

File no: MC-10 2500/5  
Ms J Portelli:CSD

18 August 2011

Mr Sam Haddad  
Department of Planning  
23 - 33 Bridge Street  
SYDNEY NSW 2000

RECEIVED  
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Director-General



Dear Mr Haddad,

In March 2011 Council forwarded a submission in response to the Part 3A "Major Projects" Application lodged by JBA Planning Pty Ltd on behalf of Prospect Aquatic Investments Pty Ltd with the Department of Planning for the proposed Wet 'n' Wild Theme Park at Reservoir Road, Prospect. Whilst Council's submission was supportive of the proposed development due to the tourism and investment benefits it will bring to Blacktown communities, there were a number of concerns raised with regard to the heritage, traffic and parking impacts identified in the development proposal.

Council has now received a copy of the Preferred Project Report (PPR) that has provided responses to address the concerns raised in Council's submission. The PPR responses have now been assessed by Council Officers and the following comments are provided:

■ **Heritage**

The PPR is supported by further heritage assessment and a report that now satisfies the concerns raised by Council with the heritage elements on and around the development site.

Council endorses the recommendations of the following amended and additional reports and requests that those key recommendations be incorporated into the development:

- ☐ AHMS Baseline Historical Archaeological Impact Assessment – 25 May 2011.
- ☐ Richard Lamb and Associates – Heritage View Analysis Report – June 2011.
- ☐ G B & A – Heritage Impact Statement (Amended June 2011).

However, the baseline archaeological survey did not include any recommendations for archaeological management if such relics were found. It is still possible that relics of the barn building and earlier 1870-1893 cottages remain outside the areas studied. As such provisions should be made for the potential to discover archaeological remains by imposing a condition of consent that requires works to be halted if any potential 'relics' are unearthed in the proposed development, and the relics to be reviewed by a consultant archaeologist.

**Council Chambers** • 62 Flushcombe Road • Blacktown NSW 2148

**Telephone:** (02) 9839 6000 • **Facsimile:** (02) 9831-1961 • DX 8117 Blacktown

**Email:** council@blacktown.nsw.gov.au • **Website:** www.blacktown.nsw.gov.au

**All correspondence to:** The General Manager • PO Box 63 • Blacktown NSW 2148



Council requests that an additional Statement of Commitment be made that addresses the management of potential archaeological finds in the study areas noted by AHMS report (other than the Police Watchhouse curtilage already covered by the recommendations of the report).

Council requests that Reservoir Road and the former Policeman's Cottage be listed as heritage items in SEPP (Western Sydney Parklands) 2009. It is noted that the Prospect Heritage Trust Inc has recently submitted a nomination to the Office of the Environment and Heritage nominating Reservoir Road (the former Great Western Road) for inclusion on the State Heritage Register.

#### ■ **Parking**

The information supporting the PPR clarifies an error in the original documentation concerning the parking assessment.

With regards to parking provision for the site, the provision of 1,857 formalised parking spaces would be sufficient to cater for parking demand for Stage 1 of the development as indicated in Drawing No. 'SD-1' "Stage 1 - Ride and Construction Area Plan" dated 18 July 2011 subject to the identification of suitable overflow parking. It should be noted that for construction of Stage 2 and Stage 3 of the proposal to occur, provision of a total of 2,200 parking spaces shall be provided.

#### ■ **Traffic**

Whilst it is accepted that the Statement of Commitments has been revised to include a new commitment for an Operational Transport and Traffic Management Plan to be prepared in consultation with Transport NSW and Blacktown City Council within 6 months of the opening of the water theme park, the PPR addresses any infrastructure issues by indicating that the proponent has made a significant monetary contribution to the NSW Government towards road improvements. Council believes that the level of contribution proposed will be insufficient to provide the level of infrastructure necessary to cater for the development proposal. In particular Council is concerned that there has been no recognition of the need to upgrade Reservoir Road from its current two lane rural road condition to a road suitable of supporting the type of development proposed. It is Council's view that Reservoir Road will fail during the construction activity associated with the development and Council will not be in a position to provide the funding levels required to maintain the road to the standard expected. There will also be safety implications for pedestrian and cycle access to the venue if upgrading is not provided. Please refer to photographs of Reservoir Road that indicate the existing road configuration and condition at **Attachment B** to this letter.

Council is extremely concerned that the monetary contribution made by the developer will be used by the RTA to address locations on the road network that require upgrading due to existing problems rather than the upgrade required specifically for the development. In this regard Council requests that the RTA be directed by the consent authority as part of the conditions of consent to allocate funds from the developer contribution to the upgrade of Reservoir Road as this work will be required as a direct result of the proposed development. Council understands from representatives of Prospect Aquatic Investments Pty Ltd that it would also be their preference that the funding be allocated to upgrade Reservoir Road as it presents as the address to the site they are developing.

If this is not possible, then Council objects to any approval being granted that does not provide a condition requiring the upgrade of Reservoir Road by the developer.

Therefore to address all of the above concerns Council has provided draft conditions at **Attachment A** to this letter, and requests that these be included in any Development Consent issued.

Council trust that these requirements will be included in any consent issued by the Minister. Please do not hesitate to contact Ms Judith Portelli, Manager Development Services and Administration on 9839 6000 should you wish to discuss any aspects of this letter.

Yours faithfully,



Glennys James  
ACTING GENERAL MANAGER



**Recommended Conditions of Consent – Wet and Wild, Sydney.**

**1 ADVISORY NOTES**

**1.1 Terminology**

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

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

**1.2 Scope of Consent**

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

1.2.3 The applicant is required to lodge a separate Development Application (Building) for Council's consideration for the demolition of the existing dwelling and associated structures. Any application made must provide a Waste Management Plan for the disposal of the demolition materials and should also address potential contamination concerns.

