

JOINT REGIONAL PLANNING PANEL (Sydney West Region)

JRPP No	2014SYW068
DA Number	1389/2014/JP
Local Government Area	THE HILLS SHIRE COUNCIL
Proposed Development	PROPOSED NEW BUILDING AND ADDITIONS TO THE POWERHOUSE MUSEUM
Street Address	LOT 1 DP 1066281, MUSEUM OF APPLIED ARTS AND SCIENCE, 172 SHOWGROUND ROAD, CASTLE HILL
Applicant/Owner	MUSEUM OF APPLIED ARTS AND SCIENCE
Number of Submissions	NIL
Regional Development Criteria (Schedule 4A of the Act)	Crown development that has a capital investment value of more than \$5 million.
List of All Relevant Matters s79C(1)9a) Matters	LEP 2012 SEPP State and Regional Development 2011 SEPP 32 Urban Consolidation (Redevelopment of Land) SREP 20 – Hawkesbury Nepean River
List all documents submitted with this report for the panel's consideration	NIL
Recommendation	APPROVAL SUBJECT TO CONDITIONS
Report by	KRISTINE MCKENZIE PRINCIPAL EXECUTIVE PLANNER

EXECUTIVE SUMMARY

The proposal is for construction of new works at the existing Powerhouse Collection Store site. The works include a new three storey storage building with an area of 9000m², new two storey display building and minor alterations to the existing buildings on site.

The proposal is satisfactory with regard to the requirements of LEP 2012 and the objectives of the Development Control Plan. The proposed works will cater for the current and future storage requirements of The Powerhouse Museum, Sydney Living Museums and The Australian Museum.

The proposal was notified to adjoining property owners however no submissions were received.

Under Clause 89 of the NSW Environmental Planning & Assessment Act, 1979, the written agreement from the Museum of Applied Arts and Sciences or the Minister for Planning in respect of draft conditions is required prior to the consent being formally issued. Written concurrence has been received from the Museum of Applied Arts and Sciences in relation to the conditions recommended in this report.

In the absence of the JRPP process, this matter would be determined by Council staff under Delegated Authority.

The proposal is recommended for approval subject to conditions.

BACKGROUND

MANDATORY REQUIREMENTS

Owner:	Museum of Applied Arts & Science	1.	<u>LEP 2012</u> – Permissible with consent.
Zoning:	SP2 Information and Education	2.	<u>SEPP State and Regional Development 2011</u> – Satisfactory.
Area:	2.932 hectares	3.	<u>SEPP 32 Urban Consolidation (Redevelopment of Land)</u> – Satisfactory.
Existing Development:	Powerhouse Museum Storage Facility	4.	<u>SREP 20 – Hawkesbury Nepean River</u> – Satisfactory.
			<u>Section 79C (EP&A Act)</u> – Satisfactory.
			<u>Section 94 Contribution</u> – Not required.

SUBMISSIONS

REASON FOR REFERRAL TO JRPP

1. Exhibition:	Not required.	1.	Crown development in excess of \$5 million.
2. Notice Adj Owners:	Yes, 14 days.		
3. Number Advised:	16		
4. Submissions Received:	Nil		

HISTORY

14/05/2014

Subject Development Application lodged.

06/06/2014

Letter sent to the applicant requesting additional information in regard to vehicle access and drainage.

07/07/2014

Additional information submitted by the applicant.

PROPOSAL

The proposal is for works to the existing Powerhouse Museum site. The works include:

- a. Construction of a three storey new storage building in the north east corner of the site. The storage building will be 9000m² in area and will be used predominantly for storage purposes. The storage building will be constructed of a combination of smooth and split face concrete blocks with a curved metal roof.
- b. Construction of a new two storey display building between the current buildings E and F. The addition will provide a main entry to the buildings and allow for display of items.
- c. Modifications to existing building E. These works include internal works such as a new café servery, entry/reception area, offices and toilets.

- d. Inclusion of new photovoltaic cell arrays for electricity production to building A and the new storage and display buildings.
- e. Landscape and associated works.

The proposed works will cater for the current and future storage requirements of The Powerhouse Museum, Sydney Living Museums and The Australian Museum.

The proposal includes a theatrette. The applicant has addressed the proposed use as follows:

The theatrette is to be used for hosting presentations for school excursions groups visiting the site as well as public talks/lectures/presentations on our quarterly open weekends and during our school holiday programs. It is anticipated that there will be no impact in additional parking requirements as the theatrette is an upgrade to our current public access facilities that will be used to deliver programs within our existing range of educational and public access programs. Currently children sit on the floor in the foyer space for educational presentations and school holiday presentations. The addition of the theatrette will provide more appropriate facilities to deliver our existing range of programs.

