

Annexure A

DETERMINATION OF APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT

Modification Application No: 2023/0212

Development Consent modified: DAN0200/16

Description of development to be carried out under the consent (as previously modified): Demolition of existing dwelling, swimming pool, garage and ancillary structures and to construct a part single and part two storey building for use as a 71 place child care centre with basement parking.

Address and particulars of title of land on which development to be carried out: 30 Queens Parade, Newport – Lot 102 DP7334461

Description of modification to the development consent: Demolition of existing dwelling, swimming pool, garage and ancillary structures and to construct a part single and part two storey building for use as a 88 place child care centre with basement parking.

Determination: The development consent is modified as follows:

1. Approved plans and documents Table at condition 1A is amended;
2. Condition of Consent B1 is amended to make reference to latest Plan of Management;
3. Condition of consent 1A is inserted relating to hours of outdoor play;
4. Condition of consent B2 is amended to reference the latest Plan of Management;
5. Condition of consent B4 is amended to approve a maximum of 88 children;

6. Condition of consent B7 is amended to reference the latest Plan of Management;
7. Condition of consent B41 is amended to mandate soft closing gate;
8. Condition of consent B42 is amended to mandate the installation of acoustic screen;
9. Condition of consent E18 relating to the soft closing mechanism as referred to in Condition B41.

Annexure B**DETERMINATION OF DEVELOPMENT APPLICATION BY GRANT OF
CONSENT****Development Application No:** N0200/0212**Development:** Demolition of existing dwelling, swimming pool, garage and ancillary structures and to construct a part single and part two storey building for use as a 88 place child care centre with basement parking.**Site:** 30 Queens Parade Newport – Lot 102, DP733461**Schedule of Modifications:**

Date approved	Modification Application Number	Decision maker (Land and Environment Court or relevant council)	Proceedings Name and Number (if applicable)
5 April 2017	DAN0200/16	Land & Environment Court	Gartner Trovato Architects Pty Limited v Northern Beaches Council – 2016/254836
26 October 2018	DAN0200/16	Land & Environment Court	The Trustee for the GTA Trust trading as Gartner Trovato Architects ABN 51673668317 v Northern Beaches Council 2018/282602
17 August 2023	DAN0200/16	Land & Environment Court	Gartner Trovato Pty Limited v Northern Beaches Council – 2023/109734

Date of determination: Date of grant of original consent - 5 April 2017**Date from which consent takes effect:** Date of determination

DRAFT CONSOLIDATED MODIFIED CONSENT

Application Number:	Mod2023/0212
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Gartner Trovato Architects
Land to be developed (Address):	Lot 102 DP 733461 30 Queens Parade NEWPORT NSW 2106
Proposed Development:	Modification of Development Consent N0200/16 for the demolition of the existing dwelling, swimming pool, garage and ancillary structures, and to construct a part single and part two storey building for use as a 71 place childcare centre with basement parking increased to 88 children

The following condition set comprises the original conditions of consent in N0200/16, as amended by an identified modification application in October 2018, Mod2021/0961 on 23 February 2022, with further amendments pursuant to Mod2023/0212 shown in bold, italic text.

CONDITIONS OF APPROVAL FOR DEVELOPMENT APPLICATION N0200/16, AS MODIFIED

Development Application N0200/16 for the demolition of the existing dwelling, swimming pool, garage and ancillary structures, and to construct a part single and part two storey building for use as an 71 place childcare centre with basement parking, has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with the documents listed in Condition 1A of Part B Subsection AA below:

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section **4.15** of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Conditions of Approval

PART A – DEFERRED COMMENCEMENT CONDITIONS

In accordance with section 80(3) of the Environmental Planning and Assessment Act 1979, this consent is subject to the following deferred commencement condition. This consent does not become operative until the applicant has provided evidence, to the satisfaction of Council, that the following deferred commencement condition has been met, and the Council has provided written notice to the Applicant in accordance with clause 95(5) of the Environmental Planning and Assessment Regulation 2000. This consent will lapse if the following deferred commencement condition is not satisfied within the stipulated time period.

1. Deleted.

(Condition deleted pursuant to the modification application in October 2018)

PART B – OTHER CONDITIONS

This consent is not an approval to commence building work. The works associated with this consent can only commence following the issue of the Construction Certificate.

Note: Persons having the benefit of development consent may appoint either a council or an accredited certifier as the principal certifying authority for the development or for the purpose of issuing certificates under Part 4A of the Environmental Planning and Assessment Act. When considering engaging an accredited certifier a person should contact the relevant accreditation body to ensure that the person is appropriately certified and authorised to act in respect of the development.

AA Approved Plans and Documentation

- 1A. Development Application N0200/16 for the demolition of the existing dwelling, swimming pool, garage and ancillary structures, and to construct a part single and part two storey building for use as a 71 place childcare centre with basement parking, shall be carried out in accordance with the following plans and documents:
 - Architectural plans numbers 02A, 03B, 04B, 05C, 06C (as amended in red) (attached), 07A, 08A, 09A and 10A by Gartner Travato architects dated April 2016;
 - Schedule of Finishes by Gartner Trovato architects dated 19th May 2016;
 - Landscape plans numbered L01a, L02a, L03a and L04a by Trish Dobson dated 30 November 2016;
 - Statement of Environmental Effects by Boston Blyth Fleming dated May 2016;
 - BCA report by BCA Logic dated 20 April 2016;
 - Updated Traffic and Parking Assessment Report dated 1 December 2016;
 - Arboreal report by Jacksons Nature Works dated 30 November 2016;
 - Tree Management Plan by Jacksons Nature Works dated March 2017;
 - Plan of Management prepared by BTNP Pty Ltd inclusive of Rooms Routine

Example dated 12 March 2017 as amended 31 March 2017, a copy of which is attached to these conditions;

- Conceptual Stormwater management Plans D01 (Issue E) and D02 (issue D) dated 13th August 2018, prepared by iStruct Consulting Engineers;
- Stormwater Management Report by iStruct consulting engineers dated 30 November 2016;
- Amended Acoustic Report by Steven Cooper, acoustic engineer dated 3 December 2016 being the version tendered as Exhibit C on 29 March 2017 to the Land and Environment Court of NSW;
- Emergency Management Plan by Beawear Solutions Pty Limited dated 10 March 2017; and
- Statement of Evidence Report by Cumberland Ecology (6 March 2017).

except as amended in red (shown clouded) or as modified by any conditions of this consent.

