

ATTACHMENT 1
Recommended Conditions of Consent (LDA2015/0045/ 2015SYE027)

GENERAL CONDITIONS

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

1. Development is to be carried out in accordance with the following plans and documents (except as amended by the conditions that follow):

Plan and Documents	Description	Issue	Date
DA04	Overall Master Plan	G	12.05.2015
DA05	Chapel Floor Plan	E	29.01.2014
DA07	Administration Building plan	E	29.01.2014
DA08	Administration Building Elevation	E	29.01.2014
DA09	Function Centre Plans	F	29.01.2014
DA10	Function Centre Section and Elevation	E	29.01.2014
DA12	Lotus Pavilion Plan	E	29.01.2014
DA13	Shadow Diagrams	E	29.01.2014
DA14	Demolition Plan	E	29.01.2014
01348_100	Civil Engineering Works	01	27.01.2015
01348_201	Civil Engineering Works	01	27.01.2015
01348_351	Civil Engineering Works – Sections	01	27.01.2015
01348_631	Civil Sheet 1 (as amended in RED)	01	27.01.2015
01348_632	Civil – Details Sheet 2	01	27.01.2015
01348_633	OSD Calculation Tables – Tank No. 1	01	27.01.2015
01348_634	OSD Calculation Table – Tank No. 2	01	27.01.2015
01348_635	Catchment Plan	01	27.01.2015
01348_701	Sediment & Erosion Control	01	27.01.2015
01348_702	Sediment & Erosion Control	01	27.01.2015
13025 –LP01	General Landscape Plan – Memorials	A	29.01.2015
13025 –LP02	Landscape Plan – Entry Memorial	A	29.01.2015
13025 –LP03	Elevation – Entry Memorial	A	29.01.2015
13025 –LP04	Landscape – Green Room	A	29.01.2015
13025 –LP05	Landscape Plan – Pole Forest + Wave	A	29.01.2015
13025 –LP06	Sections – Pole Forests + Wave	A	29.01.2015
13025 –LP07	Landscape Plan – Rose Garden	A	29.01.2015
13025 –LP08	Section – Rose Garden + Schedule	A	29.01.2015
14114-LP01	General Landscape Plan (West)	A	29.01.2015
14114-LP01	General Landscape Plan (West)	A	29.01.2015
14114-LP02	General Landscape Plan (East)	A	29.01.2015
14114-LP03	Landscape Plan – Lotus Pavilion	A	29.01.2015
14114-LP04	Section – Lotus Pavilion	A	29.01.2015
14114-LP05	Landscape Plan – Function Centre	A	29.01.2015
14114-LP06	Landscape Plan – FC Forecourt	A	29.01.2015
14114-LP07	Section Function Centre	A	29.01.2015
14114-LP08	Plant Schedule + Images	A	29.01.2015

2. **Comply with BCA/NCC:** All building works are required to be carried out in accordance with the provisions of the Building Code of Australia.
3. **Signage – not approved.** This consent does not authorise the erection of any advertising structures not indicated on the approved plans. Separate approval may be required for any signs, unless such signage is an “exempt development”.
4. **Hours of work.** Building activities (including demolition) may only be carried out between 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday.
5. **Hoardings.**
 - (a) A hoarding or fence must be erected between the work site and any adjoining public place.
 - (b) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.
6. **Site Signage.** Signage is to be provided on the site as follows:
 - a) During the entire construction phase signage shall be fixed on site identifying the principal contractor (the coordinator of the building work), and providing phone numbers.
7. **Illumination of public place.** Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
8. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties.
9. **Demolition Standards.** All demolition work is to be carried out in accordance with the requirements of the relevant Australian Standard(s).
10. **Asbestos.** Where asbestos is present during demolition work, the work must be carried out in accordance with the guidelines for asbestos work published by WorkCover New South Wales.
11. **Tree Removal.** All tree removal work is to be carried out in accordance NSW Workcover Code of Practice (2007) and undertaken by an Arborist with minimum AQF Level 2 qualifications. Approval is granted for the removal of the following trees as referenced in the above report:

Tree Number	Tree Name	Tree Condition
3 & 4	Apple Myrtle	Low retention value, they are suffering the effects of soil compaction and their removal is considered acceptable.
12a- 12f	Lilly Pilly	Low retention value, they have been heavily pruned into a rounded shape.
36, 40,	Turpentine	Low retention value, they are suffering the effects of soil compaction.

