

Original signed by David Hoy on 6/4/2018
Date determined: 5/4/2018
Date operates: 6/4/2018
Date lapses: 6/4/2023

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Level 1, 36 Blue Street
NORTH SYDNEY NSW 2060

D27/18
MD1 (CIS)

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AS AMENDED
ROADS ACT 1993, AND LOCAL GOVERNMENT ACT 1993 AS APPLICABLE**

Notice to Applicant of Determination of a Development Application

Pursuant to Section 4.18 of the Act, notice is given that Development Application No. **27/18** proposing **air conditioning upgrade; removal of existing plant and ducts, install a new plant in roof spaces, new ducting, casing and bulkhead** on land described as **101 Miller Street, North Sydney (36 Blue Street, North Sydney)** has been determined under delegated authority by the granting of consent subject to the conditions below. Where indicated, approval is also granted for works on public roads under the provisions of Section 138 of the Roads Act 1993 and Section 68 of the Local Government Act 1993. An index of conditions is also attached on the last page of this Notice.

A. *Conditions that Identify Approved Plans*

Development in Accordance with Plans/documentation

A1. The development must be carried out in accordance with the following drawings and documentation and endorsed with Council's approval stamp, except where amended by the following conditions of this consent.

| Plan No. | Issue | Date | Title | Drawn by | Received |
|--------------|---------------------|------------------|---|-------------------------------|--------------------|
| 1640/M0 1 | P4 dated 25.1.18 | Feb '17 | Ground floor plan – Below floor level | Crowley Consulting Pty Ltd | 9 February 2018 |
| 1640/M0 2 | P4 dated 25.1.18 | Feb '17 | Ground floor plan – Low to mid level | Crowley Consulting Pty Ltd | 9 February 2018 |
| 1640/M0 3 | P4 dated 25.1.18 | Feb '17 | Ground floor plan – Mid to upper level | Crowley Consulting Pty Ltd | 9 February 2018 |
| 1640/M0 4 | P4 dated 25.1.18 | Feb '17 | Part GF & first floor level & roof space | Crowley Consulting Pty Ltd | 9 February 2018 |
| 1640/M0 5 | P4 dated 25.1.18 | Feb '17 | Sections – Sheet 1 | Crowley Consulting Pty Ltd | 9 February 2018 |
| DA-02 | - | 3 August 2017 | Architectural floor plans | DFP Planning Pty Ltd | 9 February 2018 |
| DA-03 | - | 3 August 2017 | Riser duct casing details | DFP Planning Pty Ltd | 9 February 2018 |
| DA-04 | - | 3 August 2017 | Riser duct casing details | DFP Planning Pty Ltd | 9 February 2018 |

| | | | | | |
|-------|---|---------------|---|----------------------|-----------------|
| DA-05 | - | 3 August 2017 | Waste disposal temporary stockpile location | DFP Planning Pty Ltd | 9 February 2018 |
|-------|---|---------------|---|----------------------|-----------------|

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

Development in Accordance with Plans/documentation

A2. EXCEPT AS AMENDED by the conditions of this approval, all work shall comply with the information contain within:

A: Works location and detail drawings, prepared by DFP Planning, as listed below:

| Dwg. No. | Drawing Title | Date | Rev |
|---|--|----------|-----|
| Project Name: 9820A Greenwood Hotel air conditioning upgrade | | | |
| SK01 | Riser duct casing layout (section, plan, elevations) | 2/8/2017 | - |
| SK02 | Riser duct casing details | 2/8/2017 | - |
| SK03 | Location Plan (annotated showing locations of works) | 3/8/2017 | - |
| - | Section A-A - alternative | Undated | - |

B: Engineering drawings, prepared by Crowley Consulting P/L, as listed below:

| Dwg. No. | Drawing Title | Date | Rev |
|---|--|--------|-----|
| Project Name: 1640: Greenwood Hotel air conditioning upgrade | | | |
| M02 | Mechanical Services – Ground Floor Plan – Low to Mid-Level Duct & Equipment Layout – New | 2/2017 | P3 |
| M03 | Mechanical Services – Ground Floor Plan – Mid to Upper-Level Duct & Equipment Layout – New | 2/2017 | P3 |
| M05 | Mechanical Services – Sections – Sheet 1 – Duct & Equipment Layout – New | 2/2017 | P3 |

