

Development Consent

Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning, I grant consent to the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

The conditions imposed under this consent are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Ben Lusher
Executive Director
Housing and Key Sites Assessments

Sydney

29 April 2025

File: SSD-64795219

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

CONSOLIDATED CONSENT

SCHEDULE 1

Application Number:	SSD 64795219
Applicant:	Pariter Cumberland Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	246-248 Old Prospect Road, Greystanes Lot 1 DP 201991, Lot 13 DP 17546, Lot 14 DP 17546, Lot 15 DP 17546, Lot 16 DP 17546, Lot 17 DP 17546, Lot 18 DP 17546, Lot 19 DP 17546, Lot 20 DP 17546, Lot 21 DP 17546, Lot 22 DP 17546, Lot 23 DP 17546, Lot 24 DP 17546, Lot 25 DP 17546, Lot 26 DP 17546, Lot 2 DP 545201, Lot 20 DP 243734, Lot 28 DP 17461, Lot 29 DP 17461, Lot 30 DP 17461, Lot 31 DP 17461, Lot 32 DP 17461, Lot 33 DP 17461, Lot 34 DP 17461, Lot 35 DP 17461, Lot 36 DP 17461, Lot 37 DP 17461, Lot 38 DP 17461, Lot 46 DP 242898
Development:	Seniors housing development comprising: • demolition of existing golf clubhouse; • Torrens title subdivision into four allotments; • excavation, site works, and the removal of 90 trees • construction of the following: ○ 3-storey residential care facility building comprising 38 beds, ancillary amenities such as a hair salon and health consulting rooms and associated laundry and kitchen facilities; ○ 3-storey golf clubhouse comprising proshop, café, buggy storage, lockers, bathrooms, kitchen, dining areas, gaming and betting facilities, lounge and kids play area and function space; ○ 6 x 5-7 storey independent living unit buildings comprising 226 units, with undercroft parking provided in an undercroft level; ○ undercroft and at-grade car parking comprising 14 residential aged care facility spaces, 220 golf club spaces, and 288 independent living unit spaces • reconfiguration of existing 18-hole golf course; • communal open space, hard and soft landscaping, including the planting of 115 new trees; • construction of a publicly accessible landscaped area; • stormwater and flooding infrastructure works and new kiosk substation; • temporary display suite and associated signage; and • new and reconfigured parking areas, internal roads and associated infrastructure and utilities.

CONSOLIDATED CONSENT

DEFINITIONS

Interpretation

References in the conditions of this consent to any guideline, protocol, or policy are to such documents in the form they are in as at the date of this consent.

Definitions

Unless otherwise defined in the following definitions table, words and expressions that occur in this development consent have the same meanings as they have in the EP&A Act and EP&A Regulations.

Applicant	The person having the benefit of this consent, or who is carrying out the Development.
Australian Standard (AS)	Australian Standard published by Standards Australia International Limited and means the standard which applies at the time the relevant work or action is undertaken.
Certifier	A council or person registered as a registered certifier under the <i>Building and Development Certifiers Act 2018</i> .
Consultation	When capitalised, means undertaking a consultation process with a party under which the Applicant: (a) consults with the relevant party prior to submitting the subject document to the Planning Secretary for information or approval; and (b) provides details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.
Council	Cumberland City Council
Department	NSW Department of Planning, Housing and Infrastructure.
Development	Where capitalised, means the Development approved pursuant to this consent.
EIS	The Environmental Impact Statement titled Cumberland Golf Club Seniors Housing Development, prepared by Ethos Urban, dated 5 April 2024, submitted with the application for consent for the Development, including any additional information provided by the Applicant in support of the application.
Engineer	A Professional Engineer as defined in the <i>Practice Standard for Professional Engineers Requirements for Professional Engineers registered under the Design and Building Practitioners Act 2020</i> .
EPA	NSW Environment Protection Authority.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> .
EP&A Regulations	<i>Environmental Planning and Assessment Regulation 2021</i> and where relevant, other regulations made under the EP&A Act.
Fire Safety Certificate	Has the same meaning as in the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i> .
Incident	An occurrence or set of circumstances that causes or threatens to cause Material Harm to the environment, and as a consequence of that harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance.
Material Harm	Is harm (excluding harm to which Work Health and Safety reporting requirements apply) that: - involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or - results in actual 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	The NSW Minister with administrative responsibility for administering the EP&A Act, (or delegate), being at the time of grant of this consent, the Minister for Planning and Public Spaces.
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.
Planning Secretary	The Planning Secretary under the EP&A Act (or delegate).
Prescribed Conditions	The conditions prescribed by the EP&A Regulation (Part 4, Division 2) to which the development consent is subject under s 4.17(11) of the EP&A Act.
Registered Surveyor	A person who is registered with the Board of Surveying and Spatial Information.
Report	When capitalised, means a written report including all required information and details set out in the relevant condition, prepared by a suitably qualified Engineer, consultant, or other expert, and where the

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	condition specifies the type of professional, consultant or other expert, means a suitably qualified professional, consultant or other expert specified.
Sensitive Receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church), children's day care facility, or other similar uses which may be more sensitive to environmental impacts.

FOR INFORMATION

SUMMARY OF MODIFICATIONS

APPLICATION NUMBER	DETERMINATION DATE	DECIDER	MODIFICATION DESCRIPTION
SSD-64795219-MOD-1	13 MAY 2026	TEAM LEADER, SOCIAL AND DIVERSE HOUSING ASSESSMENTS	ALTERATIONS TO APPROVED BUILDING FOOTPRINTS AND ENVELOPES FOR BUILDINGS A-E, ALTERATIONS TO THE APPROVED CARPARKING, INTERNAL ROAD NETWORK AND WASTE MANAGEMENT, REMOVAL OF TWO ADDITIONAL TREES AND REDUCTION IN NUMBER OF ILUS WITH AN AMENDMENT TO THE DWELLING MIX FOR ILUS.

SCHEDULE 2

PART A GENERAL CONDITIONS

ADMINISTRATIVE CONDITIONS

TERMS OF CONSENT

- A1. The Development must be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with the EIS, the Applicant's response to submissions, and the Applicant's response to requests for further information;
 - (c) **in accordance with the Modification Report titled 'SSD-64795219 MOD 1', prepared by Colliers Urban Planning and dated 13 February 2026; and**
 - (d) in accordance with the approved plans in the table below, as modified by the conditions of this consent:

Architectural drawings prepared by Marchese Partners			
Drawing Number	Rev	Name of Plan	Date
DA1.11	C	Demolition Plan	15.11.2024
DA1.12	E	Staging Plan	16.01.2026
DA1.13	E	Proposed Master Plan	16.01.2026
DA1.14	C	Protected Trees Impact	15.11.2024
DA1.15	C	Temporary Works Plan	15.11.2024
DA2.00	E	General Floor Plan – Level Lower ground	16.01.2026
DA2.01	E	General Floor Plan – Ground Floor	16.01.2026
DA2.02	E	General Floor Plan – Level 01	16.01.2026
DA2.03	E	General Floor Plan – Level 02	16.01.2026
DA2.04	E	General Floor Plan – Level 03	16.01.2026
DA2.05	E	General Floor Plan – Level 04	16.01.2026
DA2.06	E	General Floor Plan – Level 05	16.01.2026
DA2.07	E	General Floor Plan – Roof Level	16.01.2026
DA3.00	E	Site Elevations	16.01.2026
DA3.01	E	Site Elevations	16.01.2026
DA4.00	E	Site Sections	16.01.2026
DA4.01	E	Site Sections	16.01.2026
DA5.00	C	Golf Club – Ground Level	15.11.2024
DA5.01	C	Golf Club – Level 1	15.11.2024
DA5.02	C	Golf Club – Level 2	15.11.2024

DA5.03	C	Golf Club – Roof Level	15.11.2024
DA5.04	C	Golf Club – Elevations	15.11.2024
DA5.04a	C	Golf Club – Side Elevations	15.11.2024
DA5.05	C	Golf Club – Sections – Sheet 1	15.11.2024
DA5.06	C	Golf Club – Sections – Sheet 2	15.11.2024
DA5.10	C	Care Hub – Ground Level	15.11.2024
DA5.11	C	Care Hub – Level 01	15.11.2024
DA5.12	C	Care Hub – Level 02	15.11.2024
DA5.13	C	Care Hub – Roof Level	15.11.2024
DA5.14	C	Care Hub – Elevations	15.11.2024
DA5.15	D	Care Hub – Side Elevations	15.11.2024
DA5.16	C	Care Hub – Section	15.11.2024
DA5.20	E	Building A – Lower Ground Level	16.01.2026
DA5.21	E	Building A – Ground Level	16.01.2026
DA5.22	E	Building A – Typical Level	16.01.2026
DA5.23	E	Building A – Penthouse Level	16.01.2026
DA5.24	E	Building A – Roof Level	16.01.2026
DA5.25	E	Building A – Elevations	16.01.2026
DA5.26	E	Building A – Side Elevations	16.01.2026
DA5.27	E	Building A – Sections	16.01.2026
DA5.30	E	Building B – Lower Ground Level	16.01.2026
DA5.31	E	Building B – Ground Level	16.01.2026
DA5.32	E	Building B – Typical Level	16.01.2026
DA5.33	E	Building B – Penthouse Level	16.01.2026
DA5.34	E	Building B – Roof Level	16.01.2026
DA5.35	E	Building B – Front Elevation	16.01.2026
DA5.36	E	Building B – Back Elevations	16.01.2026
DA5.37	E	Building B – Side Elevations	16.01.2026
DA5.38	E	Building B – Sections	16.01.2026
DA5.40	E	Building C – Lower Ground Level	16.01.2026