ISSUES FOR CONSIDERATION

1. SEPP State and Regional Development 2011

Clause 20 of SEPP (State and Regional Development) 2011 and the Schedule 4A of the Environmental Planning and Assessment Act, 1979 provides the following referral requirements to a Joint Regional Planning Panel:-

Crown development that has a capital investment value of more than \$5 million.

The proposed development has a capital investment value of \$25,000,000 thereby requiring referral to, and determination by, a Joint Regional Planning Panel.

2. Compliance with LEP 2012 (Permissibility)

The subject site is zoned SP2 Information and Education. LEP 2012 defines an information and education facility as:

information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

The proposed use of the site is consistent with the zoning and definition from LEP 2012. The proposed works are associated with the main use of the site for the Powerhouse museum and are considered appropriate for the site. It is noted that there are no height or FSR limitations applicable to the site under LEP 2012.

As such no objection is raised to the proposal.

4. Assessment of the Proposal

There is no relevant DCP in relation to land zoned SP2 Information and Education. As such a merit based assessment has been undertaken as follows:

a) Impact to Adjoining Properties

The proposed new building is located adjacent to the northern boundary to residential properties. The proposed works will have a setback of approximately 9.8 metres from the northern boundary. The works include a 2 metre landscape strip which is proposed to be landscaped with shrubs and tree species. The shrubs vary in height from 2-6 metres and the trees from 8-25 metres.

The proposed new building is located to the south of the existing residential properties and as such there is no shadow impact.

The other proposed works on site are located at a distance from the existing residential properties to the north and as such are considered to have a negligible impact.

The site inspection indicated that existing fencing and some landscape works are provided between the proposed works and the adjoining residential properties. The fencing type and extent of landscaping varied. The proposal includes additional landscape works along the residential interface boundary including both tree and shrub species. The proposal was notified to adjoining property owners however no submissions were received.

Further, in order to ensure that adjoining properties are protected, the applicant has proposed bollards along the boundary within the landscape area to protect from the potential for errant truck movements.

The site adjoins the TAFE site at No. 2 Green Road. The proposed new storage building and associated works are considered to be appropriately located in terms of the existing TAFE buildings and as such no objection is raised in regard to potential impact.

b) Height, Bulk and External Appearance

The height of the proposed works will be generally consistent with the existing structures. The proposed new building will have a height of approximately 15 metres and is consistent in height with the existing buildings on the site.

The new storage building will be constructed of a combination of smooth and split face concrete blocks in 'grey', 'charcoal' and 'alabaster' with a metal roof in 'surfmist'. The external materials will be consistent with the existing structures on the site. It is acknowledged that the proposed new building will add bulk to the works on the site however given the use of the site the proposed external appearance is considered reasonable.

The proposed additions will add some bulk to the existing building however the proposed works are considered satisfactory given the purpose and use of the site.

On the basis of the above, no objection is raised to the proposed works.

c. Parking

The existing and proposed parking on site will remain at 70 spaces. The proposal will result in relocation of some parking spaces to facilitate the proposed works. The works also include the extension of a new internal driveway adjacent to the northern boundary.

The applicant was requested to provide information regarding carparking in relation to operation of the site and has advised as follows:

The site currently has capacity for two large coaches on site at any one time which is mostly during weekdays from 10am to 2pm for school excursions. Our parking management plan requires buses/coaches to enter and exit the site via the large Windsor

Road electronic gates and dedicated parking is available adjacent to the outdoor amenities block for drop off and pick up. As our school excursion group capacity is 120 students allocation for 2 buses/coaches is adequate. For adult weekday group visits our capacity is 80 so again the allocation for 2 coaches is adequate to the needs of the site and our programs. The capital works upgrade to the site will see the same number of parking spaces as before and there is no impact to the on-site traffic management plan as the buses/coaches enter and exit the site via the Windsor Road entry/exit point with minimal impact on the internal ring road beyond the amenities block for drop off and pick up. For larger public events (eg open weekends and school holidays) the Powerhouse Discovery Centre has a standing arrangement with the neighbouring TAFE campus for use of their carpark as additional overflow parking as required as school holidays and weekends are downtime for TAFE and the carpark is not in use by students and staff. On site security guards are contracted in for larger events to assist with site traffic management and parking.

As outlined by the applicant, the majority of use of the site is by attendees who visit the site by bus. The site has operated for a number of years with these arrangements in place. There has been no complaints received regarding the operation from a parking or traffic perspective. The proposal was also reviewed by RMS (see comments below) who have raised no objection to the proposal.

The proposed operation of The Powerhouse site is considered satisfactory in relation to parking.

