

## **MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON TUESDAY, 2 MARCH 2004**

Present: The Mayor, Councillor I Cross (Chairperson) (Wahroonga Ward)  
Councillors L Bennett & T Hall (St Ives Ward)  
Councillors B Coleman & J Kitson (Gordon Ward)  
Councillors E Keays & A Little (Roseville Ward)  
Councillor E Malicki (Comenarra Ward)  
Councillor T Roach (Wahroonga Ward)

Staff Present: General Manager (Brian Bell)  
Director Environment & Regulatory Services (Michael Miocic)  
Director Planning & Environment (Leta Webb)  
Director Technical Services (Greg Piconi)  
Director Open Space (Steven Head)  
Director Community Services (Janice Bevan)  
Director Finance & Business (John McKee)  
Team Leader, Wahroonga (Greg Smith)  
Acting Team Leader, Roseville Ward (Corrie Swanepoel)  
Team Leader, St Ives Ward (Graham Bolton)  
Senior Governance Officer (Geoff O'Rourke)  
Office Co-ordinator/WP (Casey Locke)

*The Meeting commenced at 7.02pm*

*The Mayor offered the Prayer*

### 94 **APOLOGIES**

File: S02194

Councillor de Vulder tendered an apology for non-attendance (family commitment) and requested leave of absence.

#### **Resolved:**

(Moved: Councillors Malicki/Roach)

That the apology by Councillor de Vulder for non-attendance be accepted and leave of absence be granted.

**CARRIED UNANIMOUSLY**

## **DECLARATION OF PECUNIARY INTEREST**

The Mayor adverted to the necessity for Councillors and staff to declare a Pecuniary Interest in any item on the Business Paper.

No such interest was declared.

## **ADDRESS THE COUNCIL**

The following member of the public addressed Council on an item not on the Agenda:

G. Anderson

## **DOCUMENTS CIRCULATED TO COUNCILLORS**

The Mayor adverted to the documents circulated in the Councillors' papers and advised that the following matters would be dealt with at the appropriate time during the meeting:

Minutes:            Inspections Committee held 28 February 2004

Refers GB.5:      Policy & Program for Road Maintenance and Repairs – Memorandum from Director Technical Services dated 1 March 2004

Refers GB.6:      20 Park Crescent, Pymble – Supplementary Report – Memorandum from Director Environment & Regulatory Services dated 2 March 2004

## **CONFIRMATION OF MINUTES**

### **95      Minutes of Ordinary Meeting of Council**

File: S02131

Meeting held 24 February 2004

Minutes numbered 72 to 93

### **Resolved:**

(Moved: Councillors Malicki/Keays)

That Minutes numbered 72 to 93 circulated to Councillors were taken as read and confirmed as an accurate record of the proceedings of the Meeting.

**CARRIED UNANIMOUSLY**

## **MAYORAL STATEMENT – RESIDENTIAL DEVELOPMENT STRATEGY**

The Mayor made a statement concerning Council’s deliberations on Stage II of the Residential Development Strategy.

Councillors Bennett, Hall, Kitson and Malicki responded to the Mayor’s Statement.

## **PETITIONS**

96

### **20 Warwick Street, Killara - Objection To Proposed Development (Two Hundred & Eighteen [218] Signatures)**

File: DA1652/03

“We under residents of Killara who have signed our names below are opposed to inappropriate high density housing development in Killara’s quiet residential streets.

We implore Ku-ring-gai Council to reject the two applications to develop 20 Warwick Street, Killara. The applications are incompatible with the existing environmental character of Warwick Street and the surrounding streets.”

#### **Resolved:**

(Moved: Councillors Coleman/Kitson)

That the Petition be received and referred to the appropriate officer of Council for attention.

**CARRIED UNANIMOUSLY**

97

### **Lucinda Avenue & Eastbourne Road Intersection - Objections To Proposed Roundabout (Twenty-Seven [27] Signatures)**

File: 88/05725/03

“**The concerns and objectives of Lucinda Avenue residents are:**

- A) Reduce speed of traffic in Lucinda Ave
- B) Reduce volume of traffic in Lucinda Ave

#### **A. Speed**

Council proposal is to introduce a roundabout at Lucinda/Eastbourne intersection.

- a) Duty Traffic police and residents agree that:
1. The roundabout will make negligible difference to the speed because it would be at the very beginning and end of the 'speeding zone'.
  2. Restrictions at the bottom of the hill are required, which would be visible from the top of both hills. Residents have demonstrated the effectiveness of this location by trial placement of licensed vehicles.
- b) The roundabout would introduce an additional safety hazard as it is only approximately 70 meters from the brow of the hill.
- c) There have been no accidents at this intersection since 1999. Council have stated in their reports that:
- "the lack of recent crash history is unlikely to result in blackspot funding being attracted to Lucinda Ave", and "because of recent recorded accidents, Lucinda is unlikely to have a high score for traffic management in the street".
- d) Off street parking would be very inconvenient for houses close to the roundabout.
- e) If the available funding was wasted on the roundabout then funds are unlikely to be available for some time to implement an effective solution.

**Recommendation:**

That the funds already allocated by the Council to this problem be re-directed to an effective solution at the bottom of the hill ( eg mountable kerb blisters and islands).

**B. Volume**

Preventing access from Lucinda to the F3 would reduce volume. Traffic would still be able to join the F3 by turning left into Pennant Hills Road and left again to the F3. This would also reduce a traffic safety hazard at this intersection.

This proposal has previously been supported by the RTA.”

**Resolved:**

(Moved: Councillors Malicki/Keays)

That the Petition be received and referred to the appropriate officer of Council for attention and for consideration at the public meeting.

**CARRIED UNANIMOUSLY**

**231 Kissing Point Road, South Turramurra - Objection To Proposed Hutchison 3G Telecommunications Facility At BP Service Station (Two Hundred & Thirteen [213] Signatures)**

File: DA1619/03

“We, the undersigned, strongly object to the development proposal to erect a 30 metre high Hutchison 3G telecommunications facility at the HP Service Station located at 231 Kissing Point Road, South Turramurra for the following reasons:

- The proposed structure will have a negative visual impact on the surrounding low density residential neighbourhood and will be visible from a great distance away;
- It is out of character with the surrounding area being around 8-10 metres taller than the tree canopy for which South Turramurra is known;
- This is a high impact telecommunications facility masquerading as a flagpole. It is about twice the height of the existing pole at the front of the property which is more in keeping with the scale of the existing surrounding development;
- The potential impact of this high impact facility on users of the neighbouring children's playground, nearby kindergarten in Auluba Road, and surrounding houses;
- The potential negative impact on property values; and
- This type of development is best suited to a commercial/industrial area not a predominantly residential area.”

**Resolved:**

(Moved: Councillors Malicki/Keays)

That the Petition be received and referred to the appropriate officer of Council for attention and consideration in the assessment of the application.

**CARRIED UNANIMOUSLY**

**REPORTS FROM COMMITTEES**

**Minutes of Inspections Committee**

File: S02131

Meeting held 28 February 2004

Minutes numbered INS5 & INS6

**Resolved:**

(Moved: Councillors Malicki/Bennett)

- A. That Minute No INS5 circulated to Councillors was taken as read and confirmed as an accurate record of the proceedings of the Meeting and it being noted that Councillor Malicki was not present for Item 2 – 64 Wellington Road, East Lindfield and had apologised for her non-attendance.

(Moved: Councillors Little/Keays)

*Vide Minute No INS6*

- B. That it be noted that a site inspection took place at the following locations:

22-24 Henry Street, Gordon  
64 Wellington Road, East Lindfield  
1125 Pacific Highway, Pymble

- C. That the issues raised at the inspection of the following properties be amended to read as follows:

(Moved: Councillors Bennett/Kitson)

**1. 22-24 Henry Street, Gordon**

**Issues:**

1. That a photographic record (via condition) be requested and provided to Council and the Historical Society.
2. That a condition be imposed requiring the recycling of materials.
3. That a further heritage/urban design impact assessment be undertaken and assessed, particularly in relation to the adjoining properties at the rear of the site.
4. That a numerical analysis for deep soil planting be provided in relation to each boundary and that the setbacks to both the basement carpark and building above be clarified.
5. That adequate landscape treatment be provided within the front setback area to compensate for the height of the development as seen from Henry Street and particularly adjoining the driveway opening.
6. That the officers provide a more detailed assessment in relation to the extent of FSR departures.
7. That the design and proposed materials of the front fence be clarified and re assessed and that the possible retention of the street trees be explored.
8. That a submission from an adjoining property (Pat Rankin) owner be re-assessed in greater detail in relation to privacy and noise impacts to bedroom and bathroom areas.

**NOTE: The meeting at the site concluded due to inadequate ‘pegging out’.**

(Moved: Councillors Little/Keays)

## **2. 64 Wellington Road, East Lindfield**

### **Issues:**

1. That the amount of excavation be re examined by Council’s staff and details are to be provided for Council’s consideration particularly in relation to the amount of excavation and/or fill at the rear of the site and it’s impact on the ability to provide deep soil planting areas. In addition, staff are requested to provide an assessment as to the location and possible impacts of the proposed detention system and it’s impact on the ability to provide deep soil planting areas.
2. That Council’s staff re examine the proposals compliance with Council’s Built Upon Area requirement and that the extent of the basement car park and building footprint be clearly depicted on an amended plan for Council’s consideration.
3. That objectors’ concerns in relation to safety and traffic implications be reviewed by Council’s staff, particularly given the proximity of the development at the intersection of Wellington and Coopernook.
4. That staff confirm whether the new state legislation relevant to SEPP No 5 Development applies to this development.
5. That submissions in relation the impact of vegetation on site be clarified, particularly in relation to the amount of excavation proposed and its impact upon adjoining vegetation.
6. That staff re examine the necessity of the proposed planter boxes (Coopernook frontage) and that the provision of a normal planting terrace be investigated.
7. That Council’s staff clarify the proposed setback and the ability to provide deep soil planting along the southern side boundary.
8. That Council’s staff provide information in relation to the reshaping of the site at the Wellington and Coopernook street frontages and that sections/levels be submitted for Council’s consideration which clearly illustrate the amount of fill in this location (corner of Wellington and Coopernook).
9. That details be provided that demonstrate the height of the basement garage and associated deck above **natural** ground level at both the Coopernook frontage and southern side boundary.

(Moved: Councillors Little/Bennett)

### **3. 1125 Pacific Highway, Pymble**

#### **Issues:**

1. Supplementary report is to address the analysis of Sub D (latest) plans and the Accessibility Report.
2. The relative levels of adjoining properties and the proposed decks to be assessed in terms of privacy impacts and visual intrusion.
3. A copy of drainage plans, indicating the location of easements, is to be annexed to the supplementary report.
4. The effect of the proposal on existing vegetation, in particular the large trees situated along the boundary with the existing dwellings is to be examined.
5. Confirmation as to whether the trees on the eastern boundary will remain.

**CARRIED UNANIMOUSLY**

### **GENERAL BUSINESS**

#### **100 451 Mona Vale Road, St Ives - Licence To C.A.R.E.S. Over Part Of The Road Safety Centre**

File: P52792

To seek the approval of Council for the grant of a 5 year Licence to C.A.R.E.S. (Community And Road Education Scheme) over part of the St Ives Road Safety Centre (SIRSC) and the affixing of the common seal of Council to the Licence Agreement.

#### **Resolved:**

(Moved: Councillors Kitson/Hall)

- A. That Council approve the grant of a 5 Year Licence subject to the consent of the Department of Lands.
- B. That Council endorse a Licence Fee of \$400.00 pa.
- C. That Council approve the commencement and termination of the Licence to coincide with that of the sublease to Honda.

- D. That Council authorise the Mayor and the General Manager to sign documentation associated with the grant of lease.
- E. That Council authorise the affixing of the Common Seal of Council to the Licence Agreement.

**CARRIED UNANIMOUSLY**

101 **Investment Cash Flow & Loan Liability As At 31 January 2004**

File: S02722

To present to Council the investment allocation and the performance of investment funds, monthly cash flow and details of loan liability for January 2004.

**Resolved:**

(Moved: Councillors Malicki/Bennett)

That the summary of investments, daily cash flows and loan liability for January 2004 be received and noted.

**CARRIED UNANIMOUSLY**

*Standing Orders were suspended to deal with the  
Business Paper items where there are speakers first  
after a Motion moved by Councillors Coleman and Roach  
was CARRIED UNANIMOUSLY*

102 **20 Park Crescent, Pymble - Supplementary Report**

File: DA1772/02

*A motion moved by Councillors Bennett and Hall to hear all speakers was*

**CARRIED UNANIMOUSLY**

**The following members of the public addressed Council:**

**G Withers**

**M Middleton**

**I Glendinning**

To address matters raised at the site inspection of 17 January 2004, to review and assess the information and analysis provided by objectors and their consultants and to determine a Development Application for the construction of a dwelling to create a detached dual occupancy.

## **Resolved:**

(Moved: Councillors Bennett/Hall)

That the matter be deferred to obtain an independent Landscape assessment taking into account the matters raised in the Court.

*For the Resolution:           The Mayor, Councillor I Cross, Councillors Bennett, Coleman, Hall, Keays, Kitson and Malicki*

*Against the Resolution:   Councillor Little and Roach*

*The above Resolution was subject to an Amendment which was LOST. The Lost Amendment was:*

*(Moved: Councillor Malicki/Roach)*

*That Development Application No 1772/02 for the demolition of the existing inground pool and carport and the construction of an additional dwelling to form a Detached Dual Occupancy development on Lot C, DP 331955, 20 Park Crescent, Pymble be approved for a period of 2 years, subject to the following conditions:*

### **GENERAL CONDITIONS**

- 1.   The development to be in accordance with Development Application No 1772/02 and Development Application plans prepared by Craig Meredith Associates , reference number DA762.1-9, dated September 2003 as amended and lodged with Council on 20 December 2002 and 13 October 2003.*
- 2.   All building works shall comply with the Building Code of Australia.*
- 3.   The submission of the approved plans to Sydney Water, before any work is commenced to ensure that the proposed structure meets that Authority's By-Laws. Failure to submit these plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.*
- 4.   The works set forth in the plans and specifications and approved under this consent, once commenced, shall be completed within two (2) years from the date of commencement.*
- 5.   The approved building shall not be occupied unless the development has been completed in accordance with all conditions of consent and the approved plans and a Occupation Certificate has been issued.*
- 6.   The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a Road Opening Permit*

*being obtained from the Council (upon payment of the required fee) beforehand.*

- 7. The works shall be erected in conformity with the approved plans and specifications and in accordance with the conditions of approval set out herein.*
- 8. For the purpose of ensuring the compliance with the terms of the approval, an approved copy of the plan and this Consent and Construction Certificate shall be kept on site at all times.*
- 9. For the purpose of safety and amenity of the area, no building materials, plant or the like are to be stored on the road or footpath without the written approval being obtained from the Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.*
- 10. HOURS OF WORK: For the purpose of residential amenity, noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and riveting plant.*

*Whilst work on Saturdays may be performed until 5.30pm, such work or any associated activities shall not involve the use of any noise generating processes or equipment.*
- 11. For the purpose of public safety, a sign shall be erected on the site prior to any work commencing which is clearly visible from a public place stating that unauthorised entry to the site is not permitted and showing the name of the builder or another person responsible for the site and a telephone number for contact outside working hours. The sign may only be removed on satisfactory completion of the works.*
- 12. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.*
- 13. All excavations shall be properly guarded and protected with hoardings or fencing to prevent them from being dangerous to life and property.*
- 14. Any excavation of rock involving hydraulic or compressed air rock hammers or other excavation equipment shall comply with the*

*requirements of Council's Code for the Control and Regulation of Noise on Building Sites.*

15. *The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia.*
16. *All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.*

*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.*

17. *Toilet facilities are to be provided, within the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.*
18. *If the work involved in the erection or demolition of a building:*
  - a. *is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or*
  - b. *building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.*

*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.*

*The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.*

*Any such hoarding, fence or awning is to be removed when the work has been completed.*

19. *The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.*
20. *Access to demolition sites shall be protected as directed by the Principal Certifying Authority by the use of suitable fences or hoardings.*
21. *Demolition work, including removal of material or debris from the site, on any building in a residential area shall only be carried out during the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted.*

22. *A person taking down or demolishing or causing to be taken down or demolished any building or part thereof shall, upon identifying or suspecting that asbestos is present in the building, immediately notify the Workcover Authority. The Authority is the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal.*

*The requirements and standards imposed by the Authority, its consultants or contractors shall be complied with.*

23. *Erosion control measures shall be provided on demolition sites to prevent the siltation of watercourses and drainage systems.*

24. *Dust control measures shall be taken on all demolition sites so as to avoid a nuisance to adjoining properties and harm to the environment.*

- a. *A person taking down or demolishing or causing to be taken down or demolished any building or portion of any building shall:*

- i. *cause the windows or other openings in the external walls to be close boarded or otherwise covered;*
- ii. *cause screens of canvas, hessian, boards, mats or other suitable material to be fitted in appropriate locations;*
- iii. *cause areas, components and debris to be wetted down; in such a manner as to minimise, as far as practicable, the nuisance arising from the escape of dust during such taking down or demolition.*

- b. *Such person shall not chute, throw or let fall or cause to chute, throw or let fall from the floor to floor or into any basement of such building any building materials or any other matter so as to cause dust to escape from the building or cause any such material to fall or cast upon a public way to the annoyance, inconvenience, or danger of persons using such public way.*

25. *Materials salvaged from a demolition may be stored on site provided they are non combustible, neatly and safely stockpiled and not likely to become a harbourage for vermin.*

26. *Adequate precautions shall be taken to ensure the protection of adjoining premises and persons therein from damage and injury during the process of demolition.*

27. *Buildings built prior to the 1970's may contain lead based paint. Lead dust is a hazardous substance. You are advised to follow the attached WorkCover guidelines to prevent personal and environmental contamination.*

28. *A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:*

- a. stating that unauthorised entry to the work site is prohibited, and*
- b. showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.*

*Any such sign is to be removed when the work has been completed.*

*This clause does not apply to:*

- a. building work carried out inside an existing building, or*
- b. building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.*

29. *All demolition materials of value for re-use either on-site or elsewhere, shall be separated and made available for re-cycling.*

30. *For stormwater control all paved areas are to be drained to the main drainage system.*

31. *Stormwater runoff from all hard surfaces, or landscaped areas, which are not at natural ground level, shall be piped to the existing stormwater drainage easement on the low side of the development lot.*

32. *For stormwater control, an On-site Stormwater Detention System is to be provided in accordance with Council's Stormwater Management Manual. Separate detention systems are to be provided for each residence. An overflow is to be incorporated that will direct any excess flow to the downstream drainage system and subsoil drainage is to be provided from the underside of the sediment control sump to the outlet line or other approved location.*

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

*NOTE 1: The on-site stormwater detention system and property drainage system is not to require excavation or fill underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).*

*NOTE 2: If the applicant wishes to vary the prescribed storage and outflow volumes contained in Council's Stormwater Management Manual, a detailed analysis must be provided following the guidelines set out in Council's requirements for*

*on-site detention with full computations accompanying the submission including a flood routing analysis.*

*NOTE 3: All roof, driveway and other hard-surface runoff water is to be intercepted and directed to the on-site stormwater detention system. If some areas of hard-surface are unable to be directed to the detention system an adjustment to the rate of discharge is to be made to attain the required site discharge.*

*NOTE 4: If a landscaped surface type detention system is used the storage volume required is to be increased by 20%.*

*NOTE 5: The standard Council On-site Stormwater Detention Calculation Sheet is to be completed and included on design drawings.*

33. *All structures are to be sited clear of any drainage easements, drainage lines, watercourses and floodways. In the event of a pipeline being uncovered during construction, all work is to cease and the Principal Certifying Authority is to be contacted immediately for advice.*

*The footpath entry steps, proposed over the drainage easement, are to be supported on a reinforced concrete foundation. The foundation is to be designed so that it is possible to fully excavate the existing pipe without disturbing the constructed steps.*

*In this regard details are to be shown as to how this condition is to be satisfied. The details are to be submitted to and approved by the PCA prior to the issue of the construction certificate.*

34. *The existing service for the existing house to be relocated if they are affected by the new dwelling. Easements are to be provided where necessary.*

35. *The Design and construction of works in the accessway as detailed below to the satisfaction of Council's Development Engineer.*

*In this regard details are to be shown for the design of works and to show how this condition is to be satisfied. The details are to be submitted to and approved by the PCA prior to the issue of the construction certificate.*

*The works are to be supervised by the designing engineer or surveyor and certified upon completion that the as-constructed works comply with Council's requirement. A registered surveyor is to also submit a works-as-executed drawing of the as-constructed works.*

*The driveway works are to include:*

- a) *Kerb along the low side of the driveway for the full length of the existing and proposed driveway.*

