

NOTICE OF APPROVAL FOR DEVELOPMENT

Section 81 (1)(A) of the Environmental Planning and Assessment Act, 1979

Approval Date	
Authority	Joint Regional Planning Panel
Reference	DA-2013/34
Contact	Marta Sadek 9562 1743

Discovery Point Pty Ltd
PO BOX 3307
RHODES N S W 2138

DRAFT

Property: 1 Princes Highway, WOLLI CREEK

Proposal: Discovery Point - Stage 7 - Integrated Development - Construction of a residential flat building comprising of 74 apartments, basement parking for 71 vehicles, rooftop plant area and ancillary landscaping including the Waterfront Park

The above development is approved subject to the following conditions:

GENERAL CONDITIONS

The following conditions restrict the work to the detail provided in the Development Application and are to ensure that the development is complete.

1. The term of this consent is limited to a period of **five** (5) years from the date of approval. The consent will lapse if the development does not commence within this time.
2. The development must be implemented substantially in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Name of Plan	Drawing number	Revision	Date	Prepared by
Site Plan After Completion of Stage 1 + 6	DA1.002	A	27/07/12	BATESSMART
General Arrangement Plan Level B1	DA3.101	B	26/10/12	BATESSMART
General Arrangement Plan Ground Level	DA3.200	B	02/11/12	BATESSMART

General Arrangement Plans Level 01 to Roof	DA3.201	B	26/10/12	BATESSMART
North Elevation	DA7.001	B	26/10/12	BATESSMART
East Elevation	DA7.002	B	26/10/12	BATESSMART
South Elevation	DA7.003	B	26/10/12	BATESSMART
West Elevation	DA7.004	B	26/10/12	BATESSMART
Early works drawing register and construction notes	C001	02	02/08/2012	Bonacci Group Pty Ltd
Early works bulk earthworks plan stages 7, 8, 9 and 10A	C005	03	02/08/2012	Bonacci Group Pty Ltd
Early works bulk earthworks section sheet 1	C006	01	26/07/2012	Bonacci Group Pty Ltd
Early works bulk earthworks section sheet 2	C007	01	26/07/2012	Bonacci Group Pty Ltd
Early works sediment & erosion control plan & details	C009	01	02/08/2012	Bonacci Group Pty Ltd
Drawing register and construction notes	C010	01	26/07/2012	Bonacci Group Pty Ltd
Stormwater plan layout sheet 1	C020	03	02/08/2012	Bonacci Group Pty Ltd
Stormwater plan layout sheet 2	C021	03	02/08/2012	Bonacci Group Pty Ltd
Pavement plan layout	CO30	03	02/08/2012	Bonacci Group Pty Ltd
Retaining wall footing plan and sections	CO35	03	02/08/2012	Bonacci Group Pty Ltd
Landscape documentation				
Site 7 and Waterfront Park Soil Calculation	S07-L-004	B	02/11/12	Turf Design
Site 7 and Waterfront Park General arrangements	S07-L-001	C	02/11/12	Turf Design
Site 7 and Waterfront Park General arrangements	S07-L-002	B	02/11/12	Turf Design
Site 7 and Waterfront Park General arrangements	S07-L-003	B	02/11/12	Turf Design
Site 7 and Waterfront Park General arrangements	S07-L-401	A	22/10/12	Turf Design

Site 7 and Waterfront Park General arrangements	S07-L-402	B	02/11/12	Turf Design
Site 7 and Waterfront Park Planting Plan	S07-L-403	A	29/10/12	Turf Design
Stage 7 – Design Statement	L2	C	29/10/12	Turf Design
Stage 7 Landscape Plan	L3	C	29/10/12	Turf Design
Waterfront Park Sectional Elevation AA	L4	C	29/10/12	Turf Design
Waterfront Park Section BB	L5	C	29/10/12	Turf Design
Landscape Materials and Urban Elements	L7	C	29/10/12	Turf Design
Landscape Details – Hardworks & Seating	L15	C	29/10/12	Turf Design
Landscape Details - Planting	L15	C	29/10/12	Turf Design
Subdivision plans				
Plan of Subdivision of proposed lot 555 and 516 (Formerly Lot 12 DP 1062413)	Sheets 1 of 3 to Sheet 3 of 3	B	26/09/12	Joseph Monardo
Documents				
<p>Flood Emergency Management Plan Discovery Point - Building 7 by Parsons Brinckerhoff Australia Pty Limited, dated 18 July 2012.</p> <p>Transport and Traffic Planning Associate's report (Revision B) dated July 2012</p> <p>Structural report for Development Application Stage 7 by Bonacci Group Pty Ltd Dated 1 August 2012.</p> <p>Civil report for Development Application Stage 7 by Bonacci Group Pty Ltd Dated 2 August 2012.</p>				

3. The development is to be carried out in compliance with all relevant requirements of the Concept Plan (MP 10_0003), approved by the Minister for Planning on 5 May 2011, including any subsequent modification to the Concept Plan.
4. All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).
5. **A Construction Certificate must be obtained from Council or an Accredited Certifier prior to any building work commencing.**
6. The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate Number 440369M_02 and NatHERS assessment report by WSP Buildings Pty Ltd dated 31 July 2012 other than

superseded by any further amended consent and BASIX certificate.

Note: Clause 145(1)(a1) of the Environmental Planning & Assessment Regulation 2000 provides: A certifying authority must not issue a construction certificate for building work unless it is satisfied of the following matters: -

- (a1) that the plans and specifications for the building include such matters as each relevant BASIX certificate requires.

Note: Clause 154B(2) of the Environmental Planning & Assessment Regulation 2000 provides: "A certifying authority must not issue a final occupation certificate for a BASIX affected building to which this clause applies unless it is satisfied that each of the commitments whose fulfilment it is required to monitor has been fulfilled."

Note: For further information please see <http://www.basix.nsw.gov.au>.