5. Crown Development

Under Clause 89 of the NSW Environmental Planning & Assessment Act, 1979, the written agreement from the Museum of Applied Arts and Sciences or the Minister for Planning in respect of draft conditions is required prior to the consent being formally issued. Written concurrence has been received from the Museum of Applied Arts and Sciences in relation to the conditions recommended in this report.

6. RMS Requirements

The proposal was referred to RMS under the provisions of SEPP Infrastructure given that the existing access driveway currently crosses over the future transitway on Showground Road. The RMS have advised as follows:

Roads and Maritime has previously acquired a strip of land as road along the Windsor Road and Showground Road frontages of the subject property, as shown by blue colour on the attached aerial photo.

Roads and Maritime has also previously resumed and dedicated a strip of land as road along the Windsor Road and Showground Road frontages of the subject property, as shown by grey colour on the attached aerial.

Therefore, there are no objections to the development proposal on property grounds provided all new buildings or structures are erected clear of the Windsor Road and Showground Road, road reserves (unlimited in height or depth).

- i. A Demolition / Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to the Roads and Maritime Services and Council prior to the issue of the Construction Certificate.
- ii. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Windsor Road and/or Showground Road.

- iii. The Council should ensure that post development storm water discharge from the subject site into Roads and Maritime drainage system does not exceed the pre-development discharge.

Should there be changes to Roads and Maritime drainage system then detailed design plans and hydraulic calculations of the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to commencement of any works.

Details should be forwarded to:
The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond will be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works, Phone: (02) 8849 2114 or Fax: (02) 8849 2766.

- iv. Car parking provision to Council's satisfaction.
- v. 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 AS 2890.1- 2004 and AS 2890.2 - 2002 for heavy vehicle usage.
- vi. All vehicles must enter/exit the property in a forward direction.
- vii. All works associated with the proposed development shall be at no cost to the Roads and Maritime.

In regard to item (i) above, as the development is a Crown Development there is no Construction Certificate required. As such the condition has been recommended to refer to prior to works commencing on the site. In regard to item (iii) there is no additional storm water flow and as such this component has not been included (See Condition 11).

SUBDIVISION ENGINEERING COMMENTS

No objection raised to the proposal. Relevant conditions are included in the recommendation.

TREE MANAGEMENT COMMENTS

The proposal requires the removal of 36 existing trees from the site. These trees are predominantly *Corymbia maculata* (Spotted Gums) and are located either within the building platform, in the vicinity of the driveway extension around the perimeter of the building or they will be affected by the proposal and could not be retained. The landscape plan has been reviewed and it proposes satisfactory replacement planting of 39 trees on the site. The replacement planting includes *Eucalyptus creba* (Narrow Leaved Ironbark), *Eucalyptus fibrosa* (Broad leaved Ironbark), *Eucalyptus moluccana* (Grey Box) and *Eucalyptus tereticornis* (Forest Red Gum) all trees that are locally indigenous to the area.

No objection raised to the proposal. Relevant conditions are included in the recommendation.

WASTE MANAGEMENT COMMENTS

No objection raised to the proposal. Relevant conditions are included in the recommendation.

CONCLUSION

The proposal has been assessed having regard to the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979 and is considered satisfactory. The proposal will continue to provide a facility for residents and the broader community.

Under Clause 89 of the NSW Environmental Planning & Assessment Act, 1979, the written agreement from the Museum of Applied Arts and Sciences or the Minister for Planning in respect of draft conditions is required prior to the consent being formally issued. Written concurrence has been received from the Museum of Applied Arts and Sciences in relation to the conditions recommended in this report.

The report is recommended for approval subject to conditions.

IMPACTS:

Financial

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

The Hills Future - Community Strategic Plan

The proposed development is considered satisfactory in regard to The Hills Future. The proposal will continue to provide a facility for residents and the broader community and is considered to be an asset to the Shire. The proposal will continue to support the cultural and educational facility.

RECOMMENDATION

The Development Application be approved subject to the following conditions.

GENERAL MATTERS

1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	DATE
WD001	Proposed Site Plan	14/05/2014 Rev. 6
WD100	Proposed Ground Floor Plan	13/08/2014 Rev. 5
WD101	Proposed First Floor Plan	14/05/2014 Rev. 4
WD102	Proposed Second Floor Plan	14/05/2014 Rev. 4
WD103	Proposed Roof Plan	14/05/2014 Rev. 3
WD150	Proposed Elevations – Storage Building Sheet 1	14/05/2014 Rev. 3
WD151	Proposed Elevations – Storage Building Sheet 2	14/05/2014 Rev. 3
WD160	Proposed Sections	14/05/2014 Rev. 3
WD200	Proposed Display Building First Floor Plan	14/05/2014 Rev. 4
WD201	Proposed Display Building First Floor Plan	14/05/2014 Rev. 4
WD202	Proposed Display Building Roof Plan	14/05/2014 Rev. 4
WD203	Proposed Alterations Building E Ground Floor Plan	14/05/2014 Rev. 4

