

25 June 2019

Ray Brownlee
Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Dear Mr. Brownlee

SECTION 4.55(1A) MODIFICATION APPLICATION 207 AND 199 FOREST WAY, BELROSE (DA2018/1332)

This application has been prepared by Ethos Urban on behalf of Lendlease - Retirement Living Pty Ltd (Lendlease), pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify development consent DA2018/1332 relating to the renewal of a part of the Glenaeon Retirement Village at 207 Forest Way, Belrose and the development of a residential care facility at 199 Forest Way, Belrose (the Site). Specifically, this application relates to modifying the consent to allow for staged construction and occupation of the development.

This application identifies the consent, describes the proposed modifications and provides an assessment of the relevant matters contained in 4.55(1A) of the EP&A Act. It should be read in conjunction with the Statement of Environmental Effects prepared by Ethos Urban dated 10 August 2018.

1.0 Consent to be modified

Development consent DA2018/1332 was approved by the Sydney North Planning Panel on 1 May 2019 for demolition works and the construction of major additions to Glenaeon Retirement Village (207 Forest Way), including self contained dwellings and a new residential care facility on a neighbouring lot (199 Forest Way), with associated carparking, landscaping and public road modifications.

This application represents the first modification to the approved development consent.

It is worth noting that alongside this modification, a separate section 4.55(1A) application is also concurrently submitted to Northern Beaches Council in relation to modifying Condition 9 of the development application (DA) consent.

2.0 Proposed modifications to consent

2.1 Proposed modifications to development

The application seeks approval for the staging of construction and the occupation of the approved development. Due to the overall scale and size of the development, staging is necessary to enable works to progress in an orderly and timely manner without any unnecessary delays to construction / occupation timing for the different components of the approved development. A number of factors will ultimately decide timing for construction, including the relocation of Glenaeon Retirement Village residents that occupy the part of the village to be demolished, the purchase of 199 Forest Way, the purchase of biodiversity credits, and the different construction schedules for different components of the approved development. The modification will allow for work to commence and progress in stages, in a timely and efficient manner as and when all preceding matters are appropriately resolved without causing any unnecessary delays to the delivery timeline of the entire project. Given the scale and differing components of the approved development, staging of the development, as sought by this application is considered appropriate and indeed necessary.

2.2 Proposed modifications to conditions

This application, in summary, seeks to modify all conditions that relate to development's construction and occupation timing. All conditions with references to a 'Construction Certificate' or 'Occupation Certificate' are proposed to be modified by preceding these references with the term 'relevant' to enable staging of construction and occupation as necessary. To this end, the following conditions that are sought to be modified under this application:

- Conditions 3 – 6;
- Conditions 13 – 28;
- Conditions 32 – 37;
- Conditions 41 – 46;
- Conditions 58 – 60;
- Conditions 69 – 88;
- Conditions 90 – 104; and
- Conditions 10, 48, 64, 111, 115 and 116.

Attachment A of this application sets out how each of these conditions are proposed to be modified to enable staging.

3.0 Substantially the same development

Section 4.55(1A) of the EP&A Act states that a consent authority may modify a development consent if *"it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all)"*.

The development, as proposed to be modified, is substantially the same development as that originally approved as:

- The proposed modifications to conditions do not alter or modify the approved plans or the built form of the approved development;
- The proposed modifications to conditions do not change the approved development's consistency with the applicable plans, policies and controls;
- The proposed modifications to conditions are consistent with the original application which sought approval for staged construction and occupation of the development; and
- The proposed modifications to conditions will not result in any new or adverse environmental impacts that was not considered under the original development. In contrast, the proposal will ameliorate cumulative construction impacts through staging of works and occupation.

For the above reasons, the consent authority may be satisfied that the modified proposal represents substantially the same development for which consent was originally granted.

4.0 Environmental assessment

Section 4.55(1A) of the EP&A Act states that a consent authority may modify a development consent if *"it is satisfied that the proposed modification is of minimal environmental impact"*. Under section 4.55(3), the consent authority must also take into consideration the relevant matters to the application referred to in section 4.15(1) of the EP&A Act.

The proposed modification will not result in any additional environmental impacts other than those envisioned and assessed under DA2018/1332. This modification will simply allow appropriate construction staging of the development to avoid any undue construction delays should the Residential Care Facility component seek to commence construction prior to the Glenaeon Retirement Village component or vice versa.

For the purposes of completeness, an assessment of the relevant matters under section 4.15(1) is also demonstrated below.

