



**Land and Environment  
Court**  
of New South Wales

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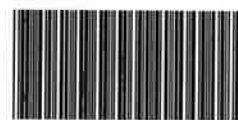
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Your Ref:



D0000XNT99  
1 December 2017

### NOTICE OF ORDERS MADE

Case number 2017/00053907  
Case title Woolwich Pty Ltd as trustee for Margaret Street Unit Trust v Northern Beaches Council

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On 29 November 2017 the following orders (and/or directions) were made:

The final orders to give effect to the parties' agreement under s34(3) of the Land and Environment Court Act 1979 are:

1. The appeal is upheld.
2. The Applicant is granted leave to rely on the amended plans listed in condition A1 of Annexure "A" to this agreement.
3. Development Application No. N0491/16, as amended pursuant to paragraph 2(b) above, for the subdivision of land and associated civil works and landscaping at 41 Warriewood Road, Warriewood (Lot 32 Section C DP 5464), is approved subject to the conditions set out in Annexure "A" to this agreement.
4. Pursuant to section 97B of the Environmental Planning and Assessment Act 1979 (NSW), the Applicant shall pay the Respondent's costs that are thrown away as a result of amending Development Application No. N0491/16 in the sum of \$25,000 all inclusive, such costs to be paid within 21 days of these orders. This order is in full and final satisfaction of order 8 of the Court's orders made on 4 August 2017, as well as costs payable in relation to the further amendments set out at paragraph 2(b) above.

For the Registrar

## Annexure 'A'

### Conditions of Consent

This consent is not an approval to commence building work. The works associated with this consent can only commence following the issue of the Construction Certificate.

Note: Persons having the benefit of development consent may appoint either a council or an accredited certifier as the principal certifying authority for the development or for the purpose of issuing certificates under Part 4A of the Environmental Planning and Assessment Act. When considering engaging an accredited certifier a person should contact the relevant accreditation body to ensure that the person is appropriately certified and authorised to act in respect of the development.

#### A. Prescribed Conditions:

A1. The development is to be undertaken in accordance with the following documents:

- i. Civil Plans, prepared by Craig and Rhodes:
  - a. Cover Sheet, Locality Plan and Index Sheet 063-16C-DA-001-F - 30 June 2017
  - b. General Notes 063-16C-DA-002-F - 30 June 2017
  - c. Site Plan 063-16C-DA-003-F - 30 June 2017
  - d. General Arrangement Plan Sheet 1 of 2 063-16C-DA-004-H – 26 September 2017
  - e. General Arrangement Plan Sheet 2 of 2 063-16C-DA-005-N – 28 November 2017
  - f. Road Typical Sections 063-16C-DA-006-F – 30 June 2017
  - g. Sediment and Erosion Control Plan 063-16C-DA-007-F – 30 June 2017
  - h. Sediment and Erosion Control Details 063-16C-DA-008-F - 30 June 2017
  - i. Landscape Street Tree Plan 063-16C-DA-010-F - 30 June 2017
  - j. Road Longitudinal Section Warriewood Road 063-160-DA-021-F - 30 June 2017
  - k. Road Longitudinal Section Road No.1 063-16C-DA-022-F - 30 June 2017
  - l. Road Longitudinal Section Lorikeet Grove Extension 063-16C-DA-023-F - 30 June 2017
  - m. Road Cross Section Warriewood Road 063-160-DA-031-F - 30 June 2017
  - n. Road Cross Section Road No.1 063-160-DA-032-F - 30 June 2017
  - o. Road Cross Section Lorikeet Grove Extension 063-160-DA-033-F - 30 June 2017
  - p. Drainage Catchment Plan - 063-16C-DA-041-F - 30 June 2017
  - q. Drainage Longitudinal Sections Sheet 1 of 2 - 063-16C-DA-045-F - 30 June 2017
  - r. Drainage Longitudinal Sections Sheet 2 of 2 - 063-16C-DA-046-F - 30 June 2017
  - s. 063-16C-DA-051 – Bio-retention and OSD Basin Plan and Section - Rev L - 28 November 2017
  - t. 063-16C-DA-052 - Bio-retention and OSD Basin Plan and Sections – Sheet 1 of 2 - Rev J - 27 November 2017
  - u. 063-16C-DA-053 - Bio-retention and OSD Basin Plan and Sections – Sheet 2 of 2 - Rev J - 27 November 2017
  - v. Bio-retention and OSD Basin Details - 063-16C-DA-054-F - 30 June 2017 (as amended by conditions A2 and C26)
- ii. Warriewood Subdivision Landscape Concept Plans
  - a. Landscape Intent – SD01 – Rev A – 17 November 2016

- b. Landscape Master Plan – SD02 – Rev E – 21 June 2017
- c. Streetscape Detail – Verge Layout – SD05 – Rev C – 28 April 2017
- d. Planting Palette – Streetscape – SD07 – Rev C – 28 April 2017
- e. Hardcape Palette – SD08 – Rev B – 21 June 2017
- f. Planting Plan – PP01 – Rev G – 22 June 2017
- g. Streetscape Plant Schedule– SD09 – Rev F – 29 November 2017
- iii. Building Envelope Plan 063-16P L06 [04] – BEP – 29 November 2017
- iv. Stormwater Management Report Version 7 prepared by Craig & Rhodes - November 2017
- v. Operation and Maintenance Manual – September 2017
- vi. Vegetation Management Plan prepared by Cumberland Ecology – 28 November 2017
- vii. Flora and Fauna Assessment prepared by Cumberland Ecology - 20 November 2017
- viii. Bushfire Management Plan prepared by Ecological - 28 April 2017
- ix. Arboricultural Impact Assessment dated dated 26 July 2017 prepared by Ecological.
- x. 063-16P L07 [00] – STAGE 1 – Sheet 1 of 2 – 22 November 2017
- xi. 063-16P L07 [00] – STAGE 2 – COMMUNITY TITLE – Sheet 2 of 2 – 22 November 2017
- xii. Waste Management Plan prepared by Craig & Rhodes – October 2016
- xiii. Demolition Report prepared by Craig & Rhodes – October 2016
- xiv. Geotechnical Investigation and Pavement Design Report prepared by Geotechnique Pty Ltd – 7 October 2016
- xv. Preliminary Acid Sulfate Soil Assessment prepared by Geotechnique Pty Ltd – 31 August 2016
- xvi. Phase 1 Preliminary Contamination Assessment prepared by Geotechnique Pty Ltd - 7 October 2016
- xvii. Geotechnical Risk Assessment Report prepared by Geotechnique Pty Ltd - 31 October 2016
- xviii. Transplant Method Statement prepared by Tree Wise Men dated 26 October.
- xix. Acid Sulphate Management Plan prepared by Geotechnique Pty Ltd – 27 October 2017
- xx. Preliminary Acid Sulfate Soil Assessment – Proposed Creek Works prepared by Geotechnique Pty Ltd – 6 October 2017
- xxi. Contamination Assessment of Soil – Proposed Creek Works prepared by Geotechnique Pty Ltd – 6 October 2017

A2. For the avoidance of doubt, in the event of any inconsistency between the plans above, the following plans are to prevail over any other plans:

- a. General Arrangement Plan Sheet 2 of 2 063-16C-DA-005-N – 28 November 2017;
- b. 063-16C-DA-051 – Bio-retention and OSD Basin Plan and Section - Rev L - 28 November 2017;
- c. 063-16C-DA-052 - Bio-retention and OSD Basin Plan and Sections – Sheet 1 of 2 - Rev J - 27 November 2017; and
- d. 063-16C-DA-053 - Bio-retention and OSD Basin Plan and Sections – Sheet 2 of 2 - Rev J - 27 November 2017.

A3. All works are to be carried out in accordance with the requirements of the Building Code of Australia and the National Construction Code.

A4. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, there is to be such a contract in force.

A5. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- a. showing the name, address and telephone number of the Principal Certifying Authority for the work, and
- b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- c. stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

A6. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

A7. Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

- a. in the case of work for which a principal contractor is required to be appointed:
  - i. The name and licence number of the principal contractor, and
  - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. in the case of work to be done by an owner-builder:
  - i. The name of the owner-builder, and
  - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

**B. Matters to be incorporated into the development and maintained over the life of the development:**

- B1. This approval/consent relates only to the new work nominated on the approved consent plans and does not approve or regularise any existing buildings or structures within the property boundaries or within Council's road reserve.
- B2. If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Metropolitan Local Aboriginal Land Council (MLALC) and the Office of Environment and Heritage are to be notified.
- B3. In accordance with Council's Tree Preservation Order, all existing trees as indicated in the Survey Plan and/or approved Landscape Plan shall be retained other than those identified for removal (being those in red) on the General Arrangement Plan 063-16C-DA-004 Rev H dated 26 September 2017 and 063-16C-DA-005 Rev N dated 28 November 2017, which are approved for removal. For all other tree issues not related to a development application, applications must be made to Council's Tree Management Officers.
- B4. No environmental weeds are to be planted on the site. Refer to Council's website for environmental weed lists.

