

Modification of Development Consent

Section 4.55(1) of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions specified in Schedule 2.



Annie Leung
Team Leader
Key Sites Assessments

Sydney

16 May 2024

SCHEDULE 1

Development Consent:

SSD 39971796 granted by the Director Key Sites Assessments on 7 December 2023

For the following:

Development consent for the adaptive reuse of the Chief Mechanical Engineer's Building for commercial use, including:

- upgrade the building to achieve compliance with the Building Code of Australia including accessibility and fire safety, and to support future use as commercial/office premises including:
 - internal works such as new walls/partitions, doors, lift, lighting, amenities, and services
 - external works such as new roof sheeting, repair of dormer windows, balustrade to existing verandah, and new pedestrian ramp for access at ground floor
- undertake landscaping to the site including a brick wall and fencing to the street frontage
- remove any hazardous building material
- provide new in-ground services including a new stormwater system and sewer connection.

Applicant:

Transport for New South Wales (TfNSW)

Consent Authority:

Minister for Planning and Public Spaces

The Land:

CME Building: 505 Wilson Street, Redfern and (Part Lot 5 in DP 1175706)

Modification:

SSD-39971796-Mod-2: Correct error/misdescription referring Construction Certificate and Occupation Certificate for Crown building works.

The above approval is modified as follows:

1. Definitions and Conditions are amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	TfNSW, the person having the benefit of this consent from time to time, or any person carrying out any of the development to which this consent applies
AS	Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the relevant work is undertaken
AHD	Australian Height Datum
BC Act	<i>Biodiversity Conservation Act 2016</i>
CCC	Community Consultative Committee
CCS	Community Communication Strategy
Certifier	A council or person registered as a registered certifier under the <i>Building and Development Certifiers Act 2018</i>
CEMP	Construction Environmental Management Plan
<u>Certification of Crown building works</u>	<u>Certification under section 6.28(2) of the EP&A Act</u>
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including site establishment works, relocation of utilities, earthworks, and erection of buildings and other infrastructure permitted by this consent
Construction Certificate	A certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation
Council	City of Sydney
CPTED	Crime Prevention Through Environmental Design Assessment
CWMP	Construction Waste Management Sub-Plan
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Demolition	The destruction and removal of buildings, sheds and other structures on the site.
Department	NSW Department of Planning and Environment
Development	The development approved pursuant to this consent, as defined in Condition A2 and as modified by the conditions of this consent
EIS	The Environmental Impact Statement titled Chief Mechanical Engineer's Building Environmental Impact Statement, prepared by Ethos Urban, dated December 2022, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPL	Environment Protection Licence under the <i>Protection of the Environment Operations Act 1997</i>
Feasible	Means what is possible and practical in the circumstances
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance <i>Note: "material harm" is defined in this consent</i>
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that:

- involves actual or potential harm to the health or safety of people or to the environment that is not trivial, or
- results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)

Minister	NSW Minister for Planning (or delegate).
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
NCC	National Construction Code means the current standard which applies at the time the relevant work is undertaken, published by the Australian Building Codes Board.
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Operation	The carrying out of approved land uses upon completion of construction
Owner	Means the registered proprietor of the Property from time to time.
PA	Means a planning agreement within the meaning of the term in section 7.4 of the EP&A Act.
Planning Secretary	The Planning Secretary under the EP&A Act (or delegate).
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements.
Registered Surveyor	A person who is registered with the Board of Surveying and Spatial Information
RtS	The Applicant's response to issues raised in submissions received in relation to the application for this development consent under the EP&A Act.
RRFI	The Applicant's response to requests for information from the Department in relation to the application for this development consent under the EP&A Act.
SDRP	State Design Review Panel
Sensitive Receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility.
Site	The land identified in Schedule 1
SSD	State Significant Development
TfNSW	Transport for NSW
Tenanted Component	Has the same meaning as the definition of the term in section 71 of the <i>State Environmental Planning Policy (Housing) 2021</i>
Work(s)	Any physical work to construct or facilitate the construction of the development, including low impact work and environmental management measures.

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

STRUCTURAL ADEQUACY

A11. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC.

Notes:

- ~~Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.~~
- Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.

PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION ~~ISSUE OF~~ CONSTRUCTION CERTIFICATE

DESIGN AMENDMENTS AND DETAILS

- B1. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the Applicant must submit revised plans to the Planning Secretary for approval in respect to the following items:
- (a) Front fence: any front fence, including the supporting retaining wall and landscaping design along the Wilson Street frontage of the site
 - (b) Balustrade: new glass balustrade, including its installation details in respect to the existing iron lace balustrade
 - (c) Accessible ramps: where practical be designed to maximum gradient of 1:20 to remove the need for handrails and balustrades
 - (d) Lift door: be of non-combustible material that is sympathetic in finish with its location in the entrance hallways at each level
 - (e) Roof and chimneys: Flashings are to be of a material compatible with the final roofing material and be installed in a stepped manner adjacent to brick chimneys
 - (f) Acoustic insulation: Additional details are required for the proposed acoustic insulation to be laid across the top of existing walls
 - (g) Ceilings: Ceiling plans are to accurately depict all existing decorative elements like ceiling roses and include a legend for all symbols used
 - (h) Lighting: A detailed design of the proposed lighting, including model, style and colour temperature, is to be developed in close consultation with the nominated project heritage specialist prior to installation
 - (i) General:
 - (i) Proposed lightweight infill to the existing doors and fanlights in rooms F3B and G15 and impacts on joinery
 - (ii) AC unit enclosures within various rooms
 - (iii) External bin enclosure design details
 - (iv) Plumbing details of the first floor toilets/bathrooms which ensures there is no impact on significant fabric and ceilings below
 - (v) Existing window upgrade details which improve window performance without requiring extensive replacement of existing windows
 - (vi) New roof exhaust vents.

The plans lodged to satisfy this condition must be consistent with the Conservation Management Plan for the Chief Mechanical Engineer Building and be prepared with the guidance of a qualified and experienced heritage consultant and in consultation with Heritage NSW. The revised plans should include (but not limited to) amended architectural plans at scale 1:100 or 1:200, construction details and drawings at scale 1:20 or 1:50, and manufacturer specifications or equivalent documentation to illustrate the materials and finishes of the item.

MATERIALS AND FINISHES

- B2. Prior to the ~~issue of the first Construction Certificate~~ **commencement of** ~~for above ground works~~ **construction**, the Applicant must submit to the satisfaction of the Planning Secretary the final schedule of Materials and Finishes, prepared in consultation with Heritage NSW. The final schedule of Materials and Finishes must include:
- (a) Documentation of further investigation carried out to determine the original surface colours and treatments of internal and external surfaces
 - (b) New materials for making good and repairs, are to match the existing in terms of colours, finishes, sizes, profile and properties
 - (c) Remove reference to metal decking roofing from the roof plan
 - (d) Roof sheets are to be of traditional sizes, where practicable, and to be fixed in the traditional way and not use modern long run sheets. Further investigation should be undertaken into the original roof colour, where the original roof colour cannot be determined an appropriate colour may be used. The new roof selection must be consistent with the Conservation Management Plan
 - (e) Specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of the application
 - (f) Confirmation of the process and methods in arriving at the final choice for all materials and finishes.

The plans lodged to satisfy this condition must include final specifications of colour, material and, where relevant, manufacturer, and must include generic material or colour descriptions or use terminology such as 'or similar'.

CONSERVATION MANAGEMENT PLAN

- B3. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the Applicant must finalise and endorse the Conservation Management Plan for the Chief Mechanical Engineer Building in consultation with Heritage NSW. A copy of the final plan must be submitted to the Planning Secretary and Council for information.

USE OF HERITAGE CONSULTANT – MAJOR DEVELOPMENT

- B13. Evidence and details of the above commission on the above terms are to be provided to the consent authority prior to the ~~issue of the first Construction Certificate or~~ commencement of **construction work on site whichever is the earlier**.
- B15. Upon completion of the works, the final report is to be submitted for information to the consent authority prior to the ~~issue of any Occupation Certificate~~ **occupation**.

HERITAGE CONSERVATION WORKS

- B16. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, a schedule of conservation works prepared with the guidance of a qualified and experienced heritage consultant and in consultation with Heritage NSW is to be submitted to the Planning Secretary for approval.

HERITAGE INTERPRETATION PLAN

- B19. Prior to the ~~issue of the first Construction Certificate~~ **commencement of** for above ground **construction works**, a Heritage Interpretation Plan for the site, together with evidence of consultation with Heritage NSW and documentation of their advice on the plan, must be submitted to and approved by the Planning Secretary. The plan is to be prepared by a suitably qualified and experienced heritage practitioner or historian.
- B22. Prior to the ~~Occupation Certificate~~ **occupation** being issued the approved interpretation plan must be implemented to the satisfaction of the Planning secretary.