DA5.41	E	Building C – Ground Level	16.01.2026
DA5.42	E	Building C – Typical Level	16.01.2026
DA5.43	E	Building C – Penthouse Level	16.01.2026
DA5.44	E	Building C – Roof Level	16.01.2026
DA5.45	E	Building C – Front Elevation	16.01.2026
DA5.46	E	Building C – Back Elevations	16.01.2026
DA5.47	E	Building C – Side Elevations	16.01.2026
DA5.48	E	Building C – Sections	16.01.2026
DA5.50	E	Building D – Lower Ground Level	16.01.2026
DA5.51	E	Building D – Ground Level	16.01.2026
DA5.52	D	Building D – Typical Level	12.05.2026
DA5.53	E	Building D – Penthouse Level	16.01.2026
DA5.54	E	Building D – Roof Level	16.01.2026
DA5.55	E	Building D – Front Elevation	16.01.2026
DA5.56	E	Building D – Back Elevations	16.01.2026
DA5.57	E	Building D – Side Elevations	16.01.2026
DA5.58	E	Building D – Sections	16.01.2026
DA5.60	E	Building E – Lower Ground Level	16.01.2026
DA5.61	E	Building E – Ground Level	12.05.2026
DA5.62	E	Building E – Typical Level	16.01.2026
DA5.63	E	Building E – Penthouse Level	16.01.2026
DA5.64	E	Building E – Roof Level	16.01.2026
DA5.65	E	Building E – Front Elevation	16.01.2026
DA5.66	E	Building E – Back Elevations	16.01.2026
DA5.67	E	Building E – Side Elevations	16.01.2026
DA5.68	E	Building E – Sections	16.01.2026
DA5.70	E	Building F – Lower Ground Level	16.01.2026
DA5.71	D	Building F – Ground Level	05.12.2024
DA5.72	D	Building F – Typical Level	05.12.2024
DA5.73	D	Building F – Penthouse Level	05.12.2024

DA5.74	D	Building F – Roof Level	05.12.2024
DA5.75	E	Building F – Front Elevation	16.01.2026
DA5.76	E	Building F – Back Elevations	16.01.2026
DA5.77	E	Building F – Side Elevations	16.01.2026
DA5.78	C	Building F – Sections	16.01.2026
DA6.01	C	Material Board – Golf Club	15.11.2024
DA6.02	C	Material Board – Aged Care	15.11.2024
DA6.03	D	Material Board – Building A & D	16.01.2026
DA6.04	D	Material Board – Building B & E	16.01.2026
DA6.05	D	Material Board – Building C & F	16.01.2026
Temporary Sales Office Plans prepared by Marchese Partners			
DA1.01	A	Proposed Site Plan	30.10.2024
DA2.00	A	Sales Office – Ground Level	30.10.2024
DA2.01	A	Sales Office – Roof Level	30.10.2024
DA2.10	A	Sales Office – Interior Layout	30.10.2024
DA2.11	A	Sales Office – RCP	30.10.2024
DA3.01	A	Sales Office – Elevations	30.10.2024
DA4.01	A	Sales Office – Sections	30.10.2024
DA5.00	A	Material Board	30.10.2024
Plan of Subdivision prepared by Ian Wicks			
-	-	Sheet 1 of 7 Sheets	15.01.2024
-	-	Sheet 2 of 7 Sheets	16.01.2024
-	-	Sheet 3 of 7 Sheets	16.01.2024
-	-	Sheet 4 of 7 Sheets	16.01.2024
-	-	Sheet 5 of 7 Sheets	17.01.2024
-	-	Sheet 6 of 7 Sheets	17.01.2024
-	-	Sheet 7 of 7 Sheets	17.01.2024
Golf Course Design Drawings prepared by Harrison Golf Pty Ltd			
2203-DA-01	H	Course Layout Plan	21.11.2024
2203-DA-02	H	Tree Removal Plan	21.11.2024

2203-DA-03	H	Earthworks Plan	21.11.2024
2203-DA-04	H	Cut & Fill Analysis Plan	21.11.2024
2203-DA-05	H	Grassing & Landscape Plan	21.11.2024
Landscape Plans prepared by Taylor Brammer			
DA101	F	Existing Tree Retention & Removal Plan	22.01.2026
DA200	I	Site Plan	23.01.2026
DA201	F	Detail Plan – Building A	23.01.2026
DA202	G	Detail Plan – Building B	23.01.2026
DA203	G	Detail Plan – Building C	23.01.2026
DA204	G	Detail Plan – Community Heart	23.01.2026
DA205	F	Detail Plan – Building D	23.01.2026
DA206	G	Detail Plan – Building E	23.01.2026
DA207	G	Detail Plan – Building F	23.01.2026
DA211	G	Detail Plan – Care Building Level 1	23.01.2026
DA301	E	Planting Plan – Building A	23.01.2026
DA302	F	Planting Plan – Building B	23.01.2026
DA303	F	Planting Plan – Building C	23.01.2026
DA304	E	Planting Plan – Community Heart	23.01.2026
DA305	E	Planting Plan – Building D	23.01.2026
DA306	E	Planting Plan – Building E	22.01.2026
DA307	E	Planting Plan – Building F	23.01.2026
DA401	F	Sections	23.01.2026
DA402	F	Sections	23.01.2026
DA403	E	Sections	23.01.2026
DA404	E	Sections	23.01.2026
DA405	F	Sections	23.01.2026
DA406	E	Sections	23.01.2026
DA601	C	Details	09.08.2024
Temporary Sales Office Landscape Plans prepared by Taylor Brammer			
LA00	A	Cover Sheet	23.10.2024

LA01	B	Landscape and Planting Plan	23.10.2024
LD01	P1	Landscape Details	20.02.2024

Note: Development which is 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or another environmental planning instrument may be carried out without development consent.

- A2. To the extent of any inconsistency:
- (a) the more recent document in Condition A1(b) prevails over an earlier document in that section; and
 - (b) the conditions of consent prevail over a document listed in Condition A1(d).
- A3. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities that employees, contractors (and their sub-contractors) carry out in respect of the Development.

LIMITS ON CONSENT

- A4. This consent will lapse five years from the date the consent is published on the NSW Planning Portal unless the works associated with the development have physically commenced.
- A5. This consent does not approve the following:
- (a) Any signage associated with the development.
 - (b) Use and fit-out of commercial tenancy within the residential care facility (RCF)
- A6. Where required, separate approvals must be obtained from the relevant landowner or authority (except where exempt and/or complying development applies).

INFRASTRUCTURE CONTRIBUTIONS

DEVELOPER CONTRIBUTIONS

- A7. Prior to the issue of the first Construction Certificate, the Applicant must provide written evidence to the Certifier that a monetary contribution pursuant to the provisions of Cumberland Local Infrastructure Contributions Plan 2020 has been paid to Council. Council must be contacted for calculation of required contributions.
- A8. Prior to the issue of the first Construction Certificate for above ground building works, the Housing and Productivity Contribution (HPC) set out in the table below is required to be made:

Housing and Productivity Contribution	Amount
Total housing and productivity contribution	\$2,515,443.99

Note: The contribution amount is subject to indexation in accordance with the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024* at the time of payment. A request for assessment of the adjusted amount and instructions on how to make a payment can be made by contacting hpc.enquiry@planning.nsw.gov.au.

PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

DETAILED DESIGN

DESIGN EXCELLENCE AND INTEGRITY

- B1. To ensure that the Development is consistent with assessed and approved design excellence requirements, the Applicant must:
- (a) Marchese Partners (or another architectural design team approved by the Planning Secretary in writing) as part of the architectural design team engaged to prepare the design documentation, contract documentation and construction stages of the Development;
 - (b) prior to the issue of the first Construction Certificate for above ground building works for seniors housing or the golf clubhouse, provide the Certifier with evidence that this architectural design team has been so commissioned; and
 - (c) if the Applicant proposes changes to the approved architectural drawings, seek the Planning Secretary's advice as to whether such changes are likely to require review by the State Design and Review Panel.

MATERIALS AND FINISHES

- B2. Prior to the issue of the first Construction Certificate for above ground works for seniors housing or the golf clubhouse, the Applicant must submit to the satisfaction of the Planning Secretary details of final materials and finishes including:
- (a) final specifications of colour, material and, where relevant, manufacturer; and
 - (b) specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application.

PRE-CONSTRUCTION REQUIREMENTS

SITE STABILITY

- B3. Prior to the issue of a Construction Certificate, the Applicant must submit to the Certifier a Report from an Engineer, which includes the following:
- (a) geotechnical details which confirm the suitability and stability of the site for the Development;
 - (b) design and construction requirements to be implemented to ensure the stability and adequacy of the Development and adjacent land;
 - (c) details of the proposed methods of excavation and support for the adjoining land (including any public place) and buildings;
 - (d) 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;
 - (e) details of how adequate support will be provided for the adjoining land and buildings located upon the adjoining land at all times throughout building work; and
 - (f) 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

- B4. Prior to the issue of a Construction Certificate for above ground building works, the Applicant must submit to the Certifier a Report demonstrating the development incorporates all design, construction and operation measures, or equivalent, as identified in the Section J Compliance Design Report, prepared by E-Lab Consulting, dated 15 March 2024.

