
CONDITIONS OF DEVELOPMENT CONSENT

DA No: DA-403/2017
Property: 153-159 Parramatta Road, AUBURN NSW 2144
Description: Alterations and additions to Auburn North Public School including internal demolition, refurbishment and a single storey addition to the administration building, relocation of a demountable building, construction of a part two, part three storey building containing ten classrooms and associated facilities and increase the student population by 115 to 874.

1. Approved Plans

The development is to be carried out in accordance with the approved stamped plans as numbered below:

Plan Number	Prepared By	Revision No.	Dated
Cover Sheet			
Drawing Number AN-01-SD-AR-DR-0001-5	Blue Visions	5	19/9/2017
Room Schedules			
Drawing Number AN-01-SD-AR-DR-0002-1	Blue Visions	1	19/9/2017
Location Plan			
Drawing Number AN-01-SD-AR-DR-1000-6	Blue Visions	6	19/9/2017
Existing Site Plan			
Drawing Number AN-01-SD-AR-DR-1002-4	Blue Visions	4	19/9/2017
Proposed Site Plan			
Drawing Number AN-01-SD-AR-DR-1003-6	Blue Visions	6	19/9/2017
Open Play Space			
Drawing Number AN-01-SD-AR-DR-1006-1	Blue Visions	1	19/9/2017
Streetscape Elevations			
Drawing Number AN-01-SD-AR-DR-1007-1	Blue Visions	1	19/9/2017
Demolition Plan Administration Building			
Drawing Number AN-01-SD-AR-DR-2000-1	Blue Visions	1	19/9/2017

Demolition Plan School		1	19/9/2017
Drawing Number AN-01-SD-AR-DR-2001-1	Blue Visions		
Roof School		2	19/9/2017
Drawing Number AN-01-SD-AR-DR-2130-2	Blue Visions		
East and West Elevations		8	19/9/2017
Drawing Number AN-01-SD-AR-DR-3001-8	Blue Visions		
South and North Elevations		7	19/9/2017
Drawing Number AN-01-SD-AR-DR-3002-7	Blue Visions		
Admin Elevations		2	19/9/2017
Drawing Number AN-01-SD-AR-DR-3003-2	Blue Visions		
Lower Ground Floor Plan		8	19/9/2017
Drawing Number AN-01-SD-AR-DR-2100-8	Blue Visions		
Ground Floor School		7	19/9/2017
Drawing Number AN-01-SD-AR-DR-2110-7	Blue Visions		
Ground Floor Admin			19/9/2017
Drawing Number AN-01-SD-AR-DR-2111-5	Blue Visions	5	
Level 1 School			19/9/2017
Drawing Number AN-01-SD-AR-DR-2120-8	Blue Visions	8	
Drawing Number AN-01-SD-AR-DR-2130-2	Blue Visions	2	19/9/2017
Sections			19/9/2017
Drawing Number AN-01-SD-AR-DR-3500-1	Blue Visions	1	
Cover Sheet	Conrad Gargett	B	21/12/2017
Drawing Number AN-01-SD-C-DR-0001-B			
Civil Notes Sheet	Conrad Gargett	B	21/12/2017
Drawing Number AN-01-SD-C-DR-0002-B			

Details Sheet 2 Drawing Number AN-01-SD-C-DR-0003-B	Conrad Gargett	B	21/12/2017
Site Stormwater Plan Drawing Number AN-01-SD-C-DR-2100-B (Including the amendment in red)	Conrad Gargett	B	21/12/2017
Erosion and Sediment Control Plan Drawing Number AN-01-SD-C-DR-2101-B	Conrad Gargett	B	21/12/2017
Auburn North Public School Landscape Architectural Package Book	Conrad Gargett	D	8/9/2017
Cover Sheet Drawing Number AN-01-SD-LA-DR-0001-A	Conrad Gargett	A	13/11/2017
Demolition, Tree Retention and Removal Plan Drawing Number AN-01-SD-LA-DR-0002-A	Conrad Gargett	A	13/11/2017
Landscape Masterplan Drawing Number AN-01-SD-LA-DR-0004-B	Conrad Gargett	B	6/12/2017
Finishes Schedule Drawing Number AN-01-SD-LA-DR-0011-B	Conrad Gargett	B	13/11/2017
Plant Palette Drawing Number AN-01-SD-LA-DR-0012-B	Conrad Gargett	B	6/12/2017
Surface Finishes Plan Sheet 1 Drawing Number AN-01-SD-LA-DR-0101-B	Conrad Gargett	B	6/12/2017
Surface Finishes Plan Sheet 2 Drawing Number AN-01-SD-LA-DR-0102-B	Conrad Gargett	B	6/12/2017
Surface Finishes Plan Sheet 3 Drawing Number AN-01-SD-LA-DR-0103-B	Conrad Gargett	B	6/12/2017