- B5. Prior to the completion of works, all declared noxious weeds are to be removed/controlled in accordance with relevant legislation. Environmental weeds are to be removed and controlled. Refer to Council's website for noxious/environmental weed lists.
- B6. Any vegetation planted onsite outside the approved landscaping is to be consistent with:
- a. Locally native species growing onsite and/or selected from the list pertaining to the vegetation community growing in the locality as per the vegetation mapping and Native Plants for Your Garden guide available on Council's website.
  - b. Species listed in the flora and fauna assessment report referenced in this consent.

Any other plant species can only be used with written approval of Council.

- B7. The recommendations of the approved geotechnical report referenced in condition A1 of this consent are to be incorporated into the construction plans and implemented during construction.
- B8. Street address numbering can only be authorised by Council. Before proceeding to number each lot, approval of the numbers must be sought from Council's Planning and Assessment Business Unit.
- B9. No building materials or other materials are to be placed on riparian vegetation or within the Rehabilitation Management Zone, as highlighted in Figure 3 of the approved Vegetation Management Plan referenced in condition A1 of this consent, and as amended by Conditions C20 and C21.
- B10. The adjustment and construction of all utilities, services and drainage systems, and the creation of appropriate easements are to be at the full cost of the developer, including:
- a. Electrical and telecommunications for the proposed lots, which are to be provided underground. The location of any trenching and if required, pad mounted substation(s), is to take into account future/proposed landscaping in the public domain.
  - b. Street lighting facilities are to be provided to streets proposed within the site and existing street frontages in accordance with the requirements of Ausgrid.
  - c. Existing overhead infrastructure within the Warriewood Road public road reserve is to be undergrounded for the full length of the site frontage and to the nearest existing poles, such that the full extent of any existing spans within the adjacent road reserve are undergrounded (only with respect to the sites side of Warriewood Road).
  - d. All services passing through Lot 230 and 231 are to be underboard only and no cut and cover construction is to be undertaken in this area.
- B11. The proposal is to be consistent with the General Terms of Approval, issued by DPI Water (formerly NSW Office of Water), referenced in this consent and as follows:

- a. These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to DA/N0491/16 and provided by Council:

- i. Site plan, map and/or surveys

Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified DPI Water (formerly the NSW Office of Water) must be notified to determine if any variations to these GTA will be required.

- b. Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from DPI Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the river identified.
- c. The consent holder must prepare or commission the preparation of:
  - i. Vegetation Management Plan
  - ii. Erosion and Sediment Control Plan
  - iii. Soil and Water Management Plan
- d. All plans must be prepared by a suitably qualified person and submitted to DPI Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with DPI Water's guidelines located at [www.water.nsw.gov.au/ Water-Licensing/Approvals](http://www.water.nsw.gov.au/Water-Licensing/Approvals).
  - i. Vegetation Management Plans
  - ii. Riparian Corridors
  - iii. Outlet structures
- e. The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to DPI Water.
- f. The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by DPI Water.
- g. The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the DPI Water.
- h. The consent holder must use a suitably qualified person to monitor the progress, completion, performance of works, rehabilitation and maintenance and report to DPI Water as required.
- i. The consent holder must provide a security deposit (bank guarantee or cash bond) - equal to the sum of the cost of complying with the obligations under any approval - to DPI Water as and when required.
- j. The consent holder must not locate ramps, stairs, access ways, cycle paths, pedestrian paths or any other non-vehicular form of access way in a riparian corridor other than in accordance with a plan approved by DPI Water.
- k. The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by DPI Water.
- l. The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by DPI Water; and (ii) do not obstruct the flow of water other than in accordance with a plan approved by DPI Water.
- m. The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by DPI Water.
- n. The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by DPI Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.
- o. The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by DPI Water.
- p. The consent holder must establish a riparian corridor along Narrabeen Creek in accordance with a plan approved by DPI Water.

B12. The proposal is to be consistent with the General Terms of Approval, issued by the NSW RFS, referenced in this consent and as follows:

- a. At the issue of subdivision certificate, the proposed residential Lots 201 to 229 inclusive, shall be managed as an asset protection zone as outlined within Appendices 2 & 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones', until they are redeveloped.
- b. Water, electricity and gas supplies shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
- c. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.

Note: This approval is for the subdivision of the land only. Future development within this subdivision may be subject to requirements as set out in 'Planning for Bush Fire Protection 2006'. The proposed residual Lot 2 (Lot 230) has not been assessed for residential development.

- B13. Landscaping is to be implemented in accordance with the approved Landscape Plans and the approved Vegetation Management Plan (**VMP**), referenced in condition A1 this consent, and as amended by Conditions C5 and C20-C21 respectively. This landscaping is to then be maintained for the life of the development.
- B14. The development is to be undertaken in accordance with the recommendations of the Arboricultural Impact Assessment Report, as referenced in condition A1 of this consent.
- B15. This consent does not authorise the Feature Entry Wall shown in the approved landscape plans referenced in condition A1 of this consent.
- B16. The creekline corridor share path is to be located above the 20% AEP flood level.
- B17. The recommendations of the approved VMP, as referenced in condition A1 of this consent and as amended by Conditions C20 and C21, are to be adhered to as requirements for the life of the development and, in particular (without limiting the requirements of the VMP):
- a. except where steps are required earlier by this consent, implementation of the VMP must begin immediately from the commencement of works;
  - b. a suitably qualified and experienced professional bush regeneration contractor is to be engaged to carry out all regeneration, maintenance and weed control specified in the VMP. The minimum qualifications and experience required for the bush regeneration contractor are a TAFE Certificate IV in Conservation and Land Management (or equivalent) and three years demonstrated experience (for site supervisor) and a TAFE Certificate 2 in Conservation and Land Management and one year demonstrated experience (for other personnel). In addition the site supervisor is to be eligible for full professional membership of the Australian Association of Bush Regenerators (AABR);
  - c. testing for *Phytophthora cinnamoni* is to be undertaken prior to works at the site. If detected strict hygiene measures are to be implemented to prevent any spread into uninfected areas;
  - d. the location and type of fencing or other suitable method of restricting unauthorised access or encroachment into the areas to which the VMP applies must be implemented in accordance with the VMP;
  - e. rehabilitation and management of the creek-line and associated aquatic and riparian habitat is to be undertaken. This is to include, without limitation, weed management of instream and terrestrial habitats, and any stabilisation of the creek bank that is necessary as a result of that weed management (having the

minimum impact that can reasonably be achieved given the stabilisation required);

- f. any plant stock used in revegetation must be supplied of local provenance with seed/plant sources identified. Non-provenance material or non-endemic species is prohibited;
- g. all primary weed control must be undertaken in the first year following commencement of the VMP, with follow up weed control undertaken annually following commencement of the VMP;
- h. monitoring of groundwater levels will be commenced no less than 3 months prior to construction of the Bioretention and OSD basin, and will continue for a period of 5 years post construction:
  - i. groundwater is to be monitored via two piezometers, which will be installed respectively in the upper, drier section of the endangered ecological community (EEC) and the lowermost portion of the EEC that is located in the western central area of the subject land (see attached map for locations).
  - ii. installation of piezometers will be completed using the least invasive methods practicable. The two piezometers will be surveyed to Australian height datum.
  - iii. during installation of the piezometers, soil profiles are to be logged by the site engineer supervising the installation, with information recorded about soil type and texture.
  - iv. data loggers are to be installed within each of the two piezometers capturing levels on a 15 minute basis, and will be operated for the first three months of operation with a 90% data recovery requirement to be confirmed by a data quality control review. Thereafter, monitoring of water levels in the piezometers will be made manually, quarterly.
  - v. in addition to the groundwater data collected on the subject site, reference will be made to groundwater data collected at a nearby external reference site in the Warriewood Valley that is representative of the conditions at the subject site. The data from the external reference site will be used to compare to that collected on site and determine if changes to water level are likely to be changes attributable to just the subject site, or wider impacts caused across the locality (and so not attributable to flows from the Bioretention and OSD basin).
  - vi. if monitoring in the construction or post construction phase reveals that groundwater has changed significantly from baseline conditions, and is causing degradation to the EEC, water flows from the Bioretention and OSD basin and irrigation system are to be adjusted to reduce impacts on groundwater and vegetation so far as is practical, to non-harmful levels.
  - vii. vegetation condition is to be monitored concurrently with groundwater levels at each of the piezometer locations. The VMP will entail monitoring of vegetation within 20 x 20 metre quadrats located beside each piezometer. Data is to be collected about the occurrence, percentage cover, species richness and state of health of each vascular plant species present in the quadrats.
  - viii. during vegetation monitoring, notes will also be made of the condition of surrounding vegetation within the remainder of the EEC, and particularly in other soil moisture monitoring sites.
  - ix. Photo points are to be established to check and record vegetation condition in each quadrat at the time of vegetation sampling.
  - x. vegetation is to be monitored quarterly throughout the period of monitoring.
  - xi. soil moisture levels in the upper soil horizon is to be monitored quarterly concurrently with monitoring of vegetation condition. Soil moisture is to be monitored at each of the piezometer and vegetation quadrat locations



and at other locations as shown on the marked up aerial photograph prepared by Cumberland Ecology and marked "Figure 1. Monitoring locations\_20171129".

