

Schedule A- Conditions of Consent (Consent Authority) and General Terms of Approval (Integrated Approval Body)

Please Note: It should be understood that this consent in no way relieves the owner or applicant from any obligation under any covenant affecting the land.

ADMINISTRATIVE CONDITIONS

1. That the development be carried out in accordance with the application, Statement of Environmental Effects, accompanying information, plans listed in the approval and any further information provided during the process unless otherwise amended by the following conditions.
2. That due to a building being constructed over a number of allotments, Lot 1 DP 311786, Lot 2 DP 319366, Lot 3 DP 319366 and Lot 1 DP77541 are to be amalgamated into one Torres title and the registered surveyor's plans submitted for approval and release prior to any Occupation Certificate.

MINE SUBSIDENCE BOARD REQUIREMENTS

3. The final design shall;
 - a) Be developed from the concept design accompanying the Building Application.
 - b) Include, unless otherwise agreed;
 - Full height articulation to reduce the effective building lengths to less than 30m;
 - The basement retaining wall is designed for a 2mm/m horizontal ground strain due to mine subsidence and include adequate drainage and tanking.
 - c) Include sufficient drawing plans, long-sections, elevations and details, to describe the work.
 - d) Ensure there is suitable flexibility and articulation jointing in building elements, in accordance with relevant codes and standards.
4. Submit final design drawings for acceptance by the Mine Subsidence Board prior to commencement of construction.
5. On completion, the projects engineer shall provide certification to the Mine Subsidence Board, that all improvements have been constructed in compliance with plan approved by the Mine Subsidence Board under this development application with supporting documentation.
6. That condition 3 to 5 form the "conditional approval" which remains current for 2 years from 25 February 2016. Please note you will need to respond adequately to these conditions before the Mine Subsidence Board will consider its final approval of the development.

ENGINEERING REQUIREMENTS

7. Concrete driveway is to be constructed in accordance with Lithgow City Council's "Specification for the construction of Driveways, Footpath/Gutter Crossings and Footpaving" (Policy 10.18). A copy is available on Council's website, or on request from Council's Administration.
8. All development to be constructed in accordance with Council's "Guidelines for Civil Engineering Design and Construction for Development". This document is available on Council's website or upon request from Council's administration desk.
9. All road, drainage, kerb and gutter, water and sewerage reticulation works associated with a development will be inspected by Council's Operations Department. The developer shall at all times give uninterrupted access and afford every facility for the examination for any works and materials requested by the Group Manager of Operations or his authorised delegate.

10. A construction certificate will be required to be lodged to Council prior to the commencement of any Civil Works.
11. Works as Executed (WAE) Plans detailing all services and infrastructure are to be prepared by a registered surveyor or professional engineer, and submitted to Council. The WAE plans shall be lodged prior to the release of the linen plan. The applicant is required to submit three complete sets of hard copy plans (one A1-sized, two A3-sized) and one set of electronic plans in AUTOCAD format.
12. All stormwater drainage is the responsibility of the applicant and shall be satisfactorily disposed of into Council's stormwater infrastructure.
13. Construction noise shall be in accordance with the 'Noise Control Guidelines for Construction Noise Standards'. Hours of operation shall be permitted between 7am and 6pm Monday to Friday and 8am and 1pm Saturdays. No heavy machinery work or usage shall be permitted on Sundays or Public Holidays.

BUILDING REQUIREMENTS

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

Requirements Prior to the Issue of a Construction Certificate

15. Prior to the issue of a Construction Certificate, Hydraulic details prepared by a Practising Hydraulic Engineer are to be submitted to and approved by Council in respect to the following essential services:
 - a) Fire safety services (e.g. Fire main, hydrants, hose reels, sprinklers, etc.)
 - b) Sanitary plumbing and drainage (e.g. stack work, water services, etc.)
 - c) Backflow prevention

Requirements Prior to Commencement of Work

16. Prior to commencing any construction works, the following provisions of the Environmental Planning and Assessment Act 1979 are to be complied with:
 - a) A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act, and
 - b) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act and Form 7 of the Regulations, and
 - c) Council is to be notified at least two days prior of the intention to commence building works, in accordance with Section 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.
17. Prior to commencement of works, an operational contingency plan (OCP) is to be developed to the satisfaction of the Principal Certifying Authority to address egress and active fire safety measures associated with any existing use remaining operational at all times during construction in accordance with the provisions of the Building Code of Australia 2015. In particular, contingencies are to be prepared in the event that:
 - a) Required exits/paths of travel to exists are obstructed; and
 - b) Isolation of active fire safety measures is required.