(Condition amended pursuant to the modification application in October 2018)

- 1B. The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA-03 Site Plan & Landscaped Space Revision C	25 November 2021	Gartner Trovato Architects
DA-04 Basement Floor Plan Revision C	25 November 2021	Gartner Trovato Architects
DA-05 Driveway Plan & Section Revision C	25 November 2021	Gartner Trovato Architects
DA-06 Ground Floor Plan Revision E	25 November 2021	Gartner Trovato Architects
DA-07 Upper Floor Plan Revision B	25 November 2021	Gartner Trovato Architects
DA-08 Sections & Street Elevation Revision C	25 November 2021	Gartner Trovato Architects
DA-09 Elevations Revision B	25 November 2021	Gartner Trovato Architects

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
Arborist Report	7 October 2021	Jacksons Nature Works
BCA and Access Compliance Statement	25 November 2021	BCA Logic
Parking Assessment	23 November 2021	Terrafic Pty Ltd

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

(Condition added pursuant to Mod2021/0961)

1C. The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans		
Drawing No.	Dated	Prepared By
DA-02 Site Analysis Revision D	07/06/2023	Gartner Trovato Architects
DA-03 Site Plan & Landscaped Space Revision E	07/06/2023	Gartner Trovato Architects
DA-04 Basement Floor Plan Revision E	07/06/2023	Gartner Trovato Architects
DA-05 Driveway Plan & Section Revision E	06/03/2023	Gartner Trovato Architects
DA-06 Ground Floor Plan Revision G	07/06/2023	Gartner Trovato Architects
DA-07 Upper Floor Plan Revision C	06/03/2023	Gartner Trovato Architects
DA-08 Sections & Street Elevation Revision E	07/06/2023	Gartner Trovato Architects
DA-09 Elevations Revision D	07/06/2023	Gartner Trovato Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Traffic and Parking Assessment	15 October 2022	Terraffic Pty Limited
Plan of Management	18 July 2023	Bluey's Treehouse
Acoustic Assessment Report	16 February 2023	The Acoustic Group
Emergency Procedures	[undated]	Beaware Solutions Pty Ltd

Reason: To ensure the work is carried out in accordance with the approved plans and supporting documentation.

(Condition added pursuant to Mod2023/0212)

A. Prescribed Conditions:

1. All works are to be carried out in accordance with the requirements of the Building Code of Australia.
2. A sign must be erected in a prominent position onsite only showing:
 - A. the name, address and telephone number of the Principal Certifying Authority for the work, and
 - B. the name of the principal contractor or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
 - C. that unauthorised entry to the work site is prohibited.

The sign must 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.

3. This approval/consent relates only to the new work nominated on the approved consent plans and does not approve or regularise any existing buildings or structures within the property boundaries or within Council's road reserve.
4. Any building work in relation to the development consent is to be carried out in accordance with the requirements of the Building Code of Australia.

B. Matters to be incorporated into the development and maintained over the life of the development:

1. The childcare centre shall operate ~~strictly~~ in accordance with:
 - the Plan of Management, ~~inclusive of Rooms Routine Example~~, ***dated 18 July 2023 prepared by Bluey's Treehouse and consistent with the Rooms Routine Example therein***; and,

- the Emergency Management Plan by Beaware Solutions Pty Limited **[undated]**.

Any modifications to these documents require the approval of Council prior to implementation. Council retains the discretion to require the lodgement of a **modification** application to modify these documents.

(Condition modified pursuant to Mod2023/0212)

- 1A. The childcare centre is to be managed to ensure that every child has the potential for a minimum of 1 hour of outdoor play each day, with an additional 30 minutes of outdoor passive learning for the 2-5 year olds.**

Reason: To ensure that a child's exposure to outdoor play and outdoor passive learning is not reduced below the levels anticipated in the original consent.

(Condition added pursuant to Mod2023/0212)

2. In accordance with the Plan of Management inclusive of Rooms Routine Example dated **18 July 2023**, prepared by **Bluey's Treehouse**, the hours of operation for the childcare centre shall be 7.00am to 6.00pm Monday to Friday, 51 weeks of the year.

Subject to Condition 2B below, no outdoor activities, including children's play, shall occur between the hours of 7.00am and 7.30 am, 11.30am and 2.00pm or 5.30pm to 6.00pm, Monday to Friday, except with the prior consent of Council.

Subject to the above, between the hours of 8:00am and 5:30pm, the maximum number of children permitted in the outdoor play areas Zones 1, 2 and 3 will have a combined total of no more than 20 children at any one time, with individual limits on those Zones as follows:

- Zone 1 (play area 1, North West) a maximum of 5 children
- Zone 2 (play areas 2 and 4, North) a maximum of 15 children
- Zone 3 (play area 3, North East) a maximum of 5 children
- and the maximum number of children permitted in the outdoor play area Zone 4 (play areas 6 and 7, West) will have a combined total of no more than **14** children at any one time.

Note: The Zones are identified on the Play Area Identified Plan at Attachment 2 of the Plan of Management.