7. This approval is not to be construed as permission to erect any structure on or near a boundary contrary to the provisions of the Dividing Fences Act.
8. Excavation, filling of the site (with the exception of the area immediately under the building envelope), or construction of retaining walls are not permitted unless shown on the approved plans and authorised by a subsequent construction certificate.
9. The building shall be known as 20 Brodie Spark Drive Wolli Creek. Mail boxes must be installed in accordance with Australia Post Guidelines. Prominent building numbers are to be displayed, with a minimum number size of 150 mm in height for each number and letter in the alphabet.
10. All works are to be carried out in accordance with the conditions imposed by the Department of Primary Industries, the NSW Heritage Office and other authorities as required.
11. 71 carparking spaces, five (5) motorcycle spaces and five(5) bicycle spaces shall be provided in accordance with the approved plans.

Parking spaces shall be allocated to residential apartments in the development in accordance with the parking rates specified in Section 7.2 of the Discovery Point Development Guidelines. Details demonstrating compliance with this condition shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

All bicycle spaces, motorcycle spaces, car wash bays and loading bays located within the site shall be labelled as common property on the final strata plan for the site. Residential visitor spaces may be under a separate titling arrangement, subject to easements ensuring public access to these spaces.

Note: This parking allocation condition also applies to any Strata Certificate issued with respect to a Consent issued in accordance with Section 81 (1)(A) of the *Environmental Planning and Assessment Act 1979* or a Complying Development Certificate issued in accordance with Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

12. Permanent or semi-permanent pumping of groundwater to protect the building will not be allowed.
13. Sydney Airport Corporation Limited (SACL) has approved the maximum height of the proposed building at 50.5 metres relative to Australian Height Datum (AHD). This

height is inclusive of all vents, chimneys, aerals, TV antennae and construction cranes etc. No permanent or temporary structure is to exceed this height without further approval from Sydney Airport Corporation Limited.

Note: Under Section 186 of the Airports Act 1996, it is an offence not to give information to the Airport Operator that is relevant to a proposed “controlled activity” and is punishable by a fine of up to 50 penalty units.

For further information on Height Restrictions please contact SACL on 9667 9217.

Should the height of any temporary structure and/or equipment be greater than 50 feet (15.24 metres) above existing ground height (AEGH), a new approval must be sought in accordance with the Civil Aviation (Buildings Control) Regulations Statutory Rules 1988 No. 161.

Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Airports (Protection of Airspace) Regulations.

SACL advises that approval to operate construction equipment (ie cranes) should be obtained prior to any commitment to construct. Any application for approval should be submitted to the Corporation at least 35 days prior to commencement of works in accordance with the Airports (Protection of Airspace) Regulations Statutory Rules 1996 No. 293, which now apply to this Airport.

To minimise the potential for bird habitation and roosting, the Proponent must ensure that non-bird attracting plant species are used in any landscaping design.

Any landscaping design must minimise the attractiveness for foraging birds, ie. site is kept clean regularly, refuse bins are covered, and detention ponds are netted.

14. Monitored CCTV facilities shall be implemented throughout the development. Areas of focus include the basement car park (including entry and exits), main entry areas to the development and garbage. Details to be provided prior to the issue of the Construction Certificate.
15. Where applicable, security mirrors shall be installed within corridors and on blind corners to enable users to see around blind corners.

DEVELOPMENT SPECIFIC CONDITIONS

The following conditions are specific to the Development Application proposal:

16. Parking spaces shall not be enclosed without further approval of Council. The enclosure of car spaces is not permitted unless the enclosure complies with the design requirements of AS2890.1.
17. All wastewater and stormwater treatment devices (including drainage systems, sumps and traps) shall be regularly maintained in order to remain effective. All solid and liquid wastes collected from the device shall be disposed of in accordance with the Protection of the Environment Operations Act, 1997.
18. All recommendations contained in the report prepared by Coffey Environments Australia Pty Ltd dated 09 June 2010 Ref: GEOTLCOV24013AA-L01 shall be implemented. A report from a qualified engineer shall be submitted to the Certifying Authority addressing the recommendations prior to the issue of the relevant Construction Certificate.

19. All the recommendations contained in the Discovery Point Stage 7 Noise Impact Assessment report prepared by Acoustic Logic Rev 2 dated 16/10/2012 Ref: 20111121.1/1610A/R2/BW shall be adopted and implemented. Prior to the issue of the Construction Certificate a statement by a qualified acoustic consultant addressing the recommendations of the report shall be submitted to the Certifying Authority.
20. The conditions imposed by Site Auditors on Site Audit Statement No. RSA 158 dated 26 June 2002 and No. BE071 dated 30 January 2006 shall be adopted and implemented.
21. The visible light reflectivity from building materials used on the façade of the building shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place. A statement demonstrating compliance with these requirements shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for the relevant stage of works.
22. All proposed lighting shall comply with AS4282 - 1997 "Control of the Obtrusive Effects of Outdoor Lighting", AS/NZ1158.3:1999 Pedestrian Area (Category P) Lighting, the BCA and any relevant standard for public lighting (where relevant). In this regard, the lighting of the premises shall be directed so as not to cause nuisance to the owners or occupiers of adjacent/adjoining premises or to motorists on adjoining or nearby roads. Details demonstrating compliance with these requirements shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for the relevant stage of works.
23. All vertical plumbing, other than roofwater heads and downpipes, shall be concealed within the brickwork of the building.
24. The following conditions apply to the design, provision and operation of parking within the Discovery Point site:
 - (i) Parking facilities shall be designed in accordance with Australian Standard AS/NZS 2890.1.
 - (ii) Commercial vehicle facilities shall be designed in accordance with Australian Standard AS 2890.2.
 - (iii) Bicycle parking facilities shall comply with Australian Standard AS 2890.3.
 - (iv) The design of the parking and commercial vehicle facilities shall be designed that all vehicles, including commercial vehicles, enter and exit the facility in a forward direction.
 - (v) All loading and unloading associated with the use of the development shall take place from designated on/off street loading bays. Loadings bays shall not be used for storage or any other purpose that would restrict their use for the purposes of loading and unloading.
 - (vi) Upon completion of each stage of on-street parking within the internal road network the Discovery Point development shall enter into an agreement with Rockdale City Council that will delegate powers to Rockdale City Council to enforce regulatory parking signs.
25. The following conditions apply to the design, provision and operation of the internal road infrastructure works:

- (i) Detailed design plans and works specifications shall be submitted to Council for approval prior to the commencement of road infrastructure works. The documentation required for approval shall include:
 - a. General arrangement plan(s);
 - b. Erosion and Sediment Control Plan(s);
 - c. Stormwater Management Plan(s);
 - d. Stormwater Management Detail(s);
 - e. Stormwater Management Profile(s);
 - f. Electrical Services Plan(s);
 - g. Traffic Facilities Plan(s);
 - h. Landscaping and Landscape Finishes Plan(s);
 - (ii) The design of the streetscape in the internal road network shall comply with the Wolli Creek and Bonar Street Public Domain Plan, unless variations are agreed in consultation with Council.
 - (iii) The detailed design for the construction of the road infrastructure shall comply with all current Australian Standards and current AUSTROADS Guides. Where a conflict exists between the provisions of these design standards the provisions of AUSTROADS shall prevail.
 - (iv) Emergency vehicle access shall be designed in accordance with the NSW Fire Brigade Code of Practice.
 - (v) The works specification for the construction of the road infrastructure shall be AUSTROADS.
 - (vi) The cost of all road infrastructure works, including the provision of roads, footpaths, services, traffic management, traffic and parking signage, landscaping, lighting and street furniture within the development and where it connects to adjacent roads shall be provided by the developer or other party executing the consent at no cost to Council or the NSW Roads and Traffic Authority.
 - (vii) Traffic Management Plans shall be submitted to Council for approval of any activity that affects traffic or pedestrian movements on public roads or the private internal road network. The plans shall be prepared in accordance with NSW Roads and Traffic Authority guidelines and include details of traffic diversions, timings and the methodology for achieving the activities during the various stages of construction.
 - (viii) The road infrastructure, and property containing the road infrastructure, shall be owned by the Discovery Point.
26. The following conditions apply to the design and provision of stormwater drainage.
- (i) The design of stormwater drainage facilities shall be undertaken in accordance with Council technical specifications for the design of stormwater management facilities, and the principles of Water Sensitive Urban Design (WSUD) and in general accordance with the Discovery Point WSUD Strategy prepared by Equatica, specifically in relation to Site 7.

- (ii) A stormwater drainage system shall be designed and implemented through the site to the Cooks River for the internal access roads, and Tempe House precinct. The drainage system shall comprise pipe or culvert underground conduits and overland flow paths. The overland flow paths must convey the design flows while maintaining design freeboard at all times.
 - (iii) All pipelines within the internal road network shall have a minimum internal diameter of 375 mm, and shall be RCP or FRC.
 - (iv) Detailed soil and water management plans shall be developed and implemented in accordance with the NSW Department of Housing "Managing Urban Stormwater, Soils and Construction". The design shall include the preparation of an inspection and maintenance programme for soil and water management controls.
 - (v) Soil and water management controls shall be installed and maintained in accordance with the inspection and maintenance programme in the detailed soil and water management plans.
 - (vi) A Positive Covenant is required, binding all present and future owners of the property to the following:
 - a. Submission to Council of a structural check of the pipeline/culvert every ten (10) years;
 - a. Responsibility for maintenance of the culvert in perpetuity and its replacement when required;
 - b. Submission to Council of a report every 3 years certifying that the overland flow path through the site remains clear of obstructions.
27. The following conditions apply to the management of flood risk.
- (i) A flood evacuation plan is to be prepared for each stage. The plan is to include warning alarms and evacuation routes. The approved flood evacuation plan is to be updated every five (5) years and copies are to be provided to Council and the local State Emergency Service (SES).
 - (ii) Underground car parking areas are to be floodproofed to a minimum of 3.6m AHD. The flood proofing system is to be independent of the stormwater drainage system.
 - (iii) The flood protection level currently provided for the Wolli Creek Railway Station (RL 3.6m AHD) is not to be reduced, either temporarily, or permanently, by construction of the development including the sub-podium.
 - (iv) The habitable floor level and entry to the underground areas is to be constructed to a minimum of 500mm above the 0.5% Annual Exceedence Probability (AEP) flood. These levels are to be certified by a registered surveyor prior to pouring of slabs.
 - (v) All local services (power, water, gas, telephone) within the sub-podium levels must be flood protected to the 0.5% AEP level.
28. The proposed bulk earthwork excavation is approved to RL 1.7 in accordance with the submitted documentation.

PRIOR TO ISSUE OF THE CONSTRUCTION CERTIFICATE

The following conditions must be completed prior to the issue of the Construction Certificate.

29. The following fees shall be paid to Council prior to the issue of a construction certificate. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges.
 - i. An environmental enforcement fee of 0.25% of the cost of the works.
 - ii. A Soil and Water Management Sign (811) of \$15.45.
30. For work costing \$25,000 or more, a Long Service Leave Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

31. A Section 94 contribution of \$812,662.22 shall be paid to Council. Such contributions are only used towards the provision or improvement of the amenities and services identified below. The amount to be paid is adjusted at the time of payment, in accordance with the contribution rates contained in Council's current Adopted Fees and Charges. The contribution is to be paid prior to the issue of any construction certificate for works above the floor level of the ground floor. (Payment of the contribution is not required prior to any separate construction certificates issued only for demolition, site preparation works and the construction of basement levels). The contribution is calculated from Council's adopted Section 94 contributions plan in the following manner:

Open Space	\$386,297.15
Community Services & Facilities	\$ 31,652.11
Town Centre & Streetscape Improvements	\$ 9,119.91
Wolli Creek Flood Mitigation & Stormwater	\$108,164.33
Wolli Creek Redevelopment Area Infrastructure	\$ 61,038.59
Wolli Creek Pedestrian & Cyclist Facilities	\$ 36,227.68
Wolli Creek Roads & Traffic Management	\$160,854.53
Plan Administration & Management	\$ 19,307.92

Copies of Council's Section 94 Contribution Plans may be inspected at Council's Customer Service Centre, Administration Building, 2 Bryant Street, Rockdale.