18. Prior to the commencement of any works, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with WorkCover requirements. The works site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
19. Prior to commencement of any building works, a suitable lidded waste container for the deposit of all building rubbish and litter must be provided onsite. The waste container must be emptied at a licensed waste disposal facility when full. All building rubbish and litter must be contained on the building site and the site left clear of waste and debris upon completion of works.
20. Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:
 - a) Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person can be contacted outside working hours.
 - b) Stating that unauthorised entry to the work site is prohibited and
 - c) Showing the name, address and telephone number of the principle certifying authority for the work.The sign/s are to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
21. Prior to the commencement of any works on the land, toilet facilities must be provided for construction personnel on the site on the basis of 1 toilet for every 20 workers. Amenities are to be installed and operated in an environmentally responsible and sanitary manner. Toilets cannot remain on site for any longer than 12 months, without the further approval of Council.

Demolition Requirements

22. All demolition work must be carried out strictly in accordance with AS2601:2001.
23. Prior to the commencement of any demolition works on the land a detailed demolition work plan (or waste management plan) designed in accordance with AS2601-2001, prepared by a suitably qualified person, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance, quantity and type of materials, recycling of materials and the disposal methods for materials including hazardous materials.
24. All demolished material and excess spoil from the site shall be disposed of at a location and in a manner approved of by Council. No material is to be burnt on site.
25. Removal of dangerous or hazardous materials shall be carried out in accordance with the provisions of all applicable State legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia). Precautions to be observed and procedures to be adopted during the removal of dangerous or hazardous materials other than asbestos, shall be in accordance with the relevant State regulations pertaining to those materials.
26. That any asbestos or other dangerous/hazardous material be disposed of to the Lithgow Solid Waste Disposal Facility or other licensed waste disposal facility.
27. All Asbestos must be handled in accordance with SafeWork NSW requirements.

28. All concrete and bricks not reused or recycled must be pulverised to a minimum 80 mm prior to disposal.
29. Approval must be obtained from Council's Environment Department prior to the disposal of any waste (including VENM) at any Council owned facility.
30. That appropriate dust mitigation measures be implemented during demolition and construction to Council's satisfaction.

Requirements upon Completion of Demolition Works

31. Upon completion of each 'stage' of demolition work, a report prepared by an Occupational Hygienist is to be furnished to Council to verify that all hazardous material has been removed offsite.

Requirements During Construction

32. A copy of the stamped and approved plans, development consent and the construction certificate are to be on the site at all times.
33. All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No work
34. The following survey reports (prepared by a practising registered Surveyor) are to be submitted to the Principal Certifying Authority to accurately demonstrate compliance with the Building Code of Australia (Fire Source Features), approved Construction Certificate drawings and to demonstrate that the buildings have been erected clear of any easement affecting the land:
 - a) A Set-out survey showing the location of slab formwork is to be submitted (prior to pouring of concrete);
 - b) A Set-out survey showing the location of external walls erected on strip footings (prior to reaching floor level);
 - c) An Identification Survey (upon completion of external walls / eaves construction and prior to any Completion inspection being carried out).
35. That all plumbing and drainage work be carried out by a licensed plumber and drainer and inspected by Council officers.

Requirements Prior to Occupation

36. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority. In this regard an application must be lodged with the PCA in conjunction with any request to carry out a final inspection.
37. Upon completion of the building and prior to issue of an Occupation Certificate, essential fire safety measures services listed in the Fire Safety Schedule must be certified by a competent person, engaged by the owner. Certification is to be submitted to Council stating that the essential fire and other safety measures have been installed and comply with the relevant standard.