37-39 41, 42, 43	Spotted Gum	Low retention value, they are suffering the effects of soil compaction and canopy dieback.
42a	Atlas cedar	Is in good condition with a low retention value, its removal is considered acceptable in order to facilitate the development.
42b, 44, 46-47.	Turpentine	Low retention value, they are suffering the effects of soil compaction and their removal is considered acceptable.
45, 49a	Smooth Bark Apple	Low retention value, its removal is considered acceptable.
48a – 48i	River She oak	Although these trees contribute to the landscape, there removal is considered acceptable provided appropriate replacement planting is installed to compensate for the loss of shade and privacy.
77	Palm trees	Low retention value, its removal is considered acceptable (4m in height).
G1	Mock Orange	Good condition with a low retention value, its removal is considered acceptable.

12. **Tree to be retained:** The following trees must be protected and retained as identified in the Tree Protection Plan (Appendix E, Arboursafe Arborist Report, 23rd January 2015).

Tree Number	Tree Name	Tree Condition
35	<i>Eucalyptus paniculata</i> (Grey Ironbark).	high retention value and is likely to be remnant vegetation
48j-48o	<i>Allocasuarina cunninghamiana</i> (River She Oak)	good condition with a low retention value
48p	<i>Angophora costata</i> (Smooth Barked Apple).	good condition
12, 15, 17-19, 21-24	Spotted Gum <i>Corymbia maculata</i>	fair to good condition
49	<i>Pinus radiata</i> (Monterey Pine)	fair to good condition with a moderate retention value
50	<i>Eucalyptus resinifera</i> (Red Mahogany).	high retention value

13. **Project Arborist** – A consulting Arborist must be engaged to ensure compliance with the tree protection measures and monitor the trees throughout the development process. The Arborist is to recommend measures to protect the trees throughout the construction process in accordance with AS 4970-2009 Australian Standard – Protection of trees on development sites. Tree Protection Zones, the extent of protective fencing and ground protection are to be clearly marked on the construction drawings. A consulting Arborist is also to be engaged to ensure compliance with the tree protection measures and monitor the trees throughout the development process. The arborist is to be engaged to supervise the progress of development as per the following hold points).

Hold Point	Task	Responsibility	Certification	Timing of Inspection
1.	Indicate clearly (with spray	Principal	Project Arborist	Prior to demolition

	paint on trunks) trees approved for removal only	Contractor		and site establishment
2.	Establishment of tree protection fencing	Principal Contractor	Project Arborist	Prior to demolition and site establishment
3.	Supervise all excavation works proposed within the TPZ	Principal Contractor	Project Arborist	As required prior to the works proceeding adjacent to the tree
4.	Inspection of trees by Project Arborist	Principal Contractor	Project Arborist	Bi-monthly during construction period
5.	Final inspection of trees by project Arborist	Principal Contractor	Project Arborist	Prior to Occupation

14. **Tree setback and soil depth.** All proposed trees are to be located a minimum of 3m from the site boundary and installed clear of underground services. Where trees are located within a traffic island in close proximity to an OSD tank it is required that the tree pits be vaulted to ensure adequate soil volume can be achieved for the future establishment of the nominated species. All replacement trees shall be 75L and trees are to be grown according to NATSPEC requirements.
15. **Car parking.** No more than two hundred and sixty (260) car parking spaces are to be provided on the site.
16. **Disabled Access:** Access for disabled people shall be provided from the buildings to the footpaths, kerb ramps and accessible parking spaces by means of a continuous path of travel in accordance with the BCA and to the standards set out in AS 1428.1. Details indicating compliance with these recommendations are to be incorporated in the Construction drawings and certification obtained a suitably qualified access consultant prior to commencement of construction and prior to occupation to ensure the development complies with the Disability Discrimination Act, Australian Standards 1428 and the Building Code of Australia.
17. **Connection by gravity flow** - All sanitary fixtures must be connected to the sewerage system by gravity flow.
18. **Construction and fit-out of kitchen** - The proposed kitchen must be constructed and fitted-out in accordance with the requirements of:
 - (a) Food Safety Standard 3.2.3: *Food Premises and Equipment*; and
 - (b) Australian Standard AS 4674-2004: *Design, construction and fit-out of food premises*.
19. **Fresh air intake vents** - All fresh air intake vents must be located in a position that is free from contamination and at least 6 metres from any exhaust air discharge vent or cooling tower discharge.
20. **Exhaust air discharge vents** - All exhaust air discharge vents must be designed and located so that no nuisance or danger to health will be created.

