the excavation is capable of causing damage to the road (such as by way of subsidence) or to any work or structure on the road." Separate approval is required under the Roads Act 1993 for any underpinning, shoring, soil anchoring (temporary) or the like within or under any road. Council will not give approval to permanent underpinning, shoring, soil anchoring within or under any road.</li> </ul> <p><b>Condition Reason:</b> To ensure the relevant approval is gained for any temporary ground anchors.</p> |
| <p><b>D. 21.</b></p> | <p><b>Parking Facilities</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include detailed plans and specifications for all bicycle, car and commercial vehicle parking in compliance with AS2890.3: Parking Facilities - Bicycle Parking Facilities, AS 2890.6 Parking facilities - Off-street parking for people with disabilities, AS/NZS 2890.1: Parking Facilities - Off-Street Car Parking and AS 2890.2: Off-Street Parking: Commercial Vehicle Facilities respectively.</p> <p>Access levels and grades must comply with access levels and grades required by Council under the Roads Act 1993.</p> <p>The Principal Certifier has no discretion to reduce or increase the number or area of car parking or commercial parking spaces required to be provided and maintained by this consent.</p> <p><b>Condition Reason:</b> To ensure parking facilities are designed in accordance with the Australian Standard.</p>  |
| <p><b>D. 22.</b></p> | <p><b>Certification / Design of Interallotment Drainage Easement</b></p> <p>Before the issue of any construction certificate, the applicant shall submit, for approval by the Certifying Authority, design drawings and certification from a suitably qualified and experienced civil engineer certifying the following:</p> <ol style="list-style-type: none"> <li>Longitudinal section showing the size and capacity of the existing drainage pipeline including the point of discharge.</li> <li>The stormwater pipe exists within the drainage easement, is in good repair.</li> <li>The engineer must demonstrate by way of supporting calculations that the existing interallotment drainage pipeline has sufficient capacity to convey the uncontrolled runoff from the subject site for the 1% AEP storm event, and</li> <li>The new works can be readily connected to this system without adverse impacts to the downstream property(s).</li> </ol>   |

If such certificate cannot be provided, the applicant is to submit design documentation for a new interallotment drainage system from the subject property to the approved point of discharge to Sydney Harbour. Plans are to be prepared by a suitably qualified and experienced civil engineer in accordance with Chapter E2 of Council's DCP and AS3500.3 Plumbing and Drainage Code.

The following engineering details are to be included:

- a) Plan view of interallotment system to scale (1:100) showing dimensions, location and reduced/inverted levels of all pits, grates, pipe inverts and the exact point of discharge,
- b) The contributing catchment calculations and supporting pipe sizing information,
- c) Scaled Longitudinal section (1:100) showing existing ground levels and proposed pipe invert levels, grades and flow capacities,
- d) Surrounding survey details including all trees within seven (7) metres of the proposed interallotment drainage system,
- e) Details of the stormwater discharge point to Sydney Harbour.
- f) The proposed interallotment drainage system must be designed so that it has adequate capacity to carry uncontrolled runoff for the 1% AEP storm event from the subject property.

**Condition Reason:** To ensure that site stormwater is disposed of in a controlled and sustainable manner.

**D. 23. Stormwater Management Plan**

Before the issue of any construction certificate, the applicant must submit, for approval by the Principal Certifier, detailed stormwater management plans prepared and certified by a chartered professional civil engineer, which detail the following:

- a) General design in accordance with stormwater management plans, referenced SW23270-Rev B, prepared by Capital Engineering Consultants, dated 31/01/2024, other than amended by this and other conditions.
- b) Subsoil drainage/seepage water must NOT be discharged to the kerb and gutter to comply with Chapter E2.2.5 and E2.2.10 of the Council's DCP. Notation to this requirement must be clearly depicted on the drawings.
- c) The discharge of stormwater from the site, by direct connection, to Sydney Harbour via the interallotment drainage system. Only one stormwater outlet will be permitted.
- d) The modification of the proposed proprietary stormwater treatment system including but not limited to 15m<sup>3</sup> rainwater tank (RWT) and 2 x OceanGuard Enviropod 200 to meet the water quality targets stipulated in Chapter E2.2.3 of Council's DCP. In particular, Council's water quality targets for the removal of suspended solids and phosphorus must be met. Stormwater runoff from all roof areas must be directed to the 15m<sup>3</sup> RWT for reuse purposes to comply with the MUSIC model.
- e) A pump out system with a minimum storage volume of 4m<sup>3</sup> must be installed to collect any runoff which cannot drain to the stormwater treatment system by gravity. The pump out system must pump to the stormwater treatment system prior to discharging to the interallotment drainage system by gravity. The pump out system must be designed in accordance with AS3500.3.
- f) The installation of rainwater tank (RWT) to comply with BASIX certificate. Overflow from the RWT must be directed to the proprietary stormwater treatment system by gravity.

- g) Internal stormwater drainage including but not limited to gutters and downpipes, pipes and pits are to be designed for rainfall intensities up to and including the 1% AEP event if an unimpeded overland flow path to the street drainage system is not available. Design details and calculations must be included in the stormwater management plans.
- h) The dimensions of all drainage pits and access grates must comply with AS3500.3.
- i) Compliance with the objectives and performance requirements of the BCA.
- j) General compliance with the Council's Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.

The Stormwater Management Plan must also include the following specific requirements:

**Layout Plan**

A detailed drainage plan at a scale of 1:100 based on drainage calculations prepared in accordance with the Australian Government publication, Australian Rainfall and Run-off, 2019 edition or most current version thereof. It must include:

- a) All pipe layouts, dimensions, grades, lengths and material specification.
- b) Location of proposed rainwater tanks.
- c) All invert levels reduced to Australian Height Datum (AHD).
- d) Location and dimensions of all drainage pits.
- e) Point and method of connection to Councils drainage infrastructure.
- f) Overland flow paths over impervious areas.

**Rainwater Reuse System Details:**

- a) Any potential conflict between existing and proposed trees and vegetation.
- b) Internal dimensions and volume of the proposed rainwater storage.
- c) Plans, elevations and sections showing the rainwater tanks, finished surface level and adjacent structures.
- d) Details of access and maintenance facilities.
- e) Construction and structural details of all tanks and pits and/or manufacturer's specifications for proprietary products.
- f) Details of the emergency overland flow-path (to an approved Council drainage point) in the event of a blockage to the rainwater tanks

For Stormwater Drainage works on Council's property, separate approval under Section 138 of the Roads Act 1993 must be obtained from Council for those works before the issue of any construction certificate.

All Stormwater Drainage System work within any road or public place must comply with Woollahra Municipal Council's Specification for Roadworks, Drainage and Miscellaneous Works (2012).

**Notes:**

- The collection, storage and use of rainwater is to be in accordance with Standards Australia HB230 "Rainwater Tank Design and Installation Handbook".

**Condition Reason:** To ensure that site stormwater is disposed of in a controlled and sustainable manner.

**D. 24. Non-Gravity Drainage Systems**

Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include a Stormwater Management Plan for the site.

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|                      | <p>The Stormwater Management Plan must detail the non-gravity drainage systems (charged, siphon, pump/sump systems) being designed in accordance with Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.</p> <p><b>Notes:</b><br/>                 The Woollahra DCP is available from Council's website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></p> <p><b>Condition Reason:</b> To ensure that site stormwater is disposed of in a controlled and sustainable manner.</p>  |
| <p><b>D. 25.</b></p> | <p><b>Tree Protection Plan and Specification</b></p> <p>Before the issue of any construction certificate, the Principal Certifier must ensure the measures for tree protection detailed in this consent are in place. The construction certificate plans and specifications must show the following information:</p> <p>a) Trees to be numbered and coloured in accordance with these conditions:</p> <ul style="list-style-type: none"> <li>• shaded green where required to be retained and protected</li> <li>• shaded red where authorised to be removed</li> <li>• shaded yellow where required to be transplanted</li> <li>• shaded blue where required to be pruned</li> </ul> <p>b) Tree Protection Plan and Specification prepared by an arborist with a minimum qualification of AQF 5 including the following:</p> <ul style="list-style-type: none"> <li>• Tree Location Plan (to scale) based on/overlaid with the approved plans, indicating trees to be retained, removed or transplanted, and the location of tree protection zones (TPZ) and structural root zones (SRZ) of trees to be retained and protected.</li> <li>• The plan must also include site specific tree protection recommendations such as fencing, ground and trunk protection and other protection devices.</li> <li>• Tree Protection Specification (written document) with tree protection requirements included from this consent and in accordance with sections 4 &amp; 5 of AS4970, providing guidance for the implementation of tree protection methods.</li> <li>• To minimise construction damage, the plan must show specific areas requiring works to be done under direct supervision of the project arborist.</li> </ul> <p>c) References to applicable tree management plan, arborists report or transplant method statement.</p> <p>This plan must be kept on site until the issue of the occupation certificate for the whole building.</p> <p><b>Condition Reason:</b> To ensure the construction certificate includes the approved tree management details, and all measures are implemented.<br/>                 Standard Condition D.30 (Autotext 30D)</p> |

**E. BEFORE BUILDING WORK COMMENCES**

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| <p><b>E. 1.</b></p> | <p><b>Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989</b></p> <p>Before any building work commences, and under section 4.17(11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:</p> |
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- a) that the work must be carried out in accordance with the requirements of the Building Code of Australia,
- b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

This condition does not apply:

- a) to the extent to which an exemption is in force under the Home Building Regulation 2014, or
- b) to the erection of a temporary building.

In this condition, a reference to the BCA is a reference to that code as in force on the date the application for the relevant Construction Certificate is made.

**Notes:**

- This condition must be satisfied prior to commencement of any work in relation to the contract of insurance under the Home Building Act 1989. This condition also has effect during the carrying out of all building work with respect to compliance with the Building Code of Australia.
- All new guttering is to comply with the provisions of AS3500.

**Condition Reason:** To ensure that works are carried out in accordance with the Building Code of Australia and any required contract of insurance is in force.

**E. 2. Erosion and Sediment Controls – Installation**

Before any building work commences, water pollution, erosion and sedimentation controls must be installed and maintained in accordance with:

- a) The Soil and Water Management Plan if required under this consent;
- b) “Do it Right On Site, Soil and Water Management for the Construction Industry” and accompanying factsheets published by the Southern Sydney Regional Organisation of Councils, and
- c) “Managing Urban Stormwater - Soils and Construction” 2004 published by the NSW Government (The Blue Book).

Where there is any conflict The Blue Book takes precedence.

**Notes:**

- The International Erosion Control Association – Australasia ([www.austieca.com.au/](http://www.austieca.com.au/)) lists consultant experts who can assist in ensuring compliance with this condition.
- Where Soil and Water Management Plan is required for larger projects it is recommended that this be produced by a member of the International Erosion Control Association – Australasia.
- The “Do it Right On Site, Soil and Water Management for the Construction Industry” publication and the accompanying factsheets can be downloaded from [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au) and The Blue Book is available at [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)
- A failure to comply with this condition may result in penalty infringement notices, prosecution, notices and orders under the Act and/or the Protection of the Environment Operations Act 1997 without any further warning. It is a criminal offence to cause, permit or allow pollution.
- Section 257 of the Protection of the Environment Operations Act 1997 provides inter alia that “the occupier of premises at or from which any pollution occurs is taken to have caused the pollution”.
- Warning: Irrespective of this condition any person occupying the site may be subject to proceedings under the Protection of the Environment Operations Act 1997 where pollution is caused, permitted or allowed as the result of their occupation of the land being.

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|                     | <p><b>Condition Reason:</b> To prevent potential water pollution and dust nuisance.</p>  |
| <p><b>E. 3.</b></p> | <p><b>Building - Construction Certificate, Appointment of Principal Certifier, Appointment of Principal Contractor and Notice of Commencement (Part 6, Division 6.3 of the Act)</b></p> <p>Building work must not commence, until:</p> <ol style="list-style-type: none"> <li>a) A construction certificate for the building work has been issued by the consent authority, the Council (if the Council is not the consent authority) or an accredited Certifier, and</li> <li>b) The person having the benefit of the development consent has:             <ul style="list-style-type: none"> <li>• appointed a Principal Certifier for the building work, and</li> <li>• notified the Principal Certifier that the person will carry out the building work as an Owner-builder, if that is the case, and</li> </ul> </li> <li>c) The Principal Certifier has, no later than 2 days before the building work commences:             <ul style="list-style-type: none"> <li>• notified the consent authority and the Council (if the Council is not the consent authority) of his or her appointment, and</li> <li>• notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and</li> </ul> </li> <li>d) The person having the benefit of the development consent, if not carrying out the work as an Owner-builder, has:             <ul style="list-style-type: none"> <li>• appointed a Principal Contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and</li> <li>• notified the Principal Certifier of any such appointment, and</li> <li>• unless that person is the Principal Contractor, notified the Principal Contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and</li> <li>• given at least 2 days' notice to the Council of the person's intention to commence the erection of the building.</li> </ul> </li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• <b>Building</b> has the same meaning as in section 1.4 of the Act and includes part of a building and any structure or part of a structure.</li> <li>• <b>New building</b> has the same meaning as in section 6.1 of the Act and includes an altered portion of, or an extension to, an existing building.</li> <li>• The commencement of demolition works associated with an altered portion of, or an extension to, an existing building is considered to be the commencement of building work requiring compliance with section 6.6(2) of the Act (including the need for a Construction Certificate) prior to any demolition work. See: <i>Over our Dead Body Society Inc v Byron Bay Community Association Inc</i> [2001] NSWLEC 125.</li> <li>• Construction Certificate Application, PC Service Agreement and Notice of Commencement forms can be downloaded from Council's website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></li> <li>• It is an offence for any person to carry out the erection of a building in breach of this condition and in breach of section 6.6(2) of the Act.</li> <li>• Under the Home Building Act 1989 any property owner who intends undertaking construction work to a dwelling house or dual occupancy to the value of \$12,000 or over must complete an approved education course and obtain an owner-builder permit from NSW Fair Trading.</li> </ul> <p><b>Condition Reason:</b> To ensure a construction certificate has been issued, a Principal Certifier is appointed, a Principal Contractor (if applicable) is appointed, and a notice of commencement has been submitted.</p> |

**F. DURING BUILDING WORK**

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| <p><b>F. 1.</b></p> | <p><b>Compliance with BCA and Insurance Requirements under the Home Building Act 1989</b></p> <p>While site work is being carried out:</p> <ul style="list-style-type: none"> <li>a) work must be carried out in accordance with the requirements of the Building Code of Australia (BCA),</li> <li>b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.</li> </ul> <p>This condition does not apply:</p> <ul style="list-style-type: none"> <li>a) to the extent to which an exemption is in force under the Development Certification and Fire Safety Regulations, or</li> <li>b) to the erection of a temporary building.</li> </ul> <p>In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant construction certificate is made.</p> <p>For the purposes of section 4.17(11) of the Act, the above condition is prescribed in relation to a development consent for development that involves any building work.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• All new guttering is to comply with the provisions of AS 3500.</li> </ul> <p><b>Condition Reason:</b> To ensure compliance with the BCA and Home building Act 1989.</p> |
| <p><b>F. 2.</b></p> | <p><b>Requirement to Notify about New Evidence</b></p> <p>While site work is being carried out, any new information that comes to light, which has the potential to alter previous conclusions about site contamination, heritage significance, threatened species or other relevant matters must be immediately notified to Council and the Principal Certifier.</p> <p><b>Condition Reason:</b> To ensure Council and the Principal Certifier are made aware of new information.</p>  |
| <p><b>F. 3.</b></p> | <p><b>Critical Stage Inspections</b></p> <p>While site work is being carried out, critical stage inspections must be called for by the Principal Contractor or Owner-builder as required by the Principal Certifier, any PC service agreement, the Act, the Development Certification and Fire Safety Regulation, and the Regulation.</p> <p>Work must not proceed beyond each critical stage until the Principal Certifier is satisfied that work is proceeding in accordance with this consent, the construction certificate(s) and the Act.</p> <p>Critical stage inspections means the inspections prescribed by the Development Certification and Fire Safety Regulations, and Regulations for the purposes of section 6.5 of the Act or as required by the Principal Certifier and any PC Service Agreement.</p>  |

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|                     | <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The Principal Certifier may require inspections beyond mandatory critical stage inspections in order that the Principal Certifier be satisfied that work is proceeding in accordance with this consent.</li> <li>• The Principal Certifier may, in addition to inspections, require the submission of Compliance Certificates, survey reports or evidence of suitability in accordance with Part A2G2 of the BCA in relation to any matter relevant to the development.</li> </ul> <p><b>Condition Reason:</b> To ensure that building work progresses in accordance with the approved plans, conditions of consent, and requirements of the act.</p>   |
| <p><b>F. 4.</b></p> | <p><b>Hours of Work –Amenity of the Neighbourhood</b></p> <p>While site work is being carried out:</p> <ol style="list-style-type: none"> <li>No work must take place on any Sunday or public holiday.</li> <li>No work must take place before 7am or after 5pm any weekday.</li> <li>No work must take place before 7am or after 1pm any Saturday.</li> <li>The following work must not take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday:             <ol style="list-style-type: none"> <li>piling,</li> <li>piering,</li> <li>rock or concrete cutting, boring or drilling,</li> <li>rock breaking,</li> <li>rock sawing,</li> <li>jack hammering, or</li> <li>machine excavation.</li> </ol> </li> <li>No loading or unloading of material or equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.</li> <li>No operation of any equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.</li> <li>No rock excavation being cutting, boring, drilling, breaking, sawing , jack hammering or bulk excavation of rock, must occur without a 15 minute interval break within every hour.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The use of noise and vibration generating plant and equipment and vehicular traffic, including trucks in particular, significantly degrade the amenity of neighbourhoods and more onerous restrictions apply to these activities. This more invasive work generally occurs during the foundation and bulk excavation stages of development. If you are in doubt as to whether or not a particular activity is considered to be subject to the more onerous requirement (9am to 4pm weekdays and 9am to 1pm Saturdays) please consult with Council.</li> <li>• Each and every breach of this condition by any person may be subject to a separate penalty infringement notice or prosecution.</li> <li>• The delivery and removal of plant, equipment and machinery associated with wide loads subject to Transport for NSW and NSW Police restrictions on their movement outside the approved hours of work will be considered on a case by case basis.</li> <li>• Compliance with these hours of work does not affect the rights of any person to seek a remedy to offensive noise as defined by the Protection of the Environment Operations Act 1997, the Protection of the Environment Operations (Noise Control) Regulation 2017.</li> <li>• NSW EPA Noise Guide is available at <a href="http://www.epa.nsw.gov.au/noise/nqlg.htm">www.epa.nsw.gov.au/noise/nqlg.htm</a></li> </ul> |

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|                     | <p><b>Condition Reason:</b> To mitigate the impact of work upon the amenity of the neighbourhood.</p>  |
| <p><b>F. 5.</b></p> | <p><b>Public Footpaths – Safety, Access and Maintenance</b></p> <p>While site work is being carried out, any person acting with the benefit of this consent must:</p> <ol style="list-style-type: none"> <li>a) Not erect or maintain any gate or fence that swings out, or encroaches upon the road or the footway.</li> <li>b) Not use the road or footway for the storage of any article, material, matter, waste or thing.</li> <li>c) Not use the road or footway for any work.</li> <li>d) Keep the road and footway in good repair free of any trip hazard or obstruction.</li> <li>e) Any damage caused to the road, footway, vehicular crossing, nature strip or any public place must be immediately made safe and then repaired, to the satisfaction of Council.</li> <li>f) Not stand any plant and equipment upon the road or footway.</li> <li>g) If it is proposed to locate any site fencing, hoardings, skip bins or other articles upon any part of the footpath, nature strip or any public place, or operate a crane, hoist or concrete pump on or over Council land, an application must be submitted to and approved by Council beforehand.</li> <li>h) Provide a clear safe pedestrian route a minimum of 1.5m wide.</li> <li>i) Protect heritage listed street name inlays located in the footpath, kerb and gutter, and any other structure, to ensure they are not removed or damaged during development.</li> </ol> <p>This condition does not apply to the extent that a permit or approval exists under the section 148B of the Road Transport Act 2013, section 138 of the Roads Act 1993 or section 68 of the Local Government Act 1993 except that at all time compliance is required with:</p> <ol style="list-style-type: none"> <li>a) Australian Standard AS 1742 (Set): Manual of uniform traffic control devices and all relevant parts of this set of standards.</li> <li>b) Australian Road Rules.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Section 148B of the Road Transport Act 2013 allows the NSW Police to close any road or road related area to traffic during any temporary obstruction or danger to traffic or for any temporary purpose.</li> <li>• Section 138 of the Roads Act 1993 provides that a person must not:             <ul style="list-style-type: none"> <li>- erect a structure or carry out a work in, on or over a public road, or</li> <li>- dig up or disturb the surface of a public road, or</li> <li>- remove or interfere with a structure, work or tree on a public road, or</li> <li>- pump water into a public road from any land adjoining the road, or</li> <li>- connect a road (whether public or private) to a classified road,</li> <li>- otherwise than with the consent of the appropriate roads authority.</li> </ul> </li> <li>• Section 68 of the Local Government Act 1993 provides that a person may carry out certain activities only with the prior approval of the Council including:             <ul style="list-style-type: none"> <li>- Part C Management of waste:                     <ol style="list-style-type: none"> <li>a) For fee or reward, transport waste over or under a public place</li> <li>b) Place waste in a public place</li> <li>c) Place a waste storage container in a public place.</li> </ol> </li> <li>- Part E Public roads:                     <ol style="list-style-type: none"> <li>a) Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway</li> <li>b) Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road.</li> </ol> </li> </ul> </li> </ul> |

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|              | <p><b>Condition Reason:</b> To ensure safe access is maintained to footpaths and roads during building works.</p>  |
| <b>F. 6.</b> | <p><b>Maintenance of Environmental Controls</b></p> <p>While site work is being carried out, the following monitoring, measures and controls must be maintained:</p> <ol style="list-style-type: none"> <li>a) erosion and sediment controls,</li> <li>b) dust controls,</li> <li>c) dewatering discharges,</li> <li>d) noise controls,</li> <li>e) vibration monitoring and controls, and</li> <li>f) ablutions.</li> </ol>   |
|              | <p><b>Condition Reason:</b> To ensure that environmental controls are maintained during building works to protect the public and surrounding environment.</p>  |
| <b>F. 7.</b> | <p><b>Compliance with Geotechnical / Hydrogeological Monitoring Program</b></p> <p>While site work is being carried out, excavation must be undertaken in accordance with the recommendations of the Geotechnical / Hydrogeological Monitoring Program and any oral or written direction of the supervising professional engineer.</p> <p>The Principal Contractor and any sub-contractor must strictly follow the Geotechnical / Hydrogeological Monitoring Program for the development including, but not limited to:</p> <ol style="list-style-type: none"> <li>a) the location and type of monitoring systems to be utilised,</li> <li>b) recommended hold points to allow for inspection and certification of geotechnical and hydrogeological measures by the professional engineer, and</li> <li>c) the contingency plan.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The consent authority cannot require that the author of the geotechnical/hydrogeological report submitted with the development application to be appointed as the professional engineer supervising the work however, it is the Council's recommendation that the author of the report be retained during the construction stage.</li> </ul> <p><b>Condition Reason:</b> To ensure the geotechnical and/or hydrogeological impacts of the development are appropriately managed.</p> |
| <b>F. 8.</b> | <p><b>Support of Adjoining Land and Buildings</b></p> <p>While site work is being carried out, a person must not to do anything on or in relation to the site (the supporting land) that removes the support provided by the supporting land to any other land (the supported land) or building (the supported building).</p> <p>For the purposes of this condition, supporting land includes the natural surface of the site, the subsoil of the site, any water beneath the site, and any part of the site that has been reclaimed.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• This condition does not authorise any trespass or encroachment upon any adjoining or supported land or building whether private or public. Where any underpinning, shoring, soil anchoring (temporary or permanent) or the like is considered necessary upon any adjoining or supported land by any person the Principal Contractor or Owner-builder must obtain:</li> </ul>   |

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|                     | <ul style="list-style-type: none"> <li>- the consent of the owners of such adjoining or supported land to trespass or encroach, or</li> <li>- an access order under the Access to Neighbouring Land Act 2000, or</li> <li>- an easement under section 88K of the Conveyancing Act 1919, or</li> <li>- an easement under section 40 of the Land and Environment Court Act 1979 as appropriate.</li> </ul> <ul style="list-style-type: none"> <li>• Section 177 of the Conveyancing Act 1919 creates a statutory duty of care in relation to support of land. Accordingly, a person has a duty of care not to do anything on or in relation to land being developed (the supporting land) that removes the support provided by the supporting land to any other adjoining land (the supported land).</li> <li>• Clause 17 of the Roads Regulation 2018 prohibits excavation in the vicinity of roads as follows: "Excavations adjacent to road - A person must not excavate land in the vicinity of a road if the excavation is capable of causing damage to the road (such as by way of subsidence) or to any work or structure on the road." Separate approval is required under the Roads Act 1993 for any underpinning, shoring, soil anchoring (temporary) or the like within or under any road. Council will not give approval to permanent underpinning, shoring, soil anchoring within or under any road.</li> <li>• The encroachment of work or the like is a civil matter of trespass or encroachment and Council does not adjudicate or regulate such trespasses or encroachments except in relation to encroachments upon any road, public place, Crown land under Council's care control or management, or any community or operational land as defined by the Local Government Act 1993.</li> </ul> <p><b>Condition Reason:</b> To ensure that the support of adjoining land is not removed.</p>   |
| <p><b>F. 9.</b></p> | <p><b>Vibration Monitoring</b></p> <p>While site work is being carried out, vibration monitoring equipment must be installed and maintained, under the supervision of a professional engineer with expertise and experience in geotechnical engineering, between any potential source of vibration and any building identified by the professional engineer as being potentially at risk of movement or damage from settlement and/or vibration during the excavation and during the removal of any excavated material from the land being developed.</p> <p>If vibration monitoring equipment detects any vibration at the level of the footings of any adjacent building exceeding the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity an audible alarm must activate such that the Principal Contractor and any sub-contractor are easily alerted to the event.</p> <p>Where any such alarm triggers all excavation works must cease immediately. Prior to the vibration monitoring equipment being reset by the professional engineer and any further work recommencing the event must be recorded and the cause of the event identified and documented by the professional engineer.</p> <p>Where the event requires, in the opinion of the professional engineer, any change in work practices to ensure that vibration at the level of the footings of any adjacent building does not exceed the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity these changes in work practices must be documented and a written direction given by the professional engineer to the Principal Contractor and any sub-contractor clearly setting out required work practice.</p> <p>The Principal Contractor and any sub-contractor must comply with all work directions, verbal or written, given by the professional engineer.</p> <p>A copy of any written direction required by this condition must be provided to the Principal Certifier within 24 hours of any event.</p> |

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|                      | <p>Where there is any movement in foundations such that damaged is occasioned to any adjoining building or such that there is any removal of support to supported land the professional engineer, Principal Contractor and any sub-contractor responsible for such work must immediately cease all work, inform the owner of that supported land and take immediate action under the direction of the professional engineer to prevent any further damage and restore support to the supported land.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• <b>Professional engineer</b> has the same mean as in Schedule 1 of the BCA.</li> <li>• <b>Building</b> has the same meaning as in section 1.4 of the Act i.e. “building includes part of a building and any structure or part of a structure....”</li> <li>• <b>Supported land</b> has the same meaning as in the Conveyancing Act 1919.</li> </ul> <p><b>Condition Reason:</b> To monitor and manage vibration impacts from development.</p>  |
| <p><b>F. 10.</b></p> | <p><b>Erosion and Sediment Controls – Maintenance</b></p> <p>While site work is being carried out, water pollution, erosion, and sedimentation controls must be maintained in accordance with:</p> <ol style="list-style-type: none"> <li>the Soil and Water Management Plan required under this consent,</li> <li>“Do it Right On Site, Soil and Water Management for the Construction Industry” and the accompanying factsheets published by the Southern Sydney Regional Organisation of Councils, and</li> <li>“Managing Urban Stormwater - Soils and Construction” 2004 published by the NSW Government (The Blue Book).</li> </ol> <p>Where there is any conflict The Blue Book takes precedence.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A failure to comply with this condition may result in penalty infringement notices, prosecution, notices and orders under the Act and/or the Protection of the Environment Operations Act 1997 without any further warning. It is a criminal offence to cause, permit or allow pollution.</li> <li>• Section 257 of the Protection of the Environment Operations Act 1997 provides that “the occupier of premises at or from which any pollution occurs is taken to have caused the pollution”.</li> <li>• Warning: Irrespective of this condition any person occupying the site may be subject to proceedings under the Protection of the Environment Operations Act 1997 where pollution is caused, permitted or allowed as the result of the occupation of the land being developed whether or not they actually cause the pollution.</li> </ul> <p><b>Condition Reason:</b> To prevent potential water pollution and dust nuisance.</p> |
| <p><b>F. 11.</b></p> | <p><b>Disposal of Site Water During Construction</b></p> <p>While site work is being carried out:</p> <ol style="list-style-type: none"> <li>Prior to pumping any water into the road or public stormwater system, approval must be obtained from Council under section 138(1)(d) of the Roads Act 1993.</li> <li>Water pollution, as defined by the Protection of the Environment Operations Act 1997, must not occur as the result of the discharge to the road, public stormwater system or other place of any site water.</li> <li>That stormwater from any roof or other impervious areas is linked, via temporary downpipes and stormwater pipes, to a Council approved stormwater disposal system immediately upon completion of the roof installation or work creating other impervious areas.</li> </ol>   |



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|                      | <p><b>Condition Reason:</b> To ensure that adjoining and neighbouring land is not adversely affected by unreasonable overland flows of stormwater and that site water does not cause erosion and water pollution.</p>   |
| <p><b>F. 12.</b></p> | <p><b>Site Cranes</b></p> <p>While site work is being carried out, site crane(s) and hoist(s) may be erected within the boundary of the land being developed subject to compliance with Australian Standards AS 1418, AS 2549 and AS 2550 and all relevant parts to these standards.</p> <p>Cranes must not swing or hoist over any public place unless the relevant approvals have been obtained under the Local Government Act 1993, Crown Lands Act 1989 or Roads Act 1993.</p> <p>The crane must not be illuminated outside approved working hours other than in relation to safety beacons required by the Civil Aviation Safety Authority under the Civil Aviation Act 1988 (Cth).</p> <p>No illuminated sign(s) must be erected upon or displayed upon any site crane.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Where it is proposed to swing a crane over a public place a separate application to Council must be made under section 68 of the Local Government Act 1993 and obtain activity approval from Council prior to swinging or hoisting over the public place.</li> <li>• Where it is proposed to swing a crane over private land the consent of the owner of that private land is required. Alternatively, an access order under the Access to Neighbouring Land Act 2000 or easement under section 88K of the Conveyancing Act 1919 or section 40 of the Land and Environment Court Act 1979 as appropriate must be obtained. The encroachment of cranes or the like is a civil matter of trespass and encroachment. Council does not adjudicate or regulate such trespasses or encroachments.</li> </ul> <p><b>Condition Reason:</b> To ensure site cranes are used safely with the relevant approvals.</p> |
| <p><b>F. 13.</b></p> | <p><b>Check Surveys - boundary location, building location, building height, stormwater drainage system and flood protection measures relative to Australian Height Datum</b></p> <p>While site work is being carried out, a registered surveyor must carry out check surveys and provide survey certificates confirming the location of the building(s), ancillary works, flood protection works and the stormwater drainage system relative to the boundaries of the site and that the height of buildings, ancillary works, flood protection works and the stormwater drainage system relative to Australian Height Datum complies with this consent at the following critical stages.</p> <p>Work must not proceed beyond each of the following critical stages until compliance has been demonstrated to the Principal Certifier's satisfaction:</p> <ol style="list-style-type: none"> <li>a) Upon the completion of foundation walls prior to the laying of any floor or the pouring of any floor slab and generally at damp proof course level.</li> <li>b) Upon the completion of formwork for floor slabs prior to the laying of any floor or the pouring of any concrete and generally at each storey.</li> <li>c) Upon the completion of formwork or framework for the roof(s) prior to the laying of any roofing or the pouring of any concrete roof.</li> <li>d) Upon the completion of formwork and steel fixing prior to pouring of any concrete for any ancillary structure, flood protection work, swimming pool or spa pool or the like.</li> </ol>  |