SALVAGE, REUSE AND RECYCLING OF TRADITIONAL BUILDING MATERIALS – MAJOR DEVELOPMENT

- B27. Documentation of the salvage methodology prepared with the guidance of a qualified and experienced heritage consultant and in consultation with Heritage NSW must be submitted to and approved by the Planning Secretary prior to the ~~issue of a Construction Certificate~~ **commencement of construction**.

VEHICLE FOOTWAY CROSSING

- B29. All disused or redundant vehicle crossings and laybacks must be removed and footway, kerb, gutter and road restoration reinstated in accordance with Council's standards, to suit the adjacent finished footway and edge treatment materials, levels and details, or as otherwise directed by Council officers. All construction and replacement works are to be completed in accordance with the approved plans prior to the ~~issue of the first Occupation Certificate~~ **occupation**.

Note: In all cases the construction materials should reinforce the priority of pedestrian movement over that of the crossing vehicle.

TREES APPROVED FOR REMOVAL

- B30. All trees detailed in the Arboricultural Plans prepared by Arterra dated 30 March 2023 and 10 May 2023 are approved for removal. ~~Tree removal must not occur until the Construction Certificate has been issued.~~

LONG SERVICE LEVY

- B33. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the Applicant must submit to the satisfaction of the Certifier details confirming payment of a Long Service Levy. For further information on the current levy rate and methods of payment, please contact the Long Service Payments Corporation Helpline on 131 441 or visit <https://www.longservice.nsw.gov.au/bci/levy/about-the-levy>.

STRUCTURAL DETAILS

- B34. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:
- (a) the relevant clauses of the NCC; and
 - (b) this development consent.

EXTERNAL WALLS AND CLADDING

- B36. Prior to the ~~issue of the Construction Certificate~~ **commencement of** for above ground **construction works**, the Applicant must submit to the satisfaction of the Certifier documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC. The Applicant must provide a copy of the documentation to the Planning Secretary for information.

ACCESS AND FACILITIES FOR PEOPLE WITH DISABILITIES

- B37. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the Applicant must submit to the satisfaction of the Certifier details prepared by a suitably qualified professional demonstrating that the building has been designed and will be constructed to provide access and facilities for people with a disability in accordance with the NCC.

MECHANICAL VENTILATION

- B39. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the Applicant must submit to the satisfaction of the Certifier details that any mechanical ventilation and/or air conditioning system for the development complies with the NCC and applicable Australian Standards, prepared by a suitably qualified person certified in accordance with Clause A2.2(a)(iii) of the NCC, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.

SITE STABILITY AND CONSTRUCTION WORK

- B40. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the Applicant must submit to the satisfaction of the Certifier a report obtained from a suitably qualified and experienced professional engineer/s, which includes the following:
- (a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land
 - (b) details of the proposed methods of excavation and support for the adjoining land (including any public place) and buildings
 - (c) details to demonstrate that the proposed methods of support and construction are suitable for the site and will not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration
 - (d) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work
 - (e) details of written approvals that have been obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place).

ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- B41. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating the development incorporates all design, construction and operation measures as identified in the Sustainability Report prepared by LCI Consultants, dated 9/12/2022.

INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS

- B42. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating:
- (a) all toilets installed within the development will be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS)
 - (b) all taps and shower heads installed within the development will be water efficient with at least a 3-star rating under the WELS, where available
 - (c) new urinal suites, urinals and urinal flushing control mechanisms installed within the development will utilise products with at least a 4-star rating under the WELS
 - (d) systems will reduce unnecessary flushing and will not involve the use of continuous flushing systems.

MECHANICAL PLANT NOISE MITIGATION

- B43. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the Applicant must submit to the satisfaction of the Certifier details of noise mitigation measures for all mechanical plant (as detailed on relevant ~~Construction Certificate~~ drawings) and certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the Noise Policy for Industry and other guidelines applicable to the development.

COMPLIANCE WITH ACOUSTIC ASSESSMENT

- B44. Prior the ~~issue of the Construction Certificate~~ **commencement of** for above ground **construction works**, the Applicant must submit evidence to the Certifier demonstrating that the design of the development has incorporated all performance parameters, requirements, engineering assumptions and recommendations contained in the acoustic report, prepared by Acoustic Logic, dated 22/11/2022.

