

DRAFT CONDITIONS OF CONSENT

Upon the signature of the applicable delegate the conditions in this Appendix will form the conditions of development consent.

Development Consent No.: DA/848/2017
Property Address: Lot 6-15 Sec I DP 1249, 1-2 Sec X DP 1249,
Lot 20 Sec 1 DP 1775, Lot 4 & 8 DP 6355 &
Lot 1 DP 572480
22 Prospect Street, ROSEHILL NSW 2142

General Matters

PA0001 # Approved plans and supporting documentation

1. The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except where amended by other conditions of this consent and/or any plan annotations:

Drawing No.	Prepared By	Dated
Proposed Site Plan Drawing No. 1003 Revision 4	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.09.2017
Open Space Plan Drawing No. 1006 Revision 1	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.09.2017
Streetscape Elevations Drawing No. 1007 Revision 1	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.09.2017
Demolition Plan – Administration Building Drawing No. 2000 Revision 1	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.09.2017
Ground Floor – School Drawing No. 2100 Revision 1	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.09.2017
Level 1 – School Drawing No. 2101 Revision 1	Conrad Gargett Ancher Mortlock Woolley Architects	22.09.2017

	Pty Ltd	
Level 2 – School Drawing No. 2102 Revision 1	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.09.2017
Roof – School Drawing No. 2103 Revision 0	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.09.2017
Ground Floor – Admin Drawing No. 2104 Revision 1	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.09.2017
Roof Plan – Admin Drawing No. 2105 Revision 1	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.09.2017
East and North Elevations Drawing No. 3001 Revision 6	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.06.2017
South and West Elevation Drawing No. 3002 Revision 6	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.06.2017
Elevations – Administration Refurbishment Drawing No. 3003 Revision 1	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.06.2017
Sections Drawing No. 3500 Revision 1	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.06.2017
Sections Administration Drawing No. 3501 Revision 1	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	22.06.2017
Landscape Finishes Schedule Drawing No. 0004 Revision D	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	September 2017
Landscape Master Plan Drawing No. 0005 Revision D	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	September 2017
Landscape Surface Finishes	Conrad Gargett	September

Plan – Sheet 1 Drawing No. 0006 Revision D	Ancher Mortlock Woolley Architects Pty Ltd	2017
Landscape Surface Finishes Plan – Sheet 2 Drawing No. 0007-D	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	September 2017
Landscape Surface Finishes Plan – Sheet 3 Drawing No.0008 Revision D	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	September 2017
Landscape Sections – Sheet 1 Drawing No.0009 Revision D	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	September 2017
Material Palette – Hardscape Drawing No.0010 Revision D	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	September 2017
Material Palette – Softscape Drawing No. 0011 Revision D	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	September 2017
Demolition, Tree Retention and Removal Plan Drawing No. 00012 Revision D	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	September 2017
Site Stormwater Plan Drawing No. 2100 Revision B	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	01.03.2017

Document(s)	Prepared By	Dated
Statement of Environmental Effects	Barker Ryan Stewart Pty Ltd	September 2017
Waste Management Plan	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	September 2017
Traffic and Transport Assessment Report	ARUP Pty Ltd	28 August 2017
Acoustic Report	Wood & Grieve Engineers Pty Ltd	8 September 2017
Desktop Aboriginal Due Diligence	RPS Pty Ltd	September 2017

Statement of Heritage	Conrad Gargett Ancher Mortlock Woolley Architects Pty Ltd	September 2017
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Note: In the event of any inconsistency between the architectural plan(s) and the landscape plan(s) and/or stormwater disposal plan(s) (if applicable), the architectural plan(s) shall prevail to the extent of the inconsistency.

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

PA0002 Building work in compliance with BCA

2. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

PA0004 No encroachment on Council and/or Adjoining proper

3. The development must be constructed within the confines of the property boundary. No portion of the proposed structure, including footings/slabs, gates and doors during opening and closing operations must encroach upon Council's footpath area or the boundaries of the adjacent properties.

Reason: To ensure no injury is caused to persons and the building is erected in accordance with the approval granted within the boundaries of the site.

PA0011 #Demolition of Buildings

4. Approval is granted for the demolition of all buildings and outbuildings currently on the property, subject to compliance with the following:-

- (a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - Demolition of Structures.