- b) *Reconstruction of a one (1) meter wide cracked section of the existing driveway, on both sides of the existing box drain that crosses the driveway. Box grate is to be reconstructed and grates replaced.*
  - c) *Reconstruction of a one (1) meter wide section of driveway adjacent to a construction joint on the driveway.*
  - d) *Reconstruction of the cracked corner on the concrete section of the existing driveway.*
  - e) *Reconstruct failed sections of bitumen driveway adjacent to the public road. As a minimum reconstruct at least 9.0sq meters.*
  - f) *Resheet the entire bitumen section of the entry adjacent to the public road. The bitumen is to be 25 mm thick and be constructed in the appropriate hotmix.*
  - g) *Sealed driveway to both dwellings.*
36. *The provision of temporary sediment and erosion control facilities and measures are to be installed, prior to the commencement of any works on the site to minimise and/or eliminate unnecessary erosion and loss of sediment. These facilities are to be maintained in working order during construction works and up to the completion of the maintenance period. All sediment traps are to be cleared on a regular basis and after each major storm, and/or as directed by the Principal Certifying Authority, with all silt being removed from the site, or to an approved location within the site.*
37. *The relocation or adjustment of any utility service facilities are to be carried out by the Applicant in accordance with the requirements of the utility authority at no cost to Council.*
38. *The public footways and roadways adjacent to the site are to be maintained in a safe condition, at all times, during the course of the works.*
39. *A Tree Preservation Order exists within the Ku-ring-gai Council area whereby the removal, lopping or destruction of any tree exceeding 5.0 metres in height or 4.0 metres in canopy spread (except where exempt as defined under Council's Tree Preservation Order) without prior written consent of Council is prohibited.*
- Release of the Construction Certificate gives automatic approval to the removal ONLY of those trees located on the subject property within the footprint of a proposed new building/structure or within 3.0 metres of a proposed new dwelling. Where this application is for a building/structure other than a dwelling then ONLY trees within the area to be occupied by this building/structure may be removed. Other trees SHALL NOT be REMOVED or DAMAGED without an application being made under Council's Tree Preservation Order.*
40. *The applicant shall ensure that at all times during the construction period no activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order.*

**CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A  
CONSTRUCTION CERTIFICATE**

41. *The Long Service Levy is to be paid to Council in accordance with the provisions of Section 34 of the Building and Construction Industry Payments Act 1986 prior to the issue of the Construction Certificate.  
Note: Required if cost of works exceed \$25,000.00.*
42. *It is a condition of consent that the applicant, builder or developer or person who does the work on this residential building project arrange the Builders Indemnity Insurance and submit the Certificate of Insurance in accordance with the requirements of Part 6 of the Home Building Act 1989 to the Council or other Principal Certifying Authority for endorsement of the plans accompanying the Construction Certificate. It is the responsibility of the applicant, builder or developer to arrange the Builder's Indemnity Insurance for residential building work over the value of \$12,000 and to satisfy the Council or other Principal Certifying Authority by the presentation of the necessary Certificate of Insurance so as to comply with the applicable requirements of Part 6 of the Home Building Act 1989. The requirements for the Builder's Indemnity Insurance does not apply to commercial or industrial building work or for residential work less than \$12,000, nor to work undertaken by persons holding an Owner/Builder's Permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).*
43. *The Infrastructure Restorations Fee calculated in accordance with the Council's adopted schedule of Fees and Charges is to be paid to the Council prior to any earthworks or construction commencing. The applicant or builder/developer will be held responsible for and liable for the cost any damage caused to any Council property or for the removal of any waste bin, building materials, sediment, silt, or any other article as a consequence of doing or not doing anything to which this consent relates. "Council Property" includes footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, litter bins, trees, shrubs, lawns mounds, bushland, and similar structures or features on road reserves or any adjacent public place. Council will undertake minor restoration work as a consequence of the work at this site in consideration of the "Infrastructure Restorations Fee" lodged with the Council prior to the release of the Construction Certificate. This undertaking by the Council does not absolve the applicant or Builder/developer of responsibility for ensuring that work or activity at this site does not jeopardise the safety or public using adjacent public areas or of making good or maintaining "Council property" (as defined) during the course of this project.*
44. *In order to maintain an appropriate level of solar performance for the buildings, the western windows of the development are to be provided with appropriate shading devices/shutters to protect against the summer sun. Details being submitted with the Construction Certificate plans.*

45. *Submission of revised elevational drawings that are consistent with the floor plan and site layout changes indicated within the revised plans lodged with Council in October 2003.*
46. *The payment of a contribution for the provision, extension or augmentation of community facilities, recreation facilities, open space and administration that will, or are likely to be, required as a consequence of development in the area.*

*TOTAL CONTRIBUTION FOR THIS DEVELOPMENT OF ONE ADDITIONAL DWELLINGS IS \$12,459.72 if paid by 30 June 2003. Payments after this date shall be in accordance with the schedule of Section 94 charges as at the date of payment. The schedule of charges may vary in accordance with any CPI indexing of Council's Section 94 Contributions Plan. Rates are usually adjusted annually as at 1 July.*

*This contribution shall be paid to Council prior to the release of the Construction Certificate and the amount payable shall be in accordance with the Council's adopted Section 94 Contributions Plan for Residential Development, effective from 20 December 2000, calculated for additional person as follows:*

1.	<i>Preparation of New Residents Kit</i>	<i>\$10.98</i>
2.	<i>New Resident Survey</i>	<i>\$9.87</i>
3.	<i>New child care centre (including land acquisition and construction of facility)</i>	<i>\$252.13</i>
4.	<i>Additions/alterations to Acron Rd child care centre for additional 20 places</i>	<i>\$2.41</i>
5.	<i>New Library bookstock</i>	<i>\$17.95</i>
6.	<i>New Public Art</i>	<i>\$2.93</i>
7.	<i>Acquisition of Open Space - Turramurra</i>	<i>\$1996.00</i>
8.	<i>Koola Park upgrade and reconfiguration</i>	<i>\$143.09</i>
9.	<i>North Turramurra Sportsfield development</i>	<i>\$986.80</i>
10.	<i>Section 94 2000-2003 Study and Interim Plan preparation cost</i>	<i>\$49.34</i>
11.	<i>Section 94 Officer for period of Plan 2000-2003</i>	<i>\$118.42</i>

*To obtain the total contribution figure the following table of occupancy rates is to be used:*

#### *OCCUPANCY RATES FOR DIFFERENT DWELLING SIZES*

<i>Small dwelling (under 75 sqm)</i>	<i>1.25 persons</i>
<i>Medium dwelling (75 - under 110 sqm)</i>	<i>1.75 persons</i>
<i>Large dwelling (110 – under 150sqm)</i>	<i>2.75 persons</i>
<i>Very Large dwelling (150sqm or more)</i>	<i>3.5 persons</i>
<i>New Lot</i>	<i>3.5 persons</i>

47. *The drainage design associated with the Construction Certificate is to incorporate details that address the following points:-*
- a. *All trees in close proximity to drainage infrastructure, that are to be retained, are to be drawn to scale.*
  - b. *Pits, drainage walls and pipelines constructed under the tree canopies of trees to be retained, are to take into account the impact the works will have on the existing trees.*
  - c. *Drainage details are to be compatible with the landscaping plans.*
  - d. *The On Site Detention system is to be set at so that the outlet of the orifice plate is set no lower than the level of the ARI 50 year flood in the receiving drainage system. This is so the outlet from the OSD system is free draining and is not effected by backwater for all storm events up to the 50 year ARI event.*
  - e. *Suitable kerbs or other approved “cut off” systems are to be provided in the OSD design to ensure all overland flow from storms up to the 50 year ARI storm event is conveyed to the OSD system.*
  - f. *A 100mm high concrete kerb is to be provided along the low side of the existing driveway to cut off stormwater and direct it to the OSD system.*
  - g. *If an underground storage tank is provided, the inflow pipes are to be located below inspection grates.*
  - h. *The access grate above the control chamber is to be a grate sized 600mm x 900mm or greater.*
  - i. *The roof gutter, down pipe and drainage system for the two dwellings is to be sized to catch and convey the 50 year ARI storm event to the OSD system.*
48. *Prior to the issue of the Construction Certificate, a Stormwater Drainage Plan for the development site must be submitted and approved by the Principal Certifying Authority (PCA). This Condition is imposed to ensure site stormwater is disposed in a controlled and sustainable manner.*

*The Stormwater Drainage Plan must show the proposed drainage system, and method and point of discharge to a Council-approved system. The plan must be based on the site survey as a minimum. The following requirements apply to all stormwater drainage systems:*

*Where it is proposed to connect to the existing site drainage system, the applicant must supply to the PCA an inspection report for the entire site drainage system from a suitably qualified engineer. This inspection report must confirm:*

- a. *The point and method of discharge (by way of sketch or plan) for the existing stormwater drainage system,*
- b. *Provision of suitable drainage infrastructure within existing system,*
- c. *The satisfactory condition of the existing system,*
- d. *The satisfactory capacity for continued usage, and*
- e. *No deleterious effect on existing, adjacent or downstream properties as a result of the continued use of this existing system.*

*If this certification cannot be given, then the applicant is to submit design documentation for a new system for approval with the Construction Certificate application. Plans are to be prepared by a suitably qualified and experienced consulting engineer or surveyor in accordance with the requirements of Council's Stormwater Management Manual.*

*No stormwater drainage system is to be connected to any Sydney Water sewage system.*

*Any new drainage works must incorporate a piped connection to an existing drainage system (satisfying the requirements of this Condition) or to an Approved Council discharge point. New drainage systems must be designed having regard to the need to prevent stormwater from entering buildings in accordance with the Building Code of Australia (BCA).*

49. *The applicant is to provide Plans with the Construction Certificate application from a suitably qualified and experienced engineer or surveyor, detailing the following works:*
- a. *Kerb along the low side of the driveway for the full length of the existing and proposed driveway.*
  - b. *Reconstruction of a one (1) meter wide cracked section of the existing driveway, on both sides of the existing box drain that crosses the driveway. Box grate is to be reconstructed and grates replaced.*
  - c. *Reconstruction of a one (1) meter wide section of driveway adjacent to a construction joint on the driveway.*
  - d. *Reconstruction of the cracked corner on the concrete section of the existing driveway.*
  - e. *Reconstruct failed sections of bitumen driveway adjacent to the public road. As a minimum reconstruct at least 9.0sq meters.*
  - f. *Resheet the entire bitumen section of the entry adjacent to the public road. The bitumen is to be 25 mm thick and be constructed in the appropriate hotmix.*
  - g. *Sealed driveway to both dwellings.*
50. *For stormwater retention and quality control, provision of a five (5) metre long first-flush absorption trench within the subject property designed to capture and retain the first-flush stormwater runoff from the subject property after which runoff bypasses the trench and reverts to the main drainage system. Design drawings are to be prepared by a suitably qualified and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate.*

*NOTE 1: The first-flush system may be achieved by the use of a separate low-level outlet from a pit located on the main drainage system.*

*NOTE 2: Where practicable, runoff from driveway and landscaped areas is to be directed to the retention system in preference to roof runoff.*

*NOTE 3: The trench shall be 700mm wide x 700mm deep and fitted with half round PVC (230mm radius) dome sections backfilled with crushed or round river gravel to within 150mm of surface level, surrounded with suitable geofabric and finished with topsoil.*

*NOTE 4: The trench is to be at least 5 metres from private property boundaries and 3 metres from the footings of any structure.*

*NOTE 5: A suitably designed litter and coarse sediment 450mm square grated arrestor pit is to be provided immediately upstream of the trench.*

*NOTE 6: The trench is not to require excavation underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).*

*NOTE 7: Upon completion, certification from a suitably qualified person is to be submitted to the Principal Certifying Authority with respect to this condition being satisfied.*

*NOTE 8: This requirement does not apply where the Applicant considers installation to be impractical.*

**OR**

*For stormwater retention, provision of a 2000 litre rainwater tank within the subject property designed to capture and retain runoff from at least one roof downpipe after which runoff bypasses the tank and reverts to the main drainage system. Design drawings are to be prepared by a suitably qualified and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate.*

*NOTE 1: The tank is to be located at or above existing natural ground level.*

*NOTE 2: If abutting a wall of the dwelling, the tank must be below the eaves line.*

*NOTE 3: The tank must not be located on the front façade of a dwelling.*

*NOTE 4: If the tank is to be attached to a structure then a structural engineer is to certify the adequacy of the design of the structure to carry the tank.*

*NOTE 5: Maximum height of the tank is 1.8 metres above natural ground level where installed along the side boundary setback of a dwelling.*

*NOTE 6: The tank is to be a commercially manufactured tank designed for the use of water supply and to be installed in accordance with manufacturers specifications.*

*NOTE 7: The tank is to be located above an available landscaped area so that the tank may be readily used for watering purposes.*

*NOTE 8: The tank is to be fitted with a standard garden tap or similar which is to be clearly marked as not to be used for drinking purposes.*

*NOTE 9: The tank is to be fitted with measures to prevent mosquito breeding.*

*NOTE 10: Upon completion, certification from a suitably qualified person is to be submitted to the Principal Certifying Authority with respect to this condition being satisfied*

*NOTE 11: This requirement does not apply where the Applicant considers installation to be impractical.*

51. *To prevent surface stormwater from entering the building, the finished habitable ground floor level(s) of the building shall be a minimum of 150mm above adjacent finished ground level(s). The entire outside perimeter of the building must have overland flow escape routes which will protect all finished floor levels from flooding during times of complete subsurface drainage blockage.*

52. *The property drainage system shall be designed and based upon a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence) for impervious surfaces and in accordance with Council's Stormwater Management Manual. Design drawings and calculations are to be prepared by a suitably qualified and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate.*

*NOTE 1: The property drainage system is not to require excavation or fill underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).*

*NOTE 2: If the proposed drainage system involves piping underneath or within the building then the designer is to certify that the design is in accordance with AS3500.3.2:1998 and the BCA.*

*NOTE 3: All enclosed floor areas, including habitable and garage floor levels, are to be safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.*

- 53. Full design drawings of the proposed method of achieving the requirements for on-site stormwater detention and supporting calculations are to be prepared by a suitably qualified and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate.*
- 54. Submission, for approval by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate, of a Soil and Erosion Control Plan prepared in accordance with the NSW Department of Housing document "Managing Urban Stormwater – Soils and Construction" (1998) by a suitably qualified and experienced engineer or surveyor. Such controls should include but not be limited to appropriately sized sediment basins, diversion systems, appropriate controls for each stage of works identified and barrier fencing which maximises and protects areas which are not to be disturbed. The plan must also specify inspection and maintenance regimes and responsibilities and rehabilitation measures.*
- 55. A CASH BOND/BANK GUARANTEE of \$2000.00 shall be lodged with Council as a Landscape Establishment Bond prior to the release of the Construction Certificate to ensure that the landscape works are installed and maintained in accordance with the approved landscape plan or other landscape conditions.*

*Fifty percent (50%) of the this bond will be refunded upon issue of the final Certificate of Compliance, where landscape works as approved have been satisfactorily installed. The balance of the bond will be refunded 3 years after issue of the building certificate, where landscape works has been satisfactorily established and maintained.*

*It is the responsibility of the applicant to notify Council in relation to the refunding of the bond at the end of the 3 year period. Where a change of ownership occurs during this period it is the responsibility of the applicant to make all arrangements regarding transference of the bond and to notify Council of such.*

- 56. The applicant shall ensure that no underground services (ie water, sewerage, drainage and gas) shall be laid beneath the canopy of any tree protected under Council's Tree Preservation Order, located on the subject allotment and adjoining allotments.*

*A plan detailing the routes of these services shall be submitted to the Principal Certifying Authority for approval prior to the release of the Construction Certificate.*

## *CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING*

57. *To preserve the existing trees to be retained along the driveway, no work shall commence until a fence is erected along the SW edge of the driveway to prevent any activities, storage or the disposal of materials within the fenced area. The fences shall be maintained intact until the completion of all demolition/building work on site.*
58. *The tree protection fence shall be constructed of galvanised pipe at 2.4 metre spacings and connected by securely attached chain mesh fencing to a minimum height of 1.8 metres prior to work commencing.*

## *CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION*

59. *The construction of the works in the accessway handle, including the seven (7) items above, prior to issue of an Occupation Certificate. The works are to be supervised by the designing engineer or surveyor and certified upon completion that the as-constructed works comply with the approved design documentation and relevant Council Specifications. The designing engineer or surveyor is to also submit a works-as-executed drawing of the as-constructed works. A registered surveyor is to certify that works are wholly contained within the relevant allocations.*
60. *Construction of the property stormwater drainage works is to be supervised and upon completion certified by a suitably qualified and experienced hydraulic engineer or surveyor, prior to Occupation, that:*
  - a. *The works were carried out and completed in accordance with the approved plans.*
  - b. *All enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.*

*A Works-as-Executed drawing of the property stormwater drainage system is also to be furnished by the Certifier prior to Occupation.*

61. *Construction of the On-site Stormwater Detention System is to be supervised and upon completion a Certificate and Works-as-Executed drawing issued by a suitably qualified and experienced engineer or surveyor is to be submitted to the Principal Certifying Authority prior to occupation or issue of an Occupation Certificate.*

*NOTE 1: The Certificate is to be with respect to compliance with:*

- a. *The soundness of the structure.*
- b. *The adequacy of the outlet control mechanism to achieve the discharge as specified.*
- c. *The capacity of the detention storage as specified.*
- d. *The size of the orifice or pipe control fitted.*
- e. *The maximum depth of storage over the outlet control.*

- f. *The adequate provision of a debris screen.*
- g. *The inclusion of weepholes in the base of the outlet control pit.*
- h. *The provision of an emergency overflow path.*

*NOTE 2: The certifying engineer and surveyor is to also complete and submit Council's standard On-site Stormwater Detention Certification sheet.*

*NOTE 3: The Works-as-Executed drawing(s) are to include all relevant levels including:*

- *invert levels*
- *surface or pavement levels*
- *floor levels including adjacent property floor levels*
- *maximum water surface level to be achieved in the storage zone*
- *dimensions of basin(s), tank(s), pit(s), etc.*
- *location(s) of basin(s), tank(s) and distances from buildings, boundaries, and easements, etc.*
- *storage volume(s) provided and supporting calculations*
- *size of orifice(s)*

- 62. *The creation of a Positive Covenant and Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the property with the requirement to maintain the on-site stormwater detention facilities on the property prior to occupation or the issue of an occupation or subdivision certificate. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" and to the satisfaction of Council. For existing Titles, the Positive Covenant and the Restriction on the use of Land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA.*
- 63. *In order to maintain Council's database of as-constructed on-site stormwater detention systems, if the Principal Certifying Authority is not Council then a copy of the approved stormwater detention design, the works-as-executed drawings and the Engineer's certification of the as-constructed system is to be provided to Council, attention Development Engineer, prior to occupation, the issue of the Occupation Certificate or the issue of a subdivision certificate.*
- 64. *Prior to occupation, the issue of an Occupation Certificate or the issue of a Subdivision Certificate any infrastructure within the road reserve along the frontage of the subject site or within close proximity which has been damaged as a result of construction works on the subject site is to be repaired to the satisfaction of Council's Development Engineer.*
- 65. *The designing engineer is to certify the remaining sections of the existing driveway are structurally adequate to convey all design vehicles up to a fully laden concrete truck. If this certification cannot be provided, the applicant is to reconstruct the driveway to current standards.*

66. *Landscape works shall be carried out in accordance with Landscape Drawing No 93/02 prepared by Sally Bourne Landscapes and dated 28 November 2002 submitted with the Development Application. The landscape works shall be completed prior to the release of the Certificate of Occupation and be maintained in a satisfactory condition at all times.*
67. *On completion of the landscape works, a Landscape Architect or qualified Landscape Designer shall submit a report certifying correct installation, faithful to the landscape plan to the Principal Certifying Authority with a copy to Council, prior to issue of the Occupation Certificate.*

#### **BUILDING CONDITIONS**

68. *The following are required details and must be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.*
  - a. *Details prepared by a practicing structural engineer for all or any reinforced concrete, structural steel or timber framing.*
  - b. *Wind bracing details complying with AS 1684-1992 National Timber Framing Code, AS 1170.2-1989 Wind Load Code or AS 4055-1992 Wind Loads for Housing Code.*
  - c. *Upper floor joist details, engineered or complying with AS 1684-1992 National Timber Framing Code.*
  - d. *Retaining walls and associated drainage.*
  - e. *Glazing details complying with AS 1288-1989 Glass in Buildings and Installation Code.*
  - f. *Stormwater disposal details complying with Council's Stormwater Management Manual and/or other conditions of this consent.*
69. *The building works are to be inspected during construction by the Council, an accredited certifier or other suitably qualified person/s (as applicable) and a Compliance Certificate shall be issued prior to proceeding to the subsequent stages of construction, encompassing not less than the following stages:*
  - a. *All sediment and erosion control and tree protection measures and installations in place on the site prior to the commencement of any earthworks, excavations or other work.*
  - b. *Any pier holes and/or foundation material.*
  - c. *Any steel reinforcement prior to placement of concrete. This includes all reinforcement of floors, slabs, trenches, columns, beams and stairs (if components of this structure).*
  - d. *Any structural components (i.e. timber framework, structural steelwork or the like) before fixing any lining or covering.*
  - e. *Any stormwater drainage works prior to covering.*

- f. *The completed landscape works in accordance with the approved plans.*
- g. *The completed structure prior to occupation.*

*The required inspection fees (which also covers the issue of the Compliance Certificate) are to be paid to the Council before the issue of a Construction Certificate for this development.*

*If inspections are to be carried out by Council, 24 hours notice is required by Council's Department of Environmental and Regulatory Services, by telephoning Customer Service on 9424 0888 during business hours (8.30am to 4.30pm) or by facsimile on 9418 1117.*

*Note: Inspections of work which is found to be defective or not ready will attract a reinspection fee. Please cancel bookings which will not be ready for inspection.*

- 70. *To ensure compliance with this determination the building shall be set out by a Registered Surveyor and the Survey Report shall be lodged with the Principal Certifying Authority prior to the external wall construction proceeding above floor level.*

- 71. *For the purpose of safe ingress and egress the stairs are to be constructed within the following dimensions:*

<i>Risers:</i>	<i>Maximum 190mm</i>	<i>Minimum 115mm</i>
<i>Going (Treads):</i>	<i>Maximum 355mm</i>	<i>Minimum 240mm</i>

*Note: Dimensions must also comply with limitations of two (2) Risers and one (1) going equalling a maximum 700mm or minimum 550mm. The Risers and Goings shall be uniform throughout the length of the stairway.*

- 72. *For fire safety an automatic fire detection and alarm system shall be installed throughout the dwelling in accordance with the following requirements:*

- a. *A smoke alarm system complying with Part 3.7.2 of the Building Code of Australia Housing Provisions; or*
- b. *Smoke alarms which:*
  - i. *comply with Australian Standard 3786 or listed in the Scientific Services Laboratory Register of Accredited Products (all accredited products should have scribed on them the appropriate accreditation notation); and*
  - ii. *are connected to the mains and have a standby power supply; and*
  - iii. *are installed in suitable locations on or near the ceiling and as prescribed under Part 3.7.2 of the Building Code of Australia Housing Provisions.*

*To ensure compliance with this condition, a Compliance Certificate or documentary evidence from a suitably qualified person is to be submitted to the Principal Certifying Authority.*

73. *Termite protection which will provide whole of building protection in accordance with Australian Standard 3660 - "Protection of Buildings from Subterranean Termites" is to be provided.*

*Council has a non chemical policy for termite control but will consider proposals involving physical barriers in combination with approved chemical systems. Handspraying is prohibited.*

*Where a monolithic slab is used as part of a termite barrier system, the slab shall be constructed in accordance with Australian Standard 2870.1 or as designed by a structural engineer but in either case shall be vibrated to achieve maximum compaction.*

*To ensure compliance with this condition, a Compliance Certificate or documentary evidence from a suitably qualified person is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.*

85. *The following are required details and must be submitted to the Council on completion of the works. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.*
- a. Wet area waterproofing details complying with the Building Code of Australia.*
  - b. Glazing details complying with AS 1288-1989 Glass in Buildings and Installation Code*
  - c. Stormwater disposal details complying with Council's Stormwater Management Manual and/or other conditions of this consent.*

103      **Sportsground Use For Matchplay Under Lights**

File: S02993

**The following members of the public addressed Council:**

**W Wakelin-King**  
**A Eccles**

To consider a change of policy with respect to the playing of fixtures at night under lights at certain playing fields within Ku-ring-gai following a request from representatives of local rugby groups.