STRUCTURAL DETAILS

- B5. Prior to the issue of a Construction Certificate for above ground building works, the Applicant must submit to the Certifier detailed structural drawings and a Report demonstrating that structural drawings comply with:
- (a) relevant clauses of the NCC; and
 - (b) this development consent.

STORMWATER MANAGEMENT SYSTEM

- B6. Prior to the issue of a Construction Certificate for above ground building works, the Applicant must submit to the Certifier details of an operational stormwater management system for the Development designed by a suitably qualified and experienced person(s):

- (a) generally in accordance with the conceptual design in the EIS and any Council stormwater requirements and specifications which are consistent with that conceptual design;
- (b) in accordance with applicable Australian Standards; and
- (c) with a system capacity designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines

B7. Detail design for the proposed modification to Council's stormwater system and the connection to existing Council's stormwater pipe shall be submitted to and approved by Cumberland Council. In this regard, details of the existing Council's stormwater pipes shall be annotated on the plans.

- (a) Longitudinal section of the existing/proposed stormwater pipes and the stormwater connection details to the existing Council's stormwater pipe within the site, showing the exact depth and location of all the services within the area of the proposed works shall be submitted.
- (b) Service search details shall be submitted.
- (c) Depth of the Council pipe shall be verified and annotated on the plan.

Note: The documents shall be submitted to Council as part of "Application for Assessment and Approval of Street drainage / Public Domain Design Plans". The application is available in following Council link:

<https://www.cumberland.nsw.gov.au/sites/default/files/inline-files/application-for-assessment-and-approval-of-street-drainage-public-domain-design-plans-2023.pdf>

- B8. Stormwater runoff generated from the development shall be directed to the On-Site Detention system prior to being discharged by gravity system as per approved plans. In this regard,
- (a) The proposed stormwater system shall be generally in accordance with the stormwater concept plans attached in the Stormwater and flood management Report, dated November 2024 prepared by SCP Consulting Engineers and Addendum 1: Flood Impact assessment Report dated 28. 01. 2025 prepared by SCP.
 - (b) The development has been identified as requiring an on-site stormwater detention (OSD) system, which has formed part of the development consent. Therefore, in order to satisfy the drainage requirements for the buildings, the relevant construction certificate for the buildings shall include the construction of the OSD system. In this regard, design and construction details of the OSD system shall demonstrate compliance with the development consent and Council's DCP.

HYDRAULICS

- B9. Water sensitive urban design measures shall be incorporated as a part of site stormwater management to prevent pollutants from entering waterways. The following details of the measures shall be addressed in the final construction plans:
- (a) MUSIC modelling, submitted in electronic format, inclusive of input parameters and output results. Removal efficiency parameters must be consistent with the manufacturer's pollutant removal efficiency.
 - (b) Water quality objectives per the Cumberland DCP Part G Stormwater Quality Targets mentioned in Table 7
- B10. Written verification from a suitably qualified hydraulic engineer shall be obtained, stating the following:
- (a) Construction certificate plans are consistent with the stormwater plans, Flood Advice Letter and Impact Risk Assessment dated 28.1.2025 prepared by WMS.
 - (b) Stormwater plans comply with the flood report.
 - (c) The development will have no adverse impact on adjoining properties, will not increase flood levels more than 10 mm outside the site.
 - (d) The development complies with Council's Flood Risk Management Policy dated 5 November 2021.

SYDNEY WATER ASSETS

- B11. Prior to the issue of a Construction Certificate for above ground building works, the plans approved under this consent 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>

LANDSCAPING

- B12. Prior to the issue of a Construction Certificate for above ground building works, the Applicant must submit to the Certifier a detailed Landscape Plan which:
- (a) is consistent with the landscape plans prepared by Taylor Brammer as amended by any requirement of these conditions;
 - (b) includes details of tree planting;
 - (c) includes details of the location, species, maturity and height at maturity of plants to be planted on-site;
 - (d) demonstrates adequate drainage and watering systems;
 - (e) includes details of plant maintenance and watering for the first 12 months; and
 - (f) includes a commitment to replace plants with the same species if any plant loss occurs within the maintenance period.

CAR PARKING

- B13. Prior to the issue of a Construction Certificate for above ground building works, the Applicant must submit to the Certifier a Report demonstrating that the Development will provide for the following traffic flow and car parking requirements:
- (a) all vehicles must enter and leave the subject site in a forward direction;
 - (b) all vehicles are to be wholly contained on site before being required to stop;
 - (c) parking associated with the Development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) must be in accordance with the applicable Australian Standards;
 - (d) appropriate pedestrian advisory signs must be provided at the egress from parking areas;
 - (e) all works/regulatory signposting associated with the Development must be at no cost to the relevant roads authority;
 - (f) the swept path of the longest vehicle (including garbage trucks) entering and exiting the site, as well as manoeuvrability through the site, must be in accordance with AUSTROADS; and
 - (g) submit to the Certifier a Report demonstrating compliance with the following:
 - (i) compliance with Australian Standards for the layout, design and security of bicycle facilities;
 - (ii) provision of electric vehicle charging infrastructure in accordance with the NCC; and
 - (iii) provision of **522** car parking spaces, comprising
 - i. 220 golf club spaces
 - ii. **288** ILU spaces.
 - iii. 10 RCF spaces.
 - iv. 4 ancillary commercial spaces.
 - (iv) provision of 1 ambulance bay for the residential care facility.

TRAFFIC CALMING & WORKS WITHIN THE ROAD RESERVE

- B14. Relocation of the 'Bus Stop' sign shall be approved by Cumberland Council and consultation be undertaken with Transport for NSW prior to the issue of a Construction Certificate for above ground building works. The following documents shall be submitted to and approved by Cumberland City Council.
- (a) Written consent from relevant service provider shall be provided for the proposed relocation of the 'Bus Stop' sign.
 - (b) Detail plan showing the proposed relocation and associated community consultation.
- B15. Prior to the issue of a Construction Certificate for above ground building works, submit to Council three copies and an electronic copy of Civil Engineering drawings for the design of all works within the road reserve required adjacent/near/outside 246 - 248 Old prospect Road, Greystanes including long and cross sections, details of proposed structures, ancillaries (e.g. footpaths, signage etc.) and specifications.
- The drawings must be approved by Council in writing and all fees and charges paid. Such design shall be:
- (a) Prepared and submitted in electronic format, undertaken by a consulting civil engineer,
 - (b) Approved in writing by Council under section 138 of the *Roads Act 1993*, prior to the issue of the Construction Certificate,
 - (c) All civil engineering works adjacent/near/outside 246 - 248 Old prospect Road, Greystanes are to be fully supervised by Council. A maintenance period of six months or as specified by Council shall apply to the work after it has been completed and approved. In that period the Applicant shall be liable for any part of

the work which fails to perform in the manner outlined in Council's specifications, or as would reasonably be expected under the design conditions, and

- (d) Upon completion of the works, the Applicant is to provide to Council two copies of "work as executed plans". The plans are to show relevant dimensions and finished levels and are to be certified by a registered surveyor. Also, the Applicant is to provide to Council, details of all public infrastructure created as part of the works, including certification that the design meets all relevant Australian Standards and Council specifications from an engineer with relevant industry experience.

Note: Driveway construction will require a separate approval vehicular crossing and road works.

- B16. Prior to the issue of a Construction Certificate for above ground building works, plans shall be prepared and submitted to the Certifier demonstrating the installation of a stop sign and a speed hump at all exits from the site. The stop sign must be accompanied by the associated line marking and the speed hump shall be setback 1.5 metres from the boundary alignment. The devices shall be designed and constructed in accordance with the provision of Australian Standard 2890.1:2004.
- B17. Detailed footpath levels shall be obtained from Council before finalisation of the footpath and driveway design with a Construction Certificate for above ground building works by lodging an 'Application for Property Boundary Line Levels'. Any required adjustments shall be included in the plans and the interface across the street boundaries shall be designed to incorporate smoothly the designated levels.

When lodging the 'Application for Property Boundary Line Levels' fees are payable in accordance with Council's adopted fees and charges.

Unless an alternative specific design is submitted and approved by Council, the footpath levels adjoining the site shall generally be as follows:

- (a) The internal driveway levels shall be designed to meet Council's footpath verge levels such that a maximum cross fall of 2.5% is achieved where the footpath meets the driveway.
- (b) The level of the boundary line as it crosses the driveway shall incorporate a crossfall to the general longitudinal grade of the street.
- (c) Any required adjustments shall be included in the plans and submitted for approval under Section 138 of the *Roads Act 1993* prior to the release of the Construction Certificate.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- B18. Prior to the issue of a Construction Certificate for above ground building works, the Applicant must submit to the Certifier a Report demonstrating that the design of the Development has incorporated the Crime Prevention Through Environmental Design Assessment (**CPTED**) management and mitigation measures included within the CPTED report prepared by Ethos Urban, dated 27 February 2024.