- xii. a letter report to summarise the results of the groundwater, soil moisture and vegetation data is to be prepared on a quarterly basis. Reports are to include recommendations for adjustments of the Bioretention and OSD basin.
- xiii. if any of the following points are observed during monitoring, this will be a trigger for consideration for adaptive change to irrigation:

  - More than a fifty percent change in the average groundwater level (as calculated using the 3 month pre-construction monitoring period data);
  - Twenty percent change of groundwater relative to reference site;
  - Sustained, consistent change in soil moisture across the EEC;
  - Signs of deterioration of vegetation condition (either in canopy, understorey or ground stratum).
- xiv. an annual review is to be prepared to summarise the overall monitoring and this is to be peer reviewed by a wetland ecology specialist, with a copy provided to Council.
- xv. monitoring of vegetation is to be done by a suitably qualified ecologist. Groundwater and soil moisture is to be done by a hydrogeologist or suitably qualified water engineer.
- xvi. If adaptive changes are made to the irrigation flows from the Bioretention and OSD basin this is to be recorded within the operation and maintenance manual for the system.
- xvii. As part of the offset package in the VMP all data collected as part of this condition B17 for each financial year is to be provided to Council by 1 August in the following financial year in electronic format and in real world coordinates where relevant.
- xviii. Suitable groundcover is to be planted in and across the whole of the batter on the creekside of the bioretention basin and the species selection should be consistent with the EEC.

B18. The recommendations of the approved Flora and Fauna Report, as referenced in condition A1 of this consent, are to be adhered to as requirements for the life of the development.

B19. All water management facilities proposed for the development, including rainwater tanks, stormwater quality improvement devices, all elements of the irrigation system associated with the bioretention system, on-site detention facilities, and private stormwater drainage are to remain in private ownership, be located within private property (except where the private stormwater crosses public land or the outlet enters the public creek corridor) and maintained in accordance with the manufacturer's specifications. The maintenance is to be carried out by the Community Association over the life of the development.

B20. Environmental monitoring is to be conducted in accordance with the requirements of the Warriewood Valley Water Management Specification (WMS, 2001) and the Water Management Report before, during and after construction and the information is to be provided in an Environmental Monitoring report with copies supplied to Council. No construction works are to commence until a complete contemporary baseline data set for water and sediment quality in Narrabeen Creek is collected.

B21. In accordance with section 88B of the 'Conveyancing Act 1919' a suitable instrument shall be placed on all lots to specify the sizing and design of the rainwater tanks to

service the lot and the requirements for the tank to be plumbed to any dwelling for cold water laundry, toilet flushing and outdoor not-potable water uses and the requirement for short and long term maintenance for the tanks.

- B22. The footprint of the development (including without limitation the bioretention basin, batter, level spreader, irrigation pipeline and retaining walls) in the area shown as lots 230 and 231 on drawings no 063-16C-DA-005 Rev N dated 28 November 2017 and 063-16C-DA-051 Rev L dated 28 November 2017 is not to encroach further southwest than the line of the level spreader and irrigation pipeline abutting the bio-diversity area shown on that plan at the time development consent was granted. This condition does not apply to works that are specifically required to be undertaken in the bio-diversity area to rehabilitate the creek or the bio-diversity area by these conditions, including the vegetation management plan referenced in this consent.
- B23. Lighting is to be provided along the shared pathway in accordance with the Warriewood Valley Landscape Masterplan.
- B24. Public access is to be maintained at all times to the 2.5m wide shared path.
- B25. The retaining wall on the southern side of the Lorikeet Grove public road reserve is to be finished in sandstone.
- B26. All external walls of the bio-retention basin that are visible from the public domain are to be finished in a sandstone coloured render.
- B27. Any fencing or balustrades around the bio-retention basin or shared pathway is to be of an open, vertical post, pool-fence style, finished in black. Around the perimeter of the whole biobasin (except for the adjoining boundary) and along the whole length of the shared pathway on the creek side a handrail or balustrade is to be installed and maintained.
- B28. The subdivision works approved by this consent are:
- a. The Torrens title subdivision of the site (Lot 32, Section C, DP 5464) into 2 lots comprising the area shown as lot 231 on drawing no 063-16C-DA-005 Rev N dated 28 November 2017 as the first lot, to provide for the excision and dedication of the creekline corridor to Council, and the residue of Lot 32 Section C DP 5464 as the second lot,
  - b. The Community title subdivision of the residual lot into 29 residential lots (Lots 201-229 inclusive) and a Community Lot (Lot 230),
  - c. The dedication of Lorikeet Grove and Road No. 1 to Council (including adjacent footpaths and road reserves but excluding that part of the shared footpath that is not adjacent to Lorikeet Grove and excluding land that includes infrastructure referred to in condition B19).
- B29. Construction access to the creekline is to be gained via an alternate site. Access to the creekline across Lots 230 and 231 is limited to pedestrian access only, in conjunction with the works approved in the Vegetation Management Plan, referenced in this consent.
- B30. The development is to be undertaken and maintained in accordance with any recommendations or requirements of the updated Water Management Report, as referenced in condition A1 of this consent and as amended by condition C19 and, in particular (without limiting the requirements of the Water Management Report):
- a. the development must have no impact on flood behaviour associated with Narrabeen Creek;

- b. the on-site detention provisions must be adequate and consistent with the requirements of the Water Management Specification (2001 or as amended);
- c. the distribution of treated stormwater from the bioretention system, including via the irrigation system, must ensure that the distribution of stormwater from the site to the EEC area in Lot 230 is as similar as possible to pre-development conditions. The size of the irrigation pipe must be adjusted accordingly. A total of 50% of the treated stormwater must be discharged via the irrigation system, unless modification to this requirement is required to comply with condition B17 in accordance with monitoring under that condition;
- d. the approved water management facilities must be operated and maintained in accordance with the Operation and Maintenance Manual as updated in accordance with conditions C19 and C23; and
- e. water monitoring is to be undertaken in accordance with the water monitoring plan, as updated in accordance with condition C21, plan to ensure adequate monitoring of the site for the life of the development in accordance with the Water Management Specification (2001 or as amended).

B31. For the effective operation of the water management facilities, no lot within the subdivision is to be developed such that the overall impervious fraction exceeds 65 %.

B32. Two floodway signs will be provided on the shared path, visible from 0.5m either side of the length of the shared path where overtopping will occur in a flood.

**C. Matters to be satisfied prior to the issue of the Construction Certificate:**

C1. Submission of construction plans and specifications and documentation which are not inconsistent with the approved Development Consent plans, the requirements of Building Code of Australia and satisfy all conditions shown in Part B above, are to be submitted to the Principal Certifying Authority.

C2. No works are to be carried out in Council's Road Reserve without the written approval of the Council.

Note: Separate approval is required for access driveways, paths, connections to underground services (stormwater, gas, sewer, electricity, etc:), and landscaping works within Council's Road Reserve.

C3. Construction works approved by this consent must not commence until:

- a. Construction Certificate has been issued by a Principal Certifying Authority;
- b. A Principal Certifying Authority has been appointed and Council has been notified in writing of the appointment, and
- c. At least 2 days' notice, in writing has been given to Council of the intention to commence work.

C4. In accordance with section 34 of the Building and Construction Industry Long Service Payments Act 1986, the applicant must pay a long service levy at the prescribed rate of 0.0035 of the total cost of the work to either the Long Service Payment Corporation or Council for any work costing \$25,000 or more.