(Condition modified pursuant to Mod2023/0212)

- 2A. The maximum number of children permitted in play area 5 is 20 children at any one time, and the concertina doors shall be closed between the hours of 11.30am and 2.00pm.
- 2B. There shall be no more than 20 children on the rear decks adjacent to the play rooms for the 3, 4 and 5 year olds at any one time between 7:30am and 5:30pm except for passive play. Active play may only occur on the decks during inclement weather. The

roll down blinds shall be rolled down at all times when the decks are in use for active play.

3. No employees, contractors or cleaning/maintenance staff are to be on site between the hours of 7.00pm and 7.00am Monday to Friday, or at any time on Saturday, Sunday, or public holidays, unless:
 - i. between 9.00am and 1.00pm Saturdays for cleaning and maintenance purposes, and administration by the Centre Manager, but excluding waste collection;
 - ii. between 7.00pm and 8.00pm Mondays to Fridays for childcare staff meetings and training, not to exceed more than 1 meeting per fortnight. All staff are to be off the premises by no later than 8.00pm.
 - iii. between 7.00pm and 7.15pm Mondays to Fridays for cleaning, and/or administration by the Centre Manager.

No children are to be on the premises between the hours of 7.00pm and 7.00am Monday to Friday, or at any time on Saturday, Sunday, or public holidays.

Whenever the premises is occupied during the hours of 7.00pm and 7.00am as permitted by this Condition 3, all doors and windows to the outside are to be closed and the use of lighting is restricted to lighting that is absolutely necessary.

4. ~~In accordance with the Plan of Management inclusive of Rooms Routine Example dated 12th March 2017 as amended 31 March 2017 prepared by BTNP Pty Ltd, The childcare centre shall provide care for a maximum of **88** children on the premises at any one time. Any changes to the number of authorised children at the centre are not authorised by this consent.~~

(Condition modified pursuant to Mod2023/0212)

5. A licence to operate the childcare centre must be obtained from the NSW Department of Community Services prior to commencement of operations at the child care centre. Full compliance with any licensing requirements of the NSW Department of Community Services is required.
6. The property is only to be used as a childcare centre under the terms of this Consent. Any change of the use of the building requires development consent. The childcare centre must at all times be an accredited service through the Australian Children's Education and Care Quality Authority (ACECQA) or any future superseding/equivalent certification authority. The childcare centre must at all times comply with the Education and Care Services National Law, Education and Care Services National Regulations (or any equivalent superseding legislation) and, the National Quality Education and Care Standards (or any future superseding equivalent standards), as regulated by the NSW Early Childhood Education and Care Directorate, Department of Education and Communities (or any future superseding equivalent department).
7. Subject to these conditions of consent, the child care facility is to fully comply at all times with the terms of operations set out in the Plan of Management, inclusive of Rooms Routine Example, dated **18 July 2023** prepared by **Bluey's Treehouse** to be consistent with relevant regulations, improve the level of service provided, ensure the safety of children and staff and minimise the potential environmental and amenity impacts of the child care centre on the Locality. The Plan of Management is to be

regularly reviewed and if updated is to be approved by Council prior to its implementation. Council retains the discretion to require the lodgement of a modification application in respect of an updated Plan of Management. All staff are to be trained and made aware of the operational procedures and requirements within this document.

(Condition modified pursuant to Mod2023/0212)

8. No advertising and/or signage is approved as part of this consent. Any new/future signage must either:
 - Obtain separate consent(s); and/or
 - Be erected/installed in accordance with relevant exempt provisions within State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
9. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.
10. Any outdoor/security lighting must be located, designed and shielded in a manner that does not cause disturbance to surrounding premises.
11. The landowner must comply with all recommendations provided in the Statement of Evidence Report by Cumberland Ecology (6 March 2017) specifically with regards to wildlife friendly fencing and installation of nestboxes.
12. If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Aboriginal Heritage Office (AHO) and Office of Environment and Heritage (OEH) are to be notified.
13. The Stormwater Harvesting and Reuse Scheme shall be installed and operated in accordance with the accepted design as submitted by struct Consulting engineers dated Nov 2016.
14. A 16000 litre rainwater tank for non-potable purposes is to be installed and used as part of an integrated on-site stormwater management system.

The non-potable purposes are prescribed in the NSW Code of Practice for Plumbing and Drainage and include toilet flushing and garden irrigation.

The overflow system of the rain water tank is to be directed to the on-site detention system.
15. As part of an integrated on-site stormwater management system a minimum 55000 litre on-site detention tank is to be installed, operated and maintained in association with the development as indicated in the stormwater management report prepared by Istruct consulting engineers dated 30 November 2016.
16. As part of the integrated stormwater management plan, suitably positioned stormwater quality improvement devices shall be installed and operated in accordance with the stormwater management report submitted by istruct consulting engineers dated 30 November 2016.
17. The stormwater quality improvement measures shall be maintained as appropriate in

accordance with best practice to ensure optimum performance of the stormwater treatment system.

18. As part of the integrated on-site stormwater management system, stormwater from the on-site detention system is to be discharged directly to the proposed storm water quality improvement devices and then to the drainage system as indicated on the Conceptual Stormwater Management Plans D01 (Issue E) and D02 (Issue D), dated 13 August 2018, prepared by iStruct Consulting Engineers.

(Condition modified pursuant to the modification application in October 2018)

19. The internal driveway finish is:
- A. to be a stable surface for all weather conditions
 - B. to be constructed of materials that blend with the environment and are of dark or earthy tones or natural materials.
20. To satisfy the off-street parking requirements for development, the minimum number of 21 vehicle spaces and 4 bike spaces shall be provided.