4.1 Environmental Planning Instruments

The original base DA approval under DA2018/1332 assessed the development against the relevant Environmental Planning Instruments. As the proposed development, as modified, relates to the staging of construction works only and will otherwise remain identical to the development as approved, the planning assessment of the proposed development remains unchanged with respects to the relevant Environmental Planning Instruments, and do not require further reassessment.

4.2 Site suitability

No alteration to the final built form, approved use, or design of the development is proposed, and as such the proposed development, as proposed to be modified, remains suitable for the Site.

4.3 Public interest

The proposed modification is in the public interest. Due to the scale and size of the approved development, staging of construction works and occupation of the relevant completed buildings will better enable the development to ultimately meet the benefits envisioned under DA2018/1332. In summary, the proposed modification is in public interest as:

- Will allow for demolition, construction and occupation of the development to be carried out in an orderly and timely manner;
- Will reduce the overall cumulative construction and construction traffic impact within the immediate locality as the site is developed in stages; and
- Will allow for works to proceed with least impact to the ongoing operation and residents of the Glenaeon Retirement Village.

5.0 Conclusion

This section 4.55(1A) modification seeks to modify the approved development consent to enable staged construction and occupation of development. In accordance with section 4.55(1A) of the EP&A Act, the Minister or their delegate may modify the consent, given that:

- The proposed modification is of minimal environmental impact;
- The consent, as proposed to be modified, is substantially the same development as that originally approved; and
- The building's compliance with the key statutory plans and controls remains consistent as that originally approved.

In light of the merits of the proposed modification, and in the absence of any significant environmental impacts, it is without hesitation that we respectfully recommend this s455(1A) modification application be granted consent. We trust that this information is sufficient to enable assessment of the proposed modification application. Should you have any queries regarding this matter, please do not hesitate to contact jmathew@ethosurban.com or 9956 6962.

Yours sincerely,



Joina Mathew
Senior Urbanist
9956 6962
jmathew@ethosurban.com



Daniel West
Associate Director
9956 6962
dwest@ethosurban.com

ATTACHMENT A – PROPOSED MODIFICATIONS TO CONDITIONS

The proposed modifications as described above necessitate amendments to the consent conditions which are identified below. Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in **bold italics**.

Condition 3. Amendments to the approved plans

[...] Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the **relevant** construction certificate. [...]

Condition 4. Prescribed Conditions

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the **relevant** Construction Certificate); [...]

Condition 5. General Requirements

(b) [...] At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and **the relevant** Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer. [...]

(c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

(e) Prior to the release of the **first** Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply. [...]

Condition 6. Occupation of Seniors Housing or Housing for Persons with a Disability

[...] Details demonstrating compliance are to be submitted prior to the issue of ~~any Interim / Final~~ **the first** Occupation Certificate.

Condition 10. Security Bond

[...] All bonds and fees shall be deposited with Council prior to **the first** Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the **first** Construction Certificate. [...]

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE **RELEVANT** CONSTRUCTION CERTIFICATE

Condition 13. On slab landscape planting and associated works

a) Details shall be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate indicating the proposed method of waterproofing to all internal walls and slab, and drainage of the concrete slab over which soil and planting is being provided.

b) Landscape treatment details shall be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate indicating the proposed soil volume, soil type, planting, automatic irrigation, services connections, and maintenance activity schedule. [...]

Condition 14. Detailed Design of Stormwater Quality Systems

[...] The certificate shall be submitted to the Principal Certifying Authority prior to the release of the **relevant** Construction Certificate. [...]

Condition 15. Soil and Water Management Plan

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the **relevant** Construction Certificate. [...]

Condition 16. Submission Roads Act Application for Civil Works in the Public Road

[...] The **relevant** plans shall be prepared by a qualified structural/civil engineer. The design must include the following information: The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges. An approval is to be submitted to the Council prior to the issue of the **relevant** Construction Certificate. [...]

Condition 17. Vehicle Driveway Gradients

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the **relevant** Construction Certificate. [...]

Condition 18. On-site Stormwater Retention

[...] Detailed **relevant** drainage plans, including engineering certification confirming the above requirements have been satisfied and complying with Council's requirements, are to be submitted to the Principal Certifying Authority for approval prior to the issue of the **relevant** Construction Certificate. [...]

Condition 19. Vehicle Crossings Application

[...] Approval of the **relevant** application by Council is to be submitted to the Principal Certifying Authority prior to the issue of the **relevant** Construction Certificate. [...]