32. Prior to the issue of the Construction Certificate a certificate from a practicing Structural Engineer, registered with NPER, shall be submitted to Council stating that the subsurface structural components located on the boundary of the public road, including but not limited to the slabs, walls and columns, have been designed in accordance with all SAA Codes for the design loading from truck and vehicle loads.
33. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance or owner builder's permit in force in accordance with Part 6 of that Act, that such a contract or permit is in place.
34. The following conditions relate to flood related conditions affecting the property. Details by a suitable qualified engineer shall be provided to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.
 - i. That the structure can withstand the forces of floodwater, scour, debris and buoyancy in a 0.5% AEP flood event and a PMF event.
 - ii. That all building materials are flood resistant, or flood compatible to a height of

500mm above the 0.5% AEP flood, or flow level. All internal electrical switches, power points or similar utilities liable to flood damage shall be set at a minimum of 500mm above the 0.5% AEP flood, or flow level.

35. Detailed design plans of the building façade demonstrating consistency with the DA Design Report prepared by BatesSmart dated July 2012 shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.
36. Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA and the recommendations of the *Access Review report* by Morris Goding Accessibility Consulting V4 dated 30 July 2012. Prior to the issue of the Construction Certificate, a report shall be provided to the Certifying Authority from an appropriate qualified person, demonstrating compliance with this condition.
37. The applicant shall confer with Ausgrid to determine the following:
 - i. if an electricity distribution substation is required.
 - ii. if installation of electricity conduits in the footway is required.
 - iii. if satisfactory clearances to any existing overhead High Voltage mains will be affected.

Written confirmation of Ausgrid's requirements shall be obtained prior to the issue of a Construction Certificate.

38. The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please contact Sydney Water.

The consent authority or a private accredited certifier must ensure that a Quick Check agent/Sydney Water has appropriately stamped the plans before issue of any Construction Certificate.

39. The subsurface structure and subsoil drainage shall be designed by a suitably experienced Chartered Professional Engineer(s). Design details and construction specifications shall be included in the documentation accompanying the Construction Certificate. The subsurface structure shall be designed with a waterproof retention system if the proposed basement level is below the design groundwater level (taking into account climate change).
40. A Construction Management Plan (CMP) shall be prepared in accordance with the requirements of all relevant regulatory approval bodies. Prior to commencement of works the Certifying Authority shall be satisfied that the Construction Management Plan has obtained all relevant regulatory approvals. The Construction Management Plan shall be implemented during demolition, excavation and construction.

Prior to the issue of the relevant Construction Certificate, a Construction Traffic Management Plan (TMP) prepared by a suitably qualified person shall be submitted to and approved by the Certifying Authority. The Plan shall address, but not be limited to, the following matters:

 - (a) ingress and egress of vehicles to the site;

- (b) loading and unloading, including construction zones;
- (c) predicted traffic volumes, types and routes; and
- (d) pedestrian and traffic management methods.

Copies of the CMP and TMP shall be submitted to Council.

41. A detailed noise impact assessment of any mechanical ventilation system shall be conducted by a suitably qualified and experienced acoustic consultant prior to the issue of construction certificate to determine acoustic treatments required to ensure any ventilation system noise does not exceed the relevant acoustic criteria as detailed in the Discovery Point Stage 7 Noise Impact Assessment Report prepared by Acoustic Logic Rev 2 dated 16/10/2012. A copy of the report shall be submitted to Principal Certifying Authority prior to the issue of a Construction Certificate.
42. The Construction Certificate shall not be issued over any part of the site requiring a controlled activity approval until a copy of the approval has been provided to Council.
43. A Licence under Part V of the Water Act 1912 may be required in relation to this development, and the applicant should contact the relevant section of the NOW (Wayne Conners: phone 8838 7531) if it is required. It is recommended that a groundwater study be conducted at the appropriate location to determine whether groundwater is intersected by the proposal.
44. The Design and siting of the proposed water feature and public art within the terraces to the north of the building, and the configuration of the terracing, is to be further refined following consultation / engagement with appropriate artists for the artwork in keeping with Council's Public Art Policy and the approved Discovery Point Public Art Strategy, and appropriately qualified water feature designers. Consultation is also to be held with, and the area designed to, the satisfaction of Council's senior landscape architect. Additional lighting to meet current lighting codes is to be provided throughout the park particularly in association with the path network. Documentation of the above shall be submitted to and approved by Council prior to the issue of the Occupation Certificate.
45. The following building details shall be submitted with the Construction Certificate documentation:
 - i. Details of the proposed awning shall be submitted and approved by Council prior to the issue of the Construction Certificate.
 - ii. The wall containing the letter boxes and fire boosters shall be treated with high quality materials, lighting and finishes in accordance with the recommendations of the report by JBA item 4.5.2.
 - iii. Details containing the ground floor amenity diagrams submitted to Council under Attachment N.
 - iv. Use of graffiti resistant materials on ground floor walls.
46. A comprehensive Wind assessment report based on the approved drawings listed in condition 2 of this consent and consistent with the recommendations of the Wind Report by SLR dated 31 July 2012 Ref 610.10951-R1 and the updated recommendations in letter dated 23 October 2012 Ref 610.10951 L03 20121023 shall

be submitted to the satisfaction of the Certifying Authority. The final recommendations shall be implemented.