WD204	Proposed Alterations Building First Floor Plan	14/05/2014 Rev. 4
WD250	Proposed Display Building External Elevations Sheet 1	14/05/2014 Rev. 4
WD251	Proposed Display Building External Elevations Sheet 2	14/05/2014 Rev. 4
WD252	Building Existing Elevations	14/05/2014 Rev. 1
WD253	Building Proposed Elevations	14/05/2014 Rev. 1
WD260	Proposed Display Buildings Sections	14/05/2014 Rev. 4
WD300	Shadow Diagrams	14/05/2014 Rev. 1
LCP/L01	Landscape Concept Plan	May 2014
98148/12 Sheet 1 of 5 Sheets	Survey Plan	21 April 2014
98148/12 Sheet 2 of 5 Sheets	Survey Plan	21 April 2014
---	Finishes Schedule (Sheet 1 of 2)	Issue A
---	Finishes Schedule (Sheet 2 of 2)	Issue A

2. Provision of Parking Spaces

The development is required to be provided with 70 off-street car parking spaces. These car parking spaces shall be available for off street parking at all times.

3. Building Work to be in Accordance with BCA

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

4. Tree Removal

Approval is granted for the removal of thirty six (36) trees as marked on the landscape concept plan prepared by Frolic Consortium Landscape Architects dated May 2014.

All other trees are to remain and are to be protected during all works. Suitable replacement trees are to be planted upon completion of construction.

5. Protection of Public Infrastructure

Council must be notified of any damage to public infrastructure caused by the development. Adequate protection must be provided prior to work commencing and maintained during building operations. Any damage caused must be made good, to the satisfaction of Council prior to the finalisation of works. Public infrastructure includes the road pavement, kerb and gutter, concrete footpaths, drainage structures, utilities and landscaping fronting the site.

6. Structures Adjacent to Piped Drainage Easements

Buildings and structures, including footings and brick fences, adjacent to existing or proposed drainage easements must be located wholly outside the easement. A design must be provided by a structural engineer certifying that the structure will not impart a load on the pipe in the easement.

7. Vehicular Access and Parking

The formation, surfacing and drainage of all driveways, parking modules, circulation roadways and ramps are required, with their design and construction complying with:

- a) AS/ NZS 2890.1
- b) AS/ NZS 2890.6
- c) AS 2890.2

d) Council's DCP Part C Section 1 – Parking

e) Council's Driveway Specifications

Where conflict exists the Australian Standard must be used.

The following must be provided:

- i. All driveways and car parking areas must be prominently and permanently line marked, signposted and maintained to ensure entry and exit is in a forward direction at all times and that parking and traffic circulation is appropriately controlled.
- ii. All driveways and car parking areas must be separated from landscaped areas by a low level concrete kerb or wall.
- iii. All driveways and car parking areas must be concrete or bitumen. The design must consider the largest design service vehicle expected to enter the site. In rural areas, all driveways and car parking areas must provide for a formed all weather finish.
- iv. All driveways and car parking areas must be graded, collected and drained by pits and pipes to a suitable point of legal discharge.
- v. The parking aisle width shown on the plan must be increased from 5.6m to 5.8m complying with the above.

8. Road Opening Permit

Should the subdivision/ development necessitate the installation or upgrading of utility services or any other works on Council land beyond the immediate road frontage of the development site then a separate road opening permit must be applied for and the works inspected by Council's Maintenance Services team.

The contractor is responsible for instructing sub-contractors or service authority providers of this requirement. Contact Council's Construction Engineer if it is unclear whether a separate road opening permit is required.

9. Adherence to Waste Management Plan

All commitments of the Waste Management Plan submitted as part of the Development Application and dated 13 May 2014 must be implemented during the construction and ongoing management stages of the development. The information submitted can change provided that the same or a greater level of reuse and recycling is achieved as detailed in the plan. Any material moved offsite is to be transported in accordance with the requirements of the Protection of the Environment Operations Act 1997 and only to a place that can lawfully be used as a waste facility. Receipts of all waste/ recycling tipping must be kept on site at all times and produced in a legible form to any authorised officer of the Council who asks to see them.