21. **Storage of garbage and recyclable materials** - A separate room or area must be provided in a convenient location on the premises for the storage of garbage and recyclable materials.
22. **External garbage storage areas** - All external areas used for the storage of garbage must be roofed and paved with concrete graded to a grated drain connected to the sewerage system. A hose cock must be provided adjacent to the garbage storage area to facilitate cleaning of the containers and storage area.
23. **Installation of grease trap** - A grease trap must be installed if required by Sydney Water Corporation. The grease trap must be located outside the building or in a dedicated grease trap room and be readily accessible for servicing.
24. **Demolition of septic tank/collection well** - The contents of the existing septic tank/collection well are to be removed either by tanker removal to an appropriate site or pumped into the existing disposal trench which then should be sealed. The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the waste is being removed. The tank and the disposal area are to be disinfected by broadcasting Builders' (Hydrated) Lime over the exposed surfaces.
25. **Detailed site investigation report** - The proponent must submit a detailed site investigation report for Council's consideration prior to commencement of any development work on the site. The detailed site investigation report must comply with the *Guidelines for Consultants Reporting on Contaminated Sites* (EPA, 1997) and demonstrate that the site is suitable for the proposed use, or that the site can be remediated to the extent necessary for the proposed use. If remediation is required, the report should also set out the remediation options available for the site and whether the work is considered to be category 1 or category 2 remediation work.

[Reason: The Preliminary Report identified potential importation of uncontrolled fill that may contain various contaminants and potential asbestos-based building materials as potential environmental concerns. A detailed site investigation is required to confirm the presence and extent of contamination and to determine the suitability of the site for the proposed use].
26. **Council may require site audit of detailed investigation report** - If requested by Council, the proponent must submit a site audit statement and a site audit summary report from an accredited site auditor under the *Contaminated Land Management Act 1997*, verifying the information contained in the detailed site investigation report.
27. **Remediation of land following detailed site investigation** - If required by the detailed site investigation report, the land must be remediated to the extent necessary for the proposed use and a copy of the site validation report must be submitted to Council for consideration. The site validation report must comply

with the *Guidelines for Consultants Reporting on Contaminated Sites* (EPA, 1997) and demonstrate that the site is suitable for the proposed use.

No construction must commence on this site until Council has confirmed in writing that it is satisfied that the land is suitable for the proposed use, without the need for further remediation.

28. **Notice of remediation work** - Before commencing remediation work written notice must be submitted to Council in accordance with clause 16 of *State Environmental Planning Policy No. 55 - Remediation of Land*.
29. **Remediation work** - All remediation work must be carried out in accordance with the requirements of:
 - (a) *State Environmental Planning Policy No. 55 - Remediation of Land*;
 - (b) any relevant guidelines published by the NSW Environment Protection Authority; and
 - (c) any council policy or development control plan relating to the remediation of land.
30. **Mechanical ventilation details** - A design certificate from a professional mechanical services engineer certifying that the mechanical ventilation systems will comply with the *Building Code of Australia* and the conditions of this Consent.

DURING DEMOLITION AND SITE WORKS

31. **Storage and removal of wastes** - All demolition and construction wastes must be stored in an environmentally acceptable manner and be removed from the site at frequent intervals to prevent any nuisance or danger to health, safety or the environment.
32. **Contaminated soil** - All potentially contaminated soil excavated during demolition or construction work must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines* (DECCW, 2009) before being transported from the site.
33. **Imported soil** - All imported soil must be validated in accordance with the *Contaminated Sites Sampling Design Guidelines* (EPA, 1995) by an experienced environmental and a copy of the validation report must be submitted to the Principal Certifying Authority (and Council, if Council is not the PCA) before the soil is used.
34. **Stop Work Provisions:** As required by the NSW *National Parks and Wildlife Service Act 1974* and the NSW *Heritage Act 1977*, in the event that Aboriginal cultural heritage or historical cultural fabric or deposits are encountered/ discovered where they are not expected, works must cease immediately to allow a suitably qualified archaeologist to make an assessment and recommendation of the findings. The archaeologist may need to consult with the NSW Heritage Division of the Office of Environment and Heritage regarding Aboriginal cultural heritage relics, or the significance of historic cultural material unearthed. If relics are encountered, the Heritage Division should be notified

and further archaeological work may be required before works could recommence. Approvals/permits from the NSW Heritage Division may also be required to disturb/relocate relics.

