

1 ADVISORY NOTES

1.1 Terminology

1.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.

1.1.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Section 109C of the Environmental Planning and Assessment Act 1979.

1.2 Scope of Consent

1.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

1.3 Other Approvals

1.3.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.

1.3.2 The applicant's attention is drawn to the need to obtain Council's separate approval for any ancillary development not approved by this consent, including:

- (a) the removal of any tree(s) not indicated on the approved plans and any tree(s) located greater than 3 metres from the building perimeter, and
- (b) any fence, retaining wall, land excavation or filling, advertising structure or other development.

1.3.3 This consent does not authorise the encroachment or overhang of any building or structure over or within any easement.

1.4 Services

1.4.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Integral Energy
- (c) Natural Gas Company
- (d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the

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land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to and stamped by a Sydney Water Corporation Limited Customer Centre or a Sydney Water Quick Check Agent as an indication that the proposal complies with the Sydney Water requirements. Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

1.5.4 Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW).

If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

1.5.5 Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number: 1800 810 443.

2 GENERAL

2.1 Scope of Consent

- 2.1.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Drawing No.	Dated	Council's File Enclosure No.
Site Plan prepared by Woodhead	14/5/2013	38H

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Architects Drawing No. DA-002 Revision 6		
Car Park Plan prepared by Woodhead Architects Drawing No. DA-003 Revision 6	14/5/2013	38I
Site Analysis Plan prepared by Woodhead Architects Drawing No. DA-011 Revision 2	5/2/2013	1D File Part A
Stage 3 – Lower Ground prepared by Woodhead Architects Drawing No. DA-101 Revision 6	14/5/2013	38J
Stage 3 – Upper Ground prepared by Woodhead Architects Drawing No. DA-102 Revision 2	5/2/2013	1F File Part A
Stage 3 – Level 1 prepared by Woodhead Architects Drawing No. DA-103 Revision 2	5/2/2013	1G File Part A
Stage 3 – Level 2 prepared by Woodhead Architects Drawing No. DA-104 Revision 2	5/2/2013	1H File Part A
Stage 3 – Roof Plan / Plant Zone prepared by Woodhead Architects Drawing No. DA-105 Revision 2	5/2/2013	1I File Part A
Stage 3 – Basement Plan prepared by Woodhead Architects Drawing No. DA-106 Revision 6	14/5/2013	38K
Swale Bridge prepared by Woodhead Architects Drawing No. DA-107 Revision 2	5/2/2013	1K File Part A
Stage 3 – North Elevations prepared by Woodhead Architects Drawing No. DA-201 Revision 3	14/5/2013	38L
Stage 3 – Elevations prepared by Woodhead Architects Drawing No. DA-202 Revision 6	14/5/2013	38M
Stage 3 – Typical Cross Section 1 prepared by Woodhead Architects Drawing No. DA-301 Revision 2	5/2/2013	1N File Part A
Stage 3 Long Section prepared by Woodhead Architects Drawing No. DA-302 Revision 2	5/2/2013	1O File Part A
Stage 3 – Extruded Section prepared by Woodhead Architects Drawing No. DA-303 Revision 2	5/2/2013	1P File Part A
Stage 3 – Typical Cross Section 2 prepared by Woodhead Architects Drawing No. DA-304 Revision 5	14/5/2013	38N

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Stage 3 – Perspectives 01 prepared by Woodhead Architects Drawing No. DA-401 Revision 2	5/2/2013	1R File Part A
Stage 3 – Perspectives 02 prepared by Woodhead Architects Drawing No. DA-402 Revision 2	5/2/2013	1S File Part A
Stage 3 – Car Park Perspectives prepared by Woodhead Architects Drawing No. DA-403 Revision 2	5/2/2013	1T File Part A
Stage 1 – Level 2 Plan prepared by Woodhead Architects Drawing No. DA-501 Revision 3	14/5/2013	38O
Proposed Car Parking prepared by Woodhead Architects Drawing No. DA-602 Revision 3	10/5/2013	38P
Construction Stage Car Parking prepared by Woodhead Architects Drawing No. DA-603 Revision 3	10/5/2013	38P
External Lighting Plan prepared by WSP Drawing No. MIN-EL-EW-2000 Revision 2	10/5/2013	38Q

2.2 Services

- 2.2.1 Low voltage electricity and telecommunications services for the approved development shall be reticulated underground.

2.3 Engineering Matters

2.3.1 Definitions

- 2.3.1.1 Where this consent requires both engineering and building works to be undertaken, a separate Construction Certificate may be issued for each category of works i.e. a separate construction Certificate for the Engineering works nominated in “Prior to Construction Certificate (Engineering)” and a separate Construction Certificate (for all building works relating to the erection and fit-out of a structure). This excludes all works on existing public roads significant enough to warrant separate engineering approval pursuant to the Road Act 1993. In relation to this consent, a Construction Certificate must be issued for the *On-site Stormwater Detention (OSD) system* and *Stormwater Treatment Measure (STM) device* prior to issue of any Construction Certificate. This is to ensure that the OSD system and STM device will be located in an area of the site in which they will function hydraulically and will not conflict with any other structures proposed for the site.

In lieu of issuing a separate Construction Certificate, the above-mentioned engineering works can be included on an overall Construction Certificate provided that SPECIFIC REFERENCE is made to the relevant Engineering works. In such instances, the certifier shall provide evidence that they are accredited to do so. This

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is not applicable where Roads Act or Local Government Act Approvals are required.

In this regards, an engineering approval pursuant to the Roads Act 1993 must be issued for the *proposed pedestrian bridge* over Council's drainage channel.

Council does not permit the private certification of works on existing public roads or reserves, or any land under the care and control of Council. In this regard Council will not accept a Construction or Compliance Certificate from a Private Certifier for any works on Archbold Rd, Sargents Rd or Sterling Rd.

2.3.1.2 Any Construction Certificate issued in relation to this consent shall incorporate and address the design of those works required by Scope of Engineering Works and other sections of this consent which do not require separate Roads Act 1993 or Local Government Act 1993 approval and any ancillary works necessary to make the construction effective. All works on existing public roads require separate engineering approval pursuant to the Roads Act 1993.

2.3.1.3 The Construction Certificate for Engineering works may be issued by Council or by an appropriately qualified certifier. For Council to issue the Construction Certificate a separate application must be made on the prescribed form complete with detailed plans and specifications. You are further advised that Council does not permit the private certification of works on existing public roads or reserves Council property or any property under the care and control of Council. In this regard Council will not accept a Construction or Compliance Certificate from a Private Certifier for any works on Archbold Rd, Sargents Rd or Sterling Rd.