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|                      | <p>e) Upon the completion of formwork and steel fixing prior to pouring of any concrete for driveways showing transitions and crest thresholds confirming that driveway levels match Council approved driveway crossing levels and minimum flood levels.</p> <p>f) Stormwater drainage Systems are in place prior to back filling over pipes confirming location, height and capacity of works.</p> <p>g) Flood protection measures are in place confirming location, height and capacity.</p> <p><b>Condition Reason:</b> To ensure that development occurs in the location and at the height approved under this consent, which is critical to ensure that buildings are constructed to minimum heights for flood protection and maximum heights to protect views and the amenity of neighbours.</p>  |
| <p><b>F. 14.</b></p> | <p><b>Compliance with Council’s Specification for Roadworks, Drainage and Miscellaneous Works, Road Works and, Work within the Road and Footway</b></p> <p>While site work is being carried out, all work carried out on assets which are under Council ownership or will revert to the ownership, care, control or management of Council in connection with the development to which this consent relates must comply with Council’s Specification for Roadworks, Drainage and Miscellaneous Works (2012).</p> <p>The person with the benefit of this consent must meet all costs associated with such works.</p> <p>This condition does not set aside the need to obtain relevant approvals under the Roads Act 1993 or Local Government Act 1993 for works within roads and other public places.</p> <p><b>Notes:</b><br/>                 A copy of Council’s Specification for Roadworks, Drainage and Miscellaneous Works can be downloaded from Council’s website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></p> <p><b>Condition Reason:</b> To ensure that any road, drainage, or miscellaneous works comply with Council’s specifications.</p> |
| <p><b>F. 15.</b></p> | <p><b>Shoring and Adequacy of Adjoining Property</b></p> <p>While site work is being carried out, the person having the benefit of the development consent must, at the person’s own expense:</p> <p>a) protect and support the adjoining premises from possible damage from the excavation.</p> <p>For the purposes of section 4.17(11) of the Act, the following condition is prescribed in relation to a development consent for development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</li> </ul> <p><b>Condition Reason:</b> To protect and support the adjoining premises from possible damage from the excavation.</p>  |

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| <p><b>F. 16.</b></p> | <p><b>Placement and Use of Skip Bins</b></p> <p>While site work is being carried out, all waste storage containers, including but not limited to skip bins, must be stored within the site unless:</p> <p>a) Activity Approval has been issued by Council under section 68 of the Local Government Act 1993 to place the waste storage container in a public place; and</p> <p>b) where located on the road it is located only in a positions where a vehicle may lawfully park in accordance with the Australian Road Rules.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Waste storage containers must not be located on the footpath without a site specific activity approval. Where such site specific activity approval is granted a 1.5m wide clear path of travel is maintained free of any trip hazards.</li> </ul> <p><b>Condition Reason:</b> To ensure waste storage containers are appropriately located.</p>   |
| <p><b>F. 17.</b></p> | <p><b>Prohibition of Burning</b></p> <p>While site work is being carried out, there must be no burning of any waste or other materials. The burning of copper chrome arsenate (CCA) or pentachlorophenol (PCP) treated timber is prohibited in all parts of NSW. All burning is prohibited in the Woollahra local government area.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Under the Protection of the Environment Operations (Clean Air) Regulation 2021 all burning (including burning of vegetation and domestic waste) is prohibited except with approval. No approval is granted under this consent for any burning.</li> </ul> <p><b>Condition Reason:</b> To ensure no burning of waste occurs.</p>  |
| <p><b>F. 18.</b></p> | <p><b>Dust Mitigation</b></p> <p>While site work is being carried out, dust mitigation must be implemented in accordance with “Dust Control - Do it right on site” and the accompanying facts sheets published by the Southern Sydney Regional Organisation of Councils.</p> <p>This generally requires:</p> <p>a) Dust screens to all hoardings and site fences.</p> <p>b) All stockpiles or loose materials to be covered when not being used.</p> <p>c) All equipment, where capable, being fitted with dust catchers.</p> <p>d) All loose materials being placed bags before placing into waste or skip bins.</p> <p>e) All waste and skip bins being kept covered when not being filled or emptied.</p> <p>f) The surface of excavation work being kept wet to minimise dust.</p> <p>g) Landscaping incorporating trees, dense shrubs and grass being implemented as soon as practically possible to minimise dust.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>“Dust Control - Do it right on site” and the accompanying factsheets can be downloaded from Council’s website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></li> <li>Special precautions must be taken when removing asbestos or lead materials from development sites. Additional information can be obtained from <a href="http://www.safework.nsw.gov.au">www.safework.nsw.gov.au</a> and <a href="http://www.epa.nsw.gov.au">www.epa.nsw.gov.au</a>. Other specific conditions and advice may apply.</li> </ul> |

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|                      | <ul style="list-style-type: none"> <li>Demolition and construction activities may affect local air quality and contribute to urban air pollution. The causes are dust, smoke and fumes coming from equipment or activities, and airborne chemicals when spraying for pest management. Precautions must be taken to prevent air pollution.</li> </ul>  |
|                      | <p><b>Condition Reason:</b> To mitigate the impact of dust upon the amenity of the neighbourhood and prevent water pollution.</p>   |
| <p><b>F. 19.</b></p> | <p><b>Site Waste Minimisation and Management – Demolition</b></p> <p>While site work is being carried out, in order to maximise resource recovery and minimise residual waste from demolition activities:</p> <ol style="list-style-type: none"> <li>the provisions of the Site Waste Minimisation and Management Plan (SWMMP) are to be implemented at all times during the course of the work,</li> <li>an area is to be allocated for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation and access and handling requirements),</li> <li>separate collection bins and/or areas for the storage of residual waste are to be provided,</li> <li>the purpose and content of the bins and/or storage areas are to be clearly ‘signposted’,</li> <li>measures to prevent damage by the elements, odour, health risks and windborne litter are to be implemented, and</li> <li>site disturbance must be minimised, and unnecessary excavation limited.</li> </ol> <p>When implementing the SWMMP the Applicant must ensure:</p> <ol style="list-style-type: none"> <li>footpaths, public reserves and street gutters are not used as places to store demolition waste or materials of any kind without Council approval,</li> <li>any material moved offsite is transported in accordance with the requirements of the Protection of the Environment Operations Act 1997,</li> <li>waste is only transported to a place that can lawfully be used as a waste facility,</li> <li>generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) is conducted in accordance with relevant waste legislation administered by the NSW Environment Protection Authority, and relevant occupational health and safety legislation administered by SafeWork NSW, and</li> <li>evidence such as weighbridge dockets and invoices for waste disposal or recycling services are retained.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Materials that have an existing reuse or recycling market must not be disposed of in a land fill. Reuse and recycling opportunities are decreased when asbestos is not carefully removed and segregated from other waste streams.</li> </ul> <p><b>Condition Reason:</b> To maximise resource recovery and minimise residual waste from demolition activities.</p> |
| <p><b>F. 20.</b></p> | <p><b>Site Waste Minimisation and Management – Construction</b></p> <p>While site work is being carried out, in order to maximise resource recovery and minimise residual waste from construction activities:</p> <ol style="list-style-type: none"> <li>the provisions of the Site Waste Minimisation and Management Plan (SWMMP) are to be implemented at all times during the course of the work,</li> <li>deliveries of materials must be arranged so that materials are delivered ‘as needed’ to prevent the degradation of materials through weathering and moisture damage,</li> </ol>   |

|                      |  |
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|                      | <p>c) consideration must be given to returning excess materials to the supplier or manufacturer,</p> <p>d) an area must be allocated for the storage of materials for use, recycling and disposal (considering slope, drainage, location of waterways, stormwater outlets and vegetation),</p> <p>e) the purpose and content of the storage areas must be clearly 'signposted',</p> <p>f) contractors must be arranged for the transport, processing and disposal of waste and recycling and all contractors must be aware of the legal requirements for disposing of waste,</p> <p>g) separate collection bins or areas for the storage of residual waste must be promoted,</p> <p>h) measures to prevent damage by the elements, odour and health risks, and windborne litter must be implemented,</p> <p>i) site disturbance must be minimised and unnecessary excavation limited,</p> <p>j) all waste must be transported to a place that can lawfully be used as a waste facility, and</p> <p>k) records demonstrating lawful disposal of waste must be retained and kept readily accessible for inspection by regulatory authorities such as Council, the NSW EPA or SafeWork NSW.</p> <p><b>Condition Reason:</b> To maximise resource recovery and minimise residual waste from construction activities.</p>   |
| <p><b>F. 21.</b></p> | <p><b>Asbestos Removal</b></p> <p>While site work is being carried out, all asbestos removal work must be carried out safely according to NSW work health and safety legislation.</p> <p>Where hazardous material, including bonded or friable asbestos has been identified in accordance with the conditions in Section B above, and such material must be demolished, disturbed and subsequently removed, all such works must comply with the following criteria:</p> <p>a) Be undertaken by contractors who hold a current SafeWork NSW "demolition licence" and a current SafeWork NSW "Class A licence" for friable asbestos removal.</p> <p>b) Be carried out in accordance with the relevant SafeWork NSW codes of practice.</p> <p>c) No asbestos products may be reused on the site.</p> <p>d) No asbestos laden skip or bins must be left in any public place.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Before starting work, a work site-specific permit approving each asbestos project must be obtained from SafeWork NSW. A permit will not be granted without a current SafeWork licence.</li> <li>• All removal, repair or disturbance of or to asbestos material must comply with:             <ul style="list-style-type: none"> <li>- Work Health and Safety Act 2011,</li> <li>- Work Health and Safety Regulation 2017,</li> <li>- SafeWork NSW "Code of Practice: How to Safely Remove Asbestos" (2016), and</li> <li>- SafeWork NSW "Code of Practice: How to Manage and Control Asbestos in the Workplace" (2016).</li> </ul> </li> <li>• For more information go to the SafeWork NSW website on asbestos <a href="http://www.safework.nsw.gov.au/health-and-safety/safety-topics-a-z/asbestos">www.safework.nsw.gov.au/health-and-safety/safety-topics-a-z/asbestos</a>, and <a href="http://www.safework.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice">www.safework.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice</a> or call 131 050</li> </ul> <p><b>Condition Reason:</b> To ensure the safe removal of asbestos and protect the health and safety of persons working on the site and the public.</p> |

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| <p><b>F. 22.</b></p> | <p><b>Classification of Hazardous Waste</b></p> <p>While site work is being carried out, and prior to the exportation of hazardous waste (including hazardous fill or soil) from the site, the waste materials must be classified in accordance with the provision of the Protection of the Environment Operations Act 1997 and the NSW EPA Waste Classification Guidelines, Part1: Classifying Waste, 2014.</p> <p><b>Condition Reason:</b> To ensure that where hazardous waste will be removed from a site an asbestos licensed contractor can definitively determine where the waste may be legally taken for disposal.</p>   |
| <p><b>F. 23.</b></p> | <p><b>Disposal of Asbestos and Hazardous Waste</b></p> <p>While site work is being carried out, asbestos and hazardous waste, once classified in accordance with the hazardous waste classification condition must only be transported to waste facilities licensed to accept asbestos and appropriate classifications of hazardous waste.</p> <p><b>Condition Reason:</b> To ensure that asbestos and other hazardous waste is disposed of lawfully under the Protection of the Environment Operations Act 1997 and relevant NSW EPA requirements.</p>   |
| <p><b>F. 24.</b></p> | <p><b>Asbestos Removal Signage</b></p> <p>While site work is being carried out and when asbestos is being removed, standard commercially manufactured signs containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm are to be erected in prominent visible positions on the site.</p> <p><b>Condition Reason:</b> To ensure awareness of any hazard to the health and safety of persons working on the site and public.</p>  |
| <p><b>F. 25.</b></p> | <p><b>Notification of Asbestos Removal</b></p> <p>While site work is being carried out, in addition to the requirements for licensed asbestos removalists to give written notice to SafeWork NSW, all adjoining properties and those opposite the development site must be notified in writing of the dates and times when asbestos removal is to be conducted.</p> <p>The notification is to identify the licensed asbestos removal contractor and include a contact person for the site together with telephone and facsimile numbers and email addresses.</p> <p><b>Condition Reason:</b> To ensure that local residents are informed and have adequate contact details for incidents of asbestos removal.</p> |
| <p><b>F. 26.</b></p> | <p><b>Swimming and Spa Pools – Temporary Child Resistant Barriers and other Matters</b></p> <p>While site work is being carried out, temporary child-resistant barriers must be installed in compliance with the Swimming Pools Act 1992 and Building Code of Australia where any swimming pool or spa pool, as defined by the Swimming Pools Act 1992, contains more than 300mm in depth of water at any time.</p>   |

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|                      | <p>Permanent child-resistant barriers must be installed in compliance with the Swimming Pools Act 1992 and the Building Code of Australia as soon as practical.</p> <p>Backwash and any temporary dewatering from any swimming pool or spa pool as defined by the Swimming Pools Act 1992 must be discharged to the sewer in compliance with clause 10.9 (Figure 10.2) of AS/NZS 3500.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>This condition does not prevent Council from issuing an order under section 23 of the Swimming Pool Act 1992 or taking such further action as necessary for a breach of this condition or the Swimming Pools Act 1992.</li> </ul> <p><b>Condition Reason:</b> To ensure access to swimming pools is effectively restricted to maintain child safety.</p>   |
| <p><b>F. 27.</b></p> | <p><b>Site Waste Minimisation and Management – Demolition</b></p> <p>While site work is being carried out, in order to maximise resource recovery and minimise residual waste from demolition activities:</p> <ol style="list-style-type: none"> <li>the provisions of the Site Waste Minimisation and Management Plan (SWMMP) are to be implemented at all times during the course of the work,</li> <li>an area is to be allocated for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation and access and handling requirements),</li> <li>separate collection bins and/or areas for the storage of residual waste are to be provided,</li> <li>the purpose and content of the bins and/or storage areas are to be clearly 'signposted',</li> <li>measures to prevent damage by the elements, odour, health risks and windborne litter are to be implemented, and</li> <li>site disturbance must be minimised, and unnecessary excavation limited.</li> </ol> <p>When implementing the SWMMP the Applicant must ensure:</p> <ol style="list-style-type: none"> <li>footpaths, public reserves and street gutters are not used as places to store demolition waste or materials of any kind without Council approval,</li> <li>any material moved offsite is transported in accordance with the requirements of the Protection of the Environment Operations Act 1997,</li> <li>waste is only transported to a place that can lawfully be used as a waste facility,</li> <li>generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) is conducted in accordance with relevant waste legislation administered by the NSW Environment Protection Authority, and relevant occupational health and safety legislation administered by SafeWork NSW, and</li> <li>evidence such as weighbridge dockets and invoices for waste disposal or recycling services are retained.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Materials that have an existing reuse or recycling market must not be disposed of in a land fill. Reuse and recycling opportunities are decreased when asbestos is not carefully removed and segregated from other waste streams.</li> </ul> <p><b>Condition Reason:</b> To maximise resource recovery and minimise residual waste from demolition activities.</p> |

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| <p><b>F. 28.</b></p> | <p><b>Site Waste Minimisation and Management – Construction</b></p> <p>While site work is being carried out, in order to maximise resource recovery and minimise residual waste from construction activities:</p> <ol style="list-style-type: none"> <li>a) the provisions of the Site Waste Minimisation and Management Plan (SWMMP) are to be implemented at all times during the course of the work,</li> <li>b) deliveries of materials must be arranged so that materials are delivered ‘as needed’ to prevent the degradation of materials through weathering and moisture damage,</li> <li>c) consideration must be given to returning excess materials to the supplier or manufacturer,</li> <li>d) an area must be allocated for the storage of materials for use, recycling and disposal (considering slope, drainage, location of waterways, stormwater outlets and vegetation),</li> <li>e) the purpose and content of the storage areas must be clearly ‘signposted’,</li> <li>f) contractors must be arranged for the transport, processing and disposal of waste and recycling and all contractors must be aware of the legal requirements for disposing of waste,</li> <li>g) separate collection bins or areas for the storage of residual waste must be promoted,</li> <li>h) measures to prevent damage by the elements, odour and health risks, and windborne litter must be implemented,</li> <li>i) site disturbance must be minimised and unnecessary excavation limited,</li> <li>j) all waste must be transported to a place that can lawfully be used as a waste facility, and</li> <li>k) records demonstrating lawful disposal of waste must be retained and kept readily accessible for inspection by regulatory authorities such as Council, the NSW EPA or SafeWork NSW.</li> </ol> <p><b>Condition Reason:</b> To maximise resource recovery and minimise residual waste from construction activities.</p> |
| <p><b>F. 29.</b></p> | <p><b>Compliance with Construction Management Plan</b></p> <p>While site work is being carried out, all development activities and traffic movements must be carried out in accordance with the approved Construction Management Plan (CMP). All controls in the CMP must be maintained at all times. A copy of the CMP must be kept on-site at all times and made available to the Principal Certifier on request.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Irrespective of the provisions of the Construction Management Plan the provisions of traffic and parking legislation prevails.</li> </ul> <p><b>Condition Reason:</b> To ensure compliance with the Construction Management Plan.</p>  |
| <p><b>F. 30.</b></p> | <p><b>Tree Preservation</b></p> <p>While site work is being carried out, all persons must comply with Chapter E.3 – <i>Tree Management</i> of Council’s Development Control Plan (DCP) 2015, other than where varied by this consent. The DCP applies to any tree with a height greater than 5 metres or a diameter spread of branches greater than 3 metres.</p> <p>General Protection Requirements:</p> <ol style="list-style-type: none"> <li>a) The tree protection measures must be maintained during all development work unless otherwise specified within these conditions of consent.</li> </ol>  |



- b) Excavation must cease where tree roots with a diameter exceeding 50mm are exposed. The principal contractor must procure an inspection of the exposed tree roots by an arborist with a minimum AQF Level 5 qualification. Excavation must only recommence with the implementation of the recommendations of the arborist.
- c) Where there is damage to any part of a tree the principal contractor must procure an inspection of the tree by a qualified arborist immediately. The principal contractor must immediately implement treatment as directed by the arborist. The arborist is to supply a detailed report to the appointed certifier.

Trees must be pruned in accordance with Australian Standard AS 4373 “Pruning of Amenity Trees” and WorkCover NSW Code of Practice Amenity Tree Industry.

**Condition Reason:** To protect trees during the carrying out of sitework.

Standard Condition F.8 (Autotext 8F)

**F. 31. Arborists Documentation and Compliance Checklist**

While site work is being carried out, the project arborist must provide written certification that all tree protection measures and construction techniques relevant to this consent have been implemented. Documentation for each site visit must include:

- a) a record of the condition of trees to be retained prior to and throughout development,
- b) recommended actions to improve site conditions and rectification of non-compliance, and
- c) recommendations for future works which may impact the trees.

All compliance certification documents must be kept on site by the site Supervisor.

As a minimum the following intervals of site inspections must be made:

| <b>Stage of arboricultural inspection and supervision</b> | <b>Compliance documentation and photos must include</b>  |
|---|--|
| While site work is carried out                            | <ul style="list-style-type: none"> <li>• The project arborist must supervise all demolition and excavation works within the Tree Protection Zones of nominated trees listed in this consent.</li> <li>• Project Arborist to approve relocation of tree protection for landscaping. All landscaping works within the TPZ of trees to be retained are to be undertaken in consultation with the project Arborist to minimise the impact to trees.</li> </ul> |

Inspections and compliance documentation must be made by an arborist with AQF Level 5 qualifications.

Additional site visits must be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.

**Condition Reason:** To ensure that all tree protection measures and construction techniques relevant to this consent have been implemented.

Standard Condition F.45 (Autotext 45F)

| <p><b>F. 32.</b></p>  | <p><b>Replacement/Supplementary trees which must be planted</b></p> <p>While site work is being carried out, any replacement or supplementary tree must be grown in accordance with Tree stock for landscape use (AS 2303). The following replacement trees must be maintained in a healthy and vigorous condition. If the replacement tree is found to be faulty, damaged, dying or dead before it attains a size whereby it becomes a prescribed tree in accordance with Chapter E.3 of Council’s Development Control Plan, it must be replaced with another of the same species, which complies with the criteria outlined below.</p> <table border="1" data-bbox="336 501 1437 781"> <thead> <tr> <th>Species/Type</th> <th>Planting Location</th> <th>Container Size/Size of Tree (at planting)</th> <th>Minimum Dimensions at Maturity (metres)</th> </tr> </thead> <tbody> <tr> <td>5 x <i>Lagerstroemia indica</i> x <i>L. fauriei</i> ('Natchez')</td> <td>Rear boundary</td> <td>100 litre each</td> <td>6 x 4 each</td> </tr> <tr> <td>1 x <i>Olea europea</i> var. <i>europea</i> (European Olive)</td> <td>Rear yard – northern side</td> <td>200 litre</td> <td>5 x 3</td> </tr> <tr> <td>3 x <i>Pyrus calleryana</i> 'Chanticleer' (Callery Pear)</td> <td>Front southern side</td> <td>100 litre each</td> <td>6 x 3 each</td> </tr> </tbody> </table> <p>The project arborist must document compliance with the above condition.</p> <p><b>Condition Reason:</b> To ensure the provision of appropriate replacement planting.<br/>                     Standard Condition F.46 (Autotext 46F)</p>  | Species/Type                              | Planting Location                       | Container Size/Size of Tree (at planting) | Minimum Dimensions at Maturity (metres) | 5 x <i>Lagerstroemia indica</i> x <i>L. fauriei</i> ('Natchez') | Rear boundary   | 100 litre each | 6 x 4 each | 1 x <i>Olea europea</i> var. <i>europea</i> (European Olive) | Rear yard – northern side | 200 litre | 5 x 3 | 3 x <i>Pyrus calleryana</i> 'Chanticleer' (Callery Pear) | Front southern side | 100 litre each | 6 x 3 each |
|---|---|---|---|---|---|---|---|----------------|------------|--|---------------------------|-----------|-------|--|---------------------|----------------|------------|
| Species/Type  | Planting Location   | Container Size/Size of Tree (at planting) | Minimum Dimensions at Maturity (metres) |   |   |   |   |                |            |  |                           |           |       |  |                     |                |            |
| 5 x <i>Lagerstroemia indica</i> x <i>L. fauriei</i> ('Natchez') | Rear boundary   | 100 litre each                            | 6 x 4 each                              |   |   |   |   |                |            |  |                           |           |       |  |                     |                |            |
| 1 x <i>Olea europea</i> var. <i>europea</i> (European Olive)    | Rear yard – northern side   | 200 litre                                 | 5 x 3                                   |   |   |   |   |                |            |  |                           |           |       |  |                     |                |            |
| 3 x <i>Pyrus calleryana</i> 'Chanticleer' (Callery Pear)        | Front southern side   | 100 litre each                            | 6 x 3 each                              |   |   |   |   |                |            |  |                           |           |       |  |                     |                |            |
| <p><b>F. 33.</b></p>  | <p><b>Street tree planting</b></p> <p>While site work is being carried out, the street tree as indicated in the table below must be planted prior to the completion of works.</p> <p>The fees outlined in the table below associated with the planting and 12 months maintenance must be paid by the applicant to Council in full prior to the issue of a construction certificate, subdivision certificate or occupation certificate, as applicable, in accordance with the Street Tree Planting and Maintenance scheduled fee. Council’s Arboricultural Technical Officer (9391-7980) must be contacted a minimum of 2 months prior to the completion of works to procure tree stock and schedule the planting works.</p> <p>The cost as indicated in the table below includes:</p> <ol style="list-style-type: none"> <li>Species selection (by Council) in line with the Woollahra Council Street Tree Master Plan (2014).</li> <li>Tree stock procured by Council compliant with Australian Standard 2303: Tree stock for landscape use.</li> <li>Installation by Council or a Council-approved contractor in a location determined by Council.</li> <li>Twelve months maintenance by Council or a Council approved contractor.</li> </ol> <table border="1" data-bbox="336 1733 1437 1951"> <thead> <tr> <th>Species/Type</th> <th>Planting Location</th> <th>Container Size/Size of Tree (at planting)</th> <th>Cost/Fees</th> </tr> </thead> <tbody> <tr> <td>1 x <i>Angophora costata</i> (Sydney Pink Gum)</td> <td>Council verge – southern side of the proposed new driveway, positioned a minimum 2.5 metres from the southern edge of the proposed new driveway</td> <td>100 litre</td> <td>\$2062.50</td> </tr> </tbody> </table> <p><b>Condition Reason:</b> To ensure the provision of appropriate street tree planting.<br/>                     Standard Condition F.47 (Autotext 47F)</p> | Species/Type                              | Planting Location                       | Container Size/Size of Tree (at planting) | Cost/Fees                               | 1 x <i>Angophora costata</i> (Sydney Pink Gum)                  | Council verge – southern side of the proposed new driveway, positioned a minimum 2.5 metres from the southern edge of the proposed new driveway | 100 litre      | \$2062.50  |  |                           |           |       |  |                     |                |            |
| Species/Type  | Planting Location   | Container Size/Size of Tree (at planting) | Cost/Fees                               |   |   |   |   |                |            |  |                           |           |       |  |                     |                |            |
| 1 x <i>Angophora costata</i> (Sydney Pink Gum)                  | Council verge – southern side of the proposed new driveway, positioned a minimum 2.5 metres from the southern edge of the proposed new driveway   | 100 litre                                 | \$2062.50                               |   |   |   |   |                |            |  |                           |           |       |  |                     |                |            |
| <p><b>F.</b></p>  | <p><b>Stairs in the vicinity of trees</b></p>   |   |   |   |   |   |   |                |            |  |                           |           |       |  |                     |                |            |

| <b>34.</b>     | <p>While site work is being carried out, the main entrance stairs within the specified radius from the trunk of the following tree must be constructed so they are cantilevered over the root zone to protect existing roots.</p> <table border="1"> <thead> <tr> <th>Council Ref No</th> <th>Species</th> <th>Location</th> <th>Radius from centre of trunk (metres)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td><i>Jacaranda mimosifolia</i><br/>(Jacaranda)</td> <td>Front garden</td> <td>7</td> </tr> </tbody> </table> <p>The project arborist must document compliance with the above condition.</p> <p><b>Condition Reason:</b> To ensure that paving works would not adversely impact upon the health of existing trees.<br/>                     Standard Condition F.48 (Autotext 48F)</p>  |              |  | Council Ref No | Species | Location | Radius from centre of trunk (metres) | 1 | <i>Jacaranda mimosifolia</i><br>(Jacaranda) | Front garden | 7  |
|----------------|--|--------------|--|----------------|---------|----------|--------------------------------------|---|---|--------------|--|
| Council Ref No | Species  | Location     | Radius from centre of trunk (metres)   |                |         |          |                                      |   |   |              |  |
| 1              | <i>Jacaranda mimosifolia</i><br>(Jacaranda)  | Front garden | 7  |                |         |          |                                      |   |   |              |  |
| <b>F. 35.</b>  | <p><b>Level changes in the vicinity of trees</b></p> <p>While site work is being carried out, no level changes must occur within the specified area from the trunk of the following tree.</p> <table border="1"> <thead> <tr> <th>Council Ref No</th> <th>Species</th> <th>Location</th> <th>Radius from centre of trunk (metres)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td><i>Jacaranda mimosifolia</i><br/>(Jacaranda)</td> <td>Front garden</td> <td>Entire front courtyard/garden area up to proposed excavation – as depicted in Appendix A4 of the Arboricultural Impact Assessment Report, written by Sue Wylie - TreeTalk, dated December 2023</td> </tr> </tbody> </table> <p>The project arborist must document compliance with the above condition.</p> <p><b>Condition Reason:</b> To ensure level changes would not adversely impact upon the health of existing trees.<br/>                     Standard Condition F.49 (Autotext 49F)</p> |              |  | Council Ref No | Species | Location | Radius from centre of trunk (metres) | 1 | <i>Jacaranda mimosifolia</i><br>(Jacaranda) | Front garden | Entire front courtyard/garden area up to proposed excavation – as depicted in Appendix A4 of the Arboricultural Impact Assessment Report, written by Sue Wylie - TreeTalk, dated December 2023 |
| Council Ref No | Species  | Location     | Radius from centre of trunk (metres)   |                |         |          |                                      |   |   |              |  |
| 1              | <i>Jacaranda mimosifolia</i><br>(Jacaranda)  | Front garden | Entire front courtyard/garden area up to proposed excavation – as depicted in Appendix A4 of the Arboricultural Impact Assessment Report, written by Sue Wylie - TreeTalk, dated December 2023 |                |         |          |                                      |   |   |              |  |

**G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE**

|              |  |
|--------------|--|
| <b>G 1.</b>  | <p><b>Occupation Certificate (section 6.9 of the Act)</b></p> <p>A person must not commence occupation or use of the whole or any part of a new building (within the meaning of section 6.10 of the Act) unless an occupation certificate has been issued in relation to the building or part.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>New building includes an altered portion of, or an extension to, an existing building.</li> </ul> <p><b>Condition Reason:</b> To ensure the building is suitable to occupy.</p> |
| <b>G. 2.</b> | <p><b>Fulfilment of BASIX Commitments – Clause 44 of the Development Certification and Fire Safety Regulation</b></p> <p>Before the issue of any occupation certificate, all BASIX commitments must be effected in accordance with the BASIX certificate No. 1378009M_02</p> <p><b>Notes:</b></p>  |

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|--------------|--|
|              | <ul style="list-style-type: none"> <li>Clause 44 of the Development Certification and Fire Safety Regulation applies to an occupation certificate if a relevant BASIX certificate requires a certifier to monitor fulfilment of a commitment listed in the certificate in relation to a building. The certifier must not issue an occupation certificate for the building unless the commitment has been fulfilled.</li> </ul>   |
|              | <p><b>Condition Reason:</b> To ensure that sustainable building commitments, to reduce water and energy consumption, are fulfilled prior to the occupation.</p>  |
| <b>G. 3.</b> | <p><b>Landscaping</b></p>  |
|              | <p>Before the issue of any occupation certificate, the Principal Certifier and Council must be provided with a works-as-executed landscape plan and certification from a qualified landscape architect/designer, horticulturist and/or arborist as applicable to the effect that the landscaping and replacement/supplementary tree planting works comply with this consent.</p>   |
|              | <p><b>Condition Reason:</b> To ensure that all landscaping work is completed prior to occupation.</p>  |
| <b>G. 4.</b> | <p><b>Amenity Landscaping</b></p>  |
|              | <p>Before the issue of any occupation certificate, all approved amenity landscaping (screen planting, soil stabilisation planting, etc.) and replacement/supplementary tree planting must be installed in accordance with the approved plans and documents and any relevant conditions of consent.</p>   |
|              | <p><b>Condition Reason:</b> To ensure that the environmental impacts of the development are mitigated by approved landscaping prior to the occupation of the development.<br/>                 Standard Condition G.6 (Autotext 6G)</p>  |
| <b>G. 5.</b> | <p><b>Removal of Ancillary Works and Structures</b></p>  |
|              | <p>Before the issue of any occupation certificate for the whole of the building, The following articles must be removed from the land and any adjoining public place:</p> <ol style="list-style-type: none"> <li>the site sign,</li> <li>ablutions,</li> <li>hoarding,</li> <li>scaffolding, and</li> <li>waste materials, matter, article or thing.</li> </ol>  |
|              | <p><b>Condition Reason:</b> To ensure that all ancillary matter is removed prior to occupation.</p>  |
| <b>G. 6.</b> | <p><b>Swimming and Spa Pools – Permanent Child Resistant Barriers and other Matters</b></p>  |
|              | <p>Before the issue of any occupation certificate, and prior to filling any swimming pool, as defined by the Swimming Pools Act 1992:</p> <ol style="list-style-type: none"> <li>Permanent child-resistant barriers must be installed in compliance with the Swimming Pools Act 1992 and the Building Code of Australia.</li> <li>The swimming pool must be registered in accordance with section 30B of the Swimming Pools Act 1992 on the NSW Government Swimming Pool Register.</li> <li>The Principal Contractor or Owner must either obtain a certificate of compliance issued under section 22D of the Swimming Pools Act 1992 or an appropriate occupation certificate authorising use of the swimming pool.</li> </ol> |