And as amended by the following S65A modification drawings, prepared by Crowley Consulting P/L, mark-up version, dated 14 March 2018:

| Dwg. No. | Drawing Title | Date | Rev |
|---|--|----------|-----|
| Project Name: Greenwood Hotel air conditioning upgrade | | | |
| 1640/M01 | Mechanical Services – Ground Floor Plan – Below Floor Level Duct & Equipment Layout – New | Feb 2017 | P2 |
| 1640/M02 | Mechanical Services – Ground Floor Plan – Low to Mid-Level Duct & Equipment Layout – New | Feb 2017 | P3 |
| 1640/M03 | Mechanical Services – Ground Floor Plan – Mid to Upper-Level Duct & Equipment Layout – New | Feb 2017 | P3 |
| 1640/M04 | Mechanical Services – Part Ground Floor and First Floor level & Roof Space Duct & Equipment Layout – New | Feb 2017 | P3 |
| 1640/M05 | Mechanical Services – Sections – Sheet 1 – Duct & Equipment Layout – New | Feb 2017 | P3 |

C: Report titled *Statement of Heritage Impact – Air Conditioning Upgrade, Former North Sydney Boys Technical High School "Greenwood Hotel", Blue Street, North Sydney, Revision 2 – Final*, prepared by DFP Planning Consultants, dated 30 August 2017;

D: Document titled *Greenwood Hotel, North Sydney – Photographs supporting Section 60 application for air conditioning upgrade*, prepared by DFP Planning Consultants, undated, received on 8 December 2017.

(Reason: To ensure that the form of the development undertaken is in accordance with the approval from the Heritage Council of NSW pursuant to section 63 of the Heritage Act 1977)

Plans on Site

A3. A copy of all stamped approved plans, specifications and documents (including the plans, specifications and documents submitted and approved with the Construction Certificate) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.

All documents kept on site in accordance with this condition must be provided to any officer of the Council or the certifying authority upon their request.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance)

No Demolition of Extra Fabric

A4. Alterations to, and demolition of the existing building shall be limited to that documented on the approved plans.

(Reason: To ensure compliance with the approved development)

C. *Prior to the Issue of a Construction Certificate (and ongoing, where indicated).*

Waste Management Plan

C1. A Waste Management Plan is to be submitted for approval by the Certifying Authority prior to the issue of any Construction Certificate. The plan must include, but not be limited to:

- a) The estimated volume of waste and method of disposal for the construction and operation phases of the development;
- b) The design of the on-site waste storage and recycling area; and
- c) Administrative arrangements for waste and recycling management during the construction process.

The approved Waste Management Plan must be complied with at all times in the carrying out of the development.

(Reason: To encourage the minimisation of waste and recycling of building waste)

Colours, Finishes and Materials (Heritage Items)

- C2. A traditional palette of finishes, materials and colour schemes must be selected for the new building works appropriate to the architectural style of the original building and submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted fully satisfy the requirements of this condition prior to the release of the Construction Certificate.

(Reason: To ensure that exterior colours, finishes and materials are sympathetic to the significance of the heritage item.)

Heritage Architect to be commissioned

- C3. An appropriately qualified and experienced heritage architect must be commissioned to assist the design development, contract documentation and overseeing of construction works on the site for their duration by undertaking regular inspections of the works in progress and providing advice in relation to heritage matters.

The heritage consultant shall monitor the works to ensure no significant fabric is damaged or removed without approval.

Written details of the engagement of the experienced heritage architect must be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

Note: if advice provided by the heritage architect is to the effect that works requiring development consent be carried out, such works would require an application under s96 of the Environmental Planning and Assessment Act 1979 or further development application. This condition, and any advice given by the heritage architect, should not be construed as authorising the carrying of development with/ otherwise than in accordance with the development consent.