The minimum number of vehicle space requirements shall be as follows:

- Parent Parking 10 vehicle spaces
- Staff Parking 10 vehicle spaces
- One (1) accessible space which is to be available for staff or visitors.
- Parking for 4 bikes

These spaces are to be provided and retained over the life of the development.

21. All garbage enclosures/stores shall be constructed and fitted out and maintained over the life of the development in accordance with the following:
- A. A separate room or an appropriately constructed area is to be provided for the storage of garbage and recyclables.
 - B. The area used for the storage and washing down of garbage receptacles shall be constructed of solid material (brick, concrete, concrete blocks, structural fibrous cement or other similar homogeneous material) so as to prevent the formation of cavities which become possible harbourages for insects and vermin. Framing in timber is not permitted.
 - C. The walls of the enclosure shall be cement rendered and steel trowelled to a smooth, even surface.
 - D. The floor shall be of impervious material coved at the intersection with the walls, graded and drained to an approved floor waste within the room/enclosure.
 - E. Stormwaters shall not enter the floor of the garbage enclosure such that the sewer system may be contaminated by rainwater's.
 - F. The garbage enclosure shall be made vermin proof.
 - G. Garbage rooms shall be vented to the external air by natural or artificial means. The installation and operation of the mechanical ventilation system shall comply with AS 1668, Parts 1 & 2.
 - H. Hot and cold water hose cocks shall be located within a garbage enclosure or in close proximity to Council's satisfaction.
22. No odour nuisance, to the public or any adjoining premises, shall be created by the operation of any plant or equipment or any procedures carried out at the premises.
23. No noise nuisance shall be caused through the operation of any plant or equipment

at the premises. Noise generated from the premises must not exceed the limits as specified in the NSW Industrial Noise Policy (Environment Protection Authority 2000).

24. No water pollution shall result from the operation of any plant or equipment or activity carried out.
25. All sanitary drainage must be concealed in service ducts or otherwise hidden from external view to the satisfaction of the Responsible Authority.
26. All plumbing, electrical wiring and drainage fixtures are to be concealed and not exposed to public view on buildings over one storey in height.
27. New electrical connections are to be carried out using underground cabling.
28. The finished surface materials, including colours and texture of any building shall be in accordance with Part D10.4 (Building Colours and Materials) of Pittwater 21 DCP.
29. Any new side and/or rear boundary fences are not to exceed a height of 1.8 metres above natural ground level.
30. No gates are to swing outwards into public areas.
31. Any retaining wall(s) visible from public areas are to be finished in sandstone and/or sandstone-like materials.
32. In accordance with Pittwater Council's Tree Preservation Order, all existing trees as indicated in the Survey Plan and/or approved Landscape Plan shall be retained except for those trees approved for removal within the envelope of approved development areas (trees as specified in the approved Arborist Report by Jacksons Nature Works dated 30/11/16, and the Arborist Report by Jacksons Nature Works dated 7 October 2021) as well as Tree 3 *Agonis flexuosa* and Tree 12A and 12B *Ficus lyrata* which may be removed as replaced as follows. Tree 3 is to be replaced by 1 x *Banksia integrifolia*, trees 12A and 12B are to be replaced by 2 x *Acmena smithii*. The Jacksons Nature Works recommendations for Trees T26, 41 and 46 are to be adopted.

For all other tree issues, applications must be made to Council's Tree Management Officers.

(Condition modified pursuant to Mod2021/0961)

33. Landscaping is to be implemented in accordance with the approved Landscape Plan (Trish Dobson, 1616/L02a & 1616/L04a, 30/11/16) with the exception of the masonry retaining wall on the north eastern corner of the site which is not approved. The new landscaping is to be approved as completed by the accredited certifier upon issue of the Occupation Certificate unless further conditions regarding the completion timeframe are imposed. This landscaping is to then be maintained for the life of the development. The former tennis court fence along the eastern boundary of the site adjacent to 34A Queens Parade is to be removed.
34. No environmental weeds are to be planted on the site. Refer to Pittwater Council website http://www.pittwater.nsw.gov.au/environment/noxious_weeds for environmental weed lists.
35. During construction and for the life of the development the recommendations of the

Tree Management Plan and Specifications, prepared by Jacksons Nature Works, dated March 2017 shall be adopted and carried out.

36. The recommendations outlined within Amended Acoustic Report by Steven Cooper, acoustic engineer dated 3 December 2016 being the version tendered as Exhibit C on 29 March 2017 in the Land and Environment Court shall be carried out for the life of the development.
37. The development must comply with the following acoustic criterion contained at all times:

<u>Noise source</u>	<u>Affected area</u>	<u>Criteria</u>
Use of premises including outdoor/indoor play areas, traffic on site and mechanical plant	Measured at the most affected point on or within the four receiving properties at 4 Stuart Street, 39D Gladstone Street (using only eastern end Criteria), 32 and 34A Queens Parade, Newport.	Must not exceed 40dBA +5 at the eastern end of the development, and 41 dBA +5 at the western end of the development, when assessed as a Leq (15 minute)

38. Within 3 months of the commencement of the operation of the childcare centre on site noise compliance testing is to be undertaken on two occasions by an independent suitably qualified acoustic consultant who is to be contracted by the Applicant and approved by the Council, to verify compliance with the external noise criterion contained identified in Condition 37. Access to the residential properties is to be arranged by Council.

Details of the measurement results are to be provided by the independent acoustic engineer to the Applicant and the Council within two weeks of testing being conducted. The results must be tabulated in accordance with the noise source and criteria in the table in Condition 37. Where feasible the results should indicate the total number of children in the outdoor play area and the number of children in each area as identified in the Plan of Management, inclusive of Rooms Routine Example, dated **18 July 2023** prepared by **Bluey's Treehouse**.