**1.3 Other Approvals**

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

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

- (a) the removal of any tree(s) not indicated on the approved plans and any tree(s) located greater than 3 metres from the building perimeter, and
- (b) any fence, retaining wall, land excavation or filling, advertising structure or other development not being exempt development under Council's Local Environmental Plan, and
- (c) demolition of any existing buildings and associated structures in accordance with the requirements of Council's Local Environmental Plan, and

**1.4 Consent Duration**

1.4.1 This consent is valid for a period of two (2) years effective from the date of this consent.

**1.5 Services**

1.5.1 The applicant is advised to consult with:



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

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

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

- 1.5.2 Information regarding the location of underground services may be obtained from the Sydney "Dial Before You Dig" service, telephone number 1100, fax number (02) 9806 0777. Inquirers should provide the street/road name and number, side of street/road name and the nearest cross street/road name.

- 1.5.3 Prior to any demolition works, all services or utilities should be disconnected in consultation with the relevant service provider.

## 1.6 **Tree Planting and Service Locations**

- 1.6.1 In order to facilitate street tree planting that does not impact on public utilities, the applicant is advised to liaise with the relevant service authorities regarding the location and use of their specific service allocation within the public road reserve. These authorities have indicated that it may be possible to lay services on opposite sides of the road thereby providing larger areas for tree planting.

## 1.7 **Demolition**

- 1.7.1 Where any work on an older building is proposed, the applicant should ascertain whether the building contains any contaminants that may present a potential health risk to humans (including asbestos, lead-based paint and the like) and apply appropriate precautions during the work. Further information regarding safe working methods may be obtained from the following organisations and publications (including those which may supersede such publications):

- a. NSW WorkCover Authority (Ph: 13 10 50) – "Short Guide to Working with Asbestos",
- b. NSW Department of Environment and Conservation (Ph: 9995-5000) – "A Guide to Keep Your Family Safe from Lead", "A Renovators Guide to the Dangers of Lead",
- c. "Code of Practice for the Safe Removal of Asbestos" – National Occupational Health and Safety Commission:2002 (1988),
- d. Australian Standard 4361.1-1995 – Guide to Lead Paint Management (Industrial Applications),
- e. Australian Standard 4361.2-1998 – Guide to Lead Paint Management (Residential and Commercial Applications), and
- f. Australian Standard 2601-2001 – The Demolition of Structures.

## **1.8 Identification Survey**

- 1.8.1 The applicant is advised to obtain an identification survey from a registered surveyor to ascertain the correct location of the property boundaries, and to ensure the development does not encroach upon adjoining properties.

## **2 GENERAL**

### **2.1 Scope of Consent**

- 2.1.1 The area of the land not approved by this consent, as marked by Council on the submitted drawings, is not to be used for any purpose without the prior separate approval of Council.

### **2.2 Services**

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

### **2.3 Other Authorities**

- 2.3.1 The applicant shall consult with the Department of Environment and Climate Change (National Parks and Wildlife Service) in relation to the protection of any Aboriginal artefacts that may be discovered on the land. Council's initial assessment has shown little or no potential for such artefacts to be discovered. However, as the DECC is legally entrusted with the protection of Aboriginal relics in New South Wales and as penalties may apply, the applicant is advised to consult with the DECC to ascertain the possible need for further archaeological assessment. Such consultation should occur prior to any land disturbance.

### **2.4 Suburb Name**

- 2.4.1 The land the subject of this consent is known to be located in the following suburb. This suburb name shall be used for all correspondence and property transactions:

Suburb: Prospect

- 2.4.2 Any advertising of land sales in association with the approved development shall clearly indicate that the development is located in the following suburb. No other estate names shall be used in any advertisements or other promotional information:

Suburb: Prospect

### **2.5 Engineering Matters**

#### **2.5.1 Definitions**

- 2.5.1.1 Where this consent requires both engineering and building works to be undertaken, a separate Construction Certificate may be issued for each category of works i.e. a separate construction Certificate for the Engineering works nominated in "Prior to Construction Certificate (Engineering)" and a separate Construction Certificate (for all building works relating to the erection and fit-out of a structure). This excludes all works on existing public roads significant enough to warrant separate engineering approval pursuant to the Road Act 1993. In relation to this consent, an engineering



approval pursuant to the Road Act, 1993 or Section 68 of the Local Government Act must be issued for prior to the issue of the Construction Certificate.

In lieu of issuing a separate Construction Certificate, the above-mentioned engineering works can be included on an overall Construction Certificate provided that SPECIFIC REFERENCE is made to the relevant Engineering works. In such instances, the certifier shall provide evidence that they are accredited to do so. This is not applicable where Roads Act or Local Government Act Approvals are required.

Council does not permit the private certification of works on existing public roads or reserves, or any land under the care and control of Council. In this regard Council will not accept a Construction or Compliance Certificate from a Private Certifier for any works on Reservoir Road & Watch House Road, Prospect.

## **2.5.2 Design and Works Specification**

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

- (a) Blacktown City Council's Works Specification - Civil (Current Version)
- (b) Blacktown City Council's Engineering Guide for Development (Current Version)
- (c) Blacktown City Council Development Control Plan (Current Version)
- (d) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version)
- (e) Blacktown City Council On Site Detention General Guidelines and Checklist
- (f) Upper Parramatta River Catchment Trust On Site Stormwater Detention Handbook Third Edition December 1999.
- (g) Blacktown City Council Stormwater Quality Control Policy

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

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

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

## **2.5.3 Payment of Engineering Fees**

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

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

#### **2.5.4 Other Fee and Bond/Securities**

2.5.4.1 Prior to release of any bond securities held by Council for civil engineering works payment of a bond release inspection fee in accordance with Council's Goods and Services Pricing Schedule must be made.