(Reason: To ensure that all matters relating to significant fabric and spaces are resolved and recorded using best practice for heritage conservation.)

(Reason: The nomination of a heritage consultant is required to ensure the selection of fittings and materials and implementation of the works are overseen by an appropriately qualified professional experienced with heritage buildings.)

(Reason: To ensure that the form of the development undertaken is in accordance with the approval from the Heritage Council of NSW pursuant to section 63 of the Heritage Act 1977.)

Noise from Plant and Equipment

C4. The use of all plant and equipment installed on the premises must not:

- (a) Contribute an LAeq(15min) which will cause the total LAeq(15min) from all plant and equipment operating contemporaneously on the site or in the strata scheme or in the mixed strata schemes to exceed the RBL by more than 5dB when measured at the boundary of any affected receiver. The modifying factor adjustments in Section 4 of the EPA Industrial Noise Policy shall be applied.
- (b) Cause “offensive noise” as defined in the *Protection of the Environment Operations Act 1997*.

“affected receiver” includes residential premises (including any lot in the strata scheme or another strata scheme), premises for short-term accommodation, schools, hospitals, places of worship, commercial premises and parks and such other affected receiver as may be notified by the Council in writing.

“boundary” includes any window or elevated window of an affected receiver.

Terms in this condition have the same meaning as in the Noise Guide for Local Government and the Industrial Noise Policy published by the NSW Environment Protection Authority.

(Reason: To maintain an appropriate level of amenity for adjoining land uses)

Vibration from Plant and Equipment

C5. The use of all plant and equipment to be installed on the premises must comply with the vibration limits specified in “Assessing Vibration: a technical guideline” issued by the NSW Environment Protection Authority, at the boundary of any affected receiver.

A certificate from an appropriately qualified acoustical consultant eligible for membership of the Association of Australian Acoustic Consultants must be submitted to the Certifying Authority, certifying that all plant and equipment on the site, together with the proposed plant and equipment, operating contemporaneously will comply with the requirements of this condition.

The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

“affected receiver” includes residential premises (including any lot in the strata scheme or another strata scheme), premises for short-term accommodation, schools, hospitals, places of worship and commercial premises and such other affected receiver as may be notified by the Council in writing.

“boundary” includes any window or elevated window of an affected residence.

“contemporaneously” means *existing at or occurring in the same period of time* (Macquarie Dictionary 3rd rev. ed. 2004).

(Reason: To maintain an appropriate level of amenity for adjoining land uses)

Mechanical Exhaust Ventilation

C6. A statement from an appropriately qualified and practising Mechanical Engineer is required detailing how the exhaust ventilation system will be installed in accordance with AS1668. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To ensure compliance with acceptable standards for the construction and operation of mechanical plant)

Nominated Heritage Consultant

C7. The heritage consultant shall provide input into the design and selection of MDF casing colour for the supply and return ducts, other ducting and the new bulkhead with a view to reducing the size & height to the minimum required. The floor mounted casings shall be redesigned to appear like free standing furniture. Revised drawings shall be submitted for approval of the Heritage Council or its delegate prior to a construction certificate being issued.

(Reason: The nomination of a heritage consultant is required to ensure the selection of fittings and materials and implementation of the works are overseen by an appropriately qualified professional experienced with heritage buildings.)

(Reason: To ensure that the form of the development undertaken is in accordance with the approval from the Heritage Council of NSW pursuant to section 63 of the Heritage Act 1977.)

Nominated Heritage Consultant

C8. The heritage consultant shall ensure fixings are in mortar joints and not in original or early wall fabric.

(Reason: The nomination of a heritage consultant is required to ensure the selection of fittings and materials and implementation of the works are overseen by an appropriately qualified professional experienced with heritage buildings.)

(Reason: To ensure that the form of the development undertaken is in accordance with the approval from the Heritage Council of NSW pursuant to section 63 of the Heritage Act 1977.)