If the nominated noise criterion has not been achieved, the applicant must modify the development to achieve compliance. Any works necessary to achieve compliance other than works approved by this consent, shall be subject to a development application or modification application. Any development application or modification application must be supported by a report from a qualified acoustic engineer with recommended noise mitigation measures.

If the modification works are not approved, completed and certified within 6 months of testing indicating a non compliance, the activity causing or affected by the non compliance must cease on site until such time as works are approved, completed and certified as achieving compliance with the criterion.

For the purpose of this condition a suitably qualified acoustic consultant means a consultant who possesses the qualifications in acoustics to render them eligible for membership of the Australian Acoustical Society or Institution of Engineers Australia.

(Condition modified pursuant to Mod2023/0212)

39. Proposed new windows are to be constructed as follows:

- W08 on the southern elevation is to be operable for the purpose of cross ventilation;
- W09 on the southern elevation is to be fixed in a closed position;
- W10 on the eastern elevation is to be fixed in a closed position; and
- W11 on the eastern elevation is to be operable for the purpose of cross ventilation.

Reason: To ensure adequate residential amenity while allowing for adequate internal cross-ventilation.

(Condition added pursuant to Mod2021/0961)

40. All natural landscape features, including any rock outcrops, native vegetation, soil and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

(Condition added pursuant to Mod2021/0961)

41. ***All external pedestrian gates are to be fitted with soft-closing mechanisms to prevent slamming. The soft-closing mechanisms are to be maintained in good working order over the life of the development.***

Reason: To minimise acoustic impacts.

(Condition added pursuant to Mod2023/0212)

42. ***A solid acoustic screen is to be installed along the western elevation of the entrance pavilion, between the supporting posts. The screen is to extend from the floor level to the underside of the roof and is to be designed to minimise acoustic impacts upon the neighbouring property to the west, particularly in relation to the use of the entrance gate.***

Reason: To minimise acoustic impacts.

(Condition added pursuant to Mod2023/0212)

C. Matters to be satisfied prior to the issue of the Construction Certificate:

Note: All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications / details cannot be accepted.

1. Submission of construction plans and specifications and documentation which are consistent with the approved Development Consent plans, the requirements of Building Code of Australia and satisfy all conditions shown in Part B above are to be submitted to the Principal Certifying Authority.
2. The Principal Certifying Authority must be provided with a copy of plans that a Quick

Check agent/Sydney Water has stamped before the issue of any Construction Certificate.

3. The applicant is to consult with Sydney Water to establish whether there are any Section 73 Compliance Certificate requirements for this proposal, under the provisions of the *Sydney Water Act, 1994*. A copy of any Notice of Requirements letter which may be issued by Sydney Water, is to be provided to the Private Certifying Authority with the Construction Certificate application.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

4. The person having the benefit of this consent is required to notify the Principal Certifying Authority to ensure that the following critical stage inspections are undertaken, as required under clause 162A(4) of the Environmental Planning and Assessment Regulation 2000:
 - A. after excavation for, and prior to the placement of, any footings, and
 - B. prior to pouring any in-situ reinforced concrete building element, and
 - C. prior to covering of the framework for any floor, wall, roof or other building element, and
 - D. prior to covering waterproofing in any wet areas, and
 - E. prior to covering any stormwater drainage connections, and
 - F. after building work has been completed and prior to any occupation certificate being issued in relation to the building.

To allow a Principal Certifying Authority to carry out critical stage inspections, at least 48 hours notice must be given before building work is commenced and prior to further work being undertaken.

5. Construction works approved by this consent must not commence until:
 - A. Construction Certificate has been issued by a Principal Certifying Authority
 - B. a Principal Certifying Authority has been appointed and Council has been notified in writing of the appointment, and
 - C. at least 2 days notice, in writing has been given to Council of the intention to commence work.
6. In accordance with section 34 of the Building and Construction Industry Long Service Payments Act 1986, the applicant must pay a long service levy at the prescribed rate of 0.0035 of the total cost of the work to either the Long Service Payment Corporation or Council for any work costing \$25,000 or more.
7. In accordance with Clause 94 of the *Environmental Planning and Assessment Regulation 2000*, plans are to be submitted with the Construction Certificate application demonstrating how the building will be brought into full conformity with fire and spread of fire requirements of the Building Code of Australia.

A satisfactory and complete schedule of essential fire safety measures required to be installed within and/or in association with the building including the minimum standard

for performance of each measure is to be submitted to the Accredited Certifier or Council prior to release of the Construction Certificate. The schedule is to include a signed statement from a suitably qualified person confirming that all essential fire safety measures as required by the Building Code of Australia have been listed so as to ensure the safety of persons in the building in the event of an outbreak of fire.

8. A Schedule of Works prepared by a qualified practising Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field is to be submitted to the Accredited Certifier or Council in respect of the following items:
 - A. The details and location of all intercept drains, provided uphill of the excavation, to control runoff through the cut area.
 - B. The proposed method of disposal of collected surface waters is to be clearly detailed
 - C. Procedures for excavation and retention of cuts, to ensure the site stability is maintained during earthworks.
9. Engineering details showing the Stormwater Harvesting and Reuse Scheme are to be submitted to the Accredited Certifier or Council with the Construction Certificate application. Such details are to be accompanied by a certification by a qualified practicing Water/Environmental/Civil Engineer with corporate membership of the Institution of Engineers Australia (MIE Aust), or who is eligible to become a corporate member and has appropriate experience and competence in the related field, confirming that the plans/details comply with Pittwater 21 DCP.
10. Engineering plans including specifications and details of the on-site stormwater detention system, are to be submitted to the Accredited Certifier or Council with the Construction Certificate application. Such details are to be accompanied by a certification by a qualified experienced practicing Civil Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field, confirming that the plans/details comply with B5.7 of Pittwater 21 DCP.