2.5.4.2 A minimum of 5 working days written notice is to be provided to all occupiers of properties adjacent to any works approved by this consent and which is to be carried out on Council controlled lands such as roads, drainage reserves and parks. The written notice must contain details of the proposed works, a contact name and phone number and the proposed start and finish dates of the work. A copy of the notice is to also be provided to Council's Development Services Engineers

#### **2.6 Other Matters**

2.6.1 Any future substation or other utility installation required to service the approved subdivision/development shall not under any circumstances be sited on future or existing Council land, including road reservations and/or public reserves. Any proposal to locate a proposed substation or other utility installation on Council land shall be negotiated with and fully endorsed by the relevant Council Directorates.

### **3 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)**

#### **3.1 DA Plan Consistency**

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

### **4 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)**

#### **4.1 Heritage**

4.1.1 The recommendations of the following amended reports are to be incorporated into the development:

- AHMS Baseline Historical Archaeological Impact Assessment – 25 May 2011.
- Richard Lamb and Associates – Heritage View Analysis Report – June 2011.
- G B & A – Heritage Impact Statement (Amended June 2011).

4.4.2 The submission of an additional Statement of Commitment be made that addresses the management of potential archaeological finds in the study areas noted by the AHMS report (other than the Police Watchhouse cartilage already covered by the recommendations of the report).

#### **4.2 Access/Parking**

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

4.2.2 All internal roads and other paved areas shall be designed to provide continuous



surface drainage flow paths to approved points of discharge.

4.2.3 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.1.

4.2.4 On site parking for 2200 formalised car spaces are to provided for Stages 1 – 3.

## **5 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)**

### **5.1 Compliance with Conditions**

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

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

### **5.2 Road-works**

5.2.1 Road pavements are to be designed by a Professional Civil Engineer in accordance with the current version of Council's Engineering Guide for Developments and based upon soil tests performed by a registered NATA soils Laboratory and the traffic loadings listed in “Scope of Engineering Works” of this consent. The pavement designs must be lodged with Council for approval prior to issue of the Construction Certificate for Engineering works.

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

5.2.3 A Road Opening Occupancy Licence is required from the relevant Road Authorities (Council or RTA) for all works on existing public roads. The application for this licence must be accompanied by a Traffic Management / Control plans.

5.2.4 The design of the bus bay required by Scope of Engineering Works of this consent is to be included in any Construction Certificate for engineering works.

### **5.3 Drainage**

5.3.1 Where drainage involves the provision of drains across land owned by others evidence of the creation of necessary easements must be submitted to Council for concurrence prior to the issue of a Construction Certificate for engineering works.

### **5.4 Erosion and Sediment Control**

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

## 5.5 On-Site Detention

- 5.5.1 On-site detention systems within private or common courtyard areas shall be designed so they do not impact on the amenity of the development or the use of such areas.
- 5.5.2 A certificate from a Registered Engineer (NPER) to be submitted to Council certifying that the structures associated with the on-site detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.
- 5.5.3 A certificate from a Professional Civil Engineer/Registered Surveyor must be obtained verifying that the On Site Detention system will function hydraulically in accordance with the requirements of Upper Parramatta River Catchment Trust and Council's current development guide.
- 5.5.4 Any Construction Certificate issued for or including an On-site Stormwater Detention (OSD) System must be accompanied by;
  - a. A Drainage Design Summary Sheet per Appendix B1 of the Upper Parramatta River Catchment Trust Handbook, current version.
  - b. Full drainage calculations and details for all weirs overland flow-paths and diversion/catch drains - including catchment plans and areas, times of concentration and estimated peak run-off volumes.
  - c. A completed OSD Detailed Design Submission and Checklist per Appendix B9 of the above-mentioned Handbook.
  - d. A complete address of Council's OSD General Guidelines and Checklist requirements.
  - e. A Maintenance Schedule is to be presented with the designer's name, his signature and date on it in accordance with the Upper Parramatta River Catchment Trust handbook guideline. (If an underground tank is involved this must include reference to WorkCover Authority of NSW Occupational Health & Safety Act 1983 and Confined Spaces Regulation.)

## 5.6 Compaction Requirements

- 5.6.1 Special attention is drawn to the following requirements of Council's current Works Specification – Civil.
  - (i) Submission of compaction certificates for fill within road reserves.
  - (ii) Submission of compaction certificates for road subgrade.
  - (iii) Submission of compaction certificates for road pavement materials.
  - (iv) The submission of 2 contour lot fill diagrams and lot fill compaction certificates. A Restriction as to User with Council's standard wording must be placed on filled lots.
  - (v) Certificates from road material suppliers.



**5.7 Securities/Payments In Lieu of Works/Contributions**

- 5.7.1 Where an applicant proposed not to construct works required by this development consent it is necessary to obtain Council's approval of providing payment in lieu of works by applicant prior to the release of the Construction Certificate.

**5.8 Asset Management**

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

**5.9 Other Approvals/Clearances/Adjoining Owners Permission.**

- 5.9.1 Sydney Water Corporation approval in the form of appropriately stamped Construction Certificate Plans is to be obtained to verify that the proposed works meets the Corporation's requirements concerning drainage connections into stormwater channels/ basins and ancillary works relating to water or sewer mains.

- 5.9.2 Written permission from the affected property owners shall be obtained to:

- (a) discharge stormwater onto adjoining land
- (b) carry out works on adjoining land
- (c) drain the site across adjoining land

prior to the issue of any Construction Certificate. A copy of any such permission and evidence of the creation of necessary easements must be submitted to Council prior to the issue of any Construction Certificates.