## **Resolved:**

(Moved: Councillors Keays/Roach)

- A. That Council allow use for limited night games at Cliff Oval and Roseville Chase consistent with the conditions outlined in this report for the winter 2004 season as a trial only.
- B. That the following fees and charges be advertised and adopted, should significant objections to the fees not be received, for the period till 30 June 2004 and the same fee be included in the draft fees and charges schedule for the 2004/09 Management Plan.

Winter Sport seasonal hire (maximum of 22 dates) per field, per night \$664.00

- C. That a comprehensive report be presented at the close of the trial that considers all relevant information relating to the future of night fixtures on Council sportsgrounds.
- D. That all affected residents be notified of the trial.
- E. That the majority of children and parents have removed themselves from the site by 9.30pm with the exception of those parents and children that would be required clean and secure the site.
- F. That formal mediation if required during the trial be engaged with staff, residents and club members.

*For the Resolution:           The Mayor, Councillor I Cross, Councillors Bennett, Hall, Keays, Little, Malicki and Roach*

*Against the Resolution:   Councillors Coleman and Kitson*

*The above Resolution was subject to an Amendment which was LOST. The Lost Amendment was:*

*(Moved: Councillors Kitson/Malicki)*

*That the trial be deferred until formal notification can be undertaken with affected residents.*

104

## **6 Howard Street, Lindfield - Supplementary Report**

File: DA842/02

*A motion moved by Councillors Kitson and Little to hear all speakers was*  
**CARRIED UNANIMOUSLY**

**The following members of the public addressed Council:**

**R Vio**  
**H Zorian**  
**A Zantiois**  
**N Gibson**  
**I Adams**

To respond to the issues raised at the Council site inspection and seek Council's determination of the development application.

**Resolved:**

(Moved: Councillors Keays/Malicki)

That the matter be refused for the following reasons:

- undersized lot
- excavation (cut and fill)
- not supporting the SEPP 1
- landscaping
- public interest
- bulk and scale
- privacy
- all issues where there is non compliance
- what constitutes the bank on this site given the changes to the original ground levels
- width of the access handle of the two new lots to be created
- unreasonable impacts on 4 Howard Street due to the location of driveway

*For the Resolution:           The Mayor, Councillor I Cross, Councillors Bennett, Coleman, Keays, Kitson and Malicki*

*Against the Resolution:   Councillors Roach Hall and Little*

*The above Resolution was CARRIED as an Amendment to the Original Motion.  
The Original Motion was:*

*(Moved: Councillors Little/Keays)*

*That the matter be deferred for the following reasons:*

- 1. To address the impacts on the residents of 4 Howard Street and the issues of safety and liability in respect to site management and access during construction.*
- 2. To consider relocation of the driveway in order to provide a more effective buffer zone clear of the service easement for screen planting to 4 Howard Street.*
- 3. For the staff to come back with a definition of the watercourse.*

## **MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN**

105

### **Public Safety And Crime Prevention**

File: 01/0303-004

**Notice of Motion from Councillor T Hall dated 25 February 2004**

**Councillors Little and Malicki withdrew during address**

**M Lane addressed Council**

I move:

That Council forthwith establish a standing committee consisting of the Mayor and one Councillor from each other Ward, representatives of local Police, Education Department, and Department of Community Services with a view of developing policies designed to improve public safety and crime prevention initiatives in the Ku-ring-gai Local Government Area.

### **Resolved:**

(Moved: Councillors Bennett/Coleman)

That a report on vandalism and petty crime in Ku-ring-gai and the most effective options for dealing with these problems be presented to Council as soon as possible.

**CARRIED UNANIMOUSLY**

*The above Resolution was CARRIED as an Amendment to the Original Motion.  
The Original Motion was:*

*(Moved: Councillors Hall/Roach)*

*That the above Notice of Motion as printed be adopted.*

**Councillor Roach departed**

**Councillor Little returned**

106

### **36 Wyuna Road, Pymble**

File: DA 1562/02

To report on the issues raised at the Council site inspection and seek Council's determination of the development application.

## **Resolved:**

(Moved: Councillors Kitson/Coleman)

That Development Application No 1562/02 for demolition and construction of a detached dual occupancy development on Lot 231, DP 27290, being 36 Wyuna Road, West Pymble, be approved subject to the following conditions:

### **GENERAL CONDITIONS**

1. The development to be in accordance with Development Application No 1562/02 and Development Application plans prepared by Ken Dyer design Pty Ltd reference number Job No. 02711 Sheets 1 to 3 of 3 Issue B, dated 27 September 2002 and lodged with Council on 20 May 2003.
2. All building works shall comply with the Building Code of Australia.
3. The submission of the approved plans to Sydney Water, before any work is commenced to ensure that the proposed structure meets that Authority's By-Laws. Failure to submit these plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.
4. The works set forth in the plans and specifications and approved under this consent, once commenced, shall be completed within two (2) years from the date of commencement.
5. The approved building shall not be occupied unless the development has been completed in accordance with all conditions of consent and the approved plans and a Occupation Certificate has been issued.
6. The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a Road Opening Permit being obtained from the Council (upon payment of the required fee) beforehand.
7. For the purpose of ensuring the compliance with the terms of the approval, an approved copy of the plan and this Consent and Construction Certificate shall be kept on site at all times.
8. For the purpose of safety and amenity of the area, no building materials, plant or the like are to be stored on the road or footpath without the written approval being obtained from the Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.
9. **HOURS OF WORK:** For the purpose of residential amenity, noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays:

8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and riveting plant.

Whilst work on Saturdays may be performed until 5.30pm, such work or any associated activities shall not involve the use of any noise generating processes or equipment.

10. For the purpose of public safety, a sign shall be erected on the site prior to any work commencing which is clearly visible from a public place stating that unauthorised entry to the site is not permitted and showing the name of the builder or another person responsible for the site and a telephone number for contact outside working hours. The sign may only be removed on satisfactory completion of the works.
11. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.
12. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.  
  
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.
13. For bushfire protection in bushfire conditions, all glazing is to be fitted with external non-corrosive steel screens.
14. Non-combustible shutters shall be provided on windows exposed directly to bushfire hazards.
15. No exposed timber shall be used on any dwelling.
16. The area around the dwellings is to be maintained as an Inner Protection Zone (IPZ), in accordance with the requirements of Planning for Bushfire Protection 2001, produced by the NSW Rural Fire Service.
17. Any sub-floor space shall be enclosed in accordance with Australian Standard 3959 Construction of Buildings in Bushfire Prone Areas.
18. For the purpose of maintaining visual amenity, no permanent electricity supply poles are to be erected forward of the building setback without the prior Consent of Council. It is the onus of the applicant to consult with the authorised statutory electricity provider prior to construction commencing to ensure that direct connection to the building is possible. Details of any proposed permanent pole must be submitted to and approved by Council prior to installation.

19. The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia.
20. Toilet facilities are to be provided, within the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
21. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.
22. Access to demolition sites shall be protected as directed by the Principal Certifying Authority by the use of suitable fences or hoardings.
23. Where a new development is not commencing immediately following demolition, the demolition shall be limited to the extent of the footprint of the building/s on the site and no excavation shall be carried out.
24. Demolition work, including removal of material or debris from the site, on any building in a residential area shall only be carried out during the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted.
25. A person taking down or demolishing or causing to be taken down or demolished any building or part thereof shall, upon identifying or suspecting that asbestos is present in the building, immediately notify the Workcover Authority. The Authority is the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal.

The requirements and standards imposed by the Authority, its consultants or contractors shall be complied with.

26. Erosion control measures shall be provided on demolition sites to prevent the siltation of watercourses and drainage systems.
27. Dust control measures shall be taken on all demolition sites so as to avoid a nuisance to adjoining properties and harm to the environment.
  - a. A person taking down or demolishing or causing to be taken down or demolished any building or portion of any building shall:
    - i. cause the windows or other openings in the external walls to be close boarded or otherwise covered;
    - ii. cause screens of canvas, hessian, boards, mats or other suitable material to be fitted in appropriate locations;
    - iii. cause areas, components and debris to be wetted down; in such a manner as to minimise, as far as practicable, the nuisance arising from the escape of dust during such taking down or demolition.

- b. Such person shall not chute, throw or let fall or cause to chute, throw or let fall from the floor to floor or into any basement of such building any building materials or any other matter so as to cause dust to escape from the building or cause any such material to fall or cast upon a public way to the annoyance, inconvenience, or danger of persons using such public way.
- 28. Soil on vacant sites is to be stabilised as soon as possible to prevent erosion and the site shall be kept clear of excess vegetation.
- 29. A temporary construction exit and sediment trap to reduce the transport of sediment from the site onto public roads shall be provided before demolition commences.
- 30. All combustible material shall be removed from the site on a daily basis. Material shall not be burnt on the site.
- 31. Materials salvaged from a demolition may be stored on site provided they are non combustible, neatly and safety stockpiled and not likely to become a harbourage for vermin.
- 32. Trees and vegetation on a site shall not be disturbed except with the approval of the Council.
- 33. Adequate precautions shall be taken to ensure the protection of adjoining premises and persons therein from damage and injury during the process of demolition.
- 34. Buildings built prior to the 1970's may contain lead based paint. Lead dust is a hazardous substance. You are advised to follow the attached WorkCover guidelines to prevent personal and environmental contamination.
- 35. The applicant or builder/developer is responsible for the cost of making good any damage that may be caused to any Council property as a result of work associated with the demolition.
- 36. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
  - a. stating that unauthorised entry to the work site is prohibited, and
  - b. showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

Any such sign is to be removed when the work has been completed.

This clause does not apply to:

- a. building work carried out inside an existing building, or

- b. building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.
- 37. All demolition materials of value for re-use either on-site or elsewhere, shall be separated and made available for re-cycling.
- 38. Stormwater runoff from all hard surfaces, or landscaped areas which are not at natural ground level, shall be piped to the interallotment stormwater drainage line.
- 39. For stormwater control, an On-site Stormwater Detention System is to be provided in accordance with Council's Stormwater Management Manual. Separate detention systems are to be provided for each residence. An overflow is to be incorporated that will direct any excess flow to the downstream drainage system and subsoil drainage is to be provided from the underside of the sediment control sump to the outlet line or other approved location.

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

NOTE 1: The on-site stormwater detention system and property drainage system is not to require excavation or fill underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).

NOTE 2: If the applicant wishes to vary the prescribed storage and outflow volumes contained in Council's Stormwater Management Manual, a detailed analysis must be provided following the guidelines set out in Council's requirements for on-site detention with full computations accompanying the submission including a flood routing analysis.

NOTE 3: All roof, driveway and other hard-surface runoff water is to be intercepted and directed to the on-site stormwater detention system. If some areas of hard-surface are unable to be directed to the detention system an adjustment to the rate of discharge is to be made to attain the required site discharge.

NOTE 4: If a landscaped surface type detention system is used the storage volume required is to be increased by 20%.

NOTE 5: The standard Council On-site Stormwater Detention Calculation Sheet is to be completed and included on design drawings.

- 40. Sites shall not be re-shaped, re-contoured, excavated nor the levels on any part of the site altered without the Consent of the Council being obtained beforehand.
- 41. For the protection of the health and safety of occupants, workers and the environment, any person renovating or demolishing any building built before the

1970's should be aware that surfaces may be coated with lead-based paint. Lead dust is a hazardous substance. Persons are required to follow the attached recommended guidelines to prevent personal and environmental contamination.

42. For the purpose of health and amenity, effective measures are to be taken at all times to prevent any nuisance being caused by noise, vibrations smells, fumes, dust, smoke, waste water products and the like.
43. To prevent pollution, all vehicles making a delivery to or from the site are to be covered to prevent loose materials, dust etc falling from the vehicles.
44. To prevent pollution, all disturbed areas which are not to be built upon or otherwise developed within 14 days shall be stabilised with mulch, woodchip or other rehabilitation methods to provide permanent protection from soil erosion.
45. A Tree Preservation Order exists within the Ku-ring-gai Council area whereby the removal, lopping or destruction of any tree exceeding 5.0 metres in height or 4.0 metres in canopy spread (except where exempt as defined under Council's Tree Preservation Order) without prior written consent of Council is prohibited.

Release of the Construction Certificate gives automatic approval to the removal ONLY of those trees located on the subject property within the footprint of a proposed new building/structure or within 3.0 metres of a proposed new dwelling. Where this application is for a building/structure other than a dwelling then ONLY trees within the area to be occupied by this building/structure may be removed. Other trees SHALL NOT be REMOVED or DAMAGED without an application being made under Council's Tree Preservation Order.

46. Canopy and/or root pruning of the following tree/s which is necessary to accommodate the approved building works shall be undertaken by an experienced Arborist/Horticulturist, with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate:

Tree/Location

*Eucalyptus haemastoma* (Scribbly Gum)/south of carport to House B

47. The applicant shall ensure that at all times during the construction period no activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order.
48. The landscape works shall be completed prior to issue of final Certificate of Compliance and maintained in a satisfactory condition at all times.

#### CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

49. The Long Service Levy is to be paid to Council in accordance with the provisions of Section 34 of the Building and Construction Industry Payments Act 1986 prior to the issue of the Construction Certificate. Note: Required if cost of works exceed \$25,000.00.

50. It is a condition of consent that the applicant, builder or developer or person who does the work on this residential building project arrange the Builders Indemnity Insurance and submit the Certificate of Insurance in accordance with the requirements of Part 6 of the *Home Building Act 1989* to the Council or other Principal Certifying Authority for endorsement of the plans accompanying the Construction Certificate. It is the responsibility of the applicant, builder or developer to arrange the Builder's Indemnity Insurance for residential building work over the value of \$12,000 and to satisfy the Council or other Principal Certifying Authority by the presentation of the necessary Certificate of Insurance so as to comply with the applicable requirements of Part 6 of the *Home Building Act 1989*. The requirements for the Builder's Indemnity Insurance does not apply to commercial or industrial building work or for residential work less than \$12,000, nor to work undertaken by persons holding an Owner/Builder's Permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).
51. The Infrastructure Restorations Fee calculated in accordance with the Council's adopted schedule of Fees and Charges is to be paid to the Council prior to any earthworks or construction commencing. The applicant or builder/developer will be held responsible for and liable for the cost any damage caused to any Council property or for the removal of any waste bin, building materials, sediment, silt, or any other article as a consequence of doing or not doing anything to which this consent relates. "Council Property" includes footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, litter bins, trees, shrubs, lawns mounds, bushland, and similar structures or features on road reserves or any adjacent public place. Council will undertake minor restoration work as a consequence of the work at this site in consideration of the "Infrastructure Restorations Fee" lodged with the Council prior to the release of the Construction Certificate. This undertaking by the Council does not absolve the applicant or Builder/developer of responsibility for ensuring that work or activity at this site does not jeopardise the safety or public using adjacent public areas or of making good or maintaining "Council property" (as defined) during the course of this project.
52. Prior to commencing any construction or subdivision work, the following provisions of the Environmental Planning & Assessment Act, 1979 (the 'Act') 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.
  - c. Council is to be notified in writing, at least two (2) days prior to the intention of commencing buildings works, in accordance with Section 81A(2)(c) of the Act.

- d. Should the development be certified by a Principal Certifying Authority other than Council, a fee for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.
53. Submission of design documentation for the required interallotment drainage system within the drainage easement through the downstream property(ies). The design is to be approved by the Principal Certifying Authority prior to issue of the Construction Certificate. Plans are to be prepared by a suitably qualified and experienced consulting engineer in accordance with the requirements of Council's Stormwater Management Manual, and must include the following details:
- a. Surrounding survey detail including all trees within seven (7) metres of the proposed drainage system.
  - b. Longitudinal section showing existing ground levels and proposed invert levels.
  - c. Means to preserve the root systems of trees within seven (7) metres of the drainage system.
  - d. New pipes within the downstream easement drainage system are to be sized to have adequate capacity to carry design flowrates, or detention system overflows where detention systems are to be provided, from the subject property.
  - e. A point discharge into the bushland is not permitted. Stormwater shall be evenly dispersed outside the rear boundary via a dispersal trench/ level spreader, approximately 5 metres long. The trench should be approximately 450mm wide x 600mm deep with a level slotted PVC pipe for its length, and backfilled with crushed or round river gravel. The trench should be constructed with minimal disturbance to natural ground so that there is a low impact on the natural vegetation and topography of the site.
54. The property drainage system shall be designed and based upon a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence) for impervious surfaces and in accordance with Council's Stormwater Management Manual. Design drawings and calculations are to be prepared by a suitably qualified and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate.

NOTE 1: The property drainage system is not to require excavation or fill underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).

NOTE 2: If the proposed drainage system involves piping underneath or within the building then the designer is to certify that the design is in accordance with AS3500.3.2:1998 and the BCA.

NOTE 3: All enclosed floor areas, including habitable and garage floor levels, are to be safeguarded from outside stormwater runoff ingress by

suitable differences in finished levels, gradings and provision of stormwater collection devices.

55. Full design drawings of the proposed method of achieving the requirements for on-site stormwater detention and supporting calculations are to be prepared by a suitably qualified and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate.
56. For stormwater retention and quality control, provision of a five (5) metre long first-flush absorption trench for each dwelling designed to capture and retain the first-flush stormwater runoff from the subject property after which runoff bypasses the trench and reverts to the main drainage system. Design drawings are to be prepared by a suitably qualified and experienced civil/hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate.

NOTE 1: The first-flush system may be achieved by the use of a separate low-level outlet from a pit located on the main drainage system.

NOTE 2: Where practicable, runoff from driveway and landscaped areas is to be directed to the retention system in preference to roof runoff.

NOTE 3: The trench shall be 700mm wide x 700mm deep and fitted with half round PVC (230mm radius) dome sections backfilled with crushed or round river gravel to within 150mm of surface level, surrounded with suitable geofabric and finished with topsoil.

NOTE 4: The trench is to be at least 5 metres from private property boundaries and 3 metres from the footings of any structure.

NOTE 5: A suitably designed litter and coarse sediment 450mm square grated arrestor pit is to be provided immediately upstream of the trench.

NOTE 6: The trench is not to require excavation underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).

