ATTACHMENT 2

Conditions for 763-769 Pacific Highway Chatswood

Prior to issue of the Construction Certificate

Stormwater to Street Drainage via Reinforced Concrete Pipe (RCP)

Stormwater runoff from the site shall be collected and conveyed to the underground drainage system in Albert Avenue (approximately 30m to the east of Albert Lane) via a 375 mm Class 4 RCP in accordance with Council's specification. A grated drainage pit (min. 600mm x 600mm) shall be provided within the property and adjacent to the boundary prior to discharging to the Council's drainage system. In this regard, full design and construction details showing the method of disposal of surface and roof water from the site are to be submitted to Council for approval prior to the issue of the Construction Certificate.

Detailed Stormwater Management Plan (SWMP)

Prior to the issue of the Construction Certificate, submit to the Certifier for approval, detailed stormwater management plans in relation to the on-site stormwater management and disposal system for the development. The construction drawings and specifications shall be prepared by a suitably qualified and experienced civil engineer. All drawings shall comply with Part C.5 of Council's Development Control Plan and Technical Standards, AS/NSZ3500.3 – *Plumbing and Drainage Code* and National Construction Code. The system shall include:

- An on-site stormwater detention system (OSD) with a minimum volume of 64m^3 and a peak discharge from the site during the 1%AEP storm event of 23L/s.
- An overflow from the OSD tank that discharges to ground, either through the side or top of the tank. Piped overflows or overflow to an overflow pit are not permitted.
- A minimum of 300mm of freeboard between the overflow from the tank and the adjacent internal floor level.
- A water quality improvement system for the site, which achieves the targets in Table 12 of Technical Standard 1.

Design of Works in Public Road (Roads Act Approval)

Prior to issue of any Construction Certificate, the applicant must submit, for approval by Council as a road authority, full design engineering plans and specifications prepared by a suitably qualified and experienced civil engineer for the following infrastructure works:

(a) Construction of new footpath / shared path (max. 2.5% crossfall) towards the kerb for the full frontage of the development site in Albert Avenue and Pacific Highway, with the width and material to be in accordance with Council's specification. All adjustments to public utility services and associated construction works in the nature strip are to be at the full cost to the applicant. Detailed long section and cross sections at 5 metres interval shall be provided.

(b) Reconstruction of existing kerb and gutter for the full frontage of the development site in Albert Lane in accordance with Council's specifications and Standard Drawing SD105.

(c) Mill and re-sheet (50mm min AC10) of the existing road pavement 2.0m wide for the full frontage of the development site in Albert Lane in accordance with Council's specifications

(d) Construction of a vehicular crossing in Albert Avenue in accordance with Council's specification and Standard Drawings SD105. The crossing width is to be minimised, while facilitating access for the design vehicles.

(i) Construction of a new stormwater pipe and pit system in Albert Avenue from the site to the existing Council system in Albert Avenue, approximately 30m to the east of Albert Lane, in accordance with Council's specifications. Kerb inlet pits with a 1.8m lintel are to be provided at 35m intervals and at any change in direction and the pipes a minimum 375mm Class 4 RCP. The existing kerb and gutter and associated 1.5 metres wide (minimum) road pavement must be reconstructed as part of the stormwater works. A longitudinal section for the pipe system shall be provided, which shall include both invert and finished levels, depth to invert, depth of cut/fill, pipe size and grade, chainages and the location of existing services.

The required plans must be designed in accordance with Council's specifications (AUS-SPEC). A minimum of three (3) weeks will be required for Council to assess the *Roads Act* submissions. Early submission is recommended to avoid delays in obtaining a Construction Certificate. For the purpose of inspections carried out by Council Engineers, the corresponding fees set out in Council's current Fees and Charges Schedule are payable to Council prior to issue of the approved plans.

Approval must be obtained from Willoughby City Council as the road authority under the *Roads Act 1993* for any proposed works in the public road prior to the issue of any Construction Certificate.

Vehicle Access and Manoeuvring – Engineer's Certification

Prior to the issue of the Construction Certificate, the Applicant shall submit, for approval by the Principal Certifier, certification from a suitably qualified and experienced Traffic Engineer relating to the design of vehicular access and manoeuvring for the development. This certification must be based on the architectural drawings and the structural drawings, and must make specific reference to the following:

(a) That finished driveway gradients and transitions comply with AS/NZS 2890.1 and AS 2890.2 and will not result in scraping to the underside of cars.

(b) That a maximum gradient of 5% is provided for a distance extending from the property's front boundary for at least 6 metres All driveway grades shall comply AS/NZS 2890.1 and AS 2890.2, with the grade measured along the inside curve of any ramp.

(c) That the proposed vehicular path and parking arrangements comply in full with AS/NZS 2890.1, AS 2890.2 and AS 2890.6 in terms of minimum dimensions provided and grades on parking spaces.

(d) That the headroom clearance of minimum 2.2 metres between the basement floor and any overhead obstruction (including overhead services) is provided for compliance with Section 5.3.1 of AS/NZS 2890.1 and Section 2.7 of AS 2890.6.

(e) That the headroom clearance of minimum 2.5 metres is provided to all parking spaces for people with disabilities, including spaces for adaptable units, for compliance with Section 2.7 of AS 2890.6.

(f) That the required accessible parking spaces for adaptable units comply with the requirements of AS 2890.6.

(g) That a shared area with minimum dimensions of 2.4 x 5.4m is provided adjacent to all accessible parking spaces and a shared area with minimum dimensions of 2.4m x 2.4m is provided at the end of all accessible parking spaces to comply with AS/NZS 2890.6. A bollard shall be located in the shared zone in accordance with Section 2.4 of AS 2890.6.

(h) That the 3.5m headroom clearance required in AS 2890.2 for the largest vehicle using the site has been provided for the loading area and the path to and from the loading area.

(i) Simultaneous manoeuvring of B99 and B85 vehicles at all ramps and ramp ends including the clearance lines for each vehicle, in accordance with AS2890.1, is complied with or that for single lane ramps a signal system and marked waiting bay are provided.

(j) Simultaneous manoeuvrability of a SRV and a B99 passenger vehicle including clearance in accordance with AS/NZS 2890.1 and AS2890.2, is provided between the frontage road and the loading bay.

(Reason: Ensure compliance)

Prior to issue of an Occupation Certificate

CCTV Report of Council Pipe System After Work

Prior to the issue of any Occupation Certificate, a qualified practitioner, with qualifications/training in accordance with Water Services Association of Australia WSA05-2013 Conduit Inspection Reporting Code of Australia Version 3.1, shall undertake a closed circuit television (CCTV) inspection and then report on the condition of the new Council drainage pipeline from the site to the existing system in Albert Avenue after the completion of all works. No person is to enter any Council stormwater conduit without written approval from Council. The camera and its operation shall comply with the following: -

(a) The internal surface of the drainage pipe shall be viewed and recorded in a clear and concise manner.

(b) The CCTV camera used shall be capable to pan, tilt and turning at right angles to the pipe axis over an entire vertical circle to view the conduit joints.

(c) Distance from the manholes shall be accurately measured and displayed on the video.

(d) All pipe joints and defects are to be inspected by stopping movement and panning the camera to fully inspect the joint and/or defect.

(e) The inspection survey shall be conducted from manhole to manhole.

(f) Recorded CCTV footage & reports are to use Council asset pit numbers to identify the start and finish location of the CCTV. A plan can be obtained from Council with these asset numbers at request.

The written report, together with a copy of the digital video footage of the pipeline shall be submitted to Council. Any damage that has occurred to the section of the pipeline since the commencement of any works on the site shall be repaired in full to the

satisfaction of Council at no cost to Council, which may include full reconstruction. A written acknowledgment shall be obtained from Council (attesting to this condition being appropriately satisfied) and submitted to the Certifier.
(Reason: Ensure compliance and protection of public asset)

Inspection of Drainage Connection to Council's Drainage Line

Prior to the issue of any Occupation Certificate, inspection of drainage connection works to the existing Council's pipeline/pit shall be carried out by Council's Engineer. Written confirmation shall be obtained from Council (attesting to this condition being appropriately satisfied) and submitted to the Certifier. For the purpose of inspections carried out by Council Engineer, the corresponding fees set out in Council's current Fees and Charges Schedule are payable to Council.
(Reason: Ensure compliance)

On-site Water Management System

Prior to the issue of any Occupation Certificate, the stormwater runoff from the site shall be collected and disposed of to the Council system in Albert Avenue via an approved OSD system with a minimum volume of $64m^3$ in accordance AS/NZS3500.3, Part I of the Willoughby DCP and Technical Standard 1. The construction of the stormwater drainage system of the proposed development shall be in accordance with the approved detailed stormwater drawings required under this development consent and Council's specification (AUS-SPEC).
(Reason: Prevent nuisance flooding)

Sign for On-site Stormwater Detention System

Prior to the issue of any Occupation Certificate pertaining to any works requiring an On-Site Detention System (OSD), an aluminium plaque measuring no less than 400mm x 200mm is to be permanently attached and displayed within the immediate vicinity of the OSD tank or basin.

The wording for the plaque shall state "*This is the on-site stormwater detention system required by Willoughby City Council. It is an offence to alter any part of the system without written consent from Council. The registered proprietor shall keep the system in good working order by regular maintenance including removal of debris".*
(Reason: Prevent unlawful alteration)

S88B/S88E(3) Instrument

Create Positive Covenant and Restriction on the Use of Land on the Title in favour of Council as the benefiting authority for the as-built on-site stormwater detention (OSD) system and stormwater treatment system. The standard wording of the terms of the Positive Covenant and Restriction on the Use of Land are available in Council's Technical Standards.

The above instruments shall be created under Section 88B of the *Conveyancing Act 1919* for newly created lots. For an existing lot, the instruments can be created under Section 88E(3) of the *Conveyancing Act 1919* using Form 13PC and 13RPA respectively. The size and relative location of the OSD system and stormwater treatment system, in relation to the building footprint and property boundary, must be shown on the final plan of subdivision/strata plan or must be shown on the scale sketch, attached as an annexure to the request 13PC and 13RPA forms. The S88B instrument or 13PC/13RPA forms shall be lodged with Council's Standard S88B/S88E

Lodgement Form with all supporting documentations listed in the Form. Council's Standard Form is available from Council upon requested. Council's costs, including legal fees associated with reviewing, approving and executing the Positive Covenant and Restriction of Use together with associated PEXA fees must be paid by the Applicant. The Applicant is responsible for any stamp duty payable in respect of the dealing.

Documentary evidence of registration of these instruments with the NSW Land Registry Services shall be submitted to the Certifier and Council prior to issue of any Occupation Certificate.
(Reason: Maintenance requirement)

Construction of Works in Road Reserve and Public Domain

Prior to the issue of any Occupation Certificate, construct the following works:
- New kerb and gutter together with any necessary associated pavement restoration for the full frontage of the development site in Albert Lane and as required to facilitate the stormwater drainage works in Albert Avenue.
- New footpath / shared path for the full frontage of the development site in Albert Avenue and Pacific Highway.
- Mill and resheet the pavement in Albert Lane.
- Construction of new stormwater pipe from the site to the existing Council system in Albert Avenue.

The works are to be in accordance with Council's specification and the approved Public Domain Drawings.
(Reason: Public amenity)

Vehicle Access and Manoeuvring – Construction & Certification

Prior to the issue of any Occupation Certificate, the Applicant shall submit, for approval by the Principal Certifier, certification from a suitably qualified and experienced Traffic Engineer relating to the construction of vehicular access and manoeuvring for the development. This certification must be based on a site inspection of the constructed vehicle access, manoeuvring and vehicle accommodation areas, with dimensions and measurements as necessary, and must make specific reference to the following:

(a) That the as-constructed carpark complies with the approved Construction Certificate plans.

(b) That finished driveway gradients and transitions comply with AS/NZS 2890.1 and AS 2890.2 and will not result in scraping to the underside of cars.

(c) That a maximum gradient of 5% is provided for a distance extending from the property's front boundary for at least 6 metres All driveway grades including change in grades shall comply AS2890.1 and AS 2890.2, with the maximum grade measured along the inside curve of any ramp.

(d) Aisle widths throughout basements comply with AS/NZS 2890.1.

(e) That the constructed vehicular path and parking arrangements comply in full with AS/NZS 2890.1, AS 2890.2 and AS 2890.6 in terms of minimum dimensions provided and grades on parking spaces.

(f) That the required accessible parking spaces provided for adaptable units comply with the requirements of AS 2890.6.

(g) That headroom clearance of minimum 2.2 metres between the basement floor and any overhead obstruction (including overhead services) is provided for compliance with Section 5.3.1 of AS/NZS 2890.1 and Section 2.7 of AS 2890.6.

(h) That headroom clearance of minimum 2.5 metres is provided to all parking spaces for people with disabilities for compliance with Section 2.7 of AS/NZS 2890.6.

(i) That the headroom clearance of 3.5m required in AS 2890.2 for the largest vehicle using the site has been provided for the loading area and the path to and from the loading area.

(j) That a shared area with minimum dimensions of 2.4 x 5.4m is provided adjacent to all accessible parking spaces and a shared area with minimum dimensions of 2.4m x 2.4m is provided at the end of all accessibile parking spaces to comply with AS 2890.6, and that a bollard is located in the shared zone in accordance with the requirements of Section 2.4 of AS/NZS 2890.6.

(k) Simultaneous manoeuvring of B99 and B85 at all ramps and ramp ends including clearances for each vehicle as per AS/NZS 2890.1 is achieved or that for single lane ramps a signal system and marked waiting bay are provided.

(l) Simultaneous manoeuvrability of a SRV and a passenger vehicle including clearances in accordance with AS/NZS 2890.1 and AS 2890.2 is achieved.

(Reason: Ensure compliance)

Stormwater Maintenance Plan

Prior to the issue of an Occupation Certificate, submit to the certifying authority approval a Maintenance Plan for the stormwater management system. The plan is to be in accordance with recommendations of "Guidelines for the Maintenance of Stormwater Treatment Measures" published by Stormwater NSW or other relevant guidelines or publications.
(Reason: Ensure operation of system complies)

Certification of Water Quality Improvement System

Prior to the issue of an Occupation Certificate, a suitably qualified and experienced civil engineer (generally CP Eng. Qualification) shall certify that the as built water quality improvement system is in accordance with the approved plans and complies with the requirements of Technical Standard 1.
(Reason: Legal requirement)

Ongoing conditions

Stormwater Treatment System – Ongoing Maintenance

The registered proprietor of the land shall take full responsibility for the ongoing maintenance of the Stormwater Treatment System constructed on the land. The maintenance of the system is to be undertaken in accordance with the recommendations of "Guidelines for the Maintenance of Stormwater Treatment Measures" published by Stormwater NSW or other relevant guidelines or publications.
(Reason: Ensure compliance)

Deliveries

All vehicles deliveries and service activities, other than pick up of waste by Council's waste vehicles, shall occur within the basement.
(Reason: Amenity and pedestrian safety)