C5. The Civil and Landscape Plans (as relevant) are to be amended as follows:

- a. 32 x *Allocasuarina torulosa* shall be replaced with 32 x *Casuarina glauca*;
- b. 17 x *Banksia integrifolia* shall be replaced with 17 x *Eucalyptus robusta*;

- c. 6 x *Eucalyptus botryoides* shall be replaced with 6 x *Eucalyptus robusta*;
  - d. All street trees along Warriewood Road shall be planted at minimum 400 litre container size;
  - e. All street trees within the site shall be planted at minimum 200 litre container size;
  - f. Removal of any reference to a feature wall at the entrance to the site;
  - g. Consistency with the approved configuration of the water management infrastructure and the shared path location, as shown on drawing no 063-16C-DA-005 Rev N dated 28 November 2017;
  - h. Consistency with the plant specifications and recommendations of the approved VMP referenced in this consent and as amended by Conditions C20 and C21;
  - i. All fencing or balustrades around the bio-retention basin or shared pathway, to be of an open, vertical post, pool-fence style, finished in black;
  - j. Lighting along the shared pathway in accordance with the Warriewood Valley Landscape Masterplan;
  - k. Public access is to be maintained at all times to the 2.5m wide shared path;
  - l. The retaining wall on the southern side of the Lorikeet Grove public road reserve is to be finished in sandstone;
  - m. All walls of the bio-retention basin that are visible from the public domain are to be finished in a sandstone coloured render.
  - n. Suitable groundcover is to be planted in and across the whole of the batter on the creekside of the bioretention basin and the species selection should be consistent with the EEC.
- C6. An application is to be made to and approved by Council's Traffic Committee as the consent authority for all parking restrictions on both the Public and Community Title roads and any traffic control facilities (to be certified by a Traffic Engineer).
- C7. Engineering plans and specifications for all roads, drainage and other civil engineering works required by this consent within the existing public road reserve of Warriewood Road, which is to be designed as a Collector Road, must be submitted and approved in writing by the Council prior to the issue of the relevant Construction Certificate. Payment of the Engineering Plan Assessment fee (in accordance with Council's adopted Fees and Charges) is required prior to Council releasing the approved engineering plans.
- a. The works in relation to the full length of the Warriewood Road frontage of the development site and including the works in relation to the vehicular access to the Development are to be provided.
  - b. Kerb and gutter (vertical faced kerb only will be permitted) and associated stormwater drainage to drain the road pavement for the full length of the roadway of that part of Warriewood Road for the full frontage of the site subject to this consent. The face of kerb is to be located 10.9m from face of existing kerb on northern side of Warriewood Road.
  - c. The intersection of Warriewood Road with Road No.1 is to be designed to cater for safe movements by a waste collection vehicle minimum 9.7m in length, to accommodate the existing vehicle type (or greater Australian Standard vehicle class) for all turning movements, and be certified by a suitably qualified Traffic Engineer.
  - d. Road shoulder and road pavement construction including pavement design and treatments in Warriewood Road for the full frontage of the site. This condition will be deemed to have been satisfied if a suitably qualified geotechnical engineer provides certification to Council that the existing road pavement satisfies the requirement of the WVRMP for the pavement to meet the ESA pavement design criteria of  $2 \times 10^6$ .
  - e. Footpath/cycleway (a minimum 2.1m wide) for the full length of the frontage in Warriewood Road at a level to match the kerb and gutter, is to be provided. The

- footpath/cycleway is to be wholly located on land dedicated as Public Road.
- f. Indented parking bays.
  - g. Driveways to be constructed perpendicular to the road at all vehicle access points.
  - h. Landscaping of the road reserve.
  - i. That no OSD structure is to be located on any public road.
  - j. Street lighting using Ausgrid standard lights/poles is to be provided in Warriewood Road with lighting of the pedestrian refuge and intersection to meet the relevant RMS and Australian Standards.
  - k. Undergrounding of existing overhead infrastructure for the full frontage of the site (only with respect to the sites side of Warriewood Road) and to the next existing power pole, such that the full extent of any existing spans within the adjacent road reserve are undergrounded.
  - l. Street name signs (complying to Council's requirements) to be provided in Warriewood Road at the intersection with Road No.1.
  - m. The road design plans for Warriewood Road are to extend for a maximum distance of 30 metres along Warriewood Road beyond the side boundaries of both sides of the site as required to ensure the works will match into existing roadworks in Warriewood Road in front of adjacent properties. The plans need to show a transition of the proposed design of the road works at the site boundaries to the existing levels of the adjacent properties, at a maximum grade of 1:4.
  - n. The design and replacement of existing drainage infrastructure within Warriewood Road is required, unless it can be demonstrated that the existing drainage infrastructure meets acceptable standards for condition (through the CCTV condition assessment report) and adequacy (to accommodate design flow capacities 20 year ARI plus climate change). The condition of the pipeline will need to be in an excellent state i.e. including but not limited to: not being disjointed or showing any signs of wear, be structurally sound and good for the lifetime of the development (being 100 years). If required to be replaced, the minimum sized public road drainage system pipeline to be 375mm in diameter and pipeline to be a RRJ RCP.

The plans required under this condition must meet the objectives and requirements of The Warriewood Valley Roads Masterplan; Austroads; AusSPEC and Pittwater 21DCP, as relevant and achieve a road design and landscaped effect consistent with the Warriewood Valley Concept Masterplan (Public Domain), dated October 2007.

The engineering design and plans for road and drainage works must be certified as meeting the requirements outlined above by a suitably qualified and experienced Civil Engineer who is registered on the NER maintained by Engineers Australia.

- C8. Engineering plans and specifications for all roads, drainage and other civil engineering works required by this consent within the Lorikeet Grove public road reserve, which is to be designed as a Local Road, must be submitted and approved in writing by the Council prior to the issue of the relevant Construction Certificate. Payment of the Engineering Plan Assessment fee (in accordance with Council's adopted Fees and Charges) is required prior to Council releasing the approved engineering plans.

- a. The works in relation to the full length of Lorikeet Grove frontage of the development site and including the works in relation to the vehicular access to the Development are to be provided.
- b. Kerb and gutter and associated stormwater drainage to drain the road pavement for the full length of the roadway of that part of Lorikeet Grove for the full frontage of the site subject to this consent (vertical faced kerb only will be permitted).
- c. Road shoulder and road pavement construction including pavement design and treatments in Lorikeet Grove (ESA pavement design criteria of  $6 \times 10^5$ ) for the full

- frontage of the site.
- d. The intersection of Lorikeet Grove with Road No.1 is to be designed to cater for safe movements by a waste collection vehicle minimum 9.7m in length, to accommodate the existing vehicle type (or greater Australian Standard vehicle class), and certified by a suitably qualified Traffic Engineer.
  - e. Footpath 1.5m wide on the northern side of Lorikeet Grove.
  - f. Driveways to be constructed perpendicular to the road at all vehicle access points.
  - g. Vehicle crash barriers and reflective chevron signs to be provided at the western site boundary, until such time that the road is extended from this point to link with the western end Lorikeet Grove.
  - h. Landscaping of the road reserve.
  - i. That no OSD, stormwater quality or irrigation system structure is to be located on any public road.
  - j. Street lighting using Ausgrid standard lights/poles is to be provided in Lorikeet Grove with lighting of the pedestrian refuge and intersection to meet the relevant RMS and Australian Standards.
  - k. Street name signs (complying to Council's requirements) to be provided in Lorikeet Grove at the intersection with Road No.1.
  - l. The road design plans for Lorikeet Grove are to extend for a maximum distance of 30 metres along Lorikeet Grove beyond the side boundaries of both sides of the site as required to ensure the works will match into existing roadworks in Lorikeet Grove in front of adjacent properties. The plans need to show a transition of the proposed design of the road works at the site boundaries to the existing levels of the adjacent properties, at a maximum grade of 1:4.

The plans required under this condition must meet the objectives and requirements of The Warriewood Valley Roads Masterplan; Austroads; AusSPEC and Pittwater 21 DCP, as relevant and achieve a road design and landscaped effect consistent with the Warriewood Valley Concept Masterplan (Public Domain), dated October 2007.

The engineering design and plans for road and drainage works must be certified as meeting the requirements outlined above by a suitably qualified and experienced Civil Engineer who is registered on the NER maintained by Engineers Australia.

- C9. Engineering plans and specifications for all roads, drainage and other civil engineering works required by this consent within the public road reserve of Road No.1, which is to be designed as a Local Road, must be submitted and approved in writing by the Council prior to the issue of the relevant Construction Certificate. Payment of the Engineering Plan Assessment fee (in accordance with Council's adopted Fees and Charges) is required prior to Council releasing the approved engineering plans.
- a. The works in relation to the full length of Road No.1 including the works in relation to the vehicular access to the Development are to be provided.
  - b. Kerb and gutter and associated stormwater drainage to drain the road pavement for the full length of the roadway subject to this consent (vertical faced kerb only will be permitted).
  - c. Road shoulder and road pavement construction including pavement design and treatments for the full length of Road No.1 (ESA pavement design criteria of  $6 \times 10^5$ ).
  - d. Shared Path 2.5m wide on the western side of the road
  - e. Driveways to be constructed perpendicular to the road at all vehicle access points.
  - f. Landscaping of the road reserve.
  - g. That no OSD stormwater quality or irrigation system structure is to be located on any public road.

- h. Street lighting using Ausgrid standard lights/poles is to be provided in Road No. 1 with lighting of the pedestrian refuge and intersection to meet the relevant RMS and Australian Standards.

The plans required under this condition must meet the objectives and requirements of The Warriewood Valley Roads Masterplan; Austroads; AusSPEC and Pittwater 21 DCP, as relevant and achieve a road design and landscaped effect consistent with the Warriewood Valley Concept Masterplan (Public Domain), dated October 2007.

The engineering design and plans for road and drainage works must be certified as meeting the requirements outlined above by a suitably qualified and experienced Civil Engineer who is registered on the NER maintained by Engineers Australia.