D. Prior to the Commencement of any Works (and continuing where indicated)

Commencement of Works Notice

D1. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least 2 days' notice to North Sydney Council of the person's intention to commence building work, demolition or excavation in accordance with this development consent.

(Reason: To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Conservation

D2. Significant building fabric and elements are to be protected during the works from potential damage. Protection systems must ensure historic fabric is not damaged or removed. All tradesmen and workers on site shall be made aware of significant fabric on site.

(Reason: To ensure that significant fabric is not damaged during the works)

(Reason: To ensure that the form of the development undertaken is in accordance with the approval from the Heritage Council of NSW pursuant to section 63 of the Heritage Act 1977.)

E. During Demolition and Building Work

Cigarette Butt Receptacle

E1. A cigarette butt receptacle is to be provided on the site for the duration of excavation/demolition/construction process, for convenient use of site workers.

(Reason: To ensure adequate provision is made for builders' waste)

Parking Restrictions

E2. Existing public parking provisions in the vicinity of the site must be maintained at all times during works. The placement of any barriers, traffic cones, obstructions or other device in the road shoulder or kerbside lane is prohibited without the prior written consent of Council. Changes to existing public parking facilities/restrictions must be approved by the North Sydney Local Traffic Committee. The Developer will be held responsible for any breaches of this condition, and will incur any fines associated with enforcement by Council regulatory officers.

(Reason: To ensure that existing kerbside parking provisions are not compromised during works)

Road Reserve Safety

- E3. All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works, with no obstructions caused to the said footways and roadways. Construction materials and plant must not be stored in the road reserve without approval of Council. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site.

Where public infrastructure is damaged, repair works must be carried out in when and as directed by Council officers (at full Developer cost). Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". **If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**

(Reason: Public Safety)

Removal of Extra Fabric

- E4. Should any portion of the existing building, trees, or curtilage of the site which is indicated on the approved plans to be retained be damaged for whatever reason, all the works in the area of the damaged portion are to cease and written notification of the damage is to be given to Council forthwith. No work is to resume until the written approval of Council to do so is obtained. Failure to comply with the provisions of this condition may result in the Council taking further action including legal proceedings if necessary.

(Reason: To ensure compliance with the terms of this development consent)

Dust Emission and Air Quality

- E5. The following must be complied with at all times:
- (a) Materials must not be burnt on the site.
 - (b) Vehicles entering and leaving the site with soil or fill material must be covered.
 - (c) Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with the NSW Department of Housing's 1998 guidelines - Managing Urban Stormwater: Soils and Construction.

- (d) Odour suppression measures must also be carried out where appropriate so as to prevent nuisance occurring at adjoining properties.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

Noise and Vibration

- E6. The works must be undertaken in accordance with the “Interim Construction Noise Guideline” published by the NSW Environment Protection Authority, to ensure excessive levels of noise and vibration do not occur so as to minimise adverse effects experienced on any adjoining land.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

Developer's Cost of Work on Council Property

- E7. The developer must bear the cost of all works associated with the development that occurs on Council’s property, including the restoration of damaged areas.

(Reason: To ensure the proper management of public land and funds)

Special Permits

- E8. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development must occur entirely on the property.

The developer, owner or builder may apply for specific permits available from Council’s Customer Service Centre for the undermentioned activities on Council’s property. In the event that a permit is granted by Council for the carrying out of works, processes, storage of materials, loading and unloading associated with the development on Council's property, the development must be carried out in accordance with the requirements of the permit. A minimum of forty-eight (48) hours’ notice is required for any permit: -

1) **On-street mobile plant**

E.g. cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation, the area of operation, etc. Separate permits are required for each occasion and each piece of equipment. It is the developer’s, owner’s and builder’s responsibilities to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner’s rights.

(Reason: Proper management of public land)

2) **Hoardings**

Permits are required to erect Class A and Class B hoardings. If an 'A' Class hoarding is to alienate a section of Council's property, that section will require a permit for the occupation of Council's property.