**5.10 Tree Preservation**

- 5.10.1 A tree retention plan shall be included with any Construction Certificate indicating:

- (a) the trees to be retained.
- (b) all areas left undisturbed and to be cordoned off from construction works.

- 5.10.2 Prior to the commencement of any earthworks and after the road centrelines have been pegged and/or permanently marked the site must be inspected by Council's representative or an appropriately accredited private certifier and the applicant's representative to identify and appropriately mark:-

- (i) The trees to be retained
- (ii) All areas to be left undisturbed and cordoned off.

- 5.10.3 All trees on the site are to be retained and are to be protected by 1800 mm high mesh fencing located 2 metres from the trunk on all sides. This mesh is to be covered in a highly visible material and remain in good repair throughout the life of the construction.

## 5.11 Ancillary Works

5.11.1 Ancillary works shall be undertaken at no cost to Council to make the engineering works required by this consent effective. Such works shall include but are not limited to the following:

- (a) the relocation of underground services where required by the positioning of new drainage and road infrastructure.
- (b) the relocation of above ground power and telephone services.
- (c) the matching of new infrastructure into existing or future designed infrastructure.

## 5.12 Stormwater Quality Control

5.12.1 Stormwater Treatment Measures for the proposed development shall be designed in accordance with the requirements of Council's Stormwater Quality Control Policy. Details are to be included with the plans and specifications accompanying any Construction Certificate. Any variation to the proposal will require a lodgement of a Section 96 application to Council for amendment of the consent.

## 5.13 Street Furniture

5.13.1 A notation is to be placed on the Engineering Construction Plans "that all light poles street name poles and bus shelters in this subdivision will be black powder coated to the satisfaction of Blacktown City Council. Further that these light poles will comply with Council's specifications"

## 5.14 Scope of Engineering Works

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

### 5.14.1 Road and Drainage works

5.14.1.1 Existing road(s) must be constructed generally as follows:

Name	Width	Length (m)	Traffic Loading (m) <u>N(E.S.A.)</u>
Reservoir Rd	Varies	Approx. 3 km	5 x 10 <sup>6</sup>
Watch House	Varies	Approx. 350m	1 x 10 <sup>6</sup>

Note: Councils Traffic Services will decide the formation of the roads in their final report.

5.14.1.2 The existing depression/watercourse through the site must be piped and/or channelled to contain stormwater discharges up to the 1% A.E.P. (100 year Average Recurrence Interval) event.

5.14.1.3 Any drainage currently entering the site is to be collected and conveyed in an approved manner to the nearest appropriate point of discharge.



## 5.14.2 On Site Stormwater Detention System

### 5.14.2.1 On-Site Detention

- (A) On-site detention of stormwater runoff from the site must be provided to achieve the following nominated minimum site storage capacity and maximum permissible site discharge.

Nominated Minimum Storage: 470 cu.m/ha

Nominated Maximum Discharge: 80 L/s/ha

- (B) Council will require a submission of On-site Stormwater Detention concept plan reference No for approval.
- (C) Any variation after the approval of plans will require a lodgement of a Section 96 application to Council for amendment of the consent;
- (i) location of storage area
  - (ii) alteration of the type of storage - i.e changing from above ground to below ground storage
  - (iii) location of discharge outlet from the system.
- (D) Professional accreditation of OSD designers and certifiers must be in accordance with the requirements of the Upper Parramatta River Catchment Trust and Council's Policy.
- (E) The concept plan referred to above is for Development Application purposes only and is not to be used for construction.
- (F) Comprehensive design plans showing full construction details must be prepared by an accredited OSD designer to be issued with a Construction Certificate under the Environmental Planning and Assessment Act 1979 prior to the commencement of works.

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

### 5.14.2.2 On Site Detention

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

Nominated Discharge PSD: 80l/s/ha for 100%.

Nominated Storage SSR: 470cu.m/ha for 100%.

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

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

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

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

#### 5.14.5 **Footpaths**

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

5.14.5.2 The construction of path paving is to be provided to the following nominated street(s)/road(s):

Name	Side	Paving Width	Length
Reservoir Road	Northern	Min. 2.5m	approx 3km

5.14.5.3 Cycle pathways and associated facilities are to be provided along Reservoir Road. These facilities are to include the provision of barrier fencing (including handrails) with all works to be in accordance with Council's standards. Details are to be included in the Construction Certificate.

5.14.5.4 The provision of a cycle way/pathway 2.5 meters wide between proposed nominated roads in accordance with Council's standards.

Nominated Roads: Watch House Road, Prospect.



#### **5.14.6 Stormwater Quality Control**

- 5.14.6.1 Stormwater Treatment Measures are required for this development. These measures must be designed, implemented and constructed in accordance with Council's Stormwater Quality Control Policy.
- 5.14.6.2 A Maintenance Schedule must be provided for the stormwater treatment measures in accordance with the requirements of Council's Stormwater Quality Control Policy. The designer of the stormwater treatment measures must prepare the Maintenance Schedule and this schedule must show the designer's name, signature and date on it.

### **6 PRIOR TO DEVELOPMENT WORKS**

#### **6.1 Notification to Council**

- 6.1.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Clauses 135 and 136 of the Environmental Planning and Assessment Regulation 2000, indicating details of the appointed Principal Certifying Authority and the date construction work is proposed to commence.
- 6.1.2 At least five (5) full working days written notice must be given for the commencement of engineering works. Such notice must be accompanied by evidence of the contractors Public Liability and Workers Compensation Insurances. For Public Liability Insurance this should be a minimum amount of \$10,000,000.