WIND MITIGATION MEASURES

- B19. Prior to the issue of a Construction Certificate for above ground building works, the Applicant must submit a Report to the Certifier demonstrating that the design of the Development has incorporated the wind mitigation measures contained within the document titled Pedestrian Wind Environment Statement, prepared by Windtech, dated 1 March 2024.

COMPLIANCE WITH ACOUSTIC ASSESSMENT

- B20. Prior to the issue of a Construction Certificate for above ground building works, the Applicant must submit a Report to the Certifier from an acoustic Engineer 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 17 June 2024.

BASIX CERTIFICATION

- B21. Prior to the issue of a Construction Certificate for above ground building works, BASIX No. 1740993M_02 Certificate must be submitted to the Certifier with all commitments clearly shown on the Construction Certificate plans.

RESIDENTIAL CARE FACILITY FIRE SPRINKLER SYSTEM

- B22. Prior to the issue of the Construction Certificate for the residential care facility, the Applicant must submit to the satisfaction of the Certifier plans and a report from a suitably qualified consultant that the residential care facility will be fitted with a comprehensive fire sprinkler system that complies with the applicable Australian Standards and guidelines.

HOUSING SEPP SCHEDULE 4

- B23. Prior to the issue of a Construction Certificate for the independent living units, the Applicant must submit to the satisfaction of the Certifier plans and a report from a suitably qualified access consultant that development

relating to the Independent Living Units complies with the relevant building and layout design standards of Schedule 4 of the Housing SEPP.

FOOD PREPARATION / PREMISES

- B24. Prior to the issue of the a Construction Certificate for the 'fit-out' of any food related facilities, in which food is to be prepared and served, a certificate or statement must be obtained from a suitably qualified and experienced Food Safety Consultant or Council's Environmental Health Officer, which confirms that the proposed design and construction satisfies the relevant requirements of the *Food Act 2003*, Food Standards Code and AS 4674 (2004) - Design, construction and fit-out of food premises.
- B25. Prior to the issue of a Construction Certificate for the 'fit-out' of any food related facilities, the Applicant must submit to the satisfaction of the Certifier plans and a report from a suitably qualified consultant that the design, construction and operation of the catering kitchen food storage room or the like comply with the following general requirements (as applicable):
- (a) floors of kitchens, food preparation areas and the like are to be constructed of materials which are impervious, non-slip and non-abrasive. The floor is to be finished to a smooth even surface, graded and drained to a floor waste connected to the sewer. The intersection of walls with floor and plinths is to be coved, to facilitate cleaning;
 - (b) walls of the kitchens and food preparation areas and the like are to be of suitable construction finished in a light colour with glazed tiles, stainless steel, laminated plastics or similar approved material adhered directly to the wall adjacent to cooking and food preparation facilities or areas, to provide a smooth even surface;
 - (c) the glazed tiling or other approved material is to extend up to the underside of any mechanical exhaust ventilation hoods and a minimum of 450 mm above bench tops, sinks, wash hand basins and equipment;
 - (d) walls where not tiled are to be cement rendered or be of rigid smooth faced non-absorbent material (i.e. fibrous cement sheeting, plasterboard or other approved material) and finished to a smooth even surface, painted with a washable paint of a light colour or other approved materials;
 - (e) the ceilings of kitchens, food preparation areas, storerooms and the like are to be of rigid smooth-faced, non-absorbent material i.e., fibrous plaster, plasterboard, fibre cement sheet, cement render or other approved material. 'Drop-down' ceiling panels are not to be provided to food preparation and cooking areas;
 - (f) all stoves, refrigerators, bain-maries, stock pots, washing machines, hot water heaters, large scales, food mixers, food warmers, cupboards, counters, bars etc must be supported on wheels, concrete plinths a minimum 75 mm in height, metal legs minimum 150mm in height, brackets or approved metal framework of the like;
 - (g) cupboards, cabinets, benches and shelving may be glass, metal, plastic, timber sheeting or other approved material. The use of particleboard or similar material is not permitted unless laminated on all surfaces;
 - (h) adequate fly screens and doors with self-closing devices, are to be provided to all external door and window openings. An electronic insect control device must also be provided within the food premises;
 - (i) a mechanical ventilation exhaust system is to be installed where cooking or heating processes are carried out in the kitchen or in food preparation areas, in accordance with the relevant requirements of Clause F4.12 of the BCA and Australian Standard AS 1668 Parts 1 & 2. Emission control equipment shall be provided in mechanical exhaust systems serving the cooking appliances, to effectively minimise the emission of odours, vapours and oils;
 - (j) wash hand basins must be provided in convenient positions located in the food preparation areas, with hot and cold water, together with a sufficient supply of soap and clean towels. The hot and cold water must be supplied to the wash hand basins through a suitable mixing device;
 - (k) cool rooms or freezers must have a smooth epoxy coated concrete floor, which is to be sloped to the door. A floor waste connected to the sewer is to be located outside the cool room/freezer. The floor waste should be provided with a removable basket within a fixed basket arrestor and must comply with Sydney Water requirements;
 - (l) cool rooms and freezers must be able to be opened from the inside without a key and fitted with an alarm (bell) that can only be operated from within the cool room/freezer; and
 - (m) any space or gaps between the top of any cool room or freezer and the ceiling must be fully enclosed and kept insect and pest proof (e.g. plasterboard partition with gaps sealed).

TEMPORARY DISPLAY SUITE

- B26. Prior to the issue of a Construction Certificate for Buildings D, E and/or F, confirmation that the display suite has ceased use and has or will be removed as part of this stage of the development is to be provided to the Certifier.

BIODIVERSITY

- B27. Prior to the issue of the first Construction Certificate, the Applicant must submit evidence to the Planning Secretary that 8 ecosystem credits and 6 species credits consistent with the classes of ecosystem credits (like-for-like) set out in the Biodiversity Development Assessment Report dated 7 August 2024 prepared by de Witt Ecology have been retired in accordance with the NSW Biodiversity Offsets Scheme of the *Biodiversity Conservation Act 2016*.
- B28. Prior to the issue of the first Construction Certificate, the Applicant must submit a Construction Biodiversity Impact Management Plan prepared by the Project Ecologist to the Certifier demonstrating that all relevant mitigation and management measures contained within the Biodiversity Development Assessment Report dated 7 August 2024 prepared by de Witt Ecology will be implemented during construction.

PART C PRIOR TO COMMENCEMENT OF WORKS

MANAGEMENT PLANS

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C1. Prior to the commencement of any work associated with a Construction Certificate, the Applicant must prepare and submit to the Certifier a Construction Environmental Management Plan (**CEMP**) for the Development with measures to reduce environmental impacts and harm during construction of the Development, including, at a minimum, the following information:
- (a) details of:
 - (i) hours of construction;
 - (ii) 24 hour contact details of the site manager and complaint handling procedure;
 - (iii) construction program and construction methodology, including construction staging;
 - (iv) traffic management;
 - (v) noise and vibration management;
 - (vi) management of dust and odour;
 - (vii) stormwater control and discharge including ensuring that vehicles leaving the site do not transfer dirt to roadways;
 - (viii) prevention and management of contamination;
 - (ix) management of stockpiles of soil or other materials;
 - (x) waste management;
 - (xi) external lighting in compliance with applicable Australian Standards; and
 - (xii) site security, including fencing or hoarding.
 - (b) Construction Traffic and Pedestrian Management Sub-Plan in accordance with condition C2;
 - (c) Construction Noise and Vibration Management Sub-Plan in accordance with condition C3;
 - (d) Air Quality Management Sub-Plan in accordance with condition C4;
 - (e) Construction Waste Management Sub-Plan in accordance with condition C5;
 - (f) Construction Soil and Water Management Sub-Plan in accordance with condition C6;
 - (g) an unexpected finds protocol for remediation in accordance with condition C18;
 - (h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure, including but not limited to ensuring compliance with condition D25;
 - (i) waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status of relevant areas of the site.

CONSTRUCTION TRAFFIC AND PEDESTRIAN MANAGEMENT SUB-PLAN

- C2. Prior to the commencement of any work associated with a Construction Certificate, the Applicant must submit to the Certifier a final Construction Traffic and Pedestrian Management Sub-Plan (**CTPMP**) for the Development with measures to reduce environmental impacts and harm during construction of the Development arising from construction traffic, including, at a minimum, the following information:
- (a) location of proposed work zone(s);
 - (b) construction vehicle access arrangements and haulage routes;
 - (c) predicted number and timing of construction vehicle movements and vehicle types;
 - (d) identification of potential conflicts between vehicle movements required for construction and general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles.

CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN

- C3. Prior to the commencement of any work associated with a Construction Certificate, the Applicant must submit to the Certifier a Construction Noise and Vibration Management Sub-Plan (**CNVMP**) for the Development with measures to reduce environmental impacts and harm during construction of the Development arising from construction noise and vibration, including, at a minimum, the following information:
- (a) identification of noise sources and Sensitive Receivers;
 - (b) quantification of the rating background noise level (**RBL**) for Sensitive Receivers;
 - (c) the construction noise, ground-borne noise and vibration objectives derived from an application of the Interim Construction Noise Guideline (DECC, 2009) (**ICNG**), and how the Applicant will ensure that construction is carried out in compliance with the construction noise management levels detailed in the ICNG and so as not to exceed approved noise limits for the site;

- (d) prediction and assessment of potential noise, ground-borne noise (as relevant) and vibration levels from the proposed construction methods expected at Sensitive Receiver premises against the objectives identified in the ICNG;
- (e) noise mitigation measures that can be implemented to reduce construction noise and vibration impacts, including:
 - (i) installation of acoustic barriers/enclosures;
 - (ii) alternative excavation methods;
- (f) measures to identify non-conformances with the requirements of the CNVMP, and procedures to implement corrective and preventative action and to respond to complaints;
- (g) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity.