Once the building is occupied, an Annual Fire Safety Statement must be submitted to Council and the NSW Fire Brigades, and a copy retained on site certifying that:

- (i) The essential fire and other safety measures have been maintained and serviced at regular intervals in accordance with the appropriate maintenance specified below and are still operable; and
- (ii) That the path of travel is clear of anything which would impede free passage of any person at any time.

WATER & WASTEWATER REQUIREMENTS

- 38. Applicant to obtain S68 Approval for water and sewer connections and submit detailed engineering drawings/design, specifications and any applicably supporting information for the proposed works.
- 39. Provide new water property service and water meter to serve all of the development, sized to the requirements of AS3500 Part 1. Property water service connection to main by Council staff at owners/ developers costs
- 40. Provide water pressure and flow tests for design purposes and make allowances for existing and future fire services
- 41. Submit hydraulic drawings for all of the development including existing, proposed and future fixtures for assessment and approval prior to the release of the construction certificate
- 42. Install Reduced Pressure Zone Valve for backflow prevention for containment at the property boundary on the potable water supply.
- 43. Applicant to install a Double Detector Check Valve with metered by pass on the fire service prior to any booster assembly located at the front boundary.
- 44. Remove existing water meter that has been allocated for the old Tandara site from Councils water main including connection for 65mm sprinkler service. Both services are connected to the high pressure line that enters from Short Street. Cap off and alter water supply to re connect to new internal water supply. Council to cap off service and work to be at owners costs.
- 45. The applicant is to provide a water meter and backflow prevention on temporary water supplies installed on construction sites. The backflow hazard will be regarded as high.

FOOD PREMISES REQUIREMENTS

Walls

- 46. The walls surrounding the food preparation areas shall be of solid construction.
- 47. The walls in the food preparation area of the premises shall be: sealed to prevent the entry of dirt, dust and pests; unable to absorb grease, food particles or water; and able to be easily and effectively cleaned. Walls in food preparation areas shall be finished with one or a combination of the following materials:
 - (i) Glazed tiles.
 - (ii) Stainless or aluminium sheeting.
 - (iii) Polyvinyl sheeting with welded seams.
 - (iv) Laminated thermosetting plastic sheeting
 - (v) Similar impervious material adhered directly to the wall.

Floors

48. The flooring in the food preparation, storage and bar areas of the premises shall be designed and constructed so that they can be effectively cleaned; be unable to absorb grease, food particles or water; be laid so that there is no ponding of water; and to the extent that is practicable, be unable to provide harborage for pests. Floors in the food preparation areas shall be finished with one or a combination of the following materials:
- (i) Sealed quarry tiles or ceramic tiles.
 - (ii) Stainless steel.
 - (iii) Polyvinyl sheeting with welded seams.
 - (iv) Laminated thermosetting plastic sheeting.
 - (v) Epoxy resin.
 - (vi) Steel trowel case hardened concrete.
49. Coving of not less than 25mm in radius shall be provided to the intersections of floors with walls in the food preparation area. The coving shall be integral to the surface finish of both floor and wall in such a manner as to form a continuous uninterrupted surface.
50. The floor of the (food preparation areas) is to be drained to a floor waste connected to the sewer. The floor waste is to consist of a removable basket within a fixed basket arrestor and is to comply with the Sydney Water requirements.

Ceiling

51. The ceiling in food preparation areas and storage areas shall be finished with impervious sealed material without joints, cracks and crevices. (Note: Drop-in, removable panel ceilings shall not be used in food preparation areas or over areas where open food is stored, displayed or served.)

Washing Facilities

52. A separate hand wash basin, supplied with a constant supply of warm running water through a single outlet or mixer, shall be provided in (food preparation areas).
53. All hand wash basins installed within the premises, including those inside the toilets, shall be supplied with warm running water delivered through a single outlet.
54. Adequate hand wash basins shall be installed inside the food preparation areas. They shall be located no further than 5m from any place where food handlers are handling open food.
55. A liquid soap dispenser (that dispenses liquid soap) and a towel dispenser (that dispenses a single-use paper or cloth towel) shall be provided adjacent to or near each hand wash basin.
56. The wash up sink shall be supplied with hot and cold water.