NOTE 7: Upon completion, certification from a suitably qualified person is to be submitted to the Principal Certifying Authority with respect to this condition being satisfied.

NOTE 8: This requirement does not apply where the Applicant considers installation to be impractical.

OR

For stormwater retention, provision of a 2000 litre rainwater tank for each dwelling designed to capture and retain runoff from at least one roof downpipe

after which runoff bypasses the tank and reverts to the main drainage system. Design drawings are to be prepared by a suitably qualified and experienced civil/hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) prior to issue of the Construction Certificate.

NOTE 1: The tank is to be located at or above existing natural ground level.

NOTE 2: If abutting a wall of the dwelling, the tank must be below the eaves line.

NOTE 3: The tank must not be located on the front façade of a dwelling.

NOTE 4: If the tank is to be attached to a structure then a structural engineer is to certify the adequacy of the design of the structure to carry the tank.

NOTE 5: Maximum height of the tank is 1.8 metres above natural ground level where installed along the side boundary setback of a dwelling.

NOTE 6: The tank is to be a commercially manufactured tank designed for the use of water supply and to be installed in accordance with manufacturers specifications.

NOTE 7: The tank is to be located above an available landscaped area so that the tank may be readily used for watering purposes.

NOTE 8: The tank is to be fitted with a standard garden tap or similar which is to be clearly marked as not to be used for drinking purposes.

NOTE 9: The tank is to be fitted with measures to prevent mosquito breeding.

NOTE 10: Upon completion, certification from a suitably qualified person is to be submitted to the Principal Certifying Authority with respect to this condition being satisfied

NOTE 11: This requirement does not apply where the Applicant considers installation to be impractical.

57. To prevent surface stormwater from entering the building, the finished habitable ground floor level(s) of the building shall be a minimum of 150mm above adjacent finished ground level(s). The entire outside perimeter of the building must have overland flow escape routes which will protect all finished floor levels from flooding during times of complete subsurface drainage blockage.
58. **DRIVEWAYS AND FOOTPATHS:** Approval of this Development Application is for works wholly within the property and does not imply approval of footpath or driveway levels, materials or location regardless of whether this information is shown on the Application.

Footpath and driveway levels at the property boundary/road alignment are to be obtained from Council's Technical Services Department prior to release of the Construction Certificate. All footpaths and driveways are to be constructed strictly in accordance with Council's specifications, "Construction of Gutter Crossings and Footpath Crossings" which is issued with alignment levels after payment of the appropriate fee.

The grading of such footpaths or driveways outside the property are to comply with Council's standard requirements. The suitability of the grade of such paths or driveways inside the property is the sole responsibility of the applicant, and this may be affected by the alignment levels fixed by Council.

Note: The construction of footpaths and driveways outside the property, in materials other than those approved by Council, is not permitted and Council may require immediate removal of unauthorised installations.

59. A contribution is to be paid for the provision, extension or augmentation of community facilities, recreation facilities, open space and administration that will, or are likely to be, required as a consequence of development in the area.

TOTAL CONTRIBUTION FOR THIS DEVELOPMENT OF ONE ADDITIONAL DWELLING IS CURRENTLY \$12 459.72. The amount of the payment shall be in accordance with the Section 94 charges as at the date of payment. The charges may vary at the time of payment in accordance with Council's Section 94 Contributions Plan to reflect changes in land values, construction costs and the consumer price index.

This contribution shall be paid to Council prior to the release of the Construction Certificate and the amount payable shall be in accordance with the Council's adopted Section 94 Contributions Plan for Residential Development, effective from 20 December 2000, calculated for additional person as follows:

1.	Preparation of New Residents Kit	\$10.98
2.	New Resident Survey	\$9.87
3.	New child care centre (including land acquisition and construction of facility)	\$252.13
4.	Additions/alterations to Acron Rd child care centre for additional 20 places	\$2.41
5.	New Library bookstock	\$17.95
6.	New Public Art	\$2.93
7.	Acquisition of Open Space - Pymble	\$1,966.00
8.	Koola Park upgrade and reconfiguration	\$143.09
9.	North Turramurra Sportsfield development	\$986.80
10.	Section 94 2000-2003 Study and Interim Plan preparation cost	\$49.34
11.	Section 94 Officer for period of Plan 2000-2003	\$118.42

To obtain the total contribution figure the following table of occupancy rates is to be used:

#### OCCUPANCY RATES FOR DIFFERENT DWELLING SIZES

Small dwelling (under 75 sqm)	1.25 persons
Medium dwelling (75 - under 110 sqm)	1.75 persons
Large dwelling (110 – under 150sqm)	2.75 persons
Very Large dwelling (150sqm or more)	3.5 persons
New Lot	3.5 persons

60. The following amendments must be made to the approved plans, and submitted to the Principle Certifying Authority prior to release of the Construction Certificate:
- Details of nominated garbage and recycling, and clothes drying areas to be provided.
  - Reduction of the rear terrace of House A as indicated in the plan (copy attached) included with the letter from Smyth Planning, dated 16 February 2004.
61. A plan and specification of the proposed landscape works for the site shall be prepared in accordance with Council's Development Control Plan No 38, by a Landscape Designer to enhance the amenity of the built environment and protect the Ku-ring-gai landscape character. The plan must be submitted to Council prior to the release of the Construction Certificate and be approved by Council's Landscape Development Officer prior to the commencement of works. In order to ensure privacy between neighbours, the amended landscape plan required by this condition shall provide for screen planting along the southern boundary which is capable of attaining a mature height of 3 metres. A Landscape Assessment fee will be payable on lodgement of the required landscape plan, in accordance with the following schedule.

#### Landscape Plan Certification Fees

Minor Landscaping Works	\$50.00
New Dwellings/Dual Occupancies	\$120.00
Multi-Unit Housing	\$100.00 plus \$30.00 per unit
Commercial	\$100.00 plus 10 cents per m <sup>2</sup>

#### Notes:

- The concept landscape plan prepared by Ian Jackson shall be used as the basis for the detailed landscape plan.
  - The proposed steps around tree 2 shall be narrowed by approximately 1 metre at the base and 0.7 metre at the top, so that no excavation into natural ground level occurs around the tree.
  - Proposed fencing at the site shall be consistent with the site plan prepared by Ken Dyer Design Pty Ltd.
62. A *CASH BOND/BANK GUARANTEE* of \$4000.00 shall be lodged with Council as a Landscape Establishment Bond prior to the release of the Construction Certificate to ensure that the landscape works are installed and maintained in accordance with the approved landscape plan or other landscape conditions.

Fifty percent (50%) of the this bond will be refunded upon issue of the final Certificate of Compliance, where landscape works as approved have been satisfactorily installed. The balance of the bond will be refunded 3 years after issue of the building certificate, where landscape works has been satisfactorily established and maintained.

It is the responsibility of the applicant to notify Council in relation to the refunding of the bond at the end of the 3-year period. Where a change of ownership occurs during this period it is the responsibility of the applicant to make all arrangements regarding transference of the bond and to notify Council of such.

63. A CASH BOND/BANK GUARANTEE of \$7500.00 shall be lodged with Council prior to the release of the Construction Certificate to ensure that the following trees are maintained in the same condition as found prior to commencement site development work.

The bond will be returned following issue of the final Certificate of Compliance, provided the trees are undamaged.

In the event that any specified trees are found damaged, dying or dead as a result of any negligence by the applicant or its agent, or as a result of the construction works at any time during the construction period, Council will have the option to demand the whole or part therefore of the bond.

Tree/Location

Tree 2 ( <i>Eucalyptus haemastoma</i> (Scribbly Gum)/NE corner of site	\$2000
Tree 10 ( <i>Fraxinus</i> 'Raywood' (Claret Ash)/South of House A & B	\$2000
Trees 3-5/Along Wyuna Road frontage & Trees 6-9/Along Bolwarra Ave frontage	\$3500

64. The applicant shall ensure that no underground services (ie water, sewerage, drainage and gas) shall be laid beneath the canopy of any tree protected under Council's Tree Preservation Order, located on the subject allotment and adjoining allotments.

A plan detailing the routes of these services shall be submitted to the Principal Certifying Authority for approval prior to the release of the Construction Certificate.

- 64A. A photo record of the buildings to be demolished and vegetation on site is to be submitted to Council for archival purposes prior to the issue of a Construction Certificate.

#### CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

65. Prior to the commencement of any work, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder who intends to carry out the approved works.

66. External finishes and colours are to be sympathetic to the surrounding environment. Samples of materials and finishes are to be submitted to and approved by Council prior to the commencement of work.
67. To reduce or eliminate the transport of sediment from the construction site onto public roads, a temporary construction exit, together with necessary associated temporary fencing, shall be established prior to commencement of any work on the site and shall be maintained throughout the duration and progress of construction.
68. To preserve and enhance the natural environment, the downslope side of the proposed construction area of the site is to be enclosed with a suitable erosion control barrier (e.g. straw bales or geofabric fence) along contour before any other work on the site commences.
69. Tree protection fencing is required to prevent any activities, storage or disposal of materials over the root zone of existing trees. Fencing is to remain in place until all demolition and building works are complete.

All the existing trees and Buxus hedge, as well as the Claret Ash along the Bolwarra Avenue and Wyuna Road frontage shall be fenced off with one continuous fence along the street boundary, from the existing driveway in Bolwarra Avenue to the new driveway in Wyuna Road. From the new driveway entrance the fence shall extend into the site as far as necessary to include the canopy spreads of all those trees to be retained along the street boundaries and Tree 10 - *Fraxinus 'Raywood'* (Claret Ash), and continue back to the existing driveways off Bolwarra Avenue.

The *Eucalyptus haemastoma* (Scribbly Gum) shall be protected by a fence which extends from the Wyuna Road frontage parallel to 1.5 metres off the southern side of the carport to House B to 1.5 metres off the western wall of House B and back to the side boundary.

70. The tree protection fence shall be constructed of galvanised pipe at 2.4 metre spacings and connected by securely attached chain mesh fencing to a minimum height of 1.8 metres prior to work commencing.
71. Upon completion of the installation of the required tree protection measures you are required to contact Council on telephone 9424 0888 or facsimile 9418 1117 to arrange an inspection of the site, in this regard a minimum of 24 hours notice is required. Following the carrying out of a satisfactory inspection and subject to the payment of all relevant monies and compliance with any other conditions of approval, work may commence.

#### CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION

72. Prior to the release of any occupation certificate, a compliance certificate must be obtained from an accredited certifier, certifying that the building works for the building to be occupied comply with the plans and specifications approved

by this development consent; and any construction certificate associated with this consent for the buildings to be occupied. If the PCA is not the Council, then this compliance certificate must be submitted to the Council at the same time as the occupation certificate is submitted to the Council in accordance with Clause 151(2) of the E P & A Act regulations.

73. Construction of the property stormwater drainage works is to be supervised and upon completion certified by a suitably qualified and experienced hydraulic engineer or surveyor, prior to Occupation, that:
- a. The works were carried out and completed in accordance with the approved plans.
  - b. All enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

A Works-as-Executed drawing of the property stormwater drainage system is also to be furnished by the Certifier prior to Occupation.

74. The construction of the proposed interallotment drainage system must be undertaken to the satisfaction of the Principal Certifying Authority. The works are to be supervised by the designing engineer and certified upon completion that the as-constructed works comply with the approved design documentation and with Council's Stormwater Management Manual. A registered surveyor is to provide a Works-as-executed drawing of the as constructed works and must certify that all drainage structures are wholly contained within the drainage easement(s). This documentation is to be provided to the Principal Certifying Authority prior to issue of an Occupation Certificate.
75. Construction of the On-site Stormwater Detention System is to be supervised and upon completion a Certificate and Works-as-Executed drawing issued by a suitably qualified and experienced engineer or surveyor is to be submitted to the Principal Certifying Authority prior to occupation or issue of an Occupation Certificate.

NOTE 1: The Certificate is to be with respect to compliance with:

- a. The soundness of the structure.
- b. The adequacy of the outlet control mechanism to achieve the discharge as specified.
- c. The capacity of the detention storage as specified.
- d. The size of the orifice or pipe control fitted.
- e. The maximum depth of storage over the outlet control.
- f. The adequate provision of a debris screen.
- g. The inclusion of weepholes in the base of the outlet control pit.
- h. The provision of an emergency overflow path.

NOTE 2: The certifying engineer and surveyor is to also complete and submit Council's standard On-site Stormwater Detention Certification sheet.

NOTE 3: The Works-as-Executed drawing(s) are to include all relevant levels including:

- invert levels
- surface or pavement levels
- floor levels including adjacent property floor levels
- maximum water surface level to be achieved in the storage zone
- dimensions of basin(s), tank(s), pit(s), etc.
- location(s) of basin(s), tank(s) and distances from buildings, boundaries, and easements, etc.
- storage volume(s) provided and supporting calculations
- size of orifice(s)

76. The creation of a Positive Covenant and Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the property with the requirement to maintain the on-site stormwater detention facilities on the property prior to occupation or the issue of an occupation or subdivision certificate. The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" and to the satisfaction of Council. For existing Titles, the Positive Covenant and the Restriction on the use of Land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA.
77. In order to maintain Council's database of as-constructed on-site stormwater detention systems, if the Principal Certifying Authority is not Council then a copy of the approved stormwater detention design, the works-as-executed drawings and the Engineer's certification of the as-constructed system is to be provided to Council, attention Development Engineer, prior to occupation, the issue of the Occupation Certificate or the issue of a subdivision certificate.
78. Prior to occupation, the issue of an Occupation Certificate or the issue of a Subdivision Certificate, all disused driveway crossings, pipe crossing and/or kerb laybacks are to be reinstated as footway and kerb and/or gutter to the satisfaction of Council's Development Engineer. Any infrastructure within the road reserve along the frontage of the subject site or within close proximity which has been damaged as a result of construction works on the subject site is to be repaired to the satisfaction of Council's Development Engineer.
79. To ensure compliance with the consent, a final report from a Registered Surveyor shall be submitted to Council confirming floor/ceiling levels and boundary setbacks prior to occupation.
80. On completion of the landscape works, a Landscape Architect or qualified Landscape Designer shall submit a report certifying correct installation, faithful to the landscape plan to the Principal Certifying Authority with a copy to Council, prior to the occupation of the buildings.
- 80A. In order to ensure privacy between neighbours, fencing shall be provided along the side and rear boundaries behind the proposed front building line to a height

of 1.8m above the finished ground level, or other lesser height as agreed to with the neighbouring property owners. The materials of construction of the required fencing shall be as agreed upon with the neighbouring property owners prior to the issue of an Occupation Certificate.

## BUILDING CONDITIONS

81. The following are required details and must be submitted to the Principal Certifying Authority *prior to issue of the Construction Certificate*. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.
  - a. Details prepared by a practicing structural engineer for all or any reinforced concrete, structural steel or timber framing.
  - b. Wind bracing details complying with AS 1684-1992 National Timber Framing Code, AS 1170.2-1989 Wind Load Code or AS 4055-1992 Wind Loads for Housing Code.
  - c. Upper floor joist details, engineered or complying with AS 1684-1992 National Timber Framing Code.
  - d. Retaining walls and associated drainage.
  - e. Wet area waterproofing details complying with the Building Code of Australia.
  - f. Mechanical ventilation details complying with Australian Standard 1668-1993 Mechanical Ventilation & Airconditioning.
  - g. Glazing details complying with AS 1288-1989 Glass in Buildings and Installation Code.
  - h. Stormwater disposal details complying with Council's Stormwater Management Manual and/or other conditions of this consent.
82. The building works are to be inspected during construction by the Council, an accredited certifier or other suitably qualified person/s (as applicable) and a Compliance Certificate shall be issued prior to proceeding to the subsequent stages of construction, encompassing not less than the following stages:
  - a. All sediment and erosion control and tree protection measures and installations in place on the site prior to the commencement of any earthworks, excavations or other work.
  - b. Any pier holes and/or foundation material.
  - c. Any steel reinforcement prior to placement of concrete. This includes all reinforcement of floors, slabs, trenches, columns, beams and stairs (if components of this structure).
  - d. Any structural components (i.e. timber framework, structural steelwork or the like) before fixing any lining or covering.
  - e. Any stormwater drainage works prior to covering.
  - f. The completed landscape works in accordance with the approved plans.
  - g. The completed structure prior to occupation.

The required inspection fees (which also covers the issue of the Compliance Certificate) are to be paid to the Council before the issue of a Construction Certificate for this development.

If inspections are to be carried out by Council, 24 hours notice is required by Council's Department of Environmental and Regulatory Services, by telephoning Customer Service on 9424 0888 during business hours (8.30am to 4.30pm) or by facsimile on 9418 1117.

Note: Inspections of work which is found to be defective or not ready will attract a reinspection fee. Please cancel bookings which will not be ready for inspection.

83. All structural timber members subject to weather exposure shall have a durability class rating of 2 or better in accordance with Australian Standard 1684.2-1999 (National Timber Framing Code), or be preservative treated in accordance with Australian Standard 1604-1980 (Preservative Treatment for Sawn Timbers, Veneers and Plywood).
84. For the purpose of safety and convenience a balustrade of 1.0 metre minimum height shall be provided to any landing, verandah, balcony or stairway of a height exceeding 1.0 metre above finished ground level. The design may consist of vertical or horizontal bars but shall not have any opening exceeding 125mm. For floors more than 4.0 metres above the ground, any horizontal elements within the balustrade or other barrier between 150mm and 760mm above the floor must not facilitate climbing.
85. For the purpose of safe ingress and egress the stairs are to be constructed within the following dimensions:

Risers:	Maximum 190mm	Minimum 115mm
Going (Treads):	Maximum 355mm	Minimum 240mm

Note: Dimensions must also comply with limitations of two (2) Risers and one (1) going equalling a maximum 700mm or minimum 550mm. The Risers and Goings shall be uniform throughout the length of the stairway.

86. For fire safety an automatic fire detection and alarm system shall be installed throughout the dwelling in accordance with the following requirements:
- a. A smoke alarm system complying with Part 3.7.2 of the Building Code of Australia Housing Provisions; or
  - b. Smoke alarms which:
    - i. comply with Australian Standard 3786 or listed in the Scientific Services Laboratory Register of Accredited Products (all accredited products should have scribed on them the appropriate accreditation notation); and
    - ii. are connected to the mains and have a standby power supply; and

- iii. are installed in suitable locations on or near the ceiling and as prescribed under Part 3.7.2 of the Building Code of Australia Housing Provisions.

To ensure compliance with this condition, a Compliance Certificate or documentary evidence from a suitably qualified person is to be submitted to the Principal Certifying Authority.

- 87. Termite protection which will provide whole of building protection in accordance with Australian Standard 3660 - *"Protection of Buildings from Subterranean Termites"* is to be provided.

Council has a non chemical policy for termite control but will consider proposals involving physical barriers in combination with approved chemical systems. Handspraying is prohibited.

Where a monolithic slab is used as part of a termite barrier system, the slab shall be constructed in accordance with Australian Standard 2870.1 or as designed by a structural engineer but in either case shall be vibrated to achieve maximum compaction.

To ensure compliance with this condition, a Compliance Certificate or documentary evidence from a suitably qualified person is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

- 88. The following are required details and must be submitted to the Council on completion of the works. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.
  - a. Wet area waterproofing details complying with the Building Code of Australia.
  - b. Mechanical ventilation details complying with Australian Standard 1684 Mechanical Ventilation & Airconditioning.
  - c. Glazing details complying with AS 1288-1989 Glass in Buildings and Installation Code.
  - d. Stormwater disposal details complying with Council's Stormwater Management Manual and/or other conditions of this consent.
  - e. A Compliance Certificate that the building is protected and complies with Australian Standard 3959 Construction of Buildings in Bushfire Prone Areas.

**CARRIED UNANIMOUSLY**

**Proposed Drainage Easement Over Council Land At 16a Allara Avenue, North Turramurra (Orange Green) - Applicant At 233 Bobbin Head Road, North Turramurra**

File: P35461

For Council to consider granting a drainage easement over Council land at 16A Allara Avenue, North Turramurra (Orange Green) to the applicant at 233 Bobbin Head Road, North Turramurra.

**Resolved:**

(Moved: Mayor, Councillor Cross/Councillor Keays)

- A. That Council approve the granting of the proposed drainage easement over Council land at 16A Allara Avenue, North Turramurra to the applicant at 233 Bobbin Head Road, North Turramurra, subject to the terms and conditions of this report.
- B. Council issues a public notice as prescribed by section 47 of the Local Government Act 1993.
- C. That Council authorise the Mayor and General Manager to sign the documentation associated with the proposed easement, should no substantial objections be received following the public notice.
- D. The Council authorise the affixing of the Common Seal to the documentation associated with the proposed easement, should no substantial objections be received following the public notice.
- E. A report be brought back to Council if there are any substantial objections through the period of public notice.

**CARRIED UNANIMOUSLY**

**Policy And Program For Road Maintenance And Repairs**

File: S03152

To seek Council's approval of the Road Maintenance and Repair policy and procedures.

**Councillor Malicki returned during discussion**

**Resolved:**

(Moved: Councillor Hall/Mayor, Councillor Cross)

That Council adopt the **attached** amended Policy and Procedures for Road Maintenance and Repair (Attachment A).