Condition 20. Maintenance of Existing Hydrology

[...] A **relevant** certificate prepared by the appointed Civil Engineer shall be submitted to the Principal Certifying Authority prior to the release of the **relevant** Construction Certificate. [...]

Condition 21. Tree Protection Plan

[...] (b) The **relevant** Tree Protection Plan is to be submitted to the Principal Certifying Authority for approval prior to issue of ~~a~~ **the relevant** Construction Certificate. [...]

Condition 22. Pre-commencement Dilapidation Report

[...] A copy of the report must be provided to Council, any other owners of public infrastructure and the owners of adjoining and affected private properties **prior to issue of the first Construction Certificate**.

Condition 23. Delineation Asset Protection Zone

[...] A certificate demonstrating compliance must be prepared by the project ecologist and submitted to the Principal Certifying Authority prior to issue of the **relevant** Construction Certificate. [...]

Condition 24. Compliance with Ecologist's Recommendations – Pre-construction

[...] Compliance with **relevant** pre-construction measures is to be certified by the project ecologist prior to issue of the **relevant** Construction Certificate. [...]

Condition 25. Project Ecologist

[...] Employment of a project ecologist is to be certified by the Principal Certifying Authority Prior to issue of **the first** Construction Certificate. [...]

Condition 26. Preparation of Environmental Management Checklist

[...] The **relevant** Checklist is to be provided to the Principal Certifying Authority prior to the issue of the **first** Construction Certificate. [...]

Condition 27. Installation of Nest Boxes

[...] A **relevant** certificate demonstrating compliance must be prepared by the project ecologist and submitted to the Certifying Authority prior to issue of the **relevant** Construction Certificate. [...]

Condition 28. Fencing for Wildlife Passage

Prior to the issue of the **relevant** Construction Certificate, the project ecologist is to certify the working plans show new fencing (with the exception of swimming pool fencing) is designed to be passable to native wildlife. [...]

Condition 32. Compliance with Standards

[...] Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate. [...]

Condition 33. Compliance with Standards

[...] Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate. [...]

Condition 34. External Finishes to Roof

[...] Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the **relevant** Construction Certificate. [...]

Condition 35. Sydney Water "Tap In"

The **relevant** approved plans must be submitted to the Sydney Water Tap in service, prior to works commencing, to determine whether the development will affect any Sydney Water assets and/or easements. The **relevant and** appropriately stamped plans must then be submitted to the Certifying Authority demonstrating the works are in compliance with Sydney Water requirements. [...]

Condition 36. Construction Traffic Management Plan

As a result of the site constraints, limited vehicle access and parking, **a the relevant** Construction Traffic Management Plan (CTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by Council prior to issue of **any the relevant** Construction Certificate. [...]

Condition 37. Submission of Engineering Plans (standard from development engineers)

[...] **Relevant Details details** demonstrating compliance are to be submitted to Council prior to the issue of **any-the relevant** Construction Certificate. Section 138 and/or 139 applications are to be submitted to Council for Local Traffic Committee approval. This must be submitted and approved prior to the release of **any-the relevant** Construction Certificate. [...]

Condition 41. Impact to Protected Native Wildlife

[...] The project ecologist is to prepare a record of any incidents or a statement that no such incidents occurred and provide this to the Principal Certifying Authority prior to issue of the **relevant** Occupation Certificate.

Condition 42. Construction Environmental Management Checklist Inductions

[...] Evidence of the site induction is to be documented and provided to the Principal Certifying Authority prior to issue of the **relevant** Occupation Certificate.

Condition 43. Delineation of the Asset Protection Zones

[...] A certificate demonstrating compliance must be prepared by the project ecologist and submitted to the Principal Certifying Authority prior to issue of the **relevant** Occupation Certificate.

Condition 45. Provision of Construction Environmental Management Checklist

A record of receipt of the Checklist is to be signed by all workers and this record is to be provided to the Principal Certifying Authority prior to issue of the **relevant** Occupation Certificate.

Condition 46. Vegetation Clearing Protocols

Details confirming compliance are to be certified by the project ecologist and submitted to the Principal Certifying Authority prior to the issue of **any the relevant** Occupation Certificate.