2.3.1.4 It is necessary to obtain a separate approval from Council pursuant to the Roads Act 1993 for all relevant civil works on existing public roads or Council's drainage reserve, as nominated in "Prior to Construction Certificate (Engineering)" and/or "Scope of Engineering Works and other sections of this consent " The application for this Engineering Approval must be made on the prescribed form and is to include detailed design plans and specifications prepared by a Chartered Professional Engineer or suitably experienced Registered Surveyor.

2.3.2 Design and Works Specification

2.3.2.1 All engineering works required by Scope of Engineering Works and other sections of this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

- (a) Blacktown City Council's Works Specification - Civil (Current Version)
- (b) Blacktown City Council's Engineering Guide for Development (Current Version)
- (c) Blacktown City Council Development Control Plan (Current Version)

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- (d) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version)
- (e) Blacktown City Council On Site Detention General Guidelines and Checklist
- (f) Upper Parramatta River Catchment Trust On Site Stormwater Detention Handbook Third Edition December 1999.
- (g) Blacktown City Council Water Sensitive Urban Design and Integrated Water Cycle Management, DCP Part R.

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements **MUST** be submitted to Council with any application for Construction Certificate, Road Act 1993 or Local Government Act 1993 Approval.

Any Construction Certificates issued by Private Certifiers must also be accompanied by the above documentations.

NOTE: Any variations from these design requirements must be separately approved by Council.

2.3.3 Payment of Engineering Fees

- 2.3.3.1 If it is the applicant's intention to engage Council to undertake the checking of the engineering design plans and the issue of the Construction Certificate for the engineering works nominated in the "Prior to Construction Certificate (Engineering)" section, it will be necessary to submit the relevant engineering plans to obtain a quote for this service.

A verbal quote will be provided within 48 hours based upon Council's Goods and Services Pricing Schedule. This will also be confirmed in writing.

- 2.3.3.2 If it is the applicant's intention to engage Council to undertake Construction inspections and the issue of the Compliance Certificate for engineering works, it will be necessary to contact Council's Development Services Engineer for a quote.

A verbal quote will be provided within 48 hours based upon Council's Goods and Services Pricing Schedule. This will also be confirmed in writing.

- 2.3.3.3 Fees are required to be paid to Council's Development Services Unit pursuant to Section 223 of the Roads Act 1993 for;

- (a) The checking of engineering drawings for the proposed pedestrian bridge and the issue of an Engineering Approval pursuant to the Roads Act 1993.

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(b) All construction inspections for the works approved by (a) above. The required fee will be determined upon submission of the relevant plans to Council. This fee is subject to periodic review and may vary at the actual time of payment.

2.3.4 Other Necessary Approvals

2.3.4.1 A separate application or details (as necessary) shall be submitted for the separate approval of Council under the provisions of the Local Government Act 1993 and/or the Roads Act 1993 for any of the following:

(a) Works on or occupation of existing public roads - that are not covered by a Roads Act Approval - which may require a Road Occupancy Licence or Work Zone Permit.

2.4 Other Matters

2.4.1 Concept approval is granted for Stage 4 works, a subsequent Development Application is required to be lodged for the detailed design of the Stage 4 building.

2.4.2 The building compound shall be removed and the site made good within 6 months of the stage 3 works being completed.

2.5 Roads and Maritime Service

2.5.1 All works / regulatory signposting associated with the proposed development are to be at no cost to the RMS.

3 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)

3.1 DA Plan Consistency

3.1.1 A Construction Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

3.2 Road Deposit/Bond

3.2.1 The following current fee and bond (which is subject to periodic review and may vary at time of payment) shall be lodged with Council:

- (a) Road inspection fee of \$169.00, and
- (b) Road maintenance bond of \$5000.00.

The bond is required to cover the cost of any damage to Council's public assets (eg: road, guttering, footpaths, drainage systems) arising from development works. The bond (less an administration fee) will be refunded upon the completion of the development should there be no damage to Council's assets as a result of the development works.

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The road inspection fee covers Council's costs to inspect public assets adjacent to the development site before and after development work.

3.3 Services/Utilities

3.3.1 The following documentary evidence shall accompany any Construction Certificate:

- (a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Applications must be made through an authorised Water Servicing Coordinator. Please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the occupation of the development/release of the plan of subdivision, whichever occurs first.
- (b) A Notification of Arrangement Certificate from Integral Energy, stating that electrical services, including the provision of street lighting, have been made available to the development.
- (c) A written clearance from Telstra or any other recognised communication carrier, stating that services have been made available to the development or that arrangements have been made for the provision of services to the development.

3.3.2 Separate documentary evidence from Integral Energy shall be provided stating that the requirements of that Authority have been met with regard to the nearby high voltage transmission line.

3.4 Roads and Maritime Services

3.4.1 A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the release of the Construction Certificate.

3.4.2 The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS2890.1-2004 and AS2890.2 – 2002 for heavy usage.

3.4.3 The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council

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for approval, which shows that the proposed development complies with this requirement.

- 3.4.4 Any proposed landscaping and / or fencing must not restrict sight distances to pedestrians and cyclists travelling along the footpath of Sargents Road.

3.5 Other Matters

- 3.5.1 The applicant shall provide written evidence demonstrating that an arrangement for the reimbursement to Council of \$1,500 (per year fixed to CPI) for the life of the pedestrian bridge has been entered into by the applicant for the maintenance of the pedestrian bridge.

4 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)

4.1 Section 94 Contributions

- 4.1.1 The following monetary contributions pursuant to Section 94 of the Environmental Planning & Assessment Act 1979 must be paid. The amounts below are BASE contributions which WILL BE INDEXED from the nominated base date to the date of payment. Payment of the indexed amounts must be made (BY BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED. NOTE Council DOES NOT accept payment of S.94 Contributions by credit card or EFTPOS) prior to the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works) either by Council or any accredited certifier, whichever occurs first.

Contribution Item	Base Amount	Relevant C.P.	Base Date
(i) Trunk Drainage	\$29,039	No. 1	1/6/2010
(ii) Local Roads	\$51,920	No. 2	1/6/2007

The contribution(s) will be indexed according to the Australian Bureau of Statistics' Implicit Price Deflator for Gross Fixed Capital Expenditure (Private Dwellings) and the Consumer Price Index (Sydney Dwellings).