Note: Where Council is the Principal Certifying Authority, 3 sets of engineering plans are to be submitted.

11. Engineering details showing the stormwater quality treatment system are to be submitted to the Accredited Certifier or Council with the Construction Certificate application. Such details are to be accompanied by a certification by a qualified practicing Water Engineer with corporate membership of the Institute of Engineers Australia (MIE Aust), or who is eligible to become a corporate member and has appropriate experience and competence in the related field, confirming that the plans/details comply with B5.10 of Pittwater 21 DCP.
12. Drainage plans including specifications and details showing the site stormwater management are to be submitted to the Accredited Certifier with the Construction Certificate application. Such details are to be accompanied by a certificate from (as appropriate) either a Licensed plumber or qualified practicing Civil Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a Corporate member and has appropriate experience and competence in the related field, that the stormwater management system complies with the requirements of section 3.1.2 Drainage of the Building Code of Australia Housing Provision and AS/NZS 3500.3.2 - Stormwater Drainage. The details shall include disposal of site stormwater

(if the site is in a known slip area the stormwater disposal system must comply with the recommendations of a Geotechnical Engineers Report).

Note: Where Council is the Principal Certifying Authority 3 sets of plans/specifications are to be submitted.

13. Deleted.

(Condition deleted pursuant to the modification application in October 2018)

14. Plans and details demonstrating that the following issues have been addressed are to be submitted to the Accredited Certifier with the Construction Certificate application.
- A. Driveway profiles must be obtained from Council for all access driveways across the public road verge to road edge. The driveway profiles provided by Council must be incorporated into and attached to design plans for the access driveway and internal driveway.
 - B. A Deed of Agreement indemnifying Council must be entered into for construction of a cosmetic access driveway across the public road verge (i.e. other than a plain concrete finish).
 - C. All construction of the access driveway across the public road verge must be undertaken by a Council authorised contractor.
 - D. Council's Fees and Charges apply to driveway profiles and Deed of Agreement for Access Driveway.
15. Applicants will be required to obtain prior to the issue of a Construction Certificate, a Section 139 Consent for Works on a Public Road Reserve issued by the Council under the provisions of Section 138 of the *Roads Act 1993* for the design and construction of any works located on the road reserve including Access Driveways.
16. Civil engineering details of the proposed excavation/landfill are to be submitted to the Accredited Certifier or Council with the Construction Certificate application. Each plan/sheet is to be signed by a qualified practising Civil Engineer who has corporate membership of the Institution of Engineers Australia (M.I.E) or who is eligible to become a corporate member and has appropriate experience and competence in the related field.
17. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier.
18. The applicant must prepare and submit a pre-commencement dilapidation report providing an accurate record of the existing condition of adjoining public and private properties and public infrastructure (including roads, gutter, footpaths, etc.). 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.
19. A certificate (from a suitably qualified access advisor) that design details and specifications meet the Disability (Access to Premises - Buildings) Standards and BCA must be submitted to the Principal Certifying Authority with the Construction Certificate application.
20. External glazing must be of low glare and reflectivity. The reflectivity index (expressed as a percentage of the reflected light falling upon any surface) of all external glazing is to have a maximum reflectivity index of 25%. Written confirmation of the reflectivity

index of the material is to be submitted with the Construction Certificate. (Note: the reflexivity index of glazing elements can be obtained from glazing manufacturers. Glass with mirrored or reflective foil finishes is unlikely to achieve compliance with this requirement. This is to ensure that excessive glare or reflectivity nuisance from glazing does not occur as a result of the development).

Roofing materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and textures must be provided to the Certifying Authority.

D. Matters to be satisfied prior to the commencement of works and maintained during the works:

Note: It is an offence to commence works prior to issue of a Construction Certificate.

1. The hours of construction are restricted to between the hours of 7.00am and 5.00pm Monday - Friday and 7.00am to 1.00pm on Saturdays. No works are to be carried out on Sundays or Public Holidays. Internal building work may be carried out at any time outside these hours, subject to noise emissions from the building or works not being audible at any adjoining boundary.

Note: This condition does not apply in relation to Crown building work that is certified, in accordance with Section 116G of the Act, to comply with the technical provisions of the States building laws.

2. Any proposed demolition works shall be carried out in accordance with the requirements of AS2601-2001 The Demolition of Structures.

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:

- A. Protection of site workers and the general public.
- B. Erection of hoardings where appropriate.
- C. Asbestos handling and disposal where applicable.
- D. Any disused service connections shall be capped off.

Council is to be given 48 hours written notice of the destination/s of any excavation or demolition material. The disposal of refuse is to be to an approved waste disposal depot.

3. A copy of the approved plans is to be kept on the site at all times, during construction.
4. The following facilities must be provided on the site:
 - A. toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees, and
 - B. a garbage receptacle for food scrapes and papers, with a tight fitting lid.

Toilet facilities are to be provided in a location which will not detrimentally affect the amenity of any adjoining residents at or in the vicinity of the work site during the duration of the development.

5. Where excavations extend below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must give the owner of the adjoining property at least seven (7) days written notice of their intention to excavate below the level of the base of the footing and furnish the adjoining property

owner with particulars of the proposed work.

6. Where possible, waste materials generated through any demolition, excavation and construction works are to be minimised by re-use on site, recycling or where re-use or recycling is not practical, disposal at an appropriate authorised waste facility.

All waste dockets and receipts regarding demolition, excavation and construction waste are to be retained on site to confirm which facility received the material for recycling or disposal.