(Reason: Proper management of public land)

3) **Storage of building materials and building waste containers (skips) on Council's property**

Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given. Storage of building materials and waste containers on open space reserves and parks is prohibited.

(Reason: Proper management of public land)

4) **Kerbside restrictions, construction zones**

Attention is drawn to the existing kerbside restrictions adjacent to the development. Should alteration of existing kerbside restrictions be required, or the provision of a construction zone, the appropriate application must be made and the fee paid to Council. Alternatives to such restrictions may require referral to Council's Traffic Committee and may take considerable time to be resolved. An earlier application is suggested to avoid delays in construction programs.

(Reason: Proper management of public land)

Construction Hours

E9. Building construction and works must be restricted to within the hours of 7.00 am to 5.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 1.00 pm inclusive, with no work on Sundays and Public Holidays.

Demolition and excavation works must be restricted to within the hours of 8.00 am to 5.00 pm Monday to Friday only. For the purposes of this condition:

- a) "Building construction" means any physical activity on the site involved in the erection of a structure, cladding, external finish, formwork, fixture, fitting of service installation and the unloading of plant, machinery, materials or the like.
- b) "Demolition works" means any physical activity to tear down or break up a structure (or part thereof) or surface, or the like, and includes the loading of demolition waste and the unloading of plant or machinery.

- c) “Excavation work” means the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders, or the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site and includes the unloading of plant or machinery associated with excavation work.

All builders, excavators must display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

Out of Hours Work Permits

E10. Where it is necessary for works to occur outside those hours allowed by these conditions, an application may be made to Council's Customer Services Centre for a permit to carry out works outside of the approved hours. If a permit is issued the works approved must be carried out in accordance with any requirements specified in the permit. Permits will only be approved if **public safety is at risk**. Applications which seek a variation to construction hours solely to benefit the developer will require the lodgement and favourable determination of a modification application pursuant to the provisions of Section 96 of the Environmental Planning and Assessment Act 1979.

Notes:

- 1) Failure to obtain a permit for work outside of the approved hours will result in on the spot fines being issued, or Council pursuing any action required (including legal proceedings) to have the out of hours work cease, without prior warning.
- 2) Applications for out of hour's works should be lodged with Council no later than seven (7) calendar days prior to the date of the intended works.
- 3) Examples of activities for which permits may be granted include:
 - the erection of awnings,
 - footpath, road and other infrastructure works which cannot be carried out for public convenience reasons within normal hours,
 - the erection and removal of hoardings and site cranes, and
 - craneage of materials which cannot be done for public convenience reasons within normal working hours.

- 4) Examples of activities for which permits WILL NOT be granted include;
- extended concrete pours
 - works which are solely to convenience the developer or client, and
 - catch up works required to maintain or catch up with a construction schedule.
- 5) Further information on permits can be obtained from the Council website at www.northsydney.nsw.gov.au.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

Site Amenities and Facilities

- E11. Where work involved in the erection and demolition of a building is being carried out, amenities which satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements, must be provided and maintained at all times. The type of work place determines the type of amenities required.

Further information and details can be obtained from the Internet at www.workcover.nsw.gov.au

(Reason: To ensure the health and safety of the community and workers on the site)

Health and Safety

- E12. All work undertaken must satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements to prepare a health and safety plan. Site fencing must be installed sufficient to exclude the public from the site. Safety signs must be erected that warn the public to keep out of the site, and provide a contact telephone number for enquiries.

Further information and details regarding occupational health and safety requirements for construction sites can be obtained from the internet at www.workcover.nsw.gov.au

(Reason: To ensure the health and safety of the community and workers on the site)

Prohibition on Use of Pavements

- E13. Building materials must not be placed on Council's footpaths, roadways, parks or grass verges, (unless a permit is obtained from Council beforehand). A suitable sign to this effect must be erected adjacent to the street alignment.