AIR QUALITY MANAGEMENT SUB-PLAN

- C4. Prior to the commencement of any work associated with a Construction Certificate, the Applicant must submit to the Certifier an Air Quality Management Sub-Plan (**AQMP**) for the Development. The AQMP must be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW and include, as a minimum, the following information:
- (a) relevant environmental criteria to be used to guide management of dust and odours;
 - (b) dust and odour management practices to be implemented, including:
 - (i) watering of exposed surfaces and stockpiles;
 - (ii) covering of truck loads;
 - (iii) prevention of dirt from trucks tracking onto public roads and cleaning of any tracked dirt;
 - (iv) progressive land stabilisation works to minimise exposed surfaces.
 - (v) monitoring requirements;
 - (vi) communication strategy; and
 - (vii) system and performance review for continuous improvements; and
 - (c) measures to identify non-conformances with the requirements of the CNVMP, and procedures to implement corrective and preventative action and to respond to complaints.

CONSTRUCTION WASTE MANAGEMENT SUB-PLAN

- C5. Prior to the commencement of any work associated with a Construction Certificate, the Applicant must submit to the Certifier a Construction Waste Management Sub-Plan (**CWMP**) for the Development. The CWMP must include, as a minimum, the following information:
- (a) requirement that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste";
 - (b) demonstrate that an appropriate area will be provided for the storage of bins and recycling containers and all waste and recyclable material generated by the works;
 - (c) procedures for minimising the movement of waste material around the site and double handling;
 - (d) requirement that waste (including litter, debris or other matter) is not caused or permitted to enter any waterways;
 - (e) requirements that any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;
 - (f) requirement that the wheels of any vehicle, trailer or mobilised plant leaving the site are cleaned of debris prior to leaving the premises;
 - (g) details in relation to the transport of waste material within the site and from the site, including (at a minimum):
 - (i) a traffic plan showing transport routes within the site;
 - (ii) a commitment to retain waste transport details for the life of the project to demonstrate compliance with the *Protection of the Environment Operations Act 1997*; and
 - (iii) the name and address of each licensed facility that will receive waste from the site.

CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN SUB-PLAN

- C6. Prior to the commencement of any work associated with a Construction Certificate, the Applicant must submit to the Certifier a Construction Soil and Water Management Sub-Plan (**CSWMP**) for the Development. The CSWMP must be prepared by a suitably qualified consultant, in Consultation with Council and include, at a minimum, the following information:
- (a) describe all erosion and sediment controls to be implemented during construction

- (b) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the site);
- (c) detail all off-site flows from the site during construction; and
- (d) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.

PRE-CONSTRUCTION DOCUMENTATION AND MEASURES

SURVEY CERTIFICATE

- C7. Prior to the commencement of work associated with a Construction Certificate, the Applicant must cause the building to be set out by a Registered Surveyor to verify the correct position of all structures in relation to site boundaries and the approved alignment levels, and cause the Registered Surveyor to submit a plan to the Certifier certifying that structural works are in accordance with this consent.
- C8. The Applicant must cause a Registered Surveyor to measure and mark:
 - (a) prior to commencement of works – the positions of all footings/ foundations;
 - (b) at other stages of construction – any marks that are required by the principal Certifier, and provide information on the positions to the principal Certifier.

PRE-CONSTRUCTION DILAPIDATION REPORTS

- C9. Prior to the commencement of any work associated with a Construction Certificate, the Applicant must submit to the Certifier a Pre-Construction Dilapidation Report, prepared by an Engineer, which details the structural condition of all adjoining land, buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence', prior to construction.
- C10. Where only part of a building on privately affected land may fall within the 'zone of influence', any Pre-Construction Dilapidation Report for that building must include details of the whole building.
- C11. In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the Certifier that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.
- C12. A copy of the Pre-Construction Dilapidation Report is to be forwarded to the Planning Secretary and each of the affected property owners.
- C13. Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant to the satisfaction of the public authority responsible for the public way.
- C14. 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 is issued for the development, whichever is the sooner.

PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES

- C15. Prior to the commencement of works, the Applicant must:
 - (a) undertake Consultation with the relevant owner and provider of services that will be affected by the Development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
 - (b) prepare a dilapidation Report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths) and submit a copy of the dilapidation Report to the Certifier, Planning Secretary and Council; and
 - (c) ensure all street trees directly outside the site not approved for removal are retained and protected in accordance with the applicable Australian Standards.

ROAD AND FOOTPATH OPENING PERMIT

- C16. Section 138 of the Roads Act 1993 provides that a person must not carry out a work in, on or over a public road (which includes the verge / footpath area); dig up or disturb the surface; remove or interfere with a structure, work or tree on a public road; or pump water into a road without the consent or the appropriate roads authority. Prior to any works within the public road taking place, should such work be required within a road for which Council is the roads authority, the applicant is to apply for Road and Footpath Opening Permit.

Note: Road and Footpath Opening Permits do not include driveways, laybacks and major stormwater drainage construction, which are covered by a separate application process.

VEHICULAR CROSSING

- C17. Prior to any new vehicular crossing, public footpath, kerb or guttering work commencing, the applicant must lodge and have approved by the Council an 'Application for Private Construction of Vehicular Crossing and Road Works. In respect of driveway setbacks, a minimum 1.0m setback from the property boundary shall be provided.

REMEDIATION

UNEXPECTED FINDS PROTOCOL

- C18. Prior to the commencement of any earthwork or remediation works, the Applicant must submit to the Certifier an unexpected finds protocol which has been reviewed and endorsed by a suitably qualified and experienced consultant. The protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.

NOTIFICATIONS AND COMMENCEMENT OF WORKS

NOTIFICATION OF COMMENCEMENT

- C19. The Applicant must notify the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.
- C20. If the construction or operation of the Development is to be staged, the Applicant must notify the Department in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

UTILITIES AND SERVICES

- C21. Prior to the commencement of works associated with a Construction Certificate, written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.

DIAL BEFORE YOU DIG SERVICE

- C22. Prior to the commencement of any excavation on or near the site, the Applicant must submit to the Certifier written confirmation from NSW Dial Before You Dig Service that the proposed excavation will not conflict with any underground utility services.

DEMOLITION

- C23. Before the commencement of demolition works, the Applicant must submit to the Certifier a statement of compliance with *Australian Standard AS 2601-2001 The demolition of structures* (Standards Australia, 2001) and any work plans required by AS 2601-2001, accompanied by a written statement from a suitably qualified person work plans complies with the safety requirements of the Australian Standard.

PART D DURING CONSTRUCTION

SITE NOTICE

- D1. The Applicant must erect site notices in prominent positions on the site informing the public of project details including, but not limited to:
- (a) the name, address and telephone number of the builder, Certifier and structural Engineer;
 - (b) the name of the principal contractor (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaints;
 - (c) stating the approved hours of work;
 - (d) stating that unauthorised entry to the work site is prohibited.
- D2. The site notices must:
- (a) be positioned prominently at the site informing the public of key project details;
 - (b) have dimensions of at least A1 size with large writing
 - (c) be durable and weatherproof.

HOURS OF CONSTRUCTION

- D3. Construction, including the delivery of materials or machinery to and from the site, may only be carried out between the following hours:
- (a) 7am and 6pm Monday;
 - (b) 8am and 4pm Saturdays;
 - (c) no work may be carried out on Sundays or public holidays.
- D4. Activities may be undertaken outside of these hours if required:
- (a) by the Police or a public authority for the delivery of vehicles, plant or materials to and from the site; or
 - (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.
- D5. Notification of activities undertaken in the circumstances in Condition D4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.
- D6. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:
- (a) 9 am to 12 pm, Monday to Friday;
 - (b) 2 pm to 5 pm Monday to Friday; and
 - (c) 9 am to 12 pm, Saturday.

IMPLEMENTATION OF MANAGEMENT PLANS

- D7. The Applicant must implement and comply with the requirements of any management plan or sub-plan required under this consent. To the extent of any inconsistency between a condition of consent and a management plan or sub-plan, the condition of consent prevails.

CONSTRUCTION NOISE LIMITS AND VIBRATION CRITERIA

- D8. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding residential precincts outside of the construction hours of work outlined under this consent.
- D9. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, audible movement alarms of a type that would minimise noise impacts on surrounding Sensitive Receivers.
- D10. The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at any Sensitive Receiver is only undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than 1 hour respite between ceasing and recommencing any of the work the subject of this condition.
- D11. Vibration at any residence or structure outside the site caused by construction must be limited to:
- (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999);
 - (b) for human exposure to vibration, the evaluation criteria set out in the *Environmental Noise Management Assessing Vibration: a Technical Guideline* (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time).