Copies of the following relevant Contributions Plan(s) may be inspected/purchased from Council's Development Services Unit:

S.94 CP No. 1 - 1980s Release Areas
S.94 CP No. 2 - Local Roadworks

The Section 94 Contribution(s) have been based on the total developable area, the site's road frontage and/or the potential additional population nominated below. Should the final plan of survey indicate any change in the total developable area or should amendments change the potential additional population, the Section 94 Contribution(s) will be adjusted accordingly.

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Developable Area: 0.328HA

Road Frontage: 40 metres

4.2 Access/Parking

4.2.1 The internal driveway and parking areas are to be designed in accordance with Australian Standard 2890.1.

4.2.2 A minimum of 451 car parking shall be provided on site (including 8 new disabled car parking spaces and retention of 3 existing disabled spaces). The additional 105 on ground car parking spaces to be provided in the car park opposite the main building site are to be constructed prior to the release of the construction certificate for any building works to compensate for the displacement of car parking in the Stage 3 building location to ensure no adverse impacts on street parking.

4.2.3 On-site car parking spaces are to be designed having minimum internal clear dimensions in accordance with Australian Standard 2890.1 as follows:

Commercial Car Space: 2.6m x 5.4m

Disabled Car Space: 2.4m x 5.4 with a shared space of 2.4m x 5.4m.

4.2.4 All internal roads and other paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.

4.2.5 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6.

4.3 Other matters

4.3.1 The submission to Council of a revised landscaping plan replacing the proposed species of *Populus nigra* "Italic" – Black Poplar on the northern side of the car park with *Populus simonii* – Chinese Poplar.

4.3.2 The pedestrian bridge linking the car park and the main site shall be constructed and fully operational prior to the release of the Construction Certificate for any Stage 3 building works.

4.3.3 Prior to the release of the Construction Certificate for any Stage 3 building works, a Salinity Investigation Report, prepared by a suitability qualified consultant is to be prepared and submitted. Any recommendations arising from the Salinity Investigation Report are to form the basis of a Salinity Management Plan for the project.

4.3.4 Power to the LEP lighting on the pedestrian bridge should be sourced from the Endeavour Energy power pole near the pedestrian bridge. Details of the power source shall be confirmed prior to the release of the construction certificate,

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5 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

5.1 Building Code of Australia Compliance

5.1.1 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by :

- (a) Complying with the deemed to satisfy provisions, or
- (b) Formulating an alternative solution which :
 - (i) complies with the performance requirements, or
 - (ii) is shown to be at least equivalent to the deemed to satisfy provision, or
 - (iii) A combination of (a) and (b).

5.1.2 A preliminary assessment of the plans submitted with the application has disclosed that the following design and/or construction issues need to be addressed prior to the issue of any Construction Certificate to ensure compliance with the Building Code of Australia:

- (a) Section C, D, E, F and J

6 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)

6.1 Compliance with Conditions

6.1.1 All conditions in the "Prior to Construction Certificate (Engineering)" Section and the relevant conditions in the "General" Section of this consent, must be complied with prior to the issue of any Construction certificates.

6.1.2 All fees for Construction and Compliance Certificates, Roads Act 1993 and Local government Act 1993 approvals must be paid to Council prior to the issue of any of the above certificates or approvals.

6.2 Road-works

6.2.1 A Traffic Management / Control Plan shall be included as part of the Roads Act Approval for road and drainage works to be carried out within public road reserves in strict compliance with the requirements of current Australian Standard 1742.3 (Traffic Control Devices for Works on Roads) and current RMS Traffic Control at Work Sites manual. Any persons preparing such traffic control layout plans shall be RMS accredited.

6.2.2 The design of the pedestrian bridge required by Scope of Engineering Works of this consent is to be included in any Engineering Construction Certificate.

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6.3 Erosion and Sediment Control

- 6.3.1 Soil erosion and sediment control measures for drainage, On Site Stormwater Detention and earth works shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development. Details are to be included with the plans and specifications to accompany any Construction Certificate.

6.4 On-Site Detention

- 6.4.1 On-site detention systems within private or common courtyard areas shall be designed so they do not impact on the amenity of the development or the use of such areas.
- 6.4.2 A certificate from a Registered Engineer (NPER) to be submitted to Council certifying that the structures associated with the on-site detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.
- 6.4.3 A certificate from a Professional Civil Engineer/Registered Surveyor must be obtained verifying that the On Site Detention system will function hydraulically in accordance with the requirements of Upper Parramatta River Catchment Trust and Council's current development guide.
- 6.4.4 Any Construction Certificate issued for or including an On-site Stormwater Detention (OSD) System must be accompanied by;
- a. A Drainage Design Summary Sheet per Appendix B1 of the Upper Parramatta River Catchment Trust Handbook, current version.
 - b. Full drainage calculations and details for all weirs overland flow-paths and diversion/catch drains - including catchment plans and areas, times of concentration and estimated peak run-off volumes.
 - c. A completed OSD Detailed Design Submission and Checklist per Appendix B9 of the above-mentioned Handbook.
 - d. A complete address of Council's OSD General Guidelines and Checklist requirements.
 - e. A Maintenance Schedule is to be presented with the designer's name, his signature and date on it in accordance with the Upper Parramatta River Catchment Trust handbook guideline. (If an underground tank is involved this must include reference to WorkCover Authority of NSW Occupational Health & Safety Act 1983 and Confined Spaces Regulation.)
- 6.4.5 Council acknowledges the submission of the On-site Stormwater Detention concept plan prepared by Enstruct Group Pty Ltd, Project No. 4525 of the following drawing numbers:

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<u>Drawing No.</u>	<u>Issued</u>	<u>Dated</u>
MIN-CIV-SK-0001	3	10/7/13
MIN-CIV-SK-0002	6	10/7/13
MIN-CIV-SK-0003	3	10/7/13
MIN-CIV-SK-0004	3	5/7/13
MIN-CIV-SK-0005	6	10/7/13
MIN-CIV-SK-0006	2	4/7/13
MIN-CIV-SK-0007	2	4/7/13
MIN-CIV-SK-0008	1	5/7/13
MIN-CIV-SK-0009	2	10/7/13

The Construction Certificate issued in this regard must generally be in accordance with this concept.