47. The groundwater shall be assessed by a suitably qualified and experienced environmental consultant in accordance with relevant contaminated sites guidelines published by NSW Department of Environment Climate Change and Water. A copy of the report shall be submitted to Principal Certifying Authority prior to the issue of the Construction Certificate. A copy shall also be submitted to Council if Council is not the Principal Certifying Authority.
48. Stormwater management requirements for the development site, including the final discharge/end connection point, must comply with Rockdale Technical Specification Stormwater Management.

Prior to the issue of the Construction Certificate, detailed drainage design plans for the management of stormwater are to be submitted to Council or an Accredited Certifier for assessment and approval. Design certification, in the form specified in Rockdale Technical Specification Stormwater Management, and drainage design calculations are to be submitted with the plans. Rockdale Technical Specification Stormwater Management sets out the minimum documentation requirements for detailed design plans.

PRIOR TO COMMENCEMENT OF WORKS

The following conditions must be completed prior to the commencement of works.

49. A Soil and Water Management Plan shall be prepared in accordance with Soil and Water Management for Urban Development Guidelines produced by the Southern Sydney Region Organisation of Councils. A copy of the plan must be submitted to Council. The Plan must include details of the proposed erosion and sediment controls to be installed on the building site. A copy of the Soil and Water Management Plan must be kept on-site at all times and made available on request.

Soil and sedimentation controls are to be put in place prior to commencement of any work on site. The controls are to be maintained in effective working order during construction.

Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign shall be erected prior to commencement of works and shall be displayed throughout construction.

50. The following signage shall be erected in a prominent position during construction:
 - i. Indicating the Development Approval Number, description of work, builder's name, licence number and house number before commencement of work;
 - ii. stating that unauthorised entry to the work site is prohibited, and
 - iii. showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
51. A Site Health & Safety Plan shall be prepared prior to the commencement of remediation works by a person competent to do so. All works shall be carried out in accordance with this plan. This plan shall include:

- hazard identification and control
 - site security
 - personal protective equipment
 - work zones and decontamination procedures
 - contingency plans and incident reporting
 - environmental monitoring.
52. Where it is necessary to import landfill material onto the site to fill the land to levels shown on the plans forming part of the consent, a certificate, prepared by a suitably qualified and experienced Contaminated Land Consultant, shall be submitted to Council being the Regulatory Authority prior to the commencement of works, certifying that the imported fill is suitable for the land use.
53. The following conditions are relevant to ensure the safety of the public during construction:
- i. The site shall be secured by a 1500 mm (minimum) high temporary fence for the duration of the work. Gates shall be provided at the opening points.
 - ii. Where construction/building works require the use of a public place including a road or footpath, approval under Section 68 of the Local Government act 1993 for a Barricade Permit is to be obtained from Council prior to commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of Council.
 - iii. When the work involved in the erection or demolition of a building:
 - a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - b) building involves the enclosure of a public place,

a hoarding or fence shall be erected between the work site and the public place.

When necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

Any such hoarding, fence or awning is to be removed when the work has been completed.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
54. Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
55. Consultation with Ausgrid is essential prior to commencement of work. Failure to notify Ausgrid may involve unnecessary expense in circumstances such as:
- i) where the point of connection and the meter board has been located in positions other than those selected by Ausgrid or

- ii) where the erection of gates or fences has restricted access to metering equipment.

Where clearances to any existing overhead High Voltage mains are affected, the builder shall make arrangements with Ausgrid for any necessary modification to the electrical network in question. These works shall be at the applicant's expense. Ausgrid's requirements under *Section 49 Part 1* of the *Electricity Supply Act 1995* shall be met prior to commencement of works or as agreed with Ausgrid.

DURING DEMOLITION / EXCAVATION / CONSTRUCTION

The following conditions must be complied with during demolition, excavation and or construction.

56. A copy of the Construction Certificate and the approved plans and specifications must be kept on the site at all times and be available to Council officers upon request.
57. Hours of construction shall be confined to between 7 am and 6.30 pm Mondays to Fridays, inclusive, and between 8 am and 3.30 pm Saturdays with no work being carried out on Sundays and all public holidays.
58. For Class 2, 3 and 4 structures, the building works are to be inspected during construction, by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority) to monitor compliance with Council's approval and the relevant standards of construction encompassing the following stages:
 - i) after excavation for, and before the placement of, any footing, and
 - ii) prior to covering waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas within a building, and
 - iii) prior to covering any stormwater drainage connections, and
 - iv) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Documentary evidence of compliance with Council's approval and relevant standards of construction is to be obtained prior to proceeding to the subsequent stages of construction and copies of the documentary evidence are to be maintained by the principal certifying authority and be made available to Council officers upon request.

59. Upon inspection of each stage of construction, the Principal Certifying Authority (or other suitably qualified person on behalf of the Principal Certifying Authority) is also required to ensure that adequate provisions are made for the following measures (as applicable), to ensure compliance with the terms of Council's approval:
 - Sediment control measures
 - Provision of perimeter fences or hoardings for public safety and restricted access to building sites.
 - Maintenance of the public place free from unauthorised materials, waste containers or other obstructions.
60. Ground water shall only be pumped or drained to Council's stormwater system if the water is clean and unpolluted. The standard used to determine the acceptability of the

quality of the water is the 'Australian and New Zealand Environment and Conservation Council - Australian Water Quality Guidelines for Fresh and Marine Waters 1992'.

Note: Prior treatment and/or filtration of the water may be necessary to achieve acceptable quality, including a non-filterable residue not exceeding 50 milligrams/litre or small quantities may be removed by the services of a Licenced Liquid Waste Transporter. It is an offence under the provisions of the Protection of the Environment Operations Act 1997 to pollute the stormwater system.