Landscape Sections Section 1 Part 1 Drawing Number AN-01-SD-LA-DR-0401-A	Conrad Gargett	A	13/12/2017
Landscape Sections Section 1 Part 2 Drawing Number AN-01-SD-LA-DR-0402-A	Conrad Gargett	A	13/12/2017
Landscape Sections Section 2 Part 1 Drawing Number AN-01-SD-LA-DR-0403-B	Conrad Gargett	B	6/12/2017
Landscape Sections Section 2 Part 2 Drawing Number AN-01-SD-LA-DR-0404-A	Conrad Gargett	A	13/11/2017
Landscape Details Sheet 1 Drawing Number AN-01-SD-LA-DR-0501-A	Conrad Gargett	A	13/11/2017
Landscape Details Sheet 2 Drawing Number AN-01-SD-LA-DR-0502-A	Conrad Gargett	A	13/11/2017
Parramatta Region Schools Finishes Board	Blue Visions		September 2017
Waste Management Plan	Blue Visions		September 2017
Acoustic Report for Development Application	Wood and Grieve Engineers		8/9/2017
Contamination Assessment and Preliminary Waste Classification. Report Number 86029.00.R.002. Rev0 DIH:jljb	Douglas Partners		29 August 2017
Arboricultural Impact Assessment	Asplundh		7 September 2017
BCA Assessment Report	Blackett Maguire and Goldsmith		August 2017

except as otherwise provided by the conditions of this determination (Note:- modifications to the approved plans will require the lodgement and consideration by Council of a modification pursuant to Section 4.55 of the Environmental Planning and Assessment Act [as amended]).

Reason:- to confirm and clarify the terms of Council's approval.

2. **Time period of consent**

This consent shall lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

Development consent for the use of land does not lapse if the approved use of any land, building or work is actually commenced prior to the date on which the consent would otherwise lapse.

Reason:- to satisfy the requirements of Section 4.53 of the Environmental Planning and Assessment Act.

3. **No alteration without prior Council approval**

The completed building is not to be altered externally in character or colour without the prior consent of Council.

Reason:- to ensure the external appearance of the development is not obtrusive or offensive and does not degrade the visual quality of the surrounding area.

4. **Compliance with the National Construction Code (NCC).**

All building work must be carried out in accordance with the requirements of the National Construction Code (NCC).

Reason:- to ensure compliance with the requirements of the National Construction Code (NCC) and to comply with Clause 98 of the Environmental Planning and Assessment Regulation 2000.

5. **Commonwealth Disability Discrimination Act**

The Commonwealth Disability Discrimination Act 1992 commenced the 'Disability (Access for Premises - Buildings) Standards 2010' on 1 May 2011 and now applies to all new buildings and affected parts of existing buildings. Submission and/or approval of this application does not imply or confer compliance with either the Act or the new Access Standard. Applicants should satisfy themselves and make their own inquiries to the Human Rights and Equal Opportunity Commission.

Reason:- to provide advice on the requirements of the Commonwealth Disability Discrimination Act 1992.

6. **No Advertising Approved**

No additional advertising structures or signs shall be erected, affixed, painted or displayed without prior Council consent.

Reason:- to prevent the proliferation of signs which will result in a degradation of the visual quality of the area.

7. **Construction/Demolition Hours**

Site works, building works and demolition works, including the delivery of materials or equipment to and from the property are to be carried out between the hours of 7.00 am and 6.00 p.m. only from Mondays to Fridays and between 8.00 am and 4.00 p.m. only on Saturdays. No construction works or deliveries for the construction are to take place on

Sundays or public holidays.

Prior to commencement of any demolition or construction work the applicant is to erect signs on the site, which are clearly visible from the footpaths adjoining the site boundaries, which state the permitted construction/demolition hours.

Reason:- to reduce nuisance to the surrounding properties during the construction period.