- C10. An Erosion and Sediment Management Plan is to be submitted prior to the issue of a Construction Certificate. Control over discharge of stormwater and containment of run-off and pollutants leaving the site/premises shall be undertaken through the installation of erosion control devices such as catch drains, diversion drains, energy dissipaters, level spreaders and sediment control devices such as hay bale barriers, filter fences, filter dams and sedimentation basins. Such plan is to be accompanied by a certification from an appropriately qualified person, that the plans/ details have been designed in accordance with the requirements of *Managing Urban Stormwater: Soils and Construction* (Landcom 2004). The plan is also to include specific details required to remove fine sediment and clay from vehicles leaving the site so as to maintain public roads in a clean condition.

- C11. A satisfactory Construction Traffic Management Plan (CTMP) prepared by a suitably qualified traffic consultant is to be submitted prior to the issue of a Construction Certificate. The CTMP is to detail:

- a. Quantity of material to be transported;
- b. Proposed truck movements per day;
- c. Proposed hours of operation; and
- d. Proposed traffic routes, noting that 3 tonne load limits apply to some roads within the local government area.
- e. Location of on/off site parking for workers associated with construction for the whole period of construction.

As vehicular access to the creekline through Lot 230 is not permitted, the CTMP is to demonstrate how access will be gained to the creekline from an alternate site. The CTMP is to be supported by relevant land owners consent in this regard.

- C12. The applicant is to consult with Sydney Water to establish whether there are any Section 73 Compliance Certificate requirements for this proposal, under the provisions of the Sydney Water Act, 1994. A copy of any Notice of Requirements letter which may be issued by Sydney Water, is to be provided to the Private Certifying Authority with the Construction Certificate application.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

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

C13. The following contribution is to be made for the provision of public infrastructure and services pursuant to Section 94 of the Environmental Planning and Assessment Act 1979:

- A monetary contribution of \$1,547,468.94 (subject to (a) below and based on 29 residential lots) is payable to Northern Beaches Council, and
- Dedication of 3,977 square metres of creek line corridor land in accordance with (b) below.
  - a. The monetary contribution will be adjusted at the time of payment in accordance with the latest Consumer Price Index as published quarterly by the Australian Bureau of Statistics as outlined in Council's Warriewood Valley Section 94 Contributions Plan (Amendment 16 Revision 2). The monetary contribution is to be paid prior to the issue of the first Construction Certificate.
  - b. The Applicant is required to dedicate to Pittwater Council a total of 3,977 square metres of land identified as Lot 231 on the plan titled '*Plan of Subdivision of Lot 32 Section C DP 5464*' prepared by Peter J Stewart for the provision of multi-functional creek line corridor facilities. The area of land to be dedicated is subject to a final Plan of Subdivision. The dedication is to take place by way of subdivision.
  - c. The applicant may negotiate with Council for the direct provision of facilities and services in lieu of the monetary contribution above (or any portion of that contribution) through a Material Public Benefit offer to Council. Any Material Public Benefit agreement between the Applicant and Council must be finalised, formally signed and in place prior to payment being made. The Warriewood Valley Section 94 Contributions Plan (Amendment 16 Revision 2) may be inspected at Northern Beaches Council's Mona Vale Office, 1 Park Street Mona Vale or Council's website.

C14. A suitably qualified professional is to provide certification that the Construction Certificate detail is consistent with the relevant provisions of the General Terms of Approval, issued by DPI Water (formerly NSW Office of Water) and NSW RFS, as referenced in this consent.

C15. Structural Engineering details relating to the approved development are to be submitted to the Accredited Certifier or Council prior to release of the Construction Certificate. Each plan/sheet is to be signed by a qualified practicing Structural Engineer who is registered on the National Engineers Register (NER) maintained by Engineers Australia and has appropriate experience and competence in the related field.

C16. Prior to issue of the Construction Certificate, Form 2 of the *Geotechnical Risk Management Policy for Pittwater* (Appendix 5 of P21 DCP) is to be completed and submitted to the Principal Certifying Authority.

C17. Applicants will be required to obtain prior to the issue of a Construction Certificate, a Section 139 Consent for Works on a Public Road Reserve issued by the Council under the provisions of Section 138 of the *Roads Act 1993* for the design and construction of any works located on the road reserve including Access Driveways.

C18. A Construction Certificate shall not be issued over any part of the site requiring a controlled activity approval until a copy of the approval has been provided to Council.

C19. An updated Water Management Report is to be prepared to accompany the Construction Certificate documentation. This report should be consistent with the approved Water Management Report and meet all of the requirements of the



Warriewood Valley Water Management Specification (2001 or as amended) and all of the relevant requirements of this consent. The updated report should be accompanied by a signed checklist from the Water Management Specification indicating that it has been completed in accordance with the requirements. The updated report shall include:

- a. An updated Flood Impact Assessment to demonstrate that the proposed works will have no impact on flood behaviour associated with Narrabeen Creek.
- b. Updated drainage modelling to demonstrate that the on-site detention provisions are adequate and consistent with the requirements of the Water Management Specification (2001 or as amended).
- c. Updated water balance and water quality modelling to demonstrate the adequate distribution of treated stormwater from the bioretention system to the irrigation system that ensures that the distribution of stormwater from the site to the EEC area in Lot 230 is as similar as possible to pre-development conditions. Double ring infiltrometer testing is to be conducted in the vicinity of the bioretention basin to confirm infiltration assumptions. The size of the irrigation pipe must be adjusted accordingly on the construction certificate plans. A total of 50% of the treated stormwater must be discharged via the irrigation system, unless modification to this requirement is required to comply with condition C21 in accordance with monitoring under that condition.
- d. An updated Operation and Maintenance Manual for all of the approved water management facilities.
- e. Sufficient water monitoring data that meets the requirements of the Water Management Specification (2001 or as amended). Wet and dry weather data as a baseline is required to be reported and the results described in an accompanying portion of the report for their implications for the construction and operational phases of the development.
- f. Updated water monitoring plan to ensure adequate monitoring of the site before and during the construction and operational phases of the life of the development in accordance with the Water Management Specification (2001 or as amended).
- g. Details of minor creek rehabilitation works, including details of shear stress conditions that may necessitate the use of toe or other scour protection and the associated requirements for the management of acid sulfate soils.
- h. The requirement for two floodway signs on the shared path, visible from 0.5m either side of the length of the shared path where overtopping will occur in a flood.

C20. An amended VMP is to be prepared by a suitably qualified and experienced Ecologist or Bush Regenerator. The primary objective of the VMP shall be the immediate and long-term management/restoration of the riparian corridor and Swamp Sclerophyll Forest EEC. Except where steps are required earlier by this consent, Implementation of the VMP must begin immediately following the commencement of works. In preparing and implementing the VMP the following criteria must be addressed:

- a. A suitably qualified and experienced professional bush regeneration contractor is to be engaged to carry out all regeneration, maintenance and weed control specified in the VMP. The minimum qualifications and experience required for the bush regeneration contractor are a TAFE Certificate IV in Conservation and Land Management (or equivalent) and three years demonstrated experience (for site supervisor) and a TAFE Certificate 2 in Conservation and Land Management and one year demonstrated experience (for other personnel). In addition the site supervisor is to be eligible for full professional membership of the Australian Association of Bush Regenerators (AABR).
- b. A site plan must be prepared at an appropriate scale, clearly showing the area to which the VMP applies, existing vegetation, management zones and extent of dominant weed infestations.

- c. Testing for *Phytophthora cinnamoni* is to be undertaken prior to works at the site. If detected strict hygiene measures are to be implemented to prevent any spread into uninfected areas.
- d. Two additional vegetation management zones are to be included. A vegetation management zone 4 will target edge affected areas along the interface of the development with the EEC to address the higher risk of weed invasion of this zone and control surface water discharge from the spreader. Vegetation management zone 5 will comprise the creek and riparian zone within 5 metres of the top of the bank. Baseline survey of in-stream riparian habitats will inform works in this zone.
- e. The location and type of fencing or other suitable method of restricting unauthorised access or encroachment into the areas to which the VMP applies must be identified.
- f. The VMP is to include all construction (and associated activities) Swamp Sclerophyll Forest interface zones including batters, retaining walls, access routes and water management structures.
- g. The VMP is to include rehabilitation and management of the creek-line and associated aquatic and riparian habitat. This is to include, without limitation:
  - i. weed management of instream and terrestrial habitats;
  - ii. any stabilisation of the creek bank that is necessary as a result of that weed management (having the minimum impact that can reasonably be achieved given the stabilisation required);
  - iii. this is to be addressed as part of vegetation management zone 5;
  - iv. all works and any chemical use in vegetation management zone 5 should be consistent with a dynamic sensitive environment;
  - v. the assessments in condition C25 are to be repeated after works are completed;
  - vi. all weeds are to be removed and disposed of in accordance with relevant legislation; and
  - vii. plantings in vegetation management zone 5 are to be of locally native species recorded along the creek in the baseline surveys or associated with the EEC.
- h. A description of existing native vegetation, assessment of ability to regenerate and rehabilitation methods must be provided. Preference should be given to the use of regeneration techniques wherever possible. Vegetation species composition, planting layout and densities should be based on floristics at the site and within the locality, and benchmark values for the Swamp Sclerophyll Forest EEC. Any plant stock used in revegetation must be supplied of local provenance with seed/plant sources identified. Non local-provenance material or non-endemic species is prohibited.
- i. The VMP must delete reference to all non-local species in the planting list.
- j. A schedule of works must be prepared detailing the sequence and duration of works necessary for the regeneration and maintenance works for each management zone. All primary weed control must be undertaken in the first year following commencement of the VMP, with follow up weed control undertaken annually following commencement of the VMP.
- k. Suitable groundcover is to be planted in and across the whole of the batter on the creekside of the bioretention basin and the species selection should be consistent with the EEC. This is to be addressed as part of vegetation management zone 4.