10. Management of Construction and Demolition Waste

Waste materials must be appropriately stored and secured within a designated waste area on site at all times, prior to its reuse on site or being sent off site. Building waste containers are not permitted to be placed on the public way at any time unless a separate application is approved by Council to locate a building waste container in a public place. Any material moved off site must be transported to a place that can lawfully be used as a waste facility or to facilities that can otherwise lawfully receive waste. The separation and recycling of the following waste materials is required: metals, timber, masonry products, clean waste plasterboard and mixed plastics and cardboard. This can be achieved by source separation on site, that is, a bin for metal waste, a bin for timber, a bin for bricks and so on. Alternatively, mixed waste may be stored in one or more bins and sent to a waste contractor or transfer/ sorting station that will sort the waste on their premises for recycling. Receipts of all waste/ recycling tipping must be kept on site at all times and produced in a legible form to any authorised officer of the Council who asks to see them.

11. RMS Requirements

The following is required by the RMS, unless otherwise agreed in writing by the RMS and Council in writing:

- i. A Demolition / Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control is required to be submitted to the Roads and Maritime Services and Council prior to work commencing.
- ii. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Windsor Road and/or Showground Road.
- iii. 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) is required to be in accordance with AS 2890.1- 2004 and AS 2890.2 - 2002 for heavy vehicle usage.
- iv. All vehicles must enter/exit the property in a forward direction.
- v. All works associated with the proposed development shall be at no cost to the Roads and Maritime.

PRIOR TO WORK COMMENCING ON THE SITE

12. Approved Plans to be Submitted to Sydney Water

The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agents details – See building and Developing then Quick Check and
 - Guidelines for Building Over/Adjacent to /Sydney Water Assets – see Building and Developing then Building and Renovating.
- or telephone 13 20 92.

13. Tree Protection Fencing

Prior to any works commencing on site Tree Protection Fencing must be in place around trees or groups of trees nominated for retention. In order of precedence the location of fencing shall be a) As per Tree Protection Plan as per Arborist report for project or b) Tree Protection Zone (TPZ) as calculated under AS4970 (2009) Protection of trees on development sites c) A minimum of 3m radius from trunk.

The erection of a minimum 1.8m chain-wire fence to delineate the TPZ is to stop the following occurring:

- Stockpiling of materials within TPZ
- Placement of fill within TPZ
- Parking of vehicles within the TPZ
- Compaction of soil within the TPZ
- Cement washout and other chemical or fuel contaminants within TPZ

- Damage to tree crown

14. Tree Protection Signage

Prior to any works commencing on site a Tree Protection Zone sign must be attached to Tree Protection Fencing clearly indicating no access to area without authorisation from the project arborist or site manager. There is an example of an appropriate sign on p16 AS4970 (2009) Protection of trees on development sites.

15. Mulching within Tree Protection Zone

Prior to any works commencing on site all areas within the TPZ are to be mulched with composted leaf mulch to a depth of 100mm.

16. Trenching within Tree Protection Zone

Any trenching for installation of drainage, sewerage, irrigation or any other services shall not occur within the Tree Protection Zone of trees identified for retention without prior notification to Council (72 hours notice) or under supervision of a project arborist.

If supervision by a project arborist is selected, certification of supervision must be provided to the Certifying Authority within 14 days of completion of trenching works.

17. Public Infrastructure Inventory Report

A public infrastructure inventory report must be prepared and submitted to Council recording the condition of all public assets in the direct vicinity of the development site. This includes, but is not limited to, the road fronting the site along with any access route used by heavy vehicles. If uncertainty exists with respect to the necessary scope of this report, it must be clarified with Council before works commence. The report must include:

- a) Planned construction access and delivery routes; and
- b) Dated photographic evidence of the condition of all public assets.

18. Traffic Control Plan

A Traffic Control Plan is required to be prepared and submitted to Council for approval. The person preparing the plan must have the relevant accreditation to do so. Where amendments to the plan are required post approval, they must be submitted to Council for further approval prior to being implemented.

A plan that includes full (detour) or partial (temporary traffic signals) width road closure requires separate specific approval from Council. Sufficient time should be allowed for this to occur.

19. Management of Building Sites – Builder’s Details

The erection of suitable fencing or other measures to restrict public access to the site and building works, materials or equipment when the building work is not in progress or the site is otherwise unoccupied.

The erection of a sign, in a prominent position, stating that unauthorised entry to the site is not permitted and giving an after hours contact name and telephone number. In the case of a privately certified development, the name and contact number of the Principal Certifying Authority.

20. Consultation with Service Authorities

Applicants are advised to consult with Telstra, NBN Co and Australia Post regarding the installation of telephone conduits, broadband connections and letterboxes as required.

Unimpeded access must be available to the electricity supply authority, during and after building, to the electricity meters and metering equipment.

The building plans must be submitted to the appropriate Sydney Water office to determine whether the development will affect Sydney Water’s sewer and water mains, stormwater drains and/or easements. If the development complies with Sydney Water’s requirements, the building plans will be stamped indicating that no further requirements are necessary.