- D12. Vibratory compactors must not be used within 30 metres of residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above. These limits apply unless otherwise outlined in the project specific CNVMP required by this consent.

AIR QUALITY

- D13. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

SHORING AND ADEQUACY OF ADJOINING PROPERTY

- D14. If the Development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the Applicant must:
- (a) protect and support the building, structure or work from possible damage from the excavation; and
 - (b) where necessary, underpin the building, structure or work to prevent any such damage,
- unless the Applicant owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.
- D15. Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant to the satisfaction of the public authority responsible for the public way.

TREE PROTECTION

- D16. While site or building work is being carried out, the Applicant must maintain all tree protection measures required under this consent, in accordance with relevant requirements of applicable Australian Standards and any arborist's report approved under this consent. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.

EROSION AND SEDIMENT CONTROL

- D17. All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques are, as a minimum, to be in accordance with the publication *Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004)* commonly referred to as the 'Blue Book' and must comply with the CSWMSP.

CUT AND FILL

- D18. While building work is being carried out, the Certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:
- (a) all excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility; and
 - (b) the classification and the volume of material removed must be reported to the Certifier.
- D19. All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* or a material identified as being subject to a resource recovery exemption by the EPA.

DISPOSAL OF SEEPAGE AND STORMWATER

- D20. Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the *Protection of the Environment Operations Act 1997*.
- D21. Adequate provisions must be made to collect and discharge stormwater drainage during construction of the Development. Prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.
- D22. A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of section 138 of the *Roads Act 1993*.

ASBESTOS

- D23. The Applicant must ensure that any asbestos encountered on site is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in consultation with SafeWork NSW and in accordance with any requirements of SafeWork NSW and any relevant guidelines, including:
- (a) *Work Health and Safety Regulation 2017*;
 - (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016;

- (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and
- (d) *Protection of the Environment Operations (Waste) Regulation 2014*, including Part 7 – ‘Transportation and management of asbestos waste’.

CONTACT TELEPHONE NUMBER

- D24. The Applicant must ensure that the telephone number is continually attended by a person with authority over the works for the duration of the construction, during construction hours.

UNCOVERING RELICS OR ABORIGINAL OBJECTS

- D25. If a Relic (as defined in the Heritage Act 1977) or Aboriginal object (as defined in the *National Parks and Wildlife Act 1974*) is unexpectedly discovered:
- (a) all works must cease immediately;
 - (b) the Applicant must notify the Heritage Council of NSW in respect of a Relic and notify the Planning Secretary and the Heritage Council of NSW in respect of an Aboriginal object; and
 - (c) the Applicant must otherwise comply with the unexpected finds protocol required as part of the CEMP.
- D26. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Planning Secretary.

INCIDENT NOTIFICATION, REPORTING AND RESPONSE

- D27. The Applicant must notify the Department within 24 hours of becoming aware of an Incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the Incident including:
- (a) date, time and location;
 - (b) a brief description of what occurred and why it has been classified as an Incident;
 - (c) a description of what immediate steps were taken in relation to the Incident; and
 - (d) identifying a contact person for further communication regarding the Incident.
- D28. The Applicant must provide the Department with a subsequent Incident report in accordance with Appendix 1 (Incident Notification and Reporting Requirements).

NON-COMPLIANCE NOTIFICATION

- D29. Within seven days of becoming aware of a non-compliance, the Applicant must notify the Department of the non-compliance. The notification must be in writing and must be submitted via the NSW planning portal (Major Projects). The notification must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

Note: A non-compliance which has been notified as an Incident does not need to also be notified as a non-compliance.

PART E COMMENCEMENT OF OCCUPATION AND USE

GENERAL REQUIREMENTS

OCCUPATION CERTIFICATES

- E1. In accordance with the EP&A Act, 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.

NOTIFICATION OF OCCUPATION

- E2. The Applicant must notify the Department in writing at least one month prior to the proposed occupation or use of the Development.
- E3. If the occupation or use of the Development is to be staged, the Applicant must notify the Department in writing of the date of commencement of the occupation or use of the relevant stage at least one month before that date.

ENVIRONMENTAL PERFORMANCE

- E4. Prior to the occupation or commencement of use, the Applicant is to provide documentation to the Certifier demonstrating the development has incorporated, and would operate in accordance with, the environmental sustainability objectives, measures and initiatives required under this consent.

DILAPIDATION AND REPAIRS

POST-CONSTRUCTION DILAPIDATION REPORT

- E5. Before the issue of a Occupation Certificate, the Applicant is to provide a Report (**Post-Construction Dilapidation Report**) to the Certifier:
- (a) stating whether, based on a comparison of the Pre-Construction Dilapidation Report and Post-Construction Dilapidation Report, there has been any structural damage to any adjoining buildings, infrastructure or roads;
 - (b) if there has been structural damage to any adjoining buildings, infrastructure or roads, the structural damage that is the result of the carrying out of Development;
 - (c) whether relevant authorities have confirmed that there is no adverse structural damage to their infrastructure and roads.
- E6. The Applicant is to provide a copy of the Post-Construction Dilapidation Report to the Planning Secretary and to the relevant adjoining property owner(s).

ROAD DAMAGE

- E7. Prior to the occupation or commencement of the use, the cost of repairing any damage caused to Council or other public authority's assets in the vicinity of the site as a result of construction works associated with the approved development is to be paid in full by the Applicant.

PROTECTION OF PUBLIC INFRASTRUCTURE AND OTHER REPAIRS

- E8. Unless the Applicant and the applicable public authority agree otherwise, the Applicant must:
- (a) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the Development; and
 - (b) repair/reconstruct, or pay the full costs associated with repairing/reconstructing, any public infrastructure (including but not limited to ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) in the vicinity of the Development that is damaged by carrying out the Development;
- E9. Prior to the occupation or commencement of the use of the Development, any damage identified in condition E5 as being caused by the carrying out of the Development not subject to condition E8 must be fully repaired and rectified by the Applicant.

COMPLIANCE REPORTING

WORKS-AS-EXECUTED PLANS AND ANY OTHER DOCUMENTARY EVIDENCE

- E10. Prior to the issue of an Occupation Certificate, the Applicant must submit to the Certifier:
- (a) works-as-executed plans for the Development, including all golf course works; and
 - (b) any compliance certificates and any other evidence confirming all stormwater drainage systems and storage systems.

- E11. Prior to the issue of an Occupation Certificate, the Applicant must submit to the principal Certifier a Report from a Registered Surveyor demonstrating 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.

COMPLIANCE WITH BASIX CERTIFICATE

- E12. Prior to the issue of an Occupation Certificate, the Applicant must submit to the Certifier evidence that all the commitments contained in the BASIX Certificate approved under this consent have been implemented.

GFA AND BUILDING HEIGHT CERTIFICATION

- E13. Prior to the issue of an Occupation Certificate, the Applicant must submit to the Certifier a Report from a Registered Surveyor demonstrating compliance that the Development does not exceed the approved gross floor area and building height.

ACOUSTIC COMPLIANCE

- E14. Prior to the issue of an Occupation Certificate, the Applicant must prepare and submit to the Certifier a Report demonstrating compliance with all noise mitigation measures required under Condition B20.

STRUCTURAL INSPECTION CERTIFICATE

- E15. Prior to the occupation or commencement of use of the relevant parts of any new or refurbished buildings as part of the Development, the Applicant must submit a Structural Inspection Certificate or a Compliance Certificate to the Certifier.
- E16. The Applicant must submit a copy of the Structural Inspection Certificate or a Compliance Certificate with an electronic set of final drawings to the Planning Secretary and the Council after:
- (a) the site has been periodically inspected and the Certifier is satisfied that the structural works are deemed to comply with the final design drawings; and
 - (b) the drawings listed on the Structural Inspection Certificate or have been checked with those listed on the final Design Certificate/s.

LANDSCAPE PRACTICAL COMPLETION REPORT

- E17. Prior to the issue of an Occupation Certificate associated with a Construction Certificate, the Applicant must submit to the Certifier a Landscape Practical Completion Report prepared by the consultant responsible for the landscape design plan which:
- (a) verifies 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;
 - (b) verifies that a maintenance program under the Landscape Plan required under Condition B12 has been commenced;
 - (c) includes details of plant maintenance and watering for the first 12 months; and
 - (d) includes details of plant maintenance and watering for the life of the Development.

FIRE SAFETY CERTIFICATION

- E18. Prior to the issue of an Occupation Certificate, a Fire Safety Certificate must be obtained for all the relevant Essential Fire or Other Safety Measures forming part of the Development.
- E19. The Applicant must submit a copy of the Fire Safety Certificate to the relevant authority and Certifier and display the Fire Safety Certificate prominently in the building.

OUTDOOR LIGHTING

- E20. Prior to the occupation or commencement of use of each stage of the Development, the Applicant must submit to the Certifier a Report demonstrating that installed lighting associated with the Development:
- (a) achieves the objective of minimising light spillage:
 - (i) beyond the property boundary; and
 - (ii) to any adjoining or adjacent Sensitive Receivers;
 - (b) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and
 - (c) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

SYDNEY WATER COMPLIANCE

- E21. Prior to the issue of any Occupation Certificate associated with a Construction Certificate, the Applicant must submit to the Certifier a Section 73 Compliance Certificate under the *Sydney Water Act 1994*, obtained from Sydney Water Corporation.