This plan is considered sufficient in detail for the purpose of issuing Consent the final plan however will need to vary from this concept as follows:

- a. Drawing No. MIN-CIV-SK-0009, issued 2, Pit 2/A and Pit 1/B must be amended to have the orifice plate and pipe outlet located on the pit side wall.
- b. The bioretention section details on drawing SK-0009(2) are incorrect. The bottom of the gravel layer must be at RL 44.40m AHD for Basin E and D. The top of the Filter media must be at RL 45.10m AHD. Basin D is to have an extended detention depth of 0.3m with a weir RL of 45.4m AHD and Basin E is to have an extended detention depth of 0.25m with a weir RL of 45.35m AHD. Amend all sections including dimensions.
- c. Provide scour protection for the piped discharges into the bioretention area.
- d. Confined space entry warning signs are to be detailed on the drainage plans adjacent to all entries into the rainwater tank, OSD tank and Stormfilter tank in accordance with Council's Engineering Guide for Development 2005 (and as amended).
- e. A detail of a subsoil riser is to be provided for flushing and maintenance of the subsoil collection pipe. The riser is to include two 450 bends with a short section of un-slotted straight in between. The vertical riser is to stop 100 mm below the surface of the filter material and sealed with a removable screw cap. A small concrete marker with "SS" is to be positioned directly over the cap. Alternatively the riser cap can be brought to the surface providing it is lockable and constructed out of vandal resistant material.
- f. On drawing SK-0005(6) the Stormfilter weir must be at RL 45.32m AHD for 690mm tall Stormfilter cartridges. Amend Section B, Section A and the Detail plan to show this.

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GLENNYS JAMES
A/GENERAL MANAGER

Per _____
Blacktown City Council

- g. Where Council is not the Certifying Authority, an independent engineering consultant is to assess the final drainage plans and certify that the pipe/pit systems and water quality requirements including MUSIC modelling meet Council's Engineering Guide for Development 2005 (and as amended) design standard and the consent conditions. A copy of the certification is to be provided to Council.
- h. Provide Floodway Warning Signs for the bioretention systems and above ground detention areas in accordance with Plan A(BS)114S from Council's Engineering Guide for Development 2005 (and as amended).
- i. At 2B relocate the pit approximately 3 to 4m close to pit 2/A and set all subsoil inflow pipe inverts a minimum of 30mm above the pit base. Provide non-return flaps on all subsoil inlets.
- j. The subsoil lines from basin D and E are to be non-permeable pipe once they exit the bioretention up to pit 2/B.
- k. The outlet pipe from pit 2/B is to be redirected to the Humeceptor directly or to the pit immediately upstream of the Humeceptor to collect any oil discharges from basins D and E.
- l. On drawing SK-009 (2) the filter media trench detail is to be amended to delete "PERMEABLE GEOTEXTILE MEMBRANE" and replace with "HDPE MEMBRANE LINER OR EQUIVALENT".
- m. The subsoil drainage lines from landscape islands currently directed to pit 1/B is to discharge to the filter media surface.
- n. The perimeter of basins D and E are to be fenced if not already fenced.
- o. Provided steps down to the pits 2/A and 1/B from the carpark for safe secured maintenance access to the control pits.
- p. The base of the detention tank is to be increased from 0.5% to 2% to improve flushing as per the Engineering Guide for Development 2005 (and as amended).
- q. On drawing SK-005(6) reposition the orifice on the orifice plate detail such that the invert of the orifice is 10mm above the bottom of the plate.
- r. The weir overflow slot from the Stormfilter chamber is to be increased in length from 1.2m to 2.0m. The orifice chamber is to be a minimum of 2m long.
- s. Set original base level of Stormfilter Chamber to RL 44.30 with a false floor level (after infill) of RL 44.45.
- t. Set the Stormfilter overflow weir to RL 45.22 (i.e. 770mm above the false floor).
- u. Set invert of 225mm pipe into Stormfilter Chamber from rainwater tank at minimum RL 44.55.
- v. Provide a 900x900mm grated access pit to orifice chamber (HED pit).

6.5 Stormwater Quality Control

6.5.1 Stormwater Treatment Measures for the proposed development shall be designed in accordance with the requirements of Council's Water Sensitive Urban Design and

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A/GENERAL MANAGER

Per _____
Blacktown City Council

Integrated Water Cycle Management, DCP Part R. Details are to be included with the plans and specifications accompanying any Construction Certificate. Any variation to the proposed Stormfilter cartridges will require a lodgement of a Section 96 application to Council for amendment of the consent.

- 6.5.2 Landscape plans are required that include appropriate species for the bioretention systems in accordance with the BCC Handbook Part 5 - Vegetation Selection Guide (September 2012 or as revised) for the 400 mm deep filter media. Planting within the filter area should incorporate several growth forms, including shrubs and tufted plants and be densely planted (tufted plants at a minimum of 8 plants per square metre) to ensure plant roots occupy all parts of the media. Groundcover species should not be used. To ensure diversity and disease resistance a minimum of 5 different species is required. All plants within the filter area are to be planted from tubestock and not pots. The landscape plan is to show dense low maintenance planting for the remainder of basins D and E.
- 6.5.3 Details are to be provided for two permanent interpretive signage minimum A2 size to be installed to highlight the water quality improvement process. One for the building and one for the carpark. The signs are to incorporate a simplified drainage layout of the site and detail through words and pictures all the different water quality devices including the rainwater tank and explain the benefit to the site and community. The sign is to be supported by a steel post or on a wall and is to be located adjacent to the major water quality device. The wording and detail is to be approved by Council.
- 6.5.4 An experienced hydraulic engineer is to prepare and have approved a detailed Rainwater Reuse Supply, Pipe and Fixture Plan for non-potable water uses on the site. The plan is to show the rainwater pipe arrangement including first flush or pre-treatment system, pump, mains water direct tank top up (no solenoid controlled mains bypass), isolation valves, flow meters for the pump outflow and mains water top up, timer for landscape watering, an inline filter and indicate that all Sydney Water requirements have been satisfied. Rainwater warning signs are to be fitted to all external taps where rainwater is used as a source.

6.6 Other Matters

- 6.6.1 The pedestrian bridge is to be designed and certified to have a minimum 500mm clearance to the underside of the deck or any part of the structure above the 1% AEP flood level in the channel. No part of the bridge is to intrude into this freeboard area. Calculations of the 1% AEP flood level are to be submitted with the Construction Certificate plans. The 1% AEP flood level is to be shown on the plans. The bridge must not impact on the hydraulic capacity of the channel. Details to be submitted with the Construction Certificate plans.
- 6.6.2 A certificate is to be obtained from a Registered Engineer (NPER) and submitted to Council certifying that the bridge has been DESIGNED to withstand all loads likely to be imposed on it during its lifetime. This must include the force of floodwaters and the impact of any flotsam likely to be carried by such floodwaters.