21. Approved Temporary Closet

An approved temporary closet connected to the sewers of Sydney Water, or alternatively an approved chemical closet is to be provided on the land, prior to building operations being commenced.

22. Erosion and Sedimentation Controls

Erosion and sedimentation controls shall be in place prior to the commencement of site works; and maintained throughout construction activities until the site is landscaped and/or suitably revegetated. These requirements shall be in accordance with Managing Urban Stormwater – Soils and Construction produced by the NSW Department of Housing (Blue Book).

23. Stabilised Access Point

A stabilised all weather access point is to be provided prior to commencement of site works, and maintained throughout construction activities until the site is stabilised. These requirements shall be in accordance with Managing Urban Stormwater – Soils and Construction produced by the NSW Department of Housing (Blue Book).

24. Engagement of a Project Arborist

Prior to works commencing, a Project Arborist (minimum AQF Level 5) is to be appointed and the following details provided to Council:

- a) Name:
- b) Qualification/s:
- c) Telephone number/s:
- d) Email:

If the Project Arborist is replaced, Council is to be notified in writing of the reason for the change and the details of the new Project Arborist provided within 7 days.

25. Onsite Stormwater Detention – Hawkesbury River Catchment Area

Onsite Stormwater Detention (OSD) is required in accordance with Council's adopted policy for the Hawkesbury River catchment area, the Upper Parramatta River Catchment Trust OSD Handbook, with amended parameters to ensure the pre-development and post development discharge rates are the same for all storms up to and including the 1 in 100 year design storm event due to the limited capacity of the downstream infrastructure.

The stormwater concept plan prepared by Ducross Design Pty Ltd Drawing 1403 C01, C02 and C04 Revision C dated 03/07/2014 is for development application purposes only and is not to be used for construction. The detailed design must reflect the approved concept plan.

Comprehensive design plans showing full construction details must be prepared by an accredited OSD designer and submitted with:

- A completed OSD Drainage Design Summary Sheet;
- Drainage calculations and details, including those for all weirs, overland flow paths and diversion (catch) drains, catchment areas, times of concentration and estimated peak run-off volumes;
- A completed OSD Detailed Design Checklist;
- A maintenance schedule.

The design and construction of the OSD system must be approved by either Council or an accredited certifier.

A Design Compliance Certificate (DCC) certifying the detailed design of the OSD system can be issued by Council subject to the following being provided:

- i. A completed application form;
- ii. Four copies of the design plans and specifications;

iii. Payment of the applicable application and inspection fees.

26. Works in Existing Easement

All adjoining properties either benefited or burdened by the existing easement must be notified of the proposed works within the easement in writing, including commencement and completion dates, before works commence.

27. Works on Adjoining Land

Where the engineering works included in the scope of this approval extend into adjoining land, written consent from all affected adjoining property owners must be obtained and submitted to Council before works commence.

28. Draft Legal Documents

Where an encumbrance on title is required to be created as part of this consent, draft copies of all legal documents must be submitted to Council for checking before works commence.

DURING CONSTRUCTION

29. Hours of Work

Work on the project to be limited to the following hours: -

Monday to Saturday - 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays.

The builder/contractor shall be responsible to instruct and control sub-contractors regarding the hours of work. Council will exercise its powers under the Protection of the Environment Operations Act, in the event that the building operations cause noise to emanate from the property on Sunday or Public Holidays or otherwise than between the hours detailed above.

30. Roof Water Drainage

Gutter and downpipes to be provided and connected to an approved drainage system upon installation of the roof covering.

PRIOR TO THE FINALISATION OF WORKS

31. Completion of Engineering Works

All engineering works covered by this consent are required to be completed.

32. Public Infrastructure Inventory Report - Post Construction

Prior to the finalisation of works, an updated public infrastructure inventory report must be prepared and submitted to Council. The updated report must identify any damage to public assets and the means of rectification for the approval of Council.

33. OSD System Certification

The Onsite Stormwater Detention (OSD) system must be completed to the satisfaction of the Principal Certifying Authority (PCA). The following documentation is required to be submitted upon completion of the OSD system and prior to a final inspection:

- a) Works as executed plans prepared on a copy of the approved plans;
- b) A certificate of hydraulic compliance (Form B.11) from a suitably qualified engineer or surveyor verifying that the constructed OSD system will function hydraulically;
- c) A certificate of structural adequacy from a suitably qualified structural engineer verifying that the structures associated with the constructed OSD system are structurally adequate and capable of withstanding all loads likely to be imposed on them during their lifetime.

Where Council is not the PCA a copy of the above documentation must be submitted to Council.

