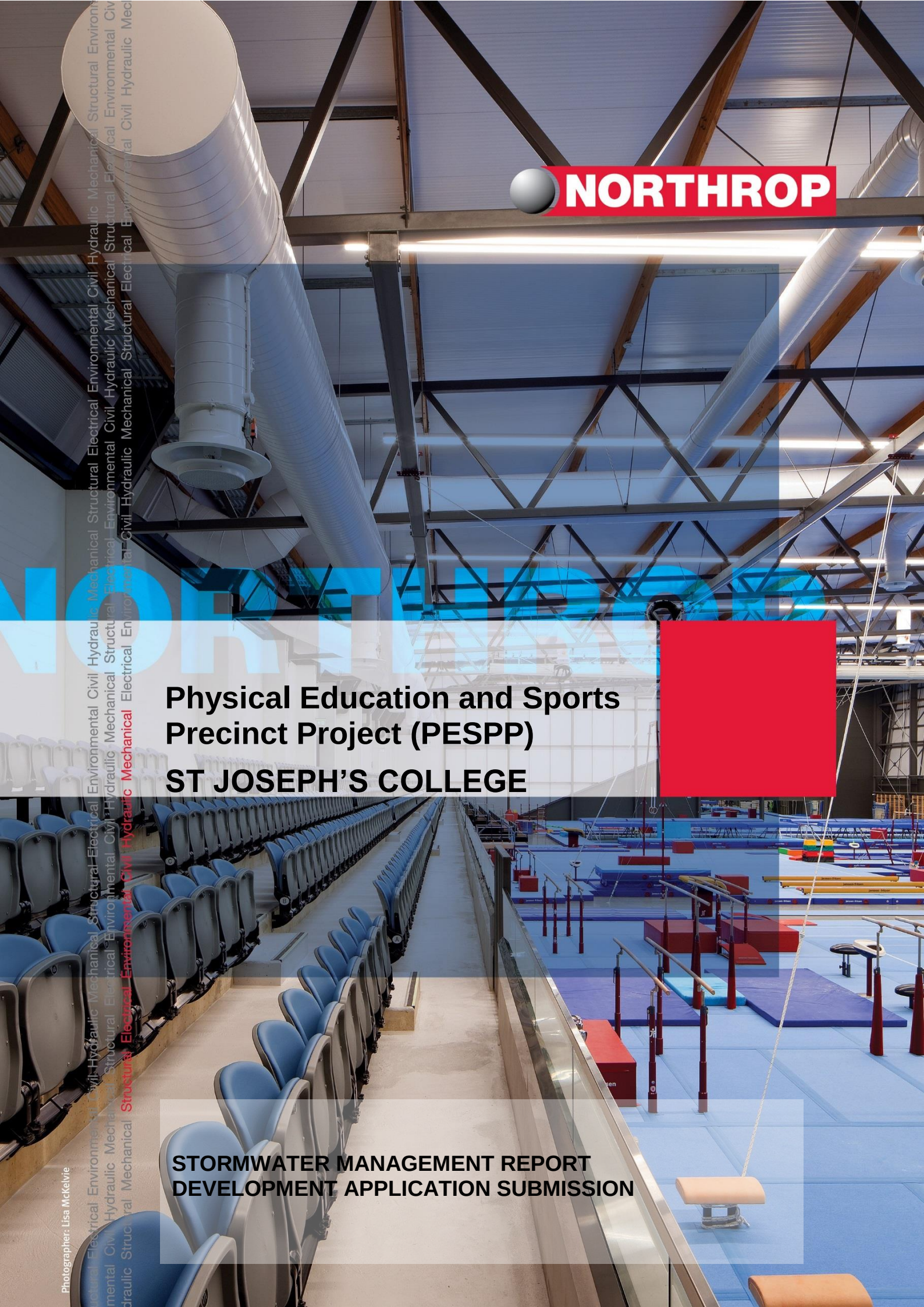

NORTHROP

Physical Education and Sports Precinct Project (PESPP)

ST JOSEPH'S COLLEGE

STORMWATER MANAGEMENT REPORT
DEVELOPMENT APPLICATION SUBMISSION

Photographer: Lisa McKelvie

Disclaimer

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S166502-CR01-1 St Joseph's College Sports Courts –Stormwater Management Report

Rev	Description	Prepared by	Reviewed by	Issue Date	Client App	Approval Date
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1 Introduction

Northrop Consulting Engineers (Northrop) has been engaged by Bloompark Consulting Pty Ltd (Bloompark) to prepare documentation in support of a Development Application (DA) Submission to Hunters Hill Council (Council) for the St. Joseph's College, Physical Education and Sports Precinct Project (PESPP).

St Joseph's College (SJC) submitted a State Significant Development Application (SSD 17_897) to the NSW Department of Planning and Environment (DPE) in 2018 proposing the Physical Education and Sports Precinct Project (PESPP) building. Following exhibition and notification of SSD 17_897, the DPE issued a Response to Submissions (RtS) letter on 23 November 2018.

This report has been resubmitted in response to the Key Issues identified by DPE, the PESPP building has been amended as follows:

- Luke Street Setback: A 4.3m building setback to Luke Street is proposed (compared with 1.3m in the original SSD), providing for a new landscaped buffer including the planting of significant trees between the PESPP and stone wall. The increased setback also simplifies the required construction solution to protect the stone wall.

- Building height: A 2.7m reduction in height (-19%) is proposed. This is achieved by increasing the excavation depth to lower the entire building and relocating the roof plant away from Luke Street. The amended building height is predominantly 11.4m compared with 14.1m in the original SSD (the amended height is 14m to 15m to the relocated plant room which is located well away from Luke Street).

The proposed development is located at the southeast corner of St Joseph's College (Lot 2, DP527024). The proposed works includes the demolition of existing Sports Courts, Arts Centre, Healy Gym and Workshop Storage, and construction of sports courts and a driveway.

This report will outline the stormwater management strategy developed for managing stormwater runoff from the proposed development, so to document that the proposed concepts meet Council's specifications and requirements within Part 5.6 'Stormwater Management' of the 2013 Hunters Hill Consolidated DCP.

2 Related Documents

This report is to be read in conjunction with the following documents:

a. Development Application documentation prepared by Northrop:
    i. 166502_DAC01.01 Cover Sheet, Drawing Schedule and Locality Plan
    ii. 166502_DAC02.01 General Arrange Plan
    iii. 166502_DAC03.01 Concept Sediment and Erosion Control Plan
    iv. 166502_DAC03.02 Sediment and Erosion Control Details
    v. 166502_DAC04.01 Concept Stormwater Management Plan – Ground Floor

vi. 166502_DAC04.02 Concept Stormwater Management Plan – Lower Ground Floor

vii. 166502_DAC05.01 Details Sheet 01

viii. 166502_DAC05.02 Details Sheet 02

b. Hunters Hill Council Consolidated Development Control Plan 2013;

c. NSW MUSIC Modelling Guidelines 2015;

d. Green Star – Design & As Built v1.2 by Green Building Council of Australia

e. Section 149 Certificate

3 Site Description

The site is located in the Sydney Lower North Shore suburb of Hunters Hill, bounded by Mary Street to the west, Mark Street to the north, Luke Street to the east, and Gladesville Road to the south. The area highlighted in red is the overall St. Joseph's College Hunters Hill site; the area highlighted in green is the area where construction work will occur as part of this package.

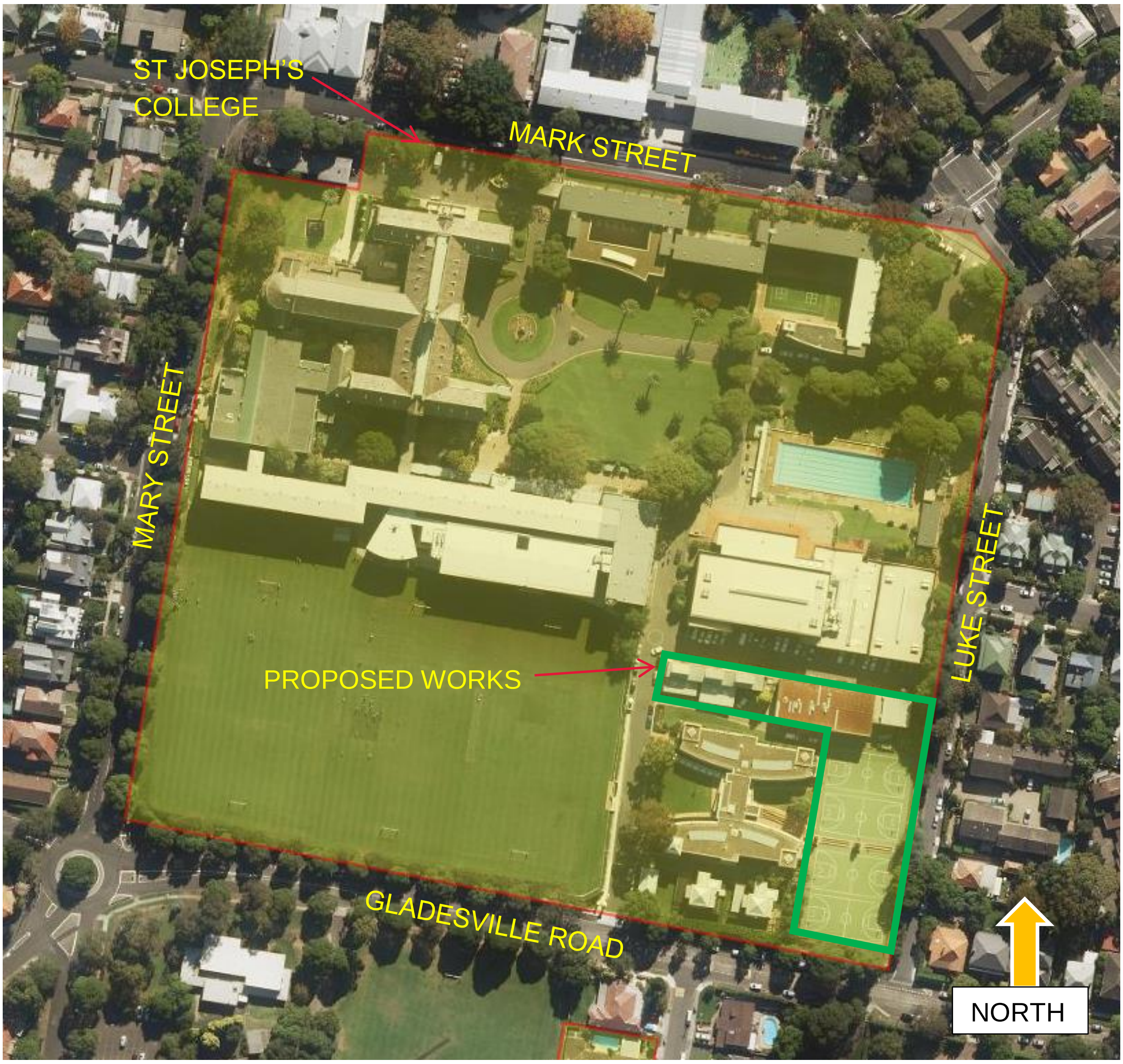

Figure 1 - Locality Plan

The proposed development is located at the southeast corner of St Joseph's College. It covers an area of approximately 0.59 ha. The proposed works is enclosed by Gladesville Road on the south, existing dormitory on the west, existing Br Emilian Hall and Sports Hall on the north, and

Luke Street on the east. Access to the proposed Sports Courts is provided by the proposed driveway.

The site generally falls from north to south. Surface grades within the site range between 1% and 5%. This has been attained by the provision of retaining walls and site filling. The difference in elevation across the site is approximately 7.5m – with surface levels varying from 38.6m AHD to 31.1m AHD. The site consists of significant impervious areas included paved roadways, footpaths, roof and hardstand for sports courts. Landscaped or impervious areas occupy approximately 6.4% of the site.

The proposed development will involve:

1. Demolition of the following existing buildings (which are not heritage significant) near the intersection of Luke Street and Gladesville Road:
   - (a) College Shop
   - (b) Healy Gym and Maintenance Workshop
   - (c) Outdoor Sports Courts
   - (d) Workshop/Storage and Shed.

2. Construction of the Physical Education and Sports Precinct Project (PESPP) comprising the following facilities:
   - (a) Lower Ground Floor: New car parking, maintenance workshops, storage, offices, amenities etc. A net increase of 55 car parking spaces is proposed (85 new spaces to be provided in the SCP basement less 30 at grade spaces to be removed)
   - (b) Ground floor: Three indoor sports courts, amenities, kitchen and entry lobbies
   - (c) First Floor: Void over sports courts, bench seating (180 seats), staff facilities, two general learning areas and foyer
   - (d) Driveway entry to the PESPP (no new vehicular cross overs)
   - (e) Landscaping and tree removal/replacement.

3. Construction of a new single storey building to accommodate the relocated Healy Gym in the north-western corner of the site near the intersection of Mary Street and Mark Street.

4. New kiosk substation and landscaping in the north-eastern corner of the site.

5. Use of the completed works as an educational establishment.

6. Staging which would facilitate completion of the PESPP in up to two stages (noting that the entire project may be completed in one stage).

Refer to the architectural drawings prepared by TKD Architects for more details.

A stormwater management strategy has been developed for the proposed sports courts and driveway to manage stormwater quantity and quality runoff. The strategy has been developed to Council's guidelines and requirements as specified in Part 5.6 'Stormwater Management' of the Hunters Hill Consolidated DCP 2013. To achieve Council's requirements, a stormwater management strategy has been developed which incorporates the use of a rainwater tank, Stormwater360 Enviropod pit inserts, an on-site detention tank and five Stormwater 360 Stormfilter cartridges. Details of the proposed stormwater strategy and each of the proposed treatment devices are discussed in Section 7 and Section 8 and reference should also be made to Northrop's Civil DA drawing set.

4 Existing Stormwater Network

The site is serviced by an inground pit and pipe system. Stormwater is discharged from the site directly into one Hunters Hill Council kerb inlet pits at two locations being:

- The northern catchment consisting of the swimming pool, hall and gymnasium build drains into a kerb inlet pit in Luke Street (opposite No. 9 Luke Street)
- The southern catchment consisting of the workshop buildings and basketball courts drain to a kerb inlet pit within the northern side Gladesville Road (opposite No. 2 Rocher Avenue).

The stormwater drainage system appears be partially blocked and ineffective in capturing surface runoff. We envisage the temporary ponding of water will occur within paved areas during heavy rainfall events. For rainfall events where surface flows exceed the inlet capacity of the drainage system stormwater will flow overland towards Gladesville Road where it will be discharged to the roadway itself.

Five (5) kerb inlets pits are located in Gladesville Road along the site frontage and interconnected with a DN 600 pipe – forming part of Hunter's Hill Council Stormwater Drainage system. The pipeline crosses Gladesville Road to join a kerb inlet pit in front of No. 2 Rocher Avenue and then continues further to the south via an easement within the rear yard of No. 2 Rocher Avenue.

Two (2) kerb inlet pits are located within Luke Street connected by a DN375 pipe which drains to the south connection to the DN600 pipeline (noted above) at the intersection of Luke Street and Gladesville Road.

Refer to 'Drainage Investigation' from SureSearch. for the location and size of the existing stormwater drainage network.

The existing stormwater drainage infrastructure located underneath the existing sports courts will be decommissioned in order to make way for the new buildings. These existing pipes will be redirected prior to the construction of the proposed works to ensure the existing drainage network function satisfactory. The pipe redirection plan is documented in Northrop's Development Application drawing 166502-DAC04.01.

5 Stormwater Management Objectives and Controls

5.1 Development Control Plan Objectives

The stormwater strategy for this proposal has been developed in accordance with Part 5.6 'Stormwater Management' of the Hunters Hill Consolidated DCP 2013.

The Hunters Hill Consolidated DCP 2013 states the following objectives:

(i) Water balance
- Reduce pre-development volumes of stormwater which are discharged from the site
- Prevent adverse impacts upon environments such as bushland, wetlands and estuaries which are sensitive to increased stormwater flows

(ii) Stormwater pollution
- Satisfy discharge standards which are specified by the current catchment management plans
- Reduce pre-development discharges of water-borne pollutants which are discharged from the site
- Capture stormwater flows and remove pollutants during regular rainfall events

(iii) Flood mitigation
- Ensure that developments do not contribute to increased risk of flooding during moderate rainfall events with an average recurrence interval of up to 1.5 years
- Ensure that developments are compatible with the design and capacity of existing stormwater systems
- Avoid damage to stream banks, adjacent bushland and aquatic habitat due to stormwater that is discharged in a large volume or at a high velocity

5.2 Stormwater Management Controls

To reduce the impacts typically associated with urbanisation on receiving waterways and wetlands, including a reduction in streamflow erosion potential, stormwater generated across the site will be captured and conveyed across the site via an in-ground and suspended stormwater pit and pipe network. The pit, pipe and roof drainage systems collect/convey site runoff and control discharge at specific point of connection to Council's drainage system.

A water quality and quantity treatment strategy has been designed to achieve the objectives (stated above) with controls as outlined below:

- A rainwater tank is proposed to collect rainwater for re-use opportunities including irrigation of the existing playfields etc;
- Minimum five (5) enviropod inserts for surface runoff treatment upstream of the water quality chamber;
- Ten (10) stormwater filter cartridges to treat stormwater prior to discharging to council's drainage system and downstream watercourses;
- An on-site detention tank is proposed to restrict runoff discharging into council's drainage system and downstream watercourses

Stormwater quality and quantity management measures will be discussed in sections 7 and 8 of this report respectively. Integrated Water Cycle Management (rainwater reuse) is covered in the Integrated Water Management Report (S166502-CR03-1) prepared by Northrop.

6 Stormwater Quality Management

6.1 Catchment Plan

The proposed extent of works has been divided into the following five sub-catchments:

- C1 – Roof Catchment = 3582m^2
- C2 – Driveway Catchment = 527m^2
- C3 – Landscape Catchment = 1082m^2
- C4 – Hardstand Catchment = 714 m^2

Catchment areas are illustrated in Figure 2 below.

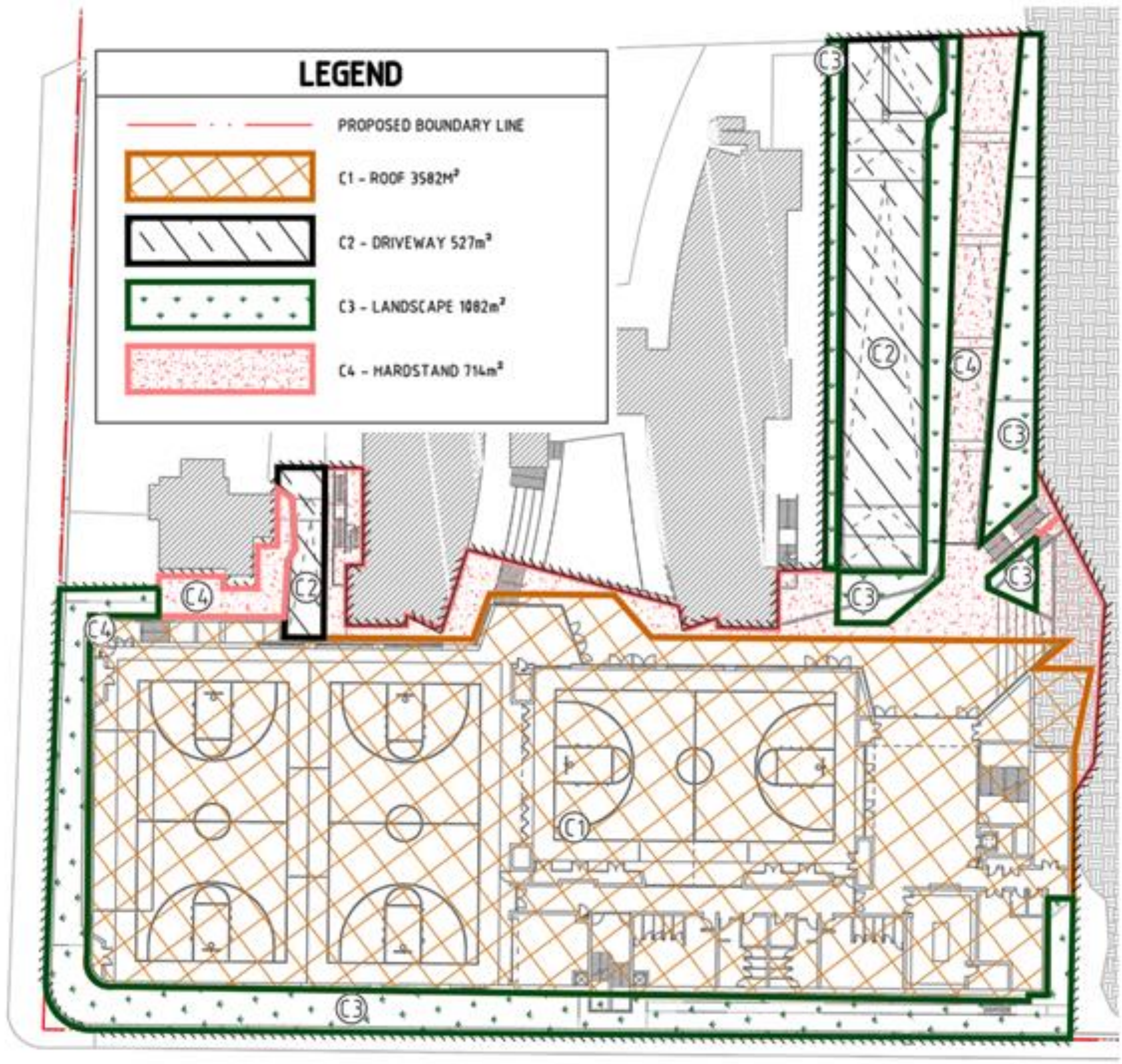

Figure 2 – Catchment Areas

6.2 Adopted Water Quality Objectives

The main objectives for stormwater quality are indicated in Hunters Hill Consolidated DCP 2013 and are presented in Table 1 below:

Table 1 - Water Quality Targets – Hunters Hill Council

Pollutant	% Reduction Post-Development Average Annual Load Reduction
Total Suspended Solids (TSS)	80
Total Phosphorous (TP)	45
Total Nitrogen (TN)	45

This development is also aiming to achieve the stormwater pollution targets listed in 'Green Star – Design & As Built v1.2' developed by Green Building Council of Australia. The targets are presented in Table 2 below:

Table 2 - Water Quality Targets – Green Star

Pollutant	% Reduction Post-Development Average Annual Load Reduction
Gross Pollutant (GP)	90
Total Suspended Solids (TSS)	80
Total Phosphorous (TP)	60
Total Nitrogen (TN)	45
Total Petroleum Hydrocarbons	90
Free Oils	90

6.3 Stormwater Quality Management Scheme

The stormwater treatment train has two stages of treatment; pit inlet filter baskets (enviropods) that will provide pre-treatment by capturing gross pollutants, the coarser suspended solids and petroleum hydrocarbons/free oils. The secondary treatments are provided by proprietary filter cartridges in the downstream catchment and will remove nutrients such as nitrogen and phosphorous and petroleum hydrocarbons/free oils.

6.4 Rainfall Data

For the analysis of the MUSIC modelling, historical rainfall records were obtained from the Bureau of Meteorology for Station No. 066062 at Sydney (Observatory Hill). The MUSIC analysis was undertaken using a 6 min time step for year 1962 to 1966 of historical data.

The mean annual rainfall for the modelled data was 1279mm. The evapotranspiration values have been entered from the default data provided by the MUSIC software for the Sydney area.

6.5 Methodology

The water quality modelling software MUSIC v6 was used to analyse the performance of the treatment train. Figure 3 below shows the MUSIC node and link diagram used to describe the proposed treatment train. The model has been built to assess the adequacy of the Stormwater treatment measure proposed and to ensure that the quality of stormwater meets the objectives prior to stormwater runoff leaving the site.

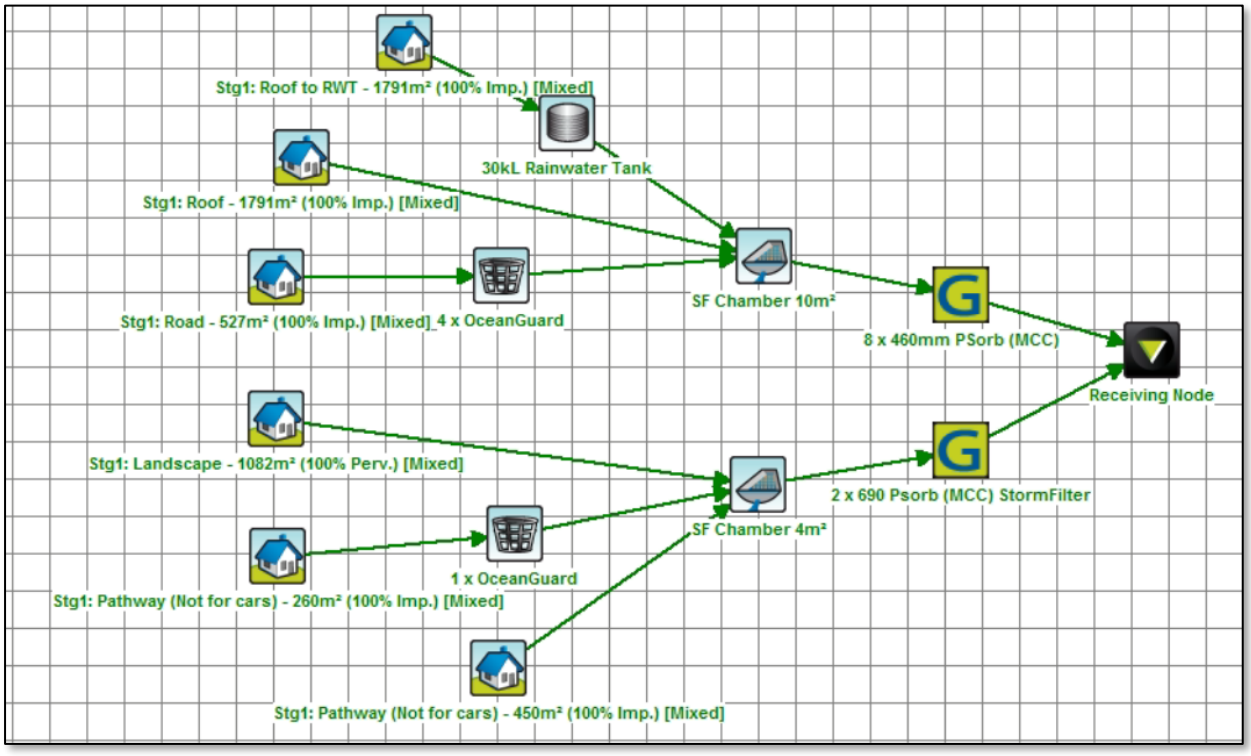

Figure 3 – MUSIC Link and Node Diagram

The following rainfall and runoff parameters shown in Table 3 have been utilised.

Table 3 – Rainfall Runoff Parameters

Parameter	Recommended Values
Rainfall Threshold (mm/day)	1.0
Soil Storage Capacity (mm)	120
Initial Storage (% of Capacity)	30
Field Capacity (mm)	80
Infiltration Capacity Coefficient – a	200
Infiltration Capacity Exponent – b	1
Initial Depth (mm)	10
Daily Recharge Rate (%)	25
Daily Baseflow Rate (%)	5

Daily Deep Seepage Rate (%)	0

The pollutant concentration parameters used in the model were based on information provided in NSW MUSIC Modelling Guidelines 2015. The parameters are listed in Table 4 below:

Table 4 - Water Quality Parameters for MUSIC Source Nodes

Land- Use Category		Log TSS (mg/L)		Log TP (mg/L)		Log TN (mg/L)	
		Storm Flow	Base flow	Storm Flow	Base Flow	Storm Flow	Base Flow
Residential	Mean	2.15	1.20	-0.60	-0.85	0.30	0.11
	Std Dev	0.32	0.17	0.25	0.19	0.19	0.12
Roofs	Mean	1.30	-	-0.89	-	0.30	-
	Std Dev	0.32	-	0.25	-	0.19	-
Road	Mean	2.43	1.20	-0.30	-0.85	0.34	0.11
	Std Dev	0.32	0.17	0.25	0.19	0.19	0.12

6.6 Model Results

The water quality model created provides an indication of the pollutant removal rates expected when a treatment train of water quality measures is applied to the proposed development. Based on the modelled results the treatment measures proposed surpass the minimum objectives indicated in council's DCP and in Green Star – Design & As Built v1.2.

Table 5 below presents the compliance of the treatment train.

Table 5 - MUSIC Model Results

Pollutant	Before Treatment	After Treatment	% Reduction	% Target (Council)	% Target (Green Star)	Compliance
Total Suspended Solids (kg/yr)	531	97.2	81.4	80	80	OK
Total Phosphorus (kg/yr)	1.39	0.459	67.2	45	60	OK
Total Nitrogen (kg/yr)	13.9	7.52	45.7	45	45	OK
Gross Pollutants (kg/yr)	143	0	100	n/a	90	OK
Total Petroleum Hydrocarbons/ Free Oils (kg/yr)	10.7	0.653	93.9	n/a	90	OK

6.7 Proposed Stormwater Treatment Train

In order to achieve the reduction targets the following treatment devices are required as part of the treatment train:

- Stormwater360 690mm Stormfilter Cartridges

A total of two (2) cartridges are to be introduced to the design as a major filter device located within the Water Quality Chamber at the end of the treatment train.

- Stormwater360 460mm Stormfilter Cartridges

A total of eight (8) cartridges are to be introduced to the design as a major filter device located within the WSUD tank at the end of the treatment train.

- Stormwater360 Envirpod 200 Inserts

Enviropod 200 inserts will be used as a pre-treatment for stormwater runoff to capture litter and coarse sediment surface flows on the site. Enviropod inserts are to be installed on all surface inlet pits across the site.

- 30kL Rainwater Tank

A 30kL rainwater tank will be implemented to capture stormwater runoff generated off the roof of the sports courts. The collected rainwater will be used for irrigation of the landscaped areas across the site.

Additional rainwater tank storage has been provided to facilitate any further development.

Refer to Northrop's Development Application drawing 166502-DAC04.01 and 166502-DAC04.02 for the location and size of the proposed located systems and information relating to the proposed WSUD products.

7 Stormwater Quantity Management

7.1 Adopted Water Quantity Objectives

This site is located in Zone 1 of Hunters Hill Municipality catchment management zones. As such, the On-site Detention (OSD) has been designed in accordance with parameters provided in Hunters Hill Consolidated DCP 2013. The storage volume & PSD requirements table is presented in Table 6 below:

Table 6 – OSD targets within Zone 1

Zone 1	For Flood Mitigation	For Erosion Control
PSD (l/s/100m^2 Imp)	1.8	0.41
SSR (m^3/100m^2 Imp)	3.04	1.2

This development is also aiming to achieve the Stormwater Reduced Peak Discharge targets listed in 'Green Star – Design & As Built v1.2' developed by Green Building Council of Australia. The targets are that the post-development peak event stormwater discharge does not exceed the pre-development peak event for the Average Recurrence Interval (ARI) specified in Table 7:

Table 7 - Reduced Peak Discharge Targets – Green Star

Climate Change Scenarios	Design ARI
Climate change and adaptation assessment identifies that there is a low risk of increased rainfall and/or flooding during the design life of the project.	1 year ARI
Climate change and adaptation assessment identifies that there is a medium or high risk of increased rainfall and/or flooding during the design life of the project.	5 year ARI

7.2 Stormwater Quantity Management Scheme

The stormwater quantity management strategy has been designed so that the total storage detention volume complies with council's minimum volume requirement and the Green Star Peak Discharge Reductions. Such storage volume has been provided in an on-site detention tank.

To manage stormwater quantity discharge across the site, the OSD tank will incorporate an orifice plate to ensure peak flows generated under proposed conditions do not exceed the permissible site discharge (PSD) provided by Hunters Hill Council Consolidated DCP 2013.

The OSD tank has been designed with the following parameters:

Table 8 – OSD parameters

	For Flood Mitigation	For Erosion Control	Imp. Area Contributing to OSD	Target	Provision	Compliance
PSD	1.8 **(l/s/100m² Imp)**	0.41	4835m²	106.85	104	OK
SSR	3.04 **(m³/100m² Imp)**	1.2	4835m²	205	224	OK

The Peak Discharge Reductions are presented in the table 9 below:

Table 9 - Peak flow reductions

Design ARI	Pre-development	Post-development
1 year	0.128 m³/s	0.039 m³/s
5 year	0.19 m³/s	0.057 m³/s

The pipe system has been designed in accordance with AS 3500 Part 3 Stormwater drainage with a suitable size to accommodate the 1 in 20 Year ARI rainfall event. The runoff generated from the proposed driveway, pathway, landscape area and half of roof area will be captured by a network of stormwater pits and pipes prior to discharging into the OSD tank. The runoff generated from the other half of proposed roof will be collected by a 30kL rainwater tank prior to discharging into the OSD tank. Restricted runoff from the OSD tank will be discharged into Council's existing kerb inlet pit located at the frontage of the site on Gladesville Road. Access to the OSD tank has been provided via the access lid located on lower ground floor and the access grate located at the southwest corner of the proposed building.

For more details refer to Northrop's DA Stormwater Management Drawings.

8 Flood Investigation

This site is not subject to flooding as per the Section 149 Certificate, Part 7a.

9 Conclusion

Northrop has been engaged by Bloompark Consulting Pty Ltd (Bloompark) to prepare a stormwater management plan in support of a Development Application submission to Hunters Hill Council for the proposed St. Joseph's College, Physical Education and Sports Precinct Project (PESPP).

A stormwater management strategy has been developed for the proposed development in accordance with Part 5.6 'Stormwater Management' of Council's DCP 2013. To manage

stormwater discharge from the site, an OSD tank has been proposed to capture and control the discharge stormwater runoff generated across the site. The OSD tank with have a total detention capacity of 206m^3.

A stormwater treatment train has been developed to manage the discharge of pollutants from the site. The treatment train includes the implementation of a 30kL rainwater tank to capture and reuse stormwater runoff generated across the roof of the proposed buildings. Additional rainwater tank volume has been provided to facilitate any further development. The rainwater tank will be used in conjunction with:

- Stormwater360 Stormfilter cartridges, or equivalent approved unit, which will be installed within the OSD tank to capture and treat stormwater
- Stormwater360 Enviropod 200 inserts, or equivalent approved units, which will be installed within stormwater inlet pits to capture gross pollutants and nutrients

The findings of this report and associated concept designs indicates effective Water Quality Treatment measures can be integrated into the proposed development in accordance with council's Hunters Hill Consolidated DCP 2013, and that no major factors relating to stormwater management would preclude the proposed development of the site.

Appendix A – Existing Drainage Network

N

MGA

UTILITY ASSETS LEGEND

ELECTRICITY	EU-A-B-C-D
ELECTRICITY HV	HV-A-B-C-D
TELSTRA	TN-A-B-C-D
OPTIC FIBRE	OU-A-B-C-D
RMS	RMS-A-B-C-D
LOW PRESSURE GAS	LG-A-B-C-D
HIGH PRESSURE GAS	HG-A-B-C-D
WATER MAIN	WM-A-B-C-D
SEWER MAIN	SM-A-B-C-D
STORMWATER	SW-A-B-C-D
UNKNOWN SERVICE	UP-A-B-C-D

HYDRANT	WH
STOP VALVE	
WATER METER	
WATER TAP	
TELEPHONE PIT	
TELEPHONE TWIN PIT	
TELEPHONE LARGE SUMP	
LIGHT POLE	
ELECT. LIGHT POLE	
RMS TRAFFIC LIGHT	
RMS SIGNAL PIT	
SEWER MANHOLE	
GAS PIPE MARKER	GP
GAS VALVE BOX	
END OF TRACE	EOT
TOP OF SERVICE	TOS
INVERT OF PIPE	INV

NOTES

1. THIS PLAN SHOWS A REPRESENTATION OF THE DWG MODEL. THIS MODEL SHOULD BE VIEWED IN A CADD ENVIRONMENT TO INTERPRET THE INFORMATION.
2. THIS UTILITY PLAN IS VALID FOR 28 DAYS STARTING FROM THE DATE OF THE ISSUE, AS UNDERGROUND UTILITY WORKS ARE OFTEN UPDATED, SURESEARCH PLANS MUST ABIDE BY THE DBYD REGULATIONS TO PROTECT THEIR UNDERGROUND ASSETS.
3. THIS PLAN SHOULD NOT BE USED FOR EXCAVATION PURPOSES.
4. THIS UTILITY PLAN HAS BEEN DRAWN TO SCALE, AND ANY REPRODUCTION OF THIS PLAN WILL NEED TO BE DRAWN IN COLOUR AND AT THIS SCALE TO ENSURE THAT ALL RELEVANT NOTES AND ENHANCEMENTS ARE SHOWN. FAILURE TO DO THIS WILL VOID ALL INFORMATION INDICATED FOR THIS JOB.
5. ELECTRICITY CABLES ARE NOT NECESSARILY ENCLOSED IN CONDUITS AND ARE NOT NECESSARILY COVERED WITH MARKERS, TAPE OR OTHER INDICATORS OF THEIR PRESENCE.
6. ALL SERVICES HAVE BEEN ELECTRONICALLY TRACED IN THE FIELD AND ARE SHOWN HERE FOR DIAGRAMMATIC PURPOSES ONLY. DEPTHS SHOWN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO WORKS.
7. SERVICES SHOWN DIGITISED HAVE BEEN PLACED FROM RELEVANT AUTHORITY PLANS AND ARE SHOWN AS QL-D.
8. ALL UTILITIES NEED TO BE POT HOLED TO VERIFY LOCATION AND DEPTHS IS CORRECT, THAT IS QL-A.
9. NOT ALL HOUSE CONNECTIONS HAVE BEEN LOCATED.
10. ALL SERVICE DEPTHS ARE MEASURED TO INVERT OF PIPE. ROD DEPTHS ARE INDICATIVE TO BOTTOM OF PIPE.
11. LOCATING OF UNDERGROUND SERVICES ARE LIMITED TO SITE SURFACE FEATURES AND PROVIDED UTILITY SERVICE PLANS ONLY.
12. PITS AROUND POOL AREA BELIEVED TO BE SEPARATE SYSTEM FOR CHLORINATED POOL WATER UNABLE TO TRACE.

SUBSURFACE UTILITY INFORMATION (SUI) AS5488 LOCATION CLASS
Labelling utility information by a classification code allows the user of this information to understand clearly how the information was collected and then place an appropriate amount of reliance on it. Project risks related to underground utilities can then be properly managed.
Line work sample; ---x-x--EU-B--x- Quality level represented within linework, Underground Electricity (Quality Level 'B').

QL-A: Information is the highest possible level of accuracy and is obtained by exposing the underground utility using a non-destructive excavation (pot holing) technique. The vertical information for this locating method is to the top or shallowest part of the located service. The 3D location is recorded by survey as an X, Y, Z coordinate.

QL-B: Information is collected by designating the horizontal and vertical location of underground utilities by using electromagnetic pipe and cable locators, sondes or flexi-trace, ground penetrating radar and acoustic pulse equipment. This is the most common form of utility locating and although an X, Y and Z axis can be established it is not always entirely accurate due to differing electromagnetic fields, soil conditions and multiple banks of cables affecting the locating signal.

QL-C: Information is collected by correlating the survey of visible utility surface features such as marker plates or water hydrants and acquired Dial-Before-You-Dig plans to "draw" a string which shows the approximate position of services. This method does not usually show multiple banks of cables and does not always show three dimensional information. Electronically traced locate marks with poor scratchy signals are represented as QL-C.

QL-D: Information is the most basic level of utility locations using only information based on existing Dial-Before-You-Dig plans and by measuring boundary offsets etc. This method of utility locations should always be treated as an indication of the presence of a service only and should not be used for design. GPR scans are also represented as QL-D as the GPR image cannot be confirmed to it's origin point. Depths on GPR scan must be treated as indicative only.

www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

ORIGIN OF SURVEY
SSM 83518
MGA
E: 327642.590
N: 6254830.184
RL: 32.789

NOT TO SCALE

CO-ORDINATE SYSTEM: MGA HEIGHT DATUM: AHD

APPROVED COMPANY AS/NZS 4801 OH&S Management Systems QMS Certification Services
APPROVED COMPANY ISO 9001 Quality Management Systems QMS Certification Services
APPROVED COMPANY ISO 14001 Environmental Management Systems QMS Certification Services
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QL-B / QL-A DRAINAGE INVESTIGATION

SURVEYED:	DATE:	FILE NAME:	
J.HUYNH	9-13/11/2017	51437_BLOOMPARK_ST JOSEPHS_00	
COMPILED:	DATE:	MODEL NAME:	
A.BRIDGES	20/11/2017	51437_3d	
REVIEWED:	DATE:	SHEET 1 of 3 SHEETS	
D.YOO	20/11/2017		
ISSUED BY:	DATE:		
N.SUKUL	20/11/2017		

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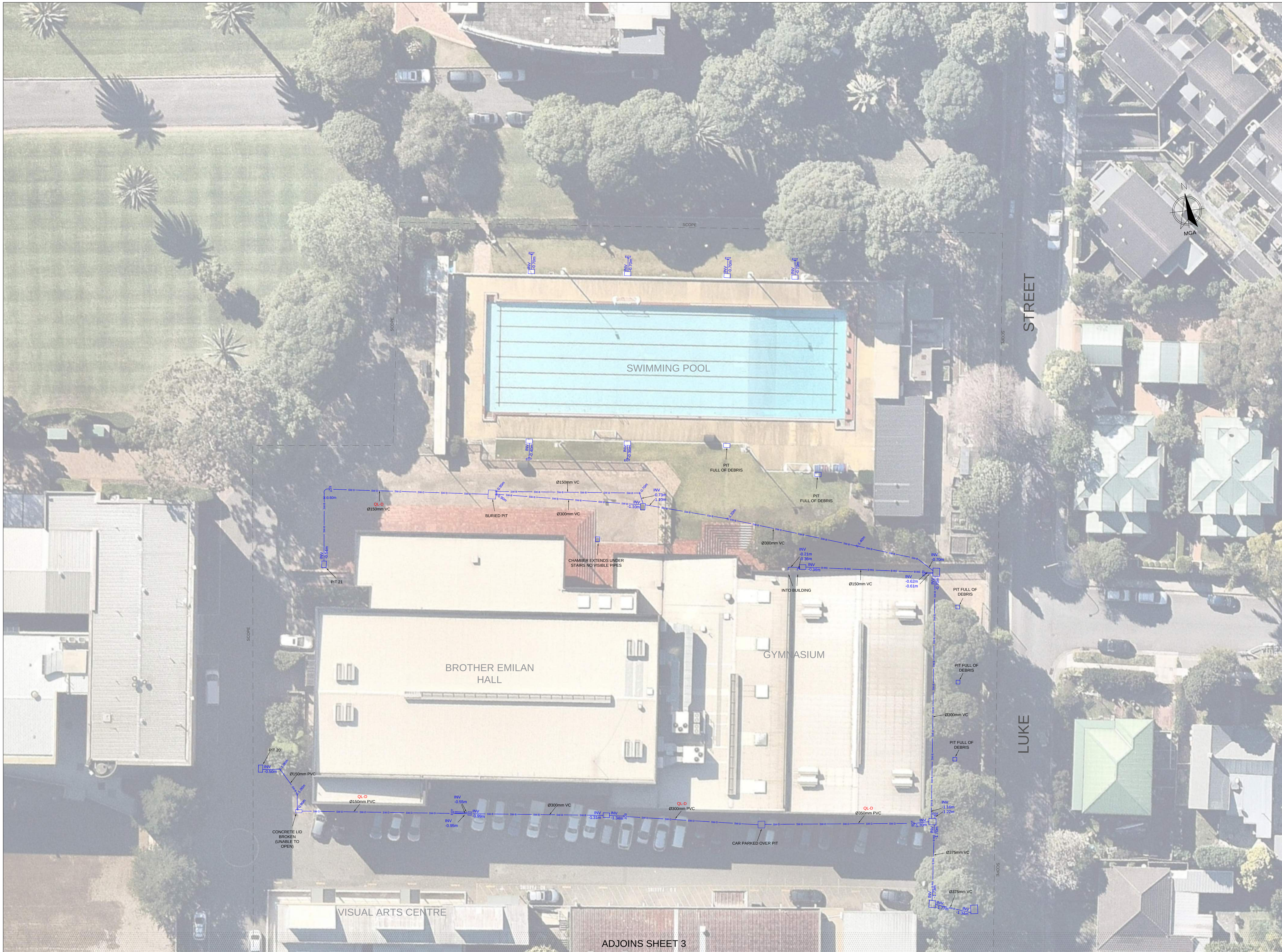

UTILITY ASSETS LEGEND

ELECTRICITY	—x—	EU-A-B-C-D
ELECTRICITY HV	—x—	HV-A-B-C-D
TELSTRA	—x—	TN-A-B-C-D
OPTIC FIBRE	—x—	OU-A-B-C-D
RMS	—x—	RMS-A-B-C-D
LOW PRESSURE GAS	—x—	LG-A-B-C-D
HIGH PRESSURE GAS	—x—	HG-A-B-C-D
WATER MAIN	—x—	WM-A-B-C-D
SEWER MAIN	—x—	SM-A-B-C-D
STORMWATER	—x—	SW-A-B-C-D
UNKNOWN SERVICE	—x—	UP-A-B-C-D

HYDRANT	□ WH
STOP VALVE	▲
WATER METER	⋈
WATER TAP	⬡
TELEPHONE PIT	◩
TELEPHONE TWIN PIT	▨
TELEPHONE LARGE SUMP	□
LIGHT POLE	☼
ELECT. LIGHT POLE	○
RMS TRAFFIC LIGHT	⊘
RMS SIGNAL PIT	⊠
SEWER MANHOLE	⊛
GAS PIPE MARKER	GP
GAS VALVE BOX	#
END OF TRACE	EOT
TOP OF SERVICE	TOS
INVERT OF PIPE	INV

NOTES

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SUBSURFACE UTILITY INFORMATION (SUI) AS5488 LOCATION CLASS
Labelling utility information by a classification code allows the user of this information to understand clearly how the information was collected and then place an appropriate amount of reliance on it. Project risks related to underground utilities can then be properly managed.
Line work sample; ----x--EU-B--- Quality level represented within linework, Underground Electricity (Quality Level 'B').

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QL-B: Information is collected by designating the horizontal and vertical location of underground utilities by using electromagnetic pipe and cable locators, sondes or flexi-trace, ground penetrating radar and acoustic pulse equipment. This is the most common form of utility locating and although an X, Y and Z axis can be established it is not always entirely accurate due to differing electromagnetic fields, soil conditions and multiple banks of cables affecting the locating signal.

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www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

SureSearch UNDERGROUND SERVICES

ORIGIN OF SURVEY
SSM 83518
MGA
E: 327642.590
N: 6254830.184
RL: 32.789

A1 SCALES
0 5 10 15 20 25
SCALE 1:250

CO-ORDINATE SYSTEM: MGA | HEIGHT DATUM: AHD

APPROVED COMPANY AS/NZS 4801 OH&S Management Systems QMS Certification Services
APPROVED COMPANY ISO 9001 Quality Management Systems QMS Certification Services
APPROVED COMPANY ISO 14001 Environmental Management Systems QMS Certification Services
JAS-ANZ

SureSearch UNDERGROUND SERVICES
1300 884 520
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BLOOMPARK CONSULTING
51437
ST JOSEPHS COLLEGE
QL-B / QL-A DRAINAGE INVESTIGATION

SURVEYED: J.HUYNH	DATE: 9-13/11/2017	FILE NAME: 51437_BLOOMPARK_ST JOSEPHS_00
COMPILED: A.BRIDGES	DATE: 20/11/2017	MODEL NAME: 51437_3d
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ISSUED BY: N.SUKUL	DATE: 20/11/2017	SHEET 2 of 3 SHEETS

A1 Border version: February_2017

ADJOINS SHEET 2

DORMITORY

GLADESVILLE ROAD

STREET

LUKE

SCOPE

N

MGA

Ø100mm PVC
Ø300mm PVC
PIT 1
PIT 17
Ø150mm VC
Ø150mm PVC
TEE INTERSECTION SEEN WITH CCTV
PIT 2
Ø225mm PVC
Ø300mm PVC
LEADS INTO BUILDING
PIT 19
Ø100mm PVC
Ø100mm AGGREGATE LINE
PIPE BLOCKED NOT VISIBLE IN ADJACENT PIT
Ø375mm VC (BYPASSES PIT)
QL-D Ø150mm VC ASSUMED ROUTE
PIT 12
PIT11
PIT 10
PIT 9
PIT 3
PIT 4
Ø225mm PVC
Ø150mm PVC (SEE CCTV)
PIPE RISES VERTICALLY
PIT 5
Ø375mm PVC
2 X Ø100mm PVC
GRATED DRAIN
Ø100mm PVC (INTO BUILDING)
CHANGES FROM Ø150mm PVC Ø225mm PVC (SEE CCTV)
PIT 18
PIT 6
QL-D ASSUMED ROUTE INSIDE FENCED AREA
Ø375mm PVC
Ø225mm PVC
Ø300mm PVC
PIT 7
PIT UNABLE TO OPEN
QL-D UNKNOWN SIZE
Ø300mm PVC
CAR PARKED OVER PIT INVET MEASURED BUT UNABLE TO DETERMINE SIZE AND ROUTE

UTILITY ASSETS LEGEND

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STOP VALVE	
WATER METER	
WATER TAP	
TELEPHONE PIT	
TELEPHONE TWIN PIT	
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A1 SCALES
0 5 10 15 20 25
SCALE 1:250
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APPROVED COMPANY AS/NZS 4801 OH&S Management Systems QMS
APPROVED COMPANY ISO 9001 Quality Management Systems QMS
APPROVED COMPANY ISO 14001 Environmental Management Systems QMS
JAS-ANZ

SureSearch UNDERGROUND SERVICES
1300 884 520
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ISSUED BY:	DATE:	SHEET 3 of 3 SHEETS	
N.SUKUL	20/11/2017		

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Appendix B – Section 149 – Planning Certificate

9199

HUNTER'S HILL COUNCIL
PO BOX 21, HUNTERS HILL NSW 2110 Telephone: 98799400

SECTION 149 - PLANNING CERTIFICATE

St Joseph's College
Mary Street
HUNTERS HILL NSW 2110

Your Reference:

Address "St Joseph's College" Mary St, Hunters Hill

Cert Number: 23201
Issued Date: 14 August 2018
Receipt Number 1045252
Fee Amount $ 133.00
Council Reference: 2566

Owner Trustees of The Marist Brothers

Description Lot 2 DP527024

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS PRESCRIBED UNDER SECTION 149(2) OF THE ABOVE ACT

1 Names of relevant planning instruments and Development Control Plans (DCPs)

1. The name of each environmental planning instrument that applies to the carrying out of development on the land:

-Hunters Hill LEP 2012
-SEPP No. 65 - Design Quality of Residential Flat Development
-SEPP No. 64 - Advertising and Signage
-SEPP No. 6 - Number of Storeys in a Building
-SEPP No. 55 - Remediation of Land
-SEPP No. 33 - Hazardous and Offensive Development
-SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)
-SEPP No. 22 - Shops and Commercial Premises
-SEPP No. 19 - Bushland in Urban Areas
-State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
-SEPP (Temporary Structures and Places of Public Entertainment) 2007
-SEPP (Major Development) 2005
-SEPP (Infrastructure) 2007
-SEPP (Housing for Seniors or People with a Disability) 2004
-State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
-State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
-SEPP (Building Sustainability Index: BASIX) 2004
-SEPP (Affordable Rental Housing) 2009
-Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Plan covers the area of Sydney Harbour, including Parramatta River and its tributaries and the Lane Cove River. The Plan aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. The Plan also aims to achieve a high quality and ecologically sustainable urban environment by establishing planning principles and controls for the catchment as a whole.

2. The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

-Draft Hunters Hill Local Environmental Plan 2012 (Amendment No 3 - Gladesville Key Site)

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SECTION 149 - PLANNING CERTIFICATE

3. The name of each development control plan that applies to the carrying out of development on the land:

-Hunters Hill Consolidated Development Control Plan (DCP) 2013

Note: In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2 Zoning and Land Use under relevant Local Environmental Plans (LEPs)

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

(a) Name of the instrument and zone:

Hunters Hill LEP 2012 applies to the land and identifies the land to be ***SP2 Infrastructure***.

(b) the purposes for which the instrument(s) provides that development may be carried out within the zone without the need for development consent.

Roads; Basketball hoops and stands (refer to page 53 of the LEP for specifications).

(c) the purposes for which the instrument(s) provides that development may not be carried out within the zone except with development consent.

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

(d) the purposes for which the instrument(s) provides that development is prohibited within the zone.

Any development not listed above

(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

No

(f) whether the land includes or compromises critical habitat.

No

(g) whether the land is in a conservation area (however described)

Yes

(h) whether an item of environmental heritage (however described) is situated on the land.

Yes, refer to Hunters Hill Local Environmental Plan 2012 Heritage Map sheets HER_001A to HER_003D and Schedule 5 of the LEP:

-I242 & I287

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Note: I287 refers to Stone Walls.

2A Zoning and Land Use under State Environmental Planning Policy (Sydney Growth Centres) 2006

The land is not located within a growth centre as referred to in the State Environmental Planning Policy (Sydney Growth Centres) 2006.

3 Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development under the General Housing Code *may not* be carried out on the land.

-This Code does not apply in land zoned as SP2 Infrastructure.

Rural Housing Code

Complying development under the Rural Housing Code *may not* be carried out on the land. The land is affected by specific land exemptions:
-this Code does not apply in land zoned as SP2 Infrastructure.

Low Rise Medium Density Housing Code

Application of the Low Rise Medium Density Housing Code has been deferred in the Hunters Hill Local Government area until 1 July 2019.

Housing Alterations Code

Complying development under the Housing Alterations Code *is affected by exclusions*:

-An item of heritage significance (affecting the whole land).

General Development Code

Complying development under the General Development Code *may not* be carried out on the land.

-This Code does not apply in land zoned as SP2 Infrastructure.

Commercial and Industrial Alterations Code

Complying development under the General Commercial and Industrial Alterations Code *may not* be carried out on the land.

-This Code does not apply in land zoned as SP2 Infrastructure.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the General Commercial and Industrial (New Buildings and Additions) Code *may not* be carried out on the land.

-This Code does not apply in land zoned as SP2 Infrastructure.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code *may not* be carried out on the land.

Subdivisions Code

Complying development under the Subdivision Code *may not* be carried out on the land.

-This Code does not apply in land zoned as SP2 Infrastructure.

Demolition Code

Complying development under the Demolition Code *is affected by exclusions*:

-An item of heritage significance (affecting the whole land).

Fire Safety Code

Complying development under the Fire Safety Code *is affected by exclusions*:

-An item of heritage significance (affecting the whole land).

Disclaimer: This certificate only addresses matters raised in Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

4 Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

No

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SECTION 149 - PLANNING CERTIFICATE

4A Certain information relating to beaches and coasts

(1) In relation to a coastal council-whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with:

No

(2) Whether the Council has been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and if works have been so placed whether the council is satisfied that the works have been removed and the land restored in accordance with that Act:

No

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council-whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

No

Note: "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the *Local Government Act 1993*.

5 Mine Subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961

No

6 Road Widening and Road Realignment

Whether or not the land is affected by any road widening or road alignment under:

(a) Division 2 of Part 3 of the Roads Act 1993 or

No

(b) Any environmental planning instrument or

No

(c) Any resolution of the Council

No

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SECTION 149 - PLANNING CERTIFICATE

7 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council, or

(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Landslip	*No*
Bushfire	*No*
Tidal Inundation	*No*
Subsidence	*No*
Acid Sulphate Soils	*No, see below.*

Council has not adopted a policy on Acid Sulphate Soils, however Acid Sulphate Soils have been mapped (refer to Hunters Hill Local Environmental Plan 2012 Acid Sulphate Soils Map sheets ASS_001 to ASS_003). Clause 6.1 of this LEP must be addressed if development is proposed where there are Acid Sulphate Soils.

7A Flood related development controls information

(1) Whether or not development on that land or part of the land for the purposes of dwelling house, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

No

(2) Whether or not development controls on that land or part of the land for any other purpose is subject to flood related development controls?

No

(3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

8 Land Reserved for Acquisition

Whether or not any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

No

9 Contributions Plans

The name of each contributions plan applying to the land.

Hunters Hill Section 94a Developer Contributions Plan effective 31 August 2011.

9A Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995).

No

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SECTION 149 - PLANNING CERTIFICATE

10 Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates (but only if the Council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

No

11 Bush Fire Prone Land

If any of the land is bush fire prone land (as defined in the Act)?

No, the land is not identified on Council's certified Bush Fire Prone Land map as being partly or wholly bush fire prone land.

12 Property Vegetation Plans

If the land is land, to which a property vegetation plan under the Native Vegetation Act 2003 applies (but only if the Council has been notified of the existence of the plan by the person or body that approved the plan under the Act)?

No

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the Council has been notified of the order)?

No

14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No

15 Site Compatibility Certificates and Conditions affecting seniors housing

If a development application is granted on or after the date on which this clause commences under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 with respect to the land?

No

16 Site Compatibility Certificates for Infrastructure

Whether there is a valid site compatibility certificate (of which the council is aware), issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 in respect of proposed development on the land?

No

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SECTION 149 - PLANNING CERTIFICATE

17 Site Compatibility Certificates and Conditions for Affordable Rental Housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the Council is aware, in respect of proposed development on the land?

No

(2) Whether any terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

No

18 Paper Subdivision Information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is porposed to be subject to a consent ballot.

No development plan applies

(2) The date of any subdivision order that applies to the land.

No subdivision order applies

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19 Site Verification Certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land.

If there is a certificate, a statement that includes the matter certified by the certificate and the date on which the certificate ceases to be current (if any).

Note: A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

No. Council is not aware of any Site Verification Certificates issued for the subject property.

20 Loose-fill Asbestos Insulation

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that is listed on the Loose-Fill Asbestos Insulation Register that is required to be maintained under that Division?

Council has not been notified by NSW Fair Trading that the land includes any residential premises that are listed on the register. Refer to the NSW Fair Trading website at www.fairtrading.nsw.gov.au to confirm that the land is not listed on this register.

Note: There is potential for loose-fill asbestos insulation in residential premises that are not listed on the Register. Contact NSW Fair Trading for further information.

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Contaminated Land Management Act 1997

Note: The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act (if the land or part of the land is significantly contaminated land at the date when the certificate is issued).

No

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act (if it is subject to such an order at the date when the certificate is issued).

No

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act (if it is the subject of such an approved proposal at the date when the certificate is issued).

No

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act (if it is subject to such an order at the date when the certificate is issued).

No

(e) that the land to which the certificate relates is subject of a site audit statement within the meaning of that Act (if a copy of such a statement has been provided at any time to the local authority issuing the certificate).

No

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SECTION 149 - PLANNING CERTIFICATE

Affected Building Notices and Building Products Rectification Orders

Note: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

"affected building notice" has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017.*
"building product rectification" order has the same meaning as in the *Building Products (Safety) Act 2017.*

(a) is there any affected building notice in force in respect of the land?

No

(b) is there any affected building notice in force in respect of the land that has not been fully complied with?

No

(c) is there any outstanding notice of intention to make a building product rectification order?

No

THIS PART IS DIRECTED TO THE FOLLOWING MATTERS PRESCRIBED UNDER SECTION 149(5) OF THE ABOVE ACT.

NOTE: "When information pursuant Section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149(6), which states that a Council shall not incur a liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matters affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate."

General information:

- Development consent may have been granted for development of the land, including any works, building, subdivision or use of the land. The terms and conditions of any consent rest with the land in perpetuity unless subsequently modified or deleted by Council. It is recommended that you make appropriate inquiries in this regard.

- The land **is not** affected by the provisions of clause 6.7 Riverfront Areas under Hunters Hill LEP 2012

- This land may adjoin or be in the vicinity of an Item of Environmental Heritage under Schedule 5 of Hunters Hill Local Environmental Plan 2012. The Hunters Hill LEP 2012 heritage maps which show all heritage items in the municipality are available on the NSW Legislation website:

  http://www.legislation.nsw.gov.au/#/browse/inForce/EPIs/H

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SECTION 149 - PLANNING CERTIFICATE

NOTES

1 Any request for further information in connection with the above should be directed to Council's Customer Services Centre.

2 Owners intending to carry out alteration and/or additions and their consultants are encouraged to discuss the proposal with Council prior to lodgement of a formal application. This will ensure that expert advice is available during the planning of such works.

3 The Environmental Planning and Assessment Amendment Act 1997 commenced operation on July 1, 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 2000.

4 The above information has been taken from the Council's records, however Council cannot accept responsibility for any omission or inaccuracy.

Steve Kourepis
Group Manager
Development & Regulatory Control