35. **No demolition of extra fabric:** Alterations to, and demolition of, the existing building shall be limited to that documented on the approved plans (by way of notation) or conditioned in this consent. No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is shown to be retained. Should any portion of the existing building which is indicated on the approved plans to be retained, be damaged for whatever reason, all the works in the area of this damaged portion are to cease and written notification given to Council. No work is to resume until the written approval of Council is obtained. Failure to comply with the provisions of this condition may result in the Council instituting legal proceedings.
36. **Design and Construction Standards.** All engineering plans and work inside the property shall be carried out in accordance with the requirements of the relevant Australian Standard. All Public Domain works or modification to Council infrastructure which may be located inside the property boundary, must be undertaken in accordance with Council's 2014 DCP Part 8.5 "Public Domain Works", except otherwise as amended by conditions of this consent.
37. **Public Utilities and Service Alterations.** All mains, services, poles, etc., which require alteration shall be altered at the applicant's expense in compliance with the requirements of the service provider.
38. **Restoration.** Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities will be carried out by Council following submission of a permit application and payment of appropriate fees. Repairs of damage to any public stormwater drainage facility will be carried out by Council following receipt of payment. Restoration of any disused gutter crossings will be carried out by Council following receipt of the relevant payment.
39. **Road Opening Permit.** The applicant shall apply for a road-opening permit where a new pipeline is proposed to be constructed within or across the footpath. Additional road opening permits and fees may be necessary where there are connections to public utility services (e.g. telephone, electricity, sewer, water or gas) required within the road reserve. No works shall be carried out on the footpath without this permit being paid and a copy kept on the site.
40. **RFS - Asset Protection Zones:** At the commencement of building works and in perpetuity, the property from the proposed footprints up to the south eastern boundary of the subject site shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
41. **RFS - Water and Utilities:** New works for water, electricity and gas provisions shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

42. **RFS - Access:** New internal access roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
43. **RFS - Evacuation and Emergency Management:** An emergency/evacuation plan shall be prepared or updated with regard to the proposed development to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
44. **RFS - Design and Construction:** New construction on all elevations of the proposed function centre shall comply with Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' section 3 and section 5 (BAL 12.5) and section A3.7 of Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.
45. **RFS - Landscaping:** Landscaping to the site shall comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'. In this regard the following landscaping principles are to be incorporated into the development:
- Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
 - Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
 - Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building; Maximum tree cover should be less than 30%, and maximum shrub cover less than 20%;
 - Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);
 - When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
 - Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
 - Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
 - Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
 - Avoid climbing species to walls and pergolas;
 - Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
 - Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture way from the building; and
 - Use of low flammability vegetation species.
46. **Section 94.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the commencement of any works on the site.

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$67,448.68
Open Space & Recreation Facilities	\$0
Civic & Urban Improvements	\$107,254.74

Roads & Traffic Management Facilities	\$15,118.40
Cycleways	\$9,139.76
Stormwater Management Facilities	\$20,890.88
Plan Administration	\$2,473.92
The total contribution is	\$222,326.38

These are contributions under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 (2010 Amendment) adopted by City of Ryde on 16 March 2011.

The above amounts are current at the date of this consent, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.

A copy of the Section 94 Development Contributions Plan may be inspected at the Ryde Planning and Business Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

47. **Security deposit.** The Council must be provided with security for the purposes of section 80A(6) of the *Environmental Planning and Assessment Act 1979* in a sum determined by reference to Council's Management Plan prior to the commencement of any work on the site (**category: other buildings with delivery of bricks or concrete or machine excavation**).
48. **Fees.** The following fees must be paid to Council in accordance with Council's Management Plan prior to the commencement of any work on the site:
 - (a) Infrastructure Restoration and Administration Fee
 - (b) Enforcement Levy
49. **Long Service Levy.** Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 is to be received by Council prior to the commencement of any works on the site.
50. **Structural Certification.** The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant Australian Standards and BCA/ National Construction Code requirements prior to the commencement of any works on the site.
51. **Sydney Water – quick check.** The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre, prior to the commencement of any works on the site, to determine whether the development will affect any Sydney Water assets, sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:

- Quick Check agents details - see Building, Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water assets - see Building, Development and Plumbing then Building and Renovating.