**CARRIED UNANIMOUSLY**

109

**31 Owen Street, Lindfield - Supplementary Report**

File: DA 1169/02

To provide a response to matters raised during the site inspection carried out on 6 September 2003.

**Councillors Bennett and Hall withdrew during discussion**

**Resolved:**

(Moved: Councillor Little/Kitson)

That Development Application No 1169/02 for construction of an attached dual occupancy on Lot 22, DP 6393, 31 Owen Street, Lindfield, be approved as a deferred commencement for a period of not less than 2 years from the date of determination, subject to the following conditions:

**SCHEDULE A**

**GENERAL CONDITIONS**

1. The development to be in accordance with Development Application No 1169/02 and Development Application plans prepared by Nereo Cornale, reference number sheet 1, dated 23 May 2003 and lodged with Council on 26 May 2003.
2. All building works shall comply with the Building Code of Australia.
3. The submission of the approved plans to Sydney Water, before any work is commenced to ensure that the proposed structure meets that Authority's By-Laws. Failure to submit these plans before commencing work will render the owner liable to a penalty and may result in the demolition of work.
4. The works set forth in the plans and specifications and approved under this consent, once commenced, shall be completed within two (2) years from the date of commencement.
5. The approved building shall not be occupied unless the development has been completed in accordance with all conditions of consent and the approved plans and a Occupation Certificate has been issued.

6. The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a Road Opening Permit being obtained from the Council (upon payment of the required fee) beforehand.
7. For the purpose of ensuring the compliance with the terms of the approval, an approved copy of the plan and this Consent and Construction Certificate shall be kept on site at all times.
8. For the purpose of safety and amenity of the area, no building materials, plant or the like are to be stored on the road or footpath without the written approval being obtained from the Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.
9. **HOURS OF WORK:** For the purpose of residential amenity, noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and riveting plant.

Whilst work on Saturdays may be performed until 5.30pm, such work or any associated activities shall not involve the use of any noise generating processes or equipment.

10. For the purpose of public safety, a sign shall be erected on the site prior to any work commencing which is clearly visible from a public place stating that unauthorised entry to the site is not permitted and showing the name of the builder or another person responsible for the site and a telephone number for contact outside working hours. The sign may only be removed on satisfactory completion of the works.
11. A sign shall be erected in a prominent position on the site which states the name and contact details of the Principal Certifying Authority.
12. All excavations shall be properly guarded and protected with hoardings or fencing to prevent them from being dangerous to life and property.
13. To maintain existing ground levels all excavated material shall be removed from the site.
14. For the purpose of maintaining visual amenity, no permanent electricity supply poles are to be erected forward of the building setback without the prior Consent of Council. It is the onus of the applicant to consult with the authorised statutory electricity provider prior to construction commencing to ensure that direct

connection to the building is possible. Details of any proposed permanent pole must be submitted to and approved by Council prior to installation.

15. The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia.
16. Toilet facilities are to be provided, within the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
17. To maintain residential amenity, all electrical services to the site are to be provided underground and must not disturb the root system of any trees. Please contact the energy supply authority's local customer service office to obtain documentary evidence that the authority has been consulted and that their requirements have been met. This information is to be submitted to Council prior to the release of the Certificate.
18. The demolition is to be carried out in accordance with the guidelines contained in Australian Standard 2601-1991: The Demolition of Structures.
19. Access to demolition sites shall be protected as directed by the Principal Certifying Authority by the use of suitable fences or hoardings.
20. A person taking down or demolishing or causing to be taken down or demolished any building or part thereof shall, upon identifying or suspecting that asbestos is present in the building, immediately notify the Workcover Authority. The Authority is the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal.

The requirements and standards imposed by the Authority, its consultants or contractors shall be complied with.

21. Erosion control measures shall be provided on demolition sites to prevent the siltation of watercourses and drainage systems.
22. Dust control measures shall be taken on all demolition sites so as to avoid a nuisance to adjoining properties and harm to the environment.
  - a. A person taking down or demolishing or causing to be taken down or demolished any building or portion of any building shall:
    - i. cause the windows or other openings in the external walls to be close boarded or otherwise covered;
    - ii. cause screens of canvas, hessian, boards, mats or other suitable material to be fitted in appropriate locations;
    - iii. cause areas, components and debris to be wetted down; in such a manner as to minimise, as far as practicable, the nuisance arising from the escape of dust during such taking down or demolition.

- b. Such person shall not chute, throw or let fall or cause to chute, throw or let fall from the floor to floor or into any basement of such building any building materials or any other matter so as to cause dust to escape from the building or cause any such material to fall or cast upon a public way to the annoyance, inconvenience, or danger of persons using such public way.
- 23. All combustible material shall be removed from the site on a daily basis. Material shall not be burnt on the site.
- 24. Materials salvaged from a demolition may be stored on site provided they are non combustible, neatly and safety stockpiled and not likely to become a harbourage for vermin.
- 25. Trees and vegetation on a site shall not be disturbed except with the approval of the Council.
- 26. Adequate precautions shall be taken to ensure the protection of adjoining premises and persons therein from damage and injury during the process of demolition.
- 27. Buildings built prior to the 1970's may contain lead based paint. Lead dust is a hazardous substance. You are advised to follow the attached WorkCover guidelines to prevent personal and environmental contamination.
- 28. A photo record of the buildings to be demolished and vegetation on site is to be submitted to Council for archival purposes.
- 29. All demolition materials of value for re-use either on-site or elsewhere, shall be separated and made available for re-cycling.
- 30. The burning of undergrowth, foliage, building refuse and like matter on the site is prohibited.
- 31. Under no circumstances shall building materials, demolition waste, fill, soil or any other material from any source be placed or stored within any public reserve.
- 32. To prevent pollution, all vehicles making a delivery to or from the site are to be covered to prevent loose materials, dust etc falling from the vehicles.
- 33. The buildings are not to be used or occupied until an Occupation Certificate has been issued.
- 34. A Tree Preservation Order exists within the Ku-ring-gai Council area whereby the removal, lopping or destruction of any tree exceeding 5.0 metres in height or 4.0 metres in canopy spread (except where exempt as defined under Council's Tree Preservation Order) without prior written consent of Council is prohibited.

Release of the Construction Certificate gives automatic approval to the removal ONLY of those trees located on the subject property within the footprint of a proposed new building/structure or within 3.0 metres of a proposed new dwelling. Where this application is for a building/structure other than a dwelling then ONLY trees within the area to be occupied by this building/structure may be removed. Other trees SHALL NOT be REMOVED or DAMAGED without an application being made under Council's Tree Preservation Order.

35. The landscape works shall be completed prior to issue of final Certificate of Compliance and maintained in a satisfactory condition at all times.
36. The screen planting shall be completed prior to the issue of the final Certificate of Compliance and be maintained in a satisfactory condition at all times.
37. Topsoil shall be stripped from areas to be developed and stock-piled within the site. Stock-piled topsoil on the site shall be located outside drainage lines and be protected from run-on water by suitably positioned diversion banks. Where the period of storage will exceed fourteen (14) days stock-piles are to be seeded or sprayed with an appropriate emulsion solution to minimise particle movement.
38. Any imported fill material shall be restricted to material from the local soil landscape on which the site is located or be derived from sandstone geology sites.
39. Tree roots between 10mm and 50mm diameter, severed during excavation, shall be cut cleanly by hand and the tree subsequently treated with a root growth hormone and wetting agent, by an experienced Arborist/Horticulturist with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate.
40. The applicant shall ensure that at all times during the construction period no activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order.
41. The following tree species shall be planted, at no cost to Council, in the nature strip fronting the property along Archibold Road. The tree/s used shall be 25 litre container size specimen/s:

Tree Species

*Syzygium luehmannii* (Small-leaved Lillypilly) 2no

42. On completion of the landscape works/tree planting or screen planting, a Landscape Architect or qualified Landscape Designer shall submit a report certifying correct installation, faithful to the landscape plan to the Principal Certifying Authority with a copy to Council, prior to issue of final Certificate of Compliance.
43. The following noxious and/or undesirable plant species shall be removed from the property prior to completion of the proposed building works. Documentary

evidence of compliance with this condition shall be submitted to the Principal Certifying Authority prior to the release of the final Compliance Certificate:

#### Plant Species

*Hedera sp. (Ivy)*

*Ligustrum lucidum (Large-leaved Privet)*

*Ligustrum sinense (Small-leaved Privet)*

44. All builders' refuse, spoil and/or material unsuitable for use in landscape areas shall be removed from the site on completion of the building works.
45. For stormwater control a 150mm wide grated drain with heavy duty removable galvanised grates is to be located within the property at the intersection of the driveway and Council's footway to collect all surface water from the driveway. The drainage line shall be connected to the street system.
46. Stormwater runoff from all hard surfaces, or landscaped areas which are not at natural ground level, shall be piped to the street drainage system. Drainage line connections to the kerb shall conform and comply with the detailed requirements contained within Council's Plan No82/024 ("Connections of Drainage Lines to Kerb and R.C. Pipe"). Drainage crossings of the footway area shall be a single 100mm diameter sewer grade uPVC pipe, where the total design flows from the property are within the capacity of such a pipe, otherwise suitably sized galvanised RHS shall be used. To ensure compliance with this condition, a Certificate from a suitably qualified person is to be submitted to the Principal Certifying Authority.
47. For stormwater control, an On-site Stormwater Detention System is to be provided in accordance with Council's Stormwater Management Manual. Separate detention systems are to be provided for each residence. An overflow is to be incorporated that will direct any excess flow to the downstream drainage system and subsoil drainage is to be provided from the underside of the sediment control sump to the outlet line or other approved location.

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

NOTE 1: The on-site stormwater detention system and property drainage system is not to require excavation or fill underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).

NOTE 2: If the applicant wishes to vary the prescribed storage and outflow volumes contained in Council's Stormwater Management Manual, a detailed analysis must be provided following the guidelines set out in Council's requirements for on-site detention with full computations accompanying the submission including a flood routing analysis.

NOTE 3: All roof, driveway and other hard-surface runoff water is to be intercepted and directed to the on-site stormwater detention system. If some areas of hard-surface are unable to be directed to the detention system an adjustment to the rate of discharge is to be made to attain the required site discharge.

NOTE 4: If a landscaped surface type detention system is used the storage volume required is to be increased by 20%.

NOTE 5: The standard Council On-site Stormwater Detention Calculation Sheet is to be completed and included on design drawings.

48. The provision of temporary sediment and erosion control facilities and measures are to be installed, prior to the commencement of any works on the site to minimise and/or eliminate unnecessary erosion and loss of sediment. These facilities are to be maintained in working order during construction works and up to the completion of the maintenance period. All sediment traps are to be cleared on a regular basis and after each major storm, and/or as directed by the Principal Certifying Authority, with all silt being removed from the site, or to an approved location within the site.
49. The relocation or adjustment of any utility service facilities are to be carried out by the Applicant in accordance with the requirements of the utility authority at no cost to Council.
50. The public footways and roadways adjacent to the site are to be maintained in a safe condition, at all times, during the course of the works.
51. For the purpose of Council inspections, the appropriate fees set out in Councils adopted Schedule of Fees and Charges are payable to Council, prior to the release of the approved plans. A re-inspection fee per visit may be charged where remedial work is unprepared at the requested time of inspection or where remedial work is unsatisfactory and a further inspection is requested. Engineering fees must be paid prior to the final approval of the works.
52. For the purpose of health and amenity, effective measures are to be taken at all times to prevent any nuisance being caused by noise, vibrations smells, fumes, dust, smoke, waste water products and the like.
53. To prevent pollution, all disturbed areas which are not to be built upon or otherwise developed within 14 days shall be stabilised with mulch, woodchip or other rehabilitation methods to provide permanent protection from soil erosion.
54. The applicant's attention is directed to any obligations or responsibilities under the Dividing Fences Act in respect of adjoining property owner/s which may arise from this application and it is advised that enquiries in this regard may be made at the nearest Local Court.

## CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

55. The Long Service Levy is to be paid to Council in accordance with the provisions of Section 34 of the Building and Construction Industry Payments Act 1986 prior to the issue of the Construction Certificate.
56. It is a condition of consent that the applicant, builder or developer or person who does the work on this residential building project arrange the Builders Indemnity Insurance and submit the Certificate of Insurance in accordance with the requirements of Part 6 of the *Home Building Act 1989* to the Council or other Principal Certifying Authority for endorsement of the plans accompanying the Construction Certificate. It is the responsibility of the applicant, builder or developer to arrange the Builder's Indemnity Insurance for residential building work over the value of \$12,000 and to satisfy the Council or other Principal Certifying Authority by the presentation of the necessary Certificate of Insurance so as to comply with the applicable requirements of Part 6 of the *Home Building Act 1989*. The requirements for the Builder's Indemnity Insurance does not apply to commercial or industrial building work or for residential work less than \$12,000, nor to work undertaken by persons holding an Owner/Builder's Permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).
57. The Infrastructure Restorations Fee calculated in accordance with the Council's adopted schedule of Fees and Charges is to be paid to the Council prior to any earthworks or construction commencing. The applicant or builder/developer will be held responsible for and liable for the cost any damage caused to any Council property or for the removal of any waste bin, building materials, sediment, silt, or any other article as a consequence of doing or not doing anything to which this consent relates. "Council Property" includes footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, litter bins, trees, shrubs, lawns mounds, bushland, and similar structures or features on road reserves or any adjacent public place. Council will undertake minor restoration work as a consequence of the work at this site in consideration of the "Infrastructure Restorations Fee" lodged with the Council prior to the release of the Construction Certificate. This undertaking by the Council does not absolve the applicant or Builder/developer of responsibility for ensuring that work or activity at this site does not jeopardise the safety or public using adjacent public areas or of making good or maintaining "Council property" (as defined) during the course of this project.
58. Prior to commencing any construction or subdivision work, the following provisions of the Environmental Planning & Assessment Act, 1979 (the 'Act') 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.
  - c. Council is to be notified in writing, at least two (2) days prior to the intention of commencing buildings works, in accordance with Section 81A(2)(c) of the Act.
  - d. Should the development be certified by a Principal Certifying Authority other than Council, a fee for each Part 4A Certificate is to be paid to Council on lodgement of those Certificates with Council.
59. A contribution is to be paid for the provision, extension or augmentation of community facilities, recreation facilities, open space and administration that will, or are likely to be, required as a consequence of development in the area.

TOTAL CONTRIBUTION FOR THIS DEVELOPMENT OF ONE (1) ADDITIONAL DWELLING IS CURRENTLY \$25,973.53. The amount of the payment shall be in accordance with the Section 94 charges as at the date of payment. The charges may vary at the time of payment in accordance with Council's Section 94 Contributions Plan to reflect changes in land values, construction costs and the consumer price index.

This contribution shall be paid to Council prior to the release of the Construction Certificate and the amount payable shall be in accordance with the Council's adopted Section 94 Contributions Plan for Residential Development, effective from 20 December 2000, calculated for additional person as follows:

1. Preparation of New Residents Kit	\$10.98
2. New Resident Survey	\$9.87
3. New child care centre (including land acquisition and construction of facility)	\$252.13
4. Additions/alterations to Acron Rd child care centre for additional 20 places	\$2.41
5. New Library bookstock	\$17.95
6. New Public Art	\$2.93
7. Acquisition of Open Space - Lindfield	\$7,851.00
8. Koola Park upgrade and reconfiguration	\$143.09
9. North Turrumurra Sportsfield development	\$986.80
10. Section 94 2000-2003 Study and Interim Plan preparation cost	\$49.34
11. Section 94 Officer for period of Plan 2000-2003	\$118.42

To obtain the total contribution figure the following table of occupancy rates is to be used:

#### OCCUPANCY RATES FOR DIFFERENT DWELLING SIZES

Small dwelling (under 75 sqm)	1.25 persons
Medium dwelling (75 - under 110 sqm)	1.75 persons
Large dwelling (110 – under 150sqm)	2.75 persons
Very Large dwelling (150sqm or more)	3.5 persons
New Lot	3.5 persons

60. The Construction Certificate shall not be released until a Site Management Plan is submitted to the Principal Certifying Authority and approved by a suitably qualified professional.

The plan shall indicate the planned phases of the construction work, erosion and drainage management, tree protection measures, areas nominated for storing materials, site access and where vehicle parking is proposed, during construction.

61. The landscape works shall be completed according to the amended landscape plans from Sally Bourne Landscapes submitted on 30 October 2003.
62. The property shall support a minimum number of 3 trees that will attain 13.0 metres in height on the site, to preserve the tree canopy of Ku-ring-gai, in accordance with Council's policy of Tree Retention/Replenishment on Residential Allotments adopted 26 April 1988. The existing tree/s, and additional tree/s to be planted, shall be shown on the Landscape Plan/Site Plan. The plan shall be submitted to Council prior to release of Construction Certificate and approved by Council's Landscape Development Officer, prior to commence of work.
63. The 3 trees to be planted shall be maintained in a healthy and vigorous condition until they attain a height of 5.0 metres whereby they will be protected by Council's Tree Preservation Order. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species.
64. A CASH BOND/BANK GUARANTEE of \$1,000.00 shall be lodged with Council as a Landscape Establishment Bond prior to the release of the Construction Certificate to ensure that the landscape works are installed and maintained in accordance with the approved landscape plan or other landscape conditions.

Fifty percent (50%) of the this bond will be refunded upon issue of the final Certificate of Compliance, where landscape works as approved have been satisfactorily installed. The balance of the bond will be refunded 3 years after issue of the building certificate, where landscape works has been satisfactorily established and maintained.

It is the responsibility of the applicant to notify Council in relation to the refunding of the bond at the end of the 3 year period. Where a change of ownership occurs during this period it is the responsibility of the applicant to make all arrangements regarding transference of the bond and to notify Council of such.

65. A designated turning area shall be provided so that vehicles can reverse out of the garage and egress along the driveway in a forward direction with one reversing manoeuvre. The turning area is not to require excavation underneath the canopy areas of any trees to be retained and is to be designed in accordance

with AS2890.1-1993. Details are to be submitted to Principal Certifying Authority for approval prior to the issue of the Construction Certificate.

66. For stormwater retention, provision of a 2000 litre rainwater tank within the subject property designed to capture and retain runoff from at least one roof downpipe after which runoff bypasses the tank and reverts to the main drainage system. Design drawings are to be prepared by a suitably qualified and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate.

NOTE 1: The tank is to be located at or above existing natural ground level.

NOTE 2: If abutting a wall of the dwelling, the tank must be below the eaves line.

NOTE 3: The tank must not be located on the front facade of a dwelling.

NOTE 4: If the tank is to be attached to a structure then a structural engineer is to certify the adequacy of the design of the structure to carry the tank.

NOTE 5: Maximum height of the tank is 1.8 metres above natural ground level where installed along the side boundary setback of a dwelling.

NOTE 6: The tank is to be a commercially manufactured tank designed for the use of water supply and to be installed in accordance with manufacturers specifications.

NOTE 7: The tank is to be located above an available landscaped area so that the tank may be readily used for watering purposes.

NOTE 8: The tank is to be fitted with a standard garden tap or similar which is to be clearly marked as not to be used for drinking purposes.

NOTE 9: The tank is to be fitted with measures to prevent mosquito breeding.

NOTE 10: Upon completion, certification from a suitably qualified person is to be submitted to the Principal Certifying Authority with respect to this condition being satisfied

NOTE 11: This requirement does not apply where the Applicant considers installation to be impractical.

67. To prevent surface stormwater from entering the building, the finished habitable ground floor level(s) of the building shall be a minimum of 150mm above adjacent finished ground level(s). The entire outside perimeter of the building must have overland flow escape routes which will protect all finished floor levels from flooding during times of complete subsurface drainage blockage.

68. The property drainage system shall be designed and based upon a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence) for impervious surfaces and in accordance with Council's Stormwater Management Manual. Design drawings and calculations are to be prepared by a suitably qualified and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate.

NOTE 1: The property drainage system is not to require excavation or fill underneath the canopy areas of any trees to be retained unless as approved by a qualified arborist's certification that such excavation will not affect the longevity of the subject tree(s).

NOTE 2: If the proposed drainage system involves piping underneath or within the building then the designer is to certify that the design is in accordance with AS3500.3.2:1998 and the BCA.

NOTE 3: All enclosed floor areas, including habitable and garage floor levels, are to be safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

69. Full design drawings of the proposed method of achieving the requirements for on-site stormwater detention and supporting calculations are to be prepared by a suitably qualified and experienced hydraulic engineer and submitted for approval by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate.
70. DRIVEWAYS AND FOOTPATHS: Approval of this Development Application is for works wholly within the property and does not imply approval of footpath or driveway levels, materials or location regardless of whether this information is shown on the Application.

Footpath and driveway levels at the property boundary/road alignment are to be obtained from Council's Technical Services Department prior to release of the Construction Certificate. All footpaths and driveways are to be constructed strictly in accordance with Council's specifications, "Construction of Gutter Crossings and Footpath Crossings" which is issued with alignment levels after payment of the appropriate fee.

The grading of such footpaths or driveways outside the property are to comply with Council's standard requirements. The suitability of the grade of such paths or driveways inside the property is the sole responsibility of the applicant, and this may be affected by the alignment levels fixed by Council.