34. Creation of Restrictions / Positive Covenants

The following restrictions/ positive covenants must be registered on the title of the subject site via a request document, Section 88B instrument associated with a plan or the like. Council's standard recitals must be used.

i. Restriction/ Positive Covenant – Onsite Stormwater Detention

The subject site must be burdened with a restriction and a positive covenant using the "onsite stormwater detention systems" terms included in the standard recitals.

35. Confirmation of Pipe Locations

A letter from a registered surveyor must be provided with the WAE plans certifying that all pipes and drainage structures are located within the proposed drainage easements.

THE USE OF THE SITE

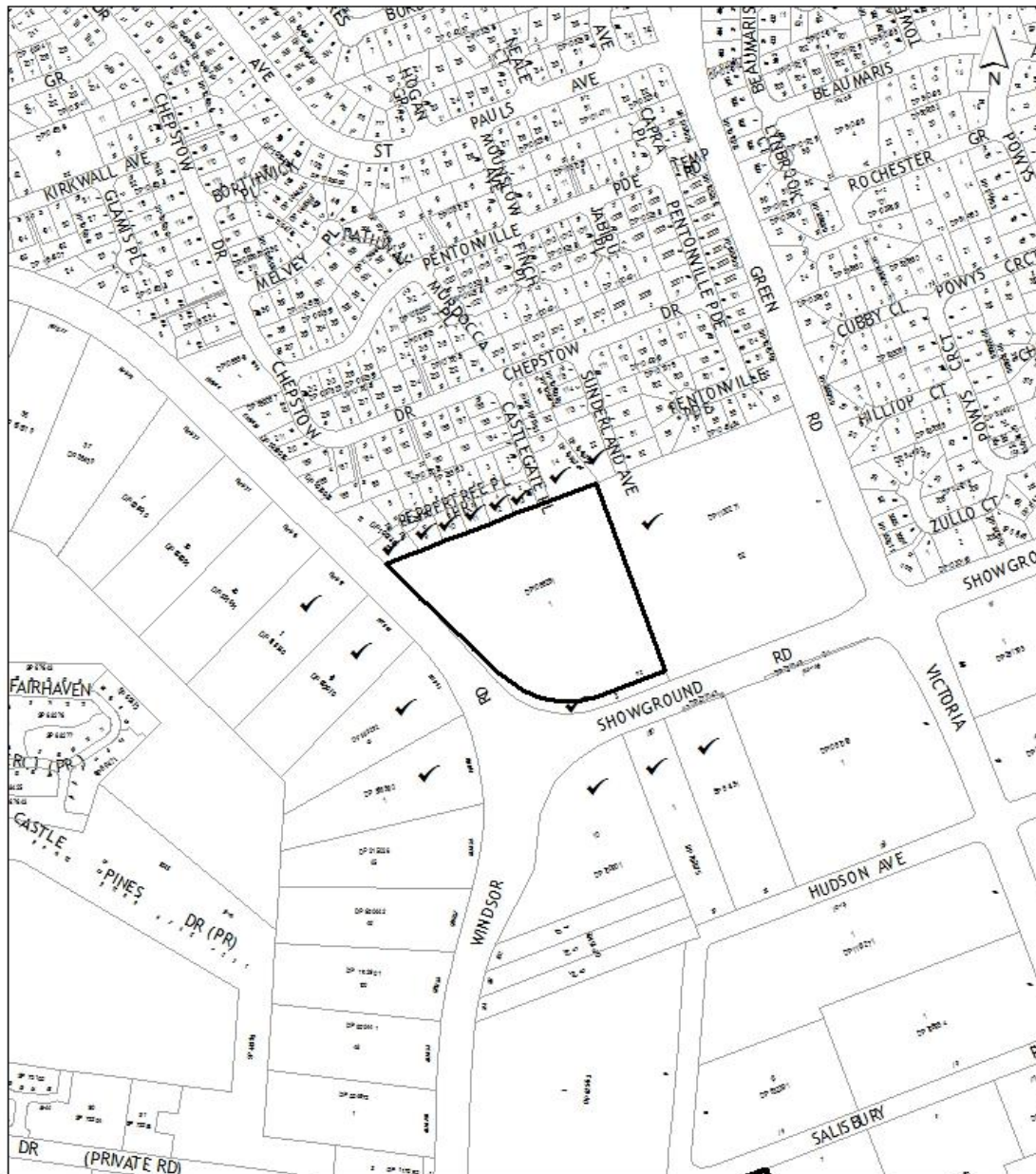
36. Waste and Recycling Management

To ensure the adequate collection and storage of waste from the use of the premises, all waste shall be stored in a designated waste area to, which includes provision for the storage of all waste and recyclable material emanating from the premises between collections. Arrangement must be in place in all areas of the premises for the separation of recyclable material from general waste.