7. The site must be fenced throughout demolition and/or construction works; such fencing must comply with WorkCover New South Wales requirements and be a minimum of 1.8m in height.
8. Where site fill material is necessary, any fill materials must:
 - A. Be Virgin Excavated Natural Material (VENM) only, as approved under the Department of Climate Change "General Resource Recovery Exemption ;and
 - B. Be free of slag, hazardous, contaminated, putrescibles, toxic or radioactive excavated material and soil, rock or similar material. Putrescibles and non-putrescibles solid waste (including demolition material) is not permitted.
9. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
10. The site must be fenced throughout demolition and/or excavation and must comply with WorkCover New South Wales requirements and be a minimum of 1.8m in height.
11. Where excavations extend below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must preserve and protect the building from damage and, if necessary, underpin and support the adjoining building in an approved manner.
12. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
13. Sedimentation and erosion controls are to be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authority's satisfaction.
14. Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.
15. The construction of the development and preparation of the site, including operation of vehicles, must be conducted so as to avoid unreasonable noise or vibration and not cause interference to adjoining or nearby occupations.
16. Personnel with appropriate training, or demonstrated knowledge and experience in erosion and sediment control shall be responsible for supervising the installation and maintenance of approved erosion and sediment control measures – during and after construction and until the site has been restored to the satisfaction of council.
17. Waste materials generated through demolition, excavation and construction works are to be minimised by re-use on site, recycling or where re-use or recycling is not practical, disposal at an appropriate authorised waste facility.

All waste dockets and receipts regarding demolition, excavation and construction waste are to be retained on site to confirm which facility received the material for recycling or disposal.

The ongoing operation of Recycling and Waste Management Services is to be undertaken in accordance with the Waste Management Plan.

18. The site must be fenced throughout construction and must comply with WorkCover New South Wales requirements and be a minimum of 1.8m in height.
19. No works are to be carried out in Council's Road Reserve without the written approval of the Council.

Note: Separate approval is required for access driveways, paths, connections to underground services (stormwater, gas, sewer, electricity, etc.), and landscaping works within Council's Road Reserve.

20. A Road Opening Permit, issued by Council, must be obtained for any road openings, or excavation within Council's Road Reserve associated with the development on the site, including stormwater drainage, water, sewer, electricity, gas and communication connections. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site.
21. No skip bins or materials are to be stored on Council's Road Reserve.
22. A site fence and silt and sediment control fence is to be erected and maintained during the course of works along any street boundary and park/reserve boundary to the site.
23. A clearly legible *Site Management Sign* is to be erected and maintained throughout the course of the works. The sign is to be centrally located on the main street frontage of the site and is to clearly state in legible lettering the following:
 - A. The builder's name, builder's telephone contact number both during work hours and after hours.
 - B. That no works are to be carried out in Council's Road Reserve without prior application and approval of a Road Opening Permit from Council.
 - C. That a Road Opening Permit issued by Council must be obtained for any road openings or excavation within Council's Road Reserve associated with development of the site, including stormwater drainage, water, sewer, electricity, gas and communication connections. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site.
 - D. That no skip bins or materials are to be stored on Council's Road Reserve.
 - E. That the contact number for Pittwater Council for permits is 9970 1111.
24. All construction in the public road reserve must be undertaken by a Council authorised contractor.
25. A satisfactory construction traffic management plan (CTMP) prepared by a suitably qualified traffic consultant is required to be submitted to the Private Certifying Authority prior to the commencement of any site works. The plan is to detail:
 - A. Quantity of material to be transported
 - B. Proposed truck movements per day
 - C. Proposed hours of operation
 - D. Proposed traffic routes, noting that 3 tonne load limits apply to some roads within Pittwater

- E. Location of on/off site parking for construction workers during the construction period.
26. Where required, demolition works must be carried out in compliance with WorkCovers *Short Guide to Working with Asbestos Cement* and Australian Standard AS 2601 2001 *The Demolition of Structures*. The site must be provided with a sign containing the words *DANGER ASBESTOS REMOVAL IN PROGRESS* measuring not less than 400mm x 300mm and be erected in a prominent visible position on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site and disposed to a lawful waste disposal facility. All asbestos laden waste, including flat, corrugated or profiled asbestos cement sheets must be disposed of at a lawful waste disposal facility. Upon completion of tipping operations the applicant must lodge to the Principal Certifying Authority, all receipts issued by the receiving tip as evidence of proper disposal.
27. No environmental weeds are to be planted on the site. Refer to Pittwater Council website http://www.pittwater.nsw.gov.au/environment/noxious_weeds for environmental weed lists.
28. Any new fencing (with the exception of swimming pool fencing) is to be made passable to native wildlife. Hole dimensions are to be a minimum of 150mm wide x 100mm high at ground level spaced at 6 metre intervals.
29. This consent approved the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment):
- Tree 34 Pterandra elegantissima (False Aralia),
 - Tree 35 Stenocarpus sinuatus (Firewheel Tree),
 - Tree 36 Magnolia grandiflora (Bull Bay Magnolia); and
 - Tree 36A Viburnum odoratissimum (Sweet Viburnum).

Reason: To enable authorised building works.

(Condition added pursuant to Mod2021/0961)

E. Matters to be satisfied prior to the issue of Occupation Certificate:

Note: Prior to the issue of an Occupation Certificate the principal certifying authority is to ensure that Council's assets, including road, kerb and gutter and drainage facilities adjacent or near to the site have not been damaged as a result of the works. Where such damage has occurred, it is to be repaired to Council's written satisfaction prior to the issue of an Occupation Certificate or suitable arrangements put in place to effect those repairs at a future date to Council's written satisfaction. Should this process not be followed, Council will pursue action against the principal accredited certifier in relation to the recovery of costs to effect such works.

Note: It is an offence to occupy the building or part thereof to which this consent relates prior to the issue of an Occupation Certificate.