8. **Toilet accommodation for people working at the site**

Suitable toilet accommodation is to be provided at the work site at all times. If temporary toilet accommodation is proposed, it must:-

- Have a hinged door capable of being fastened from both inside and outside,
- Be constructed of weatherproof material,
- Have a rigid and impervious floor; and
- Have a receptacle for, and supply of deodorising fluid.

Reason:- to ensure suitable toilet accommodation is provided for workers.

9. **Fencing of Construction Sites**

Public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is unoccupied.

A temporary hoarding or fence is to be provided to protect the public, located to the perimeter of the building works site (unless the site is separated from the adjoining land by an existing structurally adequate fence, having a minimum height of 1.5 metres). Hoardings or fences are to have a minimum height of 1.8 metres and be constructed of solid plywood sheeting (painted white) or of cyclone wire fencing with geotextile fabric attached to the inside of the fence, to provide dust control.

Hoardings or fences are to be structurally adequate and be constructed in a good and workmanlike manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible.

The public safety provisions and temporary fences must be in place prior to the commencement of any demolition, excavation or building works and be maintained throughout construction.

Reason:- to provide protection to public places and to prevent unauthorised access to the site.

10. **Noise from construction activities**

Noise from construction activities associated with the development shall comply with the NSW Interim Construction Noise Guidelines (DECCW) 2009.

Reason:- to ensure noise arising from construction activities is in accordance with relevant legislation and Environment Protection Authority requirements.

11. **Dial before you dig (advisory)**

Dial Before You Dig is a free national community service designed to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use everyday - electricity, gas, communications and water.

Before you dig call "Dial before you dig" on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no./name, side of street and the distance to the nearest cross street) or register on line at www.dialbeforeyoudig.com.au for underground utility services information for any excavation areas.

The Dial Before You Dig service is also designed to protect Australia's excavators. Whether you are a back yard renovator, an individual tradesman or a professional excavator the potential for injury, personal liability and even death exists every day. Obtaining accurate information about your work site significantly minimises these risks.

Reason:- to ensure that essential services such as electricity, gas, communications and water are not affected by excavation or construction.

12. **Demolition of buildings**

The buildings shall only be demolished in accordance with the requirements of AS 2601-2001 "The Demolition of Structures".

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:-

- a) Protection of site workers and the general public.
- b) Erection of hoardings where appropriate.
- c) Asbestos handling and disposal where applicable.
- d) Any disused service connections shall be capped off to Council's requirements.
- e) The disposal of refuse is to be to an approved waste disposal depot.

Reason:- to ensure protection of the public, environment and to uphold public health standards. This also complies with the requirements of clause 92 of the Environmental Planning and Assessment Regulation 2000.

13. **Asbestos**

- a) In the event that asbestos is on a site or building under demolition or construction, WorkCover NSW is to be contacted to ascertain the appropriate response, to ensure the safety and protection of existing and future workers and residents. An Asbestos Removal Contractor licensed by WorkCover NSW is to handle/remove/transport and dispose of any products containing asbestos in a manner approved of by the Department of Environment and Conservation (DEC). Copies of tipping dockets are to be retained and able for viewing by Council officers on request.
- b) Asbestos material can only be disposed of at a landfill site nominated by Waste Services NSW for that purpose. An appointment must be made with Waste Services NSW to dispose of asbestos materials at the nominated landfill.
- c) Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW. Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with:-
 - i) Work Health and Safety Act 2011;
 - ii) The Work Health and Safety Regulation 2011;
 - iii) Protection of the Environment Operations Act 1997
 - iv) Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes, NSW EPA, May 1999
 - v) Waste Avoidance and Resource Recovery Act 2001.

- vi) *The Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (1998)];*
- vii) *The Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC: 3002 (1998)] <http://www.nohsc.gov.au> ; and*
- viii) *The Workcover NSW Guidelines for Licensed Asbestos Removal Contractors.*

Note: The Code of Practice and Guide referred to above are known collectively as the Worksafe Code of Practice and Guidance Notes on Asbestos. They are specifically referenced in the Occupational Health and Safety Regulation 2001 under Clause 259.

Under the Work Health and Safety Regulation 2011, the Worksafe Code of Practice and Guidance Notes on Asbestos are the minimum standards for asbestos removal work.

Council does not control or regulate the Worksafe Code of Practice and Guidance Notes on Asbestos. You should make yourself aware of the requirements by visiting <http://www.workcover.nsw.gov.au> or one of Workcover NSW's offices for further advice.