Note: The construction of footpaths and driveways outside the property, in materials other than those approved by Council, is not permitted and Council may require immediate removal of unauthorised installations.

71. Submission, for approval by the Principal Certifying Authority (PCA) **prior** to issue of the Construction Certificate, of a Soil and Erosion Control Plan prepared in accordance with the NSW Department of Housing document “Managing Urban Stormwater – Soils and Construction” (1998) by a suitably qualified and experienced engineer or surveyor. Such controls should include but not be limited to appropriately sized sediment basins, diversion systems, appropriate controls for each stage of works identified and barrier fencing which maximises and protects areas which are not to be disturbed. The plan must also specify inspection and maintenance regimes and responsibilities and rehabilitation measures.
72. The proposed development should contribute to water conservation where possible through the installation of the following water conservation devices:-
- Maximum 6/3 litre dual flush cisterns
  - Shower heads with reduced water flow devices
  - Aerating taps or taps with flow control valves or restrictors
  - Water efficient appliances
  - Swimming pool covers
  - Drip garden watering systems
  - Rainwater tanks where possible in accordance with the requirements of DCP No 46 – Exempt and Complying Development.

Any such measures to be incorporated within the design of the development shall be included within the documentation to be submitted with the construction certificate.

73. To ensure structural stability, engineer's details (in duplicate) of retaining walls, prepared by a qualified practising structural engineer, shall be submitted to the Principal Certifying Authority for consideration prior to the issue of the Construction Certificate.
74. The driveway crossing to Archbold Road is to be limited to a maximum 4m in width. Revised architectural plans demonstrating compliance with this condition shall be submitted to the principal certifying authority prior to the issue of the Construction Certificate.
75. The designated driveway and turning bays are to be constructed of porous paving materials so as to facilitate stormwater infiltration. Revised architectural plans demonstrating compliance with this condition shall be submitted to the principal certifying authority prior to the issue of the Construction Certificate.
76. To preserve the visual amenity of the locality, the proposed front masonry fence shall be replaced by a visually transparent fence (such as metal grille or timber picket) and shall not exceed a maximum height of 1.5 metres. Revised architectural plans demonstrating compliance with this condition shall be submitted to the principal certifying authority prior to the issue of the Construction Certificate.

77. All windows of habitable rooms fronting Archbold Road are to be either double glazed or served by 6mm float glass so as to assist in providing a satisfactory level of amenity to the dwellings in respect of limiting noise intrusion from the roadway. To ensure compliance with this condition, a certificate from a suitably qualified person is to be submitted to the principal certifying authority on completion of the works.

#### CONDITIONS TO BE COMPLIED WITH PRIOR TO WORK COMMENCING

78. Prior to the commencement of any work, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder who intends to carry out the approved works.
79. External finishes and colours are to be sympathetic to the surrounding environment. Samples of materials and finishes are to be submitted to and approved by Council prior to the commencement of work.
80. To preserve and enhance the natural environment, the downslope side of the proposed construction area of the site is to be enclosed with a suitable erosion control barrier (e.g. straw bales or geofabric fence) along contour before any other work on the site commences.
81. To preserve and enhance the natural environment, a geofabric filter fence shall be installed along contour immediately downslope of construction and disturbed areas prior to any earthworks or construction commencing. Both ends shall be turned uphill by 1.0 metre. Approved geofabric, such as CSR - Humes "Propex" Terram 1000, Polyfelt TS500, Bidim U24 or Terratrack 2415 or equivalent is to be stretched between posts placed at 2.0 to 3.0 metre centres. The base of the fabric must be buried at least 200mm in the ground on the upslope side. Geofabric material shall be replaced at intervals not exceeding 18 months, or as directed by the Principal Certifying Authority.

The geofabric filter fence shall be maintained in an operational condition until the development activities have been completed and the site fully stabilised. Sediment shall be removed from the structure when 40% capacity has been reached.

82. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained.

Application must be made through an authorised Sydney Water Coordinator, for details see Sydney Water web-site  
[www.sydneywater.com.au/customer/urban/index](http://www.sydneywater.com.au/customer/urban/index) or telephone 13 20 92.

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

The Section 73 Certificate must be submitted to Council prior to release of the linen plan/occupation of the development.

#### CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION

83. Prior to the release of any occupation certificate, a compliance certificate must be obtained from an accredited certifier, certifying that the building works for the building to be occupied comply with the plans and specifications approved by this development consent; and any construction certificate associated with this consent for the buildings to be occupied. If the PCA is not the Council, then this compliance certificate must be submitted to the Council at the same time as the occupation certificate is submitted to the Council in accordance with Clause 151(2) of the E P & A Act regulations.
84. A survey report shall be submitted to the Principal Certifying Authority prior to occupation, which certifies that the development has been constructed in accordance with the terms of this consent in relation to built upon area, building levels and setbacks.
85. Without further written consent of Council, the development is to comply with the following indices:
- a. Maximum floor space ratio for the entire development not to exceed 0.46:1.
  - b. Maximum built-upon area for the entire development not to exceed 48%.

A Surveyor's Certificate is to be submitted to the Principal Certifying Authority confirming compliance with these requirements prior to occupation.

86. Construction of the property stormwater drainage works is to be supervised and upon completion certified by a suitably qualified and experienced hydraulic engineer or surveyor, prior to Occupation, that:
- a. The works were carried out and completed in accordance with the approved plans.
  - b. All enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.

A Works-as-Executed drawing of the property stormwater drainage system is also to be furnished by the Certifier prior to Occupation.

87. Construction of the On-site Stormwater Detention System is to be supervised and upon completion a Certificate issued by a suitably qualified and experienced engineer and Works-as-Executed drawing issued by a registered surveyor is to be submitted to the Principal Certifying Authority prior to occupation or issue of an Occupation Certificate.

NOTE 1: The Certificate is to be with respect to compliance with:

- a. The soundness of the structure.
- b. The adequacy of the outlet control mechanism to achieve the discharge as specified.
- c. The capacity of the detention storage as specified.
- d. The size of the orifice or pipe control fitted.
- e. The maximum depth of storage over the outlet control.
- f. The adequate provision of a debris screen.
- g. The inclusion of weepholes in the base of the outlet control pit.
- h. The provision of an emergency overflow path.

NOTE 2: The certifying engineer is to also complete and submit Council's standard On-site Stormwater Detention Certification sheet.

NOTE 3: The Works-as-Executed drawing(s) are to include all relevant levels including:

- invert levels
- surface or pavement levels
- floor levels including adjacent property floor levels
- maximum water surface level to be achieved in the storage zone
- dimensions of basin(s), tank(s), pit(s), etc.
- location(s) of basin(s), tank(s) and distances from buildings, boundaries, and easements, etc.
- storage volume(s) provided and supporting calculations
- size of orifice(s)

88. The creation of a Positive Covenant and Restriction on the Use of Land under Section 88B of the Conveyancing Act 1919, burdening the property with the requirement to maintain the on-site stormwater detention facilities on the property. Submission of documentary evidence to the Principal Certifying Authority (PCA) demonstrating that the Positive Covenant and the Restriction on the Use of Land have been registered at the Land & Property Information (NSW) **prior** to occupation or the issue of an occupation certificate. This is to include, as a minimum, the Certificate of Title.

The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" and to the satisfaction of Council. For existing Titles, the Positive Covenant and the Restriction on the use of Land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA.

89. In order to maintain Council's database of as-constructed on-site stormwater detention systems, if the Principal Certifying Authority is not Council then a copy of the approved stormwater detention design, the works-as-executed drawings and the Engineer's certification of the as-constructed system is to be provided to Council, attention Development Engineer, prior to occupation, the issue of the Occupation Certificate.

90. Prior to occupation, the issue of an Occupation Certificate, all disused driveway crossings, pipe crossing and/or kerb laybacks are to be reinstated as footway and kerb and/or gutter to the satisfaction of Council's Development Engineer. Any infrastructure within the road reserve along the frontage of the subject site or within close proximity which has been damaged as a result of construction works on the subject site is to be repaired to the satisfaction of Council's Development Engineer.

## BUILDING CONDITIONS

91. The following are required details and must be submitted to the Principal Certifying Authority *prior to issue of the Construction Certificate*. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify.
- a. Details prepared by a practicing structural engineer for all or any reinforced concrete, structural steel or timber framing.
  - b. Wind bracing details complying with AS 1684-1992 National Timber Framing Code, AS 1170.2-1989 Wind Load Code or AS 4055-1992 Wind Loads for Housing Code.
  - c. Upper floor joist details, engineered or complying with AS 1684-1992 National Timber Framing Code.
  - d. Retaining walls and associated drainage.
  - e. Wet area waterproofing details complying with the Building Code of Australia.
  - f. Mechanical ventilation details complying with Australian Standard 1668-1993 Mechanical Ventilation & Airconditioning.
  - g. Glazing details complying with AS 1288-1989 Glass in Buildings and Installation Code.
  - h. Stormwater disposal details complying with Council's Stormwater Management Manual and/or other conditions of this consent.
92. The building works are to be inspected during construction by the Council, an accredited certifier or other suitably qualified person/s (as applicable) and a Compliance Certificate shall be issued prior to proceeding to the subsequent stages of construction, encompassing not less than the following stages:
- a. All sediment and erosion control and tree protection measures and installations in place on the site prior to the commencement of any earthworks, excavations or other work.
  - b. Any pier holes and/or foundation material.
  - c. Any steel reinforcement prior to placement of concrete. This includes all reinforcement of floors, slabs, trenches, columns, beams and stairs (if components of this structure).
  - d. Any structural components (i.e. timber framework, structural steelwork or the like) before fixing any lining or covering.
  - e. Any stormwater drainage works prior to covering.
  - f. The completed landscape works in accordance with the approved plans.
  - g. The completed structure prior to occupation.

The required inspection fees (which also covers the issue of the Compliance Certificate) are to be paid to the Council before the issue of a Construction Certificate for this development.

If inspections are to be carried out by Council, 24 hours notice is required by Council's Department of Environmental and Regulatory Services, by telephoning Customer Service on 9424 0888 during business hours (8.30am to 4.30pm) or by facsimile on 9418 1117.

Note: Inspections of work which is found to be defective or not ready will attract a reinspection fee. Please cancel bookings which will not be ready for inspection.

93. For the purpose of safety and convenience a balustrade of 1.0 metre minimum height shall be provided to any landing, verandah, balcony or stairway of a height exceeding 1.0 metre above finished ground level. The design may consist of vertical or horizontal bars but shall not have any opening exceeding 125mm. For floors more than 4.0 metres above the ground, any horizontal elements within the balustrade or other barrier between 150mm and 760mm above the floor must not facilitate climbing.

94. For the purpose of safe ingress and egress the stairs are to be constructed within the following dimensions:

Risers:	Maximum 190mm	Minimum 115mm
Going (Treads):	Maximum 355mm	Minimum 240mm

Note: Dimensions must also comply with limitations of two (2) Risers and one (1) going equalling a maximum 700mm or minimum 550mm. The Risers and Goings shall be uniform throughout the length of the stairway.

95. For fire safety an automatic fire detection and alarm system shall be installed throughout the dwelling in accordance with the following requirements:
- a. A smoke alarm system complying with Part 3.7.2 of the Building Code of Australia Housing Provisions; or
  - b. Smoke alarms which:
    - i. comply with Australian Standard 3786 or listed in the Scientific Services Laboratory Register of Accredited Products (all accredited products should have scribed on them the appropriate accreditation notation); and
    - ii. are connected to the mains and have a standby power supply; and
    - iii. are installed in suitable locations on or near the ceiling and as prescribed under Part 3.7.2 of the Building Code of Australia Housing Provisions.

To ensure compliance with this condition, a Compliance Certificate or documentary evidence from a suitably qualified person is to be submitted to the Principal Certifying Authority.

96. Termite protection which will provide whole of building protection in accordance with Australian Standard 3660 - *"Protection of Buildings from Subterranean Termites"* is to be provided.

Council has a non chemical policy for termite control but will consider proposals involving physical barriers in combination with approved chemical systems. Handspraying is prohibited.

Where a monolithic slab is used as part of a termite barrier system, the slab shall be constructed in accordance with Australian Standard 2870.1 or as designed by a structural engineer but in either case shall be vibrated to achieve maximum compaction.

To ensure compliance with this condition, a Compliance Certificate or documentary evidence from a suitably qualified person is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

97. The following are required details and must be submitted to the Council on completion of the works. Any matter listed below must have a Certificate attached from a suitably qualified person to the effect that the design or matter complies with the relevant design Standard or Code which the Certificate must identify:
- a. Wet area waterproofing details complying with the Building Code of Australia.
  - b. Glazing details complying with AS 1288-1989 Glass in Buildings and Installation Code.

**CARRIED UNANIMOUSLY**

**Councillor Hall returned**

110 **Sponsorship Of 2004 North Shore Business Awards**

File: S02091

To advise Council of a proposal to sponsor the 2004 North Shore Business Awards.

**Resolved:**

(Moved: Councillors Malicki/Coleman)

That Council enter into an agreement with Precedent Productions to become a Support Sponsor of the 2004 North Shore Business Awards.

**CARRIED UNANIMOUSLY**

**MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN (Cont'd)**

111 **Negotiate With DIPNR With Regard To Land**

File: 88/05725/03

**Notice of Motion from Councillor E Malicki dated 24 February 2004.**

I move:

- A. That Council should negotiate with DIPNR with regard to the land comprising the former B2 corridor at the rear of Lucinda Avenue Wahroonga, along Eastbourne Avenue and Fox Valley Roads, requesting that a portion of this land should be dedicated to Council as Open Space as part of the future rezoning of the corridor lands.
- B. That core habitat land within the B2 Corridor should be considered.

**Resolved:**

(Moved: Councillors Malicki/Bennett)

That the above Notice of Motion as amended be adopted.

**CARRIED UNANIMOUSLY**

**QUESTIONS WITHOUT NOTICE**

112 **Canoon Road Netball Courts**

File: S02268

Question Without Notice from Councillor E Malicki

Residents near Canoon Road Netball Courts have recently been informed of four instances of Sunday use of the Courts over the coming season.

1. When was this approved and by whom?
2. Can conditions of consent for the development and other file documents be checked to see if residents were led to believe that no Sunday use or intensification of use would occur?

It is my understanding that such guarantees were given.

**Answer by the Mayor**

The Director will investigate and report.

113      **Council Meeting Procedures**

File: S02355

Question Without Notice from Councillor E Malicki

I am sure I speak for all Councillors in asking you, Mr Mayor, to run very tight Council meetings over the next 3 weeks to prevent political speeches and point scoring prior to the Elections?

Can we keep meetings very relevant and not allow long motherhood and I-told-you-so speeches, please?

**Answer by the Mayor**

I will try.

114      **Provision of Objectives for Section 58B of KPSO - Inclusion in Management Plan 2004-2005**

File: S03096

Question Without Notice from Councillor L Bennett

Can the provision of objectives for Section 58B of the KPSO, either through a DCP or amending LEP, be considered for inclusion in the Management Plan for 2004-2005?

**Answer by the Mayor**

The Director will investigate and report.

115      **238 to 240 Mona Vale Road, St Ives - Camellia Grove Nursery**

File: P52812

Question Without Notice from Councillor T Hall

I refer to Councillor Bennett's question (No 2004/92) whether there may be a bar to heritage listing on commercial grounds and ask the Director of Planning & Environment whether a heritage listing would permit and benefit the owner of the Nursery to establish a café/restaurant during operating daylight hours within the site to support such heritage listing?

**Answer by the Mayor**

The Director will investigate and report.

116      **Vandalism / Graffiti**

File: S03096

Question Without Notice from Councillor T Hall

I ask the Director Technical Services is it a fact that the Council has expended over \$260,000 in the past two years in vandalism repairs of Council's buildings and reserves?

**Answer by the Mayor**

The Director will investigate and report.

*The Meeting closed at 11.25pm*

The Minutes of the Ordinary Meeting of Council held on 2 March 2004, (Pages 1 – 73), were confirmed as a full and accurate record of proceedings on 9 March 2004.

---

General Manager

---

Mayor / Chairperson



**KC RM 2004 –2006**

---

# ROAD MAINTENANCE AND REPAIRS POLICY AND PROCEDURES

2004 – 2006

DATE: 1 <sup>st</sup> March 2004
----------------------------------

**CONTENTS**

DRAFT POLICY AND PROCEDURES FOR ROAD REPAIRS AND MAINTENANCE.....	<b>3</b>
HIGH PRIORITY ROAD MAINTENANCE WORKS – REGIONAL ROADS.....	<b>10</b>
MEDIUM PRIORITY ROAD MAINTENANCE WORKS – COLLECTOR ROADS.....	<b>11</b>
LOW PRIORITY ROAD MAINTENANCE WORKS –LOCAL ROADS.....	<b>12</b>

## **DRAFT POLICY AND PROCEDURES FOR ROAD REPAIRS AND MAINTENANCE**

### **PURPOSE:**

The purpose of this document is to develop a Council policy and a set of procedures for the repair and maintenance of Council's roads which is additional to the capital works program.

### **OBJECTIVES:**

- ◆ To provide safe access for motorists and other users of Council's roads
- ◆ To efficiently allocate available funding and resources for the maintenance and repair of the roads.
- ◆ To develop a priority for temporary and permanent repairs
- ◆ To minimise the ongoing maintenance problems by using effective repair treatments.
- ◆ To program repair work in association with Council's reconstruction program.
- ◆ To develop procedures for the reporting of complaints or vehicle damage or injuries caused by damaged roads.
- ◆ To develop a system for recording and reporting on the condition of Council's roads.

### **ISSUES;**

The main concern with damaged roads that develop into pot holes is the danger that it presents to motorists and other users who use Council's roads. There is a need for Council to be pro-active and effect repairs particularly in busy streets where traffic and other uses are high.

The main causes why roads are damaged is because of poor material sub-grades, heavy traffic or cracking of the pavement surface. Also, damage to the roads can be caused by road openings and the difficulty in restoring the pavement back to a uniform surface.

Council has a road network consisting of 472 kilometres and approximately 200 kilometres of the network is rated as poor or failed. While the current construction program has had increased funding since 2001 from the Infrastructure Levy and Council funding, approximately only 10 kilometres of road work is carried out each year with this level of funding.

In general terms, roads that are in poor condition, subject to continual traffic and not included in the program will require more attention than those roads that are in satisfactory condition and not subjected to continual traffic. Therefore, these roads

will be patrolled regularly whereas the roads considered to be in good condition and low traffic volumes will be patrolled infrequently.

## **IDENTIFICATION:**

There are four forms of identification methods of reporting damaged or dangerous roads, those being:

### **Inspections**

This is a survey of existing roads, which identifies pot holes or pavement failures in terms of the size of the pot hole or failure. The information is recorded in a database and as sections of road repairs are completed the database is updated. It is intended to re-survey the Council area on a five yearly cycle to investigate for any pavement deterioration and audit the database. A drive through inspection on all unsatisfactory or failed roads will be carried out every six months.

### **Complaints/Requests from public**

When members of the public report a pot hole or damaged section of road, the relevant Council Officer records the information in the Customer Request System. Any information relating to personal injuries or vehicle damage should be reported to Council's Insurance Officer with details of the location and cause of the incident. These requests are to be actioned promptly with action to be taken as soon as possible to make the area safe until permanent repairs can be made. A report is required on the cause of the damage and photographs of the section of road are taken both prior to and after repair work.

### **Work Orders from staff**

When staff identify any potentially dangerous section of road, they are required to complete a Work Order through the Customer Request System and forward it to the Depot to carry out repairs. The work is then to be completed by the Civil Works staff as soon as practicable. On completion of the work, the Work Order is to be signed by the Civil Works Co-ordinator, noting the date the repairs were completed. Also, after completion of the work, the road maintenance database is to be updated noting the location and the date the work was completed and whether the work was temporary or permanent.

### **Authorised openings**

Both Public Utility Authorities and Tradespeople are required to carry out road openings from time to time when new cables are to be laid or connections are made to service mains. The person responsible is required to complete an

application and pay Council a deposit. The conditions of opening are stated on the application form including control of traffic during the work.

Temporary restorations are to be carried out to make that area safe and the exact dimensions of the opening are advised to the Restorations and Driveways Engineer who will issue the order to the Depot or Council's contractor to effect the permanent restoration work. Details of the permanent restoration work are covered in Council's specification.

## **EVALUATIONS:**

The evaluation process for roads relate to the risk management processes. The two main criteria for evaluation are severity of the damage and the frequency of use.

The severity categories are based on the extent of the pot hole or pavement failure.

The three severity categories are:

1. Emergency matters such as road collapses or deep potholes that present an immediate danger to the public.
2. Pot holes greater than 300mm diameter and 100mm deep and not considered to be an immediate safety hazard.
3. Potholes less than 300mm and less than 100mm deep.
4. Pavement failures with displaced pavement and pavement cracking.

Category 1 defects will require an immediate response from Council or may require the assistance of the SES for making the area safe. Categories 2 and 3 defects may require temporary measures and scheduled removal and replacement techniques, whereas category 4 sites will be programmed depending on road classification and traffic conditions.