61. Demolition operations shall not be conducted on the roadway or public footway or any other locations, which could lead to the discharge of materials into the stormwater drainage system.
62. A Waste Management Plan shall be prepared and submitted to the Certifying Authority. All waste generated on site shall be disposed of in accordance with the submitted Waste Management Plan.
63. A Registered Surveyor's check survey certificate or compliance certificate shall be forwarded to the certifying authority detailing compliance with Council's approval at the following stage/s of construction:
 - i) After excavation work for the footings, but prior to pouring of concrete, showing the area of the land, building and boundary setbacks.
 - ii) Prior to construction of each floor level showing the area of the land, building and boundary setbacks and verifying that the building is being constructed at the approved level.
 - iii) Prior to fixing of roof cladding verifying the eave, gutter setback is not less than that approved and that the building has been constructed at the approved levels.
 - iv) On completion of the building showing the area of the land, the position of the building and boundary setbacks and verifying that the building has been constructed at the approved levels.
 - v) On completion of the drainage works (comprising the drainage pipeline, pits, overland flow paths, on-site detention or retention system, and other relevant works) verifying that the drainage has been constructed to the approved levels, accompanied by a plan showing sizes and reduced levels of the elements that comprise the works.
64. All excavation and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards and guarded and protected to prevent them from being dangerous to life or property.
65. When excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building or an adjoining allotment of land, you shall:
 - i) preserve and protect the building from damage and
 - ii) underpin and support the building in an approved manner, if necessary and
 - iii) give notice of intention to excavate below the level of the base of the footings of a building on an adjoining allotment of land to the owner at least 7 days prior to excavation and furnish particulars of the excavation to the owner of the

building being erected or demolished.

Note: The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this conditions **allotment of land** includes a public road and any other public place.

66. When soil conditions require it:
 - i) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil shall be provided, and
 - ii) adequate provision shall be made for drainage.
67. Any new information discovered during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination, shall be notified to Council being the Regulatory Authority for the management of contaminated land.
68. Wind blown dust from stockpile and construction activities shall be minimised by one or more of the following methods:
 - i) spraying water in dry windy weather
 - ii) cover stockpiles
 - iii) fabric fences
69. Works shall not encroach onto or over adjoining properties, including retaining walls, fill material or other similar works. Soil shall not be lost from adjoining sites due to construction techniques employed on the subject site.
70. All contractors shall comply with the following during all stages of demolition and construction:
 - A Waste Container on Public Road Reserve Permit must be obtained prior to the placement of any waste container or skip bin in the road reserve (i.e. road or footpath or nature strip). Where a waste container or skip bin is placed in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre.
 - A Road Opening Permit must be obtained prior to any excavation in the road reserve (i.e. road or footpath or nature strip). Where excavation is carried out on the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre.
 - A Hoarding Permit must be obtained prior to the erection of any hoarding (Class A or Class B) in the road reserve (i.e. road or footpath or nature strip). Where a hoarding is erected in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre.
 - A Crane Permit must be obtained from Council prior to the operation of any activity involving the swinging or hoisting of goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway.

Permits can be obtained from Council's Customer Service Centre.

- A Permit to Dewater or Pump Out a site must be obtained prior to the discharge of pumped water into the road reserve, which includes Council stormwater pits and the kerb and gutter. Permits can be obtained from Council's Customer Service Centre.
71. All demolition work shall be carried out in accordance with AS2601 – 2001: The Demolition of Structures and with the requirements of the WorkCover Authority of NSW.
 72. Should substantial intact archaeological deposits or features non identified in the Archaeological Assessment be discovered, work must cease in the affected area(s) and the Heritage Office contacted for advice. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.
 73. The Management Strategy for acid sulphate soils contained in the Acid Sulphate Soil Management Plan prepared by DLA Environmental dated January 2012 Ref: DL2844 shall be implemented.
 74. The following conditions are necessary to ensure minimal impacts during construction:
 - i. Building, demolition and construction works not to cause stormwater pollution and being carried out in accordance with Section 2.8 of Council's Stormwater Pollution Control Code 1993. Pollutants such as concrete slurry, clay and soil shall not be washed from vehicles onto roadways, footways or into the stormwater system. Drains, gutters, roadways and access ways shall be maintained free of sediment. Where required, gutters and roadways shall be swept regularly to maintain them free from sediment.
 - ii. Stormwater from roof areas shall be linked via a temporary downpipe to an approved stormwater disposal system immediately after completion of the roof area.
 - iii. All disturbed areas shall be stabilised against erosion within 14 days of completion, and prior to removal of sediment controls.
 - iv. Building and demolition operations such as brickcutting, washing tools or paint brushes, and mixing mortar shall not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
 - v. Stockpiles are not permitted to be stored on Council property (including nature strip) unless prior approval has been granted. In addition stockpiles of topsoil, sand, aggregate, soil or other material shall be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.
 - vi. Wind blown dust from stockpile and construction activities shall be minimised by one or more of the following methods:
 - a) spraying water in dry windy weather
 - b) cover stockpiles
 - c) fabric fences

- vii. Access to the site shall be restricted to no more than two 3m driveways. Council's footpath shall be protected at all times. Within the site, provision of a minimum of 100mm coarse crushed rock is to be provided for a minimum length of 2 metres to remove mud from the tyres of construction vehicles.

An all weather drive system or a vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed prior to commencement of any site works or activities, to prevent mud and dirt leaving the site and being deposited on the street. Vehicular access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy. Where any sediment is deposited on roadways it is to be removed by means other than washing and disposed of appropriately.

In addition builders / demolishers are required to erect a 1.5m high fence along the whole of the street alignment other than at the two openings. Such protection work, including fences, is to be constructed, positioned and maintained in a safe condition to the satisfaction of the Principal Certifying

Authority, prior to the demolition of the existing structures and commencement of building operations.

- 75. Erosion and sediment control measures shall be used during the proposed works to ensure there is no escape of turbid plumes into the aquatic environment. Turbid plumes caused by run off have the potential to smother aquatic vegetation and have a deleterious effect on benthic organisms.
- 76. Canary Island Date Palm trees located at the edge of the proposed construction zone shall be transplanted to the area adjacent to the Heritage Walkway as detailed in the Approved Landscape Plan. The palms to be transplanted shall be selected by the Site Arborist and transplanting shall be managed as recommended in the Discovery Point Palm Assessment Report by Garry Clubley dated 31/7/12 and shall be undertaken by a Tree Transplanting specialist. If the palms are to be stored on site during construction, adequate protection from construction damage shall be provided at all times.