C21. The amended VMP is also required to include the following monitoring of groundwater, soil and vegetation:

- a. Groundwater is to be monitored via two piezometers, which will be installed respectively in the upper, drier section of the endangered ecological community

(EEC) and the lowermost portion of the EEC that is located in the western central area of the subject land (as shown on marked up aerial photograph prepared by Cumberland Ecology and marked "Figure 1. Monitoring locations\_20171129").

- i. Installation of piezometers will be completed using the least invasive methods practicable. The two piezometers will be surveyed to Australian height datum.
  - ii. During installation of the piezometers, soil profiles are to be logged by the site engineer supervising the installation, with information recorded about soil type and texture.
  - iii. Data loggers are to be installed within each of the two piezometers capturing levels on a 15 minute basis, and will be operated for the first three months of operation with a 90% data recovery requirement to be confirmed by a data quality control review. Thereafter, monitoring of water levels in the piezometers will be made manually, quarterly.
  - iv. Monitoring of groundwater levels will be commenced no less than 3 months prior to construction of the Bioretention and OSD basin, and will continue for a period of 5 years post construction.
  - v. In addition to the groundwater data collected on the subject site, reference will be made to groundwater data collected at a nearby external reference site in the Warriewood Valley that is representative of the conditions at the subject site. The data from the external reference site will be used to compare to that collected on site and determine if changes to water level are likely to be changes attributable to just the subject site, or wider impacts caused across the locality (and so not attributable to flows from the Bioretention and OSD basin).
  - vi. If monitoring in the construction or post construction phase reveals that groundwater has changed significantly from baseline conditions, and is causing degradation to the EEC, water flows from the Bioretention and OSD basin and irrigation system are to be adjusted to reduce impacts on groundwater and vegetation as is practical (to non-harmful) levels.
- b. Vegetation condition is to be monitored concurrently with groundwater levels at each of the piezometer locations. The VMP will entail monitoring of vegetation within 20 x 20 metre quadrats located beside each piezometer. Data is to be collected about the occurrence, percentage cover, species richness and state of health of each vascular plant species present in the quadrats.
- During vegetation monitoring, notes is to be made also be made of the condition of surrounding vegetation within the remainder of the EEC, and particularly in other soil moisture monitoring sites (see below).
- Photo points are to be established to check and record vegetation condition in each quadrat at the time of vegetation sampling.
- Vegetation is to be monitored quarterly throughout the period of monitoring.
- c. Soil moisture levels in the upper soil horizon is to be monitored quarterly concurrently with monitoring of vegetation condition. Soil moisture is to be monitored at each of the piezometer and vegetation quadrat locations, being SM1 to 4, as shown on the marked up aerial photograph prepared by Cumberland Ecology and marked "Figure 1. Monitoring locations\_20171129".
  - d. A letter report to summarise the results of the groundwater, soil moisture and vegetation data is to be prepared on a quarterly basis. Reports are to include recommendations for adjustments of the Bioretention and OSD basin.
  - e. If any of the following points are observed during monitoring, this will be a trigger for consideration for adaptive change to irrigation:
    - More than a fifty percent change in the average groundwater level (as calculated using the 3 month pre-construction monitoring period data);
    - Twenty percent change of groundwater relative to reference site;
    - Sustained, consistent change in soil moisture across the EEC;

- Signs of deterioration of vegetation condition (either in canopy, understorey or ground stratum).

An annual review is to be prepared to summarise the overall monitoring and this is to be peer reviewed by a wetland ecology specialist, with a copy provided to Council.

- f. Monitoring of vegetation is to be done by a suitably qualified ecologist. Groundwater and soil moisture is to be done by a hydrogeologist or suitably qualified water engineer. If adaptive changes are made to the irrigation flows from the Bioretention and OSD basin this is to be recorded within the operation and maintenance manual for the system.
- g. The VMP is to note that all data collected as part of this condition C21 for each financial year is to be provided to Council by 1 August in the following financial year in electronic format and in real world coordinates where relevant.

C22. Amended Draft Plans of Subdivision are to be amended to demonstrate:

- a. The Torrens title subdivision of the site (Lot 32, Section C, DP 5464) into 2 lots, comprising the area shown as Lot 231 on drawing no 063-16P L07 [00] – STAGE 1 – Sheet 1 of 2 dated 22 November 2017 as the first lot, to provide for the excision and dedication of the creekline corridor to Council, and Lot 230 as the second lot,
- b. The Community title subdivision of the residual lot into 29 residential lots (Lots 201-229 inclusive) and a Community Lot (Community Lot 1) shown on drawing 063-16P L07 [00] – STAGE 2 – COMMUNITY TITLE - Sheet 2 of 2 dated 22 November 2017. Easement "H" is to be limited in length to 13.9m from the front boundary of each respective lot,
- c. The dedication of Lorikeet Grove and Road No. 1 to Council as shown on drawing no 063-16P L07 [00] – STAGE 1 – Sheet 1 of 2 dated 22 November 2017 (including adjacent footpaths and road reserves but excluding that part of the shared footpath that is not adjacent to Lorikeet Grove and excluding land that includes infrastructure referred to in condition B19), and
- d. All necessary easements, including without limitation an easement to ensure ongoing public access along that part of the shared footpath that is not within or adjacent to Council's road reserve.

In relation to Lorikeet Grove, the width of the road reserve is to be narrowed to 13.25m adjacent to the bioretention basin so that no private water management infrastructure is located within the road reserve to be dedicated to Council.

C23. The approved Operations and Maintenance Manual as referenced in this consent is to be updated to provide specific maintenance regimes for the approved water management infrastructure, specifically the irrigation system. As noted in Condition C21 this Plan should be amended if required in response to the monitoring conducted. The Manual is to form an attachment to the approved Community Management Statement. The Operation and Maintenance Manual must include details for rectification works for any scour damage in the event that the high level wier of the bioretention basin activates and causes scour damage to the embankment.

C24. Copies of the updated Water Management Report, Operations and Maintenance Manual, VMP and Draft Plans of Subdivision, amended in accordance with the conditions in this Part C, are to be provided to Council at least 28 days before any construction certificate is granted.

C25. A further Flora and Fauna Assessment is to be prepared by a suitably qualified and experienced aquatic ecologist to undertake baseline surveys instream and within 5m along the bank of the creek (within the subject site) including without limitation macrophytes, frogs and fish, which assessment is to be prepared and provided to the

certifier before any works are undertaken within the creek or within 5 m of the creek bank, and before any construction certificate is issued.

C26. All plans and reports at A1 are to be amended to be consistent with the design in:

- a. 063-16C-DA005 – General Arrangement Plan – Sheet 2 of 2 – Rev N - 28 November 2017;
- b. 063-16C-DA-051 – Bio-retention and OSD Basin Plan and Section - Rev L - 28 November 2017;
- c. 063-16C-DA-052 - Bio-retention and OSD Basin Plan and Sections – Sheet 1 of 2 - Rev J - 27 November 2017; and
- d. 063-16C-DA-053 - Bio-retention and OSD Basin Plan and Sections – Sheet 2 of 2 - Rev J - 27 November 2017,

and to be provided to Council at least 28 days prior to the issue of any construction certificate.

C27. The Arboricultural Impact Assessment referred to in condition A1 dated 26 July 2017 prepared by Ecological is to be updated to reflect the Arboricultural Joint Expert Report filed 9 October 2017 and Supplementary Arboricultural Joint Expert Report filed 26 October 2017 insofar as those reports are relevant to the development approved by this consent.

**D. Matters to be satisfied prior to the commencement of works and maintained during the works:**

Note: It is an offence to commence works prior to issue of a Construction Certificate.

D1. A clearly legible *Site Management Sign* is to be erected and maintained throughout the course of the works. The sign is to be centrally located on the main street frontage of the site and is to clearly state in legible lettering the following:

- a. The builder's name, builder's telephone contact number both during work hours and after hours.
- b. That no works are to be carried out in Council's Road Reserve without the written approval of the Council.
- c. That a Road Opening Permit issued by Council must be obtained for any road openings or excavation within Council's Road Reserve associated with development of the site, including stormwater drainage, water, sewer, electricity, gas and communication connections. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site.
- d. That no skip bins or materials are to be stored on Council's Road Reserve.
- e. That the contact number for Northern Beaches Council for permits is 9970 1111.