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Per _____
Blacktown City Council

- 6.6.3 Bridge scour protection works must be constructed from sound durable sandstone rock and rock rip-rap suitable for permanent immersion in a fresh water environment. Rocks must be placed to be interlocking and sized to resist hydraulic forces during flood events. Rock and rock rip-rap must be underlain with a suitable geotextile material. Details must be shown on the Construction Certificate plans.
- 6.6.4 The footings of the bridge are to be designed to withstand potential saline soils through the use of marine type concrete.
- 6.6.5 Fencing around the creek is to be extended to the handrail of the bridge to provide safety for pedestrians. Details are to be shown on the Construction Certificate plans.
- 6.6.6 Material for the entire bridge structure is to be in accordance with the table of construction materials to be used, letter ref No. 2467.3, dated 12 April 2013 (Council file JRPP-13-160, Encl. 38A). No timber material is to be provided on the bridge as either structural or as architectural features.
- 6.6.7 Handrails for the bridge are to be a minimum 1.2m high measured from the deck of the bridge.

6.7 Asset Management

- 6.7.1 A detailed estimate of the cost of civil engineering work must be submitted to Council prior to the issue of the Construction Certificate for engineering works. If engineering works are of a value greater than \$25,000; documentary proof of payment of the levy required by the Building and Construction Industry Long Service Payments Act must be provided to Council prior to any approval of engineering plans either by Council or an appropriately accredited certifier.

6.8 Scope of Engineering Works

The following scope of works shall be included in the design documentation accompanying the Construction Certificate for engineering works:

6.8.1 Road and Drainage works

- 6.8.1.1 The redundant vehicular crossing(s) on Sterling Road must be replaced with integral kerb and gutter. The footway area must be restored by turfing.
- 6.8.1.2 Drainage from the site must be connected into the existing stormwater drainage system within the site.
- 6.8.1.3 Any drainage currently entering the site is to be collected and conveyed in an approved manner to the nearest appropriate point of discharge.
- 6.8.1.4 Construction of the pedestrian bridge over Council's drainage channel. The pedestrian bridge must be approved under the Roads Act 1993. The pedestrian

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A/GENERAL MANAGER

Per _____
Blacktown City Council

bridge design must include the materials of the pedestrian bridge, details of any fencing and handrails, details of the scour protection, etc.

6.8.2 On Site Stormwater Detention System

6.8.2.1 On Site Detention

(A) On-site detention of stormwater runoff from the site must be provided to achieve the following nominated permissible site discharge and site storage capacity for the following percentages of site area draining to the system. (Absolute minimum site draining area is 80%)

Nominated Discharge PSD: 147l/s/ha for 100%; 101l/s/ha for 90%; 56l/s/ha for 80%.

Nominated Storage SSR: 264cu.m/ha for 100%; 301cu.m/ha for 90%; 473cu.m/ha for 80%.

Intermediate values can be interpolated linearly for PSD and a fair curve through the 3 values for SSR.

Council electronic OSD calculation spreadsheet is available for calculating the above parameters. This electronic spreadsheet can be obtained upon request from Council Development Services Unit.

(B) Council acknowledges the submission of the On-site Stormwater Detention concept plan prepared by Enstruct Group Pty Ltd, Project No. 4525 of the following drawing numbers:

<u>Drawing No.</u>	<u>Issued</u>	<u>Dated</u>
MIN-CIV-SK-0001	3	10/7/13
MIN-CIV-SK-0002	6	10/7/13
MIN-CIV-SK-0003	3	10/7/13
MIN-CIV-SK-0004	3	5/7/13
MIN-CIV-SK-0005	6	10/7/13
MIN-CIV-SK-0006	2	4/7/13
MIN-CIV-SK-0007	2	4/7/13
MIN-CIV-SK-0008	1	5/7/13
MIN-CIV-SK-0009	2	10/7/13

The Construction Certificate issued in this regard must generally be in accordance with this concept.

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Per _____
Blacktown City Council

- (C) Any variation to the following design parameters of the above mentioned concept plan will require a lodgement of a Section 96 application to Council for amendment of the consent:
- (i) Location of storage area.
 - (ii) Alteration of the type of storage - i.e. changing from above ground to below ground storage.
 - (iii) Location of discharge outlet from the system.
- (D) Professional accreditation of OSD designers and certifiers must be in accordance with the requirements of Council's Policy.
- (E) The concept plan referred to above is for Development Application purposes only and is not to be used for construction.
- (F) Comprehensive design plans showing full construction details must be prepared by an accredited OSD designer to be issued with a Construction Certificate under the Environmental Planning and Assessment Act 1979 prior to the commencement of works.

NOTE: Council has preference for a fully above ground On-site Stormwater Detention system. This type of system would significantly reduce confined space issues and may have cost saving advantages in comparison with a below ground storage system.

6.8.3 Stormwater Quality Control

- 6.8.3.1 Stormwater Treatment Measures are required for this development. These measures must be designed, implemented and constructed in accordance with Council's Water Sensitive Urban Design and Integrated Water Cycle Management, DCP Part R.
- 6.8.3.2 A Maintenance Schedule must be provided for the stormwater treatment measures, including the rainwater tank, in accordance with the requirements of Council's Water Sensitive Urban Design and Integrated Water Cycle Management, DCP Part R. For bioretention systems these are to include the temporary bio-retention system and ultimate bioretention system replacement. Where these devices are located in roadway/parking areas these are to include traffic management requirements. The designer of the stormwater treatment measures must prepare the Maintenance Schedule and this schedule must show the designer's name, signature and date on it.

6.8.4 Footpaths

- 6.8.4.1 The footway area being fully turfed in an appropriate manner to be free draining to the street and of neat appearance.

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Blacktown City Council

7 PRIOR TO CONSTRUCTION CERTIFICATE (ENVIRONMENTAL HEALTH)

7.1 Other Matters

7.1.1 Submit to Council a Noise Management Plan that assesses the noise impacts associated with the proposed development and upon surrounding premises. The report is to take into consideration:

- (a) Detailed assessment of the proposed mechanical plant associated with the development
- (b) Assessment of Construction Management Plan with regard to noise emission and provide recommendations to mitigate the emission of offensive noise from the proposed development. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants.