Note: Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.

- (a) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition commencing. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any). The demolition must not commence prior to the date stated in the notification.

- (b) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to City of Parramatta for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.
- (c) On the first day of demolition, work is not to commence until City of Parramatta has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with Work Cover's document "Your Guide to Working with Asbestos", and demolition works must at all times comply with its requirements.
- (d) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.
- (e) Demolition must not commence until all trees required to be retained are protected in accordance with the conditions detailed under "Prior to Works Commencing" in this Consent.
- (f) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (g) Demolition works involving the removal and disposal of asbestos cement in excess of 10 square meters, must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".
- (h) Demolition is to be completed within 5 days of commencement.
- (i) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
- (j) 1.8m high Protective fencing is to be installed to prevent public access to the site.
- (k) Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy

Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

- (l) Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.
- (m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).
- (n) Before demolition works begin, adequate toilet facilities are to be provided.
- (o) After completion, the applicant must notify City of Parramatta within 7 days to assess the site and ensure compliance with AS2601-2001 – Demolition of Structures.
- (p) Within 14 days of completion of demolition, the applicant must submit to Council:
 - (i) An asbestos clearance certificate issued by a suitably qualified person if asbestos was removed from the site; and
 - (i) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent. In reviewing such documentation Council will require the provision of original.
 - (ii) Payment of fees in accordance with Council's current schedule of fees and charges for inspection by Parramatta Council of the demolition site prior to commencement of any demolition works and after the completion of the demolition works.

Reason: To protect the amenity of the area.

LA0001 #Tree Retention

5. Trees to be retained are:

Tree No.	Name	Common Name	Location	DBH Diameter at breast height (m)	Tree Protection Zone (m)
4	Eucalyptus microcorys	Tallowood	Refer to Demolition, Tree Retention and Removal Plan	500mm	6 metres
11	Lophostemon confertus	Brushbox	Refer to Demolition, Tree Retention	450mm	5.4 metres

			and Removal Plan		
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Reason: To protect significant trees which contribute to the landscape character of the area.

LB0003 #Tree Retention

6. The Certifying Authority must be satisfied the footings of the proposed building or pedestrian ramp will be designed so as not to impact on the trees required to be retained. In order to reduce the impact on the root structure, isolated piers or pier and beam construction is to be used within the following radius of the nominated tree(s):

Tree No.	Name	Common Name	Radius from the trunk
4	Eucalyptus microcorys	Tallowood	6 metres
11	Lophostemon confertus	Brushbox	5.4 metres

Plans submitted must reflect the above requirements.

Reason: To ensure adequate protection of existing trees.

DB0001 Stormwater Disposal

7. All roof water and surface water is to be connected to an operable drainage system.

The stormwater collection pit and pipe system must be designed to 1% AEP inlet and conveyance capacity. The existing and proposed stormwater systems must function independently and not make connection upstream of the OSD systems. The capacity and design of the system must be certified by the project hydraulic engineer prior to commencement of work.

Details are to be shown on the detailed construction plans and documentation completed prior to the commencement of any works on site.

Reason: To ensure satisfactory stormwater disposal.

DB0002 Retaining walls

8. If no retaining walls are marked on the approved plans no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600mm in height or within 900mm of any property boundary.

The provision of retaining walls along common boundary lines shall not impact on neighbouring properties. If impact upon neighbouring properties (including fences) is anticipated then written approval from the affected

neighbour shall be obtained and submitted to the certifying authority prior commencement of the works.

Structural details, certified by a practicing structural engineer.

Reason: To minimise impact on adjoining properties.

DB0003 Sydney Water Quick check

9. A building plan approval must be obtained from Sydney Water Tap in™ prior to the commencement of any works on site to ensure that the approved development will not impact Sydney Water infrastructure.

Please refer to the website

<http://www.sydneywater.com.au/tapin/index.htm>, Sydney Water Tap in™, or telephone 13 20 92.

Reason: To ensure the requirements of Sydney Water have been complied with.

DB0004 Dial Before you Dig Service

10. Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to receive written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services.

Reason: To ensure Council's assets are not damaged.

DB0012 #On Site Detention

11. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points;

- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code.