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|                     | <p>d) Public pools must comply with the NSW Health Public Swimming Pool and Spa Pool Guidelines in force at that time and private pools are encouraged to comply with the same standards as applicable.</p> <p>e) Water recirculation and filtration systems must be installed in compliance with AS 1926.3: Swimming pool safety - Water recirculation systems.</p> <p>Backwash must be discharged to the sewer in compliance with AS/NZS 3500.</p> <p>Water recirculation and filtration systems must be connected to the electricity supply by a timer that limits the systems operation such that it does not operate before 8 am or after 8 pm on any Sunday or public holiday, or before 7 am or after 8 pm on any other day.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>NSW Health guidelines and fact sheets are available at <a href="http://www.health.nsw.gov.au">www.health.nsw.gov.au</a></li> </ul> <p><b>Condition Reason:</b> To ensure that the swimming pool maintains public safety and to manage the amenity impacts of swimming pools.</p>  |
| <p><b>G. 7.</b></p> | <p><b>Swimming Pool Fencing</b></p> <p>Before the issue of any occupation certificate, swimming pool fencing is to be constructed in accordance with AS1926: Australian Standard Swimming Pool Safety Part 1 – Safety Barriers for Swimming Pools.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Pools commenced or completed after May 2013 must meet the BCA and AS1926.</li> </ul> <p><b>Condition Reason:</b> To ensure swimming pool safety.</p>   |
| <p><b>G. 8.</b></p> | <p><b>Positive Covenant for Mechanical Parking Installation &amp; Work-As-Executed Certification of Mechanical Systems</b></p> <p>Before the issue of any occupation certificate for the whole of the building, mechanical parking installations are to be certified by a professional engineer with works-as-executed drawings supplied to the Principal Certifier detailing:</p> <ol style="list-style-type: none"> <li>Compliance with conditions of development consent relating to mechanical parking installation including turntable, car lift, car stacker and traffic light system;</li> <li>That the works have been constructed in accordance with the approved design;</li> <li>A positive covenant pursuant to Section 88E of the Conveyancing Act 1919 must be created on the title of the subject property, providing for the indemnification of Council from any claims or actions and for the on-going maintenance of the turntable, car lift, car stacker and traffic signal system incorporated in the development. The wording of the Instrument must be in accordance with Council's standard format and the Instrument must be registered at the Land and Property Information NSW.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The PCA must supply a copy of the WAE Plans to Council together with the occupation certificate for the whole of the building.</li> <li>The occupation certificate for the whole of the building must not be issued until this condition has been satisfied.</li> </ul> <p><b>Condition Reason:</b> To ensure the certification and ongoing maintenance of the mechanical parking installations and to indemnify Council from any claims or actions.</p> |

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| <p><b>G. 9.</b></p>  | <p><b>Commissioning and Certification of Systems and Works</b></p> <p>Before the issue of any occupation certificate, works-as-executed (WAE) plans prepared by a registered surveyor, compliance certificates, and evidence of suitability in accordance with Part A5G1 of the BCA confirming that the works, as executed and as detailed, comply with the requirement of this consent, the Act, the Regulations, any relevant construction certificate, the BCA and relevant Australian Standards must be submitted to the satisfaction of the Principal Certifier.</p> <p>Works-as-executed plans, compliance certificates, and evidence of suitability in accordance with Part A5G1 of the BCA must include, but may not be limited to:</p> <ol style="list-style-type: none"> <li>a) Certification from the supervising professional engineer that the requirement of the Geotechnical/Hydrogeological conditions and report recommendations were implemented and satisfied during development work.</li> <li>b) All flood protection measures.</li> <li>c) All garage/car park/basement car park, driveways and access ramps comply with Australian Standard AS 2890.1: Off-Street car parking.</li> <li>d) All stormwater drainage and storage systems.</li> <li>e) All mechanical ventilation systems.</li> <li>f) All hydraulic systems.</li> <li>g) All structural work.</li> <li>h) All acoustic attenuation work.</li> <li>i) All waterproofing.</li> <li>j) Such further matters as the Principal Certifier may require.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The PC may require any number of WAE plans, certificates, or other evidence of suitability as necessary to confirm compliance with the Act, Regulation, development standards, BCA, and relevant Australia Standards. As a minimum WAE plans and certification is required for stormwater drainage and detention, mechanical ventilation work, hydraulic services (including but not limited to fire services).</li> <li>• The PC must submit to Council, with any occupation certificate, copies of WAE plans, compliance certificates and evidence of suitability in accordance with Part A5G1 of the BCA upon which the PC has relied in issuing any occupation certificate.</li> </ul> <p><b>Condition Reason:</b> To ensure that systems and works as completed meet development standards as defined by the Act, comply with the BCA, and this consent, and to ensure a public record of works as executed is maintained.</p> |
| <p><b>G. 10.</b></p> | <p><b>Commissioning and Certification of Public Infrastructure Works</b></p> <p>Before the issue of any occupation certificate, certification from a professional engineer that all public infrastructure works have been executed in compliance with this consent and with Council’s Specification for Roadworks, Drainage and Miscellaneous Works (2012) must be submitted to the satisfaction of Council, and the Principal Certifier must be provided with correspondence from Council to this effect.</p> <p>The certification must be supported with works-as-executed engineering plans and a survey report detailing all finished reduced levels.</p> <p><b>Condition Reason:</b> To ensure that any road, drainage, or miscellaneous works have been completed in accordance with Council’s specifications to the satisfaction of Council.</p>  |

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| <p><b>G. 11.</b></p> | <p><b>Works within Public Land (including Council, State or Federal owned land or property)</b></p> <p>Before the issue of any occupation certificate, the following works within public land, whether new/existing/renewed must be completed to the satisfaction of Council, in compliance with Council’s Specification for Roadworks, Drainage and Miscellaneous Works (2012) unless expressly provided otherwise by these conditions at the person with the benefit of this consents expense:</p> <ol style="list-style-type: none"> <li>a) stormwater pipes, pits, structures and connections to public stormwater systems within the road,</li> <li>b) driveways and vehicular crossings,</li> <li>c) renew/new retaining structures,</li> <li>d) overhang structures,</li> <li>e) encroachments or occupation or alienation of public land or property,</li> <li>f) removal of redundant driveways and any other structure,</li> <li>g) new footpaths, pathways, walkways, or dunny lanes,</li> <li>h) relocation of existing power/light pole, if applicable,</li> <li>i) relocation/provision of street signs, if applicable,</li> <li>j) new or replacement street trees, if applicable,</li> <li>k) verge landscape items, where a grass verge exists, the balance of the area between the footpath and the kerb or site boundary over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of turf predominant within the street,</li> <li>l) new or reinstated kerb and guttering within the road, and</li> <li>m) new or reinstated road surface pavement within the road.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• When determining whether the works within public land are satisfactory, Council will consider the ownership, construction quality, maintenance, operations, and public utility of such item/s.</li> <li>• Security held by Council under section 4.17(6) of the Act will not be released until compliance has been achieved with this condition. An application for the refund of security must be submitted with the occupation certificate to Council. This form can be downloaded from Council’s website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a> or obtained from Council’s customer service centre.</li> </ul> <p><b>Condition Reason:</b> To ensure road, drainage and miscellaneous works are completed to the satisfaction of Council prior to occupation.</p> |
| <p><b>G 12.</b></p>  | <p><b>Dilapidation Report for Public Infrastructure Works</b></p> <p>Before the issue of an occupation certificate for the whole of the building, a follow up dilapidation report, prepared by a chartered professional engineer, on Council’s infrastructure within and near the development site upon completion of the work must be submitted to Council.</p> <p>The dilapidation report must include:</p> <ol style="list-style-type: none"> <li>a) photographs showing any existing damage to the road pavement fronting the site,</li> <li>b) photographs showing any existing damage to the kerb and gutter fronting the site,</li> <li>c) photographs showing any existing damage to the footway including footpath pavement fronting the site,</li> <li>d) photographs showing any existing damage to retaining walls within the footway or road,</li> <li>e) photographs showing any existing damage to street signs, heritage name plates, and historical items, and</li> </ol>  |

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|                      | <p>f) the full name and signature of the Chartered Professional Engineer.</p> <p>The reports are to be supplied in both paper copy and electronic format in PDF. Photographs are to be in colour, digital and date stamped.</p> <p>Before the issue of an occupation certificate for the whole building, written correspondence must be obtained from Council attesting to this condition being appropriately satisfied, and be provided to the Principal Certifier.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>If the dilapidation report required by this condition is not provided and damage is occasioned to public assets adjoining the site Council will deduct from security any costs associated with remedying, repairing or replacing damaged public infrastructure. Nothing in this condition prevents Council making any claim against security held for this purpose.</li> </ul> <p><b>Condition Reason:</b> To ensure that any damage to public infrastructure is identified and rectified prior to the occupation of the whole building.</p>  |
| <p><b>G. 13.</b></p> | <p><b>Positive Covenant and Works-As-Executed Certification of Stormwater Systems</b></p> <p>Before the issue of an occupation certificate for the whole of the building, and on the completion of construction work, stormwater drainage works are to be certified by a professional engineer with works-as-executed drawings supplied to the Principal Certifier detailing:</p> <ol style="list-style-type: none"> <li>compliance with conditions of development consent relating to stormwater,</li> <li>the structural adequacy of the pump out system,</li> <li>that subsoil drainage/seepage water is NOT discharged to the kerb and gutter,</li> <li>that any required stormwater treatment systems have been constructed in accordance with the approved construction stormwater plans and that the system meets the water quality targets stipulated in the Council's DCP,</li> <li>that a pump out system with minimum storage capacity of 4m<sup>3</sup> has been installed to comply with AS3500.3,</li> <li>that the works have been constructed in accordance with the approved design,</li> <li>pipe invert levels and surface levels to Australian Height Datum, and</li> <li>contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.</li> </ol> <p>A positive covenant under section 88E of the Conveyancing Act 1919 must be created on the title of the subject property, providing for the on-going maintenance of the stormwater treatment system and pump out system. The wording of the Instrument must be in accordance with Council's standard format and the Instrument must be registered with the NSW Land Registry Services. The person with the benefit of this consent must reimburse Council's reasonable expenses incurred in the drafting, negotiation and registration of the covenant</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The required wording of the Instrument can be downloaded from Council's website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a>. The PC must supply a copy of the Works As Executed plans to Council together with the occupation certificate.</li> <li>The occupation certificate for the whole of the building must not be issued until this condition has been satisfied.</li> </ul> <p><b>Condition Reason:</b> To ensure the certification and ongoing maintenance of the stormwater system prior to the occupation of the whole building.</p> |



| <b>G. 14.</b>   | <b>Arborists Documentation and Compliance Checklist – Prior to an occupation certificate for the whole building</b>   |   |   |  |   |
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|   | <p>Before the issue of any occupation certificate for the whole of the building, the project arborist must provide written certification that all tree protection measures and construction techniques relevant to this consent have been implemented.<br/>                 Documentation for each site visit must include:</p> <ol style="list-style-type: none"> <li>a) A record of the condition of trees to be retained prior to and throughout development.</li> <li>b) Recommended actions to improve site conditions and rectification of non-compliance.</li> <li>c) Recommendations for future works which may impact the trees.</li> </ol> <p>All compliance certification documents must be kept on site.</p> <p>As a minimum the following intervals of site inspections must be made:</p>        |   |   |  |   |
|   | <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 30%;"><b>Stage of arboricultural inspection and supervision</b></th> <th><b>Compliance documentation and photos must include</b></th> </tr> </thead> <tbody> <tr> <td>Before the issue of any occupation certificate for the whole of the building</td> <td> <ul style="list-style-type: none"> <li>• The project arborist must supervise the dismantling of tree protection measures</li> <li>• After all demolition, construction and landscaping works are complete the project Arborist must assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project Arborist must provide recommendations for remediation.</li> </ul> </td> </tr> </tbody> </table> | <b>Stage of arboricultural inspection and supervision</b> | <b>Compliance documentation and photos must include</b> | Before the issue of any occupation certificate for the whole of the building | <ul style="list-style-type: none"> <li>• The project arborist must supervise the dismantling of tree protection measures</li> <li>• After all demolition, construction and landscaping works are complete the project Arborist must assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project Arborist must provide recommendations for remediation.</li> </ul> |
|   | <b>Stage of arboricultural inspection and supervision</b>   | <b>Compliance documentation and photos must include</b>   |   |  |   |
| Before the issue of any occupation certificate for the whole of the building  | <ul style="list-style-type: none"> <li>• The project arborist must supervise the dismantling of tree protection measures</li> <li>• After all demolition, construction and landscaping works are complete the project Arborist must assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project Arborist must provide recommendations for remediation.</li> </ul>   |   |   |  |   |
| <p>Inspections and compliance documentation must be made by an arborist with AQF Level 5 qualifications.</p> <p>Additional site visits must be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.</p> <p><b>Condition Reason:</b> To ensure that all tree protection measures and construction techniques relevant to this consent are implemented.<br/>                 Standard Condition G.35 (Autotext 34G)</p> |   |   |   |  |   |

**H. OCCUPATION AND ONGOING USE**

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| <b>H. 1.</b> | <b>Maintenance of BASIX Commitments</b>   |
|              | <p>During the occupation and ongoing use, all BASIX commitments must be maintained in accordance with the BASIX Certificate No. 1378009M_02</p> |

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|                     | <p>This condition affects successors in title with the intent that environmental sustainability measures must be maintained for the life of development under this consent.</p>   |
|                     | <p><b>Condition Reason:</b> To ensure the approved environmental sustainability measures are maintained for the life of development.</p>  |
| <p><b>H. 2.</b></p> | <p><b>Maintenance of Landscaping</b></p> <p>During the occupation and ongoing use, all landscaping must be maintained in general accordance with this consent.</p> <p>This condition does not prohibit the planting of additional trees or shrubs subject that they are native species endemic to the immediate locality.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• This condition also acknowledges that development consent is not required to plant vegetation and that over time additional vegetation may be planted to replace vegetation or enhance the amenity of the locality.</li> <li>• Owners must have regard to the amenity impact of trees upon the site and neighbouring land. Further, drought proof vegetation being native species endemic to the immediate locality is encouraged. Suggested native species endemic to the immediate locality are listed in the brochure “Local Native Plants for Sydney’s Eastern Suburbs” published by Woollahra, Waverley, Randwick and Botany Bay Councils.</li> </ul> <p><b>Condition Reason:</b> To ensure that the landscaping design intent is not eroded over time by the removal of landscaping or inappropriate exotic planting.</p>   |
| <p><b>H. 3.</b></p> | <p><b>Swimming and Spa Pools – Maintenance</b></p> <p>During the occupation and ongoing use, swimming and spa pools must be maintained:</p> <ol style="list-style-type: none"> <li>a) in compliance with the Swimming Pools Act 1992 and the Building Code of Australia with regard to the provision of child-resistant barriers and resuscitation signs,</li> <li>b) in compliance with the NSW Health “Public Swimming Pools and Spa Pools Advisory Document” in force at that time. Private pools are encouraged to comply with the same standards as applicable,</li> <li>c) in compliance with AS 1926 Swimming pool safety - Water recirculation and filtration systems,</li> <li>d) with backwash being discharged to the sewer in compliance with AS/NZS 3500, and</li> <li>e) with a timer that limits the recirculation and filtration systems operation such that it does not emit noise that can be heard within a habitable room in any other residential premises (regardless of whether any door or window to that room is open):             <ul style="list-style-type: none"> <li>• before 8 am or after 8 pm on any Sunday or public holiday, or</li> <li>• before 7 am or after 8 pm on any other day.</li> </ul> </li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Child-resistant barriers, resuscitation signs, recirculation and filtration systems and controls systems require regular maintenance to ensure that life safety, health and amenity standards are maintained.</li> <li>• The NSW Health public swimming pools and spa pools guidelines are available at <a href="http://www.health.nsw.gov.au">www.health.nsw.gov.au</a></li> </ul> <p><b>Condition Reason:</b> To ensure public health and safety.</p> |

| <p><b>H. 4.</b></p>     | <p><b>Provision of Off-street Public and Visitor Parking</b></p> <p>During the occupation and ongoing use, in compliance with AS 2890.1: Parking facilities - Off-street car parking, AS 2890.6: Parking facilities - Off-street parking for people with disabilities, and AS 2890.3: Parking Facilities - Bicycle Parking Facilities, unimpeded public access to off-street parking must be maintained as follows:</p> <table border="1" data-bbox="320 405 1291 539"> <thead> <tr> <th>Use</th> <th>Number of spaces</th> </tr> </thead> <tbody> <tr> <td>Car Parking (residents)</td> <td>5</td> </tr> <tr> <td>Bicycle Parking</td> <td>3</td> </tr> <tr> <td>Motorbike Parking</td> <td>1</td> </tr> </tbody> </table> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Where there is a potential for the trespass of private motor vehicles upon private parking servicing the owner of the site may seek to enter into a free parking area agreement with Council. Council may under such agreement enforce parking restrictions under section 650 of the Local Government Act 1993.</li> <li>• Further information can be obtained from Council's Compliance Team by calling 9391 7000 or from the Office of Local Government at <a href="http://www.olg.nsw.gov.au">www.olg.nsw.gov.au</a> or call 4428 4100.</li> </ul> <p><b>Condition Reason:</b> To ensure adequate on-site parking is maintained.</p>  | Use | Number of spaces | Car Parking (residents) | 5 | Bicycle Parking | 3 | Motorbike Parking | 1 |
|-------------------------|--|-----|------------------|-------------------------|---|-----------------|---|-------------------|---|
| Use                     | Number of spaces   |     |                  |                         |   |                 |   |                   |   |
| Car Parking (residents) | 5  |     |                  |                         |   |                 |   |                   |   |
| Bicycle Parking         | 3  |     |                  |                         |   |                 |   |                   |   |
| Motorbike Parking       | 1  |     |                  |                         |   |                 |   |                   |   |
| <p><b>H. 5.</b></p>     | <p><b>Parking Permits</b></p> <p>During the occupation and ongoing use, future tenants and residents of the proposed development will not be eligible for resident or visitor parking permits.</p> <p><b>Condition Reason:</b> To minimise the impact of the development upon on street car parking.</p>   |     |                  |                         |   |                 |   |                   |   |
| <p><b>H. 6.</b></p>     | <p><b>On-going Maintenance of the Mechanical Parking Installations</b></p> <p>During the occupation and ongoing use, the Owner must ensure the ongoing maintenance of the mechanical parking installations in accordance with this condition and any positive covenant. The Owner must:</p> <ol style="list-style-type: none"> <li>keep the system clean and free of silt rubbish and debris;</li> <li>maintain renew and repair as reasonably required from time to time the whole of the system so that it functions in a safe and efficient manner;</li> <li>carry out the matters referred to in paragraphs (a) and (b) at the Owners expense;</li> <li>not make any alterations to the system or elements thereof without prior consent in writing of the Council and not interfere with the system or by its act or omission cause it to be interfered with so that it does not function or operate properly;</li> <li>permit the Council or its authorised agents from time to time upon giving reasonable notice (but at any time and without notice in the case of an emergency) to enter and inspect the land with regard to compliance with the requirements of this covenant;</li> <li>comply with the terms of any written notice issued by Council in respect to the requirements of this clause within the time stated in the notice; and</li> <li>where the Owner fails to comply with the Owner's obligations under this covenant, permit the Council or its agents at all times and on reasonable notice at the Owner's cost to enter the land with equipment, machinery or otherwise to carry out the works required by those obligations.</li> </ol> |     |                  |                         |   |                 |   |                   |   |

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|                     | <p>The Owner</p> <ol style="list-style-type: none"> <li>a) indemnifies the Council from and against all claims, demands, suits, proceedings or actions in respect of any injury, damage, loss, cost, or liability (Claims) that may be sustained, suffered, or made against the Council arising in connection with the performance of the Owner’s obligations under this covenant; and</li> <li>b) releases the Council from any Claim it may have against the Council arising in connection with the performance of the Owner’s obligations under this covenant.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• This condition is supplementary to the owner(s) obligations and Council’s rights under any positive covenant.</li> </ul> <p><b>Condition Reason:</b> To ensure the ongoing maintenance of the mechanical parking installations.</p>   |
| <p><b>H. 7.</b></p> | <p><b>Ongoing Maintenance of the Stormwater Treatment System and Pump Out System</b></p> <p>During the occupation and ongoing use, in accordance with this condition and any positive covenant, the person with the benefit of this consent must:</p> <ol style="list-style-type: none"> <li>a) Permit stormwater to be temporarily detained and treated by the System;</li> <li>b) Keep the system clean and free of silt rubbish and debris,</li> <li>c) Maintain renew and repair as reasonably required from time to time the whole or part of the system so that it functions in a safe and efficient manner.</li> <li>d) Carry out the matters referred to in paragraphs (b) and (c) at the Owners expense.</li> <li>e) Not make any alterations to the system or elements thereof without prior consent in writing of the Council and not interfere with the system or by its act or omission cause it to be interfered with so that it does not function or operate properly.</li> <li>f) Permit the Council or its authorised agents from time to time upon giving reasonable notice (but at any time and without notice in the case of an emergency) to enter and inspect the land with regard to compliance with the requirements of this covenant.</li> <li>g) Comply with the terms of any written notice issued by Council in respect to the requirements of this clause within the time stated in the notice.</li> <li>h) Where the Owner fails to comply with the Owner’s obligations under this covenant, permit the Council or its agents at all times and on reasonable notice at the Owner’s cost to enter the land with equipment, machinery or otherwise to carry out the works required by those obligations.</li> </ol> <p>The owner:</p> <ol style="list-style-type: none"> <li>a) Indemnifies the Council from and against all claims, demands, suits, proceedings or actions in respect of any injury, damage, loss, cost, or liability (Claims) that may be sustained, suffered, or made against the Council arising in connection with the performance of the Owner’s obligations under this covenant except if, and to the extent that, the Claim arises because of the Council's negligence or default; and</li> <li>b) releases the Council from any Claim it may have against the Council arising in connection with the performance of the Owner’s obligations under this covenant except if, and to the extent that, the Claim arises because of the Council's negligence or default.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• This condition is supplementary to the owner(s) obligations and Council’s rights under any positive covenant.</li> </ul> |

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|       | <p><b>Condition Reason:</b> To ensure that owners are aware of maintenance requirements for their stormwater systems.</p>   |
| H. 8. | <p><b>Outdoor Lighting – Residential</b></p>  |
|       | <p>During the occupation and ongoing use, outdoor lighting must comply with AS/NZS 4282: Control of the obtrusive effects of outdoor lighting. The maximum luminous intensity from each luminare and threshold limits must not exceed the level 1 control relevant under tables in AS/NZS 4282.</p>   |
|       | <p><b>Condition Reason:</b> To protect the amenity of neighbours and limit the obtrusive effects of outdoor lighting.</p>   |
| H. 9. | <p><b>Noise from Mechanical Plant and Equipment</b></p>   |
|       | <p>During the occupation and ongoing use, the noise level measured at any boundary of the site at any time while the mechanical plant and equipment is operating must not exceed the background noise level. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed background noise level at any time.</p>  |
|       | <p>The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90, 15 minute level measured by a sound level meter.</p>  |
|       | <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Words in this condition have the same meaning as in the Noise Policy for Industry (2017) <a href="http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)">www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)</a> and Noise Guide for Local Government (2013) <a href="http://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government">www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government</a></li> </ul> |
|       | <p><b>Condition Reason:</b> To protect the amenity of the neighbourhood.</p>  |

**SUBDIVISION WORK**

**I. BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE**

Nil

**J. BEFORE SUBDIVISION WORK COMMENCES**

Nil

**K. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE**

Nil

**LAND SUBDIVISION**

**L. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE**

Nil

## STRATA SUBDIVISION

### M. BEFORE ISSUE OF A STRATA CERTIFICATE

Nil

*Note:* In accordance with the Woollahra Local Planning Panel Operational Procedures the votes are recorded on this planning matter.

#### **For the Motion**

Peter Brennan  
Megan Jones  
David Ryan  
Malcolm Young

#### **Against the Motion**

**4/0**

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|                 |  |
|-----------------|--|
| <b>ITEM No.</b> | D3   |
| <b>FILE No.</b> | DA474/2023/1   |
| <b>ADDRESS</b>  | 8-16 Queen Street Woollahra  |
| <b>PROPOSAL</b> | Redevelopment of the Hughenden Hotel including extensive demolition of all but the two-story Victorian Villa which is to be restored; construction of a new four (4) storey hotel with 43 hotel rooms/suites and ancillary ground-floor restaurant/function area and a new basement level incorporating a gym and services areas |

**Note:** Malcolm Young declared a Non-Significant Non-Pecuniary interest in this Item, as he is acquainted with 7 objectors on this matter. Malcolm Young remained in the meeting, participated in the debate and voted on the matter.

**Note:** Late correspondence was tabled by Michael & Mary Buhagiar, Jodi Baker, Judith Walker, Diccon Loxton, Ester Hayter & Vaughan Blank & Jill Karhan.

**Note:** Charles Mendel (Woollahra Residents Assoc), Giles Edmonds (Queens Street & West Woollahra Assoc), Michael Baker and Dr Diccon Loxton and Cr Sarah Swan, Objectors & Ben Liddell Traffic Consultant for the Applicant and Vaughan Blank for the Applicant, addressed the Panel.

#### **Reasons for Decision**

The Panel has undertaken site inspection, considered the submissions, late correspondence and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The majority of the Panel is satisfied that the application be refused for the reasons set out below.

David Ryan, The Chair, supports the refusal of the application for the reasons as set out in Council's Assessment Report.

**Resolved: Pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979**

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, refuse development consent to Development Application No. 474/2023/1 for redevelopment of the Hughenden Hotel including extensive demolition of all but the two-story Victorian Villa which is to be restored; construction of a new four (4) storey hotel with 43 hotel rooms/suites and ancillary ground-floor restaurant/function area and a new basement level incorporating a gym and services areas on land at 8-16 Queen Street Woollahra, for the following reasons:

**1. Height of Buildings**

- (a) The DA should be refused because the proposal exceeds the maximum height of buildings development standard that applies to the site and the Council could not be satisfied that the requirements of clause 4.6 of the WLEP have been met.
- (b) The Council cannot be satisfied that the Request to vary the height standard adequately demonstrates that compliance with the development standard is unreasonable or unnecessary (clause 4.6(3)(a) of the WLEP) because:

The Proposal is inconsistent with Objective (d) of cl 4.3(1), as the proposed building height will result in a loss of privacy toward adjoining properties and will create visual intrusion impacts upon adjoining development.

The Proposal is inconsistent with Clause 4.3(2) as the proposed building height exceeds that which is prescribed for the site.

- (c) The written request submitted pursuant to clause 4.6 of WLEP which seeks to justify the contravention of clause 4.3 of WLEP does not adequately address the matters required to be demonstrated under clause 4.6(3), being that:
  - i. Compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

**2. Bulk, Scale and Form**

The DA should be refused as its bulk scale and form is inconsistent with the surrounding area and with the objectives and desired future character of the Woollahra Heritage Conservation Area and the Queen Street Precinct, and with listed heritage items in its near vicinity.

**3. Acoustic and Visual Privacy**

The DA should be refused as the proposal will result in adverse impacts upon the amenity of adjoining properties regarding visual and acoustic privacy impacts.

**4. Traffic and Parking**

The DA should be refused as the proposal would generate an unacceptable adverse impact on parking conditions and local amenities in this area as detailed below:

Significant shortfall of on-site parking to comply with Council's DCP and accommodate the parking demand of an intensified use of hotel;

Removal of all existing onsite parking which results in a net loss of 13 parking spaces at minimum, noting the proposal will create additional parking demand by three (3) spaces;

Failure to justify redirecting the current onsite parking demand and the additional parking demand associated with the proposal to kerbside parking;

The traffic letter indicates a significant increased reliance on uber/taxi which will occur randomly on any available parking spaces nearby, including across neighbouring residential driveways.

Pick-up/drop-off of passenger may result in illegal parking behaviours when there are no on-street parking available in close vicinity.

**5. Licenced Premises**

The DA should be refused as the proposal seeks to operate the licenced restaurant from 6:00 am to 12:00 midnight, Monday to Saturday, and from 6:00 am to 10:00 pm on Sundays. Given the site's location within a predominantly residential setting the proposed hours would cause unsupportable amenity impacts upon surrounding development and the locality.

**6. State Environmental Planning Policy (Sustainable Buildings) 2022**

The DA should be refused as per Chapter 3 of this policy, the applicant has not demonstrated that the embodied emissions attributable to the development have been quantified. The application was not accompanied by the NABERS Embodied Emissions Materials Form.

**7. Public Interest**

The DA should be refused as it is not in the public interest. The proposal will establish an undesirable precedent for future development in the locality and does not minimise adverse impacts to neighbouring developments and the surrounding locality.

**8. Site Suitability**

The DA should be refused as the site is not suitable for the proposal as it does not accommodate a development that minimises adverse impacts to neighbouring developments and the surrounding locality.

**9. Statutory Declaration**

The applicant has incorrectly completed the statutory declaration declaring that the site notice for DA474/2023/1 was erected and maintained during the notification period in accordance with Schedule 1 of the Woollahra Community Participation Plan 2019.

**10. Shadow Diagrams**

The shadow diagrams reference June 22 whereas this should be June 21. Therefore, the submitted shadow diagrams are inaccurate and do not allow a proper assessment of the proposed overshadowing relationships.

**11. Fencing**

The application does not contain adequate information as to whether and side and/or rear boundary walls/fencing is to be demolished nor whether any new side or rear boundary walls/fencing is proposed. Elevations which depict the height and design of any new side and rear boundary walls/fencing are required.



## 12. Trees and Landscaping

Root Investigation Report along the proposed basement line within the TPZ of Tree 4 (London Plane Tree) is required to assess potential impacts to the tree. The report must be prepared by an Arborist (AQF5) in accordance with Council's DA Guide, Attachment 4 – Tree Reports.

## 13. Site Waste Minimisation and Management Plan

The application was not accompanied by a Site Waste Minimisation and Management Plan specifically as it pertains to outlining measures to minimise and manage waste generated during demolition and construction per Section 2.5 of the Woollahra Council DA Guide.

## 14. Excavation Impacts

The extent and siting of excavation including the reconstruction of the northern wall abutting No's 17, 19 and 21 Jersey Road would adversely impact on the health, stability and protection of the existing trees located on the adjoining properties.

*Note: In accordance with the Woollahra Local Planning Panel Operational Procedures the votes are recorded on this planning matter.*

### **For the Motion**

Peter Brennan  
Megan Jones  
Malcolm Young

### **Against the Motion**

David Ryan

**3/1**

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|-----------------|---|
| <b>ITEM No.</b> | D4  |
| <b>FILE No.</b> | DA208/2024/1  |
| <b>ADDRESS</b>  | 5 Hillside Avenue, Vaucluse   |
| <b>PROPOSAL</b> | Demolition of existing structures on site and construction of a new two storey house with two double garages, swimming pool and landscaping works |

**Note:** Late correspondence was tabled from Brett Daintry, Consultant Town Planner & Tony Moody, Consultant Town Planner.

**Note:** Tony Moody on behalf of 7 Hillside Avenue, Lucinda Cowdroy, Brett Daintry on behalf of 3 Hillside Avenue and Lynne Cheney, Objectors & Patrick Shi Applicant, Yi ha Cao & Adrian Melo Town Planner, for the Applicant, addressed the Panel.

## **Reasons for Decision**

The Panel has undertaken a site inspection, considered the submissions and late correspondence and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The Panel noted the issues raised by the objectors including view loss, height of landscaping and fence heights.

The Panel considered these matters and accordingly modified Condition D.1(e) to require fencing to attain a height of 1.8m as measured from the high side and to include an additional part to Condition D.1, to limit the height of landscaping in the north-western corner of the site.

The Panel also noted the Applicant’s request for a modification of the recommended Condition D.1(a) in terms of building height. The Panel adopted the condition as recommended by Council staff.

For the reasons generally in the assessment report, the Panel is satisfied that the application can be approved, with the modification of the conditions as stated above.