7.1.2 In line with the recommended work practices provided in the Acoustic Report prepared by PKA Acoustic Consulting 212163, Feb 2012, a complaints handling hotline is to be manned during the construction phase of the project. The contact point shall be manned by site staff in charge of noise management. Complaints and requests for information are to be actioned within one working day.

7.1.3 The applicant shall provide Council with details of the mechanical exhaust equipment necessary to ventilate the air impurities from within the proposed basement car parks. The contaminated air must be disposed of in a manner which does not unduly create a nuisance or hazard to people in the building or within surrounding property.

7.1.4 A Construction Management Plan and Environmental Management Plan including details of Construction Waste Disposal and Dust Management Plans are to be submitted to Council for approval. The Environmental Management Plan must include the maintenance procedure associated with the Stormwater Quality Improvement Device (SQID).

8 PRIOR TO DEVELOPMENT WORKS

8.1 Safety/Health/Amenity

8.1.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

- (a) a standard flushing toilet, or
- (b) a temporary on-site toilet which is regularly maintained and the waste disposed to an approved sewerage management facility.

8.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment

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GLENNYS JAMES
A/GENERAL MANAGER

Per _____
Blacktown City Council

Regulations 2000 indicating:

- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

This condition does not apply to:

- (a) building work carried out inside an existing building, or
- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

8.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

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

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

8.1.4 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.

8.1.5 All soil erosion and sedimentation control measures indicated in the documentation accompanying the Construction Certificate shall be installed prior to the commencement of development works.

8.1.6 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided as a minimum.

8.1.7 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with

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A/GENERAL MANAGER

Per _____
Blacktown City Council

any excavation properly guarded and protected to prevent such work being dangerous to life or property.

- 8.1.8 Should any excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

- (a) shall be preserved and protected from damage, and
- (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
- (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting work commences, be given notice of such intention and particulars of the excavation or supporting work.

8.2 Notification to Council

- 8.2.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Clauses 135 and 136 of the Environmental Planning and Assessment Regulation 2000, indicating details of the appointed Principal Certifying Authority and the date construction work is proposed to commence.

8.3 Construction Details

- 8.3.1 Structural details of the nominated building component(s), prepared and/or certified by a professional engineer or other appropriately qualified person, shall be lodged with Council prior to commencing or erecting that portion of the approved development.

Nominated Component

- (a) Footing piers
- (b) Footing system
- (c) Floor slab
- (d) Structural concrete
- (e) Structural steelwork
- (f) Retaining walls

9 DURING CONSTRUCTION (BUILDING)

9.1 Safety/Health/Amenity

- 9.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.
- 9.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

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GLENNYS JAMES
A/GENERAL MANAGER

Per _____
Blacktown City Council

- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

9.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) involves the enclosure of a public place,

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

9.1.4 Soil erosion and sediment control measures (including the connection of roofwater downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.

9.1.5 All measures specified in the Construction Certificate to control soil erosion and sedimentation shall be maintained throughout development works.

9.1.6 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided.

9.1.7 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

9.1.8 Should any excavation associated with the ongoing development works extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

- (a) shall be preserved and protected from damage, and
- (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
- (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting works be given notice of such intention and particulars of the

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GLENNYS JAMES
A/GENERAL MANAGER

Per _____
Blacktown City Council

excavation or supporting works.

- 9.1.9 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

9.2 Building Code of Australia Compliance

- 9.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.

9.3 Surveys

- 9.3.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifying Authority to verify the approved position of each structure in relation to the property boundaries.

9.4 Nuisance Control

- 9.4.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.

- 9.4.2 The hours of any offensive noise-generating development works shall be limited to between 7.00am to 6.00pm, Mondays to Fridays: 8.00am to 1pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

- 9.4.3 Construction work on all buildings (except that on single dwelling houses and associated structures on the site of a single dwelling house) shall not occur on Saturdays and Sundays on weekends adjacent to a public holiday.

9.5 Waste Control

- 9.5.1 The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of development works.

- 9.5.2 All works shall be carried out in accordance with the Waste Management Plan prepared by Elephants Foot dated February 2013.

- 9.5.3 All asphalt removed as part of the application, shall be removed and disposed of in accordance with Blacktown Development Control Plan Part Q – Contaminated Land Guidelines and shall be disposed of at a registered tip site.

9.6 Construction Inspections

- 9.6.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical

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A/GENERAL MANAGER

Per _____
Blacktown City Council

stage inspections must be conducted by an accredited certifier, and may include inspections (where applicable):

- (a) At the commencement of the building work; and
- (b) After excavation for, and prior to placement of, any footings; and
- (c) Prior to pouring any in-situ reinforced concrete building element; and
- (d) Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and
- (e) Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2,3 or 4 building); and
- (f) Prior to covering any stormwater drainage connections; and
- (g) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The critical stage inspection "(g)" must be carried out by the Principal Certifying Authority.

Any inspection conducted by an accredited other than the nominated PCA for the project must be verified by way of a Compliance Certificate issued for the relevant works.

Note: Failure to ensure the relevant inspections are conducted will preclude the issue of an Occupation Certificate.

10 DURING CONSTRUCTION (ENGINEERING)

10.1 Notice of work Commencement

- 10.1.1 At least 5 full working days written notice shall be given of the commencement of engineering works. Such notice shall be accompanied by evidence of the contractor's Public Liability and Workers Compensation Insurances. For Public Liability Insurance this should be a minimum of \$20,000,000.

10.2 Ancillary Works

- 10.2.1 Ancillary works shall be undertaken at no cost to Council to make the engineering works required by this consent effective. Such works shall include but are not limited to the following:
- (a) The relocation of underground services where required by the positioning of new drainage and road infrastructure.
 - (b) The relocation of above ground power and telephone services.

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GLENNYS JAMES
A/GENERAL MANAGER

Per _____
Blacktown City Council

- (c) The matching of new infrastructure into existing or future designed infrastructure.

10.3 Maintenance of Soil Erosion Measures

- 10.3.1 Soil erosion and sediment control measures shall be implemented in accordance with Council's Soil Erosion and Sediment Control Policy.
- 10.3.2 Re-vegetation must be applied to disturbed areas as soon as practical after completion of earthworks and must be established prior to release of the maintenance security.
- 10.3.3 All required soil erosion and sediment control measures are to be maintained during the entire construction period until disturbed areas are restored by turfing paving or revegetation. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is inadequate.
- 10.3.4 Roads adjoining the site must be kept clean and free of all excavated /transportable spoil materials.
- 10.3.5 Trucks transporting material to and from the site must have their loads covered.
- 10.3.6 Provisions of "Shaker Pads" and wash-down areas for trucks leaving the site details are to be shown on plans.