- (i) *Civil notes sheet, drawing number 0002, Revision 1, dated 28/09/2017, prepared by Adams engineering.*
- (ii) *Site stormwater plan, drawing number 2100, Revision B, dated 01/03/2018, prepared by Adams engineering.*
- (iii) *OSD tanks sections and details, drawing number 0003, Revision 3, dated 28/09/2017, prepared by Adams engineering.*

- (b) The Site Reference Discharge (Lower Storage), SRDL of 40 L/s/ha, Site Storage Requirement (Lower Storage) SSRL of 300 m³/ha, Site Reference Discharge (Upper Storage), SRDU of 150 L/s/ha, Site Storage Requirement (Total) SSRT of 455 m³/ha (when using the Extended/Flood detention method - 4th edition of UPRCT's handbook).
- (c) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank. In this regard, an additional two 900mm x 900mm grated access hatches must be provided in the cover slab of each of the three OSD tanks.
- (d) Child-proof locking must be provided on every access hatch to the OSD tanks.
- (e) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

Reason: To minimise the quantity of storm water run-off from the site, surcharge from the existing drainage system and to manage downstream flooding.

DB0013 #Water treatment for stormwater

12. A SPEL Ecoceptor (or similar), a SPEL Hydrosystem (or similar) and a rainwater harvesting tank water quality treatment devices must be installed to manage surface runoff water to Virginia Street to satisfy section 3.3.6.1 of Parramatta City Council Development Control Plan 2011. Details of the proposed devices and their location must be shown on the final construction plans prepared prior to the commencement of any work on the site.

Reason: To ensure appropriate water quality treatment measures are in place.

DB0021 Impact on Existing Utility Installations

13. Where work is likely to disturb or impact upon a utility installation, (e.g. power pole, telecommunications infrastructure etc.) written confirmation from the affected utility provider that they raise no objections to the proposed works must be obtained prior to the commencement of any works on site.

Reason: To ensure no unauthorised work to public utility installations and to minimise costs to Council.

TBNSC Non-standard

14. A green travel plan is to be prepared for the school to encourage staff to carpool, use public transport or active transport.

Reason: Reduce car travel and parking impact on council assets.

LC0006 Pruning/works on tree(s)

15. Consent from Council must be obtained prior to any pruning works being undertaken on any tree on site, or any trees located in adjoining properties.

All approved pruning works must be supervised by an Australian Qualifications Framework (AQF) Level 3 certified Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.

Reason: To ensure the protection of the tree(s) to be retained.

LC0007 Tree Protection During Construction

16. Tree protection measures are to be installed and maintained, under the supervision of an Australian Qualifications Framework (AQF) Level 5 Arborist in accordance with AS4970 - "Protection of Trees on Development Sites".

Reason: To ensure trees are protected during construction.

DC0002 Road Opening Permits - DA's involving drainage wrk

17. The applicant must apply for a road-opening permit where a new pipeline is proposed to be constructed within or across Council owned land. Additional road opening permits and fees may be necessary where connections to public utilities are required (e.g. telephone, electricity, sewer, water or gas).

In addition, no drainage work can be carried out within the Council owned land without this permit being issued. A copy is required to be kept on site.

Reason: To protect Council's assets throughout the development process.

DC0006 Erosion and Sediment Control measures

18. Erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.

Reason: To ensure soil and water management controls are in place before site works commence.

DC0007 Site Maintenance

19. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site must

be maintained in a safe and tidy manner. In this regard the following must be undertaken:

- (a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- (b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;
- (c) all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
- (d) the site is to be maintained clear of weeds; and
- (e) all grassed areas are to be mowed on a monthly basis.

Reason: To ensure public safety and maintenance of the amenity of the surrounding environment.

DC0009 Special Permits Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely within the property boundaries. The applicant, owner or builder must apply for specific permits if the following activities are required seeking approval pursuant to Section 138 of the Roads Act 1993:

- (a) On-street mobile plant:
E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.
- (b) Storage of building materials and building waste containers (skips) on Council's property.
- (c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.
- (d) Kerbside restrictions - construction zones:
The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs..

The application is to be lodged with Council's Customer Service Centre.

Reason: Proper management of public land.