UTILITY PROVIDERS

- E22. Prior to the issue of any Occupation Certificate associated with a Construction Certificate, 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.
- E23. Prior to the issue of any Occupation Certificate associated with a Construction Certificate, the Applicant must provide or cause to be provided written confirmation to the Certifier from the relevant authority that the relevant services have been completed.

STREET NUMBERING

- E24. Prior to the issue of an Occupation Certificate associated with a Construction Certificate, the Applicant must provide to the Certifier evidence that street numbers are clearly displayed at the ground level frontage of the building.

SPRINKLER SYSTEM

- E25. Prior to the issue of the Occupation Certificate for the residential care facility a sprinkler system must be installed and completed in accordance with the requirements of Condition B22.

HOUSING SEPP SCHEDULE 4

- E26. Prior to the issue of an Occupation Certificate for any stage involving independent living units, the Certifier shall be satisfied that the building layout and design is consistent with the relevant requirements of Schedule 4 of the Housing SEPP (Condition B23).

FOOD PREPARATION / PREMISES

- E27. Prior to the issue of the first Occupation Certificate involving a food related facility, the premises must be inspected by The NSW Food Authority to ascertain compliance with relevant Food Safety Standards and the written approval of NSW Food Authority (being the relevant Food Authority for this food business) must be obtained prior to the operation of the food business.
- E28. Prior to commencement of any food related operations, the food premises must be registered with the NSW Food Authority in accordance with the Food Safety Standards. And for any commercial food premises must be registered with Council.

FLOOD EMERGENCY EVACUATION PLAN

- E29. Prior to the issue of the first Occupation Certificate, a Flood Emergency Response Plan (FERP) shall be prepared in accordance with any requirements of the Flood Report and Advice Letter and submitted to the Certifier.

PUBLIC ROAD ASSETS

- E30. Prior to the issue of an Occupation Certificate, a satisfactory completion certificate shall be obtained from Council's engineers to ensure assets in the public road, including vehicular crossings, pedestrian footpaths, kerbing, guttering and any roadworks are completed to a satisfactory level.

COVENANTS AND EASEMENTS

- E31. A positive covenant shall be created under section 88B and/or section 88E of the *Conveyancing Act 1919* to the satisfaction of Council requiring the ongoing retention, maintenance and repair of the onsite detention system. Council shall be identified as the authority with power to release, vary or modify the covenant. The wording of the covenant shall be submitted to and approved by Council prior to lodgement for registration on the title of the land.
- E32. A restriction on the use of land shall be created under section 88B and/or section 88E of the *Conveyancing Act 1919* to the satisfaction of Council preventing alteration to the onsite detention system without the prior approval of the Council. Council shall be identified as the authority with power to release, vary or modify the restriction. The wording of the restriction shall be submitted to and approved by Council prior to lodgement for registration on the title of the land.

HAZARDOUS MATERIALS SURVEY

- E33. Prior to the first Occupation Certificate being issued, a clearance certificate must be submitted to the Certifier from a suitably qualified person confirming that all hazardous materials identified have been contained, managed or removed in accordance with the recommendations in the Hazardous Materials Survey, and that the site is safe for future occupation in accordance with the approved use.

MANAGEMENT PLANS, GUIDES AND MISCELLANEOUS

OPERATIONAL PLAN OF MANAGEMENT – SENIORS HOUSING

- E34. Prior to the occupation or commencement of use of the first seniors housing building, whichever is earlier, the Applicant must prepare an Operational Plan of Management for the seniors housing development, including ancillary uses and submit it to the Certifier, which includes (but not be limited to):
- (a) details of the managing agent;
 - (b) management of communal areas and open spaces, and ancillary uses (including operating hours),
 - (c) loading and unloading;
 - (d) security and staff management;
 - (e) emergency management/ evacuation and incident response protocols;
 - (f) waste management;
 - (g) tenant induction and behaviour/ house rules;
 - (h) community consultation and complaint procedures;
 - (i) provision of any transport services;
 - (j) provision of home delivered meals as required;
 - (k) details of any activities / social programs available to the residents to build relationships between new and existing residents.
- E35. The Operational Plan of Management approved under this consent shall be implemented following occupation of the development. The Operational Plan of Management is to be reviewed and updated annually.

OPERATIONAL PLAN OF MANAGEMENT – GOLF CLUBHOUSE

- E36. Prior to the occupation or commencement of use of the new golf clubhouse, whichever is earlier, the Applicant must prepare an updated Operational Plan of Management for the golf clubhouse and submit it to the Certifier. The Operational Plan of Management must be based on the existing liquor plan of management and gaming plan of management and include all recommendations of the acoustic report including patron capacity limits, sound pressure level limits, event and function management, etc.
- E37. The Operational Plan of Management approved under this consent shall be implemented following occupation of the new golf clubhouse. The Operational Plan of Management is to be reviewed and updated annually.

OPERATIONAL WASTE MANAGEMENT – SENIORS HOUSING

- E38. Prior to the occupation or commencement of use of the first seniors housing building, the Applicant must prepare an **Operational Waste Management Plan** for the Development and submit it to the Certifier. The Operational Waste Management Plan must:
- (a) be prepared in consultation with Council;
 - (b) set out adequate provisions within the premises for the storage, collection and disposal of waste and recyclable materials;
 - (c) confirm the location of waste collection and establish appropriate routes to the collection point;
 - (d) provide confirmation that appropriate arrangements have been made for the collection of waste;
 - (e) detail the type and quantity of waste to be generated during operation of the Development;
 - (f) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the Waste Classification Guideline (EPA).

Note: Conditions in Part F require the Applicant to implement the Operational Waste Management Plan for the life of the Development.

OPERATIONAL WASTE MANAGEMENT – GOLF CLUBHOUSE

- E39. Prior to the occupation or commencement of use of the golf clubhouse, the Applicant must prepare an **Operational Waste Management Plan** for the Development and submit it to the Certifier. The Operational Waste Management Plan must:
- (a) be prepared in consultation with Council;
 - (b) set out adequate provisions within the premises for the storage, collection and disposal of waste and recyclable materials;
 - (c) confirm the location of waste collection and establish appropriate routes to the collection point;
 - (d) provide confirmation that appropriate arrangements have been made for the collection of waste;
 - (e) detail the type and quantity of waste to be generated during operation of the Development;

- (f) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the Waste Classification Guideline (EPA).

Note: Conditions in Part F require the Applicant to implement the Operational Waste Management Plan for the life of the Development.

STORMWATER

- E40. Prior to the issue of an Occupation Certificate associated with a Construction Certificate, the Applicant must submit to the Certifier a copy of the stormwater drainage design plans, prepared by an Engineer experienced in the design of stormwater drainage systems and approved with the Construction Certificate.
- E41. Prior to the issue of an Occupation Certificate associated with a Construction Certificate, the Applicant must submit to the Certifier a **Stormwater Operational and Maintenance Plan (SOMP)** that:
- (a) is designed to ensure the proposed stormwater quality measures remain effective; and
 - (b) specifies, but is not limited to:
 - (i) a maintenance schedule of all stormwater quality treatment devices;
 - (ii) record and reporting details;
 - (iii) relevant contact information; and
 - (iv) Work Health and Safety requirements.

CAR PARKING, LOADING AND SERVICING MANAGEMENT PLAN

- E42. Prior to the issue of an Occupation Certificate, the Applicant must submit to the Certifier a **Car Parking, Loading and Servicing Management Plan** that:
- (a) is designed to ensure that any potential traffic and safety impacts associated with the car park and loading dock operation are mitigated;
 - (b) specifies, but is not limited to, details of:
 - (i) the Development's loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay;
 - (ii) measures to manage any potential traffic and safety impacts of the car parking and loading dock operation;
 - (iii) how parking spaces have been allocated to the different uses within the development,
 - (iv) any signage and measures employed to ensure the seniors visitors and residents are discouraged from using the golf club parking, and vice versa; and
 - (v) how vehicles larger than a 6.4m SRV delivering to the site must be managed.

REGISTRATION OF EASEMENTS

- E43. Prior to the issue of an Occupation Certificate associated with a Construction Certificate, all matters required to be registered on title including easements required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Land Registry Services.

RESTRICTION ON OCCUPATION (SENIORS HOUSING)

- E44. Prior to the issue of the first Occupation Certificate for seniors housing, the Applicant must create a restriction as to the user under section 88E of the Conveyancing Act 1919 restricting the occupation of each Independent Living Unit and residential care unit approved under this consent to be solely used for the accommodation of:
- (a) seniors or people who have a disability as defined by the State Environmental Planning Policy (Housing) 2021;
 - (b) people who live within the same household with seniors or people who have a disability; and
 - (c) staff employed to assist in the administration and provision of services to housing provided under this policy.

Note: The restriction must nominate the Council as the authority to release, vary or modify the restriction.

- E45. The instrument creating the restriction as to user required pursuant to Condition E42 shall be prepared by the Applicant at its own expense and proof of registration of the Instrument upon the title of the subject property must be submitted to the Certifier prior to the issue of any Occupation Certificate.