The frequency of use categories are based on road classification and traffic volumes.

The three frequency categories are:

1. Regional Roads and local roads carrying in excess of 10,000 vehicles per day.
2. Collector and local roads carrying traffic volumes between 2,000 and 10,000 vehicles per day.
3. Local roads with traffic volumes less than 2,000 vehicles per day.

Areas where the severity is Rating 1 and the frequency of use is Rating 1, these sites are regarded as high risk sites and were given a high priority for repair.

When evaluating road failures to include in Council's database, the following factors need to be considered and rated:

- ◆ What is the size of the pot hole or pavement failure?
- ◆ What is the likely cause?
- ◆ What is the traffic conditions such as average road speeds?
- ◆ What is the steepness of the road?
- ◆ What is the lighting like?
- ◆ Is the failure located in the wheel track or shoulder area?

The table below is used when identifying the priority of the repair to the pavement failure.

### RATING OF ROAD FAILURE

Severity of road failure	Frequency of Use		
	>10,000 v.p.d.	2,000 to 10,000 v.p.d.	< 2,000 v.p.d.
Road collapses and emergencies	1	1	1
>300mm dia. & 100mm deep and not a safety hazard	2	4	6
<300mm dia. & 100mm deep	3	5	9
Deformed or cracked pavement	7	8	10

Priority 1 road failures are the ones likely to be of highest risk and require highest attention and action. Whereas, Priority 10 road failures are of lower priority and can be attended to at a later time after all other areas have been completed, subject to funds being available.

### CONTROLS:

Following identification and evaluation of the road failure, it is necessary to establish control mechanisms for dealing with high to low risk road failures.

Also, controls need to be established when dealing with complaints from the public, service requests from staff and authorised openings. These sites generally represent a

potential danger and can be either made safe by the erection of barricades and lighting, or temporarily repaired until permanent repairs can be effected.

It is intended that with a pro-active approach to repairing road failures, the amount of complaints and service requests will reduce. However, there needs to be a sufficient amount of funds available each year to repair sites which have recorded complaints or service requests.

Authorised openings can be restored on a programmed basis and deposit funds are sufficient to cover the costs of restoration. Requirements for temporary restoration of authorised openings usually render the site safe until permanent repairs can be carried out.

With complaints from members of the public relating to notified road failures, the matter is usually reported to Council's Customer Service Section in the first instance and then forwarded to Council's Insurance Officer. The Insurance Officer is then required to notify the Civil Works Section advising of the location requesting a report on the cause of the pavement failure possibly including photographs of the site if vehicle is reported. Complaints or Service Requests relating to Priority 1 to 2 sites should be made temporarily safe within 24 hours using temporary materials or the erection of barricades until permanent repairs can be completed. Permanent repairs should be completed within two weeks of the notification.

For Priority 1 sites, information needs to be made available to the Depot or the Emergency response section as soon as possible so that the area can be made safe or road detours put in place. After hours assistance from the SES or the emergency call out person should be notified immediately the report is made known.

For Priority 2 and 3, sites where there are high traffic volumes, the site should be made safe as soon as practicable and within 24 hours of notification.

For Priority 4 to 6, sites should be made temporarily safe within 48 hours and permanently repaired within one month of the notification.

For Priority 7 to 10, sites consideration needs to be given whether action should be taken or programmed as resources permit.

A summary of response times for complaints or service requests relating to road failures is shown in the table below.

## RESPONSE TIMES

Site Priority	Notification To Depot	Temporary Measures	Permanent Repairs
1	1-2 hours	8 hours	1 week
2 and 3	8 hours	24 hours	2 weeks
4 to 6	24 hours	48 hours	1 month

7 to 10	24 hours	1 week	As resources permit
---------	----------	--------	---------------------

For programmed work based on the surveyed results, the following table is used as a guide for repairing road failures.

## PROGRAMMED REPAIRS

Site Priority	Permanent Repairs
1	Within one week of report of incident
2 and 3	On a six monthly inspection and repair cycle.
4, 5 and 8	On a yearly inspection and repair cycle.
6,7 9 and 10	On a three yearly inspection and repair cycle.

## TREATMENTS:

### Road collapses and emergencies road failures

Where these situations occur, the road area is to be made safe by either barricading off the site or placing road detours to ensure traffic safety. The permanent repairs need to be carried out as soon as practical and within one week of the report of the failure where practical.

### Pot holes greater than 300mm diameter and 100mm deep

Initially these may need to be temporarily repaired using cold mix or hot mix after cleaning out the pot hole of loose material. Permanent repairs will need to be programmed as soon as possible with excavation to extend to sound pavement areas and hot mix placed and compacted over the restored area. If the surrounding pavement or road has completely failed, then a program of temporary repairs will need to be programmed until the road is scheduled for reconstruction.

Permanent repairs are required for priority ratings 1 and 3 but sites rating 7 are to remain temporarily repaired until resources are available to carry out permanent repairs.

### Pot holes less than 300mm diameter and 100mm deep

These road failures are to be temporarily repaired using hot mix after cleaning out the pot hole of loose material. Permanent repairs should only be programmed if it is likely that the area will deteriorate quickly due to traffic conditions.

Permanent repairs are required for priority rating 2 sites but sites rating 4 and 8 are to remain temporarily repaired until resources are available to carry out permanent repairs.

### **Deformed or cracked pavements**

Where the road pavement is deformed or cracking is present, temporary placement of hot mix over the deformed or cracked pavement may be necessary to prevent more accelerated deterioration. This is particularly required for rating 5 sites, however permanent repairs may need to be programmed when resources are available. For sites rated 6, temporary repairs are to remain until the road is scheduled for reconstruction. For site rated 9, no repairs are required however, these sites are to remain under observation in the event of deterioration.

### **Public Utility Openings**

The trenches associated with utility openings are to be saw cut either side of the trench into sound material and 100mm wider for the asphalt surface. Where practical the trench should be wide enough for compaction equipment. The finished surface should be left slightly proud of the adjoining surface to allow for consolidation.

For sites rated 1 to 4, inspections should be carried out within the first year to examine if any consolidation has occurred and further asphalt is required to ensure the road surface is level.

**REGIONAL ROADS - HIGH PRIORITY SITES 1, 2 AND 5 SITES SIX MONTHLY INSPECTIONS AND REPAIR CYCLE**

NAME	SECTION FROM	SECTION TO
BOBBIN HEAD ROAD	SELWYN STREET	BERRILLEE STREET
BOBBIN HEAD ROAD	NO 162 FB-5	SPURWOOD ROAD
EASTERN ARTERIAL ROAD	BARRA BRUI CRESC (E)	NICHOLSON AVENUE
EASTERN ROAD	BRENTWOOD AVENUE	CHALIS AVENUE
FOX VALLEY ROAD	LUCINDA AV START RAB	LUCINDA AV END RAB
LADY GAME DRIVE	NO 37 NB C/S	BRIDGE NE - 197M C/S
LINK ROAD	KILLEATON STREET (R)	MONA VALE ROAD
ROHINI STREET	PACIFIC HIGHWAY	EASTERN ROAD
STANHOPE ROAD	PACIFIC HIGHWAY	CULWORTH AVENUE
THE COMENARRA PARKWAY	KISSING POINT ROAD	HICKS AVENUE
BOBBIN HEAD ROAD	WARRANGI STREET	BOOMERANG STREET
BOBBIN HEAD ROAD	BOOMERANG STREET	COOLABAH AVENUE
BOBBIN HEAD ROAD	APPS AVE	KEATS ROAD
BOBBIN HEAD ROAD	KEATS ROAD	NO 220 FB-1
BOBBIN HEAD ROAD	NO 220 FB-1	ALLARA AVENUE
BOBBIN HEAD ROAD	CURAGUL RD ISLAND+26	BUS SHELTER NE - 27
BOBBIN HEAD ROAD	BUS SHELTER NE - 27	NO 385 NB+39M (CS)
BOBBIN HEAD ROAD	NO 385 NB+39M (CS)	DU FAUR STREET
BOBBIN HEAD ROAD	DU FAUR STREET	NO 395A FB - 5
BOBBIN HEAD ROAD	NO 395A FB - 5	ARTS SCHOOL ENTRANCE
BURNS ROAD	BEDFORD AVENUE	BOBBIN HEAD RD (LEFT
BURNS ROAD	BOBBIN HEAD RD (LEFT	THE CHASE ROAD
BURNS ROAD	THE CHASE ROAD	GLENDALE ROAD
BURNS ROAD	GLENDALE ROAD	CLISSOLD ROAD
EASTERN ARTERIAL ROAD	NICHOLSON AVENUE	BRIDGE
EASTERN ARTERIAL ROAD	BRIDGE	BRIDGE
EASTERN ARTERIAL ROAD	LINK TO ROSEBERY RD	SPRINGDALE ROAD (L)
EASTERN ARTERIAL ROAD	SPRINGDALE ROAD (L)	CLARKE PLACE
EASTERN ROAD	ROHINI STREET (RIGHT	BRENTWOOD AVENUE
EASTERN ROAD	CHALIS AVENUE	ALICE STREET
EASTERN ROAD	BURNS ROAD	JUNCTION ROAD
FOX VALLEY ROAD	FIELD PLACE	ROLAND AVENUE
FOX VALLEY ROAD	ADA AVENUE (RIGHT)	LUCINDA AV START RAB
JUNCTION ROAD	EASTERN ROAD	WAHROONGHA AV (RIGHT
JUNCTION ROAD	WAHROONGHA AV (RIGHT	GROSVENOR STREET
KILLEATON STREET	MEMORIAL AVENUE	LINK ROAD
KISSING POINT ROAD	CATALPA CR (WEST)	BORONIA AVENUE
LADY GAME DRIVE	GROSVEN R CL+41 C/S	MAX ALLEN DR NP ENTR
LADY GAME DRIVE	MAX ALLEN DR NP ENTR	BRIDGE- BLUE GUM CRE
LINK ROAD	MONA VALE ROAD	STANLEY STREET
SPRINGDALE ROAD	STANHOPE ROAD	KARRANGA AVENUE
SPRINGDALE ROAD	KARRANGA AVENUE	REDGUM AVENUE
STANHOPE ROAD	CULWORTH AVENUE	WERONA AVENUE (L)
STANHOPE ROAD	WERONA AVENUE (L)	SPRINGDALE ROAD
THE COMENARRA PARKWAY	NIMBRIN STREET	KISSING POINT ROAD
THE COMENARRA PARKWAY	HICKS AVENUE	STAINSBY CLOSE
THE COMENARRA PARKWAY	STAINSBY CLOSE	START LEFT KERB
YANKO ROAD	CONGHAM ROAD	YARRARA ROAD
YANKO ROAD	YARRARA ROAD	NO 108 YANKO ROAD FD

### COLLECTOR ROADS – MEDIUM PRIORITY SITES 3, 4 AND 6 SITES ANNUAL INSPECTIONS AND REPAIR CYCLE

NAME	SECTION FROM	SECTION TO
BEECHWORTH ROAD	BRIDGE	BRIDGE
BOOMERANG STREET	BOBBIN HEAD ROAD	KU-RING-GAI AVENUE
CLANVILLE ROAD	PACIFIC HIGHWAY	BRIDGE
CLANVILLE ROAD	BRIDGE	BRIDGE
CLANVILLE ROAD	BRIDGE	NO 14NB+5M (CS)
CLANVILLE ROAD	NO 14NB+5M (CS)	LOWANA AVENUE
DUMARESQ STREET	NO 15 NB + 4M	VALE STREET
GLENVIEW STREET	BALDWIN STREET	NO 36 FB
GROSVENOR ROAD	PACIFIC HIGHWAY	LUMEAH ROAD NK-8M
GROSVENOR ROAD	LUMEAH ROAD NK-8M	LUMEAH ROAD FK+6M
GROSVENOR ROAD	NO 98 FB	LADY GAME DRIVE
HIGHFIELD ROAD	PACIFIC HIGHWAY	WALLACE PARADE
HIGHFIELD ROAD	WALLACE PARADE	COOK ROAD
LINDFIELD AVENUE	TREATTS RD (LEFT)	KENILWORTH ROAD
LINDFIELD AVENUE	KENILWORTH ROAD	WOODSIDE AVENUE
LUCINDA AVENUE	PACIFIC HIGHWAY	THE GLADE
LUCINDA AVENUE	THE GLADE	EASTBOURNE AVENUE
MALGA AVENUE	BABBAGE ROAD	ROWE STREET
MALGA AVENUE	ROWE STREET	GRIFFITH AVENUE
MCINTOSH STREET	WERONA AVENUE	ROSEDALE ROAD
MILLEWA AVENUE	END OF LEFT KERB	CLEVELAND STREET
MILLEWA AVENUE	COONANBARRA ROAD	BRIDGE
MOORE AVENUE	FIDDENS WHARF ROAD	LADY GAME DRIVE
PARK AVENUE	BRIDGE	PEARSON AVENUE
PARK AVENUE	PEARSON AVENUE	ROSEDALE ROAD (LEFT)
PEARSON AVENUE	CARLOTTA AVENUE	MT WILLIAM STREET
PEARSON AVENUE	MT WILLIAM STREET	PARK AVENUE
PENTECOST AVENUE	BOBBIN HEAD ROAD	FITZROY AVENUE
PENTECOST AVENUE	MOORINA ROAD	MONA VALE ROAD
REDLEAF AVENUE	PACIFIC HIGHWAY	RAILWAY AV
REDLEAF AVENUE	RAILWAY AV	MILLEWA AVENUE
ROSEDALE ROAD	NELSON STREET	PARK AVENUE
SHIRLEY ROAD	ALSTON WAY	GLEN ROAD
SHIRLEY ROAD	ABINGDON ROAD FK+4M	ALISON STREET
SPENCER ROAD	WARWICK STREET	NORFOLK STREET
ST JOHNS AVENUE	PACIFIC HIGHWAY	OBERON CRESCENT
ST JOHNS AVENUE	OBERON CRESCENT	RAB C/ISLAND-15.6M
STUART STREET	ILLOURA AV FK+20M	CLEVELAND STREET
TELEGRAPH ROAD	STATION ST (LEFT)	GANMAIN ROAD
TELEGRAPH ROAD	GANMAIN ROAD	MONA VALE ROAD
THE CHASE ROAD	EASTERN ROAD	NO 12 FB
TRYON ROAD	SHORT STREET	HOWARD STREET
VALE STREET	DUMARESQ STREET	STJOHNS AV (RIGHT)
WERONA AVENUE	McINTOSH STREET	ELVA AVENUE
WERONA AVENUE	ELVA AVENUE	POWELL STREET
WERONA AVENUE	STANHOPE ROAD (LEFT)	TREATTS ROAD (LEFT)

**LOCAL ROADS - LOW PRIORITY SITES 7, 8 AND 9 SITES 3 YEARLY INSPECTIONS AND REPAIR  
CYCLE FOR ROADS RATED AS FAILED CONDITION**

NAME	SECTION FROM	SECTION TO
ABINGDON ROAD	SHIRLEY ROAD	WESTBOURNE ROAD
ADAMS AVENUE	PRINCES STREET	BUCKRA STREET
ALBION AVENUE	JUBILEE AVENUE	END
ALFRED PLACE	SADDINGTON STREET	CUL-DE-SAC
ALKOOMIE PLACE	YARRARA ROAD	CUL-DE-SAC
ALLAMBIE AVENUE	CRANA AVENUE (LEFT)	SYLVAN AVENUE
ALLARA AVENUE	MIOWERA ROAD FB-2M	CUL-DE-SAC
ALVONA AVENUE	LYNBARA AVENUE	COPPINS CLOSE
AMAROO AVENUE	FOX VALEY ROAD	TANDERRA STREET
ANDREW AVENUE	RYDE ROAD	YANKO ROAD
ANNABELLE PLACE	INVERALLAN AVENUE	CUL-DE-SAC
ARUNDEL STREET	WALLALONG CRESCENT	CUL-DE-SAC
ASHBURTON AVENUE	NO18 NB (CS)	CUL-DE-SAC
AULUBA LANE	AULUBA ROAD	CS FRONT OF SHOPS
AVOCA ROAD	CATALPA CRESCENT	WARRAGAL ROAD
AVON ROAD	AVON ROAD BLOCK 02	END AT THE GATE NO 1
BABBAGE ROAD	WARRINGAH ROAD	NO 63FB-9M
BADARENE PLACE	ROBINSON STREET	CUL-DE-SAC
BALDWIN STREET	GLENVIEW STREET	ELGIN STREET
BANDALONG AVENUE	DUNOON AV (RIGHT)	BOLWARRA AVENUE
BANNOCKBURN ROAD	PENTECOST AVENUE	CANBERRA AVENUE
BARDIA PLACE	ROBINSON STREET	CUL-DE-SAC
BEACONSFIELD PARADE	PACIFIC HIGHWAY	AVERIL PLACE
BEACONSFIELD PARADE	NORWOOD AVENUE	BENT STREET
BEAUMONT ROAD	BLAXLAND RD MID CURV	MANNING ROAD
BEAUMONT ROAD	MANNING ROAD	FIDDENS WHARF ROAD
BEECHWORTH ROAD	DAKARA CLOSE	CUL-DE-SAC
BELL STREET	NELSON STREET	CLIFFORD STREET
BENNING AVENUE	KISSING POINT ROAD	END
BENWERRIN CLOSE	KOOLA AVENUE	CUL-DE-SAC
BILLABONG AVENUE	THE CHASE ROAD	CUL-DE-SAC
BOLWARRA AVENUE	WYUNA ROAD (LEFT)	BANALONG AVENUE
BOULARONG ROAD	FAIRWAY AVENUE	KORANGI ROAD
BOORABA AVENUE	BRADFIELD ROAD	CUL-DE-SAC
BOURKE STREET	BANNOCKBURN ROAD	FITZROY LA
BOWEN AVENUE	BENNING AVENUE	BOWEN AV (T-JUNCTION
BRAESIDE STREET	WESTBROOK AVENUE	EASTERN ROAD
BRIDGE PASSAGE	BABBAGE ROAD	NO 94NB+8M
BROULA ROAD	CLISSOLD ROAD	KOKODA ROAD
BRUCE AVENUE	NO29 NTH BDY +5M	GREENGATE ROAD
BUCKRA STREET	PRINCES STREET	ADAMS AVENUE
BURGOYNE STREET	RAILWAY CUL-DE-SAC	PEARSON AVENUE
BURGOYNE STREET	NO 4 NB+7M	NO 10 FB
BURGOYNE STREET	NO 10 FB	MINNS ROAD
BURLEIGH STREET	PACIFIC HIGHWAY	LLEWELLYN LANE
BURNLEY AVENUE	ALLARA AVENUE	BUXTON PLACE
BURNLEY AVENUE	BUXTON PLACE	CUL-DE-SAC
BURRANEER AVENUE	NO 67 FB	EASTERN ART RD (SE)
BUSHLANDS AVENUE	BROWNS ROAD	LYNN RIDGE AVENUE
BUXTON PLACE	BURNLEY AVENUE	CUL-DE-SAC
CALVERT AVENUE	SPENCER ROAD	MILDURA STREET
CARLOTTA AVENUE	HIGHLANDS AVENUE	END
CARNARVON ROAD	ARCHBOLD ROAD	SYDNEY ROAD