SYDNEY WATER ASSETS

- B45. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the approved plans must be submitted to the Sydney Water Tap in™ online service, to determine whether the development will affect Sydney Water's wastewater and water mains, stormwater drains and/or easements, and if any further requirements need to be met. All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation.

Note: Sydney Water's Tap in™ in online service is available at:
<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

BICYCLE PARKING AND FACILITIES

- B46. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the Applicant must submit to the satisfaction of the Certifier plans demonstrating compliance with the following:
- (a) a minimum of 11 on-site bicycle parking spaces
 - (b) a minimum of 9 personal lockers
 - (c) a minimum of 4 showers.

LANDSCAPING

- B48. Prior to the ~~issue of the first Construction Certificate~~ **commencement of** for above ground **construction works**, the Applicant must submit to the satisfaction of the Certifier a detailed Landscape Plan. The plan must be generally consistent with the Landscape Plans prepared by Arterra, dated 10/05/2023 and include:
- (a) details of tree planting, including pot sizes
 - (b) detail the location, species, maturity and height at maturity of plants to be planted on-site
 - (c) demonstrate adequate drainage and watering systems for the planters
 - (d) details of plant maintenance and watering for the first 12 months and
 - (e) a commitment to replace plants with the same species if any plant loss occurs within the maintenance period.

SITE SUPERVISION AND REPORTING

- B51. A final compliance report must be submitted to and approved by the Planning Secretary prior to the ~~issue of any Occupation Certificate~~ **occupation**.

STORMWATER MANAGEMENT SYSTEM

- B52. Prior to the ~~issue of the first Construction Certificate~~ **commencement of construction**, the Applicant must submit to the satisfaction of the Certifier an operational stormwater management system for the development. The system must:
- (a) be designed by a suitably qualified and experienced person(s)
 - (b) be generally in accordance with the conceptual design in the EIS
 - (c) be in accordance within Council's stormwater requirements and specifications
 - (d) be in accordance with applicable Australian Standards; and
 - (e) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines

PART C PRIOR TO COMMENCEMENT OF WORKS

SURVEY CERTIFICATE

- C5. ~~Before the issue of an occupation certificate~~ **Prior to occupation**, a registered surveyor must submit documentation to the principal certifier which demonstrates that:
- (a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or
 - (b) the Applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure.

PRE-CONSTRUCTION DILAPIDATION REPORTS

- C16. The damage must be fully rectified by the Applicant in accordance with the Council's standards prior to a Certificate of Completion being issued for Public Domain Works or ~~before the final Occupation Certificate~~ **prior to occupation** ~~is issued for the development~~, whichever is the sooner.

PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

OCCUPATION CERTIFICATE

- E1. ~~The Applicant must obtain an Occupation Certificate from the Certifier prior to commencement of occupation or use of the whole or any part of a new building or, an altered portion of, an extension to an existing building.~~

WORKS-AS-EXECUTED PLANS AND ANY OTHER DOCUMENTARY EVIDENCE

- E2. ~~Prior to the issue of an Occupation Certificate~~ **occupation**, the Applicant must submit, to the satisfaction of the Certifier, works-as-executed plans, any compliance certificates and any other evidence confirming all stormwater drainage systems and storage systems have been completed.
- E3. The Certifier must provide a copy of the plans to consent authority ~~with the Occupation Certificate~~ **prior to occupation**.

GFA AND BUILDING HEIGHT CERTIFICATION

- E6. A Registered Surveyor is to certify that the development does not exceed the approved gross floor area and building height. Details must be provided to the Certifier demonstrating compliance with this condition ~~prior to the issue of an Occupation Certificate~~ **occupation**.

EXTERNAL WALLS AND CLADDING FLAMMABILITY

- E7. ~~Prior to the issue of an Occupation Certificate~~ **occupation** ~~being issued~~, evidence must be submitted to the Certifier demonstrating all external walls of the new building, including cladding, comply with the relevant requirements of the NCC, consistent with the requirements of this consent.

POST-CONSTRUCTION DILAPIDATION REPORT

- E13. ~~Before the issue of any Occupation Certificate~~ **Prior to occupation**, a suitably qualified engineer must prepare a post-construction dilapidation report, to the satisfaction of the Certifier, detailing whether:
- (a) after comparing the pre-construction dilapidation report to the post-construction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings, infrastructure or roads; and
 - (b) where there has been structural damage to any adjoining buildings, infrastructure or roads, that it is a result of the building work approved under this development consent; and
 - (c) relevant authorities have confirmed that there is no adverse structural damage to their infrastructure and roads.
- E14. ~~Before the issue of any Occupation Certificate~~ **Prior to occupation**, the Certifier is to provide a copy of the post-construction dilapidation report to the consent authority and to the relevant adjoining property owner(s).