Lighting and Light Fittings

57. Artificial lighting provided to the premises shall comply with the requirements of AS 1680.1 and AS/NZS 1680.2.4.
58. In areas where open food is handled or stored, light fittings shall be designed and constructed to prevent contamination of food should the globe or tube shatter and free from any features that would harbour dirt, dust or insects or make the fitting difficult to clean.

Mechanical Exhaust Ventilation System

59. Where cooking or extensive heating processes or such other processes as may be specified are carried out in the kitchen or in food preparation areas, an approved mechanical exhaust ventilation system shall be installed and operated in accordance with AS/NZS 1668.1 - 1998 and AS 1668.2 – 2012.
60. The mechanical exhaust ventilation system shall be designed and installed in accordance with AS/NZS 1668.1 – 1998 and AS 1668.2 – 2012. A certificate (issued by a licensed mechanical ventilation contractor) stating compliance with these Australian Standards shall be submitted to Council.
61. A mechanical exhaust ventilation system that complies with the AS/NZS 1668.1-1998 and AS 1668.2-2012 shall be provided in the (kitchen/dish washing areas) to remove the steam from the dishwasher or other washing and sanitizing equipment.

Coolroom

62. The open space between the top of the coolroom and the ceiling shall be fully enclosed and kept insect and pest proof.
63. The coolroom must have a smooth concrete floor, which is to be sloped to the door. A floor waste connected to the sewer must be located outside the coolroom.
64. The coolroom shall be able to be opened from the inside without a key and fitted with an alarm that can only be operated from within the coolroom.

Fixtures, Fittings and Equipment

65. All fixtures, fittings and equipment shall be constructed so as to be capable of being easily and effectively cleaned.
66. Service pipes, conduits and electrical wiring shall either be –
 - (i) concealed in floors, plinths, walls or ceiling; or
 - (ii) fixed on brackets so as to provide at least 25mm clearance between the pipe and adjacent vertical surface and 100mm between the pipe or conduit and adjacent horizontal surfaces.

Toilet Cubicles

67. The toilet cubicles shall be –
 - (i) separated from areas where open food is handled, displayed or stored by an intervening ventilated space fitting with self-closing doors; or
 - (ii) provided with self-closing doors and mechanical exhaust system that operate when the sanitary compartment is in use and for at least 30 seconds after the cubicle is vacated.

Waste Management

68. Waste and recyclable material generated from the operations of the business shall be managed in a satisfactory manner that does not give rise to offensive odour or encourage pest activity. Food residues, food scraps, and waste material shall be regularly removed from the premises. Waste shall not be permitted to accumulate near the allocated waste storage bins.
69. A stainless steel cleaner's sink or a floor waste shall be provided for the disposal of waste water. The cleaner's sink or floor waste shall be located outside of areas where open food is handled.

Pest Control

70. Practicable measures shall be taken to exclude and prevent the entry of vermin into the food preparation area through windows and doors. Where premises are enclosed, windows shall be protected against the entry of pests by being -
 - i. tight-fitting and permanently fixed closed;
 - ii. fitted with mesh screens that can be removed for cleaning; or
 - iii. protected by a permanent mesh screen that can be cleaned in place.
71. Entrances/exits, serving hatches and similar openings to food premises shall be protected against the entry of pests by –
 - i. tight-fitting solid self-closing doors, roller shutters or other means of closing off the entrance; or
 - ii. tight-fitting self-closing mesh screen doors.

Grease Arrestor

72. A grease arrestor shall not be located in areas where food, equipment or packaging materials are handled or stored. Access to the grease arrestor for emptying shall not be through areas where open food is handled or stored or where food contact equipment and packaging materials are handled or stored.