### **7 PRIOR TO DEMOLITION WORKS**

#### **7.1 Safety/Health/Amenity**

- 7.1.1 Security fencing shall be provided around the perimeter of the demolition site to prevent unauthorised entry to the site. Notices complying with AS 1319-1994 and displaying the words "DANGER - DEMOLITION IN PROGRESS", or similar message shall be fixed to the fencing at appropriate places to warn the public.
- 7.1.2 A sign shall be erected in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
- 7.1.3 Should the demolition work:
  - (a) be likely to be a danger to pedestrians in a public place or occupants of any adjoining land or place,
  - (b) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
  - (c) involve the enclosure of a public place,

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

Where necessary, an awning shall be erected, sufficient to prevent any substance

from, or in connection with, the work falling into the public place or adjoining land or place.

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

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

Each toilet provided shall be:

- (a) a standard flushing toilet, and
- (b) connected:
  - (i) to a public sewer, or
  - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility provided by the Council, or
  - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable to some other sewage management facility approved by Council.

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

## **8 DURING CONSTRUCTION (PLANNING)**

- 8.1 All works shall cease on the site should archaeological remains be discovered on site. If 'relics' are unearthed, all relics are to be reviewed by a consultant archaeologist.

## **9 DURING CONSTRUCTION (ENGINEERING)**

### **9.1 Notice of work Commencement**

- 9.1.1 At least 5 full working days written notice shall be given of the commencement of engineering works. Such notice shall be accompanied by evidence of the contractor's Public Liability and Workers Compensation Insurances. For Public Liability Insurance this should be a minimum of \$10,000,000.

### **9.2 Service Authority Approvals**

- 9.2.1 Prior to commencement of construction of footway crossings a clearance shall be obtained from the relevant telecommunications carriers and Integral Energy that all necessary ducts have been provided under the proposed crossing.

### **9.3 Boundary Levels**

- 9.3.1 Any construction at the property boundary, including fences and driveways shall not be carried out until alignment levels have been fixed.

### **9.4 Compaction Requirements**

- 9.4.1 Land shall be filled where necessary. All fill including existing fill shall be compacted in accordance with the Council's "Works Specification - Civil (current



version)". A compaction certificate shall be obtained from a Registered Engineer (NPER) verifying that the correct compaction requirements have been met.

9.4.2 Removal of any unsuitable soil and/or fill material and its replacement with suitable material compacted in accordance with the current version of Council's "Works Specification - Civil".

9.4.3 Special attention is drawn to the following requirements of Council's Works Specification - Civil (Current Version):

(a) Submission of compaction certificates for fill within road reserves.

(b) Submission of compaction certificates for road sub-grade.

(c) Submission of compaction certificates for road pavement materials (sub-base and base courses).

(d) The submission of 2 contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.

(e) Compliance Certificates from road material suppliers.

## 9.5 **Tree Protection**

9.5.1 Existing vegetation shall be left undisturbed except where roads, drainage lines and filling and/or building works are proposed.

9.5.2 Prior to the commencement of any earthworks, and after the road centrelines have been pegged and/or permanently marked, the site shall be inspected by Council's representative or an appropriately accredited private certifier and the applicant's representative to identify and appropriately mark:-

(i) The trees to be retained.

(ii) All areas to be left undisturbed and cordoned off.

9.5.3 There is to be no storage of materials stockpiling of excavated material or parking of machinery within the drip line of the crown of any trees to be retained.

9.5.4 Prior to the removal of any branches of the trees, which are to be, retained Council is to be notified at least 24 hours prior to any activity and the work is to be undertaken by a qualified Arborist.

## 9.6 **Maintenance of Soil Erosion Measures**

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

9.6.2 Re-vegetation must be applied to disturbed areas as soon as practical after completion of earthworks and must be established prior to release of the maintenance security. All open drains must be turfed.

9.6.3 All required soil erosion and sediment control measures are to be maintained during the entire construction period until disturbed areas are restored by turfing

paving or revegetation. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is inadequate.

## **9.7 Filling of Land & Compaction**

- 9.7.1 Land shall be filled where necessary. All fill including existing fill must be compacted in accordance with the Council's "Works Specification - Civil (Current Version)". A compaction certificate is to be obtained from a practising Civil Engineer verifying that the correct compaction requirements have been met.
- 9.7.2 Removal of any unsuitable soil and/or fill material and its replacement with suitable material compacted in accordance with Councils "Works Specification - Civil (Current Version)".
- 9.7.3 Regular wetting down of the site must be undertaken during the course of works being carried out in order to control wind blown dust from the site.
- 9.7.4 Roads adjoining the site must be kept clean and free of all excavated /transportable spoil materials.
- 9.7.5 Trucks transporting fill must have their loads covered
- 9.7.6 Prior to the placement of any fill on the site all topsoil and vegetation must be removed down to a suitable sub-grade material. The topsoil is to be stockpiled for use in revegetation of the site.
- 9.7.7 Site filling and compaction is to be carried out under the supervision of a Chartered Geotechnical Engineer and shall be in accordance with Blacktown City Council's "Works Specification - Civil (Current Version)". Minimum standard compaction of 95% must be achieved and certified by a NATA registered soils lab and details submitted to Council.
- 9.7.8 Provisions of "Shaker Pads" and wash-down areas for trucks leaving the site details are to be shown on plans.
- 9.7.9 During the course of placement of filling the applicant shall undertake further testing for potential soil contamination. Validation of the imported fill material will be required.
- 9.7.10 All testing and validation of the fill material shall be undertaken by a suitably qualified environmental consultant in accordance with Council's Policy and Procedures for the determination of Rezoning Development and Building Applications involving Contaminated Land. A Remediation and Validation Report documenting the testing undertaken shall be submitted to Council for approval.
- 9.7.11 Should any remediation works be required documentary evidence prepared by a suitably qualified environmental consultant validating the site is to be submitted to Council for approval.
- 9.7.12 Only clean fill shall be deposited on site in accordance with Council's Works Specification - Civil (Current Version). Note: dry builder's waste i.e. bricks plaster and timber industrial waste or putrescible materials are not to be deposited on site.