- d) In order to ensure safe handling of asbestos materials, the re-use or sale of asbestos building materials is strictly prohibited.

Reason:- to ensure the safe handling, treatment and disposal of asbestos materials arising from the demolition/construction works.

14. **Site to be kept in a clean condition**

Upon completion of demolition works and if no new building works are commenced on site, the site shall be kept in a clean manner with landscaping and fencing to the satisfaction of Council.

Reason:- to control soil erosion, and not have any unsightly views.

15. **Tree Protection - significant trees**

- a) Prior to the commencement of any works on the site, a Tree Protection Zone (TPZ) shall be established around all trees, including street trees, which are to be retained in accordance with the approved plans. The TPZ shall extend to a radius that is 10 times the diameter of the trunk of each tree. The measurement of the trunk shall be taken 1.5m from ground level.

The area shall be enclosed with a protective fencing consisting of 1.8m high fully supported chainmesh. Tree Protection Zone signage is to be attached to protective fencing, this must include the name and contact details of the site arborist. Signs shall be attached to all fencing stating that the area is a 'No Go Zone' and show the site arborist's name and contact details. Unless an area is already covered by a hard surface, the area enclosed by the TPZ is to be kept weed/ grass free and be mulched to a depth of 100mm with an approved mulch.

- b) All activities not related to tree maintenance are not to be conducted within the TPZ. The area is not to be used for the storage of materials, stockpiling, siting of work sheds, preparation of mixes, cleaning of tools or equipment, pedestrian or vehicular activity, including parking. Original soil levels within the TPZ shall not be changed, except where Council approval has been granted for cut or fill within a TPZ, and in this case the work shall be supervised by the appointed Site Arborist.

Refuelling and/ or the maintenance of machinery and equipment is not permitted within 10 metres of any TPZ. The washing down of machinery, chemical, concrete or cement

handling equipment or the storage of chemicals is not permitted within 10 metres of any TPZ.

Placement of any underground services shall not take place within any TPZ. Where this is not possible, tunnelling or boring shall be used. Where tunnelling or boring is not possible, all excavation shall be carried out by hand. Any works within the TPZ shall be supervised by the appointed site arborist.

All approved works to trees must be carried out by a suitably qualified arborist and in accordance with Australian Standard 4373-1996 "*Pruning of Amenity Trees*".

Roots with a diameter of 40mm or larger encountered during excavation works outside the TPZ shall be cleanly cut in accordance with accepted arboriculture practices.

Reason:- to ensure protection of existing street trees and trees on the site.

16. **Conditions from Roads and Maritime Services**

a) **Siting of development within the site**

All buildings and structures together with any improvements integral to the future use of the site shall be wholly within freehold property unlimited in height or depth along the Parramatta Road boundary.

b) **Road Occupancy License**

A Road Occupancy License shall be obtained from Transport Management Centre for any works that may impact on traffic flows on Parramatta Road during construction activities.

Additionally, a construction works zone will not be permitted on Parramatta Road.

c) **Road Safety Evaluation**

Prior to occupation of the new buildings, a Road Safety Evaluation trial shall be undertaken along Adderley Street West, Melton Street South and any other street used for pick up and drop off of children during the morning drop off and afternoon pick up. The findings shall be published in a formal report and reviewed by Cumberland Road within 3 months of the works being completed.

Any recommendations made shall be implemented to improve the efficiency of the above mentioned roads.

Reason:- to improve the efficiency of the local road network.

17. **Asbestos Management Plan**

The selected contractor is to be informed of the probability of uncovering fragments of bonded asbestos when working in existing filled ground. An Unexpected Finds Protocol encompassing discovery of asbestos, odour and unusually stained soil is to be developed as part of an Asbestos Management Plan which shall be produced to the satisfaction of the selected construction Certifying Authority.

Reason:- to comply with the Recommendation made in the Contamination Assessment Report prepared by Douglass Partners and dated 29 August 2017.

18. Noise generating mechanical plant

Any noise generating mechanical plant such as air conditioner condenser units, ventilation supply or exhausts and lift motors shall when measured at the nearest affected residential land boundary not exceed a noise level of more than 5 dB above prevailing background between the hours of 0700 and 1800 hours and at any other time be inaudible inside a habitable room of a dwelling on adjacent property.