**Resolved: Pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979**

THAT the Woollahra Local Planning Panel, exercising the functions of Council, grant development consent to Development Application No. 208/2024/1 for demolition of existing structures on site and construction of a new two storey house with two double garages, swimming pool and landscaping works on land at 5 Hillside Avenue Vaucluse, subject to the following conditions:

**ALL DEVELOPMENT TYPES**

**A. GENERAL CONDITIONS**

|                     |   |
|---------------------|---|
| <p><b>A. 1.</b></p> | <p><b>Conditions</b></p> <p>Consent is granted subject to the following conditions imposed under section 4.16 of the Environmental Planning and Assessment Act 1979 (“the Act”), and the provisions of the Environmental Planning and Assessment Regulation 2021 (“the Regulations”) and the provisions of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (“the Development Certification and Fire Safety Regulations”), such conditions being reasonable and relevant to the development as assessed under section 4.15 of the Act.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Failure to comply with this development consent and any condition of this consent is a criminal offence. Failure to comply with other environmental laws is also a criminal offence.</li> <li>• Where there is any breach Council may without any further warning:                         <ul style="list-style-type: none"> <li>a) Issue Penalty Infringement Notices (On-the-spot fines);</li> <li>b) Issue notices and orders;</li> <li>c) Prosecute any person breaching this consent; and/or</li> <li>d) Seek injunctions/orders before the courts to restrain and remedy any breach.</li> </ul> </li> <li>• Maximum penalties under NSW environmental laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.</li> <li>• Should Council have to take any action to enforced compliance with this consent or other environmental laws Council’s policy is to seek from the Court appropriate orders requiring the payments of its costs beyond any penalty or remedy the Court may order.</li> <li>• This consent and this specific advice will be tendered to the Court when seeking costs orders from the Court where Council is successful in any necessary enforcement action.</li> <li>• The payment of environmental penalty infringement notices does not result in any criminal offence being recorded. If a penalty infringement notice is challenged in Court and the person is found guilty of the offence by the Court, subject to section 10 of the Crimes (Sentencing Procedure) Act 1999, a criminal conviction is recorded. The effect of a criminal conviction beyond any fine is serious.</li> </ul> <p><b>Condition Reason:</b> To ensure all parties are aware of the relevant legislation that applies to the development.</p> |
| <p><b>A. 2.</b></p> | <p><b>Definitions</b></p> <p>Unless specified otherwise, words have the same meaning as defined by the <i>Act</i>, the <i>Regulations</i>, the <i>Development Certification and Fire Safety Regulations</i> and the <i>Interpretation Act 1987</i> as in force at the date of consent.</p>  |

**Applicant** means the applicant for this consent.

**Approved Plans** mean the plans endorsed by Council referenced by this consent as amended by conditions of this consent.

**Local native plants** means species of native plant endemic to Sydney's eastern suburbs.

**Owner-builder** has the same meaning as in the *Home Building Act 1989*.

**PC** means the Principal Certifier under the *Act*.

**Principal Contractor** has the same meaning as in the *Act*, or where a Principal Contractor has not been appointed by the Owner of the land being developed Principal Contractor means the Owner of the land being developed.

**Professional engineer** has the same meaning as in the *BCA*.

**Public place** has the same meaning as in the *Local Government Act 1993*.

**Road** has the same meaning as in the *Roads Act 1993*.

**SEE** means the final version of the Statement of Environmental Effects lodged by the Applicant.

**Site** means the land being developed subject to this consent.

**Site work** means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

**Woollahra LEP** means *Woollahra Local Environmental Plan 2014*

**Woollahra DCP** means *Woollahra Development Control Plan 2015*

**Work** for the purposes of this consent means:

- the use of land in connection with development,
- the subdivision of land,
- the erection of a building,
- the carrying out of any work,
- the use of any site crane, machine, article, material, or thing,
- the storage of waste, materials, site crane, machine, article, material, or thing,
- the demolition of a building,
- the piling, piercing, cutting, boring, drilling, rock breaking, rock sawing or excavation of land,
- the delivery to or removal from the *site* of any machine, article, material, or thing, or
- the occupation of the *site* by any person unless authorised by an occupation certificate.

**Condition Reason:** To ensure all parties are aware of the relevant definitions.

| <p><b>A. 3.</b></p>  | <p><b>Approved Plans and Supporting Documents</b></p>   |  |  |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
|--|---|--|--|-----------|-------------|--------|------|---------------|-----------|---------|------------|---------------|-------------------------|-------------|---------------|-------------------|------------|---------------|-----------|------------|---------------|---------------------|-------------|---------------|---------------------|-------------|---------------|-------------------|------------|-------------|-------------------|--|-------------|--|---|-----------|---------------|----------------|-----------------|--------------|------------|--------|-----------------|-----------------|-------------|----------|---------------------|----------------------------------|-------------|----------|-----------------------------|----------------------------------|-------------|--|-----------------------------|-----|
|  | <p>Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp “Approved” and supporting documents listed below unless modified by any following condition.</p> <p>Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.</p> <table border="1" data-bbox="316 504 1447 1321"> <thead> <tr> <th>Reference</th> <th>Description</th> <th>Author</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A0101 (Rev C)</td> <td>Site Plan</td> <td rowspan="7">Tzannes</td> <td>8 May 2024</td> </tr> <tr> <td>A1101 (Rev D)</td> <td>Lower Ground Floor Plan</td> <td>30 May 2024</td> </tr> <tr> <td>A1102 (Rev E)</td> <td>Ground Floor Plan</td> <td>2 Aug 2024</td> </tr> <tr> <td>A1103 (Rev C)</td> <td>Roof Plan</td> <td>8 May 2024</td> </tr> <tr> <td>A2000 (Rev D)</td> <td>Elevations Sheet 01</td> <td>31 May 2024</td> </tr> <tr> <td>A2001 (Rev C)</td> <td>Elevations Sheet 02</td> <td>31 May 2024</td> </tr> <tr> <td>A3000 (Rev E)</td> <td>Sections Sheet 01</td> <td>2 Aug 2024</td> </tr> <tr> <td>1735261S_02</td> <td>BASIX Certificate</td> <td>NSW Department of Planning &amp; Environment</td> <td>05 Jun 2024</td> </tr> <tr> <td></td> <td>Site Waste Minimisation and Management Plan</td> <td>Kevin Mak</td> <td>15 April 2024</td> </tr> <tr> <td>L100_F, L101_F</td> <td>Landscape Plans</td> <td>Spirit Level</td> <td>9 May 2024</td> </tr> <tr> <td>324VSR</td> <td>Arborist Report</td> <td>The Tree Fellas</td> <td>12 Mar 2024</td> </tr> <tr> <td>2023-043</td> <td>Geotechnical Report</td> <td>Crozier Geotechnical Consultants</td> <td>30 Jul 2024</td> </tr> <tr> <td>2023-043</td> <td>Infiltration Testing Report</td> <td>Crozier Geotechnical Consultants</td> <td>29 Jul 2024</td> </tr> <tr> <td>EN-N24_016<br/>SW101-03<br/>SW102-03<br/>SW103-02<br/>SW201-02<br/>SW202-02<br/>SW203-03</td> <td>Stormwater Management Plans</td> <td>IGS</td> <td>02/08/2024<br/>02/08/2024<br/>31/05/2024<br/>31/05/2024<br/>31/05/2024<br/>02/08/2024</td> </tr> </tbody> </table> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.</li> <li>These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.</li> </ul> <p><b>Condition Reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p> |  |  | Reference | Description | Author | Date | A0101 (Rev C) | Site Plan | Tzannes | 8 May 2024 | A1101 (Rev D) | Lower Ground Floor Plan | 30 May 2024 | A1102 (Rev E) | Ground Floor Plan | 2 Aug 2024 | A1103 (Rev C) | Roof Plan | 8 May 2024 | A2000 (Rev D) | Elevations Sheet 01 | 31 May 2024 | A2001 (Rev C) | Elevations Sheet 02 | 31 May 2024 | A3000 (Rev E) | Sections Sheet 01 | 2 Aug 2024 | 1735261S_02 | BASIX Certificate | NSW Department of Planning & Environment | 05 Jun 2024 |  | Site Waste Minimisation and Management Plan | Kevin Mak | 15 April 2024 | L100_F, L101_F | Landscape Plans | Spirit Level | 9 May 2024 | 324VSR | Arborist Report | The Tree Fellas | 12 Mar 2024 | 2023-043 | Geotechnical Report | Crozier Geotechnical Consultants | 30 Jul 2024 | 2023-043 | Infiltration Testing Report | Crozier Geotechnical Consultants | 29 Jul 2024 | EN-N24_016<br>SW101-03<br>SW102-03<br>SW103-02<br>SW201-02<br>SW202-02<br>SW203-03 | Stormwater Management Plans | IGS |
| Reference  | Description   | Author                                   | Date   |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| A0101 (Rev C)  | Site Plan   | Tzannes                                  | 8 May 2024   |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| A1101 (Rev D)  | Lower Ground Floor Plan   |  | 30 May 2024  |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| A1102 (Rev E)  | Ground Floor Plan   |  | 2 Aug 2024   |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| A1103 (Rev C)  | Roof Plan   |  | 8 May 2024   |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| A2000 (Rev D)  | Elevations Sheet 01   |  | 31 May 2024  |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| A2001 (Rev C)  | Elevations Sheet 02   |  | 31 May 2024  |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| A3000 (Rev E)  | Sections Sheet 01   |  | 2 Aug 2024   |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| 1735261S_02  | BASIX Certificate   | NSW Department of Planning & Environment | 05 Jun 2024  |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
|  | Site Waste Minimisation and Management Plan   | Kevin Mak                                | 15 April 2024  |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| L100_F, L101_F   | Landscape Plans   | Spirit Level                             | 9 May 2024   |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| 324VSR   | Arborist Report   | The Tree Fellas                          | 12 Mar 2024  |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| 2023-043   | Geotechnical Report   | Crozier Geotechnical Consultants         | 30 Jul 2024  |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| 2023-043   | Infiltration Testing Report   | Crozier Geotechnical Consultants         | 29 Jul 2024  |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| EN-N24_016<br>SW101-03<br>SW102-03<br>SW103-02<br>SW201-02<br>SW202-02<br>SW203-03   | Stormwater Management Plans   | IGS                                      | 02/08/2024<br>02/08/2024<br>31/05/2024<br>31/05/2024<br>31/05/2024<br>02/08/2024 |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| <p><b>A. 4.</b></p>  | <p><b>Ancillary Aspects of Development (section 4.17(2) of the Act)</b></p>   |  |  |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |
| <p>The Owner must procure the repair, replacement or rebuilding of all road pavement, kerb, gutter, footway, footpaths adjoining the site or damaged as a result of work under this consent or as a consequence of work under this consent. Such work must be undertaken to Council's satisfaction in accordance with Council's Specification for Roadworks, Drainage and Miscellaneous Works (2012) unless expressly provided otherwise by these conditions at the Owner's expense.</p> |   |  |  |           |             |        |      |               |           |         |            |               |                         |             |               |                   |            |               |           |            |               |                     |             |               |                     |             |               |                   |            |             |                   |  |             |  |   |           |               |                |                 |              |            |        |                 |                 |             |          |                     |                                  |             |          |                             |                                  |             |  |                             |     |

|                     | <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>This condition does not affect the Principal Contractor's or any sub-contractors obligations to protect and preserve public infrastructure from damage or affect their liability for any damage that occurs.</li> </ul> <p><b>Condition Reason:</b> To ensure all parties are aware of works required to public infrastructure and to ensure payment for works.</p>  |  |                    |          |                    |   |                           |  |       |   |                           |  |       |   |                            |  |       |   |                     |  |       |    |                           |  |       |    |                             |  |       |    |                             |  |       |
|---------------------|--|--|--------------------|----------|--------------------|---|---------------------------|--|-------|---|---------------------------|--|-------|---|----------------------------|--|-------|---|---------------------|--|-------|----|---------------------------|--|-------|----|-----------------------------|--|-------|----|-----------------------------|--|-------|
| <p><b>A. 5.</b></p> | <p><b>No Underpinning works</b></p> <p>This development consent does NOT give approval to any works outside the boundaries of the subject property including any underpinning works to any structures on adjoining properties.</p> <p><b>Condition Reason:</b> To ensure all works are located within the boundaries of the site and to confirm that no consent is granted for underpinning works to any structures on adjoining properties.</p>   |  |                    |          |                    |   |                           |  |       |   |                           |  |       |   |                            |  |       |   |                     |  |       |    |                           |  |       |    |                             |  |       |    |                             |  |       |
| <p><b>A. 6.</b></p> | <p><b>Tree Preservation and Landscaping Works</b></p> <p>While site work is being carried out, all landscape works must be undertaken in accordance with the approved landscape plan, arborist report, tree management plan and transplant method statement as applicable.</p> <p>a) The following trees must be retained:</p> <ul style="list-style-type: none"> <li>Trees on private land:</li> </ul> <table border="1" data-bbox="320 1128 1444 1688"> <thead> <tr> <th>Council Ref No</th> <th>Species</th> <th>Location</th> <th>Dimension (metres)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td><i>Strelitzia nicolai</i></td> <td>Adj south-eastern corner – within 51A Towns Rd</td> <td>4 x 4</td> </tr> <tr> <td>3</td> <td><i>Murraya paniculata</i></td> <td>Adj southern boundary – within 54 Towns Rd</td> <td>3 x 2</td> </tr> <tr> <td>4</td> <td><i>Cupressus leylandii</i></td> <td>Adj southern boundary – within 54 Towns Rd</td> <td>5 x 3</td> </tr> <tr> <td>5</td> <td><i>Olea europea</i></td> <td>Adj southern boundary – within 54 Towns Rd</td> <td>7 x 5</td> </tr> <tr> <td>13</td> <td><i>Cupressus torulosa</i></td> <td>Hedge adj northern boundary – within rear yard of 3 Hillside Ave</td> <td>8 x 5</td> </tr> <tr> <td>14</td> <td><i>Magnolia grandiflora</i></td> <td>Adj northern boundary – within rear yard of 3 Hillside Ave</td> <td>5 x 5</td> </tr> <tr> <td>15</td> <td><i>Magnolia grandiflora</i></td> <td>Adj western side of driveway – within front yard of 3 Hillside Ave</td> <td>6 x 4</td> </tr> </tbody> </table> <p>The tree/s required to be retained must appear coloured green on the Construction Certificate plans.</p> | Council Ref No   | Species            | Location | Dimension (metres) | 1 | <i>Strelitzia nicolai</i> | Adj south-eastern corner – within 51A Towns Rd | 4 x 4 | 3 | <i>Murraya paniculata</i> | Adj southern boundary – within 54 Towns Rd | 3 x 2 | 4 | <i>Cupressus leylandii</i> | Adj southern boundary – within 54 Towns Rd | 5 x 3 | 5 | <i>Olea europea</i> | Adj southern boundary – within 54 Towns Rd | 7 x 5 | 13 | <i>Cupressus torulosa</i> | Hedge adj northern boundary – within rear yard of 3 Hillside Ave | 8 x 5 | 14 | <i>Magnolia grandiflora</i> | Adj northern boundary – within rear yard of 3 Hillside Ave | 5 x 5 | 15 | <i>Magnolia grandiflora</i> | Adj western side of driveway – within front yard of 3 Hillside Ave | 6 x 4 |
| Council Ref No      | Species  | Location   | Dimension (metres) |          |                    |   |                           |  |       |   |                           |  |       |   |                            |  |       |   |                     |  |       |    |                           |  |       |    |                             |  |       |    |                             |  |       |
| 1                   | <i>Strelitzia nicolai</i>  | Adj south-eastern corner – within 51A Towns Rd                     | 4 x 4              |          |                    |   |                           |  |       |   |                           |  |       |   |                            |  |       |   |                     |  |       |    |                           |  |       |    |                             |  |       |    |                             |  |       |
| 3                   | <i>Murraya paniculata</i>  | Adj southern boundary – within 54 Towns Rd                         | 3 x 2              |          |                    |   |                           |  |       |   |                           |  |       |   |                            |  |       |   |                     |  |       |    |                           |  |       |    |                             |  |       |    |                             |  |       |
| 4                   | <i>Cupressus leylandii</i>   | Adj southern boundary – within 54 Towns Rd                         | 5 x 3              |          |                    |   |                           |  |       |   |                           |  |       |   |                            |  |       |   |                     |  |       |    |                           |  |       |    |                             |  |       |    |                             |  |       |
| 5                   | <i>Olea europea</i>  | Adj southern boundary – within 54 Towns Rd                         | 7 x 5              |          |                    |   |                           |  |       |   |                           |  |       |   |                            |  |       |   |                     |  |       |    |                           |  |       |    |                             |  |       |    |                             |  |       |
| 13                  | <i>Cupressus torulosa</i>  | Hedge adj northern boundary – within rear yard of 3 Hillside Ave   | 8 x 5              |          |                    |   |                           |  |       |   |                           |  |       |   |                            |  |       |   |                     |  |       |    |                           |  |       |    |                             |  |       |    |                             |  |       |
| 14                  | <i>Magnolia grandiflora</i>  | Adj northern boundary – within rear yard of 3 Hillside Ave         | 5 x 5              |          |                    |   |                           |  |       |   |                           |  |       |   |                            |  |       |   |                     |  |       |    |                           |  |       |    |                             |  |       |    |                             |  |       |
| 15                  | <i>Magnolia grandiflora</i>  | Adj western side of driveway – within front yard of 3 Hillside Ave | 6 x 4              |          |                    |   |                           |  |       |   |                           |  |       |   |                            |  |       |   |                     |  |       |    |                           |  |       |    |                             |  |       |    |                             |  |       |

| b) The following trees may be removed:   |                             |                                  |                      |
|--|-----------------------------|----------------------------------|----------------------|
| Council Ref No   | Species                     | Location                         | Dimension (metres)   |
| 2  | <i>Cupressus leylandii*</i> | Hedge along southern boundary    | 4 x 1<br>(each tree) |
| 6  | <i>Bougainvillea spp</i>    | Vine on western side of dwelling | 6 x 6                |
| 7  | <i>Dracaena draco*</i>      | Garden between dwelling and pool | 3 x 1                |
| 8  | <i>Dracaena draco*</i>      | Garden between dwelling and pool | 3 x 1                |
| 9  | <i>Dracaena draco*</i>      | Garden between dwelling and pool | 3 x 1                |
| 10   | <i>Dracaena draco*</i>      | Garden between dwelling and pool | 3 x 1                |
| 11   | <i>Dracaena draco*</i>      | Garden between dwelling and pool | 3 x 1                |
| 12   | <i>Cupressus leylandii*</i> | Hedge along western boundary     | 5 x 1<br>(each tree) |
| <p>The tree/s that may be removed must appear coloured red on the Construction Certificate plans.</p> <p>The species marked (*) is exempt from the WMC DCP 2015 and can be removed without requiring consent from Council.</p> <p><b>Condition Reason:</b> To ensure all landscape works are undertaken in accordance with the approved plans and documents.<br/>                     Standard Condition A.22 (Autotext 22A)</p> |                             |                                  |                      |

## DEMOLITION WORK

### B. BEFORE DEMOLITION WORK COMMENCES

|              |   |
|--------------|---|
| <b>B. 1.</b> | <b>Construction Certificate Required Prior to Any Demolition</b>  |
|              | <p>Where demolition is associated with an altered portion of, or an extension to an existing building the demolition of any part of a building is "commencement of erection of building" under section 6.6 of the Act.</p> <p>In such circumstance all conditions included at the following development stages of this consent must be satisfied prior to any demolition work:</p> <ul style="list-style-type: none"> <li>• Before issue of a construction certificate</li> <li>• Before building work commences</li> </ul> <p>This includes, but is not limited to, the issue of a Construction Certificate, appointment of a Principal Certifier, and Notice of Commencement under the Act.</p> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• See <i>Over our Dead Body Society Inc v Byron Bay Community Association Inc</i> [2001] NSWLEC 125.</li> </ul> <p><b>Condition Reason:</b> To ensure appropriate conditions are complied with for development for the alteration and extension of an existing building.</p> |
| <b>B. 2.</b> | <b>Erosion and Sediment Controls – Installation</b>   |
|              | <p>Before any site work commences, water pollution, erosion and sedimentation controls must be installed and maintained in accordance with:</p>   |

|                     |   |
|---------------------|---|
|                     | <p>a) “Do it Right On Site, Soil and Water Management for the Construction Industry” and accompanying factsheets published by the Southern Sydney Regional Organisation of Councils, and</p> <p>b) “Managing Urban Stormwater - Soils and Construction” 2004 published by the NSW Government (The Blue Book).</p> <p>Where there is any conflict The Blue Book takes precedence.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The “Do it Right On Site, Soil and Water Management for the Construction Industry” publication and accompanying factsheets can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a> and The Blue Book is available at <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a></li> <li>• A failure to comply with this condition may result in penalty infringement notices, prosecution, notices and orders under the Act and/or the Protection of the Environment Operations Act 1997 without any further warning. It is a criminal offence to cause, permit or allow pollution.</li> <li>• Section 257 of the Protection of the Environment Operations Act 1997 provides inter alia that “the occupier of premises at or from which any pollution occurs is taken to have caused the pollution”.</li> <li>• Warning: Irrespective of this condition any person occupying the site may be subject to proceedings under the Protection of the Environment Operations Act 1997 where pollution is caused, permitted or allowed as the result of their occupation of the land being developed.</li> </ul> <p><b>Condition Reason:</b> To prevent potential water pollution and dust nuisance.</p> |
| <p><b>B. 3.</b></p> | <p><b>Identification of Hazardous Material</b></p> <p>Prior to any site works, and in accordance with Australian Standard AS2601: The Demolition of Structures, all hazardous substances located on the site must be identified, including asbestos, polychlorinated biphenyls (PCBs), lead paint, underground storage tanks, chemicals, etc.</p> <p>In this regard, prior to any site works, Council must be provided with a written report prepared by a suitably qualified competent person detailing:</p> <ul style="list-style-type: none"> <li>• all hazardous materials identified on the site,</li> <li>• the specific location of all hazardous materials identified,</li> <li>• whether the hazardous materials are to be removed from the site as part of the works to be undertaken, and</li> <li>• safety measures to be put in place.</li> </ul> <p><b>Condition Reason:</b> To protect the health and safety of all persons while works are being undertaken and to ensure all safety measures have been identified and are in place to protect all parties in the immediate vicinity of the site.</p>   |
| <p><b>B. 4.</b></p> | <p><b>Public Road Assets Prior to Any Work/Demolition</b></p> <p>Prior to any site works, a full record of the condition of the public infrastructure on public land adjacent to the development site must be submitted to Council.</p> <p>The report must include photographs and/or CCTV footage showing the current condition and any existing damage fronting and adjoining the site to the:</p> <ul style="list-style-type: none"> <li>• road pavement,</li> <li>• street signage including street lights,</li> <li>• kerb and gutter,</li> <li>• footway including pedestrian crossings, footpath, and driveways,</li> </ul>  |

- retaining walls, or other significant structures,
- Heritage Items, including street name inlays,
- utility service items including historical utility covers, and
- drainage structures/pits/pipes (CCTV footage).

The reports are to be supplied in electronic format in Word and if applicable accompanied by CCTV footage. Photographs are to be in colour, digital and date stamped.

If the required report is not submitted then Council will assume there was no damage to any infrastructure in the immediate vicinity of the site prior to the commencement of any site works under this consent.

**Condition Reason:** To clarify the condition of the existing public infrastructure prior to the commencement of any site works.

**B. 5. Payment of Security and Fees**

Prior to any site works, the following security and fees must be paid in full:

| Description   | Amount    | Indexed | Council Fee Code |
|---|-----------|---------|------------------|
| <b>SECURITY</b><br>under section 4.17(6) of the <i>Environmental Planning and Assessment Act 1979</i> |           |         |                  |
| <b>Property Damage Security Deposit</b> -making good any damage caused to any property of the Council | \$285,570 | No      | T115             |
| <b>INSPECTION FEES</b><br>under section 608 of the <i>Local Government Act 1993</i>                   |           |         |                  |
| Security Deposit Administration Fee   | \$225.00  | No      | T16              |
| <b>TOTAL SECURITY AND FEES</b>  | \$285,795 |         |                  |

**How must the payments be made?**

Payments must be made by:

- cash deposit with Council,
- credit card payment with Council, or
- bank cheque made payable to Woollahra Municipal Council.

The payment of a security may be made by a bank guarantee where:

- the guarantee is by an Australian bank for the amount of the total outstanding contribution,
- the bank unconditionally agrees to pay the guaranteed sum to the Council on written request by Council on completion of the development or no earlier than 12 months from the provision of the guarantee whichever occurs first [NOTE: a time limited bank guarantee or a bank guarantee with an expiry date is not acceptable],
- the bank agrees to pay the guaranteed sum without reference to the Applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent,
- the bank guarantee is lodged with the Council prior to any site works being undertaken, and

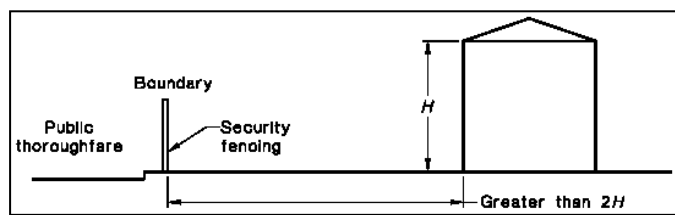


- the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- Notes:**
- An application must be made to Council by the person who paid the security for release of the securities held under section 4.17 of the Act.
  - The securities will not be released until the Occupation Certificate has been lodged with Council, Council has inspected the site and Council is satisfied that the public works have been carried out to Council's requirements. Council may use part or all of the security to complete the works to its satisfaction if the works do not meet Council's requirements.
  - Council will only release the security upon being satisfied that all damage or all works, the purpose for which the security has been held have been remedied or completed to Council's satisfaction as the case may be.
  - Council may retain a portion of the security to remedy any defects in any such public work that arise within 6 months after the work is completed.
  - Upon completion of each section of road, drainage and landscape work to Council's satisfaction, 90% of the bond monies held by Council for these works will be released upon application. 10% may be retained by Council for a further 6 month period and may be used by Council to repair or rectify any defects or temporary works during the 6 month period.
  - The Refund of Security Bond Application form can be downloaded from [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au)

**Condition Reason:** To ensure any relevant security and fees are paid.

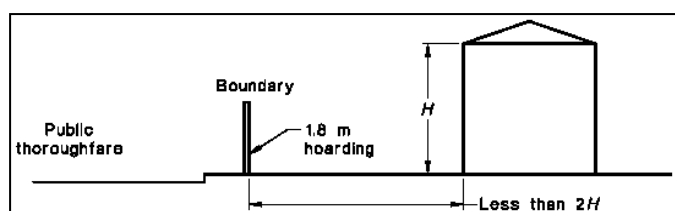
**B. 6. Security Fencing, Hoarding (including 'Creative Hoardings') and Overhead Protection**

Before any site work commences, security fencing must be provided around the perimeter of the development site, including any additional precautionary measures taken to prevent unauthorised entry to the site at all times during the demolition, excavation and construction period. Security fencing must be the equivalent 1.8m high chain wire as specified in AS 1725.



**Type A Hoarding**

Where the development site adjoins a public thoroughfare, the common boundary between them must be fenced for its full length with a hoarding, unless the least horizontal distance between the common boundary and the nearest parts of the structure is greater than twice the height of the structure. The hoarding must be constructed of solid materials (chain wire or the like is not acceptable) to a height of not less than 1.8m adjacent to the thoroughfare.



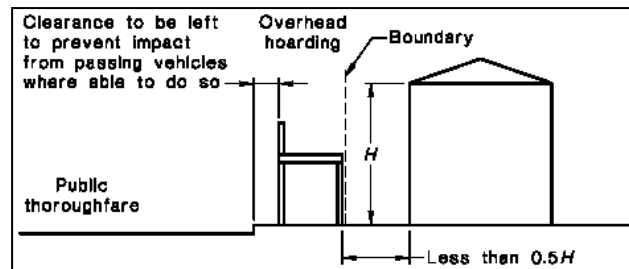
### **Type B Hoarding**

Where a development site adjoins a public thoroughfare with a footpath alongside the common boundary then, in addition to the hoarding required above, the footpath must be covered by an overhead protective structure and the facing facade protected by heavy-duty scaffolding, unless either:

- a) the vertical height above footpath level of the structure being demolished is less than 4.0m; or
- b) the least horizontal distance between footpath and the nearest part of the structure is greater than half the height of the structure.

The overhead structure must consist of a horizontal platform of solid construction and vertical supports, and the platform must:

- a) extend from the common boundary to 200mm from the edge of the carriageway for the full length of the boundary,
- b) have a clear height above the footpath of not less than 2.1m,
- c) terminate 200mm from the edge of the carriageway (clearance to be left to prevent impact from passing vehicles) with a continuous solid upstand projecting not less than 0.5m above the platform surface, and
- d) together with its supports, be designed for a uniformly distributed live load of not less than 7 kPa.



The overhead protective structures must be installed and maintained in accordance with the NSW "Code of Practice - Overhead Protective Structures 1995". This is code available at

[www.safework.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0008/52883/Overhead-protective-structures-Code-of-practice.pdf](http://www.safework.nsw.gov.au/__data/assets/pdf_file/0008/52883/Overhead-protective-structures-Code-of-practice.pdf)

### **All Hoardings**

Security fencing, hoarding and overhead protective structure must not obstruct access to utilities services including but not limited to man holes, pits, stop valves, fire hydrants or the like.

### **Hoardings on Public Land including 'Creative Hoardings'**

All fees associated with the application and occupation and use of the road (footway) for required hoarding or overhead protection must be paid in full.

A creative hoarding (i.e. an approved artwork or historic image affixed to the hoarding) is required if the hoarding meets the criteria in Council's Creative Hoardings Policy (adopted March 2020). The cost of printing and affixing the creative hoarding is the responsibility of the person with the benefit of this consent. The Creative Hoardings Policy can be downloaded from Council's website [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au)

### **Notes:**

- A minimum of two (2) weeks from the date of making a hoarding application to determination must be allowed. Any approval for a hoarding or overhead protection under the Roads Act 1993 will be subject to its own conditions and fees.

|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>• Council seeks to increase public art in the public domain by requiring artwork or historic images on hoardings located on public land. Under the Creative Hoardings Policy an application for a hoarding proposed on public land will require an approved artwork or historic image affixed to the hoarding if the hoarding meets the criteria in section 3 of the Policy:                     <ul style="list-style-type: none"> <li>A. Hoardings proposed on land zoned E1 Local Centre, or MU1 Mixed Use, or SP2 Infrastructure under Woollahra Local Environmental Plan 2014 AND erected for 8 weeks or more<br/>OR</li> <li>B. Hoardings proposed on land located along a State classified road (regardless of the zone) AND erected for 8 weeks or more<br/>OR</li> <li>C. Hoardings proposed in any other location than that referred to in A. and B. above AND erected for 12 weeks or more, except where:                             <ul style="list-style-type: none"> <li>1. the capital investment value of the work to which the hoarding relates is less than \$1 million, or</li> <li>2. the land is zoned R2 Low Density Residential, or</li> <li>3. the land is zoned R3 Medium Density Residential and the hoarding is located in a lane or street that does not have through traffic (e.g. a cul-de-sac or no through road).</li> </ul> </li> </ul> </li> <li>• Artwork and historic images for the hoardings are assessed and approved in accordance with the Creative Hoardings Policy. Details of the artwork or images proposed to be affixed to the hoardings must be submitted with Council's form "Application for a permit to use a footpath for the erection of a hoarding/scaffolding". The Creative Hoardings Policy can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></li> </ul> |
|--|---|

**Condition Reason:** To ensure public safety.

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|--------------|-------------------|
| <b>B. 7.</b> | <b>Site Signs</b> |
|--------------|-------------------|

Before any site work commences, the sign/s required by clauses 70 of the Regulation and 75 of the Development Certification and Fire Safety Regulation must be erected and maintained at all times.