ATTACHMENTS

1. Locality Plan
2. Aerial Photograph
3. Site Plan
4. Proposed Elevations – Storage Building
5. Proposed Elevations- Storage Building
6. Proposed Front Elevation – Display Building

ATTACHMENT 1 – LOCALITY PLAN



- ☐ SUBJECT SITE
- ✓ PROPERTIES NOTIFIED

THE HILLS
Sydney's Garden Shire

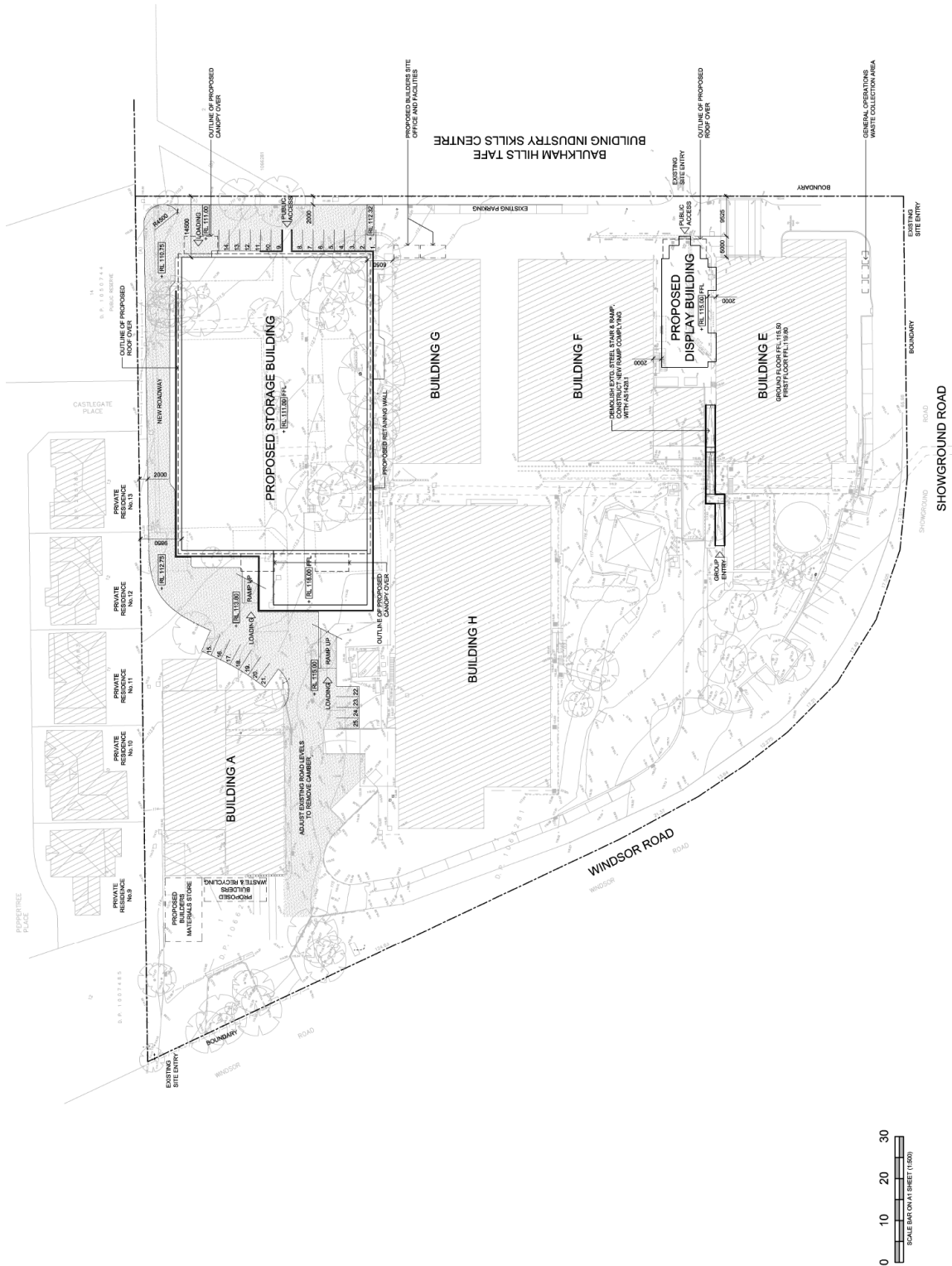
THE HILLS SHIRE COUNCIL

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ATTACHMENT 2 – AERIAL PHOTOGRAPH



ATTACHMENT 3 – SITE PLAN



JRPP - 2014SYW068