## 9.8 Inspections of Works

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

- (i) Soil Erosion and Sediment Control
  - (a) Implementation of erosion and sediment control
  - (b) Revegetation of disturbed areas
  - (c) Construction of major controls (i.e gabions mattresses shotcreting etc)
  - (d) Removal of sediment basins/ fencing etc.
  - (e) Internal sediment/ pollution control devices
  - (f) Final Inspection
- (ii) Traffic Control
  - (a) Implementation of traffic control
  - (b) Maintenance of traffic control during works
  - (c) Removal of traffic control
- (iii) Construction of Drainage works (including inter-allotment)
  - (a) Pipes before backfilling including trench excavation and bedding
  - (b) Sand Backfilling
  - (c) Final pipe inspection
  - (d) Pit bases and headwall aprons
  - (e) Pit Walls/ wingwalls/ headwalls
  - (f) Concrete pit tops
  - (g) Connection to existing system
  - (h) Tailout works
  - (i) Final Inspection
- (iv) Construction of Road Pavement
  - (a) Boxing out
  - (b) Sub-grade roller test
  - (c) Subsoil drainage
  - (d) Sandstone roller test layer 1
  - (e) Sandstone roller test layer 2
  - (f) Kerb pre-laying
  - (g) Kerb during laying including provision of roof-water outlets
  - (h) Sandstone depth
  - (i) Pavement profiles
  - (j) DGB depths and roller tests
  - (k) Wearing Course
  - (l) Kerb final
  - (m) Concrete tests
  - (n) Formwork concrete pavements
  - (o) Final inspection
- (v) Provision of Street Furniture
  - (a) Street Furniture (including street signs guideposts guardrail etc)

- (b) Erection of fencing adjoining public/ drainage reserves
- (vi) Footpath Works
  - (a) Footpath Trimming and/or turfing (to ensure 4% fall)
  - (b) Pathway construction (cycle/ link pathways)
  - (c) Path-paving construction
  - (d) Service Adjustments
  - (e) Final Inspection
- (vii) Construction of on-site detention system
  - (a) Steel and Formwork for tank/ HED control pit
  - (b) Completion of HED control pit
  - (c) Pit formwork
  - (d) Pipes upstream/ downstream of HED control pit before backfilling
  - (e) Completion of OSD system
- (viii) Stormwater Quality Control
  - (a) Installation of Stormwater Quality Control devices
  - (b) Final Inspection
- (ix) Traffic Control
  - (a) Implementation of traffic control
  - (b) Maintenance of traffic control during works
- (x) CCTV Inspection of Drainage Structures (pipelines and pits)
  - (a) All road drainage
- (xi) Final overall Inspections
  - (a) Preliminary overall final inspection
  - (b) Overall final inspection

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

- 9.8.2 Inspection of the works required pursuant to the engineering approval issued under the Roads Act 1993 must be made by Council's Development Overseers who can be contacted on 9839 9718 between 7am - 8am and 12.30pm - 1.30pm. A site inspection is required prior to commencement of work. A minimum twenty-four (24) hours notice must be given prior to any required inspection. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

## 9.9 Public Safety

- 9.9.1 The applicant is advised that all works undertaken in a public place are to be maintained in a safe condition at all times. Council may at any time and without



prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

**9.10 Site Security**

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

**9.11 Other Necessary Approvals**

- 9.11.1 In relation to matters concerning the Archaeological Survey should any archaeological material be uncovered during construction activities on any location within the proposed development then all works should cease immediately and representatives of the National Parks and Wildlife Service and a member of the Western Sydney Aboriginal Stakeholders Groups is to be contacted.

**9.12 Traffic Control Plan**

- 9.12.1 Where amendments to the approved Traffic Control Plan are required, a new plan shall be prepared and approved prior to implementation. Such plans shall be prepared in strict compliance with the requirements of the current version of Australian Standard 1742.3 (Traffic Control Device for works on Roads) as well as the current version of the RTA Traffic Control at Work Site manual. Any person preparing such Traffic Control plans shall have the relevant RTA accreditation, which must be stated on the submitted plans.

**9.13 Powder Coated Furniture**

- 9.13.1 Where the conditions of this consent permit the installation of powder coated furniture (i.e. street lighting poles, bus shelters, rubbish bins, seats or any other items of street furniture), a certificate from the manufacturers shall be provided to Council confirming that the nominated powder coated items have been prepared and coated in accordance with Australian Standard AS/NZ 4506-2005 (service condition category 3). This certificate must be no more than 3 months old and shall be provided to Council prior to the installation of the relevant items of the street furniture. Any items of street furniture not so certified shall be removed and replaced at no cost to Council with items appropriately certified.

**10 DURING DEMOLITION WORKS**

**10.1 Safety/Health/Amenity**

- 10.1.1 Security fencing shall be maintained around the perimeter of the demolition site to prevent unauthorised entry to the site at all times during the demolition works. Notices lettered in accordance with AS 1319-1994 and displaying the works "DANGER - DEMOLITION IN PROGRESS", or similar message shall be maintained on the fencing at appropriate places to warn the public.
- 10.1.2 A sign shall be maintained in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
- 10.1.3 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

- 10.1.4 Soil erosion and sediment control measures shall be maintained in accordance with Council's Soil Erosion and Sediment Control Policy.
- 10.1.5 Any excavation and/or backfilling associated with the demolition works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.
- 10.1.6 All demolition work and handling of materials shall be in accordance with Australian Standard 2601-2001 (Demolition of Structures) and all applicable NSW WorkCover Authority requirements including the Code of Practice for the Safe Removal of Asbestos" – National Occupational Health and Safety Commission:2002 (if applicable)
- 10.1.7 All plant and equipment used on the land shall be operated by a competent person. Cranes used for hoisting and lowering of materials shall comply with AS 1418.1 and AS 1418.5 and be fitted with a load indicator and hoist limited device.
- 10.1.8 A valid public liability insurance policy of at least \$10,000,000 shall be maintained throughout the demolition works.
- 10.1.9 Demolished materials, plant, equipment and the like shall not be stored or placed at any time on Council's footpath, roadway or any public place.