Clause 70 of the Regulation provides:

**Erection of signs**

- For the purposes of section 4.17(11) of the Act, the requirements of subclauses (2) and (3) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.
- A sign must be erected in a prominent position on any site on which building work, subdivision 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, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.
- This clause does not apply in relation to Crown building work that is certified, in accordance with section 6.28 of the Act, to comply with the Building Code of Australia.

|                     |  |
|---------------------|--|
|                     | <p>Clause 75 of the Development Certification and Fire Safety Regulation provides:</p> <p><b>Signs on development sites</b><br/>                 If there is a person who is the Principal Certifier or the Principal Contractor for any building work, subdivision work or demolition work authorised to be carried out on a site by a development consent or complying development certificate:</p> <ul style="list-style-type: none"> <li>• Each such person MUST ensure that a rigid and durable sign showing the person’s identifying particulars so that they can be read easily by anyone in any public road or other public place adjacent to the site is erected in a prominent position on the site before the commencement of work, and is maintained on the site at all times while this clause applies until the work has been carried out.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Clause 75 of the Development Certification and Fire Safety Regulations imposes a maximum penalty of 55 penalty units if these requirements are not complied with.</li> <li>• If Council is appointed as the Principal Certifier it will provide the sign to the Principal Contractor or Owner-builder who must ensure that the sign is erected and maintained as required by clause 70 of the Regulation and clause 75 of the Development Certification and Fire Safety Regulation.</li> </ul> <p><b>Condition Reason:</b> To ensure that contact details for the principal certifier and principal contractor are provided on a sign at the development site.</p> |
| <p><b>B. 8.</b></p> | <p><b>Toilet Facilities</b></p> <p>Before any site work commences, 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.</p> <p>Each toilet provided:</p> <ol style="list-style-type: none"> <li>a) must be a standard flushing toilet, and</li> <li>b) must be connected to a public sewer, or</li> <li>c) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or</li> <li>d) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.</li> </ol> <p>The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• In this condition ‘sewage management facility’ and ‘public sewer’ are as defined by clause 25 of the Local Government (Approvals) Regulation 1999.</li> <li>• This condition does not set aside the requirement to comply with SafeWork NSW requirements.</li> </ul> <p><b>Condition Reason:</b> To ensure toilet facilities are provided for workers at the work site.</p>  |
| <p><b>B. 9.</b></p> | <p><b>Establishment of Boundary Location, Building Location and Datum</b></p> <p>Before any site work commences, a surveyor registered under the Surveying and Spatial Information Act 2002 must:</p> <ol style="list-style-type: none"> <li>a) set out the boundaries of the site by permanent marks (including permanent recovery points),</li> </ol>  |

|                      |  |
|----------------------|--|
|                      | <p>b) set out the location and level of foundation excavations, footings, walls and slabs by permanent marks, pegs or profiles relative to the boundaries of the land and relative to Australian Height Datum (AHD) in compliance with the approved plans,</p> <p>c) establish a permanent datum point (bench mark) within the boundaries of the site relative to AHD, and</p> <p>d) provide a copy of a survey report, prepared by the registered surveyor, detailing the title boundaries, pegs/profiles, recovery points and bench mark locations as established under this condition to the Principal Certifier.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Where there is any discrepancy between the approved development consent and the Construction Certificate, especially in relation to the height, location or external configuration of the building (but not limited to these issues) the site works must not proceed until the variations as shown are consistent with the consent. Failure to do so may result in a breach of development consent.</li> <li>• On larger developments, or where boundary redefinition is required, the placement of new State Survey Marks as permanent marks must be considered by the registered surveyor.</li> </ul> <p><b>Condition Reason:</b> To ensure that the boundary locations, building location, and a datum point is established by a surveyor.</p> |
| <p><b>B. 10.</b></p> | <p><b>Compliance with Australian Standard for Demolition</b></p> <p>While site work is being carried out, the demolition of buildings and structures must comply with Australian Standard AS 2601—2001: The Demolition of Structures.</p> <p><b>Condition Reason</b> To control the risks of demolition work.</p>  |
| <p><b>B. 11.</b></p> | <p><b>Dilapidation Reports for Existing Buildings</b></p> <p>Before any site work commences, dilapidation surveys and dilapidation reports must be conducted and prepared by a professional structural engineer for all buildings and/or structures that are located within the likely “zone of influence” of any excavation, dewatering and/or construction induced vibration as determined applicable by the structural engineer.</p> <p>These properties must include (but is not limited to):</p> <p>No. 1, 3 and 7 Hillside Avenue<br/>         No. 1A New South Head Road<br/>         No. 51A and 53 Towns Road</p> <p>Where access is not granted to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and it must be demonstrated, in writing, to the satisfaction of the Principal Certifier, that all reasonable steps were taken to obtain access.</p> <p>The completed dilapidation reports must be submitted to the Principal Certifier for approval, and an approved copy of the reports must be submitted to Council with the Notice of Commencement prior to the commencement of any development work.</p> <p>No less than two (2) days before any site work commences, neighbouring building owner(s) must be provided with a copy of the dilapidation report for their property(ies).</p>  |

|                      |  |
|----------------------|--|
|                      | <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The dilapidation report will be made available to affected property owners on request and may be used by them in the event of a dispute relating to damage allegedly caused by the carrying out of the development.</li> <li>• This condition cannot prevent neighbouring buildings being damaged by the carrying out of the development.</li> <li>• Council will not be held responsible for any damage which may be caused to adjoining buildings as a consequence of the development being carried out.</li> <li>• Council will not become directly involved in disputes between the developer, its contractors and the owners of neighbouring buildings.</li> </ul> <p><b>Condition Reason:</b> To establish and document the structural condition of adjoining properties for comparison as site work progresses and is completed and ensure neighbours and Council are provided with the dilapidation report.</p>  |
| <p><b>B. 12.</b></p> | <p><b>Adjoining Buildings Founded on Loose Foundation Materials</b></p> <p>Before any site work commences, a professional engineer must determine the possibility of any adjoining buildings founded on loose foundation materials being affected by piling, piers or excavation. The professional engineer (geotechnical consultant) must assess the requirements for underpinning any adjoining or adjacent buildings founded on such soil on a case by case basis, and any reasonable direction of the professional engineer must be complied with.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A failure to adequately assess and seek professional engineering (geotechnical) advice to ensure that appropriate underpinning and support to adjoining land is maintained prior to commencement may result in damage to adjoining land and buildings.</li> <li>• The person with the benefit of this consent is likely to be held responsible for any damages arising from the removal of any support to supported land as defined by section 177 of the Conveyancing Act 1919.</li> </ul> <p><b>Condition Reason:</b> To ensure professional engineering advice is obtained to confirm that appropriate underpinning and support to adjoining land is maintained.</p> |
| <p><b>B. 13.</b></p> | <p><b>Works (Construction) Zone – Approval and Implementation</b></p> <p>If the Construction Management Plan relies upon a Works Zone, before any site work commences, a Works Zone application must be made.</p> <p>If the works zone is approved, all fees for the Works Zone must be paid before it can be installed.</p> <p>All Works Zone signs must have been erected by Council to permit enforcement of the Works Zone by Council’s Rangers and NSW Police before commencement of any site work. Signs are not erected until full payment of Works Zone fees is made.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A minimum of four to six weeks must be allowed (for routine applications) from the date of making an application to the Traffic Committee (Woollahra Local Traffic Committee) constituted under clause 20 of the Transport Administration (General) Regulation 2018 to exercise those functions delegated by Transport for New South Wales under section 31(3) of the Transport Administration Act 1988.</li> <li>• The enforcement of the Works Zone is at the discretion of Council’s Rangers and the NSW Police Service. Any breach of the Works Zone must be reported to either Council or the NSW Police Service.</li> </ul>                |

|                      | <p><b>Condition Reason:</b> To facilitate the efficient operation of construction projects and to minimise traffic disruption.</p>   |   |                     |            |                   |  |   |
|----------------------|--|---|---------------------|------------|-------------------|--|---|
| <p><b>B. 14.</b></p> | <p><b>Recording of Significant or Contributory Buildings Prior to any Demolition or Alteration</b></p> <p>Prior to any site works and prior to the issue of any Construction Certificate, a full archival record of the building and landscape elements to be altered is to be submitted, to the satisfaction of Council’s heritage officer.</p> <p>The archival record must be completed by a heritage consultant listed on the Consultants Directory by the NSW Office of Environment and Heritage, or by a suitably qualified consultant who demonstrates a working knowledge of archival principles.</p> <p>Photographic archival records must be taken of the building, landscape or item in accordance with ‘The Heritage Information Series: Photographic Recording of Heritage Items Using Film or Digital Capture 2006’ published by the former NSW Department of Planning Heritage Branch.</p> <p>There must be one digital set of the photographic report. The following table summarises the lodgement details for photographic records.</p> <table border="1" data-bbox="320 954 1455 1099"> <thead> <tr> <th data-bbox="320 954 571 1025">Material</th> <th data-bbox="571 954 895 1025">Minimum Requirement</th> <th data-bbox="895 954 1455 1025">Repository</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 1025 571 1099">Digital Materials</td> <td data-bbox="571 1025 895 1099">1 copy of photographic report including images</td> <td data-bbox="895 1025 1455 1099">Woollahra Council – Report and images (digital)</td> </tr> </tbody> </table> <p>The photographic archival recording is to be submitted in a digital format and is to include the following:</p> <ol style="list-style-type: none"> <li>a) Site plan at a scale of 1:200 (or 1:500 if appropriate) of all structures and major landscape elements including their relationship to the street and adjoining properties and directional details of photographs taken.</li> <li>b) Floorplans of the internal layout and directional details of photographs taken.</li> <li>c) Coloured photographs of:                         <ul style="list-style-type: none"> <li>• each elevation,</li> <li>• each structure and landscape feature,</li> <li>• internal images of each room and significant architectural detailing, and</li> <li>• views to the subject property from each street and laneway or public space.</li> </ul> </li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Refer to the NSW Office of Environment and Heritage website for the free publication ‘Photographic Recording of Heritage Items using Film or Digital Capture’ available at <a href="https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/photographic-recording-of-heritage-items-using-film-or-digital-capture.pdf">https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/photographic-recording-of-heritage-items-using-film-or-digital-capture.pdf</a></li> </ul> <p><b>Condition Reason:</b> To ensure existing contributory building and landscape elements are recorded.</p> | Material  | Minimum Requirement | Repository | Digital Materials | 1 copy of photographic report including images | Woollahra Council – Report and images (digital) |
| Material             | Minimum Requirement  | Repository                                      |                     |            |                   |  |   |
| Digital Materials    | 1 copy of photographic report including images   | Woollahra Council – Report and images (digital) |                     |            |                   |  |   |
| <p><b>B. 15.</b></p> | <p><b>Archaeological Features – Unexpected Findings</b></p> <p>While site work is being carried out, if a person reasonably suspects archaeological features are discovered, work must cease immediately in the affected area(s) and the Heritage Council must be notified.</p>  |   |                     |            |                   |  |   |

|                      |   |
|----------------------|---|
|                      | <p>Site work may recommence at a time confirmed in writing by the Heritage Council or its delegate.</p> <p>Additional assessment and approval under the Heritage Act 1977 may be required prior to works continuing in the affected area(s) based on the nature of the discovery.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Definition of archaeological feature as per the NSW Heritage Manual: Any physical evidence of past human activity.</li> <li>• Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks.</li> <li>• During an archaeological excavation the term ‘feature’ may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).</li> </ul> <p><b>Condition Reason:</b> To protect archaeological features.</p>  |
| <p><b>B. 16.</b></p> | <p><b>Skeletal Remains</b></p> <p>While site work is being carried out, if any skeletal remains suspected of being human are found, work must cease immediately and no further disturbance of the site must occur. The following must be notified:</p> <ol style="list-style-type: none"> <li>a) NSW Police, and</li> <li>b) The person who is the authority for the protection of Aboriginal objects under the National Parks and Wildlife Act 1974, section 85.</li> </ol> <p>Details of the remains and their precise location are to be provided.</p> <p>Site work may recommence at a time confirmed in writing by the NSW Police and the person who is the authority for the protection of Aboriginal objects under the National Parks and Wildlife Act 1974, section 85.</p> <p><b>Condition Reason:</b> To ensure the appropriate management of skeletal remains.</p>   |
| <p><b>B. 17.</b></p> | <p><b>Aboriginal Objects – Unexpected Findings</b></p> <p>While site work is being carried out, if unexpected Aboriginal objects or bones are found, you must:</p> <ol style="list-style-type: none"> <li>a) Not further disturb or move these objects or bones.</li> <li>b) Immediately cease all work at the particular location.</li> <li>c) In the case of suspected human remains, notify NSW Police.</li> <li>d) Notify the Heritage NSW Environment Line on 131 555 and the La Perouse Land Council (LALC) on (02) 9311 4282 as soon as practicable and provide available details of the objects or remains and their location.</li> <li>e) Notify the person who is the authority for the protection of Aboriginal objects under the National Parks and Wildlife Act 1974, section 85.</li> <li>f) Not recommence any work at the particular location unless authorised in writing by the police (in the case of human remains) and the person who is the authority for the protection of Aboriginal objects under the National Parks and Wildlife Act 1974, section 85. Additional assessment and approval under the National Parks and Wildlife Act 1974 may be required prior to works continuing in the affected area(s) based on the nature of the discovery.</li> </ol> |



|                      |  |
|----------------------|--|
|                      | <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The Definition of Aboriginal object, as per the National Parks &amp; Wildlife Act 1974, is any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.</li> </ul> <p><b>Condition Reason:</b> To protect Aboriginal objects</p>  |
| <p><b>B. 18.</b></p> | <p><b>Aboriginal Heritage Due Diligence Responsibilities</b></p> <p>While site work is being carried out, nothing in this approval allows to cause harm to an Aboriginal object as defined in the National Parks &amp; Wildlife Act 1974. Under the National Parks &amp; Wildlife Act 1974, it is an offence to harm Aboriginal 'objects' (consisting of any material evidence of the Aboriginal occupation of NSW) without a valid Aboriginal Heritage Impact Permit under Section 90 of the Act. This applies whether the harm occurs either knowingly [s86(1)] or unknowingly [s86(2)]. It is a defence to the strict liability offence of harm to an Aboriginal object under s86(2) if a process of Due Diligence was followed which reasonably determined that the proposed activity would not harm an Aboriginal object.</p> <p><b>Condition Reason:</b> To protect Aboriginal heritage.</p> |
| <p><b>B. 19.</b></p> | <p><b>Aboriginal Heritage Induction</b></p> <p>Prior to any site works:</p> <ol style="list-style-type: none"> <li>All construction staff and contractors must be made aware of their statutory obligations for Aboriginal heritage under the National Parks and Wildlife Act 1974;</li> <li>An Aboriginal heritage induction is to be delivered by the La Perouse Local Aboriginal Land Council, or by a heritage consultant with Aboriginal heritage expertise (if a representative of the Local Land Council is not able to provide the induction), to explain what Aboriginal heritage may be found and outline the unexpected findings procedures; and</li> <li>Documentary evidence demonstrating compliance with a) and b) above must be submitted to Council and the Principal Certifier.</li> </ol> <p><b>Condition Reason:</b> To protect Aboriginal heritage.</p>                       |
| <p><b>B. 20.</b></p> | <p><b>Construction Management Plan Arborist Review</b></p> <p>Prior to any site works, the Construction Management Plan must be reviewed and certified by the Project Arborist confirming that appropriate tree protection measures are implemented. The Construction Management Plan must be prepared in accordance with all tree protection measures specified within this consent.</p> <p>The plan must address:</p> <ol style="list-style-type: none"> <li>Drawings and method statement showing details and the location of hoarding and scaffold and any pruning required to accommodate the hoarding and scaffolding;</li> <li>The movement and positioning of heavy machinery, lifting cranes, pier drilling gantry etc.;</li> <li>Site construction access, temporary crossings and movement corridors on the site defined;</li> </ol>  |

|  | <p>d) Contractors car parking;<br/>                 e) Phasing of construction works;<br/>                 f) The space needed for all foundation excavations and construction works;<br/>                 g) All changes in ground level;<br/>                 h) Space for site sheds and other temporary structures such as toilets;<br/>                 i) Space for sorting and storing materials (short or long term), spoil and fuel and the mixing of cement and concrete; and<br/>                 j) The effects of slope on the movement of potentially harmful liquid spillages towards or into tree protection areas.</p> <p><b>Condition Reason</b> To ensure the Construction Management Plan incorporates measures for the protection of existing trees.<br/>                 Standard Condition B.28</p>  |  |  |                         |  |
|--|---|--|--|-------------------------|--|
| <p><b>B. 21.</b></p>                               | <p><b>Arborists Documentation and Compliance Checklist</b></p> <p>Prior to any site works, the project arborist must provide written certification that all tree protection measures and construction techniques relevant to this consent are implemented. Documentation for each site visit must include:</p> <ul style="list-style-type: none"> <li>• A record of the condition of trees to be retained prior to and throughout development.</li> <li>• Recommended actions to improve site conditions and rectification of non-compliance.</li> <li>• Recommendations for future works which may impact the trees.</li> </ul> <p>All compliance certification documents must be kept on site.</p> <p>As a minimum the following intervals of site inspections must be made:</p> <table border="1" data-bbox="355 1155 1455 1532"> <thead> <tr> <th data-bbox="355 1155 624 1279">Stage of arboricultural inspection and supervision</th> <th data-bbox="624 1155 1455 1279">Compliance documentation and photos must include</th> </tr> </thead> <tbody> <tr> <td data-bbox="355 1279 624 1532">Prior to any site works</td> <td data-bbox="624 1279 1455 1532"> <ul style="list-style-type: none"> <li>• Project Arborist to hold pre construction site meeting with the principal contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to feasibility of tree protection requirements that may arise. Project Arborist to mark all trees approved for removal under DA consent.</li> <li>• The project arborist must install or supervise the installation of tree protection fencing, trunk protection, ground protection and traffic height control beam.</li> </ul> </td> </tr> </tbody> </table> <p>Inspections and compliance documentation must be made by an arborist with AQF Level 5 qualifications.</p> <p>Additional site visits must be made when required by the site arborist and/or site foreman for ongoing monitoring/supervisory work.</p> <p><b>Condition Reason</b> To ensure that written certification that all tree protection measures and construction techniques relevant to this consent have been implemented.<br/>                 Standard Condition B.29</p> | Stage of arboricultural inspection and supervision | Compliance documentation and photos must include | Prior to any site works | <ul style="list-style-type: none"> <li>• Project Arborist to hold pre construction site meeting with the principal contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to feasibility of tree protection requirements that may arise. Project Arborist to mark all trees approved for removal under DA consent.</li> <li>• The project arborist must install or supervise the installation of tree protection fencing, trunk protection, ground protection and traffic height control beam.</li> </ul> |
| Stage of arboricultural inspection and supervision | Compliance documentation and photos must include  |  |  |                         |  |
| Prior to any site works                            | <ul style="list-style-type: none"> <li>• Project Arborist to hold pre construction site meeting with the principal contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to feasibility of tree protection requirements that may arise. Project Arborist to mark all trees approved for removal under DA consent.</li> <li>• The project arborist must install or supervise the installation of tree protection fencing, trunk protection, ground protection and traffic height control beam.</li> </ul>  |  |  |                         |  |
| <p><b>B. 22.</b></p>                               | <p><b>Permissible work within Tree Protection Zones</b></p> <p>Prior to any site works, the following works are permissible within the Tree Protection Zone:</p>  |  |  |                         |  |

| Council Ref No | Species                     | Radius from Centre of Trunk (Metres) | Approved works  |
|----------------|-----------------------------|--------------------------------------|---|
| 1              | <i>Strelitzia nicolai</i>   | 2m                                   | Landscape upgrade works   |
| 3              | <i>Murraya paniculata</i>   | 2m                                   | Landscape upgrade works   |
| 4              | <i>Cupressus leylandii</i>  | 2m                                   | Landscape upgrade works   |
| 5              | <i>Olea europea</i>         | 2.4m                                 | Landscape upgrade works   |
| 13             | <i>Cupressus torulosa</i>   | 2m (each tree)                       | Construction of new pool and garage and modification to boundary wall |
| 14             | <i>Magnolia grandiflora</i> | 2m                                   | Modification to boundary wall   |
| 15             | <i>Magnolia grandiflora</i> | 2m                                   | Modification to boundary wall   |

The project arborist must provide written certification of compliance to the Principal Certifier with the above condition.

**Condition Reason** To establish the works which are permissible within the Tree Protection Zones.  
 Standard Condition B.30

**REMEDIATION WORK**

**C. ON COMPLETION OF REMEDIATION WORK**

Nil

**BUILDING WORK**

**D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

|              |   |
|--------------|---|
| <b>D. 1.</b> | <p><b>Modification of Details of the Development (section 4.17(1)(g) of the Act</b></p> <p>Before the issue of any construction certificate, the approved plans and the construction certificate plans and specification, required to be submitted to the Principal Certifier under clause 7 of the Development Certification and Fire Safety Regulations, must detail the following amendments:</p> <p>a) In order to preserve views for the neighbouring properties:</p> <ul style="list-style-type: none"> <li>• The proposed building height is to be lowered by 1.2m. The roof RL is to be reduced from RL 71.72 to RL 70.52, and the top of the skylights, operable shading louvres and photovoltaics are not to exceed RL 70.52. This may be achieved by lowering the floor to ceiling heights, or reducing the ceiling space or thickness of floor slabs;</li> <li>• The top of the garage is to be lowered from RL 70.76 to RL 70.52. Adjustments may be made to the slab thickness of the garage, floor to ceiling height above the pool and the external driveway levels in order to achieve this; and</li> <li>• The three ‘Tropical Birch’ trees to the east of the subject site are to be replaced with a species that has a maximum mature height of 6m.</li> <li>• The proposed landscaping in the north-western corner of the site is to be limited to a species that does not exceed a mature height of RL 65.28.</li> </ul> <p>b) In order to achieve a better landscaping outcome, the proposed pebble mulch to the east and north-western corner of the subject site is to be deep soil landscaped area in accordance with the definitions under the Woollahra DCP 2015 and Woollahra LEP 2014: i.e. a part of the site used for growing plants, grasses and trees but not including any building, structure or hard paved area;</p> |
|--------------|---|

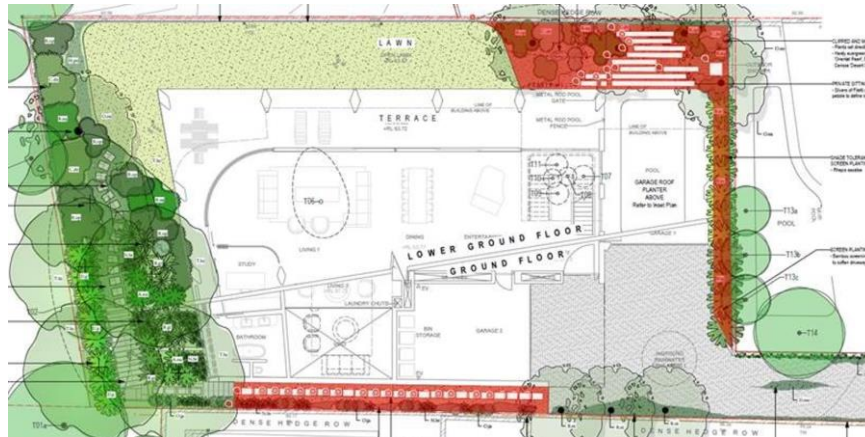


Fig. Additional deep soil landscaped area required

- c) In order to minimize the adverse amenity and visual impacts to the neighbouring properties, the roof photovoltaics are to be non-reflective, and must be fixed at a parallel angle to the roof slab;
- d) In order to comply with control C4 of Part B3.7.2 of the Woollahra DCP 2015, the height of the front driveway gate is not to exceed that of the existing; and
- e) In order to achieve a satisfactory privacy relationship with neighbouring properties all boundary fencing is to be 1.8m in height, as measured from the high side where there is a difference in level either side of the boundary. The height may be averaged and regularly stepped.

**Notes:**

- Clause 20 of the Development Certification and Fire Safety Regulations prohibits *the* issue of any construction certificate subject to this condition unless the Principal Certifier is satisfied that the condition has been complied with.
- Clause 19 of the Development Certification and Fire Safety Regulations prohibits the issue of any construction certificate that is inconsistent with this consent.

**Condition Reason:** To require design changes and/or further information to be provided to address specific issues identified during the assessment under section 4.15 of the Act.

**D. 2. Payment of Long Service Levy**

Before the issue of any construction certificate, the original receipt(s) for the payment of the following levy must be provided to the Principal Certifier:

| Description  | Amount   | Indexed | Council Fee Code |
|--|--|---------|------------------|
| <b>LONG SERVICE LEVY</b><br>under <i>Building and Construction Industry Long Service Payments Act 1986</i>   |  |         |                  |
| <b>Long Service Levy</b><br><a href="http://www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator">www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator</a> | Contact LSL Corporation or use online calculator | No      |                  |

**Building and Construction Industry Long Service Payment**

The long service levy under section 34 of the Building and Construction Industry Long Service Payment Act 1986, must be paid and proof of payment provided to the Principal Certifier prior to the issue of any construction certificate. The levy can be paid directly to the Long Service Corporation or to Council.

Further information can be obtained from the Long Service Corporation website [www.longservice.nsw.gov.au](http://www.longservice.nsw.gov.au) or the Long Service Corporation on 131 441.

**How must the payments be made?**

Payments must be made by:

- cash deposit with Council,
- credit card payment with Council, or
- bank cheque made payable to Woollahra Municipal Council.

**Condition Reason:** To ensure any relevant levy is paid.

**D. 3. Payment of S7.12 Contributions Levy**

A payment of a levy authorised by section 7.12 of the Environmental Planning and Assessment Act 1979 must be paid prior to the issue of any Construction Certificate or Subdivision Works Certificate. The Principal Certifier is to be provided with the original receipt for payment under the Woollahra Section 7.12 Development Contributions Plan 2022.

A cost estimate report, no more than 3 months old, demonstrating the proposed cost of carrying out the development must be completed and submitted to Council for determination of the costs of work. This report must incorporate all approved modification applications. The costs and expenses of the proposed cost of development must be established in accordance with clause 208 of the Environmental Planning and Assessment Regulation 2021.

The cost estimate report must be in the form of:

- A cost summary report, prepared by the applicant or a suitably qualified person for a development up to \$749,999; or
- A quantity surveyor’s report, for development over \$750,000.

The applicable levy rate is to be calculated using the summary schedule below.

| <b>Summary Schedule</b>                                 |                  |
|---|------------------|
| <b>Development Cost</b>                                 | <b>Levy Rate</b> |
| • Up to and including \$100,000                         | Nil              |
| • More than \$100,000 and up to and including \$200,000 | 0.5% of the cost |
| • More than \$200,000                                   | 1% of the cost   |

**How must the payments be made?**

Payments must be made by:

- Cash deposit with Council,
- Credit card payment with Council, or
- Bank cheque made payable to Woollahra Municipal Council.

**Deferred or periodic payment of section 7.12 levy**

Where the Applicant makes a written request supported by reasons for payment of the section 7.12 levy other than as required by clause 2.9, the Council may accept deferred or periodic payment. The decision to accept a deferred or periodic payment is at the sole discretion of the Council, which will consider:

- the reasons given,
- whether any prejudice will be caused to the community deriving benefit from the public facilities,
- whether any prejudice will be caused to the efficacy and operation of the Plan, and
- whether the provision of public facilities in accordance with the adopted works schedule will be adversely affected.

Council may, as a condition of accepting deferred or periodic payment, require the provision of a bank guarantee where:

- the guarantee is by an Australian bank for the amount of the total outstanding contribution,
- the bank unconditionally and irrevocably agrees to pay the guaranteed sum to the Council on written request by Council prior to the issue of an occupation certificate,
- a time limited bank guarantee or a bank guarantee with an expiry date is not acceptable,
- the bank agrees to pay the guaranteed sum without recourse to the applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent, and
- the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.

Any deferred or periodic payment of the section 7.12 levy will be adjusted in accordance with clause 2.12 of the Plan. The Applicant will be required to pay any charges associated with establishing or operating the bank guarantee. Council will not cancel the bank guarantee until the outstanding contribution as indexed and any accrued charges are paid.

**Do you need HELP indexing the levy?**

Please contact Council's Customer Service Team on 02 9391 7000. Failure to correctly calculate the adjusted development levy will delay the issue of any certificate issued under section 6.4 of the Act and could void any such certificate (e.g. construction certificate, subdivision certificate, or occupation certificate).

**Condition Reason:** To ensure any relevant contributions are paid.

**D. 4. BASIX Commitments**

Before the issue of any construction certificate, BASIX Certificate No.1735261S\_02 must be submitted to the Principal Certifier with any application for a construction certificate.

All commitments in the BASIX Certificate must be shown on the construction certificate plans and specifications prior to the issue of any construction certificate.

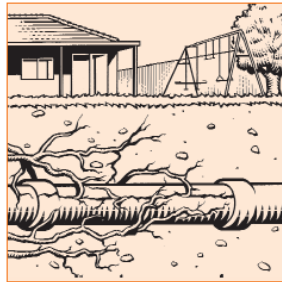
**Notes:**

- Where there is any proposed change in the BASIX commitments the Applicant must submit a new BASIX Certificate to the Principal Certifier and Council. If any proposed change in the BASIX commitments are inconsistent with development consent (see: clauses 19 and 20 of the Development Certification and Fire Safety Regulation) the Applicant will be required to submit an amended development application to Council under section 4.55 of the Act.
- Clause 19(1)(a) of the Development Certification and Fire Safety Regulation 2021 provides: a certifier must not issue a construction certificate for building work unless: the relevant building work plans and specifications include the matters required by a relevant BASIX certificate, if any.

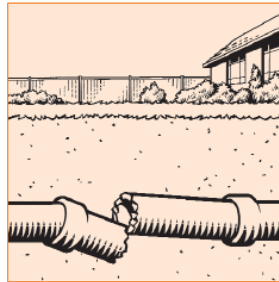
**Condition Reason:** To ensure all commitments in the BASIX Certificate are incorporated into the development.

|                     |   |
|---------------------|---|
| <p><b>D. 5.</b></p> | <p><b>Waste Storage – Single Dwelling</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required by clause 7 of the Development Certification and Fire Safety Regulation, must make provision for:</p> <ul style="list-style-type: none"> <li>a) A storage area for 1 x 120 litre general wastes bin, one x 240 litre green waste bin, two x recycling crates behind the building line or within non-habitable areas of the dwelling.</li> <li>b) A path for wheeling bins between the waste and recycling storage area and the collection point free of steps and kerbs and having a maximum grade of 1:8.</li> </ul> <p><b>Condition Reason:</b> To ensure a waste and recycling storage area is provided.</p>   |
| <p><b>D. 6.</b></p> | <p><b>Waste Storage – Compliance with Approved Site Waste Minimisation and Management Plan (SWMMP)</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required by clause 7 of the Development Certification and Fire Safety Regulation, must detail provisions for waste management in accordance with the approved SWMMP.</p> <p>Waste storage areas must meet the following requirements:</p> <ul style="list-style-type: none"> <li>a) Bins must be stored with lids down to prevent vermin from entering the waste containers.</li> <li>b) The area must be constructed with a smooth impervious floor graded to a floor waste. A waste storage area that is located internal to the building must be fitted with both a hot and cold water supply and hose cocks. Wastewater must be discharged to the sewer in accordance with the requirements of Sydney Water.</li> <li>c) Walls and ceilings of the waste storage area must be constructed of an impervious material with a smooth finish. The junction between the walls and the floor must be covered with a minimum radius of 25mm to prevent the accumulation of waste matter.</li> <li>d) The garbage storage area must be well lit to enable use at night. A timer switch must be fitted to the light fitting to ensure the light is turned off after use.</li> <li>e) Odour problems must be minimised by good exhaust ventilation.</li> <li>f) Both putrescible and recycling bins/crates must be stored together. Recycling bins must never stand alone. They must always be located beside putrescible waste bins. Putrescible bins must be located closest to the entrance to the waste storage room.</li> <li>g) Signage on the correct use of the waste management system and what materials may be recycled must be posted in the communal waste storage cupboard/ room or bin bay.</li> </ul> <p><b>Condition Reason:</b> To ensure a waste and recycling storage area is provided.</p> |
| <p><b>D. 7.</b></p> | <p><b>Water and Waste Water - section 73 Developers Certificate and Upgrading of Existing System</b></p> <p>Prior to the issue of any construction certificate, a Compliance Certificate must be obtained from Sydney Water under section 73 of the Sydney Water Act 1994. Sydney Water’s assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to their mains.</p>   |

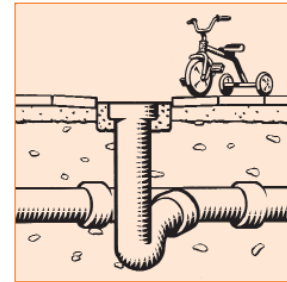
The construction certificate plans and specifications, required to be submitted to the Principal Certifier under clause 7 of the Development Certification and Fire Safety Regulation, must detail the replacement of all private sewer pipes between all sanitary fixtures and Sydney Water’s sewer main where they are not found by inspection to be sewer grade UPVC or copper with continuously welded joints.