D2. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

D3. The site must be fenced throughout demolition and/or excavation and must comply with WorkCover New South Wales requirements and be a minimum of 1.8m in height.

D4. Where excavations extend below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must preserve and protect the building from damage and, if necessary, underpin and support the adjoining building in an approved manner.

- D5. Works are to be undertaken in accordance with the recommendations of the Detailed Contamination Assessment, as referenced in condition A1 of this consent. Certification to such effect is to be provided to Council prior to the issuance of the Subdivision Certificate.
- D6. Where site fill material is necessary, fill materials must:
- a. be Excavated Natural Material (ENM) only, as approved under the NSW Environment Protection Authority Resource Recovery Exemption (2014);
  - b. be free of slag, hazardous, contaminated, putrescibles, toxic or radioactive excavated material and soil, rock or similar material. Putrescibles and non-putrescibles solid waste (including demolition material) is not permitted.
  - c. Be the subject of testing and monitoring throughout the course of the works, and is to consist of clean fill inert material only, that is, non-contaminated excavated material and soil, and suitable material. Putrescible and non-putrescible solid waste (including demolition material) is not permitted. All imported fill must be sourced locally where practicable to reduce traffic movements.
  - d. Be deposited and works carried out in strict compliance with *Managing Urban Stormwater: Soils and Construction* (Landcom 2004).
- D7. Prior to commencement of any works, temporary sedimentation and erosion controls in accordance with the approved Erosion and Sediment Management Plan referred to in condition A1 are to be installed to eliminate the discharge of sediment from the site and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authority's satisfaction including:
- a. A site fence and silt and sediment control fence is to be erected and maintained during the course of works along any street boundary and park/reserve boundary to the site.
  - b. Sediment is not to leave the site or enter areas of riparian vegetation, and the appropriate sediment fencing is to be installed.
  - c. The capacity and effectiveness of runoff and erosion control measures shall be maintained at all times to conform to the specifications and standards quoted and to any conditions of approval of those measures.
  - d. Measures shall be applied, to the satisfaction of council, to prevent site vehicles tracking sediment and other pollutants onto any sealed roads serving the development.
  - e. Measures required in permits issued under the Water Management Act shall be implemented. This Act requires that people obtain approval for any proposed works within 40 metres of a watercourse. Permits should be sought from DPI Water.
  - f. Approved runoff and erosion controls shall be installed before site vegetation is cleared (other than that associated with the construction of the controls). These shall be as shown on an ESCP approved by council.
  - g. Topsoil shall be stripped only from approved areas and stockpiled for re-use during site rehabilitation and landscaping.
  - h. Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage line or easement, waters, footpath, kerb or road surface and shall have measures in place to prevent the movement of such materials onto the areas mentioned. All stockpiled materials are to be retained within the property boundaries.
  - i. Uncontaminated runoff shall be intercepted up-site and diverted around all disturbed areas and other areas likely to be disturbed. Diversion works shall be adequately stabilised.
  - j. Runoff detention and sediment interception measures shall be applied to the land. These measures will reduce flow velocities and prevent topsoil, sand,

aggregate, or other sediment escaping from the site or entering any downstream drainage easements or waters.

- D8. No water pollution shall result from the operation of any plant or equipment or activity carried out.
- D9. Personnel with appropriate training, or demonstrated knowledge and experience in erosion and sediment control shall be responsible for supervising the installation and maintenance of approved erosion and sediment control measures – during and after construction and until the site has been restored to the satisfaction of council.
- D10. Waste materials generated through demolition, excavation and construction works are to be minimised by re-use on site, recycling or where re-use or recycling is not practical, disposal at an appropriate authorised waste facility.
- D11. All waste dockets and receipts regarding demolition, excavation and construction waste are to be retained on site to confirm which facility received the material for recycling or disposal.
- D12. No works are to be carried out in Council's Road Reserve without the written approval of the Council.
- D13. All construction in the public road reserve must be undertaken by a Council authorised contractor. Alternatively, prior to the commencement of works, Council must be notified of each contractor undertaking works within the public road reserve. Each contractor must be able to provide/demonstrate each of the following;
- Incorporated company/ business name and ABN;
  - Public Liability Insurance;
  - Professional Indemnity Insurance;
  - Workers Compensation Insurance;
  - Accident/ Injury Insurance Cover;
  - Other Insurances;
  - Company Licences, Registrations, Permits, Certificates etc.;
  - WorkCover Construction Industry General Induction Card;
  - WHS Documents;
  - Employee qualifications – Certificates, Licences etc.;
  - Contractor Services;
  - Client Services; and
  - WHSMS Self Evaluation.
- D14. A Road Opening Permit, issued by Council, must be obtained for any road openings, or excavation within Council's Road Reserve associated with the development on the site, including stormwater drainage, water, sewer, electricity, gas and communication connections. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site.
- D15. No skip bins or materials are to be stored on Council's Road Reserve.
- D16. The Construction Traffic Management Plan (CTMP) is to be implemented, throughout the construction phase of the development on site, including site preparation or demolition.
- D17. No native canopy trees are to be removed from Council's Road Reserve without prior approval from Council.

- D18. A stamped copy of the approved plans is to be kept on the site at all times, during construction.
- D19. The public footways and roadways adjacent to the site are to be maintained in a safe condition at all times during the construction phase. Pedestrian access is to be maintained at all times during the construction phase.
- D20. Toilet facilities are to be provided in a location which will not detrimentally affect the amenity of any adjoining residents at or in the vicinity of the work site during the duration of the development.
- D21. Prior to any works commencing the development area is to be separated from remaining areas of the EEC with an appropriate security fence and appropriately located access gates.
- D22. No development is to be undertaken in the area shown as lots 230 and 231 on drawings no 063-16C-DA-005 Rev N dated 28 November 2017 and 063-16C-DA-051 Rev L dated 28 November 2017 further southwest than the line of the level spreader and irrigation pipeline abutting the bio-diversity area shown on that plan at the time development consent was granted. This condition does not apply to works that are specifically required to be undertaken in the bio-diversity area to rehabilitate the creek or the bio-diversity area by these conditions, including the vegetation management plan referenced in this consent.
- D23. As there are existing trees to be retained within 5 metres of proposed development works, all recommendations as outlined in the Arboricultural Impact Assessment Report referenced in condition A1 of this consent are to be complied with, particularly with regard to the following:
- Works, erection/demolition of structures, excavation or changes to soil levels within 5 metres of existing trees are not permitted unless part of the development as approved, and the storage of spoil, building materials, soil or the driving and parking of any vehicle or machinery within 5 metres of the trunk of a tree to be retained is not permitted;
  - Where specified, tree guards are to be provided to all trees as indicated in the report, and are to be installed prior to the commencement of any work on the site. Tree guard materials and dimensions are specified in the arborist report;
  - All works within 5 metres of existing trees including demolition, excavation, civil works, fencing and the like must be carried out by hand and under the supervision of an experienced and suitably qualified arborist. Should roots larger than 50mm be encountered all excavation works are to cease immediately and a qualified Arborist is to advise on the impacts of the roots removal on the tree's survival and report to the Principal Certifying Authority prior to works recommencing. If tree roots are present a pier and beam method of footing construction is to be adopted so as to bridge/span any identified lateral roots.
  - Signage is to be erected advising all contractors and visitors to the site that no works or storage are to take place within the dripline of existing trees.
  - Any changes or alterations made to the tree management recommendations as outlined by the arborist report due to the discovery of new structural roots or underground services during development works must be reported to the Principal Certifying Authority prior to works recommencing.
- D24. Critical stage inspections are to be carried out in accordance with clause 162A of the *Environmental Planning & Assessment Regulation 2000*. To allow a Principal Certifying Authority or another certifying authority time to carry out critical stage inspections required by the Principal Certifying Authority, the principal contractor for the building site



or the owner-builder must notify the Principal Certifying Authority at least 48 hours before building work is commenced and prior to further work being undertaken.

D25. The hours of construction are restricted to between the hours of 7.00am and 5.00pm Monday - Friday and 7.00am to 1.00pm on Saturdays. No works are to be carried out on Sundays or Public Holidays. Internal building work may be carried out at any time outside these hours, subject to noise emissions from the building or works not being audible at any adjoining boundary.

**E. Matters to be satisfied prior to the issue of Subdivision Certificate:**

E1. Prior to the issue of a Subdivision Certificate, all infrastructure works are to be completed and other relevant conditions in this consent are to be satisfied.