Condition 48. Progress Certification (Road & Subdivision)

Relevant Written written certification is to be provided by a suitably qualified engineer upon completion and/or as and when requested by Council for the following stages of works. a) Silt and sediment control facilities b) Laying of stormwater pipes and construction of pits

(b) Pedestrian pathway sub-grade trimmed and compacted**

(c) Pedestrian Base-course laid and compacted **

(d) Kerb and gutter construction

(e) Clean-up of site, and of adjoining Council roadway and drainage system. (**To be tested by a recognised N.A.T.A. approved laboratory). Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Condition 51. Vehicle Crossings

The provision of two vehicle crossing 6m and 3.5m metres wide in accordance with Northern Beaches Council Drawing No A4-3330/ N and specifications. An Authorised Vehicle Crossing Contractor shall construct the **relevant** vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Condition 58. Relocation of Logs and Coarse Woody Debris

[...] Details demonstrating compliance are to be provided to the Principal Certifying Authority prior to issue of **any the relevant** Occupation Certificate.

Condition 59. Protection of Habitat Features

[...] Details demonstrating compliance are to be provided to the Principal Certifying Authority prior to issue of **any the relevant** Occupation Certificate

Condition 60. Fauna and Tree Hollow re-location

[...]c) certify in writing that the above has been undertaken and submit this to the Principal Certifying Authority prior to issue of the **relevant** Occupation Certificate.

Condition 64. Installation and Maintenance of Sediment Control

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority **prior to issue of relevant Construction Certification**.

Condition 69. Landscape completion certification

[...]b) Prior to the issue of **an the relevant** Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.

Condition 70. Condition of retained vegetation

Prior to the issue of ~~an~~ **the relevant** Occupation Certificate, a report prepared by the Project Arborist shall be submitted to the Certifying Authority assessing the health and impact of trees and vegetation required to be retained as a result of the proposed development, including the following information: [...]

Condition 71. Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of ~~any interim / final~~ **the relevant** Occupation Certificate.

Condition 72. Certification for the Installation of Stormwater Quality System

A certificate from a Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER-3) shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate, stating that the stormwater quality management system has been installed in accordance with the **relevant** Construction Certificate Plans and Council's Water Management Policy. The certificate shall be submitted to the Principal Certifying Authority prior to the release of the **relevant** Construction Certificate. [...]

Condition 73. Positive Covenant for Stormwater Quality System

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of ~~any interim / final~~ **the relevant** Occupation Certificate.

Condition 74. Registration of Encumbrances for Stormwater Quality System

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of ~~any interim / final~~ **the relevant** Occupation Certificate.

Condition 75. Restriction as to User for Stormwater Quality System

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of ~~any interim / final~~ **the relevant** Occupation Certificate. [...]

Condition 76. Stormwater Quality Operation and Maintenance Plan

[...] Details demonstrating compliance shall be submitted to the Principal Certifying Authority prior to the release of the **relevant** Occupation Certificate.

Condition 77. Works as Executed Drawings - Stormwater Quality System

[...] The drawings shall be submitted to the Principal Certifying Authority prior to the release of the **relevant** Occupation Certificate.

Condition 78. Installation of Rainwater Tanks

[...] A certificate from a licenced plumber shall be submitted to the Principal Certifying Authority prior to the release of the **relevant** Occupation Certificate.

Condition 79. Installation of Water Efficient Fittings

[...] A certificate from a licenced plumber shall be submitted to the Principal Certifying Authority prior to the release of the **relevant** Occupation Certificate demonstrating compliance with this condition.

Condition 80. Authorisation of Legal Documentation Required for Onsite Detention

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of ~~any interim / final~~ **the relevant** Occupation Certificate.

Condition 81. Registration of Encumbrances for On-site Stormwater Detention

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of ~~any interim / final~~ **the relevant** Occupation Certificate.

Condition 82. Reinstatement of Kerb

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **any interim/final the relevant** Occupation Certificate.

Condition 83. Restriction as to User for On-site Stormwater Detention

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **any interim/final the relevant** Occupation Certificate.

Condition 84. On-Site Stormwater Detention Compliance Certification

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **any interim/final the relevant** Occupation Certificate.

Condition 85. Positive Covenant and Restriction as to User for On-site Stormwater Detention

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **any interim/final the relevant** Occupation Certificate.

Condition 86. Creation of Positive Covenant and Restriction as a User

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **any interim/final the relevant** Occupation Certificate.

Condition 87. Post-Construction Dilapidation Report

The applicant must prepare and submit **a the relevant** post-construction dilapidation report **prior to the issue of the relevant Occupation Certificate**. The report must clearly detail the final condition of all property, infrastructure, natural and man-made features that were originally recorded in the pre-commencement dilapidation report. A copy of the report must be provided to Council, any other owners of public infrastructure and the owners of adjoining and affected private properties

Condition 88. Restoration of Damaged Public Infrastructure

Restoration of all damaged public infrastructure caused as a result of the development to Council's satisfaction. Council's written approval that all restorations have been completed satisfactorily must be obtained and provided to the Private Certifying Authority with the **relevant** Occupation Certificate application.