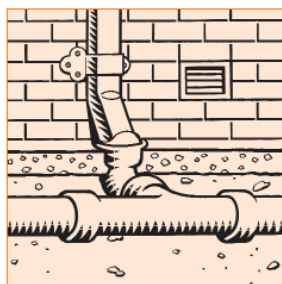
*Cracked pipes*



*Broken pipes*



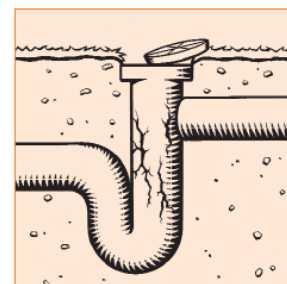
*Damaged or low-lying gullies*



*Direct stormwater connections*



*Hidden or damaged maintenance holes*



*Hidden or damaged inspection points*

**Notes:**

- Sydney Water will assess the development and if required will issue a ‘Notice of Requirements’ letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Please make early contact with Sydney Water or a WSC, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.
- For more information go to [www.sydneywater.com.au/section73](http://www.sydneywater.com.au/section73) or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.
- Where private sewer pipes are old, may leak or may be subject to root invasion (whether from existing or proposed private or public landscaping) that existing cast iron, concrete, earthenware or terracotta systems are replaced with new UPVC or copper continuously welded pipes between all sanitary fixtures and Sydney Waters sewer main as part of the development. Leaking sewer pipes are a potential source of water pollution, unsafe and unhealthy conditions which must be remedied in the public interest.

**Condition Reason:** To ensure that private sewer pipes are upgraded where required to prevent water pollution, and unsafe and unhealthy conditions.

**D. 8. Erosion and Sediment Control Plan – Submission and Approval**

Before the issue of any construction certificate, an erosion and sediment control plan, prepared by a suitably qualified person in accordance with the following documents, must be submitted to the Principal Certifier. The erosion and sediment control plan must comply with:

- a) “Do it Right On Site, Soil and Water Management for the Construction Industry” and the accompanying factsheets published by the Southern Sydney Regional Organisation of Councils; and



|                      |   |
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|                      | <p>b) “Managing Urban Stormwater - Soils and Construction” 2004 published by the NSW Government (The Blue Book).</p> <p>Where there is any conflict The Blue Book takes precedence.</p> <p>The Principal Certifier must be satisfied that the erosion and sediment control plan complies with the publications above prior to issuing any construction certificate.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The International Erosion Control Association – Australasia <a href="http://www.austieca.com.au">www.austieca.com.au</a> lists consultant experts who can assist in ensuring compliance with this condition. Where erosion and sedimentation plans are required for larger projects it is recommended that expert consultants produce these plans.</li> <li>• The “Do it Right On Site, Soil and Water Management for the Construction Industry” publication and accompanying factsheets can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a>, and The Blue Book is available at <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a></li> <li>• Under clause 73(2)(a)(v) of the Development Certification and Fire Safety Regulation an Accredited Certifier may be satisfied as to this matter.</li> </ul> |
|                      | <p><b>Condition Reason:</b> To prevent potential water pollution and dust nuisance.</p>   |
| <p><b>D. 9.</b></p>  | <p><b>Professional Engineering Details</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications, required under clause 7 of the Development Certification and Fire Safety Regulation, must include detailed professional engineering plans and/or specifications for all structural, electrical, hydraulic, hydrogeological, geotechnical, mechanical and civil work complying with this consent, approved plans, and supporting documentation.</p> <p>Detailed professional engineering plans and/or specifications must be submitted to the Principal Certifier with the application for any construction certificate.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• This does not affect the right of the developer to seek staged construction certificates.</li> </ul> <p><b>Condition Reason:</b> To ensure professional engineering details and technical specifications are provided.</p>   |
| <p><b>D. 10.</b></p> | <p><b>Swimming and Spa Pools – Child Resistant Barriers</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must demonstrate compliance (by showing the proposed location of all child-resistant barriers and the resuscitation sign) with the provisions of the Swimming Pools Act 1992 and the Building Code of Australia.</p> <p>Approval is not granted for the modification of any boundary fencing beyond what is authorised by the stamped approved plans, as modified by any condition of consent or what is permitted to be carried out as ‘exempt development’ under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A statement to the effect that isolation swimming pool fencing complying with AS1926 will be installed does not satisfy this condition. The location of the required barriers and the sign must be detailed upon the construction certificate plans.</li> </ul>   |

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|                      | <p><b>Condition Reason:</b> To ensure child-resistant swimming and spa pool barriers are provided.</p>   |
| <p><b>D. 11.</b></p> | <p><b>Swimming and Spa Pools – Backwash</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must detail the connection of backwash to Sydney Waters sewer in compliance with clause 10.9 (Figure 10.2) of AS/NZS 3500.2.2.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The plans must show the location of Sydney Water’s sewer, the yard gully or any new connection to the sewer system including a detailed cross section of the connection complying with clause 10.9 (Figure 10.2) of AS/NZS 3500.2.2.</li> <li>• The discharge of backwash water to any stormwater system is water pollution and an offence under the Protection of the Environment Operations Act 1997. The connection of any backwash pipe to any stormwater system is an offence under the Protection of the Environment Operations Act 1997.</li> </ul> <p><b>Condition Reason:</b> To ensure swimming and spa pool backwash is connected to Sydney Waters sewer.</p>  |
| <p><b>D. 12.</b></p> | <p><b>Electric vehicle circuitry and electric vehicle charging point requirements</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include an accurate electrical plan and specifications for all off-street car parking, prepared by a suitably qualified person, demonstrating the following;</p> <ol style="list-style-type: none"> <li>a) That each off-street car parking space will be provided with electrical circuitry to support the installation of a Level 2 electric vehicle charger point. The construction certificate plans are to:             <ul style="list-style-type: none"> <li>• Identify the power capacity to each car parking space.</li> <li>• Identify the load management system on each level of parking such as a distribution board.</li> <li>• Identify the conduit system to allow each car space to install an electric vehicle charger point - such as cable trays and/or buried cables underground. This system must allow future installation of cabling to power electric vehicle charger points and allow internet access (run Ethernet cable or install 4G modem).</li> </ul> </li> <li>b) A minimum of one Level 2 electric charger must be provided and Level 2 chargers must be provided to not less than 10% of all car parking spaces. The location of all electric vehicle chargers must be shown on the construction certificate plans.</li> <li>c) The Principal Certifier must be satisfied that the electrical plans and specifications are consistent with (a) and (b) prior to the issue of the construction certificate.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The minimum electric circuitry requirements for ‘Level 2’ electric vehicle charging points are:             <ul style="list-style-type: none"> <li>- Privately available spaces including visitor spaces: ‘Level 2’ slow – single phase 7kW power; and</li> <li>- Publicly available spaces: ‘Level 2’ fast – three-phase 11-22kW power.</li> </ul> </li> </ul> |

**Condition Reason:** To ensure the provision of electric vehicle circuitry to enable the future installation of electric vehicle charging point(s), and electric charging points if 10 or more car parking spaces are provided.

**D. 13. Road and Public Domain Works**

Before the issue of any construction certificate, a separate application under Section 138 of the Roads Act 1993 is to be made to, and be approved by Council, for the following infrastructure works. The infrastructure works must be carried out at the applicant's expense:

- a) The removal of the existing vehicular crossing and the construction of a new 3m wide vehicular crossing in accordance with Council's Crossing Specification, standard driveway drawing RF2\_D and to the satisfaction of Council's Assets Engineers. The new vehicular crossing must be constructed at a right angle to the street kerb in plain concrete where the centreline of the new crossing must align with the centreline of the internal driveway at the property boundary. Design longitudinal surface profiles along each side/edge for the proposed driveway, starting from the road centreline to the parking slab must be submitted for assessment,
- b) The installation of stormwater outlet pipe must be made by using 152mm x 76mm galvanised rectangular hollow section (RHS) in accordance with Council's Specification for Roadworks, Drainage and Miscellaneous Works and to the satisfaction of Council's Assets Engineers,
- c) The reinstatement of all damaged footpath, kerb and gutter and road pavement to Council's Specification for Roadworks, Drainage and Miscellaneous Works and to the satisfaction of Council's Assets Engineers.
- d) Where a grass verge exists, the balance of the area between the footpath and the kerb over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of Couch turf.

Before the issue of any construction certificate, the principal certifier must be provided with the original receipt(s) for the payment of all of the following security bonds and fees:

| Description   | Amount | Indexed | Council Fee Code |
|---|--------|---------|------------------|
| <b>INSPECTION FEES</b><br>under section 608 of the <i>Local Government Act 1993</i> |        |         |                  |
| Public Road and Footpath Infrastructure Inspection Fee                              | \$ 674 | No      | T45              |
| <b>TOTAL SECURITY AND FEES</b>  | \$ 674 |         |                  |

**How must the payments be made?**

Payments must be made by:

- cash deposit with Council,
- credit card payment with Council, or
- bank cheque made payable to Woollahra Municipal Council.

The payment of a security may be made by a bank guarantee where:

- the guarantee is by an Australian bank for the amount of the total outstanding contribution,

- the bank unconditionally agrees to pay the guaranteed sum to the Council on written request by Council on completion of the development or no earlier than 12 months from the provision of the guarantee whichever occurs first [NOTE: a time limited bank guarantee or a bank guarantee with an expiry date is not acceptable],
- the bank agrees to pay the guaranteed sum without reference to the Applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent,
- the bank guarantee is lodged with the Council prior to any site works being undertaken, and
- the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.

**Notes:**

- **Road** has the same meaning as in the Roads Act 1993.
- Changes in levels may arise from the detailed design of buildings, road, footpath, driveway crossing grades and stormwater. Changes required under Roads Act 1993 approvals may necessitate design and levels changes under this consent. This may in turn require the Applicant to seek to amend this consent.
- Works or structures over, on or under public roads or footpaths are subject to sections 138, 139 and 218 of the Roads Act 1993 and specifically:
  - Construction of driveways and/or new or alterations to footpath paving
  - Alteration and/or extension to Council drainage infrastructure
  - Alteration and/or addition of retaining walls
  - Pumping of water to Council's below ground stormwater system
  - Installation of soil/rock anchors under the roadway
  - Installation of Stormwater outlet pipes across the nature strip
- An "Application to Carry Out Works in a Public Road" form must be completed and lodged, with the application fee, at Council's Customer Services. Detailed plans and specifications of all works (including but not limited to structures, road works, driveway crossings, footpaths and stormwater drainage etc) within existing roads, must be attached, submitted to and approved by Council under section 138 of the Roads Act 1993, before the issue of any construction certificate.
- Detailed engineering plans and specifications of the works required by this condition must accompany the application form. The plans must clearly show the following:
  - Engineering drawings (plan, sections and elevation views) and specifications of the footpath, driveways, kerb and gutter, new gully pit showing clearly the connection point of site outlet pipe(s). The connection drainage lines must be as direct as possible and generally run perpendicular to the kerb alignment.
  - Engineering drawings of the new drainage line to be constructed joining the new and existing drainage pits including services.
- All driveways must include a design longitudinal surface profile for the proposed driveway for assessment. The driveway profile is to start from the road centreline and be along the worst case edge of the proposed driveway. Gradients and transitions must be in accordance with clause 2.5.3, 2.6 of AS 2890.1 – 2004, Part 1 – Off-street car parking. The driveway profile submitted to Council must be to (1:25) scale (for template checking purposes) and contain all relevant details: reduced levels, proposed grades and distances.
- The existing footpath level and grade at the street alignment of the property must be maintained unless otherwise specified by Council. Your driveway levels are to comply with AS2890.1 and Council's Standard Drawings. There may be occasions where these requirements conflict with your development and you are required to carefully check the driveway/garage slab and footpath levels for any variations.
- Any adjustments required from the garage slab and the street levels are to be carried out internally on private property
- Drainage design works must comply with the Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.
- Temporary ground anchors may be permitted, in accordance with Council's "Rock Anchor Policy".

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|                      | <ul style="list-style-type: none"> <li>• Services: Prior to any excavation works, the location and depth of all public utility services (telephone, cable TV, electricity, gas, water, sewer, drainage, etc.) must be ascertained. The Applicant must be responsible for all public utility adjustment/relocation works, necessitated by the development work and as required by the various public utility authorities and/or their agents.</li> <li>• All public domain works must comply with the latest version of Council’s “Specification for Roadworks, Drainage and Miscellaneous Works” unless expressly provided otherwise by these conditions. This specification and the application form can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a>.</li> <li>• When an application under the Roads Act is required, then four (4) weeks is to be allowed for assessment.</li> <li>• An application must be made to Council by the person who paid the security for release of the securities held under section 4.17 of the Act.</li> <li>• The securities will not be released until the Occupation Certificate has been lodged with Council, Council has inspected the site and Council is satisfied that the public works have been carried out to Council’s requirements. Council may use part or all of the security to complete the works to its satisfaction if the works do not meet Council’s requirements.</li> <li>• Council will only release the security upon being satisfied that all damage or all works, the purpose for which the security has been held have been remedied or completed to Council’s satisfaction as the case may be.</li> <li>• When determining whether the works within public land are satisfactory, Council will consider the ownership, construction quality, maintenance, operations, and public utility of such item/s.</li> <li>• Upon completion of each section of road, drainage and landscape work to Council’s satisfaction, 90% of the bond monies held by Council for these works will be released upon application. 10% may be retained by Council for a further 6 month period and may be used by Council to repair or rectify any defects or temporary works during the 6 month period.</li> </ul> <p><b>Condition Reason:</b> To ensure the design of the road, footpaths, driveway crossings and public stormwater drainage works are detailed and approved under section 138 of the Roads Act 1993 and to ensure the works are completed to Council’s satisfaction.</p> |
| <p><b>D. 14.</b></p> | <p><b>Engineer Certification</b></p> <p>Before the issue of any construction certificate, engineer certification must be submitted to the Principal Certifier confirming that the structural design does not incorporate any temporary or permanent underpinning works or ground anchors, bolts, etc. which encroach outside the boundaries of the subject property.</p> <p>This development consent does NOT give approval to any works outside the boundaries of the subject property including any underpinning works to any structures on adjoining properties and Council’s property.</p> <p><b>Condition Reason:</b> To ensure certification is provided that demonstrates all structural works are located within the boundaries of the site and do not include underpinning works to any structures on adjoining properties.</p>  |
| <p><b>D. 15.</b></p> | <p><b>Geotechnical and Hydrogeological Design, Certification and Monitoring</b></p> <p>Before the issue of the construction certificate, the applicant must submit, for approval by the Principal Certifier, a detailed geotechnical report prepared and certified by a Geotechnical Engineer with National Engineering Register (NER) credentials in accordance with Chapter E2.2.10 of Council’s DCP and Council’s document “Guidelines for Preparation of Geotechnical and Hydrogeological Reports”.</p>   |

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|                      | <p>The report must include a Geotechnical / Hydrogeological Monitoring Program together with civil and structural engineering details for foundation retaining walls, footings, basement tanking, and subsoil drainage systems, as applicable, prepared by a professional engineer, who is suitably qualified and experienced in geotechnical and hydrogeological engineering.</p> <p>These details must be certified by the professional engineer to:</p> <ol style="list-style-type: none"> <li>a) Provide appropriate support and retention to ensure there will be no ground settlement or movement, during excavation or after construction, sufficient to cause an adverse impact on adjoining property or public infrastructure.</li> <li>b) Provide appropriate support and retention to ensure there will be no adverse impact on surrounding property or infrastructure as a result of changes in local hydrogeology (behaviour of groundwater).</li> <li>c) Provide details of cut-off walls or similar controls prior to excavation such that any temporary changes to the groundwater level, during construction, will be kept within the historical range of natural groundwater fluctuations. Where the historical range of natural groundwater fluctuations is unknown, the design must demonstrate that changes in the level of the natural water table, due to construction, will not exceed 0.3m at any time.</li> <li>d) Provide tanking to below ground structures to prevent the entry of seepage water such that subsoil drainage/ seepage water is NOT collected and discharged to the kerb and gutter to comply with Chapter E2.2.5 and E2.2.10 of the Council's DCP.</li> <li>e) Provide a Geotechnical and Hydrogeological Monitoring Program that:             <ul style="list-style-type: none"> <li>• will detect any settlement associated with temporary and permanent works and structures,</li> <li>• will detect deflection or movement of temporary and permanent retaining structures (foundation walls, shoring bracing or the like),</li> <li>• will detect vibration in accordance with AS 2187.2 Appendix J including acceptable velocity of vibration (peak particle velocity),</li> <li>• will detect groundwater changes calibrated against natural groundwater variations,</li> <li>• details the location and type of monitoring systems to be utilised,</li> <li>• details the pre-set acceptable limits for peak particle velocity and ground water fluctuations,</li> <li>• details recommended hold points to allow for the inspection and certification of geotechnical and hydrogeological measures by the professional engineer, and</li> <li>• details a contingency plan.</li> </ul> </li> </ol> <p><b>Condition Reason:</b> To ensure that geotechnical and hydrogeological impacts are appropriately managed.</p> |
| <p><b>D. 16.</b></p> | <p><b>Ground Anchors</b></p> <p>This development consent does NOT give approval to works or structures over, on or under adjoining properties, public roads and/or footpaths.</p> <p>Before the issue of any construction certificate, if ground anchors are proposed:</p> <ol style="list-style-type: none"> <li>a) Prior written consent must be obtained from all relevant adjoining property owner(s) for the use of any ground anchors extending beyond the boundaries of the subject property.</li> </ol>  |

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|                      | <p>b) The use of permanent ground anchors under Council land is not permitted. Temporary ground anchors under Council’s land may be permitted, in accordance with Council’s “Rock Anchor Policy”, where alternative methods of stabilisation would not be practicable or viable, and where there would be benefits in terms of reduced community impact due to a shorter construction period, reduced disruption to pedestrian and vehicular traffic on adjacent public roads, and a safer working environment.</p> <p>c) If temporary ground anchors under Council land are proposed, a separate application, including payment of fees, must be made to Council under Section 138 of the Roads Act 1993. Application forms and Council’s “Rock Anchor Policy” are available from Council’s website. Approval may be granted subject to conditions of consent. A minimum of four weeks should be allowed for assessment.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>To ensure that this work is completed to Council’s satisfaction, this consent by separate condition, may impose one or more Infrastructure Works Bonds.</li> <li>Road has the same meaning as in the Roads Act 1993.</li> <li>Clause 17 of the Roads (General) Regulation 2018 prohibits excavation in the vicinity of roads as follows: “Excavations adjacent to road - A person must not excavate land in the vicinity of a road if the excavation is capable of causing damage to the road (such as by way of subsidence) or to any work or structure on the road.” Separate approval is required under the Roads Act 1993 for any underpinning, shoring, soil anchoring (temporary) or the like within or under any road. Council will not give approval to permanent underpinning, shoring, soil anchoring within or under any road.</li> </ul> <p><b>Condition Reason:</b> To ensure the relevant approval is gained for any temporary ground anchors.</p> |
| <p><b>D. 17.</b></p> | <p><b>Parking Facilities</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include detailed plans and specifications for all bicycle, car and commercial vehicle parking in compliance with AS2890.3: Parking Facilities - Bicycle Parking Facilities, AS 2890.6 Parking facilities - Off-street parking for people with disabilities, AS/NZS 2890.1: Parking Facilities - Off-Street Car Parking and AS 2890.2: Off-Street Parking: Commercial Vehicle Facilities respectively.</p> <p>Access levels and grades must comply with access levels and grades required by Council under the Roads Act 1993.</p> <p>The Principal Certifier has no discretion to reduce or increase the number or area of car parking or commercial parking spaces required to be provided and maintained by this consent.</p> <p><b>Condition Reason:</b> To ensure parking facilities are designed in accordance with the Australian Standard.</p>  |
| <p><b>D. 18.</b></p> | <p><b>Stormwater Management Plan</b></p> <p>Before the issue of any construction certificate, the applicant must submit, for approval by the Principal Certifier, detailed stormwater management plans prepared and certified by a chartered professional civil engineer, which detail the following:</p> <p>a) General design in accordance with stormwater management plan, referenced EN-N24_016, prepared by IGS, dated 02/08/2024, with the following amendments,</p>   |

- b) The discharge of stormwater from the site, by direct connection, to the street kerb located within the frontage of the site,
- c) A minimum 900mm x 900mm boundary junction pit must be provided prior to discharging stormwater from the site to the street drainage system. The stormwater outlet pipe across the Council's property must have a minimum grade of 1% to comply with Council's DCP and AS3500.3.
- d) The installation of rainwater tank (RWT) with a minimum storage volume of 10m<sup>3</sup> to comply with Council's DCP. Runoff from all roof areas must be collected and directed to the required RWT for non-potable uses such as toilet flushing, laundry devices and garden irrigation etc. Details including notation to this requirement must be clearly depicted on the drawings. Overflow from the RWT must be directed to the proposed on-site stormwater detention (OSD) system by gravity,
- e) The installation of an OSD system with minimum storage capacity of 22.5m<sup>3</sup> to comply with the Council's DCP. The Permissible Site Discharge for the proposed development must not exceed 20 l/s,
- f) A separate rainwater tank (RWT) with a minimum storage volume based on 6m<sup>3</sup> per 100m<sup>2</sup> of catchment areas draining to the absorption system must be installed to comply with Chapter E2.2.11 of the Council's DCP. Overflow from the SWT must be connected to the proposed on-site absorption system by gravity,
- g) Full supporting calculations for the proposed on-site absorption system must be included in the drawings. The storage capacity of the absorption system must be designed for a 5% AEP storm event based on the absorption rate and the stormwater tank is to be assumed to be full and cannot be included as part of the absorption storage. The required storage volume must be clearly depicted on the drawings. All trench system must be located at least 3 metres from the footing of any structures and property boundaries and be parallel to the contour,
- h) No pump pit shall be provided to the proposed absorption system,
- i) The installation of a stormwater treatment system including 1 x Ocean Guards and 1 x 460PSorb StormFilter with min. 2m<sup>2</sup> Chamber by Ocean Protect to meet stormwater quality targets stipulated in the Council's DCP,
- j) All below ground structures are to be fully tanked such that subsoil drainage/seepage water is NOT discharged to the kerb and gutter to comply with Chapter E2.2.5 and E2.2.10 of the Council's DCP. Notation to this requirement must be clearly depicted on the drawings.
- k) The stormwater management plans must specify any components of the existing drainage system to be retained and certified to be in good condition and of adequate capacity to convey additional runoff and be replaced or upgraded if required.
- l) Detail the location of the existing stormwater drainage system including all pipes, inspection openings, surface drains, pits and their discharge location as well as any new stormwater drainage system.
- m) Detail any remedial works required to upgrade the existing stormwater drainage system.
- n) Internal stormwater drainage including but not limited to gutters and downpipes, pipes and pits are to be designed for rainfall intensities up to and including the 1% AEP event if an unimpeded overland flow path to the street drainage system is not available. Design details and calculations must be included in the stormwater management plans.
- o) The dimensions of all drainage pits and access grates must comply with AS3500.3.
- p) Compliance with the objectives and performance requirements of the BCA.
- q) Interceptor drain(s) at the site boundary to prevent stormwater flows from the site crossing the footpath; and General compliance with the Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.



- r) General compliance with the Council's Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.

The Stormwater Management Plan must also include the following specific requirements:

**Layout Plan**

A detailed drainage plan at a scale of 1:100 based on drainage calculations prepared in accordance with the Australian Government publication, Australian Rainfall and Run-off, 2019 edition or most current version thereof. It must include:

- a) All pipe layouts, dimensions, grades, lengths and material specification.
- b) All invert levels reduced to Australian Height Datum (AHD).
- c) Location and dimensions of all drainage pits.
- d) Point and method of connection to Council's drainage infrastructure.
- e) Overland flow paths over impervious areas.

**On-site Stormwater Detention (OSD) System Details:**

- a) Any potential conflict between existing and proposed trees and vegetation.
- b) Internal dimensions and volume of the proposed detention storage.
- c) Diameter of the outlet to the proposed detention storage basin.
- d) Plans, elevations and sections showing the detention storage invert level, centreline level of outlet, top water level, finished surface level and adjacent structures.
- e) Details of access and maintenance facilities.
- f) Construction and structural details of all tanks and pits and/or manufacturer's specifications for proprietary products.
- g) Details of the emergency overland flow-path (to an approved Council drainage point) in the event of a blockage to the OSD System.
- h) Non-removable fixing details for Orifice plates where used.

**Rainwater Reuse System details:**

- a) Any potential conflict between existing and proposed trees and vegetation,
- b) Internal dimensions and volume of the proposed rainwater storage,
- c) Plans, elevations and sections showing the rainwater tanks, finished surface level and adjacent structures,
- d) Details of access and maintenance facilities,
- e) Construction and structural details of all tanks and pits and/or manufacturer's specifications for proprietary first flush products,
- f) Details of the emergency overland flow-path (to an approved Council drainage point) in the event of a blockage to the rainwater tanks,

For Stormwater Drainage works on Council's property, separate approval under Section 138 of the Roads Act 1993 must be obtained from Council for those works before the issue of any construction certificate.

All Stormwater Drainage System work within any road or public place must comply with Woollahra Municipal Council's Specification for Roadworks, Drainage and Miscellaneous Works (2012).

**Notes:**

- The collection, storage and use of rainwater is to be in accordance with Standards Australia HB230 "Rainwater Tank Design and Installation Handbook".

**Condition Reason:** To ensure that site stormwater is disposed of in a controlled and sustainable manner.

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| <p><b>D. 19.</b></p> | <p><b>Non-Gravity Drainage Systems</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include a Stormwater Management Plan for the site.</p> <p>The Stormwater Management Plan must detail the non-gravity drainage systems (charged, siphon, pump/sump systems) being designed in accordance with Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.</p> <p><b>Notes:</b><br/>                 The Woollahra DCP is available from Council's website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></p> <p><b>Condition Reason:</b> To ensure that site stormwater is disposed of in a controlled and sustainable manner.</p>  |
| <p><b>D. 20.</b></p> | <p><b>Salvage</b></p> <p>Stone, brick, timber joinery and decorative architectural elements to be demolished, which include windows and doors, chimney pieces, timber flooring and ceiling roses must be catalogued, labelled, salvaged and where possible reused on the project.</p> <p>Salvaged building materials surplus to the project must either be stored on site for future reuse, or transferred to an established second building material dealer for recycling.</p> <p><b>Condition Reason:</b> To promote the use of ecologically sustainable building materials in accordance with O2 of Clause E6.1.4 Woollahra DCP 2015 and to enable the conservation of other heritage buildings in accordance with the Woollahra LEP 2014, Clause 5.10 Heritage Conservation, 1(a), (b).</p>  |
| <p><b>D. 21.</b></p> | <p><b>Completion of Aboriginal heritage investigations</b></p> <p>Prior to the issue of a Construction Certificate:</p> <ol style="list-style-type: none"> <li>a) An ACHAR, ARD and AHIP application must be submitted to Heritage NSW in accordance with the recommendations of City Plan Heritage.</li> <li>b) These must demonstrate the nature and extent of PAD to inform the proposed testing program.</li> <li>c) This must include provisions for conservation or salvage of any significant Aboriginal heritage.</li> <li>d) The works program cannot commence until an AHIP has been awarded.</li> </ol> <p><b>Condition Reason:</b> To mitigate damage to and conserve as far as possible the Aboriginal heritage of the Woollahra LGA, in accordance with Part 5.10 Clause 1 (a), (b), (c) and (d) of the Woollahra LEP 2014. This is also in accordance with the Due Diligence advice submitted by the proponent.</p> |
| <p><b>D. 22.</b></p> | <p><b>Tree Protection Plan and Specification</b></p> <p>Before the issue of any construction certificate, the Principal Certifier must ensure the measures for tree protection detailed in this consent are in place. The construction certificate plans and specifications must show the following information:</p> <ol style="list-style-type: none"> <li>a) Trees to be numbered and coloured in accordance with these conditions:                 <ul style="list-style-type: none"> <li>• shaded green where required to be retained and protected</li> <li>• shaded red where authorised to be removed</li> </ul> </li> </ol>  |

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|  | <ul style="list-style-type: none"> <li>• shaded yellow where required to be transplanted</li> <li>• shaded blue where required to be pruned</li> </ul> <p>b) Tree Protection Plan and Specification prepared by an arborist with a minimum qualification of AQF 5 including the following:</p> <ul style="list-style-type: none"> <li>• Tree Location Plan (to scale) based on/overlaid with the approved plans, indicating trees to be retained, removed or transplanted, and the location of tree protection zones (TPZ) and structural root zones (SRZ) of trees to be retained and protected.</li> <li>• The plan must also include site specific tree protection recommendations such as fencing, ground and trunk protection and other protection devices.</li> <li>• Tree Protection Specification (written document) with tree protection requirements included from this consent and in accordance with sections 4 &amp; 5 of AS4970, providing guidance for the implementation of tree protection methods.</li> <li>• To minimise construction damage, the plan must show specific areas requiring works to be done under direct supervision of the project arborist.</li> </ul> <p>c) References to applicable tree management plan, arborists report or transplant method statement.</p> <p>This plan must be kept on site until the issue of the occupation certificate for the whole building.</p> <p><b>Condition Reason:</b> To ensure the construction certificate includes the approved tree management details, and all measures are implemented.</p> <p>Standard Condition D.30 (Autotext 30D)</p> |
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**E. BEFORE BUILDING WORK COMMENCES**

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| <p><b>E. 1.</b></p> | <p><b>Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989</b></p> <p>Before any building work commences, and under section 4.17(11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:</p> <ul style="list-style-type: none"> <li>a) that the work must be carried out in accordance with the requirements of the Building Code of Australia,</li> <li>b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.</li> </ul> <p>This condition does not apply:</p> <ul style="list-style-type: none"> <li>a) to the extent to which an exemption is in force under the Home Building Regulation 2014, or</li> <li>b) to the erection of a temporary building.</li> </ul> <p>In this condition, a reference to the BCA is a reference to that code as in force on the date the application for the relevant Construction Certificate is made.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• This condition must be satisfied prior to commencement of any work in relation to the contract of insurance under the Home Building Act 1989. This condition also has effect during the carrying out of all building work with respect to compliance with the Building Code of Australia.</li> <li>• All new guttering is to comply with the provisions of AS3500.</li> </ul> |
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|                     | <p><b>Condition Reason:</b> To ensure that works are carried out in accordance with the Building Code of Australia and any required contract of insurance is in force.</p>   |
| <p><b>E. 2.</b></p> | <p><b>Erosion and Sediment Controls – Installation</b></p> <p>Before any building work commences, water pollution, erosion and sedimentation controls must be installed and maintained in accordance with:</p> <ol style="list-style-type: none"> <li>a) The Soil and Water Management Plan if required under this consent;</li> <li>b) “Do it Right On Site, Soil and Water Management for the Construction Industry” and accompanying factsheets published by the Southern Sydney Regional Organisation of Councils, and</li> <li>c) “Managing Urban Stormwater - Soils and Construction” 2004 published by the NSW Government (The Blue Book).</li> </ol> <p>Where there is any conflict The Blue Book takes precedence.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The International Erosion Control Association – Australasia (<a href="http://www.austieca.com.au/">www.austieca.com.au/</a>) lists consultant experts who can assist in ensuring compliance with this condition.</li> <li>• Where Soil and Water Management Plan is required for larger projects it is recommended that this be produced by a member of the International Erosion Control Association – Australasia.</li> <li>• The “Do it Right On Site, Soil and Water Management for the Construction Industry” publication and the accompanying factsheets can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a> and The Blue Book is available at <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a></li> <li>• A failure to comply with this condition may result in penalty infringement notices, prosecution, notices and orders under the Act and/or the Protection of the Environment Operations Act 1997 without any further warning. It is a criminal offence to cause, permit or allow pollution.</li> <li>• Section 257 of the Protection of the Environment Operations Act 1997 provides inter alia that “the occupier of premises at or from which any pollution occurs is taken to have caused the pollution”.</li> <li>• Warning: Irrespective of this condition any person occupying the site may be subject to proceedings under the Protection of the Environment Operations Act 1997 where pollution is caused, permitted or allowed as the result of their occupation of the land being.</li> </ul> <p><b>Condition Reason:</b> To prevent potential water pollution and dust nuisance.</p> |
| <p><b>E. 3.</b></p> | <p><b>Building - Construction Certificate, Appointment of Principal Certifier, Appointment of Principal Contractor and Notice of Commencement (Part 6, Division 6.3 of the Act)</b></p> <p>Building work must not commence, until:</p> <ol style="list-style-type: none"> <li>a) A construction certificate for the building work has been issued by the consent authority, the Council (if the Council is not the consent authority) or an accredited Certifier, and</li> <li>b) The person having the benefit of the development consent has:             <ul style="list-style-type: none"> <li>• appointed a Principal Certifier for the building work, and</li> <li>• notified the Principal Certifier that the person will carry out the building work as an Owner-builder, if that is the case, and</li> </ul> </li> <li>c) The Principal Certifier has, no later than 2 days before the building work commences:             <ul style="list-style-type: none"> <li>• notified the consent authority and the Council (if the Council is not the consent authority) of his or her appointment, and</li> </ul> </li> </ol>   |