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE OR COMMENCEMENT OF USE

The following conditions must be complied with prior to issue of the Occupation Certificate or Commencement of Use.

- 77. An Occupation Certificate shall be obtained in relation to the approved works prior to any use or occupation of the building.
- 78. Where Council's park/reserve is damaged as a result of building work or vehicular building traffic, this area shall be restored by Council at the applicant's expense. Repairs shall be completed prior to the issue of the Occupation Certificate.
- 79. Ground level surfaces are to be treated with anti-graffiti coating to minimise the potential of defacement.
- 80. The approved recommendations from the Flood Management Report shall be implemented prior to occupation.

81. Where an electricity substation is required by Ausgrid, a final film survey plan shall be endorsed with an area having the required dimensions as agreed with Ausgrid over the location of the proposed electricity distribution substation site. The substation must be located within the boundary of the development site, or within the building, subject to compliance with the BCA. The substation site shall be dedicated to Council as public roadway, or as otherwise agreed with Ausgrid. Ausgrid's requirements shall be met prior to release of the issue of the Occupation Certificate.
82. Details of the apartments containing clothes lines and storage areas per apartment to demonstrate compliance with the Discovery Point Development Guidelines shall be provided to the Certifying Authority prior to the issue of the Final Occupation Certificate.
83. The design and siting of the proposed water feature and public art within the terraces to the north of the building, and the configuration of the terracing, is to be further refined following consultation/ engagement with appropriate artists for the artwork in keeping with Council's Public Art Policy and the approved Discovery Point Public Art Strategy, and appropriately qualified water feature designers. Consultation is also to be held with, and the area designed to, the satisfaction of Council's senior landscape architect. The water feature and Public Art shall be installed prior to the issue of the Occupation Certificate.
84. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

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.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development.
85. All the noise reduction measures specified in the Discovery Point Stage 7 Noise Impact Assessment report prepared by Acoustic Logic dated 16/10/2012 Ref: 20111121.1/1610A/R2/BW and all other relevant conditions of consent shall be validated by a Certificate of Compliance prepared by an acoustic consultant and submitted to the Principal Certifying Authority (PCA) prior to the issue of an Occupation Certificate.
86. A certificate is to be provided to Council that all wet areas have been effectively waterproofed (prior to tiling) in accordance with AS3740 and the product manufacturer's recommendations.
87. A Landscape Architect shall provide a report to the certifying authority (with a copy provided to Council, if Council is not the principal certifying authority) stating that the landscape works have been carried out in accordance with the approved plans and documentation. The landscaping is to be maintained to the approved standard at all times.

88. Prior to the issue of the Occupation Certificate, a Site Audit Statement (SAS) prepared by an accredited site auditor shall be submitted to Council being the Regulatory Authority for the management of contaminated land clearly demonstrating that the site is suitable for the intended use. Conditions imposed on the SAS shall form part of this consent. In circumstances where the SAS conditions (if applicable) are not consistent with the consent, the consent shall prevail to the extent of inconsistency and a S96 application pursuant to the Environmental Planning & Assessment Act 1979 will be required.
89. Prior to occupation, a chartered professional engineer shall certify that the subsurface structure and subsoil drainage have been constructed in accordance with the Geotechnical recommendations, approved design and specification. A copy shall be provided to Council if Council is not the Principal Certifying Authority.
90. A certificate from a Registered Surveyor shall be provided to the Principal Certifying Authority (PCA) certifying that the habitable floor level is constructed to the approved minimum floor level. A copy of the certificate shall be provided to Council where Council is not the Principal Certifying Authority.
91. Prior to occupation a Chartered Professional Engineer shall certify that the stormwater system has been constructed in accordance with the approved plans and as required by Rockdale Technical Specification Stormwater Management. The certificate shall be in the form specified in Rockdale Technical Specification Stormwater Management and include an evaluation of the completed drainage works. A works-as-executed drainage plan shall be prepared by a registered surveyor based on a survey of the completed works. A copy of the certificate and works-as-executed plan(s) shall be supplied to the Principal Certifying Authority. A copy shall be provided to Council if Council is not the Principal Certifying Authority.
92. A benchmark shall be established adjacent to the site to Australian Height Datum to enable comparison to the flood standard.
93. The underground garage shall be floodproofed to a minimum of Probable Maximum Flood (PMF) level. The levels shall be certified by a registered surveyor prior to construction of the driveway or other openings.
94. A positive covenant pursuant to the Conveyancing Act 1919 shall be created on the title of the lots that contain the stormwater detention facility to provide for the maintenance of the detention facility.
95. The drainage system shall be constructed in accordance with the approved drainage plans and any amendments in red. All stormwater drainage plumbing work shall comply with the NSW Code of Practice: Plumbing and Drainage and Australian Standard AS3500.
96. To improve safety and security, means of way finding shall be provided within the basement carpark. Details shall be provided to the satisfaction of the Certifying Authority. A copy shall also be provided to Council.

PRIOR TO THE ISSUE OF THE SUBDIVISION CERTIFICATE OR THE STRATA CERTIFICATE

The following conditions must be complied with prior to the issue of the Subdivision Certificate or the Strata Certificate.