1. An Occupation Certificate application stating that the development complies with the Development Consent, the requirements of the Building Code of Australia and that a

Construction Certificate has been issued must be obtained before the building is occupied or on completion of the construction work approved by this Development Consent.

2. The following documents must be submitted:
 - A. A certificate from a suitably Qualified Engineer, certifying:
 - i. the stormwater drainage system
 - ii. the car parking arrangement and area
 - iii. any related footpath crossing works
 - iv. any proposed basement pump and/or well system
 - v. the proposed driveway and layback, and/or
 - vi. other civil works, have been constructed in accordance with the approved plans and conditions of consent.
 - B. A "Works-as-executed" plan of the engineering and/or drainage works. Where Council is not the Principal Certifying Authority, two copies of the above documents are to be provided to Council prior to issue of any Occupation Certificate.
3. A copy of the Section 73 Compliance Certificate issued under the provisions of the *Sydney Water Act, 1994*, is to be forwarded to Council or the Private Certifying Authority with the Occupation Certificate.
4. Certification is to be provided to a Principal Certifying Authority by an experienced Water/Environmental/Civil Engineer who is NPER accredited by the Institution of Engineers, Australia that the stormwater harvesting and reuse scheme has been completed in accordance with the engineering plans and specifications required under this consent.
5. The stormwater drainage system must be constructed and completed in accordance with the approved design and relevant Australian Standards.
6. A plan showing pipe locations and diameters of the stormwater drainage system, together with certification by a practicing Civil Engineer that the drainage system has been constructed in accordance with the approved design and relevant Australian Standards must be provided.
7. The applicant must obtain written confirmation from Council that all works in the road reserve have been completed in accordance with the conditions of the Roadworks Permit.
8. Prior to issue of the Occupation Certificate, Form 3 of the *Geotechnical Risk Management Policy* is to be completed and submitted to the Principal Certifying Authority.
9. The applicant must prepare and submit a post-construction dilapidation report. 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.
10. A certificate submitted by a Chartered Professional Engineer confirming to the satisfaction of the Principal Certifying Authority that the works in the public road reserve comply with Council requirements is to be provided with the Occupation Certificate application.
11. 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 Occupation Certificate application.

12. Street numbers are to be affixed so that they are clearly displayed and visible from a public place.
13.
 - A. The Certifying Authority is to submit to Council the completed and signed Food Premises Occupation Certificate and Fit-Out Form, and
 - B. Council's Environmental Health Officer is to be contacted (phone 9970 1111) to make arrangements for an inspection of the premises for verification of compliance with the form. A minimum of 48 hours notice is required for the inspection, and
 - C. Council is to forward written advice of the result of the inspection in order to confirm that there is no objection to the issuing of the Occupation Certificate.
13. The certifying authority must be provided with evidence that the food business has been notified with NSW Food Authority. Notification may be done either online at www.foodnotify.com.au or by lodging a completed food notification form to Council.

Note: A fee applies when lodging notification forms with Council.

14. The construction, fit out and finishing of the kitchen and food handling and storage areas must comply with: Australian Standard 4674-2004 Design construction and fit-out of food premises, and The Food Safety Standard 3.2.3 (as part of the Food Standards Code) required by the *Food Regulation 2004*.
15. Prior to the issue of any Occupation Certificate, Certification is to be provided from a suitably qualified Arborist, that the recommendations of the Tree Management Plan and Specifications, prepared by Jacksons Nature Works, dated March 2017 have been carried out, and that All trees to be retained as required by Section 5 of that specification and any other condition of this consent have been adequately protected and retained.
16. Six (6) replacement trees shall be planted in the same location of existing trees 34, 35, 36 and 36A (approved for removal) consisting of *Syzygium australe*, planted at a pre-ordered container size of 100 litres and of at least 2 metres in height.

Plants are to be installed in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch.

Details demonstrating compliance, including delivery of 100 litre pre-ordered stock, and location within the same location of the existing trees as approved for removal, are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.

(Condition added pursuant to Mod2021/0961)

17. No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2019 – 2023) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.

(Condition added pursuant to Mod2021/0961)

18. ***Prior to the issuance of an Occupation Certificate, certification is to be provided to the Principal Certifying Authority to confirm the installation of soft-closing mechanisms to all external gates (Condition B39) and a solid acoustic screen to the western side of the entrance pavilion (Condition B40).***

Reason: To minimise acoustic impacts.

(Condition added pursuant to Mod2023/0212)

G. Advice:

1. Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act, 1979* (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.
2. Dial before you dig: Prior to excavation the applicant is advised to contact Australia's National Referral Service for Information on Underground Pipes and Cables telephone 1100 or www.1100.com.au.
3. It is the Project Managers responsibility to ensure that all of the Component Certificates/certification issued during the course of the project are lodged with the Principal Certifying Authority. Failure to comply with the conditions of approval or lodge the Component Certificates/certification will prevent the Principal Certifying Authority issuing an Occupation Certificate.
4. In accordance with Section 95(1) of the EPA Act 1979, this development consent lapses 5 years after the date from which this consent operates if the development is not commenced.
5. To ascertain the date upon which a consent operates, refer to Section 83 of the *Environmental Planning and Assessment Act, 1979* (as amended).
6. Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the Environmental Planning and Assessment Act, 1979. Such request to Council must be made in writing, together with appropriate fees as advised at the time of lodgement of such request, within 6 months of the determination.
7. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you a right of appeal to the Land and Environment Court within 6 months of the date of endorsement of this Consent.
8. The approved plans must be submitted to a Sydney Water Quick Check agent or

Customer Centre to determine whether the development will affect Sydney Waters sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately stamped. For Quick Check agent details please refer to the web site at www.sydneywater.com.au then see Building Developing and Plumbing then Quick Check, or telephone 13 20 92.