Reason:- to control noise to acceptable levels.

19. Stormwater disposal

Stormwater runoff generated from the development shall be directed to the On Site Detention system prior to being discharged to existing stormwater system within the site by gravity means.

Reason:- to prevent localised flooding.

20. Submission of full stormwater disposal details

Full stormwater drainage details showing the proposed method of stormwater collection and disposal details shall be prepared by a suitably qualified person and must be in accordance "Auburn Development Control Plans 2010 - Stormwater Drainage" and "Australian Rainfall & Runoff 1987". In this regard:-

- The proposed stormwater system shall be generally in accordance with the stormwater concept plans AN-01-SD-C_DR-0001, AN-01-SD-C_DR-0002, AN-01-SD-C_DR-0003, AN-01-SD-C_DR-2100 and AN-01-SD-C_DR-2101 issue B dated 21. 12. 2017 including amendments marked in red on the plans.
- Proposed OSD tank and rainwater tank shall be located outside the building.
- All access grates to the detention facility shall be double (2/900x450) hinged grates.
- Grated drain shall be provided behind the flap valve.
- Maximum distance between the OSD access grates shall be limited to 5.0m.

Reason:- to ensure the stormwater is suitably discharged.

21. Stormwater disposal - on-site detention

On-site stormwater detention storage is to be provided in conjunction with the stormwater disposal. The storage is to comply with Council's on-site stormwater detention parameters. Where multiple detention basins with differing top water levels are used, the basins must be routed to the outlet pit independent of each other.

A positive covenant under Section 88E of the Conveyancing Act is to be created on the title of the property detailing the on-site stormwater detention system incorporated in the development. The wording of the instrument is to be submitted and approved by Council prior to lodgement at the Land Property Information. Evidence confirming the positive covenant has been registered shall be submitted to Council prior to occupation of the building.

Reason:- to ensure satisfactory stormwater disposal is afforded on site.

22. Structural Engineering Certificate

The applicant shall submit a structural engineer's certificate of adequacy verifying that the works as detailed on the approved plans for the storage tank have been completed under his/her supervision and that the design is adequate to support the anticipated design loads. **The certificate shall be submitted to Council with the works-as-executed plan.**

Reason:- to ensure the construction is structurally adequate.

23. Maintenance schedule - OSD

Prior to the issue of the occupation certificate, a maintenance schedule of the proposed on-site detention facility shall be submitted to Council for approval with the stormwater work-as-executed plan. This maintenance schedule shall be registered as part of the positive covenant.

Reason:- to ensure the onsite detention facility is in good working order.

24. Annual maintenance inspection of OSD

Annual maintenance inspection summary of the onsite detention with associated certificates shall be sent to Council within the first month of every calendar year. In this regard:-

- All critical inspections shall be carried out by a qualified person.
- A maintenance log book shall be maintained as per the approved maintenance schedule on site and readily available for inspection by a Council officer.
- All associated cost shall be borne by the owner.

Reason:- to ensure the onsite detention facility is in good working order.

25. Works as Executed Plan

Prior to occupation of the building or issue of the occupation certificate, two (2) copies of the Works-as-Executed (W.A.E.) Plan prepared by a registered surveyor and certified by the design engineer shall be submitted to Council. The W.A.E. plan shall show (where applicable):

- Whether all works have been completed generally with the approved drainage plans.
- Any departure from the approved plan and conditions.
- Any additional work that has been undertaken.
- Location, levels and sizes of pipes and pits.
- Finished floor and finished surface levels. The location of finished levels should in general correspond with those shown on Council's approved drainage plan.

NOTE: The WAE surface level shall be taken after all landscaping has been completed. In this regard:

The above information is to be superimposed on a full sized copy of Council approved drainage plan and is to be submitted to Council.

Checklists A3, A4 & A5 in the appendix of the "Auburn development control plans 2000 stormwater drainage" shall be completed and shall be certified by the practicing hydraulic engineer and the registered surveyor.

Reason:- to account for minor variations.

26. **Reinstatement of footpath and footpath crossing**

The footpath and footpath crossings adjacent to the property shall be reinstated if damaged by Council at the completion of works with all costs being borne by the contractor.

Alternatives to the pre-payment for this work will be considered if written request is made to Council.

Reason:- to ensure the footpath and the footpath crossings are repaired from any damage caused during the construction phase.