97. The subdivision is to occur in accordance with the Concept Plan Approval MP 10_0003 issued by the Minister for Planning on 5 May 2011, DA-2012/42 issued by Rockdale City Council on 22 December 2011, Development Consent DA-2013/34 and any subsequent modifications. Details of compliance with the relevant conditions shall be provided to Council prior to the issue of the Subdivision Certificate.
98. A Subdivision Certificate and four (4) copies of the plans for the endorsement of the General Manager shall be submitted to Council prior to lodgment with the Land and Property Information office. If applicable, an original and four (4) copies of the 88B Instrument are to be submitted.
99. The submission and approval of a subdivision certificate application. In this regard, a fee is payable in accordance with Council's current adopted Fees and Charges.
100. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

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.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to release of the Subdivision/Strata Certificate.
101. All existing and proposed services on the property shall be shown on a plan, and shall be submitted to Council. This includes electricity, gas, water, sewer, stormwater and telephone services. Where any service crosses one lot but benefits another lot, it is to be covered by an easement. The service easement is to be covered by a Section 88B Instrument, which may only be varied or extinguished with the consent of Rockdale City Council. These provisions are to be put into effect prior to the release of the Subdivision/Strata Certificate.
102. Documentary easements for access must be created over the appropriate lots in the subdivision to provide for public access to public domain areas which may include lifts, lobbies, fire stairs, service areas, loading areas and car parking areas, and created pursuant to Section 88B of the Conveyancing Act 1919.
103. Documentary easements for services, drainage, support and shelter, use of plant, equipment, loading areas and service rooms, repairs, maintenance or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision, must be created over the appropriate lots in the subdivision pursuant to Section 88B of the Conveyancing Act 1919.

104. The on-site residential car parking spaces, are not to be used by those other than an occupant or tenant of the residential buildings within the Discovery Point Development. Any occupant, tenant, lessee or registered proprietor of the development site or part thereof shall not enter into an agreement to lease, license or transfer ownership of any car parking spaces to those other than an occupant, tenant or lessee of the building.

These requirements are to be enforced through the following:

- (1) restrictive covenant placed on title pursuant to Section 88B of the Conveyancing Act, 1919,
- (2) restriction on use under Section 68 of the Strata Schemes (Leasehold Development) Act, 1986 to all lots comprising in part or whole car parking spaces, and
- (3) sign visible at exits (excluding fire stairs and individual unit entries) from car parking areas.

These requirements are to be made to the satisfaction of Council. All costs associated with the above requirements are to be borne solely by the Proponent.

105. Prior to the issue of a Subdivision Certificate, an easement for public access in gross for the public to enter, pass, re-pass, use and enjoy the Waterfront Park and open areas around the building shall be registered over the land in favour of Rockdale City Council.

The terms of the easement shall be approved by Council prior to the issue of any Certificate of Subdivision or registration of the approved Plan of Subdivision.

INTEGRATED DEVELOPMENT/EXTERNAL AUTHORITIES

The following conditions have been imposed in accordance with Section 91A of the Environmental Planning and Assessment Act, 1979.

106. **Department of Primary Industries – Office of Water**

- a. These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to DA-2013/34 and provided by Council.

Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified the NSW Office of Water must be notified to determine if any variations to these GTA will be required.

- b. Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from the NSW Office of Water, Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the foreshore identified.
- c. All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with the NSW Office of Water's

guidelines located at
www.water.nsw.gov.au/Water-Licensing/Approvals/Default.aspx

- i. Riparian Corridors
 - ii. In-stream works
 - iii. Outlet structure
- d. Consent holder must:
- i. carry out any controlled activity in accordance with approved plans, and
 - ii. construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional, and
 - iii. when required, provide a certificate of completion to the NSW Office of Water
- e. The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the NSW Office of Water.
- f. The consent holder must design and construct all ramps, stairs access ways, cycle paths, pedestrian paths or other non-vehicular form of access way so that they do not result in erosion, obstruction of flow, destabilisation, or damage to the bed or banks of the foreshore or waterfront land, other than in accordance with a plan approved by the NSW Office of Water.
- g. The consent holder must not locate ramps, stairs, access ways, cycle paths, pedestrian paths or any other non-vehicular form of access way in a riparian corridor other than in accordance with a plan approved by the NSW Office of Water.
- h. The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by the NSW Office of Water.
- i. The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by the NSW Office of Water, and (ii) do not obstruct the flow of water other than in accordance with a plan approved by the NSW Office of Water.
- j. The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by the NSW Office of Water.
- k. The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by the NSW Office of Water.

DEVELOPMENT CONSENT ADVICE

- a. You are advised to consult with your utility providers (i.e. Energy Aust, Telstra etc) in order to fully understand **their** requirements **before** commencement of any work.

- b. In the event of any inconsistency between conditions of this approval and the drawings/documents referred to in condition 2, the conditions of this approval prevail.
 - c.
 - i. A graffiti management plan to be incorporated into the maintenance plan for the development. Research has shown that the most effective strategy for reducing graffiti offences is the quick removal of such material, generally within a forty-eight hour period.
 - ii. The car park area should be secured and monitored to minimize the opportunity for intruders to access such areas.
 - d. The proposed Water Recycling Facility may require 'WICA' licence from IPART. For additional information regarding the licensing go to the IPART website at http://www.ipart.nsw.gov.au/Home/Industries/Water/Private_Sector_Licensing_WICA
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ADDITIONAL INFORMATION

- To confirm the date upon which this consent becomes effective, refer to Section 83 of the Environmental Planning and Assessment Act, 1979. Generally the consent becomes effective from the determination date shown on the front of this notice. However if unsure applicants should rely on their own enquiries.
 - To confirm the likelihood of consent lapsing, refer to Section 95 of the Act. Generally consent lapses if the development is not commenced within five years of the date of approval. However if a lesser period is stated in the conditions of consent, the lesser period applies. If unsure applicants should rely on their own enquiries.
 - Section 82A allows Council to reconsider your proposal. Should you wish to have the matter reconsidered you should make an application under that section with the appropriate fee.
 - Under Section 97 of the Act applicants who are dissatisfied with the outcome of a consent authority have a right of appeal to the Land and Environment Court. This right must be exercised within six (6) months from the date of this notice. The Court's Office is situated at Level 1, 225 Macquarie Street, Sydney (Telephone 9228 8388), and the appropriate form of appeal is available from the Clerk of your Local Court.
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Should you have any queries please contact Marta Sadek on 9562 1743.

Luis Melim
Manager - Development Services