(Reason: To ensure public safety and amenity on public land)

Plant & Equipment Kept Within Site

- E14. All plant and equipment used in the undertaking of the development/ works, including concrete pumps, wagons, lifts, mobile cranes, hoardings etc., must be situated within the boundaries of the site (unless a permit is obtained from Council beforehand) and so placed that all concrete slurry, water, debris and the like must be discharged onto the building site, and is to be contained within the site boundaries.

Details of Council requirements for permits on public land for standing plant, hoardings, storage of materials and construction zones and the like are available on Council's website at www.northsydney.nsw.gov.au.

(Reason: To ensure public safety and amenity on public land)

Waste Disposal

- E15. All records demonstrating the lawful disposal of waste must be retained and kept readily accessible for inspection by regulatory authorities such as North Sydney Council and the Environmental Protection Authority.

(Reason: To ensure the lawful disposal of construction and demolition waste)

Compliance

- E16. If requested, the Applicant and nominated Heritage Consultant may be required to participate in audits of Heritage Council approvals to confirm compliance with conditions of consent.

(Reason: To ensure completion of the works in accordance with the approved plans and to improve the approvals process through a better understanding of the implementation of conditions of approval)

(Reason: To ensure that the form of the development undertaken is in accordance with the approval from the Heritage Council of NSW pursuant to section 63 of the Heritage Act 1977)

F. Prescribed Conditions imposed under EP&A Act and Regulations and other relevant Legislation

Building Code of Australia

- F1. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

(Reason: Prescribed - Statutory)

Appointment of a Principal Certifying Authority (PCA)

- F2. Building work, demolition or excavation in accordance with the development consent must not be commenced until the developer has appointed a Principal Certifying Authority for the building work in accordance with the provisions of the EP&A Act and its Regulations.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Construction Certificate

- F3. Building work, demolition or excavation in accordance with the development consent must not be commenced until a Construction Certificate for the relevant part of the building work has been issued in accordance with the provisions of the EP&A Act and its Regulations.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Occupation Certificate

- F4. A person must not commence occupation or use of the whole or any part of a new building (*new building* includes an altered portion of, or an extension to, an existing building) unless an Occupation Certificate has been issued in relation to the building or part. Only the Principal Certifying Authority appointed for the building work can issue an Occupation Certificate.

(Reason: Statutory)

Commencement of Works

- F5. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least 2 days' notice to North Sydney Council of the person's intention to commence the erection of the building.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Demolition

F6. Demolition work must be undertaken in accordance with the provisions of AS2601-Demolition of Structures.

(Reason: To ensure that work is undertaken in a professional and responsible manner and protect adjoining property and persons from potential damage)

G. Prior to the Issue of an Occupation Certificate

Infrastructure Repair and Completion of Works

G1. Prior to the issue of any Occupation Certificate any and all works relating to the development:

- a. in the road reserve must be fully completed; and
- b. to repair and make good any damaged public infrastructure caused as a result of any works relating to the development (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete vehicles) must be fully repaired;

to the satisfaction of Council Engineers at no cost to Council.

(Reason: Maintain quality of Public assets)

Certification for Mechanical Exhaust Ventilation

G2. Prior to issue of an Occupation Certificate and following the completion, installation, and testing of all the mechanical ventilation systems, a Mechanical Ventilation Certificate of Completion and Performance in accordance with Clause A2.2(a)(iii) of the Building Code of Australia, must be submitted to, and approved by, the Certifying Authority.

(Reason: To ensure compliance with acceptable standards for the construction and operation of mechanical plant)

Regulated Systems- Air Handling

G3. To ensure that adequate provision is made for ventilation of the building all mechanical and/or natural ventilation systems shall be designed, constructed installed and tested in accordance with the provisions of:

- 1) The Building Code of Australia;
- 2) The applicable Australian Standards;
- 3) The Public Health Act;

- 4) Public Health Regulation 2012;
- 5) Work Cover Authority;

The regulated system must be certified by an appropriately qualified engineer as compliant with the above provisions and registered with Council prior to commissioning the system and prior to issue of the Occupation Certificate.