Or telephone 13 20 92.

52. **Vehicle Access & Parking.** All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Offstreet Parking standards).
53. **Construction Traffic Management Plan - Approval.** As a result of the site constraints, limited vehicle access and parking, a Construction Traffic Management Plan (CTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by Council prior to the commencement of any works on the site. This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The CTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent the site.

The CTMP must:-

- Make provision for all construction materials to be stored on site, at all times.
- Specify construction truck routes and truck rates. Nominated truck routes are to be distributed over the surrounding road network where possible.
- Provide for the movement of trucks to and from the site, and deliveries to the site. Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site are not permitted unless approved by Council's Public Works.
- Include a Traffic Control Plan prepared by an RMS accredited traffic controller for any activities involving the management of vehicle and pedestrian traffic.
- Specify that a minimum seven (7) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measures.
- Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street tree's.
- Take into consideration the combined construction activities of other developments in the surrounding area. To this end, the consultant preparing the CTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site, north of Epping Road to ensure that appropriate measures are in place to prevent the combined impact of construction activities, such as (but not limited to) concrete pours, crane lifts and dump truck routes. These communications must be documented and supplied to Council.

The CTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, RMS’s Manual – “Traffic Control at Work Sites” and Councils DCP 2014 Part 8.1 (Construction Activities).

All fees and charges associated with the review of this plan is to be in accordance with Council’s Schedule of Fees and Charges and is to be paid at the time that the Traffic Management Plan is submitted.

54. **Stormwater Management.** To ensure that stormwater runoff from the development is drained in an appropriate manner, without impact to neighbouring properties and downstream systems, a detailed plan must be prepared and certification of the development’s stormwater management system must be obtained complying with the following:
- Stormwater runoff from the development shall be collected and piped by gravity flow to discharge to the inground drainage network in Plassey Road generally in accordance with the plans by C&M Consulting Engineers (Refer to Project No. 01348 Dwgs 100,201,351,501,631,632,633,534 & 635 Rev. 1 dated 27 January 2015).
 - The detailed plans, documentation and certification of the system must be prepared by a chartered civil engineer and comply with the following;
 - The certification must state that the submitted design is in accordance with the requirements of AS 3500.3 (2003) and the City of Ryde – DCP 2014 Part 8.2 (Stormwater Management).
 - Certification must also state that the design of both OSD tanks that the storage volume provided and associated discharge control systems have been designed to satisfy the nominated 100yr event maximum PSD rates of 627 L/s (“Basin Catchment”) & 170 L/s (“OSD Catchment”) for each of the respective systems.
 - The submitted design is consistent with the approved architectural and landscape plan and any revisions to these plans required by conditions of this consent.
 - Any subsurface drainage system must be designed to generally preserve the pre-developed groundwater table so as to prevent constant, ongoing discharge of groundwater to the public drainage network as well as avoid impacts that may result from dewatering practises.
55. **Stormwater Management - Construction.** The stormwater drainage system on the site must be constructed in accordance with the revised certified construction plan version of the Stormwater Management Plan by C&M Consulting Engineers (Refer to Project No. 01348 Dwgs 100,201,351,501,631,632,633,534 & 635 Rev. 1 dated 27 January 2015) submitted in compliance to the condition labelled “Stormwater Management.”.
56. **Stormwater Management - Quality.** A first flush infiltration system is to be designed and installed to capture the initial runoff from the paved parking area and store this flow off line to allow infiltration to the surrounding soil.

57. **Erosion and Sediment Control.** The applicant shall install erosion and sediment control measures in accordance with the approved plan by C&M Consulting Engineers (Refer to Project No. 01348 Dwgs 701 & 702 Rev. 1 dated 27 January 2015) at the commencement of works on the site. Suitable erosion control management procedures in accordance with the manual “Managing Urban Stormwater: Soils and Construction” by the NSW Department – Office of Environment and Heritage, must be practiced at all times throughout the construction. Where construction works deviate from the plan, soil erosion and sediment control measures are to be implemented in accordance with the above referenced document.