Others

73. Separate hot and cold water taps, fitted with hose connections, are to be installed in the kitchen at a position of not less than 600mm from the floor.
74. Adequate facilities shall be provided for the storage of chemicals, cleaning materials and personal items (such as clothing, shoes and handbags).
75. The meter box shall have a smooth, washable cover. The top of the cover must be at an angle of 45° and be tight fitting to the wall.
76. The operation of the premises shall be conducted in such a manner as not to interfere with or materially affect the amenity of the neighbourhood by reason of noise, vibration, odour, fumes, vapour, steam, waste water, waste products or other impurities which are a nuisance or injurious to health.
77. The use of charcoal or wood as fuel for cooking is not permitted unless with the prior approval of Council.
78. The preparation of food (including processing, cooking and packaging of food) for sale is not permitted unless with the prior approval of Council.
79. Food products shall be served by using disposable drinking and eating utensils. The use of reusable drinking and eating utensils is not permitted unless with the prior approval of Council.

Food Safety Supervisor

80. A food safety supervisor shall be appointed in accordance with Food Act 2003 and a copy of the Food Safety Supervisor Certificate shall be submitted to Council prior to the commencement of the food business.

LIQUID TRADE WASTE

81. Annual Liquid Trade Waste Fees are applicable to this type of business in accordance with Council's current Fees & Charges
82. No floor waste is to be located the hair cutting area.
83. All sinks used for washing hair or rinsing hair cutting utensils must be fitted with sink screens.
84. Floor waste's in the food preparation areas and waste collection areas must be fitted with dry basket arrestors.
85. Food preparation activity will need to discharge to a suitable sized grease arrestor sized according to the inflow rate and instillation must comply with the requirements of AS3500 and Council's Trade Waste Guidelines.
86. A hose cock with RPZ backflow protection valve is required to be installed within 15m of the grease arrestor to assist with maintenance / cleaning. An annual backflow test report needs to be furnished upon installation.
87. The laundry will need to install RPZ backflow prevention on each washing machine connected to Council water supply. All liquids will need to be stored in a bunded area. Discharge from the washing machines is required through lint screen into a suitably sized cooling pit to allow the discharge below 38°C.
88. A bund wall shall be constructed around all work and liquid storage areas to prevent any spillage entering into the stormwater system. The bunded area shall provide a volume equal to 110% of the largest container stored and graded to a blind sump so as to facilitate emptying and cleansing.

ENGINEERING REQUIREMENTS

89. Concrete driveway is to be constructed in accordance with Lithgow City Council's "Specification for the construction of Driveways, Footpath/Gutter Crossings and Footpaving" (Policy 10.18). A copy is available on Council's website, or on request from Council's Administration.
90. All development to be constructed in accordance with Council's "Guidelines for Civil Engineering Design and Construction for Development". This document is available on Council's website or upon request from Council's administration desk.
91. All road, drainage, kerb and gutter, water and sewerage reticulation works associated with a development will be inspected by Council's Operations Department. The developer shall at all times give uninterrupted access and afford every facility for the examination for any works and materials requested by the Group Manager of Operations or his authorised delegate.
92. A construction certificate will be required to be lodged to Council prior to the commencement of any Civil Works.

93. Works as Executed (WAE) Plans detailing all services and infrastructure are to be prepared by a registered surveyor or professional engineer, and submitted to Council. The WAE plans shall be lodged prior to the release of the linen plan. The applicant is required to submit three complete sets of hard copy plans (one A1-sized, two A3-sized) and one set of electronic plans in AUTOCAD format.
94. All stormwater drainage is the responsibility of the applicant and shall be satisfactorily disposed of into Council's stormwater infrastructure.
95. Construction noise shall be in accordance with the 'Noise Control Guidelines for Construction Noise Standards'. Hours of operation shall be permitted between 7am and 6pm Monday to Friday and 8am and 1pm Saturdays. No heavy machinery work or usage shall be permitted on Sundays or Public Holidays.

WATER NSW REQUIREMENTS

General

96. The site layout and works shall be as specified in the Statement of Environmental Effects prepared by iPlan Projects (dated 30 November 2015); and shown on the Site/Roof Plan prepared by Integrated Design Group Pty Ltd (Dwg. No. da 0101; Project Ref LAC14073; Iss. C; dated 18 November 2015). No revised site layout or external works that will impact on water quality, shall be permitted without the agreement of Water NSW.