## 10.2 **Nuisance Control**

- 10.2.1 Any objectionable noise, dust, concussion, vibration or other emission from the demolition works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.
- 10.2.2 Any noise generated during demolition shall not exceed those limits specified in the Protection of the Environment Operations Act 1997 and shall be limited to between 7.00am and 6.00pm, Monday to Friday, and 8.00am to 1.00pm, Saturday, with no demolition work being undertaken on Sundays or public holidays.

## 11 **PRIOR TO OCCUPATION CERTIFICATE**

- 11.1 The former Policeman's Cottage and Reservoir Road are to be listed as heritage items in SEPP (Western Sydney Parklands) 2009.

## 11.2 **Consolidation of Lots**

- 11.2.1 The lots shall be consolidated into one title which shall be registered with the Department of Lands.

## 11.3 **Road Damage**

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

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



#### **11.4 Compliance with Conditions**

- 11.4.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.
- 11.4.2 Prior to occupation/use of a new building, it is necessary to obtain an Occupation Certificate from the principal certifying authority in accordance with the provisions of Section 109H of the Environmental Planning & Assessment Act 1979.

#### **11.5 Service Authorities**

- 11.5.1 The applicant shall obtain a Trade Waste Approval from the Sydney Water Corporation Limited in relation to any discharges to the Corporation's sewerage system.
- 11.5.2 A final written clearance shall be obtained from Sydney Water Corporation, Integral Energy and Telstra (or any other recognised communication carrier) if such clearance (in the form of a Section 73 Certificate, Notification of Arrangement, etc) has not previously been issued.

#### **11.6 Temporary Facilities Removal**

- 11.6.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.
- 11.6.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.
- 11.6.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Soil Erosion Control Policy shall be provided.
- 11.6.4 Any temporary builder's sign or other site information sign shall be removed from the land.
- 11.6.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

#### **11.7 Landscaping/Car Parking**

- 11.7.1 All landscaping shall be completed in accordance with approved landscaping design plan. All turfed areas shall be finished level with adjoining surfaces and graded to approved points of drainage discharge.
- 11.7.2 All common open space areas and internal driveways shall be appropriately illuminated by the use of bollard lighting or the like to provide for the safety and convenience of occupants and other people resorting to the land at night.

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

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

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

## **11.8 Fee Payment**

11.8.1 Any fee payable to Council as part of a Construction, Compliance or Occupation Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

## **11.9 Engineering Matters**

### **11.9.1 Surveys/Certificates/Works As Executed plans**

11.9.1.1 A works-as-executed plan (to a standard suitable for microfilming) under the hand of a Chartered Professional Engineer or a Registered Surveyor must be lodged with Blacktown City Council when the engineering works are completed. The works as executed plan must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines. The On Site Detention system identification plate can be purchased from Upper Parramatta River Catchment Trust /Council.

11.9.1.2 Upon completion of the works a certificate from a Registered Surveyor must be obtained and submitted to Council verifying the finished floor levels for the lots have been achieved upon completion of the construction of the floor. All levels must be to Australian Height Datum

11.9.1.3 Upon completion of the works a certificate from a Registered Surveyor must be obtained and submitted to Council verifying the finished surface levels for the lot(s) have been maintained in accordance with those established at the time of creation of the lot.

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

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

11.9.1.6 A certificate from a qualified greenkeeper or landscaper verifying that the restoration work within Greystanes Creek Reserve has been carried out in accordance with this consent.

11.9.1.7 A Certificate from a Registered Engineer (NPER) must be lodged with Council verifying that pier and beam style construction was used adjacent to the easement to the depth of the invert of the pipeline.



- 11.9.1.8 The applicant is required to have a Registered Surveyor certify that each of the lots created is serviced by a minimum width of 2.5m of vehicular crossing of the footway and internal driveway. A copy of the certificate shall be submitted to Council
- 11.9.1.9 A Certificate shall be submitted by a Registered Surveyor indicating that all pipelines and associated structures lie wholly within any easements required by this consent.
- 11.9.1.10 A certificate from a Chartered Professional Civil Engineer must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Council's Stormwater Quality Control Policy.
- 11.9.1.11 Written evidence is to be obtained from the Roads & Traffic Authority indicating compliance with its requirements including the payment of any necessary works supervision fees.
- 11.9.1.12 Special attention is drawn to the following requirements of Council's Works Specification - Civil (Current Version):
- (a) Submission of compaction certificates for fill within road reserves.
  - (b) Submission of compaction certificates for road sub-grade.
  - (c) Submission of compaction certificates for road pavement materials (sub base and base courses).
  - (d) The submission of two (2) contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
  - (e) Compliance Certificates from road material suppliers.
- 11.9.1.13 The submission to Council of all Inspection/Compliance Certificates required by the "During Construction (Engineering)" Section of this consent.

**11.9.2 Easements/Restrictions/Positive Covenants**

- 11.9.2.1 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:
- (a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).
  - (b) The standard format for easements and restrictions as accepted by the Lands Title Office.
- 11.9.2.2 Restrictions and positive covenants must be provided over the on-site detention storage areas and outlet works.