FIRE SAFETY CERTIFICATION

- E16. ~~Prior to the issue of any Occupation Certificate~~ **occupation**, a Fire Safety Certificate must be obtained for all the relevant Essential Fire or Other Safety Measures forming part of the development. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Certifier and be prominently displayed in the building.

STORMWATER

- E20. ~~Prior to the issue of any Occupation Certificate~~ **occupation**, the Applicant must submit a copy of the approved stormwater drainage design plans ~~approved with the Construction Certificate~~ to the Certifier. The stormwater drainage design plans must be prepared by a Practising Professional Engineer experienced in the design of stormwater drainage systems.
- E21. ~~Prior to the issue of any Occupation Certificate~~ **occupation**, the Applicant must submit to the satisfaction of the Certifier an Operation and Maintenance Plan (OMP) to ensure the proposed stormwater quality measures remain effective. The OMP must contain the following:
- (a) maintenance schedule of all stormwater quality treatment devices
 - (b) record and reporting details
 - (c) relevant contact information; and
 - (d) Work Health and Safety requirements.

SYDNEY WATER COMPLIANCE

- E22. ~~Prior to the issue of any Occupation Certificate~~ **occupation**, the Applicant must submit to the satisfaction of the Certifier a Section 73 Compliance Certificate under the *Sydney Water Act 1994*, obtained from Sydney Water Corporation.

UTILITY PROVIDERS

- E23. ~~Before the issue of any Occupation Certificate~~ **Prior to occupation**, the Applicant must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, is completed to the satisfaction of the relevant authority.
- E24. ~~Before the issue of any Occupation Certificate~~ **Prior to occupation**, the Certifier must receive written confirmation from the relevant authority that the relevant services have been completed.

SERVICE VEHICLE SIZE LIMIT

- E30. Prior to ~~the issue of any Occupation Certificate~~ **occupation**, the final details of on-street loading arrangements must be submitted to and approved by Council. The size of vehicles servicing the site must not require the removal of more than one on-street parking space and may include an additional timed loading zone.

LANDSCAPE PRACTICAL COMPLETION REPORT

- E36. Prior to ~~the issue of any Occupation Certificate~~ **occupation**, the Applicant must submit to the satisfaction of the Certifier a Landscape Practical Completion Report prepared by the consultant responsible for the landscape design plan. The Report is to verify that all landscape works have been carried out generally in accordance with the comprehensive landscape design plan and specifications that were required to be included in documentation for a ~~Construction Certificate application~~ **construction** and is to verify that an effective maintenance program has been commenced.

STREET NUMBERING

- E37. Prior to ~~the issue of any Occupation Certificate~~ **occupation**, the Applicant must provide to the Certifier evidence that street numbers are clearly displayed at the ground level frontage of the building. If new street numbers or a change to street numbers is required, a separate application must be made to the relevant authority.

PART F OCCUPATION AND ONGOING USE

ADVANCE TREE PLANTING

- F14. Tree planting within the property must be undertaken in accordance with the following conditions, and to the Planning Secretary's satisfaction, prior to ~~the issuing any Occupation Certificate~~ **occupation**.
- (a) Tree Planting must be undertaken in accordance with the Landscape Plans prepared by Arterra dated 10 May 2023
 - (b) The tree must be grown in accordance with the Australian Standard 2303 'Trees stock for landscape use'
 - (c) The tree must be planted by a qualified Horticulturalist or Arborist of Level 3 under the Australian Qualifications Framework (AQF)
 - (d) The tree/s must be planted in such a manner as to promote good health during the establishment period, and must be maintained, as far as practicable to ensure tree growth into maturity
 - (e) Prior to ~~the issue of any Occupation Certificate~~ **occupation**, suitable documentation (including a written statement and photographic evidence) is to be submitted to the Certifier confirming all trees have been planted satisfactorily (excluding tree maintenance).
 - (f) Any newly planted tree that fails to establish within 2 years of the initial planting date must be replaced with a tree of comparable qualities
 - (g) The tree/s must be planted in such a manner as to promote good health during the establishment period, and must be maintained, as far as practicable to ensure tree growth into maturity.

END OF MODIFICATION

(SSD-39971796-MOD-2)