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|  | <ul style="list-style-type: none"> <li>• notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and</li> </ul> <p>d) The person having the benefit of the development consent, if not carrying out the work as an Owner-builder, has:</p> <ul style="list-style-type: none"> <li>• appointed a Principal Contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and</li> <li>• notified the Principal Certifier of any such appointment, and</li> <li>• unless that person is the Principal Contractor, notified the Principal Contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and</li> <li>• given at least 2 days' notice to the Council of the person's intention to commence the erection of the building.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• <b>Building</b> has the same meaning as in section 1.4 of the Act and includes part of a building and any structure or part of a structure.</li> <li>• <b>New building</b> has the same meaning as in section 6.1 of the Act and includes an altered portion of, or an extension to, an existing building.</li> <li>• The commencement of demolition works associated with an altered portion of, or an extension to, an existing building is considered to be the commencement of building work requiring compliance with section 6.6(2) of the Act (including the need for a Construction Certificate) prior to any demolition work. See: <i>Over our Dead Body Society Inc v Byron Bay Community Association Inc</i> [2001] NSWLEC 125.</li> <li>• Construction Certificate Application, PC Service Agreement and Notice of Commencement forms can be downloaded from Council's website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></li> <li>• It is an offence for any person to carry out the erection of a building in breach of this condition and in breach of section 6.6(2) of the Act.</li> <li>• Under the Home Building Act 1989 any property owner who intends undertaking construction work to a dwelling house or dual occupancy to the value of \$12,000 or over must complete an approved education course and obtain an owner-builder permit from NSW Fair Trading.</li> </ul> <p><b>Condition Reason:</b> To ensure a construction certificate has been issued, a Principal Certifier is appointed, a Principal Contractor (if applicable) is appointed, and a notice of commencement has been submitted.</p> |
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**F. DURING BUILDING WORK**

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| <p><b>F. 1.</b></p> | <p><b>Compliance with BCA and Insurance Requirements under the Home Building Act 1989</b></p> <p>While site work is being carried out:</p> <ul style="list-style-type: none"> <li>a) work must be carried out in accordance with the requirements of the Building Code of Australia (BCA),</li> <li>b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.</li> </ul> <p>This condition does not apply:</p> <ul style="list-style-type: none"> <li>a) to the extent to which an exemption is in force under the Development Certification and Fire Safety Regulations, or</li> <li>b) to the erection of a temporary building.</li> </ul> <p>In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant construction certificate is made.</p> |
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|                     | <p>For the purposes of section 4.17(11) of the Act, the above condition is prescribed in relation to a development consent for development that involves any building work.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• All new guttering is to comply with the provisions of AS 3500.</li> </ul> <p><b>Condition Reason:</b> To ensure compliance with the BCA and Home building Act 1989.</p>  |
| <p><b>F. 2.</b></p> | <p><b>Requirement to Notify about New Evidence</b></p> <p>While site work is being carried out, any new information that comes to light, which has the potential to alter previous conclusions about site contamination, heritage significance, threatened species or other relevant matters must be immediately notified to Council and the Principal Certifier.</p> <p><b>Condition Reason:</b> To ensure Council and the Principal Certifier are made aware of new information.</p>   |
| <p><b>F. 3.</b></p> | <p><b>Critical Stage Inspections</b></p> <p>While site work is being carried out, critical stage inspections must be called for by the Principal Contractor or Owner-builder as required by the Principal Certifier, any PC service agreement, the Act, the Development Certification and Fire Safety Regulation, and the Regulation.</p> <p>Work must not proceed beyond each critical stage until the Principal Certifier is satisfied that work is proceeding in accordance with this consent, the construction certificate(s) and the Act.</p> <p>Critical stage inspections means the inspections prescribed by the Development Certification and Fire Safety Regulations, and Regulations for the purposes of section 6.5 of the Act or as required by the Principal Certifier and any PC Service Agreement.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The Principal Certifier may require inspections beyond mandatory critical stage inspections in order that the Principal Certifier be satisfied that work is proceeding in accordance with this consent.</li> <li>• The Principal Certifier may, in addition to inspections, require the submission of Compliance Certificates, survey reports or evidence of suitability in accordance with Part A2G2 of the BCA in relation to any matter relevant to the development.</li> </ul> <p><b>Condition Reason:</b> To ensure that building work progresses in accordance with the approved plans, conditions of consent, and requirements of the act.</p> |
| <p><b>F. 4.</b></p> | <p><b>Hours of Work –Amenity of the Neighbourhood</b></p> <p>While site work is being carried out:</p> <ol style="list-style-type: none"> <li>No work must take place on any Sunday or public holiday.</li> <li>No work must take place before 7am or after 5pm any weekday.</li> <li>No work must take place before 7am or after 1pm any Saturday.</li> <li>The following work must not take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday:             <ol style="list-style-type: none"> <li>piling,</li> <li>piering,</li> </ol> </li> </ol>   |

- iii. rock or concrete cutting, boring or drilling,
  - iv. rock breaking,
  - v. rock sawing,
  - vi. jack hammering, or
  - vii. machine excavation.
- e) No loading or unloading of material or equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.
  - f) No operation of any equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.
  - g) No rock excavation being cutting, boring, drilling, breaking, sawing , jack hammering or bulk excavation of rock, must occur without a 15 minute interval break within every hour.

**Notes:**

- The use of noise and vibration generating plant and equipment and vehicular traffic, including trucks in particular, significantly degrade the amenity of neighbourhoods and more onerous restrictions apply to these activities. This more invasive work generally occurs during the foundation and bulk excavation stages of development. If you are in doubt as to whether or not a particular activity is considered to be subject to the more onerous requirement (9am to 4pm weekdays and 9am to 1pm Saturdays) please consult with Council.
- Each and every breach of this condition by any person may be subject to a separate penalty infringement notice or prosecution.
- The delivery and removal of plant, equipment and machinery associated with wide loads subject to Transport for NSW and NSW Police restrictions on their movement outside the approved hours of work will be considered on a case by case basis.
- Compliance with these hours of work does not affect the rights of any person to seek a remedy to offensive noise as defined by the Protection of the Environment Operations Act 1997, the Protection of the Environment Operations (Noise Control) Regulation 2017.
- NSW EPA Noise Guide is available at [www.epa.nsw.gov.au/noise/nglg.htm](http://www.epa.nsw.gov.au/noise/nglg.htm)

**Condition Reason:** To mitigate the impact of work upon the amenity of the neighbourhood.

**F. 5. Public Footpaths – Safety, Access and Maintenance**

While site work is being carried out, any person acting with the benefit of this consent must:

- a) Not erect or maintain any gate or fence that swings out, or encroaches upon the road or the footway.
- b) Not use the road or footway for the storage of any article, material, matter, waste or thing.
- c) Not use the road or footway for any work.
- d) Keep the road and footway in good repair free of any trip hazard or obstruction.
- e) Any damage caused to the road, footway, vehicular crossing, nature strip or any public place must be immediately made safe and then repaired, to the satisfaction of Council.
- f) Not stand any plant and equipment upon the road or footway.

- g) If it is proposed to locate any site fencing, hoardings, skip bins or other articles upon any part of the footpath, nature strip or any public place, or operate a crane, hoist or concrete pump on or over Council land, an application must be submitted to and approved by Council beforehand.
- h) Provide a clear safe pedestrian route a minimum of 1.5m wide.
- i) Protect heritage listed street name inlays located in the footpath, kerb and gutter, and any other structure, to ensure they are not removed or damaged during development.

This condition does not apply to the extent that a permit or approval exists under the section 148B of the Road Transport Act 2013, section 138 of the Roads Act 1993 or section 68 of the Local Government Act 1993 except that at all time compliance is required with:

- a) Australian Standard AS 1742 (Set): Manual of uniform traffic control devices and all relevant parts of this set of standards.
- b) Australian Road Rules.

**Notes:**

- Section 148B of the Road Transport Act 2013 allows the NSW Police to close any road or road related area to traffic during any temporary obstruction or danger to traffic or for any temporary purpose.
- Section 138 of the Roads Act 1993 provides that a person must not:
  - erect a structure or carry out a work in, on or over a public road, or
  - dig up or disturb the surface of a public road, or
  - remove or interfere with a structure, work or tree on a public road, or
  - pump water into a public road from any land adjoining the road, or
  - connect a road (whether public or private) to a classified road,
  - otherwise than with the consent of the appropriate roads authority.
- Section 68 of the Local Government Act 1993 provides that a person may carry out certain activities only with the prior approval of the Council including:
  - Part C Management of waste:
    - a) For fee or reward, transport waste over or under a public place
    - b) Place waste in a public place
    - c) Place a waste storage container in a public place.
  - Part E Public roads:
    - a) Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway
    - b) Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road.

**Condition Reason:** To ensure safe access is maintained to footpaths and roads during building works.

**F. 6. Maintenance of Environmental Controls**

While site work is being carried out, the following monitoring, measures and controls must be maintained:

- a) erosion and sediment controls,
- b) dust controls,
- c) dewatering discharges,
- d) noise controls,
- e) vibration monitoring and controls, and
- f) ablutions.

**Condition Reason:** To ensure that environmental controls are maintained during building works to protect the public and surrounding environment.



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| <p><b>F. 7.</b></p> | <p><b>Support of Adjoining Land and Buildings</b></p> <p>While site work is being carried out, a person must not do anything on or in relation to the site (the supporting land) that removes the support provided by the supporting land to any other land (the supported land) or building (the supported building).</p> <p>For the purposes of this condition, supporting land includes the natural surface of the site, the subsoil of the site, any water beneath the site, and any part of the site that has been reclaimed.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• This condition does not authorise any trespass or encroachment upon any adjoining or supported land or building whether private or public. Where any underpinning, shoring, soil anchoring (temporary or permanent) or the like is considered necessary upon any adjoining or supported land by any person the Principal Contractor or Owner-builder must obtain:             <ul style="list-style-type: none"> <li>- the consent of the owners of such adjoining or supported land to trespass or encroach, or</li> <li>- an access order under the Access to Neighbouring Land Act 2000, or</li> <li>- an easement under section 88K of the Conveyancing Act 1919, or</li> <li>- an easement under section 40 of the Land and Environment Court Act 1979 as appropriate.</li> </ul> </li> <li>• Section 177 of the Conveyancing Act 1919 creates a statutory duty of care in relation to support of land. Accordingly, a person has a duty of care not to do anything on or in relation to land being developed (the supporting land) that removes the support provided by the supporting land to any other adjoining land (the supported land).</li> <li>• Clause 17 of the Roads Regulation 2018 prohibits excavation in the vicinity of roads as follows: “Excavations adjacent to road - A person must not excavate land in the vicinity of a road if the excavation is capable of causing damage to the road (such as by way of subsidence) or to any work or structure on the road.” Separate approval is required under the Roads Act 1993 for any underpinning, shoring, soil anchoring (temporary) or the like within or under any road. Council will not give approval to permanent underpinning, shoring, soil anchoring within or under any road.</li> <li>• The encroachment of work or the like is a civil matter of trespass or encroachment and Council does not adjudicate or regulate such trespasses or encroachments except in relation to encroachments upon any road, public place, Crown land under Council’s care control or management, or any community or operational land as defined by the Local Government Act 1993.</li> </ul> <p><b>Condition Reason:</b> To ensure that the support of adjoining land is not removed.</p> |
| <p><b>F. 8.</b></p> | <p><b>Erosion and Sediment Controls – Maintenance</b></p> <p>While site work is being carried out, water pollution, erosion, and sedimentation controls must be maintained in accordance with:</p> <ol style="list-style-type: none"> <li>a) the Soil and Water Management Plan required under this consent,</li> <li>b) “Do it Right On Site, Soil and Water Management for the Construction Industry” and the accompanying factsheets published by the Southern Sydney Regional Organisation of Councils, and</li> <li>c) “Managing Urban Stormwater - Soils and Construction” 2004 published by the NSW Government (The Blue Book).</li> </ol> <p>Where there is any conflict The Blue Book takes precedence.</p>   |

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|                      | <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A failure to comply with this condition may result in penalty infringement notices, prosecution, notices and orders under the Act and/or the Protection of the Environment Operations Act 1997 without any further warning. It is a criminal offence to cause, permit or allow pollution.</li> <li>• Section 257 of the Protection of the Environment Operations Act 1997 provides that “the occupier of premises at or from which any pollution occurs is taken to have caused the pollution”.</li> <li>• Warning: Irrespective of this condition any person occupying the site may be subject to proceedings under the Protection of the Environment Operations Act 1997 where pollution is caused, permitted or allowed as the result of the occupation of the land being developed whether or not they actually cause the pollution.</li> </ul> <p><b>Condition Reason:</b> To prevent potential water pollution and dust nuisance.</p>  |
| <p><b>F. 9.</b></p>  | <p><b>Disposal of Site Water During Construction</b></p> <p>While site work is being carried out:</p> <ol style="list-style-type: none"> <li>a) Prior to pumping any water into the road or public stormwater system, approval must be obtained from Council under section 138(1)(d) of the Roads Act 1993.</li> <li>b) Water pollution, as defined by the Protection of the Environment Operations Act 1997, must not occur as the result of the discharge to the road, public stormwater system or other place of any site water.</li> <li>c) That stormwater from any roof or other impervious areas is linked, via temporary downpipes and stormwater pipes, to a Council approved stormwater disposal system immediately upon completion of the roof installation or work creating other impervious areas.</li> </ol> <p><b>Condition Reason:</b> To ensure that adjoining and neighbouring land is not adversely affected by unreasonable overland flows of stormwater and that site water does not cause erosion and water pollution.</p>   |
| <p><b>F. 10.</b></p> | <p><b>Check Surveys - boundary location, building location, building height, stormwater drainage system and flood protection measures relative to Australian Height Datum</b></p> <p>While site work is being carried out, a registered surveyor must carry out check surveys and provide survey certificates confirming the location of the building(s), ancillary works, flood protection works and the stormwater drainage system relative to the boundaries of the site and that the height of buildings, ancillary works, flood protection works and the stormwater drainage system relative to Australian Height Datum complies with this consent at the following critical stages.</p> <p>Work must not proceed beyond each of the following critical stages until compliance has been demonstrated to the Principal Certifier’s satisfaction:</p> <ol style="list-style-type: none"> <li>a) Upon the completion of foundation walls prior to the laying of any floor or the pouring of any floor slab and generally at damp proof course level.</li> <li>b) Upon the completion of formwork for floor slabs prior to the laying of any floor or the pouring of any concrete and generally at each storey.</li> <li>c) Upon the completion of formwork or framework for the roof(s) prior to the laying of any roofing or the pouring of any concrete roof.</li> <li>d) Upon the completion of formwork and steel fixing prior to pouring of any concrete for any ancillary structure, flood protection work, swimming pool or spa pool or the like.</li> </ol> |

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|                      | <p>e) Upon the completion of formwork and steel fixing prior to pouring of any concrete for driveways showing transitions and crest thresholds confirming that driveway levels match Council approved driveway crossing levels and minimum flood levels.</p> <p>f) Stormwater drainage Systems are in place prior to back filling over pipes confirming location, height and capacity of works.</p> <p>g) Flood protection measures are in place confirming location, height and capacity.</p> <p><b>Condition Reason:</b> To ensure that development occurs in the location and at the height approved under this consent, which is critical to ensure that buildings are constructed to minimum heights for flood protection and maximum heights to protect views and the amenity of neighbours.</p>  |
| <p><b>F. 11.</b></p> | <p><b>Placement and Use of Skip Bins</b></p> <p>While site work is being carried out, all waste storage containers, including but not limited to skip bins, must be stored within the site unless:</p> <p>a) Activity Approval has been issued by Council under section 68 of the Local Government Act 1993 to place the waste storage container in a public place; and</p> <p>b) where located on the road it is located only in a positions where a vehicle may lawfully park in accordance with the Australian Road Rules.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Waste storage containers must not be located on the footpath without a site specific activity approval. Where such site specific activity approval is granted a 1.5m wide clear path of travel is maintained free of any trip hazards.</li> </ul> <p><b>Condition Reason:</b> To ensure waste storage containers are appropriately located.</p> |
| <p><b>F. 12.</b></p> | <p><b>Prohibition of Burning</b></p> <p>While site work is being carried out, there must be no burning of any waste or other materials. The burning of copper chrome arsenate (CCA) or pentachlorophenol (PCP) treated timber is prohibited in all parts of NSW. All burning is prohibited in the Woollahra local government area.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Under the Protection of the Environment Operations (Clean Air) Regulation 2021 all burning (including burning of vegetation and domestic waste) is prohibited except with approval. No approval is granted under this consent for any burning.</li> </ul> <p><b>Condition Reason:</b> To ensure no burning of waste occurs.</p>  |
| <p><b>F. 13.</b></p> | <p><b>Dust Mitigation</b></p> <p>While site work is being carried out, dust mitigation must be implemented in accordance with “Dust Control - Do it right on site” and the accompanying facts sheets published by the Southern Sydney Regional Organisation of Councils.</p> <p>This generally requires:</p> <p>a) Dust screens to all hoardings and site fences.</p> <p>b) All stockpiles or loose materials to be covered when not being used.</p> <p>c) All equipment, where capable, being fitted with dust catchers.</p> <p>d) All loose materials being placed bags before placing into waste or skip bins.</p> <p>e) All waste and skip bins being kept covered when not being filled or emptied.</p>  |

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|                      | <p>f) The surface of excavation work being kept wet to minimise dust.<br/>                 g) Landscaping incorporating trees, dense shrubs and grass being implemented as soon as practically possible to minimise dust.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• “Dust Control - Do it right on site” and the accompanying factsheets can be downloaded from Council’s website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></li> <li>• Special precautions must be taken when removing asbestos or lead materials from development sites. Additional information can be obtained from <a href="http://www.safework.nsw.gov.au">www.safework.nsw.gov.au</a> and <a href="http://www.epa.nsw.gov.au">www.epa.nsw.gov.au</a>. Other specific conditions and advice may apply.</li> <li>• Demolition and construction activities may affect local air quality and contribute to urban air pollution. The causes are dust, smoke and fumes coming from equipment or activities, and airborne chemicals when spraying for pest management. Precautions must be taken to prevent air pollution.</li> </ul> <p><b>Condition Reason:</b> To mitigate the impact of dust upon the amenity of the neighbourhood and prevent water pollution.</p> |
| <p><b>F. 14.</b></p> | <p><b>Swimming and Spa Pools – Temporary Child Resistant Barriers and other Matters</b></p> <p>While site work is being carried out, temporary child-resistant barriers must be installed in compliance with the Swimming Pools Act 1992 and Building Code of Australia where any swimming pool or spa pool, as defined by the Swimming Pools Act 1992, contains more than 300mm in depth of water at any time.</p> <p>Permanent child-resistant barriers must be installed in compliance with the Swimming Pools Act 1992 and the Building Code of Australia as soon as practical.</p> <p>Backwash and any temporary dewatering from any swimming pool or spa pool as defined by the Swimming Pools Act 1992 must be discharged to the sewer in compliance with clause 10.9 (Figure 10.2) of AS/NZS 3500.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• This condition does not prevent Council from issuing an order under section 23 of the Swimming Pool Act 1992 or taking such further action as necessary for a breach of this condition or the Swimming Pools Act 1992.</li> </ul> <p><b>Condition Reason:</b> To ensure access to swimming pools is effectively restricted to maintain child safety.</p>  |
| <p><b>F. 15.</b></p> | <p><b>Site Waste Minimisation and Management – Demolition</b></p> <p>While site work is being carried out, in order to maximise resource recovery and minimise residual waste from demolition activities:</p> <ol style="list-style-type: none"> <li>a) the provisions of the Site Waste Minimisation and Management Plan (SWMMP) are to be implemented at all times during the course of the work,</li> <li>b) an area is to be allocated for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation and access and handling requirements),</li> <li>c) separate collection bins and/or areas for the storage of residual waste are to be provided,</li> <li>d) the purpose and content of the bins and/or storage areas are to be clearly ‘signposted’,</li> <li>e) measures to prevent damage by the elements, odour, health risks and windborne litter are to be implemented, and</li> <li>f) site disturbance must be minimised, and unnecessary excavation limited.</li> </ol>   |

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|                      | <p>When implementing the SWMMP the Applicant must ensure:</p> <ol style="list-style-type: none"> <li>a) footpaths, public reserves and street gutters are not used as places to store demolition waste or materials of any kind without Council approval,</li> <li>b) any material moved offsite is transported in accordance with the requirements of the Protection of the Environment Operations Act 1997,</li> <li>c) waste is only transported to a place that can lawfully be used as a waste facility,</li> <li>d) generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) is conducted in accordance with relevant waste legislation administered by the NSW Environment Protection Authority, and relevant occupational health and safety legislation administered by SafeWork NSW, and</li> <li>e) evidence such as weighbridge dockets and invoices for waste disposal or recycling services are retained.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Materials that have an existing reuse or recycling market must not be disposed of in a land fill. Reuse and recycling opportunities are decreased when asbestos is not carefully removed and segregated from other waste streams.</li> </ul> <p><b>Condition Reason:</b> To maximise resource recovery and minimise residual waste from demolition activities.</p>  |
| <p><b>F. 16.</b></p> | <p><b>Site Waste Minimisation and Management – Construction</b></p> <p>While site work is being carried out, in order to maximise resource recovery and minimise residual waste from construction activities:</p> <ol style="list-style-type: none"> <li>a) the provisions of the Site Waste Minimisation and Management Plan (SWMMP) are to be implemented at all times during the course of the work,</li> <li>b) deliveries of materials must be arranged so that materials are delivered ‘as needed’ to prevent the degradation of materials through weathering and moisture damage,</li> <li>c) consideration must be given to returning excess materials to the supplier or manufacturer,</li> <li>d) an area must be allocated for the storage of materials for use, recycling and disposal (considering slope, drainage, location of waterways, stormwater outlets and vegetation),</li> <li>e) the purpose and content of the storage areas must be clearly ‘signposted’,</li> <li>f) contractors must be arranged for the transport, processing and disposal of waste and recycling and all contractors must be aware of the legal requirements for disposing of waste,</li> <li>g) separate collection bins or areas for the storage of residual waste must be promoted,</li> <li>h) measures to prevent damage by the elements, odour and health risks, and windborne litter must be implemented,</li> <li>i) site disturbance must be minimised and unnecessary excavation limited,</li> <li>j) all waste must be transported to a place that can lawfully be used as a waste facility, and</li> <li>k) records demonstrating lawful disposal of waste must be retained and kept readily accessible for inspection by regulatory authorities such as Council, the NSW EPA or SafeWork NSW.</li> </ol> <p><b>Condition Reason:</b> To maximise resource recovery and minimise residual waste from construction activities.</p> |

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| <p><b>F. 17.</b></p> | <p><b>Asbestos Removal</b></p> <p>While site work is being carried out, all asbestos removal work must be carried out safely according to NSW work health and safety legislation.</p> <p>Where hazardous material, including bonded or friable asbestos has been identified in accordance with the conditions in Section B above, and such material must be demolished, disturbed and subsequently removed, all such works must comply with the following criteria:</p> <ol style="list-style-type: none"> <li>a) Be undertaken by contractors who hold a current SafeWork NSW “demolition licence” and a current SafeWork NSW “Class A licence” for friable asbestos removal.</li> <li>b) Be carried out in accordance with the relevant SafeWork NSW codes of practice.</li> <li>c) No asbestos products may be reused on the site.</li> <li>d) No asbestos laden skip or bins must be left in any public place.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Before starting work, a work site-specific permit approving each asbestos project must be obtained from SafeWork NSW. A permit will not be granted without a current SafeWork licence.</li> <li>• All removal, repair or disturbance of or to asbestos material must comply with:                     <ul style="list-style-type: none"> <li>- Work Health and Safety Act 2011,</li> <li>- Work Health and Safety Regulation 2017,</li> <li>- SafeWork NSW “Code of Practice: How to Safely Remove Asbestos” (2016), and</li> <li>- SafeWork NSW “Code of Practice: How to Manage and Control Asbestos in the Workplace” (2016).</li> </ul> </li> <li>• For more information go to the SafeWork NSW website on asbestos <a href="http://www.safework.nsw.gov.au/health-and-safety/safety-topics-a-z/asbestos">www.safework.nsw.gov.au/health-and-safety/safety-topics-a-z/asbestos</a>, and <a href="http://www.safework.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice">www.safework.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice</a> or call 131 050</li> </ul> |
|                      | <p><b>Condition Reason:</b> To ensure the safe removal of asbestos and protect the health and safety of persons working on the site and the public.</p>   |
| <p><b>F. 18.</b></p> | <p><b>Classification of Hazardous Waste</b></p> <p>While site work is being carried out, and prior to the exportation of hazardous waste (including hazardous fill or soil) from the site, the waste materials must be classified in accordance with the provision of the Protection of the Environment Operations Act 1997 and the NSW EPA Waste Classification Guidelines, Part1: Classifying Waste, 2014.</p> <p><b>Condition Reason:</b> To ensure that where hazardous waste will be removed from a site an asbestos licensed contractor can definitively determine where the waste may be legally taken for disposal.</p>   |
| <p><b>F. 19.</b></p> | <p><b>Disposal of Asbestos and Hazardous Waste</b></p> <p>While site work is being carried out, asbestos and hazardous waste, once classified in accordance with the hazardous waste classification condition must only be transported to waste facilities licensed to accept asbestos and appropriate classifications of hazardous waste.</p> <p><b>Condition Reason:</b> To ensure that asbestos and other hazardous waste is disposed of lawfully under the Protection of the Environment Operations Act 1997 and relevant NSW EPA requirements.</p>   |

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| <p><b>F. 20.</b></p> | <p><b>Asbestos Removal Signage</b></p> <p>While site work is being carried out and when asbestos is being removed, standard commercially manufactured signs containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm are to be erected in prominent visible positions on the site.</p> <p><b>Condition Reason:</b> To ensure awareness of any hazard to the health and safety of persons working on the site and public.</p>   |
| <p><b>F. 21.</b></p> | <p><b>Notification of Asbestos Removal</b></p> <p>While site work is being carried out, in addition to the requirements for licensed asbestos removalists to give written notice to SafeWork NSW, all adjoining properties and those opposite the development site must be notified in writing of the dates and times when asbestos removal is to be conducted.</p> <p>The notification is to identify the licensed asbestos removal contractor and include a contact person for the site together with telephone and facsimile numbers and email addresses.</p> <p><b>Condition Reason:</b> To ensure that local residents are informed and have adequate contact details for incidents of asbestos removal.</p>  |
| <p><b>F. 22.</b></p> | <p><b>Compliance with Geotechnical / Hydrogeological Monitoring Program</b></p> <p>While site work is being carried out, excavation must be undertaken in accordance with the recommendations of the Geotechnical / Hydrogeological Monitoring Program and any oral or written direction of the supervising professional engineer.</p> <p>The Principal Contractor and any sub-contractor must strictly follow the Geotechnical / Hydrogeological Monitoring Program for the development including, but not limited to:</p> <ol style="list-style-type: none"> <li>a) the location and type of monitoring systems to be utilised,</li> <li>b) recommended hold points to allow for inspection and certification of geotechnical and hydrogeological measures by the professional engineer, and</li> <li>c) the contingency plan.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The consent authority cannot require that the author of the geotechnical/hydrogeological report submitted with the development application to be appointed as the professional engineer supervising the work however, it is the Council's recommendation that the author of the report be retained during the construction stage.</li> </ul> <p><b>Condition Reason:</b> To ensure the geotechnical and/or hydrogeological impacts of the development are appropriately managed.</p> |
| <p><b>F. 23.</b></p> | <p><b>Vibration Monitoring</b></p> <p>While site work is being carried out, vibration monitoring equipment must be installed and maintained, under the supervision of a professional engineer with expertise and experience in geotechnical engineering, between any potential source of vibration and any building identified by the professional engineer as being potentially at risk of movement or damage from settlement and/or vibration during the excavation and during the removal of any excavated material from the land being developed.</p>  |

If vibration monitoring equipment detects any vibration at the level of the footings of any adjacent building exceeding the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity an audible alarm must activate such that the Principal Contractor and any sub-contractor are easily alerted to the event.

Where any such alarm triggers all excavation works must cease immediately. Prior to the vibration monitoring equipment being reset by the professional engineer and any further work recommencing the event must be recorded and the cause of the event identified and documented by the professional engineer.

Where the event requires, in the opinion of the professional engineer, any change in work practices to ensure that vibration at the level of the footings of any adjacent building does not exceed the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity these changes in work practices must be documented and a written direction given by the professional engineer to the Principal Contractor and any sub-contractor clearly setting out required work practice.

The Principal Contractor and any sub-contractor must comply with all work directions, verbal or written, given by the professional engineer.

A copy of any written direction required by this condition must be provided to the Principal Certifier within 24 hours of any event.

Where there is any movement in foundations such that damaged is occasioned to any adjoining building or such that there is any removal of support to supported land the professional engineer, Principal Contractor and any sub-contractor responsible for such work must immediately cease all work, inform the owner of that supported land and take immediate action under the direction of the professional engineer to prevent any further damage and restore support to the supported land.

**Notes:**

- **Professional engineer** has the same mean as in Schedule 1 of the BCA.
- **Building** has the same meaning as in section 1.4 of the Act i.e. “building includes part of a building and any structure or part of a structure....”
- **Supported land** has the same meaning as in the Conveyancing Act 1919.

**Condition Reason:** To monitor and manage vibration impacts from development.

**F. 24.**

**Site Cranes**

While site work is being carried out, site crane(s) and hoist(s) may be erected within the boundary of the land being developed subject to compliance with Australian Standards AS 1418, AS 2549 and AS 2550 and all relevant parts to these standards.

Cranes must not swing or hoist over any public place unless the relevant approvals have been obtained under the Local Government Act 1993, Crown Lands Act 1989 or Roads Act 1993.

The crane must not be illuminated outside approved working hours other than in relation to safety beacons required by the Civil Aviation Safety Authority under the Civil Aviation Act 1988 (Cth).

No illuminated sign(s) must be erected upon or displayed upon any site crane.