E2. The following documents and payments are to be submitted to Council in a single package to ensure the efficient release of the relevant Subdivision Certificate:

- a. A copy of the Section 73 Compliance Certificate issued under the provisions of the *Sydney Water Act, 1994*;
- b. Copies of the Subdivision Plans (original plus 6 copies) reflecting the amendments required by condition C22;
- c. The Certifying Authority's Compliance Certificates. Each component of the works as outlined above are to be certified as being carried out in accordance with the relevant plans and documentation by suitably qualified professional persons as outlined in this development consent. Certification is to include:
  - i. Certification to Council, by an experienced civil engineer who is registered on the NER maintained by Engineers Australia, that all roads, drainage and other civil engineering works have been carried out and completed in accordance with the engineering plans and specifications required under the Conditions of this Consent.
  - ii. All appropriate infrastructure as outlined in the Conditions of Consent and approved Construction Certificate plans and specifications has been provided to service the proposed residential lots including roads, drainage facilities, landscaping, water management facilities, civil engineering works and services.
  - iii. the construction of the water management system has been supervised and certified by person(s) with appropriate experience and expertise in Civil/Environmental Engineering / Environmental Science, Hydrology and Hydraulics, and must be NER registered members of Engineers Australia.
  - iv. Works associated with the water management system have been completed in accordance with information required under the conditions C19 of this consent and have been installed to the manufacturers' specification (where applicable). Certification is to be provided in accordance with the *Warriewood Valley Water Management Specification (February 2001)*;
- d. Form 3 of the *Geotechnical Risk Management Policy* (Appendix 5 of P21 DCP) and a report from a suitably qualified geotechnical engineer certifying that the lots are geotechnically stable and will provide an appropriate platform for any subsequent building on the development site;
- e. Security deposit of a reasonable value to be determined by Council is to be made to ensure rectification of any defects during the maintenance period.
- f. Creation of appropriate easements where public and/or private (interallotment) drainage lines pass through private property.
- g. Creation of appropriate easements where service lines or drainage lines pass through private property other than the lot which they benefit.

- h. Creation of all easements, restrictions and covenants as identified in the Draft Plan of Subdivision and Draft s88B instrument, as referenced in Condition A1, and as modified by any condition of consent.
- i. A Restriction on Use of Land is to be created, burdening Lots 201-229 inclusive, the terms of which limit the footprint, height and garage locations of future development in the manner depicted on the approved 'Building Envelope Plan' referenced in Condition A1 of this consent.
- j. A restrictive covenant is to be created with respect to Lots 201-229 inclusive, to the following effect:
  - 1. The registered proprietor shall not occupy or permit the occupation of any dwelling house of other structure on the lot(s) hereby burdened unless the registered proprietor has first constructed/installed a 4kL rainwater tank on the said lot(s), in accordance with the Stormwater Management Report (as referenced in this consent), and plumbing from the rainwater tank to supply cold water laundry, toilet flushing, car washing and outdoor irrigation and any amendments required by conditions of consent.
  - 2. The registered proprietor shall not make or permit or suffer the making of any alterations to any rainwater tank which is, or shall be, constructed on the lot(s) burdened without the prior consent in writing of Council.
- k. Notification to Council, certified by an appropriately qualified Water Engineer, of properties to be notated under Section 149(2) Planning Certificates and specifying the applicable flood categories as set out in the *Flood Risk Management Policy for Development in Pittwater* (Pittwater 21 DCP Appendix 8).
- l. A Certificate by a qualified Engineer or Architect confirming that all driveways have been constructed in accordance with the approved plans and Council's Pittwater 21 DCP.
- m. Works-As-Executed plans for all structures or facilities which will be dedicated to Council or which are located within drainage easements or which will require ongoing maintenance by Council. The plans are to be in paper and electronic format (dwg or dxf file) and comprise at least the following:
  - i. Boundary layout;
  - ii. Kerb and gutter, road pavement, footpaths, traffic devices, retaining walls;
  - iii. Signage (including type and wording), line marking;
  - iv. Easements, survey numbers and marks, reduced levels and co-ordinates;
  - v. Stormwater drainage locations, pipe sizes and types, pit sizes and types, subsoil drains;
  - vi. Water quality devices,
  - vii. Creek line corridors;
  - viii. Significant landscaping.
- n. Evidence of the intended dedication of the inner creekline corridor, Lorikeet Grove and Road No.1 to Council,
- o. The creation of the s88B instrument relating to Lot 230, to ensure ongoing public access along the shared pathway.
- p. A Community Management Statement relating to the Community Title subdivision of Lots 201-230 is to be submitted to Council, and is to incorporate the following:
  - i. Each of the 29 residential lots (Lots 201-229 inclusive) is to have an equal share of the responsibility and costs associated with the ongoing operation and maintenance of Lot 230, including all water management infrastructure, landscaping and adherence with the VMP.
  - ii. Specific details of all ongoing operating and maintenance requirements associated with water management infrastructure, as identified in the approved Operations and Maintenance Manual referenced in Condition A1 and as amended by Conditions C19 and C23,
  - iii. Specific details of the ongoing requirements associated with the approved VMP, as referenced in Condition A1 and as amended by Conditions C20 and C21,

- iv. Restrictions relating to footprint, height and garage locations of future development in the manner depicted on the approved 'Building Envelope Plan' referenced in Condition A1 of this consent,
  - v. Confirmation that the development is to remain consistent with the Development Consent (N0491/16) and associated conditions of consent.
  - vi. Restrictions relating to domestic pets:
    - That domestic pets kept or allowed on lots the subject of this approval are to be kept from entering Lot 230 and the public creekline corridor (Lot 231) excluding leashed animals on the shared path on Lot 230,
    - Ferrets and rabbits kept or allowed on the lots the subject of this approval are to be kept in hutches/runs at all times (without limiting the prohibition on having these animals on Lot 230 or the public creekline corridor).
  - vii. Restriction so that no lot within the subdivision is to be developed such that the overall impervious fraction exceeds 65%.
  - q. Certification from a suitably qualified ecologist to confirm that all noxious and environmental weeds have been cleared from the creekline corridor to be dedicated to Council.
  - r. Certification from a suitably qualified engineer to confirm that the bank of the creekline and the associated minor tributary is appropriately stabilised.
- E3. A suitably qualified professional is to provide certification that the as-built development is consistent with the relevant provisions of the General Terms of Approval, issued by the NSW Office of Water and NSW RFS, as referenced in this consent.
- E4. A qualified landscape architect/designer is to certify that all landscaping works have been undertaken prior to the issuing of any Subdivision Certificate. The landscape architect/designer is to confirm that all plants are arranged and spaced in a manner that is consistent with the approved Landscape Plan, as amended by any conditions of consent.
- E5. Damage to Council's assets adjacent or near to the site that has occurred as a result of this development, including road, kerb and gutter and drainage facilities, are to be repaired to Council's written satisfaction prior to the issue of a Subdivision Certificate. Restoration of all damaged public infrastructure caused as a result of the development to Council's satisfaction is to occur at the full cost to the developer. Council's written approval that all restorations have been completed satisfactorily must be obtained and provided to the accredited certifier with the Subdivision Certificate application.
- E6. A maintenance period is to apply to all civil engineering works to be dedicated to Council or which will require ongoing maintenance by Council. The maintenance period will apply for six (6) months after the issue of the Subdivision Certificate. In that period the applicant will be liable for any part of the works which fail to perform in the manner required by the relevant certifications, or would reasonably be expected under the design conditions.
- E7. Evidence is to be provided to confirm the engagement of a suitably qualified ecologist who will be responsible for the implementation of the approved Vegetation Management Plan, as referenced in condition A1 of this consent and as amended by Conditions C20 and C21, for the life of the development. The ecologist is to confirm that they comply with the recommendations of the approved Vegetation Management Plan and will undertake to:

- a. visit the site immediately following completion of the works in the creekline corridor on site; and
  - b. visit the site on a three (3) monthly basis for a period of 5 years to ensure implementation of the Vegetation Management Plan.
- E8. An updated Water Management Report is to be prepared to accompany the Subdivision Certificate documentation. This report should be consistent with the Water Management Report and meet all of the requirements of the Warriewood Valley Water Management Specification (2001 or as amended) and the conditions of this consent. The updated report should be accompanied by a signed checklist from the Water Management Specification indicating that it has been completed in accordance with the requirements.

**F. Advice:**

- F1. Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act, 1979* (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.
- F2. The applicant is also advised to contact the various supply and utility authorities, i.e. Sydney Water, Sydney Electricity, Telstra etc. to enquire whether there are any underground utility services within the proposed excavation area.
- F3. It is the Project Managers responsibility to ensure that all of the Component Certificates/certification issued during the course of the project are lodged with the Principal Certifying Authority. Failure to comply with the conditions of approval or lodge the Component Certificates/certification will prevent the Principal Certifying Authority issuing an Occupation Certificate.
- F4. In accordance with Section 95(1) of the Act, this consent will lapse if the development, the subject of this consent, is not physically commenced within 5 years after the date from which this consent operates.
- F5. To ascertain the date upon which the determination becomes effective and operates, refer to Section 83 of the *Environmental Planning and Assessment Act, 1979* (as amended).
- F6. The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Waters sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately stamped. For Quick Check agent details please refer to the web site at [www.sydneywater.com.au](http://www.sydneywater.com.au) then see Building Developing and Plumbing then Quick Check, or telephone 13 20 92.