(Reason: To ensure public health is maintained; Statutory)

DATE OF DETERMINATION:

DATE FROM WHICH CONSENT OPERATES:

DATE CONSENT LAPSES:

ADVISINGS

Notes

- (a) Council is always prepared to discuss its decisions, and in this regard please do not hesitate to contact Michael Doyle. However, if you wish to pursue your rights of appeal in the Land and Environment Court pursuant to Section 8.7 of the Act, you are advised that Council generally seeks resolution of such appeals through a Section 34 Conference, instead of a full Court hearing, subject to any further advice to the contrary from Council's Solicitors and senior staff. Such an approach is less adversarial, it achieves a quicker decision than would be the case through a Court hearing, and it can give rise to considerable cost and time savings for all parties involved. The use of the Section 34 Conference approach requires the appellant to agree, in advance and in writing, that the Court appointed assessor will be given the full authority to completely determine the matter at the conference.
- (b) You are advised that changes to the external configuration of the building, changes to the site layout, density and unit configuration internal changes to the proposed building or any changes to the proposed operation of a use **MAY** require the submission of a modification under Section 4.55 of the Environmental Planning & Assessment Act 1979.

Please bear this in mind before preparing documentation in support of a Construction Certificate application. Council staff would be pleased to assist in identifying such changes which may require the submission of a modification of a Development Application under Section 4.55 of the Environmental Planning & Assessment Act.

- (c) Section 8.2 of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination. The review must be completed within six (6) months after the date of receipt of this Notice of Determination. If you intend to lodge a request for a review it is recommended that the request, together with payment of the appropriate fees, is lodged as early as possible in order to allow sufficient time for notification, assessment, reporting, etc, prior to the expiration of the 6 month review period. It is recommended that the applicant discuss any request for a review of the determination with Council Officers before lodging such a request.
- (d) Prior to commencing any building, subdivision or associated constructions works, the following provisions of the Environmental Planning and Assessment Act 1979 (the ‘Act’) are to be complied with:
- (i) Relevant approvals must be obtained under the provisions of Section 138 of the Roads Act, 1993 for any works on public roads which are not the subject of this consent.
 - (ii) A Construction Certificate is to be obtained in accordance with Section 6.3 of the Act.
 - (iii) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 6.6 of the Act.
 - (iv) Council is to be notified at least two (2) days before the intention to commence building works, in accordance with Section 6.6 (2) (a) of the Act.
- (e) The applicant may apply to the Council or an Accredited Certifier for the issuing of a Construction Certificate and to be the Principal Certifying Authority to monitor compliance with the approval and issue necessary documentary evidence or certificate/s.

(f) **Sydney Water Requirements**

You are advised that any building works may also require prior approval from Sydney Water. Further details can be obtained from the Sydney Water website at www.sydneywater.com.au.

(g) **Telecommunications**

Please consult a suitably qualified telecommunications company with a licence issued by the Australian Communications & Media Authority (www.acma.gov.au or 1800 226 667).

(h) **Dial before you dig**

Before you dig call “Dial before you dig” on 1100 (listen to the prompts) or further information on underground utility services for any excavation areas may be found on www.1100.com.au.

(i) **Duration of Approval - S60 of the Heritage Act 1977**

This approval shall be void if the activity to which it refers is not substantially commenced within five years after the date of the approval, or within the period of consent specified in any relevant development consent granted under the Environmental Planning and Assessment Act 1979, whichever occurs first.

(Reason: To comply with legislation.)

(Reason: To ensure that the form of the development undertaken is in accordance with the approval from the Heritage Council of NSW pursuant to section 63 of the Heritage Act 1977.)

(j) **Notice of Entry**

Your attention is drawn towards the powers of entry and inspection under s.148 of the Heritage Act 1977 for authorised persons. If entry and inspection are required, reasonable notice will be provided as per the Act. The owner could voluntarily agree to allow non-authorised persons, such as Heritage Division (Office of Environment and Heritage) staff who are acting in a supporting role to the authorised persons, to enter their property for the purpose of inspection. Owners may also voluntarily grant permission to take photograph, take samples or request records.