27. **Road opening permit**

Prior to commencement of any work on Council roads and footpaths, a road-opening permit shall be obtained from Council's Service Planning Department.

Reason:- to safeguard Council property against damage.

28. **Restoration works**

Prior to commencement of any excavation work on Council roads or footpaths, the applicant shall pay for all restoration costs. The area of restoration shall be determined on site between the applicant or its contractor and Council's Contracts & Maintenance Engineer.

Reason:- to ensure that Council's infrastructure is maintained in a safe and trafficable manner.

29. **Works within Council controlled lands**

(1) For drainage works:

- Within Council controlled lands.
- Connecting to Council's stormwater drainage system.

Inspections will be required:-

- After the excavation of pipeline trenches.
 - After the laying of all pipes prior to backfilling.
 - After the completion of all pits and connection points.
- (2) A minimum of 48 hours' notice shall be given to Council to inspect works. Inspections may be arranged by telephoning Council's Works and Services Section during office hours.
- (3) Work is not to proceed until the works are inspected and approved by Council.

Reason:- to ensure works on public/Council controlled lands are carried out as per Council's requirements.

30. **Footpath /Nature strip maintenance during and after construction**

The footpath and nature strip within the street frontages shall be maintained during the period of construction to Council's satisfaction.

Reason:- to ensure pedestrian safety during the construction period.

31. **Surface runoff**

Allowances shall be made for surface runoff from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other property.

Reason:- to prevent adverse impact on adjoining properties.

32. **Sediment control**

Temporary measures shall be provided in accordance with the NSW Department of Housing, Managing Urban Stormwater, Soils and Construction Manual dated March 2004 and regularly maintained during demolition, excavation and construction to prevent sediment and polluted waters discharging from the site.

Reason:- to ensure sediment and erosion controls are maintained during the construction process to prevent water pollution from occurring.

33. **Stormwater Certification**

Written verification from a suitably qualified plumber shall be obtained stating the following:

- Stormwater from the development is discharged by existing stormwater system.
- Existing stormwater system is in good working condition.
- The above written verification shall be submitted to and approved prior to occupation of the building.

Reason:- to ensure stormwater is suitably discharged.

34. **Service relocation / Adjustment**

The applicant shall locate any utility services affected by the proposal and shall be responsible for any damage to, or relocation of services required by the proposal including adjustment to the levels of pit lids etc. All works shall be carried out to the satisfaction of the relevant Authority or Council.

All the costs shall be borne by the applicant.

Reason:- to protect utility services.

35. **Traffic Management**

A traffic management plan shall be prepared by suitably qualified person. The traffic management plan shall be implemented for all demolition, excavation and construction activities associated with the development.

Reason:- to improve the safety.

36. **Transplanting of tree 79 being the Lone Pine Tree**

The tree specimen *Pinus Halepensis* (Lone Pine Tree being Tree 79) is to be transplanted to a

suitable location within the site.

A report including a plan of management for the transplantation of the tree is to be prepared by a suitably qualified arborist and submitted to Council for approval.

The recommendations of the appointed arborist report shall be adhered to at all times. Should the tree be identified as being in a state of decline, a mature tree of the same species shall be planted on the site to Council's satisfaction.

Reason:- to ensure the significant tree (Tree 79) is preserved).

37. **Arrangements for Water and Sewer Services**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained.

Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 132 092.

Following application a "Notice of Requirements" will detail water and sewer extensions to be built or charges to be paid. Please make early contact **with the Coordinator**, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscaping design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority (Council or accredited certifier).

Reason:- to ensure that adequate water and sewer services can be provided to the site.

38. **Sydney Water Approval**

The approved development application plans must be accompanied by a valid Building Plan Assessment Approval Receipt. This receipt can be acquired through the "Sydney Water Tap" in system by the Sydney Water Authority.

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

- Information on the "Sydney Water Tap in" system and
- Registering and applying for the approval receipt for the Proposed Building Plan.

or telephone 13 20 92.

Note:

The consent authority or accredited certifier must either:

- ensure that a valid approval receipt has been obtained from Sydney Water before the issue of any Construction Certificate (receipt valid usually 1 year from the date of issue); or
- if there is a combined Development/Construction Certificate application, ensure that a valid approval receipt has been obtained prior to works commencing on site.

Reason:- to ensure the development does not damage or interfere with Sydney Water assets.