Stormwater Management

97. All stormwater management measures as specified in the Water Management Report (dated 11 November 2015) and Concept Stormwater Drainage Plan (Job No. 20737-001; Dwg. No. 001; Iss 01; dated 15 November 2015) both prepared by EFWF Pty Ltd, shall be incorporated in the final stormwater drainage plan to be approved by Council, in particular as elaborated or varied in the following conditions.
98. The main driveways and carpark hard stand areas shall be sealed and drain to stormwater pits fitted with inlet filters (Enviropod 200 or Water NSW endorsed equivalent) and directed to the bioretention basin on the site.
99. A raingarden shall be located and constructed as specified in the Water Management Report (dated 11 November 2015) and shown on the Concept Stormwater Drainage Plan – Details (Job No. 20737-001; Dwg. Nos. 001 & 003; Iss 01; dated 15 November 2015) each prepared by EFWF Pty Ltd, and shall incorporate the following specifications and requirements:
 - be designed consistent with Adoption Guidelines for Stormwater Biofiltration Systems Version 2 (Payne *et al*, 2015, Melbourne, CRC for Water Sensitive Cities)
 - have a minimum surface area and a minimum filter area of 150 square metres
 - have a gross pollutant trap (Enviropod 200 or Water NSW endorsed equivalent) installed at the main inlet point
 - be fitted with mesh litter filters at secondary inlet points
 - have an extended detention depth of 200 mm
 - have a filter depth (excluding transition layers) of 400 mm above the underdrains
 - have a filter media consisting of a clean sandy loam with a certified median particle diameter of 0.5 mm, a maximum orthophosphate concentration of 40 mg/kg and a maximum total nitrogen concentration of 400 mg/kg
 - be planted with appropriate deep-rooted, moisture-tolerant vegetation protected by rock mulch (grass and turf is not appropriate vegetation and organic mulch is not suitable)
 - direct all discharge and overflow to Council's stormwater system

- be accessible from Maple Crescent by machinery to facilitate cleaning, monitoring and maintenance of the structures
 - be permanently protected from vehicular damage by bollards, fences, castellated kerbs or similar structures, with a sign to be erected to advise of its nature and purpose in water quality management, and
 - be protected by sediment and erosion control measures during any construction and post-construction phase until the ground surface is revegetated or stabilised.
100. The raingarden shall be constructed after all hardstand areas have been paved or sealed and all ground surfaces have been stabilised.
101. A rainwater collection and reuse system for the building roof shall be installed that incorporates the following specifications and requirements:
- rainwater tanks with a minimum total capacity of 50,000 litres above any volume required for mains top-up
 - roofs and gutters designed so as to maximise the capture of rainwater in the tanks
 - the tanks plumbed to toilets, laundry, and other areas for non-potable use including landscape watering, and
 - all rainwater tank overflow shall be directed to the raingarden on the site.
102. No variation to stormwater treatment or management that will impact on water quality shall be permitted without the agreement of Water NSW.
103. A suitably qualified stormwater consultant or engineer shall certify in writing to Water NSW and Council that all stormwater management structures have been installed as per these conditions of consent and are in a functional state.

Operational Environmental Management Plan

104. An Operational Environmental Management Plan (OEMP) shall be prepared in consultation with Water NSW by a person with knowledge and experience in the preparation of such plans prior to the issuance of an Occupation Certificate. The OEMP shall include but not be limited to:
- details on the location and nature of stormwater management structures such as pits, pipes, inlet filters, gross pollutant trap, raingarden and rainwater collection system
 - an identification of the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures, including the frequency of such activities
 - the identification of the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy, and
 - checklists for recording inspections and maintenance activities.

Construction Activities

105. A Soil and Water Management Plan shall be prepared by a person with knowledge and experience in the preparation of such plans for all works proposed or required as part of the development. The Plan shall incorporate the controls outlined in the Concept Stormwater Drainage – Erosion Sediment Control Plan (Job No. 20737-001; Dwg. No. 002; Iss 01; dated 15 November 2015) prepared by EFWF Pty Ltd, shall meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual - the "Blue Book" and shall be to the satisfaction of Council **prior** to the commencement of construction.