TD0001 Occupat. of any part of footpath/road - Enusre Mge

21. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

TD0002 Oversize vehicles using local roads

22. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

LD0004 Material storage and trees

23. No materials (including waste and soil), equipment, structures or goods of any type are to be stored, kept or placed within 5m of the trunk of a tree or within the drip line of any tree.

Reason: To ensure the protection of the tree(s) to be retained on the site.

LD0007 #Excavation in the vicinity of trees

24. No excavation is to occur within the distance specified below:

Tree No.	Species	Common Name	Location	Distance from trunk
4	<i>Eucalyptus microcorys</i>	Tallowood	Refer to Demolition, Tree Retention and Removal Plan	2.5 metres
11	<i>Lophostemon confertus</i>	Brushbox	Refer to Demolition, Tree Retention and Removal Plan	2.4 metres

Reason: To ensure the protection of tree(s).

LD0008 No attachments to trees

25. No service, structure, conduit or the like is permitted to be fixed or attached to any tree.

Reason: To ensure the protection of the tree(s).

LD0011 Tree Removal

26. Trees to be removed are:

Tree No.	Species	Common Name	Location
5	<i>Eucalyptus microcorys</i>	Tallowood	Refer to Demolition, Tree Retention and Removal Plan
6	<i>Melia azedarach</i>	White Cedar	Refer to Demolition, Tree Retention and Removal Plan
7	<i>Eucalyptus microcorys</i>	Tallowood	Refer to Demolition, Tree Retention and Removal Plan
8	<i>Eucalyptus microcorys</i>	Tallowood	Refer to Demolition, Tree Retention and Removal Plan
9	<i>Eucalyptus microcorys</i>	Tallowood	Refer to Demolition, Tree Retention and Removal Plan
10	<i>Eucalyptus microcorys</i>	Tallowood	Refer to Demolition, Tree Retention and Removal Plan
12	<i>Cinnamomum camphora</i>	Camphor laurel	Refer to Demolition, Tree Retention and Removal Plan
A	<i>Eucalyptus microcorys</i>	Tallowood	Refer to Demolition, Tree Retention and Removal Plan

Reason: To facilitate development.

LD0013 Removal of trees by an arborist

27. All approved tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist in accordance with the provisions of the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Reason: To ensure works are carried out in accordance the Safe Work Australia Guide to managing risks of tree trimming and removal work.

DD0005 Erosion & sediment control measures

28. Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The person having the benefit of this consent must ensure sediment is not tracked out from the development site.

Reason: To ensure no adverse impacts on neighbouring properties.

DD0006 Damage to public infrastructure Any damage to Council assets that impacts on public safety during construction is to be rectified

immediately to the satisfaction of Council with all costs to be borne by the person having the benefit of the Development Consent.

Reason: To protect public safety.

DD0011 Nomination of Engineering Works Supervisor

30. During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's "Guidelines for Public Domain Works". Certification is required to be provided with the Occupation Certificate.

Reason: To ensure Council's assets are appropriately constructed.

TD0001 Occupat. of any part of footpath/road - Enusre Mge

31. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

TD0002 Oversize vehicles using local roads

32. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

PD0006 #Hours of work and noise

33. All work (excluding demolition which has separate days and hours outlined below) including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.

Reason: To protect the amenity of the area.

LE0002 Cert.Auth.Arrange Qualified LandscapeArch.(multi)

34. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to the issue of an Occupation Certificate.
Reason: To ensure restoration of environmental amenity.

DE0003 Work-as-Executed Plan

35. Works-As-Executed stormwater plans are to address the following:

- (a) The Work-As-Executed plans are prepared on the copies of the approved drainage plans.
- (b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (c) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table).
- (d) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (e) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).
- (f) Certificate of Structural compliance of the OSD tank walls and cover slab from a qualified structural engineer.

The above is to be submitted to Council with any application for endorsement of 88E/88B instruments.

Reason: To ensure works comply with approved plans and adequate information is available for Council to update the Upper Parramatta River Catchment Trust.

DE0005 #OSD Positive Covenant/Restriction

36. Prior to commencement of use of the site a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms.

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through via an application to the Land Titles Office using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the On-Site Detention facility, including its relationship to the building footprint.

Reason: To ensure maintenance of on-site detention facilities.

The Use of the Site

Nil Conditions

Date: 13 March 2018
Responsible Officer: Anthony Blood