(Reason: Section 148 of the Heritage Act 1977, allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.)

(Reason: To ensure that the form of the development undertaken is in accordance with the approval from the Heritage Council of NSW pursuant to section 63 of the Heritage Act 1977.)

Council's officers can provide these services, and further information, including a copy of the terms of agreement and fee schedule, can be obtained by telephoning Council's Customer Service Centre on **9936 8100**.

Please note that all building work must be carried out fully in accordance with the development consent and conditions of approval and it is an offence to carry out unauthorised building work or building work that is not in accordance with Council's approval.

An offence under the Environmental Planning and Assessment Act 1979 and Regulations is subject to a penalty up to \$110,000 and \$11,000 respectively.

Council may also serve a notice and an order to require the demolition/removal of unauthorised building work or to require the building to be erected fully in accordance with the development consent.

On the spot penalties will be imposed for works which are carried out in breach of this consent, or without consent.

An amended development application is required to be submitted to and approved by Council, and a Construction Certificate is to be obtained from the Council or an Accredited Certifier, prior to commencement of any variations from the approved plans and conditions of approval.

DATE

Signature on behalf of consent authority
DAVID HOY
TEAM LEADER (ASSESSMENTS)

INDEX OF CONDITIONS

| | | Page No. |
|-----------|---|-----------------|
| A. | <i>Conditions that Identify Approved Plans</i> | |
| A1. | Development in Accordance with Plans/documentation | 1 |
| A2. | Development in Accordance with Plans/documentation | 2 |
| A3. | Plans on Site | 3 |
| A4. | No Demolition of Extra Fabric | 3 |
| C. | <i>Prior to the Issue of a Construction Certificate (and ongoing, where indicated)</i> | |
| C1. | Waste Management Plan | 3 |
| C2. | Colours, Finishes and Materials (Heritage Items) | 4 |
| C3. | Heritage Architect to be commissioned | 4 |
| C4. | Noise from Plant and Equipment | 5 |
| C5. | Vibration from Plant and Equipment | 5 |
| C6. | Mechanical Exhaust Ventilation | 6 |
| C7. | Nominated Heritage Consultant | 6 |
| C8. | Nominated Heritage Consultant | 6 |
| D. | <i>Prior to the Commencement of any Works (and continuing where indicated)</i> | |
| D1. | Commencement of Works Notice | 7 |
| D2. | Conservation | 7 |
| E. | <i>During Demolition and Building Work</i> | |
| E1. | Cigarette Butt Receptacle | 7 |
| E2. | Parking Restrictions | 7 |
| E3. | Road Reserve Safety | 8 |
| E4. | Removal of Extra Fabric | 8 |
| E5. | Dust Emission and Air Quality | 8 |
| E6. | Noise and Vibration | 9 |
| E7. | Developer's Cost of Work on Council Property | 9 |
| E8. | Special Permits | 9 |
| E9. | Construction Hours | 10 |
| E10. | Out of Hours Work Permits | 11 |
| E11. | Site Amenities and Facilities | 12 |
| E12. | Health and Safety | 12 |
| E13. | Prohibition on Use of Pavements | 12 |
| E14. | Plant & Equipment Kept Within Site | 13 |
| E15. | Waste Disposal | 13 |
| E16. | Compliance | 13 |
| F. | <i>Prescribed Conditions imposed under EP&A Act and Regulations and other relevant Legislation</i> | |
| F1. | Building Code of Australia | 13 |
| F2. | Appointment of a Principal Certifying Authority (PCA) | 14 |
| F3. | Construction Certificate | 14 |

| | | |
|-----|------------------------|----|
| F4. | Occupation Certificate | 14 |
| F5. | Commencement of Works | 14 |
| F6. | Demolition | 15 |

G. Prior to the Issue of an Occupation Certificate

| | | |
|-----|--|----|
| G1. | Infrastructure Repair and Completion of Works | 15 |
| G2. | Certification for Mechanical Exhaust Ventilation | 15 |
| G3. | Regulated Systems- Air Handling | 15 |