106. Effective erosion and sediment controls shall be installed prior to any construction activity including site access, and shall prevent sediment or polluted water leaving the site or entering any stormwater drain or natural drainage system. The controls shall be regularly maintained and retained until works have been completed and ground surface stabilised or groundcover re-established.

TELSTRA GENERAL REQUIREMENTS

107. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first.
108. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

ENDEAVOUR ENERGY REQUIREMENTS

109. It is imperative that the access to the existing electrical infrastructure on and adjacent the site is maintained at all times. To ensure that supply electricity is available to the community, access to the electrical assets may be required at any time. The following is the main terms of Endeavour Energy's electrical easements requiring that the land owner:
- Not install or permit to be installed any services or structures within the easement site.
 - Not alter the surface level of the easement site.
 - Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

If the proposed works will encroach/affect Endeavour Energy's easements, contact must first be made with the Endeavour Energy's Easement Management Officer, Jeffrey Smith, on 9853 7139 or alternately Jeffrey.Smith@endeavourenergy.com.au

110. Demolition work is to be carried out in accordance with Australian Standard AS2601: The demolition of structures (AS 2601). All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected ie. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site eg. street light columns, electricity cables etc.

ADVISORY NOTES

Building Requirements

AN1. To ensure structural integrity, the maintenance of minimum health standards, the management of the buildings surrounds and the protection of the environment, compliance certificates are to be issued at significant stages throughout the construction period. These stages are:

- a) Pier holes/pad footings before filling with concrete.
- b) Trenches complete with reinforcing and prior to filling with concrete.
- c) Reinforcing steel in position and before concrete is poured (footings, lintels, beams, columns, floors, walls and the like.
- a) Slab base if no piers required and prior to placement of the membrane.
- b) Floor frame, dampcourse, antcapping, foundation walls before floor material is laid.
- c) Framing when external wall and roof cladding is in place and prior to internal linings.
- d) Wet area flashing prior to tiling or covering.
- e) Stormwater drainage between building and discharge point (drainage pipes, soakage pits and the like) prior to covering.
- f) Completion of the development and sign off to all conditions of the consent including landscaping, prior to occupation and use.

At each inspection, erosion and sediment control measures and site management will be inspected.

Note: forty-eight (48) hours notice shall be given to the Principal Certifying Authority prior to inspections.

AN2. To ensure compliance with Australian Standard 3500 – National Plumbing and Drainage and Council (being the Water and Sewer Authority), compliance certificates are to be issued by Council for the following:

- a) Internal drainage carried out by licensed plumber prior to covering.
- b) External drainage (including onsite waste disposal system) installed by a licensed plumber and prior to covering.
- c) Hot and cold water plumbing installation

Note: forty-eight (48) hours notice shall be given to Council prior to inspections and inspection fees must be paid.

AN3. Accessibility to and within all parts of the building required to be accessible must comply with Part E of the Building Code of Australia and AS1428.1:2009. An 'Access Consultants Report' should accompany a Construction Certificate application submitted to the Principal Certifying Authority.

Endeavour Energy- Network Capacity/Connection

AN4. The developer is to submit an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Endeavour Energy's Asset & Network Planning branch have undertaken a preliminary desk-top review of the proposed development and advised that supply will be provided by 11kV feeder M400 from Lithgow Zone Substation located at 11 Barton Street, Lithgow. However, considering the significant increase in the number of beds in the new aged care facility, adequate capacity may not be available from the existing padmount substation. Notwithstanding the applicant's Statement of Adequacy of Power, this will not be certain until the final load assessment is completed.

Attached for the applicant's reference is a copy of Endeavour Energy's Mains Design

Instruction MDI 0044 'Easements and Property Tenure Rights' that sets out in detail Endeavour Energy's current / updated design and management requirements for easements related to padmount substations. Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm.

Endeavour Energy- Safety

AN5. As the proposed development will involve work near electricity infrastructure, workers run the risk of receiving an electric shock and causing substantial damage to plant and equipment. Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely is available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>

The following plans show perspectives and site layout of the proposed development:



