

Committee of the Whole

MINUTES OF MEETING NO. 7/09

Meeting Date: Tuesday 19 May 2009
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 7.30pm

Councillors Present: The Mayor, Councillor V J Tagg and Councillors N B Campbell, A Etmekdjian, J Li, R Maggio, G O'Donnell, I J Petch, T W Perram, W Pickering and J Salvestro-Martin.

Apologies: Councillors Butterworth and Yedelian OAM

Staff Present: General Manager, Group Manager – Community Life, Group Manager - Corporate Services, Group Manager – Environment & Planning, Group Manager - Public Works, Consultant Town Planner, Senior Town Planner, Media & Community Relations Officer and Senior Administration Co-ordinator.

DISCLOSURES OF INTEREST

The Mayor, Councillor Tagg disclosed a non-pecuniary interest in Item 4 of the Committee's Report No. 07/09, for the reason that he previously owned the property next door to 100 Lancaster Avenue, Melrose Park.

There are no Mayoral Minutes

1 CONFIRMATION OF MINUTES

Motion: (Moved by Councillors Campbell and Petch)

That the Minutes of the Committee of the Whole No. 06/09 held on 05 May 2009, be confirmed.

Amendment: (Moved by Councillors Pickering and Maggio)

That the Minutes of the Committee of the Whole No. 06/09 held on 05 May 2009, be confirmed with the exception of part (c) of the resolution relating to item 7 Shrimptons Creek Parklands Master Plan and Plan of Management being amended to read as follows:

(c) That Council write to the local member, Maxine McKew and the Federal

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Government thanking them for their significant contribution of \$3.5 million of a total project value of \$8 million (Land and Building) towards the indoor sports and recreation facility for Ryde.

MOTION OF DISSENT

The Motion of Dissent was moved by Councillors O'Donnell and Salvestro-Martin against the Chairperson's ruling to allow the amendment, moved by Councillor Pickering, to be put to the Meeting.

Record of Voting:

For the Motion: Councillors Campbell, O'Donnell, Petch and Salvestro-Martin

Against the Motion: The Mayor, Councillor Tagg and Councillors Etmekdjian, Li, Maggio, Perram and Pickering

As the vote was 4 in favour and 6 against, the Motion of Dissent was declared **LOST**.

The Mayor then ruled that the amendment was out of order.

The Motion as moved by Councillors Campbell and Petch was then put to the meeting.

RESOLUTION: (Moved by Councillors Campbell and Petch)

That the Minutes of the Committee of the Whole No. 06/09 held on 05 May 2009, be confirmed.

Record of Voting:

For the Motion: The Mayor, Councillor Tagg and Councillors Campbell, Etmekdjian, Li, Petch, Perram, Pickering and Salvestro-Martin

Against the Motion: Councillors Etmekdjian and Maggio

2 197 DELHI RD, NORTH RYDE. Lot 17 & 18 DP 1047032. Local Development Application for a single storey condolence & administration building including café at the Northern Suburbs Crematorium, including carparking and landscaping. LDA2008/0772.

Report: Mr Smith, Mr Nathan, Mr Giles, Mr Fitzpatrick and Mr Marvin addressed the meeting.

Note: Items of correspondence, dated 16/05/09, 26/04/09 and 13/02/09 respectively, were tabled outlining a resident's concerns in relation to the development application and is on FILE.

RESOLUTION: (Moved by Councillors Salvestro-Martin and Pickering)

- (a) That Local Development Application No. 772/2008 at 197 Delhi Road, North Ryde, be approved as a deferred commencement consent subject to the following conditions:

Part 1 – Conditions Relating to a Deferred Commencement Consent pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979

This consent shall not operate until a satisfactory drainage plan has been submitted to and approved by Council, addressing but not be limited to the following items:

- a. All gutters, downpipes and pipeline conveying runoff to the OSD system via the rainwater tanks shall be designed for the 1 in 100 year, 5 minute duration storm. The size and location of all down pipes and gutters including supporting calculations are to be shown on the plan. The design shall be for in accordance with AS 3500.3.
- b. The OSD system shall be resized and analysed using a drainage model such as Drains or ILSAX with the impervious areas for predevelopment be set at the "state of nature flows" and the design shall ensure that post development flows does not exceed predevelopment level for all storms up to and including the 1 in 100 year ARI storm event.
- c. The water quality management device shall be sized to capture the first 10mm of the rainfall from the contaminated catchment. Accordingly details regarding the device and supporting calculations are to be provided.
- d. The gravel filled spreader/energy dissipator trench system located at the outlet discharge from the site shall be located wholly within the site boundary with a minimum trench length of 10m. The inflow to the trench shall be evenly distributed across the entire trench system via a buried slotted pipe or similar.

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- e. The design shall be in accordance with part 8.2 of Council's Stormwater Management Manual.
- f. Detailed design calculations, computer files and catchment plan are to be submitted with the amended plans.

Part 2 – General Conditions of Consent

The following requirements shall apply upon satisfactory completion of the requirements outlined in Part 1 of this consent (above).

GENERAL

1. Development is to be carried out in accordance with the following plans and documents (except as amended by the conditions that follow):

Plan and Documents	Description	Issue	Date
DA01	Site/Location Plan	B	31.03.2009
DA02	Site/ Sediment Control Plan	B	31.03.2009
DA03	Floor/ Roof Plans	B	31.03.2009
DA04	Elevations	B	31.03.2009
DA05	Sections	B	31.03.2009
DA07	Perspectives	B	31.03.2009
DA08	Perspectives	B	31.03.2009
DA09	Perspectives	B	31.03.2009
DA10	Render/ Colour Schedule	B	31.03.2009
DA11	Pathway Plan	B	31.03.2009
DA12	Carpark Plan	B	31.03.2009
080787 D1	Stormwater – Overall Site Plan	2	25.03.2009
080787 D2	Stormwater – Car park stormwater Plan	2	25.03.2009
080787 D3	Stormwater – Roof Plan	2	25.03.2009
080787 D4	Stormwater – Drainage Details (and as amended under Part 1 of the consent)	2	25.03.2009
90155	Bushfire Hazard Assessment Report: Prepared by Building Code & Bushfire Hazard Solutions	2	March 2009
LPDA 09-150/1B	Landscape Plan by Conzept	B	March 2009

2. All building works are required to be carried out in accordance with the provisions of the Building Code of Australia.
3. The applicant or the owner of the property shall make an application to Council under Section 96 (Modification of Development Consent) of the *Environmental planning and Assessment Act*, to delete the administration and condolence

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facility approved on the site under Consent No. 909/2006 dated 6 August 2008. The application to modify the above consent is to be lodged with Council and approval sought, prior to the commencement of any work on the site.

4. Any lighting fixtures installed on the premises must not be pointed towards the residential area located on the eastern side of the proposed facility.

Roads and Traffic Authority Conditions

5. To improve safety for vehicles entering / exiting the site it is recommended that the Crematorium intersection treatment to / from Delhi Road should take the form of a "Seagull" arrangement which provides the following:
 - (a) The provision of a right turn bay (with appropriate storage length) along Delhi Road to facilitate right turn movements into the site;
 - (b) The provision of a protected merging lane within Delhi Road for vehicles turning right out of the existing access road;
 - (c) The inclusion of appropriate street lighting at the intersection.
6. A concept design of the proposed "Seagull" intersection treatment must be submitted to the RTA for review and "in-principle" agreement prior to the issue of a **Construction Certificate**. This concept must also include the submission of detailed traffic modelling which will indicate the adequacy of turn bay length requirements.
7. The proposed internal roads must ensure that two-way movements are permitted.
8. The layout of the car parking areas associated with the subject development (including, driveways, grades, aisle widths, turning paths, sight distance requirements and parking bay dimensions) should be in accordance with AS 2890.1-2004 and AS 2890.2 – 2002 for heavy vehicles where applicable.
9. The proposed "Seagull" intersection treatment works along Delhi Road at the Crematorium access shall be designed to meet RTA's requirements, and endorsed by a suitably qualified and chartered Engineer (i.e. who is registered with the Institute of Engineers, Australia). The design requirements shall be in accordance with the RTA's Road Design Guide and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to the RTA for consideration and approval prior to the release of construction certificate by Council and commencement of road works.

The RTA fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the Works Authorisation

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Deed (WAD) will need to be executed prior to the RTA's assessment of the detailed civil design plans.

10. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
11. All works / regulatory signposting associated with the proposed development shall be at no cost to the RTA.

RailCorp Conditions

12. The applicant shall provide an accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of RailCorp's representative.
13. An acoustic assessment is to be submitted to Council prior to the issue of a construction certificate demonstrating how the proposed development will comply with the Department of Planning document titles :Development Near Rail Corridor and Busy Roads – Interim Guidelines”.
14. The applicant shall provide a Geotechnical Engineering report to the RailCorp for review by railCorps Geotechnical section prior to the commencement of works. The report shall demonstrate that the development has no negative impact on the rail corridor or the integrity of the infrastructure through its loading and ground deformation and shall contain structural design details/ analysis for review by RailCorp. The report shall include the potential impact of demolition and excavation, and demolition and excavation induced vibrations in rail facilities, and loadings imposed on railCorp facilities by the development.

Rural Fire Services

15. At the commencement of building works the property around the building to a distance of 35 metres or to the property boundary, shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document 'Standards for Asset Protection Zones'.
16. Water, electricity and gas are to comply with section 4.1.3 of Planning for Bush Fire Protection 2006.
17. Internal Roads shall comply with section 4.1.3(1) of Planning for Bush Fire Protection 2006.
18. Arrangements for emergency and evacuation are to comply with acceptable solutions of section 4.2.7 of Planning for Bush Fire Protection 2006.
19. New construction on the eastern, southern and western elevations shall fully

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comply with Australian Standard AS3959-1999 'Construction of buildings in bush fire-prone areas' Level 3 with the exception that any external materials are to be non combustible.

20. New construction on the northern elevation and roof shall comply with Australian Standard AS3959-1999 'Construction of buildings in bush fire prone areas' Level 3.
21. Glazing on the proposed condolence centre and the eastern and northern facades of the proposed administration building are to comply with the following:

Where fitted, bush fire shutters shall –

- a) be fixed to the building and be non-removable,
- b) when in the closed position, have no gaps between the shutter and the wall, the sill or the head greater than 2mm.
- c) be readily manually operable from either inside or outside.
- d) Protect the entire window or door assembly
- e) Be made from non-combustible material,
- f) Where perforated, have –
 - i) Uniformly distributed perforations with a maximum aperture of 2mm, and
 - ii) A perforated area no greater than 20% of the shutter.

Windows including frames shall have:

- a) the openable portions screened using a mesh with a maximum aperture of 2mm made of corrosion resistant steel or bronze, and
- b) the window assemblies protected by a complying bush fire shutter or,
- c) where window assemblies are not protected by a complying bush fire shutter –
 - (i) Window frames, window joinery and hardware shall be metal.
 - (ii) Hardware fitted externally that supports the sash in its functions of opening and closing shall be metal.
 - (iii) Glazing shall be toughened glass minimum 5mm
 - (iv) Seals to stiles, head and sills or threshold shall be manufactured from materials having a Flammability Index no greater than 5.

22. Glazing on the southern and north-western façades of the proposed administration building are to comply with the following:

Where fitted, bush fire shutters shall –

- a) be fixed to the building and be non-removable,
- b) when in the closed position, have no gap between the shutter and the wall, the sill or the head greater than 2mm,
- c) be readily manually operable from either inside or outside,
- d) protect the entire window or door assembly,

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- e) be made from non-combustible material,
- f) where perforated, have-
 - (i) uniformly distributed perforations with a maximum aperture of 2mm, and
 - (ii) a perforated area no greater than 20% of the shutter, and
- g) comply with AS 1530.8.2 when tested from the outside.

Windows, including frames, shall have;

- a) the openable portions screened using a mesh with a maximum aperture of 2mm made of corrosion resistant steel or bronze, and
 - b) the window assemblies are protected by a complying bush fire shutter, or;
 - c) where window systems are not protected by a complying bush fire shutter,
 - the window system shall have an FRL of at least -/30/-; or
 - the window system shall comply with AS1530.8.2 when tested from the outside.
23. Roofing shall be gutterless or have leafless guttering and valleys are to be screened, to prevent the build up of flammable material. Any materials used shall have a Flammability Index no greater than 5.
24. Landscaping to the site is to comply with the principles of Appendix 5 of Planning for Bushfire Protection 2006. In this regard the following landscaping principles are to be incorporated into the development:
- a) Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways.
 - b) Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building.
25. Restrict planting in the immediate vicinity of the building which may overtime and if not properly maintained come into contact with the building.

Access & Traffic Conditions:

26. Access and egress arrangement must be made to the satisfaction of Council.
27. A total of 36 new car parking spaces must be provided on the site including 4 parking spaces for disabled persons. The parking spaces must be to be paved, line marked and made freely available at all times during business hours of the site for staff and visitors to the site.
28. A designated loading and unloading bay is to be provided on the site.

Public Domain Improvement

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29. The following conditions relate to the public domain improvement works:
- (a) A 1.5 metre wide concrete footpath is to be constructed from crematorium entry/exit to the bus stop on the eastern side of Delhi Road.
 - (b) Construction of kerb and gutter to improve definition of the existing bus stop.
 - (c) The electricity poles located near the front entrance to the site are to be removed and overhead transmission mains are to be placed underground, in consultation with Energy Australia.
 - (d) A pedestrian crossing is to be incorporated in the intersection upgrading plan in consultation with RTA and Council's Traffic Engineer.
 - (e) Engineering plans of the intersection of Delhi Road and the Crematorium entrance exit to be approved by Council (subject to RTA's requirements) before the issue of a Construction Certificate. It may be necessary to incorporate additional works dependant on the information supplied.

General Building Conditions

30. All building works are required to be carried out in accordance with the provisions of the Building Code of Australia.
31. Compliance with the Building Code of Australia
- a) All building work (other than work relating to the temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date of the application for the relevant construction certificate or complying development certificate was made)
 - b) This clause does not apply to the extent to which an exemption is in force under clause 187 or 188, in the Environmental Planning and Assessment Regulations 2000, subject to any terms of any condition or requirement referred to in Clause 187(6) or 188(4).
32. Prior to commencing any construction works, the following provisions of the Environmental Planning and Assessment Amendment Act, 1997 are to be complied with:
- a) A **Construction Certificate** is to be obtained in accordance with Section 81A (2)(a) of the Act.
 - b) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A (2)(b) of the Act and Form 7 of Schedule 1 to the Regulations.
 - c) Council is to be notified at least two (2) days prior to the intention to commence building works, in accordance with Section 81A (2)(c) of the Act and Form 7 of Schedule 1 to the Regulations.

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33. The applicant may apply to the Council or an accredited certifier for the issuing of a Construction Certificate and to Council or an accredited certifier to monitor compliance with the approval and issue any relevant documentary evidence or certificate/s.

Council Officers can provide these services and further information can be obtained from Council by telephoning 9952 8222 (Customer Service).

34. Excavations and backfilling

- a) All excavations and backfill associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
- b) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

35. Retaining walls and drainage

If the soil conditions require it:

- a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided.
- b) adequate provision must be made for drainage.

36. Protection of Public Places

- a) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.
- b) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- c) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- d) Any such hoarding, fence or awning is to be removed when the work has been completed.

37. This consent does not authorise erection of any advertising structures or advertising signs on the site.

General Engineering Conditions

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38. **Design and Construction Standards.** All engineering plans and work shall be carried out in accordance with the requirements as outlined within Council's publication *Environmental Standards Development Criteria* and relevant Development Control Plans except as amended by other conditions.
39. **Service Alterations.** All mains, services, poles, etc., which require alteration shall be altered at the applicant's expense.
40. **Restoration.** Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities will be carried out by Council following submission of a permit application and payment of appropriate fees. Repairs of damage to any public stormwater drainage facility will be carried out by Council following receipt of payment.
41. **Road Opening Permit.** The applicant shall apply for a road-opening permit where a new pipeline is proposed to be constructed within or across the footpath. Additional road opening permits and fees may be necessary where there are connections to public utility services (e.g. telephone, electricity, sewer, water or gas) are required within the road reserve. No drainage work shall be carried out on the footpath without this permit being paid and a copy kept on the site.

General Environmental Health Conditions

42. **Waste Water** – All waste water generated from the premises to be discharged to the reticulated system in accordance with Sydney Water requirements
43. **Construction and fit-out of café and condolence kitchens** - The construction and fitout of all food preparation areas, must comply with the requirements of:
(a) Food Safety Standard 3.2.3 *Food Premises and Equipment*; and
(b) Australian Standard AS 4674 - 2004 *Design, construction and fit-out of food premises*.
44. **Construction of walls** - The walls of all food handling areas must be constructed of brick, concrete blocks, preformed panels filled with suitable material or other solid materials.
45. **Wall finishes in food preparation areas** - The walls in food preparation areas must be finished with glazed tiles, stainless steel or aluminium sheeting, laminated thermosetting plastic sheeting, polyvinyl sheeting with welded seams or similar impervious material.
46. **Wall finishes in other areas** - Wall finishes in areas used for the storage of open food (including coolrooms) must meet the requirements for wall finishes

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- in food preparation areas. In other areas, including storage rooms for packaged goods, whole fruits and vegetables, and equipment, the walls must be finished with an impervious material that is suitable for the use of the area.
47. **Floor finishes in food preparation areas** - The floors in food preparation areas must be finished to an even surface with ceramic tiles with epoxy grout joints, polyvinyl sheeting with welded seams, epoxy resin or similar impervious material.
48. **Floor finishes in other areas** - Floors in storage areas for open food (including coolrooms) must meet the requirements for floors in food preparation areas. In other areas, including storage rooms for packaged goods, whole fruits and vegetables, and equipment, the floors must be finished to an even surface with an impervious material that is suitable for the use of the area.
49. **Coving** - In food preparation areas and areas where wet cleaning is carried out the floors must be coved at the intersections with the walls and any exposed plinths.
50. **Floors to be graded to floor wastes** - In areas where liquids are likely to be discharged onto the floor or wet cleaning is carried out the floors must be graded to floor wastes connected to the sewerage system.
51. **Dry basket arrestors** - All floor wastes in food preparation areas must be fitted with a dry basket arrestor complying with the requirements of Sydney Water Corporation.
52. **Construction of ceilings** - Ceilings in food preparation and storage areas must be constructed of painted plasterboard or other suitable impervious material finished to a smooth even surface free of holes, open joints, cracks or crevices.
53. **Coolrooms and freezer rooms** - All coolrooms and freezer rooms must have doors that are capable of being opened from inside the room at all times without the use of key, and be fitted with an alarm device that is only operable from inside the room and is clearly audible outside room.
54. **Hot and cold food appliances** - Every appliance used for the storage or display of hot or cold food must be capable of maintaining the temperature of the food at:
(a) 60°C or above (in the case of hot food); or
(b) 5°C or below (in the case of cold food).
55. **Lighting** - The premises must be provided with adequate lighting for the activities carried out on the premises.

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56. **Cavities and voids** - Any inaccessible cavities and voids (e.g. between coolrooms and adjacent walls and ceilings) must be suitably sealed so that they are inaccessible to pests.
57. **Hand washing facilities** - Hand basins must be provided where exposed food is handled, in equipment washing areas and in or adjacent to toilet cubicles. The hand basins must be readily accessible, of a size that allows easy and effective hand washing, and fitted with hands-free taps and a common spout for the supply warm running water.
58. **Hand drying facilities** - A towel dispenser that dispenses single-use paper towels or other suitable hand drying facilities must be provided at each hand basin.
59. **Facilities for cleaning and sanitising equipment** - A dish washing machine and/or adequate sinks must be provided on the premises for washing and sanitising equipment.
60. **Dish washing machines** - Any dish washing machine installed on the premises must be designed so that the rinse cycle only operates when the rinse water is at the required sanitising temperature.
61. **Washing facilities for floors** - A cleaner's sink must be provided in a separate room or space outside the food preparation area.
62. **Hot and cold water supplies** - All facilities for cleaning and sanitising must be supplied with hot and cold running water and be connected to the sanitary drainage system. Sinks must be provided with water at a temperature of not less than:
 - (a) 45°C for washing operations; and
 - (b) 80°C if the sink is used for hot water sanitising.
63. **Support of fixtures, fittings and appliances** - All fixtures, fittings and appliances must be supported on suitable wheels, plinths, legs, brackets or framework.
64. **Storage facilities** - Adequate facilities must be provided on the premises for the storage of all foodstuffs, equipment, utensils, spare clothing, packaging materials, cleaning products and other articles used on the premises.
65. **Chemicals and cleaning equipment.** - Cupboards or other suitable facilities must be provided outside food preparation and storage areas for the storage of chemicals and cleaning equipment.
66. **Staff clothing and personal effects** - Change rooms or lockers must be provided outside food handling and equipment cleaning areas for staff to store clothing and personal effects.

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67. **Sanitary facilities** - Sanitary facilities must be provided in accordance with the requirements of the *Building Code of Australia*.
68. **Airlocks** - The toilets must be provided with airlocks where required by the *Building Code of Australia*.
69. **Ventilation of rooms** - Every habitable room, sanitary compartment or other room occupied by a person for any purpose must be provided with adequate natural ventilation or an approved system of mechanical ventilation.
70. **Provision for installation of kitchen exhaust systems** - Adequate provision must be made for the installation of kitchen exhaust systems to the proposed condolence kitchen.
71. **Exhaust Hoods** - Exhaust hoods must be provided over cooking equipment where required by the *Building Code of Australia*, and over any dishwasher or other washing or sanitising equipment that is likely to cause steam to collect on the walls or ceiling.
72. **Kitchen exhaust vent** - The kitchen exhaust vent must be located above roof level at least 6 metres from any fresh air intake vent, natural ventilation opening or neighbouring property boundary and at least 8 metres from any cooling tower.
73. **Plumbing and drainage work** - All plumbing and drainage work must be carried out in accordance with the requirements of Sydney Water Corporation.
74. **Installation of grease trap** - A grease trap must be installed if required by Sydney Water Corporation. The grease trap must be located outside the building or in a specially constructed grease trap room and be readily accessible for servicing. Access through areas where exposed food is handled or stored or food contact equipment or packaging materials are handled or stored is not permitted.
75. **Noise and vibration from plant and equipment** - Unless otherwise provided in this consent, the operation of any plant or equipment installed on the premises must not cause:
 - (a) The emission of noise that exceeds the background noise level by more than 5dBA when measured at, or computed for, the most affected point, on or within the boundary of the most affected receiver. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the New South Wales Industrial Noise Policy (EPA, 2000).
 - (b) An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand

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Standard AS/NZS 2107:2000 *Acoustics – Recommended design sound levels and reverberation times for building interiors.*

- (c) The transmission of vibration to any place of different occupancy.

CONDITIONS PRIOR TO CONSTRUCTION CERTIFICATE

76. A contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the issue of the Construction Certificate.

CONTRIBUTION FOR (A)	Contribution Amount (B)
Community & Cultural Facilities	\$32,313.58
Open Space	\$0
Civic & Urban Improvements	\$51,380.42
Roads and Traffic Management Facilities	\$7,234.24
Transport & Access Facilities	\$0
Cycleways	\$4,367.48
Stormwater Management	\$10,004.8
Plan Administration	\$1,183.26
Total contribution for 962m²	\$106,483.78

This contribution is a contribution under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 adopted by City of Ryde on 11/12/2007.

The above amount, if not paid within one calendar year of the date of this consent, shall be adjusted for inflation by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) on an annual basis in accordance until such time as the contribution is paid.

77. A security deposit (category: other buildings with delivery of bricks or concrete or machine excavation) is to be paid to Council (Public Works and Services Group) as well as the Infrastructure Restoration and Administration Fee. Please refer to Council's Management Plan for the current fee amounts.
78. An **Enforcement levy** is to be paid to Council on lodgement of the **Construction Certificate** application in accordance with the requirements of Council's Management Plan (scheduled fees).
79. Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 is to be received prior to the issuing of the **Construction Certificate**.
80. Documentary evidence of compliance with Conditions 77 - 80 to the satisfaction of Council or an accredited certifier is to be submitted to the

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Council prior to the issuing of the **Construction Certificate**.

81. Landscaping of the development site is to be carried out in accordance with the landscape plan/concept submitted with the development application, except as amended by the following conditions:
- a) The landscape design shall incorporate the recommendations of the Rural Fire Services dated 15 December 2008, in relation to the provision of Inner Protection Area, clearing of fuel load and choice of native and endemic fire- retardant plant species.
 - b) Must not include planting in the immediate vicinity of the building.
 - c) Provide grassed area within around the building.
82. A **Vegetation Management Plan** is to be lodged with the **Construction Certificate** for the regeneration/restoration of the Asset Protection Zone to the south/east of the development, to a suitably naturalistic state. The plan is to be prepared by a suitably qualified environmental consultant, who shall in association with the landscape architect, undertake the supervision of the implementation of the works. The plan shall have regard for all requirements in terms of bushfire planning, whilst implementing suitable bushland restoration/regeneration techniques.
83. Any hot water system installed as part of the development must achieve a minimum 3.5 Star Greenhouse Score. The energy rating of the hot water system should be visible on the product at the place of purchase. The location and rating of any new hot water system is to be reflected on the plans submitted with the **Construction Certificate**.
84. Water Efficient Fixtures - Showerheads and toilet cisterns shall be at least AAA rated water efficient. Bathroom and kitchen taps shall be fitted with aerators and water closets shall have a dual flush cistern. Details are to be noted on the plans submitted with the **Construction Certificate**.
85. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building, Development and Plumbing section of the website at 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, as it may take some time to build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

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A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifying Authority prior to the **Construction Certificate** being issued.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development / release of the plan of subdivision.

86. The applicant is to submit to and have approved by Council or an accredited certifier engineer's details for all concrete work and structural steelwork prior to the issue of the **Construction Certificate**.
87. A "Fire Safety Schedule" specifying the fire safety measures that are currently implemented in the building premises and the fire safety measures proposed or required to be implemented in the building premises as required by Clause 168 - Environmental Planning & Assessment Regulation 2000 are to be submitted and approved prior to the issue of the **Construction Certificate**.
88. Trees that are to remain on site are to be protected against damage during construction. All mature trees to remain shall be clearly marked and a fence erected around their drip line. A qualified arborist shall inspect the tree protection measures and documentary evidence of tree protection measures is to be submitted to Council prior to the issuing of the **Construction Certificate**.
89. A site works plan indicating compliance with Council's DCP 2006, Part 8.1 – Construction Activities, in relation to:
 - a) sedimentation and pollution controls;
 - b) tree preservation and protection measures;
 - c) security fencing;
 - d) builder's identification signage and demolition in progress signage; and
 - e) provision of site toiletsto the satisfaction of Council or an accredited certifier is to be submitted to Council with the **Construction Certificate**.

Engineering Conditions to be complied with Prior To Construction Certificate

90. **Drainage Security Deposit.** The applicant shall lodge with Council a security deposit of \$2,000 prior to the issue of the Construction Certificate to ensure the Positive Covenant has been registered in relation to the on going maintenance of the OSD and water quality management system on site. Refund of this security deposit will be made on submission of satisfactory documentary evidence and certification from the PCA confirming of the site works have been constructed in accordance with approved drainage plan and

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the positive covenant has been lodged with the Lands and Property Information Office.

91. **Driveway Grades.** The maximum grade of all internal driveways and vehicular ramps shall be 1 in 4 and in accordance with the relevant section of AS 2890.1. The maximum change of grade permitted is 1 in 8 (12.5%) for summit grade changes and 1 in 6.7 (15%) for sag grade changes. Any transition grades shall have a minimum length of 2.0m.
92. **Car Parking.** All internal driveways, vehicle turning areas, garage opening widths and parking space dimensions shall comply with AS 2890.1-2004 and AS 2890.2-2002 where applicable to ensure all vehicles using the site can enter and leave in a forward direction.
93. **On-Site Stormwater Detention.** Stormwater runoff from all impervious areas shall be collected and piped by gravity flow to an on-site detention system and discharged to Lane Cove national park in accordance with the City of Ryde, Development Control Plan 2006: - Part 8.2; Stormwater Management. The minimum capacity of the piped drainage system shall be designed for a 100 year 5 minute duration storm event. Overland flow paths are to be provided to convey runoff when the capacity of the piped drainage system is exceeded or blocked up to the 100 year average recurrence interval and direct all overflows to the national park. Runoff which enters the site from upstream properties should not be redirected in a manner which adversely affects adjoining properties.

Engineering plans together with certification from a chartered professional engineer with NPER registration with Engineers Australia shall be submitted with the construction certificate application.

The system is to be cleaned regularly and maintained to the satisfaction of Ryde City Council.

94. **Traffic Management Plan.** To ensure safe construction traffic flow on site a Traffic Management Plan (TMP) and report shall be prepared by an RTA accredited person and submitted to the Principal Certifying Authority for approval.

The TMP shall be prepared in accordance with Australian the RTA's Manual – "Traffic Control at Work Sites" and City of Ryde, Development Control Plan 2006: - Part 8.1; Construction Activities. The TMP is to address but not be limited to the loss of on-street parking, construction vehicles travel routes, safety of the public, materials storage, handling and deliveries including construction traffic parking

Additionally, all traffic controllers on site must be RTA accredited traffic controllers and a minimum of seven (7) days notice shall be given to residents

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if their access will be affected by proposed construction activities.

95. **Soil and Water Management Plan.** A *Soil and Water Management Plan (SWMP)* shall be prepared by a suitably qualified consultant in accordance with the guidelines set out in the manual "*Managing Urban Stormwater, Soils and Construction*" prepared by the Department of Housing. **This is to be submitted to and approved by the Consent Authority prior to the release of the Construction Certificate.** These devices shall be maintained during the construction works and replaced where considered necessary. Suitable erosion control management procedures are to be practiced during the construction period.

The following details are to be included in drawings accompanying the *Soil and Water Management Plan*:

- (a) Existing and final contours
- (b) The location of all earthworks, including roads, areas of cut and fill, and regrading.
- (c) Location of all impervious areas
- (d) **Location and design criteria of erosion and sediment control structures including sediment collection basins**
- (e) Location and description of existing vegetation
- (f) Site access point/s and means of limiting material leaving the site
- (g) Location of proposed vegetated buffer strips
- (h) Location of critical areas (drainage lines, water bodies and unstable slopes)
- (i) Location of stockpiles
- (j) Means of diversion of uncontaminated upper catchment around disturbed areas
- (k) Proposed techniques for re-grassing or otherwise permanently stabilising all disturbed ground.
- (l) Procedures for maintenance of erosion and sediment controls
- (m) Details for any staging of works
- (n) Details and procedures for dust control.

Environmental Health Conditions Prior to Construction Certificate

96. **Plans and details of any proposed upgrading of sewer connection –** Details of any proposed upgrading of existing holding tanks, pumps and sewer lines, etc on site must be submitted to Council for approval with the application for the Construction Certificate. If no upgrade is proposed, documentary evidence, including calculations that the existing system will cope with the increased volume of waste from the new facilities.
97. **Food handling fitout plans -** The fitout plans for the condolence kitchen and servery submitted with the development application do not meet the requirements of Food Safety Standard 3.2.3 Food Premises and Equipment and Australian Standard AS 4674 - 2004 Design, construction and fitout of

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these areas.

Amended plans must be submitted to and approved by Council before the issue of a Construction Certificate. The amended plans must include full details of the proposed food handling areas.

98. **Details of provisions for kitchen exhaust systems** - Details of the provisions made for the installation of kitchen exhaust systems to the proposed coffee shop and condolence kitchen and serveries must be submitted to Council or an accredited private certifier for approval with the application for the Construction Certificate.
99. **Mechanical ventilation details** - Details of any proposed mechanical ventilation systems must be submitted to Council or an accredited private certifier for approval with the application for the Construction Certificate. Such details must include:
- Certified plans of the proposed work;
 - A site survey plan showing the location of all proposed air intakes and exhaust outlets on the site, and any existing cooling towers, air intakes, exhaust outlets and natural ventilation openings in the vicinity;
 - A completed Mechanical Services Design Certificate (Form M1), together with a copy of the certifier's curriculum vitae; and
 - Documentary evidence in support of any departures from the deemed-to-satisfy provisions of the *Building Code of Australia*.

PRIOR TO COMMENCEMENT

100. In issuing this approval, Council has relied on the information provided by you about the siting of the building/structure on the allotment. If this information is incorrect, it is your responsibility to correct the errors. It may be advisable to undertake a land survey prior to commencing any works.

101. 'Dial 1100 Before You Dig'

Underground pipes and cables may exist in the area. In your own interest and for safety, telephone 1100 before excavating or erecting structures. Information on the location of underground pipes and cables can also be obtained by fax on 1300 652 077 or through the following website www.dialbeforeyoudig.com.au.

If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the Development Consent (or a new development application) may be necessary. Council's Assessment Officer should be consulted prior to the lodgment of an application for a **Construction Certificate** if this is the case.

102. Tree Protection Zones are to be established around all trees to be retained on

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the site prior to the commencement of any works including demolition or construction.

103. Sediment control works are to be installed and maintained in accordance with Council's DCP 2006, Part 8.1 – "Construction Activities".
104. Signage is to be provided on the site as follows:
- a) During the entire construction phase signage shall be fixed on site identifying the PCA and principal contractor (the coordinator of the building work), and providing phone numbers.
105. In relation to demolition, all work is to be carried out in accordance with the requirements of AS 2601 (*The Demolition of Structures*).

Engineering Conditions to be complied with Prior to Commencement of Construction

106. **Sediment and Erosion Control.** The applicant shall install appropriate sediment control devices in accordance with an approved plan **prior** to any earthworks being carried out on the site. These devices shall be maintained during the construction period and replaced where considered necessary. Suitable erosion control management procedures shall be practiced. This condition is imposed in order to protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.
107. **Compliance Certificate.** A Compliance Certificate must be obtained confirming that the constructed erosion and sediment control measures comply with the construction plan and the City of Ryde, Development Control Plan 2006: - Part 8.1; Construction Activities

DURING CONSTRUCTION

108. The occasions on which building work must be inspected are:
- a) at the commencement of the building work, and
 - b) prior to covering any stormwater drainage connections, and
 - c) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Documentary evidence of compliance with Council's approval and relevant standards of construction is to be obtained prior to proceeding to the subsequent stages of construction and copies of the documentary evidence are to be maintained by the Principal Certifying Authority and be made available to Council officers upon request.

Prior to occupation of the building, an occupation certificate must be obtained.

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Prior to the issue of the occupation certificate, **the mandatory inspections must be carried out.**

109. In addition to the abovestated inspections, the Principal Certifying Authority is required to ensure that adequate provisions are made for the following measures at each stage of construction, to ensure compliance with the approval and City of Ryde's DCP 2006, Part 8.1 - "Construction Activities":
- a) Sediment control measures.
 - b) Tree Preservation and protection measures.
 - c) Security fencing.
 - d) Materials or waste containers upon the footway or road.
 - e) PCA and principal contractor (the coordinator of the building work) signage and site toilets.
110. Council recommends that a Registered Surveyors check survey certificate be submitted to the Principal Certifying Authority (*and Council, if Council is not the PCA*) detailing compliance with Council's approval at the following stages:
- a) Prior to construction of the first completed floor/floor slab showing the area of the land, proposed building and the boundary setbacks.
 - b) On completion of the proposed building showing the area of the land, completed building and the boundary setbacks.
111. The L_{10} noise level measured for a period of not less than 15 minutes while demolition and construction work is in progress must not exceed the background noise level by more than 20 dB(A) at the nearest affected residential premises.
112. All demolition and all construction and associated work is to be restricted to between the hours of 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No work is to be carried out on Sunday or public holidays.
113. A first flush device shall be fitted to the rainwater tank to divert the first 5mm of runoff from the area draining away from the storage tank (e.g. 0.5 litre per square metre).
114. Adequate provisions shall be made to prevent mosquitoes breeding in the rainwater tank. This should include suitable screening to prevent eggs being laid within the tank.
115. All tanks and tank stand installations shall be structurally sound and comply with the manufacturer's and/or designer's instructions.
116. Tanks must be a commercially manufactured tank designed for the use of water supply.

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117. Overflow from the tank shall be piped directly to an approved stormwater system.
118. The external finishes of tanks shall be painted or coloured to be compatible with the surrounding environment. Alternatively, the water tank may be screened behind a permanent physical barrier that serves that purpose.
119. Taps associated with the tank shall be clearly marked indicating the source of the water and that it is not to be used for Drinking Water.
120. Sanitary facilities for people with disabilities shall be provided in accordance with Clause F2.4 Table F2.4 of the BCA and to the standards set out in AS 1428.1.
121. Access for disabled people shall be provided in the building or portion of the building in accordance with Part D.3 of the BCA and to the standards set out in AS 1428.1.

Environmental Health Conditions During Construction

122. **Site security** - Security fencing must be provided around the perimeter of the demolition and construction areas, and other precautions taken, to prevent unauthorised entry to these areas during the demolition and construction periods.
123. **Erosion and sediment controls** - Appropriate erosion and sediment controls must be installed before site works are commenced and be maintained at operational capacity until the site has been stabilised. These controls must include:
 - (a) diversion of upslope runoff around disturbed areas in such a manner that the diverted water will not cause erosion and is diverted to a legal discharge point; and
 - (b) sediment control fences or other measures on the downslope perimeter of disturbed areas to prevent sediment escaping from the site.
124. **Dust control** - Appropriate measures must be taken to control the generation of dust during demolition work:
 - (a) Any existing accumulations of dust (e.g. in ceiling voids and wall cavities) must be removed using an industrial vacuum cleaner fitted with a high efficiency particulate air (HEPA) filter.
 - (b) Any materials that are likely to generate dust during demolition or removal must be wetted down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be allowed to enter the street or stormwater system.
 - (c) All stockpiles of materials that are likely to generate dust must be kept

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- damp or covered.
- (d) Demolition work must not be carried out during high winds, which may cause dust to spread beyond the boundaries of the site.
125. **Hours of work** - All demolition work must be restricted to between the hours of 7.00am and 7.00pm Mondays to Fridays and 8.00am and 4.00pm on Saturdays. No work is to be carried out on Sundays or public holidays.
126. **Noise** - Noise must be minimised by the selection of appropriate methods and equipment and the use of screening or barriers where practical.
127. **Noise control measures** - All noise and vibration control measures nominated in the acoustical consultant's report and any related project documentation must be implemented.

PRIOR to OCCUPATION CERTIFICATE

128. An **Occupation Certificate** must be obtained from the Principal Certifying Authority (PCA) and a copy furnished to Council in accordance with Clause 151 of the Environmental Planning and Assessment Regulation 2000 prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.
129. A Fire Safety Certificate/s from a suitably qualified person/s is to be submitted to Council or an accredited certifier (*and Council, if Council is not the PCA or an accredited certifier*) for all the essential services installed in the building in accordance with Clauses 170 and 171 of the Environmental Planning and Assessment Regulation 2000.
130. All land titles within the site must be consolidated into one allotment. A plan of consolidation in a form capable of registration shall be lodged with the Land Titles Office prior to issue of an Occupation Certificate under the Environmental Planning and Assessment Act 1979.
131. The applicant should submit to the Principal Certifying Authority (and Council if Council is not the PCA) upon completion of the building and before the issue of an **Occupation Certificate**, a certificate from an accredited person certifying compliance with the requirements of Part C1 of the BCA.

Engineering Conditions to be complied with Prior to Occupation Certificate

132. **Compliance Certificates – Engineering.** To ensure the development will be completed in accordance with approved plans, current specifications and applicable Australian and Council's standards the Principal Certifying Authority shall ensure the following will be met.
- Compliance Certificate should be obtained from an accredited

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certifier Confirming that the constructed internal car park and associated drainage complies with AS 2890, the construction plan requirements and Ryde City Council's *Environmental Standards Development Criteria - 1999*.

- Compliance Certificate should be obtained from an accredited certifier confirming that the site drainage system (including the on-site detention storage system) servicing the development complies with the construction plan requirements and City of Ryde, Development Control Plan 2006: - Part 8.2; Stormwater Management
- Compliance Certificate should be obtained to confirm that after completion of all construction work and landscaping, all areas adjacent the site, the site drainage system (including the on-site detention system), and the trunk drainage system immediately downstream of the subject site (next pit), have been cleaned of all sand, silt, old formwork, and other debris.

Please be advised that all Compliance Certificates issued by Council is subject to the payment of an inspection fee in accordance with Council's schedule of fees if Council is not the appointed Principal Certifying Authority [PCA]

133. **Work-as-Executed Plan.** A Work-as-Executed plan signed by a Registered Surveyor clearly showing the surveyor's name and the date, the stormwater drainage, including the on-site stormwater detention system if one has been constructed and finished ground levels **is to be submitted to the Principal Certifying Authority (PCA)** and to Ryde City Council if Council is not the nominated PCA. If there are proposed interallotment drainage easements on the subject property, **a Certificate from a Registered Surveyor is to be submitted to the PCA** certifying that the subject drainage line/s and pits servicing those lines lie wholly within the proposed easements.
134. **On-Site Stormwater Detention System - Marker Plate.** Each on-site detention system basin shall be indicated on the site by fixing a marker plate. This plate is to be of minimum size: 100mm x 75mm and is to be made from non-corrosive metal or 4mm thick laminated plastic. It is to be fixed in a prominent position to the nearest concrete or permanent surface or access grate. The wording on the marker plate is described in the City of Ryde, Development Control Plan 2006: - Part 8.2; Stormwater Management. An approved plate may be purchased from Council's Customer Service Centre on presentation of a completed City of Ryde OSD certification form.
135. **Positive Covenant, OSD & Water Quality.** The creation of a Positive Covenant under Section 88 of the Conveyancing Act 1919, burdening the property with the requirement to maintain the stormwater detention system on the property. The terms of the instruments are to be generally in accordance with the Council's draft terms of Section 88E instrument for Maintenance of Stormwater Detention Systems and to the satisfaction of Council.

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136. **Drainage Construction.** The stormwater drainage on the site is to be constructed in accordance with the construction certificate version of concept stormwater plan approved under this deferred commencement consent.

Environmental Health Conditions Prior to Occupation Certificate

137. **Connection to sewer** - The applicant must submit a copy of the Section 73 Compliance Certificate issued under Section 73 of the Sydney Water Act 1994 by Sydney Water before the issue of an Occupation Certificate.
138. **Certification of mechanical ventilation work** - A Mechanical Services Completion and Performance Certificate (Form M2) must be submitted to the Principal Certifying Authority on completion and commissioning of all mechanical ventilation work approved under this consent and before the issue of an Occupation Certificate.
139. **Inspection of fitout work by Council** - Council's Environmental Health Officer must inspect the completed fitout of all the food handling areas and the mortuary before the issue of an Occupation Certificate.

Inspections may be arranged by calling Council's Customer Service Centre on Tel. 9952 8222 at least 48 hours before the inspection is required.

BEFORE OCCUPATION OR SITE OPERATIONS COMMENCE

140. **Registration of premises** - The operator of the business must register the food handling operations and the mortuary facilities with Council's Environmental Health Unit before trading commences.

Registration forms may be obtained from Council's Customer Service Centre on Tel. 9952 8222.

OPERATIONAL CONDITIONS

141. Materials used in the building must be non-reflective.
142. **Offensive noise** - The use of the premises must not cause the emission of 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997*.
143. **Operation and management of on-site storage of sewage** - The system of sewage management must be operated in accordance with the requirements of the Local Government (General) Regulation 2005; Division 4 - Approvals relating to management of waste:
- a) the system must be operated in accordance with the performance standards set out in clause 44 of the Local Government (General)

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Regulation 2005

- b) the system must be properly maintained (clause 45) Local Government (General) Regulation 2005 .
 - c) the system must be operated in accordance with the relevant operating specifications and procedures for the component facilities, and so as to allow removal of treated sewage in a safe and sanitary manner (clause 44 Local Government (General) Regulation 2005.
 - d) the system must not cause sewage or treated effluent to be discharged into any watercourse or onto any land other than its related effluent application area (clause 44 Local Government (General) Regulation 2005),
 - e) if the system includes any components that are the subject of a certificate of accreditation issued by NSW Health then any relevant conditions of accreditation must be complied with (clause 45 Local Government (General) Regulation 2005.
 - f) the person responsible for the operation of the system must provide details of operation and evidence of compliance with conditions of the approval whenever the council reasonably requires the person to do so (clause 45 Local Government (General) Regulation 2005).
144. **Activities to be carried out in a competent manner** - All activities must be carried out in a competent manner.
145. **Alterations to premises** - No alterations are to be made to the premises, including the installation of fixtures, fittings or equipment in the food preparation areas, without the prior written approval of Council.
146. **Storage and disposal of wastes** - All wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner.
147. **Waste containers** - An adequate number of suitable waste containers must be kept on the premises for the storage of garbage and trade waste.
148. **Trade waste permit** - The applicant must contact the Wastewater Source Control Branch of Sydney Water Corporation on Tel. 13 11 10 to determine whether a Trade Waste Permit is required before discharging any trade wastewater to the sewerage system.
149. **Air pollution** - The use of the premises, including any plant or equipment installed on the premises, must not cause the emission of smoke, soot, dust, solid particles, gases, fumes, vapours, mists, odours or other air impurities that are a nuisance or danger to health.
150. **Offensive noise** - The use of the premises must not cause the emission of 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997*.

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151. **Clean water only to stormwater system** - Only clean unpolluted water is permitted to enter Council's stormwater drainage system.
152. **Cleaning wastes and spills** - All cleaning wastes and spills must be collected and disposed of in an environmentally acceptable manner.
153. **Clean-up materials to be kept on premises** - An adequate supply of suitable clean up materials must be kept on the premises for cleaning up accidental spills.
154. **Duty to notify pollution incidents** - Pollution incidents causing or threatening harm to the environment must be reported to Council as soon as practicable on Tel. 9952 8222.
155. **Health inspections** - Council officers may carry out periodic inspections of the premises to ensure compliance with relevant environmental health standards and Council may charge an approved fee for this service in accordance with Section 608 of the *Local Government Act 1993*.
156. The hours of operation for the condolence and administration building are to be restricted to between the following:

Administration and preparatory works for any functions:

Mondays to Fridays	7.00am to 8.00pm
Saturdays / Sundays	7.00am to 6.00pm.

Any funeral services, functions and the café:

Mondays to Fridays	8.00am to 7.00pm
Saturdays / Sundays	10.00am to 5.00pm.

- (b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: Unanimous.

3 ERECTION OF EIGHT (8) GATEWAY SIGNS AND 11 TOWN CENTRE SIGNS THROUGHOUT THE CITY OF RYDE (LDA778/2008)

RESOLUTION: (Moved by Councillors Campbell and Petch)

- (a) That Local Development Application No.778/2008 for the erection of eight (8) Gateway signs and 11 Town Centre signs at various locations within the City of Ryde be approved subject to the following conditions:

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1. Development is to be carried out in accordance with the plan entitled City of Ryde Gateway Signage, dated 30 April 2009 and the plans entitled 'Streetscape Markers' and 'Precinct Identification Marker' both within the City of Ryde Civic Signage Manual dated September 2008 and the location plan entitled 'Gateway Signage A4' dated 13 February 2009.
2. All building works are required to be carried out in accordance with the provisions of the Building Code of Australia.
3. Excavations and backfilling.
 - (a) All excavations and backfill associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
 - (b) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
4. Sediment control works are to be installed and maintained in accordance with Council's DCP 2006, Part 8.1 – "Construction Activities".
5. All demolition and all construction and associated work is to be restricted to between the hours of 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No work is to be carried out on Sunday or public holidays. Any other times are to be as directed by the RTA taking into account traffic volumes and allowable lane closures.
6. Adequate precautions must be taken to control the emission of dust from the site during demolition and construction work. These precautions could include minimizing soil disturbance, use of water sprays, erecting screens and not carrying out dusty work during windy conditions.
7. Concrete wastes must be collected, stored and treated in accordance with the *Concrete Wastes* guide published by the Environment Protection Authority.
8. Only unpolluted water is to be discharged to Council's stormwater drainage system.
9. The L₁₀ noise level measured for a period of not less than 15 minutes while demolition and construction work is in progress must not exceed the background noise level by more than 20 dB(A) at the nearest affected residential premises.
10. All excavated material must be removed from the site. No fill is to be placed above the natural ground level.

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11. No spoil, stockpiles, building or demolition material is to be placed on any public road, footpath, park or Council owned land.
12. At all times work is being undertaken within a public road adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in AS1742.3-1996 "Traffic Control Devices for Work on Roads".
13. 'Dial 1100 Before You Dig'. Underground pipes and cables may exist in the area. In your own interest and for safety, telephone 1100 before excavating or erecting structures. Information on the location of underground pipes and cables can also be obtained by fax on 1300 652 077 or through the following website www.dialbeforeyoudig.com.au.

If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the Development Consent (or a new development application) may be necessary.

14. Adequate arrangements to protect any trees in vicinity of the signs are to be put into effect prior to the commencement of any building works.
15. Please contact Energy Australia's Local Customer Service Office to obtain documentary evidence that Energy Australia has been consulted and that their requirements have been met.

Energy Australia
Building No. 2 Bridge Road (near Sherbrook Road) Hornsby
Telephone: 9477 8201
Facsimile: 9477 8295
Postal Address: GPO Box 4009, Sydney NSW 2001
Website Address: www.energy.com.au

16. The lighting of the signage shall be directed so as not to cause nuisance to the owners or occupiers of adjacent/adjoining premises or to motorists on adjoining or nearby roads.
17. The proposed signage must not have or use:
 - (a) Flashing lights;
 - (b) Electronically changeable messages;
 - (c) Animated display, moving parts or simulated movement;
 - (d) Complex displays that holds a drivers attention beyond 'glance appreciation'
 - (e) Displays resembling traffic signs or signals; and
 - (f) A method or level of illumination that distracts or dazzles.

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18. The existing City of Ryde signage is to be removed from all adjacent sites prior to the installation of the new signs being completed.

(b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: The Mayor, Councillor Tagg and Councillors Campbell, Etmekdjian, Maggio, O'Donnell, Petch, Perram, Pickering and Salvestro-Martin

Against the Motion: Councillor Li

4 UNAUTHORISED LAND FILLING - 100 Lancaster Avenue, Melrose Park

The Mayor declared a non-pecuniary interest in this item and left the Chamber taking no part in debate or voting on the matter.

Councillor Perram took the Chair, the time being 8.55pm.

RESOLUTION: (Moved by Councillors Petch and Pickering)

- (a) That the report of the Team Leader - Environmental Health, dated 4/05/2009 on UNAUTHORISED LAND FILLING - 100 Lancaster Avenue, Melrose Park, be received and noted.
- (b) That no further action be taken in relation to the unauthorised land filling at 100 Lancaster Avenue, Melrose Park.
- (c) That Council staff be congratulated in their efforts on this matter.

Record of Voting:

For the Motion: Councillors Perram (Chairperson), Campbell, Etmekdjian, Li, Maggio, O'Donnell, Petch, Pickering and Salvestro-Martin

At this point, the time being 9.00pm, the Mayor returned to the Chamber and took the Chair.

5 PARKING ENFORCEMENT POLICY REVIEW

Note: Amendments to the Parking Enforcement Policy were circulated at the meeting and are on FILE.

RESOLUTION: (Moved by Councillors Li and Pickering)

- (a) That the report of the Manager - Regulatory Services, dated 27/03/2009 on PARKING ENFORCEMENT POLICY REVIEW, be received and noted.
- (b) That the matter be deferred for a policy to be written in consultation with all stakeholders.

Record of Voting:

For the Motion: Unanimous.

6 MACQUARIE PARK FORUM - status report

RESOLUTION: (Moved by Councillors O'Donnell and Petch)

- (a) That the report of the Place Manager Major Centres, dated 5/05/2009 on MACQUARIE PARK FORUM - status report , be received and noted.
- (b) That the draft minutes of the final meeting of the Macquarie Park Landowners Meeting on 6 April 2009 (**ATTACHMENT 1**) be received and noted.
- (c) That Council endorse the following items in this Report:-
 - o Terms of Reference for the new Macquarie Park Forum (**ATTACHMENT 2**);
 - o The list of groups to be invited to nominate for the new Macquarie Park Forum (**ATTACHMENT 3**), and
 - o The process proposed in this Report for seeking nominations for membership of the new Macquarie Park Forum

Record of Voting:

For the Motion: Unanimous.

**7 MACQUARIE PARK FLOODPLAIN RISK MANAGEMENT AND PLAN -
Public Exhibition of November 1984 and February 1990 Flood Simulation
Maps**

RESOLUTION: (Moved by Councillors Campbell and Petch)

- (a) That the report of the Senior Civil Engineering, dated 12/05/2009 on MACQUARIE PARK FLOODPLAIN RISK MANAGEMENT AND PLAN - Public Exhibition of November 1984 and February 1990 Flood Simulation Maps, be received and noted.
- (b) The results of the November 1984 and February 1990 flood simulation models are publicly exhibited for a period of 21 days and members of the Floodplain Management Committee be made available during the exhibition period to provide more detailed information to the local community.

Record of Voting:

For the Motion: Unanimous.

The meeting closed at 9.50pm.

CONFIRMED THIS 02 DAY OF JUNE 2009.

Chairperson

Minutes of the Committee of the Whole No. 7/09, dated 19 May 2009.

General Manager

Mayor