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|                      | <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Where it is proposed to swing a crane over a public place a separate application to Council must be made under section 68 of the Local Government Act 1993 and obtain activity approval from Council prior to swinging or hoisting over the public place.</li> <li>Where it is proposed to swing a crane over private land the consent of the owner of that private land is required. Alternatively, an access order under the Access to Neighbouring Land Act 2000 or easement under section 88K of the Conveyancing Act 1919 or section 40 of the Land and Environment Court Act 1979 as appropriate must be obtained. The encroachment of cranes or the like is a civil matter of trespass and encroachment. Council does not adjudicate or regulate such trespasses or encroachments.</li> </ul>   |
|                      | <p><b>Condition Reason:</b> To ensure site cranes are used safely with the relevant approvals.</p>   |
| <p><b>F. 25.</b></p> | <p><b>Shoring and Adequacy of Adjoining Property</b></p> <p>While site work is being carried out, the person having the benefit of the development consent must, at the person's own expense:</p> <p>a) protect and support the adjoining premises from possible damage from the excavation.</p> <p>For the purposes of section 4.17(11) of the Act, the following condition is prescribed in relation to a development consent for development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</li> </ul> <p><b>Condition Reason:</b> To protect and support the adjoining premises from possible damage from the excavation.</p>   |
| <p><b>F. 26.</b></p> | <p><b>Tree Preservation</b></p> <p>While site work is being carried out, all persons must comply with Chapter E.3 – <i>Tree Management</i> of Council's Development Control Plan (DCP) 2015, other than where varied by this consent. The DCP applies to any tree with a height greater than 5 metres or a diameter spread of branches greater than 3 metres.</p> <p>General Protection Requirements:</p> <p>a) The tree protection measures must be maintained during all development work unless otherwise specified within these conditions of consent.</p> <p>b) Excavation must cease where tree roots with a diameter exceeding 50mm are exposed. The principal contractor must procure an inspection of the exposed tree roots by an arborist with a minimum AQF Level 5 qualification. Excavation must only recommence with the implementation of the recommendations of the arborist.</p> <p>c) Where there is damage to any part of a tree the principal contractor must procure an inspection of the tree by a qualified arborist immediately. The principal contractor must immediately implement treatment as directed by the arborist. The arborist is to supply a detailed report to the appointed certifier.</p> <p>Trees must be pruned in accordance with Australian Standard AS 4373 "Pruning of Amenity Trees" and WorkCover NSW Code of Practice Amenity Tree Industry.</p> |

|   | <p><b>Condition Reason:</b> To protect trees during the carrying out of sitework.<br/>                 Standard Condition F.8 (Autotext 8F)</p>  |   |   |                                |  |
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| <p><b>F. 27.</b></p>                                      | <p><b>Arborists Documentation and Compliance Checklist</b></p> <p>While site work is being carried out, the project arborist must provide written certification that all tree protection measures and construction techniques relevant to this consent have been implemented. Documentation for each site visit must include:</p> <ol style="list-style-type: none"> <li>a record of the condition of trees to be retained prior to and throughout development,</li> <li>recommended actions to improve site conditions and rectification of non-compliance, and</li> <li>recommendations for future works which may impact the trees.</li> </ol> <p>All compliance certification documents must be kept on site by the site Supervisor.</p> <p>As a minimum the following intervals of site inspections must be made:</p> <table border="1" data-bbox="320 779 1442 1281"> <thead> <tr> <th data-bbox="320 779 662 869"><b>Stage of arboricultural inspection and supervision</b></th> <th data-bbox="668 779 1442 869"><b>Compliance documentation and photos must include</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="320 878 662 1281">While site work is carried out</td> <td data-bbox="668 878 1442 1281"> <ul style="list-style-type: none"> <li>The project arborist must supervise all demolition and excavation works within the Tree Protection Zones or specified distances of nominated trees listed in this consent.</li> <li>The project arborist must inspect the installed irrigation system to plants in garden beds. The arborist must certify there is an appropriate distribution of water to planted and existing trees.</li> <li>Project Arborist to approve relocation of tree protection for landscaping. All landscaping works within the TPZ of trees to be retained are to be undertaken in consultation with the project Arborist to minimise the impact to trees.</li> <li>Regular inspections as indicated in the Tree Management Plan.</li> </ul> </td> </tr> </tbody> </table> <p>Inspections and compliance documentation must be made by an arborist with AQF Level 5 qualifications.</p> <p>Additional site visits must be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.</p> <p><b>Condition Reason:</b> To ensure that all tree protection measures and construction techniques relevant to this consent have been implemented.<br/>                 Standard Condition F.45 (Autotext 45F)</p> | <b>Stage of arboricultural inspection and supervision</b> | <b>Compliance documentation and photos must include</b> | While site work is carried out | <ul style="list-style-type: none"> <li>The project arborist must supervise all demolition and excavation works within the Tree Protection Zones or specified distances of nominated trees listed in this consent.</li> <li>The project arborist must inspect the installed irrigation system to plants in garden beds. The arborist must certify there is an appropriate distribution of water to planted and existing trees.</li> <li>Project Arborist to approve relocation of tree protection for landscaping. All landscaping works within the TPZ of trees to be retained are to be undertaken in consultation with the project Arborist to minimise the impact to trees.</li> <li>Regular inspections as indicated in the Tree Management Plan.</li> </ul> |
| <b>Stage of arboricultural inspection and supervision</b> | <b>Compliance documentation and photos must include</b>  |   |   |                                |  |
| While site work is carried out                            | <ul style="list-style-type: none"> <li>The project arborist must supervise all demolition and excavation works within the Tree Protection Zones or specified distances of nominated trees listed in this consent.</li> <li>The project arborist must inspect the installed irrigation system to plants in garden beds. The arborist must certify there is an appropriate distribution of water to planted and existing trees.</li> <li>Project Arborist to approve relocation of tree protection for landscaping. All landscaping works within the TPZ of trees to be retained are to be undertaken in consultation with the project Arborist to minimise the impact to trees.</li> <li>Regular inspections as indicated in the Tree Management Plan.</li> </ul>   |   |   |                                |  |
| <p><b>F. 28.</b></p>                                      | <p><b>Replacement/Supplementary trees which must be planted</b></p> <p>While site work is being carried out, any replacement or supplementary tree must be grown in accordance with Tree stock for landscape use (AS 2303). The replacement trees must be planted in deep soil landscaped area and maintained in a healthy and vigorous condition. If the replacement tree is found to be faulty, damaged, dying or dead before it attains a size whereby it becomes a prescribed tree in accordance with Chapter E.3 of Council’s Development Control Plan, it must be replaced with another of the same species, which complies with the approved Landscape Plans.</p> <p>The project arborist must document compliance with the above condition.</p>  |   |   |                                |  |



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| <p><b>G. 2.</b></p> | <p><b>Swimming and Spa Pools – Permanent Child Resistant Barriers and other Matters</b></p> <p>Before the issue of any occupation certificate, and prior to filling any swimming pool, as defined by the Swimming Pools Act 1992:</p> <ol style="list-style-type: none"> <li>Permanent child-resistant barriers must be installed in compliance with the Swimming Pools Act 1992 and the Building Code of Australia.</li> <li>The swimming pool must be registered in accordance with section 30B of the Swimming Pools Act 1992 on the NSW Government Swimming Pool Register.</li> <li>The Principal Contractor or Owner must either obtain a certificate of compliance issued under section 22D of the Swimming Pools Act 1992 or an appropriate occupation certificate authorising use of the swimming pool.</li> <li>Public pools must comply with the NSW Health Public Swimming Pool and Spa Pool Guidelines in force at that time and private pools are encouraged to comply with the same standards as applicable.</li> <li>Water recirculation and filtration systems must be installed in compliance with AS 1926.3: Swimming pool safety - Water recirculation systems.</li> </ol> <p>Backwash must be discharged to the sewer in compliance with AS/NZS 3500.</p> <p>Water recirculation and filtration systems must be connected to the electricity supply by a timer that limits the systems operation such that it does not operate before 8 am or after 8 pm on any Sunday or public holiday, or before 7 am or after 8 pm on any other day.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>NSW Health guidelines and fact sheets are available at <a href="http://www.health.nsw.gov.au">www.health.nsw.gov.au</a></li> </ul> <p><b>Condition Reason:</b> To ensure that the swimming pool maintains public safety and to manage the amenity impacts of swimming pools.</p> |
| <p><b>G. 3.</b></p> | <p><b>Swimming Pool Fencing</b></p> <p>Before the issue of any occupation certificate, swimming pool fencing is to be constructed in accordance with AS1926: Australian Standard Swimming Pool Safety Part 1 – Safety Barriers for Swimming Pools.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Pools commenced or completed after May 2013 must meet the BCA and AS1926.</li> </ul> <p><b>Condition Reason:</b> To ensure swimming pool safety.</p>   |
| <p><b>G. 4.</b></p> | <p><b>Fulfilment of BASIX Commitments – Clause 44 of the Development Certification and Fire Safety Regulation</b></p> <p>Before the issue of any occupation certificate, all BASIX commitments must be effected in accordance with the BASIX certificate No.1735261S_02.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Clause 44 of the Development Certification and Fire Safety Regulation applies to an occupation certificate if a relevant BASIX certificate requires a certifier to monitor fulfilment of a commitment listed in the certificate in relation to a building. The certifier must not issue an occupation certificate for the building unless the commitment has been fulfilled.</li> </ul> <p><b>Condition Reason:</b> To ensure that sustainable building commitments, to reduce water and energy consumption, are fulfilled prior to the occupation.</p>  |

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| <p><b>G. 5.</b></p> | <p><b>Landscaping</b></p> <p>Before the issue of any occupation certificate, the Principal Certifier and Council must be provided with a works-as-executed landscape plan and certification from a qualified landscape architect/designer, horticulturist and/or arborist as applicable to the effect that the landscaping and replacement/supplementary tree planting works comply with this consent.</p> <p><b>Condition Reason:</b> To ensure that all landscaping work is completed prior to occupation.</p>  |
| <p><b>G. 6.</b></p> | <p><b>Removal of Ancillary Works and Structures</b></p> <p>Before the issue of any occupation certificate for the whole of the building, The following articles must be removed from the land and any adjoining public place:</p> <ul style="list-style-type: none"> <li>a) the site sign,</li> <li>b) ablutions,</li> <li>c) hoarding,</li> <li>d) scaffolding, and</li> <li>e) waste materials, matter, article or thing.</li> </ul> <p><b>Condition Reason:</b> To ensure that all ancillary matter is removed prior to occupation.</p>  |
| <p><b>G. 7.</b></p> | <p><b>Certification of Electric Vehicle Charging System</b></p> <p>Before the issue of any occupation certificate, certification by a suitably qualified person that the electric vehicle charger points and/or electric vehicle circuitry, has been installed in accordance with the construction certificate plans and specifications as required by <b>Condition D.12</b> must be submitted to the satisfaction of the Principal Certifier.</p> <p><b>Condition Reason:</b> To ensure the certification of the electric vehicle charging system.</p>   |
| <p><b>G. 8.</b></p> | <p><b>Commissioning and Certification of Systems and Works</b></p> <p>Before the issue of any occupation certificate, works-as-executed (WAE) plans prepared by a registered surveyor, compliance certificates, and evidence of suitability in accordance with Part A5G1 of the BCA confirming that the works, as executed and as detailed, comply with the requirement of this consent, the Act, the Regulations, any relevant construction certificate, the BCA and relevant Australian Standards must be submitted to the satisfaction of the Principal Certifier.</p> <p>Works-as-executed plans, compliance certificates, and evidence of suitability in accordance with Part A5G1 of the BCA must include, but may not be limited to:</p> <ul style="list-style-type: none"> <li>a) Certification from the supervising professional engineer that the requirement of the Geotechnical/Hydrogeological conditions and report recommendations were implemented and satisfied during development work.</li> <li>b) All flood protection measures.</li> <li>c) All garage/car park/basement car park, driveways and access ramps comply with Australian Standard AS 2890.1: Off-Street car parking.</li> <li>d) All stormwater drainage and storage systems.</li> <li>e) All mechanical ventilation systems.</li> <li>f) All hydraulic systems.</li> <li>g) All structural work.</li> <li>h) All acoustic attenuation work.</li> <li>i) All waterproofing.</li> </ul> |

|                     |  |
|---------------------|--|
|                     | <p>j) Such further matters as the Principal Certifier may require.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The PC may require any number of WAE plans, certificates, or other evidence of suitability as necessary to confirm compliance with the Act, Regulation, development standards, BCA, and relevant Australia Standards. As a minimum WAE plans and certification is required for stormwater drainage and detention, mechanical ventilation work, hydraulic services (including but not limited to fire services).</li> <li>The PC must submit to Council, with any occupation certificate, copies of WAE plans, compliance certificates and evidence of suitability in accordance with Part A5G1 of the BCA upon which the PC has relied in issuing any occupation certificate.</li> </ul> <p><b>Condition Reason:</b> To ensure that systems and works as completed meet development standards as defined by the Act, comply with the BCA, and this consent, and to ensure a public record of works as executed is maintained.</p>   |
| <p><b>G. 9.</b></p> | <p><b>Works within Public Land (including Council, State or Federal owned land or property)</b></p> <p>Before the issue of any occupation certificate, the following works within public land, whether new/existing/renewed must be completed to the satisfaction of Council, in compliance with Council’s Specification for Roadworks, Drainage and Miscellaneous Works (2012) unless expressly provided otherwise by these conditions at the person with the benefit of this consents expense:</p> <ol style="list-style-type: none"> <li>stormwater pipes, pits, structures and connections to public stormwater systems within the road,</li> <li>driveways and vehicular crossings,</li> <li>renew/new retaining structures,</li> <li>overhang structures,</li> <li>encroachments or occupation or alienation of public land or property,</li> <li>removal of redundant driveways and any other structure,</li> <li>new footpaths, pathways, walkways, or dunny lanes,</li> <li>relocation of existing power/light pole, if applicable,</li> <li>relocation/provision of street signs, if applicable,</li> <li>new or replacement street trees, if applicable,</li> <li>verge landscape items, where a grass verge exists, the balance of the area between the footpath and the kerb or site boundary over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of turf predominant within the street,</li> <li>new or reinstated kerb and guttering within the road, and</li> <li>new or reinstated road surface pavement within the road.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>When determining whether the works within public land are satisfactory, Council will consider the ownership, construction quality, maintenance, operations, and public utility of such item/s.</li> <li>Security held by Council under section 4.17(6) of the Act will not be released until compliance has been achieved with this condition. An application for the refund of security must be submitted with the occupation certificate to Council. This form can be downloaded from Council’s website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a> or obtained from Council’s customer service centre.</li> </ul> <p><b>Condition Reason:</b> To ensure road, drainage and miscellaneous works are completed to the satisfaction of Council prior to occupation.</p> |

|                      |   |
|----------------------|---|
| <p><b>G. 10.</b></p> | <p><b>Works-As-Executed Certification of Stormwater Systems</b></p> <p>Before the issue of an occupation certificate for the whole of the building, and on the completion of construction work, stormwater drainage works are to be certified by a professional engineer with works-as-executed drawings supplied to the Principal Certifier detailing:</p> <ol style="list-style-type: none"> <li>a) compliance with conditions of development consent relating to stormwater,</li> <li>b) the structural adequacy of the OSD tank, rainwater tank and stormwater tank,</li> <li>c) that all below ground structures are fully tanked and subsoil drainage/seepage water is NOT collected and discharged into the kerb and gutter in accordance with the approved stormwater drawings,</li> <li>d) that the as-built rainwater retention and reuse system has been plumbed for non-potable uses such as toilet flushing, laundry devices and garden irrigation etc,</li> <li>e) that a rainwater tank with minimum storage of 10m<sup>3</sup> has been constructed in accordance with the approved stormwater plans,</li> <li>f) that an OSD system with minimum storage of 22.5m<sup>3</sup> has been constructed in accordance with the approved stormwater plans,</li> <li>g) that a stormwater tank with minimum storage capacity based on 6m<sup>3</sup> per 100m<sup>2</sup> of catchment areas draining to the absorption system,</li> <li>h) that an on-site absorption system has been constructed at a minimum distance of 3 metres from the property boundary with a storage capacity for a 5% AEP storm event,</li> <li>i) that the works have been constructed in accordance with the approved design and will provide the retention storage volume and attenuation in accordance with the submitted calculations,</li> <li>j) pipe invert levels and surface levels to Australian Height Datum, and</li> <li>k) contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.</li> </ol> <p>A positive covenant under section 88E of the Conveyancing Act 1919 must be created on the title of the subject property, providing for the on-going maintenance of the pump out system. The wording of the Instrument must be in accordance with Council's standard format and the Instrument must be registered with the NSW Land Registry Services. The person with the benefit of this consent must reimburse Council's reasonable expenses incurred in the drafting, negotiation and registration of the covenant</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The required wording of the Instrument can be downloaded from Council's website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a>. The PC must supply a copy of the Works As Executed plans to Council together with the occupation certificate.</li> <li>• The occupation certificate for the whole of the building must not be issued until this condition has been satisfied.</li> </ul> <p><b>Condition Reason:</b> To ensure the certification and ongoing maintenance of the stormwater system prior to the occupation of the whole building.</p> |
| <p><b>G. 11.</b></p> | <p><b>Amenity Landscaping</b></p> <p>Before the issue of any occupation certificate, all approved amenity landscaping (screen planting, soil stabilisation planting, etc.) and replacement/supplementary tree planting must be installed in accordance with the approved plans and documents and any relevant conditions of consent.</p> <p><b>Condition Reason:</b> To ensure that the environmental impacts of the development are mitigated by approved landscaping prior to the occupation of the development.</p> <p>Standard Condition G.6 (Autotext 6G)</p>  |

| <p><b>G. 12.</b></p>                                      | <p><b>Arborists Documentation and Compliance Checklist – Prior to any occupation certificate</b></p> <p>Before the issue of any occupation certificate, the project arborist must provide written certification that all tree protection measures and construction techniques relevant to this consent have been implemented. Documentation for each site visit must include:</p> <ul style="list-style-type: none"> <li>a) A record of the condition of trees to be retained prior to and throughout development.</li> <li>b) Recommended actions to improve site conditions and rectification of non-compliance.</li> <li>c) Recommendations for future works which may impact the trees.</li> </ul> <p>All compliance certification documents must be kept on site by the site Supervisor.</p> <p>As a minimum the following intervals of site inspections must be made:</p> <table border="1" data-bbox="319 705 1444 896"> <thead> <tr> <th data-bbox="327 705 678 795"><b>Stage of arboricultural inspection and supervision</b></th> <th data-bbox="686 705 1436 795"><b>Compliance documentation and photos must include</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="327 795 678 896">Prior to the issue of any occupation certificate</td> <td data-bbox="686 795 1436 896">Ensure all trees conditioned to be planted as part of this consent have been planted in accordance with the details prescribed in this consent.</td> </tr> </tbody> </table> <p>Inspections and compliance documentation must be made by an arborist with AQF Level 5 qualifications.</p> <p>Additional site visits must be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.</p> <p><b>Condition Reason:</b> To ensure that all tree protection measures and construction techniques relevant to this consent are implemented.<br/> <small>Standard Condition G.34 (Autotext 34G)</small></p> | <b>Stage of arboricultural inspection and supervision</b> | <b>Compliance documentation and photos must include</b> | Prior to the issue of any occupation certificate | Ensure all trees conditioned to be planted as part of this consent have been planted in accordance with the details prescribed in this consent. |
|---|--|---|---|--|---|
| <b>Stage of arboricultural inspection and supervision</b> | <b>Compliance documentation and photos must include</b>  |   |   |  |   |
| Prior to the issue of any occupation certificate          | Ensure all trees conditioned to be planted as part of this consent have been planted in accordance with the details prescribed in this consent.  |   |   |  |   |
| <p><b>G. 13.</b></p>                                      | <p><b>Arborists Documentation and Compliance Checklist – Prior to an occupation certificate for the whole building</b></p> <p>Before the issue of any occupation certificate for the whole of the building, the project arborist must provide written certification that all tree protection measures and construction techniques relevant to this consent have been implemented. Documentation for each site visit must include:</p> <ul style="list-style-type: none"> <li>a) A record of the condition of trees to be retained prior to and throughout development.</li> <li>b) Recommended actions to improve site conditions and rectification of non-compliance.</li> <li>c) Recommendations for future works which may impact the trees.</li> </ul> <p>All compliance certification documents must be kept on site.</p> <p>As a minimum the following intervals of site inspections must be made:</p>   |   |   |  |   |



|   |  |   |
|---|--|---|
|   | <b>Stage of arboricultural inspection and supervision</b>                    | <b>Compliance documentation and photos must include</b>   |
|   | Before the issue of any occupation certificate for the whole of the building | <ul style="list-style-type: none"> <li>The project arborist must supervise the dismantling of tree protection measures</li> <li>After all demolition, construction and landscaping works are complete the project Arborist must assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project Arborist must provide recommendations for remediation.</li> </ul> |
| <p>Inspections and compliance documentation must be made by an arborist with AQF Level 5 qualifications.</p> <p>Additional site visits must be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.</p> |  |   |
| <p><b>Condition Reason:</b> To ensure that all tree protection measures and construction techniques relevant to this consent are implemented.</p> <p>Standard Condition G.35 (Autotext 34G)</p>   |  |   |

**H. OCCUPATION AND ONGOING USE**

|              |   |   |
|--------------|---|---|
| <b>H. 1.</b> | <b>Maintenance of BASIX Commitments</b>     | <p>During the occupation and ongoing use, all BASIX commitments must be maintained in accordance with the BASIX Certificate No.1735261S_02.</p> <p>This condition affects successors in title with the intent that environmental sustainability measures must be maintained for the life of development under this consent.</p> <p><b>Condition Reason:</b> To ensure the approved environmental sustainability measures are maintained for the life of development.</p>  |
| <b>H. 2.</b> | <b>Maintenance of Landscaping</b>           | <p>During the occupation and ongoing use, all landscaping must be maintained in general accordance with this consent.</p> <p>This condition does not prohibit the planting of additional trees or shrubs subject that they are native species endemic to the immediate locality.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>This condition also acknowledges that development consent is not required to plant vegetation and that over time additional vegetation may be planted to replace vegetation or enhance the amenity of the locality.</li> <li>Owners must have regard to the amenity impact of trees upon the site and neighbouring land.</li> </ul> <p><b>Condition Reason:</b> To ensure that the landscaping design intent is not eroded over time by the removal of landscaping or inappropriate exotic planting.</p> |
| <b>H. 3.</b> | <b>Swimming and Spa Pools – Maintenance</b> | <p>During the occupation and ongoing use, swimming and spa pools must be maintained:</p>  |

- a) in compliance with the Swimming Pools Act 1992 and the Building Code of Australia with regard to the provision of child-resistant barriers and resuscitation signs,
  - b) in compliance with the NSW Health “Public Swimming Pools and Spa Pools Advisory Document” in force at that time. Private pools are encouraged to comply with the same standards as applicable,
  - c) in compliance with AS 1926 Swimming pool safety - Water recirculation and filtration systems,
  - d) with backwash being discharged to the sewer in compliance with AS/NZS 3500, and
  - e) with a timer that limits the recirculation and filtration systems operation such that it does not emit noise that can be heard within a habitable room in any other residential premises (regardless of whether any door or window to that room is open):
    - before 8 am or after 8 pm on any Sunday or public holiday, or
    - before 7 am or after 8 pm on any other day.
- Notes:**
- Child-resistant barriers, resuscitation signs, recirculation and filtration systems and controls systems require regular maintenance to ensure that life safety, health and amenity standards are maintained.
  - The NSW Health public swimming pools and spa pools guidelines are available at [www.health.nsw.gov.au](http://www.health.nsw.gov.au)

**Condition Reason:** To ensure public health and safety.

**H. 4. Provision of Off-street Parking**

During the occupation and ongoing use, in compliance with AS 2890.1: Parking facilities - Off-street car parking, unimpeded public access to off-street parking must be maintained as follows:

| Use         | Number of spaces |
|-------------|------------------|
| Car Parking | 4                |

Future application to change the existing on-street parking restriction to assist with vehicular movements accessing or egressing the off-street parking spaces will not be permitted.

- Notes:**
- Where there is a potential for the trespass of private motor vehicles upon private parking servicing the owner of the site may seek to enter into a free parking area agreement with Council. Council may under such agreement enforce parking restrictions under section 650 of the Local Government Act 1993.
  - Further information can be obtained from Council’s Compliance Team by calling 9391 7000 or from the Office of Local Government at [www.olg.nsw.gov.au](http://www.olg.nsw.gov.au) or call 4428 4100.

**Condition Reason:** To ensure adequate on-site parking is maintained.

**H. 5. Ongoing Maintenance of the OSD and Rainwater Reuse System**

- During the occupation and ongoing use, in accordance with this condition and any positive covenant, the person with the benefit of this consent must:
- a) Permit stormwater to be temporarily detained, retained and reused by the System;
  - b) Keep the system clean and free of silt rubbish and debris,

- c) Maintain renew and repair as reasonably required from time to time the whole or part of the system so that it functions in a safe and efficient manner.
- d) Carry out the matters referred to in paragraphs (b) and (c) at the Owners expense.
- e) Not make any alterations to the system or elements thereof without prior consent in writing of the Council and not interfere with the system or by its act or omission cause it to be interfered with so that it does not function or operate properly.
- f) Permit the Council or its authorised agents from time to time upon giving reasonable notice (but at any time and without notice in the case of an emergency) to enter and inspect the land with regard to compliance with the requirements of this covenant.
- g) Comply with the terms of any written notice issued by Council in respect to the requirements of this clause within the time stated in the notice.
- h) Where the Owner fails to comply with the Owner's obligations under this covenant, permit the Council or its agents at all times and on reasonable notice at the Owner's cost to enter the land with equipment, machinery or otherwise to carry out the works required by those obligations.

The owner:

- a) Indemnifies the Council from and against all claims, demands, suits, proceedings or actions in respect of any injury, damage, loss, cost, or liability (Claims) that may be sustained, suffered, or made against the Council arising in connection with the performance of the Owner's obligations under this covenant except if, and to the extent that, the Claim arises because of the Council's negligence or default; and
- b) releases the Council from any Claim it may have against the Council arising in connection with the performance of the Owner's obligations under this covenant except if, and to the extent that, the Claim arises because of the Council's negligence or default.

**Notes:**

- This condition is supplementary to the owner(s) obligations and Council's rights under any positive covenant.

**Condition Reason:** To ensure that owners are aware of maintenance requirements for their stormwater systems.

## **SUBDIVISION WORK**

### **I. BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE**

Nil

### **J. BEFORE SUBDIVISION WORK COMMENCES**

Nil

### **K. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE**

Nil

## **LAND SUBDIVISION**

### **L. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE**

Nil

## STRATA SUBDIVISION

### M. BEFORE ISSUE OF A STRATA CERTIFICATE

Nil

*Note: In accordance with the Woollahra Local Planning Panel Operational Procedures the votes are recorded on this planning matter.*

***For the Motion***

***Against the Motion***

Peter Brennan  
Megan Jones  
David Ryan  
Malcolm Young

**4/0**

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|                 |  |
|-----------------|--|
| <b>ITEM No.</b> | D5   |
| <b>FILE No.</b> | DA334/2023/1   |
| <b>ADDRESS</b>  | 2 and 4 Loftus Road, and 38B Mona Road DARLING POINT   |
| <b>PROPOSAL</b> | Consolidation of 3 lots (Nos 38b Mona Road, 4 Loftus Road and 2 Loftus Road) the partial demolition and rebuild of residential flat building No 2 Loftus with new basement parking, the construction of a new 6 storey residential flat building with carparking associated landscaping and site works |

**Note:** Malcolm Young declared a Non-Significant Non-Pecuniary interest in this Item, as he is acquainted with two objectors on this matter. Malcolm Young remained in the meeting, participated in the debate and voted on the matter.

**Note:** Late correspondence was tabled by J Mills & Mrs SR Hurwitz.

**Note:** Benjamin Divall, Nigel White on behalf of 36 Mona Road and Tim Browne, Objectors & Councillor Merrill Witt, addressed the Panel.

#### **Reasons for Decision**

The Panel has undertaken site inspection, considered the submissions and late correspondence and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The Panel is satisfied that the application be refused for the reasons set out below.

#### **Resolved:**

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, refuse development consent to Development Application No. 334/2023/1 for consolidation of 3 lots (Nos 38b Mona Road, 4 Loftus Road and 2 Loftus Road) the partial demolition and rebuild of residential flat building No 4 Loftus with new basement parking, the construction of a new 6 storey residential flat building with carparking associated landscaping and site works on land at 2 Loftus Road Darling Point, for the following reasons:

## 1. Adverse Heritage Impact

The extensive demolition to the existing residential flat building at 2 Loftus Road would adversely impact the cultural significance of the contributory item and the Loftus and Mona Rd conservation area, contrary to the conservation principles of Australia ICOMOS Burra Charter 2013.

The reasons advanced in order to enable the construction of the residential flat building for which approval is sought are insufficient justification for the large amount of demolition proposed to a contributory building in a heritage conservation area.

The proposed reconstruction of the substantial portion of the contributory item slated for demolition has not been accompanied by sufficient information addressing the concerns raised regarding the potential incompatibility of the remnant portions of the building with the reconstructed portions which will be required to meet the current building code requirements and does not consider the impact of the demolition on the remaining parts of this contributory item.

The proposal seeks to demolish significant internal and external elements of the dwelling. The extent of demolition and alterations are excessive given the significance of the building and would result in the loss of original details and fabric.

The proposed development does not conserve the heritage of Woollahra as it would give rise to unacceptable impact on the heritage significance of the Loftus Road and Mona Road Heritage Conservation Area.

The residential flat building located to 2 Loftus Road Darling Point dwelling is contributory building in the the Loftus Road and Mona Road Heritage Conservation Area, the extent of demolition is contrary to:

- (a) Aims (a), (f), (j) and (l) of Clause 1.2(2) of the Woollahra LEP 2014.
- (b) Objectives (a) and (b) of Clause 5.10(1) of the Woollahra LEP 2014.
- (c) Streetscape Character and Key element c), desired future character objectives O1 and O4 of the Darling Point Residential Precinct of Part B1.2 Darling Point Residential Precinct of the Woollahra DCP 2015.
- (d) Objectives O1, O2, O3, O4 and O5 of Part B2.1.3 Neighborhood HCAs of the Woollahra DCP 2015.
- (e) Objectives and controls O1, O2, O3, O4, C1, C6 and C7 of Part B2.1.7 General Development Controls Neighbourhood HCAs of the Woollahra DCP 2015.
- (f) Desired future character of the Loftus Road and Mona Road HCA under Part B2.5 of the Woollahra DCP 2015.
- (g) Objectives and controls O1, O2, O3 and C1 of Part B3.8.7 Inter-War flat buildings of the Woollahra DCP 2015.

## 2. Excessive Excavation and Geotechnical Impacts

The extent and siting of excavation is excessive, inappropriate and contrary to the provisions under Clause 6.2 - Earthworks of Woollahra LEP 2014 and Section B3.4 of the Woollahra DCP 2015.

## 3. Insufficient Information

- (a) The Heritage Impact Statement is insufficient in terms of not providing a robust options analysis prioritising minimisation of impact of the development on the contributory item at 2 Loftus Road. This analysis is to be informed by an assessment by a structural engineer with demonstrated experience in dealing with historic buildings.

- (b) The Structural Report is insufficient in terms of placing emphasis on minimising “the risk of damage to adjacent structures during construction and the design life of the proposed development,” in the face of proposed extensive excavation and subsequent construction of a residential flat building. Equal emphasis has not been placed on potential in-situ repair solutions, if any, that do not necessitate partial demolition of the building at 2 Loftus Road. Such options are to be investigated, included in the finalised Structural Report by a structural engineer with demonstrated experience in dealing with historic buildings, and assessed in the updated HIS. Additional investigations noted in the geotechnical report are to be carried out and reflected in the finalised Geotechnical Report.
- (c) The Structural Report and ‘Dismantling and Salvage Strategy,’ is insufficient in terms of not taking into consideration structural implications of the partial demolition of the flat building. The structural integrity of the retained building could be adversely impacted and/or compromised by the proposed extensive demolition, and information addressing this is to be provided by a structural engineer with demonstrated experience in dealing with historic buildings.
- (d) No information has been provided regarding the proposed reconstruction with regard to any inconsistencies which may arise between the remnant building and the requirements of current building codes applying to the proposed reconstruction, the impact of this on the remaining portion of the building with regard to NCC upgrades and building detailing. This needs to be addressed in any future proposal.
- (e) A materials, details, finishes and colours schedule indicating all new exterior elements is to be submitted to assist preparation of a detailed assessment of the visual impacts.
- (f) The first floor plan drawing DA07 does not detail the proposed south elevation access doors to the POS balcony of bedrooms of bedroom 2 and 3 as detailed to south elevation drawing DA19.

*Note: In accordance with the Woollahra Local Planning Panel Operational Procedures the votes are recorded on this planning matter.*

***For the Motion***

Peter Brennan  
Megan Jones  
David Ryan  
Malcolm Young

***Against the Motion***

***4/0***

There being no further business the meeting concluded at 5.18pm.

**We certify that the pages numbered 1 to 141 inclusive are the Minutes of the Woollahra Local Planning Panel (Public Meeting) Meeting held on 19 December 2024 and confirmed by all Panel members of the Woollahra Local Panel on 23 December 2024 as correct.**

**Chairperson**

**Secretary of Committee**

**Expert**

**Expert**

**Community Representative**