10.4 Drainage matters

- 10.4.1 The number and type of Enviropods and Stormfilter cartridges are not to be reduced, nor replaced with an alternate manufacturer's product.
- 10.4.2 The filter media in the bioretention area is not to be installed (unless protected by a temporary geotextile covering), or plants installed until all the carpark works, landscaping and paving have been completed.
- 10.4.3 Prior to planting, the top 100 mm of the bioretention filter medium is to be ameliorated with appropriate organic matter, fertiliser and trace elements to aid plant establishment as per the table below:

Table: Recipe for ameliorating the top 100 mm of bioretention filter media.

Constituent	Quantity (kg/100 m2 of filter area)
Granulated poultry manure fines	50
Superphosphate	2
Magnesium sulphate	3
Potassium sulphate	2
Trace Element Mix	1
Fertilizer NPK (16.4.14)	4

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20

10.5 Inspections of Works

10.5.1 Inspection Compliance Certificates issued by a Registered Engineer (NPER) or Registered Surveyor or Compliance Certificates issued by an accredited certifier, under Part A of Environmental Planning and Assessment Act 1979 as amended, are to be issued for works covered by the Construction Certificate for engineering works at the completion of the following mandatory inspection stages: -

(i) Soil Erosion and Sediment Control

- (a) Implementation of erosion and sediment control
- (b) Revegetation of disturbed areas
- (c) Removal of sediment fencing etc.
- (d) Internal sediment/ pollution control devices
- (e) Final Inspection

(ii) Traffic Control

- (a) Implementation of traffic control
- (b) Maintenance of traffic control during works
- (c) Removal of traffic control

(iii) Construction of Drainage works

- (a) Pipes before backfilling including trench excavation and bedding
- (b) Sand Backfilling
- (c) Final pipe inspection
- (d) Pit bases
- (e) Pit Walls
- (f) Concrete pit tops
- (g) Connection to existing system
- (h) Final Inspection

(iv) Footpath Works

- (a) Footpath Trimming and/or turfing (to ensure 4% fall)
- (b) Kerb Ramp
- (c) Service Adjustments
- (d) Final Inspection

(v) Construction of on-site detention system

- (a) Steel and Formwork for tank/ HED control pit
- (b) Completion of HED control pit
- (c) Pit formwork
- (d) Pipes upstream/ downstream of HED control pit before backfilling

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GLENNYS JAMES
A/GENERAL MANAGER

Per _____
Blacktown City Council

- (e) Completion of OSD system
- (vi) Stormwater Quality Control
 - (a) Installation of Stormwater Quality Control devices
 - (b) Final Inspection
- (vii) Pedestrian Bridge Construction Works
 - (a) Bore pier bores
 - (b) Steel and pour concrete piers
 - (c) Bridge deck, handrails and fencing
 - (d) Final Inspection
- (viii) Final overall Inspections
 - (a) Preliminary overall final inspection
 - (b) Overall final inspection

ALTERNATIVELY, one comprehensive Inspection Certificate or Compliance certificate may be issued to include all of the above-mentioned stages of construction.

Where Council is appointed as the Principal Certifying Authority for the development (e.g. all Torrens Title subdivisions), only Compliance Certificates issued by accredited certifiers will be accepted at the completion of the above-mentioned stages. Any Compliance Certificate must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent and Construction certificate.

- 10.5.2 Inspection of the works required pursuant to the engineering approval issued under the Roads Act 1993 must be made by Council's Development Overseers who can be contacted on 9839-6586 between 7am - 8am and 12.30pm - 1.30pm. A site inspection is required prior to commencement of work. A minimum twenty-four (24) hours notice must be given prior to any required inspection. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

10.6 Public Safety

- 10.6.1 The applicant is advised that all works undertaken in a public place are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

10.7 Site Security

- 10.7.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

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GLENNYS JAMES
A/GENERAL MANAGER

Per _____
Blacktown City Council

11 PRIOR TO OCCUPATION CERTIFICATE

11.1 Road Damage

- 11.1.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

Note: Should the cost of damage repair work not exceed the road maintenance bond Council will automatically call up the bond to recover its costs. Should the repair costs exceed the bond amount a separate invoice will be issued.

11.2 Compliance with Conditions

- 11.2.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.

- 11.2.2 Prior to occupation/use of a new building, it is necessary to obtain an Occupation Certificate from the Principal Certifying Authority in accordance with the provisions of Section 109H of the Environmental Planning & Assessment Act 1979.

11.3 Fire Safety Certificate

- 11.3.1 A final fire safety certificate complying with Clause 153 of the Environmental Planning and Assessment Regulation 2000 shall be issued prior to the use or change of use of the building, except in the case of any Class 1a and Class 10 building(s).

11.4 Landscaping/Car Parking

- 11.4.1 All landscaping shall be completed in accordance with approved landscaping design plan. All turfed areas shall be finished level with adjoining surfaces and graded to approved points of drainage discharge.

- 11.4.2 Off-street car parking shall be encouraged by the installation of appropriate, permanent and prominent signs indicating its availability.

- 11.4.3 All common open space areas and internal driveways shall be appropriately illuminated by the use of bollard lighting or the like to provide for the safety and convenience of occupants and other people resorting to the land at night.

- 11.4.4 Entrance/exit points are to be clearly signposted and visible from the street and the site at all times.

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GLENNYS JAMES
A/GENERAL MANAGER

Per _____
Blacktown City Council

11.4.5 Access and parking for people with disabilities shall be provided in accordance with Australian Standard 2890.1.

11.4.6 All required internal roads and car parking spaces shall be line-marked, sealed with a hard standing, all-weather material to a standard suitable for the intended purpose.

11.5 Engineering Matters

11.5.1 Surveys/Certificates/Works As Executed plans

11.5.1.1 A works-as-executed plan (to a standard suitable for microfilming) under the hand of a Chartered Professional Engineer or a Registered Surveyor must be lodged with Blacktown City Council when the engineering works are completed.

All Engineering Work As Executed plans, **MUST** be prepared on a copy of the original stamped Construction Certificate for engineering works/approved engineering plans.

The works as executed plan must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines. The On Site Detention system identification plate can be purchased from Upper Parramatta River Catchment Trust /Council.

11.5.1.2 Upon completion of the works a certificate from a Registered Surveyor must be obtained and submitted to Council verifying the pedestrian bridge has a minimum 500mm clearance to the underside of the deck or any part of the structure above the 1% AEP flood level in the channel.