11.9.2.3 Restrictions and/ or positive covenant must be provided over the overland flow-path.

11.9.2.4 The creation of the following nominated easements. The easements shall have a minimum width of 2.5 metres.

(a) Easement over piped watercourse.

(b) Easement related to inter-allotment drainage.

11.9.2.5 Restrictions and positive covenants must be provided over the Stormwater Quality Control devices and outlet works.

### 11.9.3 **Bonds/Securities/Payments in Lieu of Works**

11.9.3.1 The payment to Blacktown City Council of a monetary contribution in lieu of works for the placement of the final layer of asphaltic concrete (a.c.) on the new road works. The amount will be calculated at Council's approved rate upon request and following issue of a Construction Certificate for the work.

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

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

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

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

11.9.3.3 Concrete path paving must not be placed until about 75% of the lots have been built upon or until approved in writing by Council. The applicant has the option of lodging a security deposit for the works, or paying a monetary payment in lieu of works based upon Council's Goods and Pricing Schedule. The security will be released upon satisfactory completion of the works.

### 11.9.4 **Inspections**

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

### 11.9.5 **Inspection of Work**

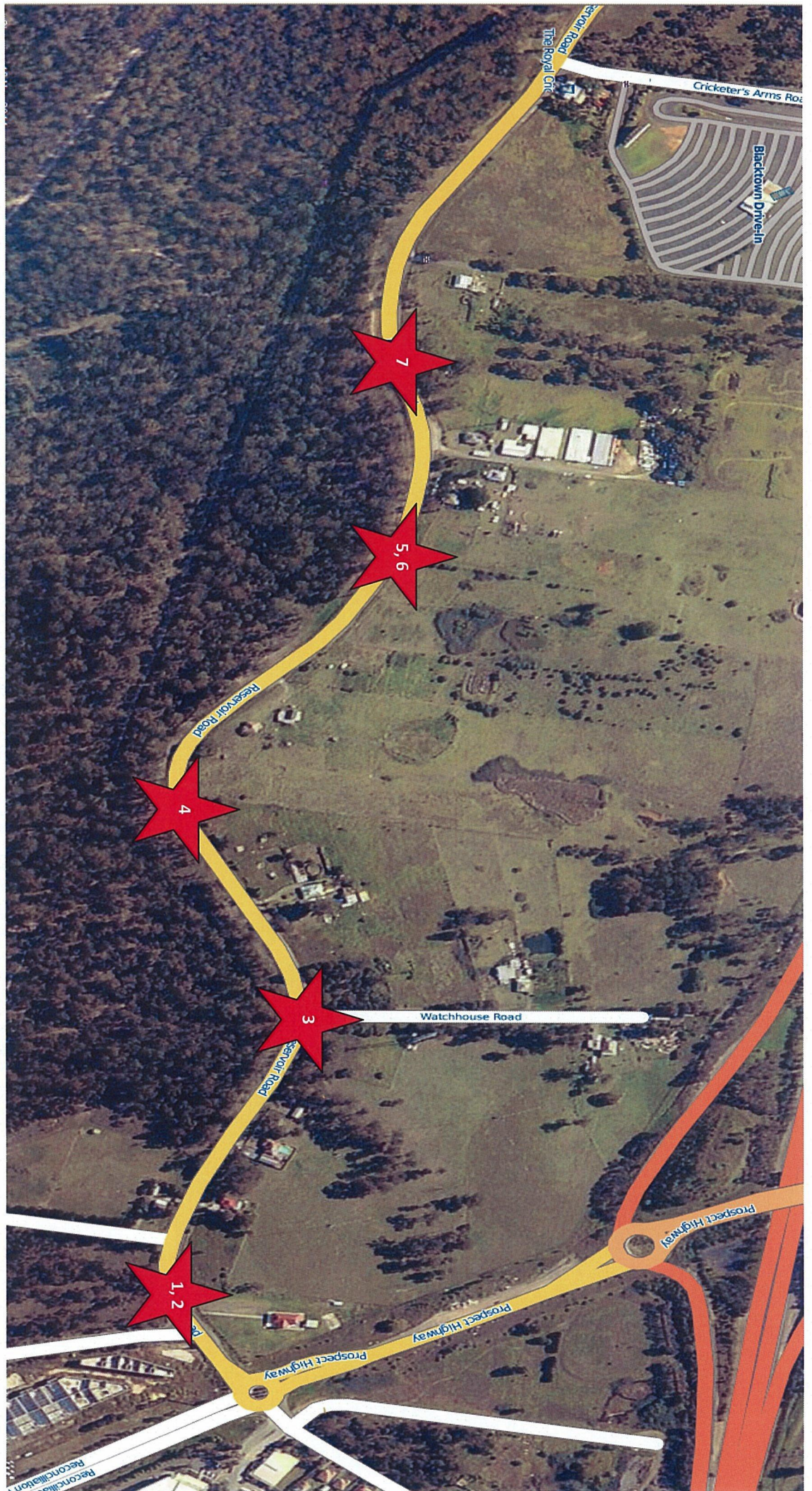
11.9.5.1 All road stormwater drainage structures (pipelines and pits) must be inspected by a CCTV in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to council in the form of VHS video tape or DVD of the inspection video, a hard copy printout of the SEWRAT (or equivalent) report, and a CCTV certified statement in accordance with section 6.8 of Council's Works Specification Civil and that any defects identified by this inspection have been rectified.



## 11.10 **Other Matters**

- 11.10.1 Retaining wall(s) and/or other effective methods to retain excavated or filled ground (other than those sites works which may be Exempt Development under the Blacktown Local Environmental Plan), together with any associated groundwater drainage system, shall be constructed and/or provided in accordance with the plans attached to the Construction Certificate.







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