PART F OCCUPATION AND ONGOING USE

MAINTENANCE OF WASTEWATER AND STORMWATER TREATMENT DEVICE

- F1. Following the issue of an Occupation Certificate or commencement of use and throughout the life of the Development, the Applicant must:
- (a) implement the SOMP; and
 - (b) otherwise ensure that all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) are regularly maintained, to remain effective and (if applicable) in accordance with any positive covenant.

STORAGE AND HANDLING OF WASTE

- F2. Following the issue of an Occupation Certificate or commencement of use and throughout the life of the Development, the Applicant must implement the Operational Waste Management Plan.
- F3. The Applicant must ensure that at all times during the life of the Development:
- (a) waste is not placed or left on the site;
 - (b) waste must not be placed for collection in a public place e.g. footpaths, roadways and reserves.

TRAFFIC AND PARKING

- F4. All loading and unloading operations associated with the site must be carried out:
- (a) in accordance with the **Car Parking, Loading and Servicing Management Plan** prepared under this consent;
 - (b) within the confines of the site, at all times and must not obstruct other properties or the public way; and
 - (c) in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality
- F5. The service vehicle docks, car parking spaces and driveways must be kept clear of goods at all times and must not be used for storage purposes, including waste storage.
- F6. The car spaces within the Development are for the exclusive use of the occupants of the building. The car spaces must not be leased to any person/company that is not an occupant of the building.

LANDSCAPING

- F7. Landscaping for the Development must be carried out and maintained in accordance with the Landscape Plan required under condition B12.

FIRE SAFETY CERTIFICATION

- F8. The Development must operate in accordance with the Fire Safety Certificate obtained in accordance with this consent.

OUTDOOR LIGHTING

- F9. If any outdoor lighting results in any residual impacts on the amenity of surrounding Sensitive Receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.

BASIX CERTIFICATION

- F10. The Development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. 1740993M_02 and any updated certificate issued if amendments are made.

RESIDENTIAL CARE FACILITY

- F11. The residential care facility must be staffed and managed by suitably qualified personnel 24 hours a day, seven days a week.

AMBULANCE BAY

- F12. The ambulance bay must be made available for use by the development 24 hours a day, seven days a week.

FOOD PREPARATION / PREMISES

- F13. Food safety practices and the operation of the food premises must be in accordance with the Food Act 2003, Food Regulation 2004, Food Standards Code and Food Safety Standards at all times, including the requirements and provisions relating to:
- (a) food handling – skills, knowledge and controls;
 - (b) health and hygiene requirements;

- (c) requirements for food handlers and businesses;
- (d) cleaning, sanitising and maintenance; and
- (e) design and construction of food premises, fixtures, fitting and equipment.

- F14. The proprietor of the food business and all staff carrying out food handling and food storage activities must have appropriate skills and knowledge in food safety and food hygiene matters, as required by the Food Safety Standards.
- F15. Failure to comply with the relevant food safety requirements is an offence and may result in legal proceedings, service of notices and/or the issuing of on-the-spot penalty infringement notices.
- F16. The food premises must be kept in a clean and sanitary condition at all times, including all walls, floors, ceilings, fixtures, fittings, appliances, equipment, fridges, freezers, cool rooms, shelving, cupboards, furniture, crockery, utensils, storage containers, waste bins, light fittings, mechanical ventilation & exhaust systems & ducting, storage areas, toilet facilities, basins and sinks.
- F17. The sale, supply and consumption of alcohol must not take place at the seniors housing premises except with or ancillary to the service of food to be consumed on the premises and the relevant liquor licence under the Liquor Act 2007.
- F18. The sale, supply and consumption of alcohol must not take place at the Clubhouse premises except in accordance with the relevant liquor licence under the Liquor Act 2007.

FLOOD EMERGENCY RESPONSE PLAN

- F19. The approved flood emergency response plan, including identification of a refuge point during evacuation, if required, is to be displayed in a prominent position within the building.

GOLF CLUBHOUSE

- F20. The golf clubhouse shall operate in accordance with the Operational Plan of Management as prepared in Condition E36 and all operational recommendations of the Acoustic Report at all times.
- F21. The golf clubhouse is permitted to operate for 24-hours.

TEMPORARY DISPLAY SUITE

- F22. The temporary display suite shall cease operation before any construction works begin for Buildings D, E and/or F of the development.
- F23. During use, the temporary display suite shall only operate Tuesday to Sunday, 10 am to 4 pm.

COMMERCIAL TENANCY

- F24. The commercial tenancy within the residential care facility as referenced in Condition A5 is only to be used by residents and visitors of the residential care facility and independent living units.

PART G PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

REQUIREMENTS OF THE EP&A ACT – PART 6 CERTIFICATES

- G1. In undertaking the subdivision approved under this consent, the Applicant must comply with the requirements of Part 6 of the EP&A Act in relation to the issue of a Subdivision Certificate. For the purpose of this approval, the issue of a Subdivision Certificate/s is restricted to the Development carried out in accordance with the documents set out in Condition A1.

SUBDIVISION CERTIFICATE

- G2. Before granting any Subdivision Certificate, the Certifier must be satisfied that the Applicant has complied with all conditions of this consent that are required to be complied with before a Subdivision Certificate may be issued in relation to the plan of subdivision.

CREATION OF EASEMENTS

- G3. Prior to the issue of a Subdivision Certificate, easements for services, drainage, support and shelter, use of plant, equipment, loading areas and service rooms, repairs, maintenance or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision, must be created over the appropriate lots in the subdivision pursuant to section 88B of the *Conveyancing Act 1919*.

REGISTRATION OF EASEMENTS

- G4. Prior to the issue of a Subdivision Certificate, the Applicant must provide to the Certifier evidence that all matters required to be registered on title, including easements noted on the draft subdivision plans listed in Condition A2, are contained within the subdivision plan to be lodged for registration at the NSW Land Registry Services.

ENCROACHING AND/OR SHARED SERVICES

- G5. Any pipes, service lines or the like servicing each lot must be contained within their respective lots or, if service lines encroach upon adjoining lots within the subdivision, or are shared by more than one lot, appropriate easements must be created, pursuant to section 88B of the *Conveyancing Act 1919*, over the service lines where any such encroachment occurs.

COMPLIANCE CERTIFICATE

- G6. Prior to issue of any Subdivision Certificate, a compliance certificate issued under Part 6, Division 9 of the *Sydney Water Act 1994* must be obtained from Sydney Water and must be provided to the Certifier demonstrating that the Development has satisfied the detailed requirements of Sydney Water in respect to water and wastewater.

ADVISORY NOTES

- AN1. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the Development, including external walls of all buildings and ventilation of premises, must be constructed in accordance with the relevant requirements of the NCC and applicable Australian Standards.
- AN2. The development consent is subject to, and the Applicant must comply with, the Prescribed Conditions.
- AN3. No condition of this consent overcomes any obligation on the Applicant to obtain, renew or comply with licences, permits, approvals, certifications and consents which may be required under law required to carry out the Development. The Applicant is responsible for obtaining any such licences, permits, approvals, certifications and consents, licences, permits, approvals, certifications and consents may include but are not limited to:
- (a) modifications to this consent or other development consents required under the EP&A Act;
 - (b) certificates under Part 6 of the EP&A Act;
 - (c) approval under section 138 of the *Roads Act 1993* for activities and works including road occupancy, hoarding, scaffolding, barricades and other construction/building works requiring the use of a public place including a road or footpath;
 - (d) approvals for the installation of any hoardings over Council footways or road reserves;
 - (e) approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act);
 - (f) approvals required under the *Sydney Water Act 1994*.
- AN4. The Applicant is responsible for ensuring that all agreements required to carry out the Development are obtained from other authorities or other parties, as relevant.
- AN5. No condition of this consent removes any obligation on the Applicant to comply with laws, including but not limited to:
- (a) work health and safety laws;
 - (b) environmental laws including *Protection of the Environment Operations Act 1997* and its regulations;
 - (c) *Disability Discrimination Act 1992* (Cth);
 - (d) *Building and Construction Industry Long Service Payments Act 1986*;
 - (e) *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*;
 - (f) *Airports (Protection of Airspace) Regulations 1996*.
- AN6. The Housing and Productivity Contribution:
- (a) may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the *Environmental Planning and Assessment Act 1979* agrees; and
 - (b) is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the EP&A Act to the development, or the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024* exempts the development from the contribution.
- AN7. The operation and maintenance of warm water systems and water cooling systems (as defined under the *Public Health Act 2010*) must comply with the *Public Health Act 2010*, *Public Health Regulation 2012* the NSW Health Code of Practice for the Control of Legionnaires' Disease and applicable Australian Standards.

APPENDIX 1 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. All Incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under Condition D29 or, having given such notification, subsequently forms the view that an Incident has not occurred.
3. Within 7 days (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate Incident notification (in accordance with Condition D30), the Applicant is required to submit a subsequent Incident report that:
 - (a) identifies how the Incident was detected;
 - (b) identifies when the Applicant became aware of the Incident;
 - (c) identifies any actual or potential non-compliance with conditions of consent;
 - (d) identifies further action(s) that will be taken in relation to the Incident; and
 - (a) a summary of the Incident;
 - (b) outcomes of an Incident investigation, including identification of the cause of the Incident;
 - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the Incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
 - (d) details of any communication with other stakeholders regarding the Incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.