11.5.1.3 A certificate is to be obtained from a Registered Engineer (NPER) and submitted to Council certifying that the bridge has been constructed to withstand all loads likely to be imposed on it during its lifetime. This must include the force of floodwaters and the impact of any flotsam likely to be carried by such floodwaters.

11.5.1.4 A certificate from a Chartered Professional Engineer/Registered Surveyor must be obtained and submitted to Council verifying that the on-site detention system as constructed will function hydraulically in accordance with the approved design plans.

11.5.1.5 A certificate from a Registered Engineer (NPER) must be lodged with Council verifying that the structures associated with the on-site detention systems have been constructed to withstand all loads likely to be imposed on them during their lifetime.

11.5.1.6 A certificate from a Chartered Professional Civil Engineer must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control

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GLENNYS JAMES
A/GENERAL MANAGER

Per _____
Blacktown City Council

system will function effectively in accordance with Council's Water Sensitive Urban Design and Integrated Water Cycle Management, DCP Part R.

- 11.5.1.7 A certificate from a Chartered Professional Civil Engineer must be obtained and submitted to Council verifying that the requirements of the approved drainage plan have been undertaken including the installation of the On-Site Detention System, signage and warning notices, any proprietary water quality devices and bioretention systems have been installed for the site as per the manufacturer's recommendations and that the Stormfilters have a minimum flow rate of 16 l/s.
- 11.5.1.8 An accredited plumber or experienced hydraulic engineer is to certify that all the non-potable water uses are being supplied by rainwater and that all the requirements of the detailed Rainwater Supply, Pipe and Fixture Plan have been installed and are working correctly.
- 11.5.1.9 A Geotechnical Engineer is to undertake insitu Saturated Hydraulic Conductivity Testing of each of the bioretention systems in accordance with Practise Note 1 of the FAWB guidelines. Where the hydraulic conductivity of the soil differs from the rate specified in MUSIC of 100 mm/hr (tolerance -20% to +200%), remediation works will be required over the whole filter area to restore the conductivity and the test repeated until the hydraulic conductivity is achieved. A Geotechnical Engineer is to then certify that in accordance with Practise Note 1 of the FAWB guidelines, the Saturated Hydraulic Conductivity is within tolerance to the rate specified in MUSIC for each of the bioretention systems.
- 11.5.1.10 A certificate from a Geotechnical Engineer must be obtained and submitted to Council verifying that the planting within the bioretention area including bank areas, is of the same quality in type and quantity as per the construction certificate approved landscape plans, that any plants lost have been replaced and any areas of scour or disrepair have been restored.
- 11.5.1.11 Written evidence is to be provided that the owner/developer has entered into and prepaid a minimum three (3) year maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the Bioretention systems, Enviropods and Stormfilters.
- 11.5.1.12 The submission to Council of all Inspection/Compliance Certificates required by the "During Construction (Engineering)" Section of this consent.

11.5.2 Easements/Restrictions/Positive Covenants

- 11.5.2.1 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:

(a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).

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GLENNYS JAMES
A/GENERAL MANAGER

Per _____
Blacktown City Council

(b) The standard format for easements and restrictions as accepted by the Lands Title Office.

11.5.2.2 Restrictions and positive covenants must be registered with LPI over the on-site detention storage areas and outlet works.

11.5.2.3 Restrictions and positive covenants must be registered with LPI over the Stormwater Quality Control devices (Bio-retention, Stormfilter devices, enviropods and rainwater tanks) and outlet works.

11.5.2.4 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

11.5.3 Bonds/Securities/Payments in Lieu of Works

11.5.3.1 A maintenance security of 5% of the value of the required engineering works must be lodged with Council prior to the practical completion of the works. Council will hold this security for a period of at least twelve months.

a) In the case of subdivision - This period commences at the release of the final plan of subdivision. (Issue of Subdivision Certificate)

b) In the case where no subdivision occurs - This period commences at the date of practical completion of the development.

This maintenance period may be extended in the following situations to allow for the completion of i) necessary maintenance and or ii) all outstanding minor works.

11.5.4 Inspections

11.5.4.1 Any **additional** Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

11.6 Other Matters

11.6.1 The recommendations provided by Elephant Foot Recycling Solutions in the Waste Management Plan are to be implemented namely:

(a) an automatic odour and pest control system is to be installed to eliminate all pest types

(b) appropriate signage is to be placed on walls and above all bins clearly stating what types of waste or recyclable is to be placed in the bin underneath.

11.6.2 In addition to the Waste Management Plan recommendations, the floor within the

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GLENNYS JAMES
A/GENERAL MANAGER

Per _____
Blacktown City Council

Waste Room must be graded such that any water is directed to a sewer authority approved drainage connection location upon the site.

- 11.6.3 Arrangements must be in place for the regular maintenance and cleaning of waste/recycling storage areas where waste/recycling containers are to be washed in an area which drains to a sewer authority approved drainage connection.
- 11.6.4 Prior to the release of the Occupation Certificate the pedestrian bridge location across the drainage swale in Sargents Road shall be dedicated to Council. Documentary evidence of the dedication shall be submitted.
- 11.6.5 Prior to the release of the occupation certificate, all safety measures including lighting for the on ground car parking and pedestrian bridge shall be implemented.

12 OPERATIONAL (PLANNING)

12.1 Access/Parking

- 12.1.1 All required off-street car parking spaces and internal roads shall be maintained to a standard suitable for the intended purpose. Note: A minimum of 451 car parking spaces shall be provided at all times.
- 12.1.2 All loading and unloading operations shall take place at all times wholly within the confines of the land.
- 12.1.3 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 and 2890.1.

12.2 Landscaping

- 12.2.1 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in a suitable manner.

12.3 Other matters

- 12.3.1 The existing pedestrian access to the on ground car park via Archbold Road shall be closed upon completion of the car park and pedestrian bridge to maximise security to the car park for staff.
- 12.3.2 The onground car park shall be provided with appropriate lighting to maximise security to the car park for staff.
- 12.3.3 The applicant is required to pay a reimbursement fee to Council annually for the life of the pedestrian bridge over the drainage swale in accordance with Condition 3.5.1

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GLENNYS JAMES
A/GENERAL MANAGER

Per _____
Blacktown City Council

13 OPERATIONAL (ENVIRONMENTAL HEALTH)

13.1 Environmental Management

- 13.1.1 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 13.1.2 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 13.1.3 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

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Blacktown City Council