PRIOR TO OCCUPATION

58. **Stormwater Management - Work-as-Executed Plan.** A Work-as-Executed plan (WAE) of the as constructed Stormwater Management System must be submitted with the application for an Occupation Certificate. The WAE must be prepared and certified (signed and dated) by a Registered Surveyor and is to clearly show the constructed stormwater drainage system (including any onsite detention, pump/ sump, charged/ siphonic and onsite disposal/ absorption system) and finished surface levels which convey stormwater runoff.
59. **Stormwater Management – Positive Covenant(s).** A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing Act (1919), providing for the ongoing maintenance of the onsite detention components incorporated in the approved Stormwater Management system. This is to ensure that the drainage system will be maintained and operate as approved throughout the life of the development, by the owner of the site(s). The terms of the instrument are to be in accordance with the Council's draft terms for these systems as specified in City of Ryde DCP 2014 - Part 8.4 (Title Encumbrances) - Section 7, and to the satisfaction of Council, and are to be registered on the title prior to commencement of use of the approved development.
60. **Compliance Certificates – Engineering.** To ensure that all engineering facets of the development have been designed and constructed to the appropriate standards, Compliance Certificates must be obtained for the following items prior to the occupation of the commencement of use of the approved development. All certification must be issued by a qualified and practising civil engineer having experience in the area respective of the certification unless stated otherwise.
- a) Confirming that all components of the parking areas contained inside the site comply with the relevant components of AS 2890 and the City of Ryde DCP 2014, Part 9.3 “Car Parking”.
 - b) Confirming that the Stormwater Management system (including any constructed ancillary components such as onsite detention) servicing the development complies with the City of Ryde DCP 2014, Part 8.2, “Stormwater Management” and has been constructed to function in accordance with all conditions of this consent relating to the discharge of stormwater from the site.
 - c) Confirming that after completion of all construction work and landscaping, all areas adjacent the site, the site drainage system (including any on-site

detention system), and the trunk drainage system immediately downstream of the subject site (next pit), have been cleaned of all sand, silt, old formwork, and other debris.

- d) Confirming that the footings adjacent to drainage easements are founded below the zone of influence of this infrastructure, in accordance the City of Ryde DCP 2014, Part 8.2 "Stormwater Management" and associated annexure.
 - e) Confirming that erosion and sediment control measures were implemented during the course of construction and were in accordance with the manual "*Managing Urban Stormwater: Soils and Construction*" by the NSW Department – Office of Environment and Heritage and the City of Ryde DCP 2014, Part 8.1 "Construction Activities".
61. **On-Site Stormwater Detention System - Marker Plate.** To ensure the constructed On-site detention will not be modified, a marker plate is to be fixed to each on-site detention system constructed on the site. The plate construction, wordings and installation shall be in accordance with City of Ryde, Development Control Plan 2014: - Part 8.2; Stormwater Management. The plate may be purchased from Council's Customer Service Centre at Ryde Civic Centre (Devlin Street, Ryde).
62. **Registration of premises** - The operator of the business must register the premises with Council's Environmental Health Unit before trading commences.
63. **Notification of business details** - The operator of the business must notify their business details to the NSW Food Authority before trading commences. Notifications may be lodged on-line at www.foodnotify.nsw.gov.au.

OPERATIONAL CONDITIONS

64. **Containers** - An adequate number of suitable waste containers must be kept on the premises for the storage of garbage and trade waste.
65. **Recyclable wastes** - Wastes for recycling must be stored in separate bins or containers and be transported to a facility where the wastes will be recycled or re-used.
66. **Air pollution** - The use of the premises, including any plant or equipment installed on the premises, must not cause the emission of smoke, soot, dust, solid particles, gases, fumes, vapours, mists, odours or other air impurities that are a nuisance or danger to health.

ADVISORY NOTES

Inspections and fees - Council officers may carry out periodic inspections of the premises to ensure compliance with relevant environmental health standards and Council may charge an approved fee for this service in accordance with Section 608 of the *Local Government Act 1993*.

The approved fees are contained in Council's Management Plan and may be viewed or downloaded at www.ryde.nsw.gov.au.