Condition 90. Certification of Road and Footpath Reconstruction Works and Works as Executed Data

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the **relevant** Occupation Certificate.

Condition 91. Temporary Protection Fencing - Exclusion Zones

Removal of the temporary mesh construction fencing is to be certified by the project ecologist and submitted to the Principal Certifying Authority prior to issue of **any the relevant** Occupation Certificate.

Condition 92. Certification of ongoing work

A Bush Regeneration contract is to be entered into to ensure that works required by the Biodiversity Management Plan to occur post Occupation Certificate are adequately completed. The bush regeneration company is to provide certification of contract engagement and commencement of works to the Principal Certifying Authority prior to issue of **any the relevant** Occupation Certificate.

Condition 93. Implementation of Construction Environmental Management Checklist

Construction is to be undertaken in accordance with the Constructional Environmental Management Checklist. Details demonstrating compliance are to be provided to the Principal Certifying Authority prior to issue of **any the relevant** Occupation Certificate.

Condition 94. Priority Weed Removal and Management

All Priority weeds (as specified in Appendix 1 of the Greater Sydney Regional Strategic Weed Management Plan 2017 - 2022) on the site are to be removed and managed. Details demonstrating the removal and management of weeds are to be prepared by the project ecologist in writing and submitted to the Principal Certifying Authority prior to issue of **any the relevant** Occupation Certificate.

Condition 95. Clearing for Asset Protection Zones

[...] Certification of compliance is to be submitted to the Principal Certifying Authority prior to issue of the **relevant** Occupation Certificate.

Condition 96. Fauna and Tree Hollow re-location

[...] c) provide a written certification to the Principal Certifying Authority that the above has been undertaken prior to the issue of **any the relevant** Occupation Certificate.

Condition 97. Relocation of Logs and Coarse Woody Debris - Certified by Ecologist

[...] Details demonstrating compliance are to be certified by the project ecologist and provided to the Principal Certifying Authority prior to issue of the **relevant** Occupation Certificate.

Condition 98. Protection of Habitat Features - Certified by Ecologist

[...] Details demonstrating compliance are to be certified by the project ecologist and provided to the Principal Certifying Authority prior to issue of **any the relevant** Occupation Certificate.

Condition 99. Monitoring maintenance of Installed Nest Boxes

[...] A certificate demonstrating compliance must be prepared by the project ecologist and submitted to the Certifying Authority prior to issue of **any the relevant** Occupation Certificate.

Condition 100. Removal of All Temporary Structures/Material and Construction Rubbish

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **any interim/final the relevant** Occupation Certificate.

Condition 01. Occupation of Seniors Housing or Housing for Persons with a Disability

[...] Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of **any interim/final the relevant** Occupation Certificate.

Condition 02. Fire Safety Matters

[...] Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the **Interim /Final relevant** Occupation Certificate [...]

Condition 03. Signage and Line marking - External.

Any changes to the signage and line marking on the road or road reserve requires separate approval under the Roads Act and must be obtained prior to the issue of **any the relevant** Occupation Certificate.

The applicant is to install all signage and line marking, as per any Roads Act approval. These works are to be completed prior to the issue of **any the relevant** Occupation Certificate

Condition 04. Waste/Recycling Compliance Documentation

Evidence of disposal for recycling from the construction/demolition works shall be submitted to the Certifying Authority prior to the issue of ~~any interim / final~~ **the relevant** Occupation Certificate.

Condition 11. Visitors Sign

A **relevant** sign, legible from the street, shall be permanently displayed to indicate that visitor parking is available on the site and the visitor car parking spaces shall be clearly marked as such. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of ~~any interim / final~~ **the relevant** Occupation Certificate.

Condition 15. Shuttle Services

The facility shall be required to provide at least 3 shuttle services per day. A plan of management for the shuttle services shall be submitted to Council prior to the issue of ~~any~~ **the relevant** Occupation Certificate.

Condition 16. Restoration of Damaged Public Infrastructure

Restoration of all damaged public infrastructure caused as a result of the **relevant** development to Council's satisfaction. Council's written approval that all **relevant** restorations have been completed satisfactorily must be obtained and provided to the Private Certifying Authority with the **relevant** Occupation Certificate application.