NAME	SECTION FROM	SECTION TO
CHATHAM PLACE	ALLARA AVENUE	CUL-DE-SAC
CLISSOLD ROAD	CHERRYWOOD AVENUE	DEVON STREET
COCUPARA AVENUE	POLDING ROAD	CUL-DE-SAC
COLLINS ROAD	SHELBY ROAD	DALTON ROAD
CORONA AVENUE	PACIFIC HIGHWAY	KINGS AVENUE
CORONGA CRESCENT	NO 29 FB	FIDDENS WHARF RD (W)
CRESCENT CLOSE	MILLEWA AVENUE	CUL-DE-SAC
CULTOWA ROAD	RYDE ROAD	LIVINGSTONE AVENUE
CULWORTH AVENUE	STANHOPE ROAD (LEFT)	MARIAN STREET
CULWORTH AVENUE	MARIAN STREET	LORNE AVENUE
CULWORTH AVENUE	LORNE AVENUE	POWELL STREET
CURAGUL ROAD	BOBBBIN HEAD R + 7 M	NO 34 FB
CURTIN AVENUE	MIRROOL STREET	FORDE PLACE
CYRUS AVENUE	FOX VALLEY ROAD	END
DALRYMPLE CRESCENT	VISTA STREET	ROSEDALE ROAD
DAVID CLOSE	COLLINS ROAD	CUL-DE-SAC
DENLEY LANE	MONA VALE ROAD	DURHAM AVENUE
DORSET DRIVE	SHINFIELD AVENUE	DEAD END
DUDLEY AVENUE	ARCHBOLD ROAD	GERALD AVENUE
DUNEBA LANE	DUNEBA AVENUE (SOUTH	DUNEBA AVENUE (NORTH
EARL STREET	ARCHBOLD ROAD	OROYA PARADE
EARL STREET	OROYA PARADE	MOORE STREET
EDEN AVENUE	MAXWELL STREET	START OF TWAY CO
ELLISON PLACE	PENRHYN AVENUE	CUL-DE-SAC
ENDEAVOUR STREET	WESTBROOK AVENUE	END
EPPLESTON PLACE	KENDALL STREET	END
EULBERTIE AVENUE	PACIFIC HIGHWAY	T-JUNCTION
EXETER ROAD	CUL-DE-SAC	EASTBOURNE AV (RIGHT
FAIRLIGHT AVENUE	EASTERN ARTERIAL RD	END
FAIRWAY AVENUE	NO 10FB-3M	PENTECOST AVENUE
FERN STREET	MONA VALE ROAD	GRANDVIEW STREET
FIDDENS WHARF ROAD	MOORE AVENUE	CHARLES ST (RIGHT)
FIG LANE	RIDDLES LN	PEACE AVENUE
FLINDERS AVENUE	LUCIA AV (L) NK-6M	NO 44 NB+4M
FORBES LANE	WILLIAN STREET	RAY STREET
GERALD AVENUE	ROSEVILLE AVENUE	DUDLEY AVENUE
GERALD AVENUE	DUDLEY AVENUE	CUL-DE-SAC
GILLIAN PARADE	YANKO ROAD	CUL-DE-SAC
GOWRIE CLOSE	WALKER AVENUE	CUL-DE-SAC
GREENDALE AVENUE	KORANGI ROAD	MERRIVALE ROAD
GREENGATE ROAD	BRUCE AV FAR EDGE	WERONA AVENUE
GREENGATE ROAD	WERONA AVENUE	NORTHCOTE AVENUE
GREENVALLEY AVENUE	KITCHENER STREET	NO 23 FB-6M
GRIFFITH AVENUE	KOONGARA ROAD	MALGA AVENUE (NORTH)
GROSVENOR LANE	GROSVENOR ROAD	END OF AC
HALCYON AVENUE	CHILTON PARADE	BILLYARD AVENUE
HANDLEY LANE	HANDLEY AVENUE	BANNOCKBURN ROAD
HENRY STREET	RAVENSWOOD AVENUE	CECIL ST MID CURV
HEYDON AVENUE	PACIFIC HIGHWAY	YOSEFA AVENUE
HEYDON AVENUE	YOSEFA AVENUE	START L IKG2 - 1.5M
HIGHFIELD LANE	HIGHFIELD ROAD	END
HIGHLANDS AVENUE	WILTON CLOSE	END
HILLCREST STREET	WATER STREET	END
HOLFORD CRESCENT	RIDGE STREET (SW)	NO 22 FB
HOPE STREET	NO 5 NB	STATION STREET
HOWSON AVENUE	THE COMENARRA PARKWY	CUL-DE-SAC
IGNATIUS ROAD	HIGHFIELD ROAD	POLDING ROAD
INVERALLAN AVENUE	LOFBERG ROAD	KENDALL ST (R-22M)

NAME	SECTION FROM	SECTION TO
INVERALLAN AVENUE	KENDALL ST (R+15M)	YARRARA ROAD
JINDALEE PLACE	KOOLA AVENUE	END
JOHNSON STREET	CHARLES STREET	KNOX STREET
JOHORE PLACE	DAMOUR AVENUE	CUL-DE-SAC
JUGIONG STREET	WALLALONG CRESCENT	CUL-DE-SAC
KARUAH ROAD	EASTERN ROAD	TURRAMURRA AVENUE
KEITH STREET	CHELMSFORD AVENUE	MARJORIE ST (LEFT)
KENILWORTH ROAD	LINDFIELD AVENUE	BLenheim ROAD (LEFT)
KINGS AVENUE	POCKLEY AVENUE	CORONA AVENUE END
KNOX STREET	FIDDENS WHARF ROAD	EDMUND STREET
KOCHIA LANE	MILRAY STREET	NELSON ROAD
KOKODA AVENUE	CLISSOLD ROAD	BROULA ROAD
KORANGI ROAD	BOOLARONG ROAD	GREENDALE AVENUE
KULGOA ROAD	NO 83 NB+12M	TURNING AREA END
LAWSON ROAD	CATHERINE STREET	END
LENNOX STREET	BALDWIN STREET	WAUGOOLA STREET
LEUNA AVENUE	THE BROADWAY	MORONA AVENUE
LINCOLN ROAD	MEMORIAL AVENUE	KENTHURST ROAD
LINKS AVENUE	PARK AVENUE	CUL-DE-SAC
LISA VALLEY CLOSE	THE COMENARRA PARKWY	NO 1 FB+4M
LLEWELLYN LANE	LLEWELLYN STREET	BURLEIGH STREET
LOCKSLEY STREET	WERONA AVENUE	KARANGA AVENUE (LEFT)
LORD STREET	HILL STREET	GLENCROFT ROAD
LORD STREET	GLENCROFT ROAD	ARCHBOLD ROAD
LORNE AVENUE	PACIFIC HIGHWAY	CULWORTH AVENUE
LOWTHER PARK AVENUE	PACIFIC HIGHWAY	CUL-DE-SAC
LUXOR PARADE	MERLIN STREET	CUL-DE-SAC
LYNN RIDGE AVENUE	STJOHNS AVENUE	BUSHLANDS AVENUE
MACLEAY AVENUE	CLISSOLD ROAD	CUL-DE-SAC
MARANOA PLACE	MACLEAY AVENUE	CUL-DE-SAC
MARJORIE STREET	MCLEOD AVENUE	CUL-DE-SAC
MARLBOROUGH PLACE	WARRIMOO AVENUE	NO 29 ND-6M
MAYTONE AVENUE	ILLEROY AVENUE	END
MCINTOSH STREET	ROSEDALE ROAD	CARTER STREET
MCINTOSH STREET	CARTER STREET	CLIFFORD STREET
MCINTOSH STREET	CLIFFORD STREET	BELL STREET
MCINTYRE STREET	MEDIAN END	VALE STREET
MCLEOD AVENUE	CHELMSFORD	MARJORIE ST (RIGHT)
MCLEOD AVENUE	MARJORIE ST (RIGHT)	CLANVILLE ROAD
MEMORIAL AVENUE	TOOLANG ROAD	CUL-DE-SAC
MERRIVALE LANE	BUCKRA STREET FK+3	END
MINNAMURRA AVENUE	RYDE ROAD	CUL-DE-SAC
MONTAH AVENUE	ROSEBERY ROAD	END @ EASTERN ART RD
MONTEITH STREET	KISSING POINT ROAD	CORNWALL AVENUE
MOONAH CLOSE	TIMBARRA ROAD	CUL-DE-SAC
MORONA AVENUE	YANILLA AVENUE	LEUNA AVENUE
MURRUA ROAD	BOBBBIN HEAD R +6.5M	JULIANA LODGE ND-5M
MYRTLE PLACE	GARRICK ROAD	CUL-DE-SAC
NELSON STREET	ROSEDALE ROAD	CARTER STREET
NELSON STREET	CARTER STREET	MATONG STREET
NELSON STREET	MATONG STREET	CLIFFORD STREET
NELSON STREET	MATONG STREET	BELL STREET
NERINGAH AVENUE NORTH	MILLEWA AVENUE	WONIORA AVENUE
NEWARK CRESCENT	BENT STREET (NE)	BENT STREET (SW)
NIBLICK AVENUE	LINKS AVENUE	CUL -DE-SAC
NORFOLK STREET	SPENCER STREET	MILDURA STREET
NORTHCOTE AVENUE	ARTHUR STREET	KYLIE AVENUE
NORWOOD AVENUE	BEACONSFIELD PARADE	LAROOOL AVENUE

NAME	SECTION FROM	SECTION TO
ORANA AVENUE	CHURCH STREET	END
ORMONDE ROAD	THE KINGSWAY	END
OSWALD CLOSE	BLYTHESWOOD AVENUE	CUL-DE-SAC
OWEN STREET	ARCHBOLD ROAD	SYDNEY ROAD
PARK CRESCENT	PARK CR BLOCK I	ALMA ST (NTH EAST)
PATTERSON AVENUE	CONGHAM ROAD	SEQUOIA CL NK - 17
PEACE AVENUE	KULGOA ROAD BLOCK 7	END
PENRHYN AVENUE	LIVINGSTONE AVENUE	CUL-DE-SAC
PIBRAC AVENUE	HASTINGS ROAD	CUL-DE-SAC
PIBRAC AVENUE	PIBRAC AVENUE	NO 27 NB DEAD END
POLDING ROAD	COCUPARA AVENUE	KOONAWARRA AVENUE
PRIMULA STREET	HIGHFIELD ROAD	END
PROVINCIAL ROAD	PACIFIC HIGHWAY	COOK ROAD (RIGHT)
QUADRANT CLOSE	DAKARA CLOSE	CUL-DE-SAC
RALEIGH CRESCENT	TOOLANG ROAD	CUL-DE-SAC
RAMSAY AVENUE	CUL-DE-SAC (WEST)	CUL-DE-SAC (EAST)
RAVENHILL ROAD	THE COMENARRA PARKWY	PEMBROKE AVENUE
RAWHITI STREET	CLANVILLE ROAD	NO 1A,FB-20M
RAYMOND AVENUE	BANGALLA STREET	CHILTON PARADE
REDFIELD ROAD	KOOLA AVENUE	SAVOY AVENUE
REDFIELD ROAD	SAIALA ROAD	BARRIE STREET
RESERVOIR ROAD	PACIFIC HIGHWAY	SELWYN STREET
REYNOLDS STREET	REYNOLDS ST BLOCK 1	STATION STREET
RIDDLES LANE	MONA VALE ROAD	KULGOA ROAD
ROBERT STREET	WERONA AVENUE	ROSEDALE ROAD
ROBINSON PLACE	BENNING AVENUE	CUL-DE-SAC
ROSEBERRY ROAD	WATTLE STREET	MONTAH AVENUE
ROTHERY STREET	ELGIN STREET (RIGHT)	DARNLEY STREET
ROTHWELL ROAD	KISSING POINT ROAD	CUL-DE-SAC
ROTHWELL ROAD	CUL-DE-SAC	MONTROSE STREET
RUSSELL AVENUE	LINDFIELD AV (LEFT)	TRAFALGAR AVENUE
RUSSELL LANE	RUSSELL AVENUE	TRYON LANE
SAIALA ROAD	KOOLA AVENUE	REDFIELD ROAD
SHEATHER AVENUE	WATERHOUSE AVENUE	KELVIN ROAD
SHELBY ROAD	WARRIMOO AVENUE	ROMNEY ROAD
SKINNER PARADE	DUDLEY AVENUE	CUL -DE-SAC
ST JOHNS LANE	STJOHNS AVENUE	END
STAINSBY CLOSE	THE COMENARRA PARKWY	CUL-DE-SAC
STANHOPE ROAD	GARNET STREET	ROSEBERRY ROAD
STATION STREET	GRANDVIEW STREET	CHURCH STREET
STRATHWOOD COURT	MONA VALE ROAD	CUL-DE-SAC
STUART STREET	COONANBARRA ROAD	ILLOURA AV NK-18M
SYLVAN AVENUE	WELLINGTON ROAD	PLEASANT AVENUE
SYLVAN AVENUE	PLEASANT AVENUE	NO 8 NB
TERRACE ROAD	MANNING ROAD	CHARLES STREET
THE CREST	ROSEBERRY ROAD	ROSETTA AVENUE
THE MALL	WARRIMOO AVENUE	CAR PARK ENTRANCE
TRAFALGAR AVENUE	CLANVILLE ROAD	OLIVER ROAD
TRYON LANE	NO 23 FB-14M	NELSON ROAD
VALLEY LANE	NELSON ROAD	SHORT STREET
VICTORIA STREET	HILL STREET	SPEARMAN STREET
VICTORIA STREET	SPEARMAN STREET	WANDELLA AVENUE
WAHROONGA AVENUE	BRAESIDE STREET	KINTORE STREET
WAHROONGA AVENUE	KINTORE STREET	JUNCTION ROAD
WAHROONGA AVENUE	JUNCTION ROAD	CARRINGTON ROAD
WAHROONGA AVENUE	CARRINGTON ROAD	BOUNDARY ROAD
WALLACE PARADE	HIGHFIELD ROAD	BENT STREET
WAMBOOL STREET	AVOCA ROAD	CUL-DE-SAC

NAME	SECTION FROM	SECTION TO
WANDEEN PLACE	WANGANELLA ROAD	CUL-DE-SAC
WANDELLA AVENUE	BOUNDARY STREET	VICTORIA STREET
WANDELLA AVENUE	VICTORIA STREET	BANCROFT AVENUE
WANGANELLA ROAD	WARRIMOO AVENUE	WAIPORI STREET
WARRABINA AVENUE	BUNDABAH AVENUE	WOODBURY ROAD
WARRABRI PLACE	CUL-DE-SAC (NORTH)	LOVAT STREET
WARRABRI PLACE	LOVAT STREET	CUL-DE-SAC (SOUTH)
WARREGO PLACE	CHURCHILL ROAD	CUL-DE-SAC
WARROWA AVENUE	YARRARA ROAD	END
WARWICK STREET	ESSEX STREET	SPENCER ROAD
WARWILLA AVENUE	COONANBARRA ROAD	END
WINCHESTER AVENUE	ETON ROAD	LYLE AVENUE
WOLSTEN AVENUE	FAIRLAWN AVENUE	KATINA STREET
WOMERAH STREET	PACIFIC HIGHWAY	TURUGA ST
WONIORA AVENUE	COONANBARRA ROAD	WOONONA AVENUE
WYUNA ROAD	RYDE ROAD	CUL-DE-SAC
YARABAH AVENUE	PACIFIC HIGHWAY	NO 19 FB
YARRALUMLA AVENUE	WARRIMOO AVENUE	TIMBARRA ROAD
YOUNG STREET	BANGALLA STREET	CHILTON PARADE LEFT
ZELDA AVENUE	EASTERN ROAD	MORRIS AVENUE

<b>LOCAL ROADS - LOW PRIORITY SITES 7, 8 AND 9 SITES 3 YEARLY INSPECTIONS AND REPAIR CYCLE FOR ROADS RATED AS POOR CONDITION</b>
--

NAME	SECTION FROM	SECTION TO
ADA AVENUE SOUTH	FOX VALLEY ROAD	END
ADELONG PLACE	ADA AVENUE (SOUTH)	CUL-DE-SAC
ALBERT DRIVE	CHARLES STREET	BIMBIL PLACE
ALBERT DRIVE	BIMBIL PLACE	NO 37 FB
ALBERT DRIVE	NO 37 FB	CUL-DE-SAC
ALETA CLOSE	MORONA AVENUE	END
ALEXANDER PARADE	KINGS AVENUE	NO 37FB
ALICE STREET	EASTERN ROAD	CUL-DE-SAC
ALICE STREET	DEAD END	THE CHASE ROAD
ALLAN LANE	ROWE STREET	ALLAN STREET
ALLAN STREET	BABBAGE RD (R KERB)	WARRANE ROAD
ALLARD AVENUE	BABBAGE ROAD	NO 26FB+24M
ALLAWAH ROAD	LINDEN AVENUE	ARDEN ROAD FK+10M
ALVONA AVENUE	AMESBURY AVENUE	WALLIS PLACE FK+18M
ALVONA AVENUE	WALLIS PLACE FK+18M	YALUNGA PLACE
AMESBURY AVENUE	HORACE STREET	ALVONA AVENUE
ANCONA ROAD	TRENTINO ROAD	START OF ANCONA LN
ANDERSON AVENUE	BOWEN AVENUE	CUL-DE-SAC
ANEMBO CRESCENT	BEAUMOUNT ROAD	CUL-DE-SAC
ANTOINETTE CLOSE	BLYTHESWOOD AVENUE	CUL-DE-SAC
ARNOLD STREET	ROSEBURY ROAD	NYORA STREET
ARNOLD STREET	NYORA STREET	KARRANGA AV (LEFT)
ARNOLD STREET	KARRANGA AVENUE	WERONA AVENUE
ASHLEY GROVE	MT WILLIAM STREET	CUL-DE-SAC
ASHMORE AVENUE	BEECHWORTH ROAD	LAWLEY CRESCENT
AVON ROAD	ARILLA ROAD	LONSDALE AVENUE
AVONDALE PLACE	WARROWA AVENUE	CUL-DE-SAC
AYRES ROAD	MONA VALE ROAD	NO 1 NB+7M
BABBAGE ROAD	ALLARD AVENUE	CUL-DE-SAC
BANCROFT AVENUE	HILL STREET	GLENCROFT ROAD
BANCROFT AVENUE	GLENCROFT ROAD	ARCHBOLD ROAD
BANKS AVENUE	BOBBIN HEAD ROAD	CUL-DE-SAC
BANNOCKBURN LANE	McRAE PLACE (SOUTH)	McRAE PLACE (NORTH)
BANNOCKBURN ROAD	CANBERRA AVENUE	BOBBIN HEAD ROAD
BARRIE STREET	CUNLIFFE ROAD	WENTWORTH AVENUE
BAYSWATER LANE	BAYSWATER ROAD	END OF AC
BAYSWATER ROAD	PACIFIC HIGHWAY	CUL-DE-SAC
BEDFORD AVENUE	BURNS ROAD	CUL-DE-SAC
BELGIUM AVENUE	TRAFALGAR AVENUE	OLIVER ROAD END
BELL AVENUE	DORMAN CRESCENT	CUL-DE-SAC
BERILDA AVENUE	FINLAY ROAD	BLYTHESWOOD AVENUE
BIMBIL PLACE	ALBERT DRIVE	CUL-DE-SAC
BIMBURRA AVENUE	COLLINS ROAD	CARBEEN AVENUE
BINALONG STREET	GRAYLING ROAD	KENDALL STREET
BLENHEIM ROAD	TREATTS ROAD	WOODSIDE AVENUE
BONTOU ROAD	ROSEDALE ROAD	DORSET DRIVE
BORAMBIL STREET	PACIFIC HIGHWAY	END RIGHT IKG2+1.5M
BORONIA AVENUE	KISSING POINT ROAD	WARATAH ROAD
BOUNDARY ROAD	WAHROONGA AVENUE	GROSVENOR STREET
BOUNDARY STREET	NO 250 NB	NO 254 FB-5M
BOUNDARY STREET	NO 254 FB+5M	ALLARD AVENUE
BOWEN AVENUE	CUL-DE-SAC (NORTH)	CUL-DE-SAC (SOUTH)
BOYD STREET	NO 2NB+3M	JERSEY STREET
BRADFIELD LANE	BRADFIELD ROAD	FIDDENS WHARF ROAD

NAME	SECTION FROM	SECTION TO
BRADFIELD ROAD	LADY GAME DRIVE	MOORE AVENUE
BRADFIELD ROAD	MOORE AVENUE	CHARLES STREET
BRADFIELD ROAD	CHARLES STREET	START OF K&G
BRADFIELD ROAD	NO113NB+5M (CS)	NO 120NB+10M
BRADFORD STREET	MERRIVALE ROAD	RUSHALL STREET
BRENTWOOD AVENUE	CHERRY STREET	END
BRIAR STREET	KILLEATON STREET	FLINDERS AVENUE (L)
BRIDGE PASSAGE	NO 76FB-8M	BABBAGE RD
BROMBOROUGH ROAD	SHIRLEY ROAD	CUL-DE-SAC
BROOKFIELD PLACE	BANOOOL AVENUE	CUL-DE-SAC
BROWNS ROAD	BUSHLANDS AVENUE	CECIL STREET
BRUCE AVENUE	PACIFIC HIGHWAY	NO 29 NTH BDY+5M
BRYCE AVENUE	KALLISTA AVENUE	END
BUCKRA STREET	ADAMS AVENUE	MERRIVALE LANE
BULLER STREET	KISSING POINT ROAD	MAXWELL STREET
BUNDABAH AVENUE	NO 33 FB-3M	NO 30 FB-6M
BUNDABAH AVENUE	NO 30 FB-6M	CUL-DE-SAC
BUNDARRA AVENUE SOUTH	PACIFIC HIGHWAY	NO 17 NB
BUNGALOW AVENUE	TELEGRAPH ROAD	SELWYN STREET
BURGOYNE LANE	PEARSON AVENUE	NO 4 NB-15M
BURGOYNE STREET	PEARSON AVENUE	NO 4 NB+7M
BYRON AVENUE	RICHARD ROAD	CUL-DE-SAC
CADOW STREET	RYDE ROAD	LIVINGSTONE AVENUE
CALVERT AVENUE	FITZROY STREET	SPENCER ROAD
CANBERRA CRESCENT	MELBOURNE RD (NORTH)	MELBOURNE RD (SOUTH)
CAPPER STREET	MIDDLE HABOUR ROAD	CHELMSFORD AVENUE
CARBEEN AVENUE	BIMBURRA AVENUE	MUDIES ROAD
CARINYA ROAD	MOORINA ROAD	KORANGI ROAD
CARLOTTA AVENUE	PEARSON AVENUE	HIGHLANDS AVENUE
CARLYLE ROAD	ORMONDE ROAD	SYLVAN AVENUE
CARLYLE ROAD	SYLVAN AVENUE	PLEASANT AVENUE
CARLYLE ROAD	PLEASANT AVENUE	WELLINGTON ROAD
CARMEN STREET	CATHERINE STREET	PAUL AVENUE
CARRAMAR ROAD	FIDDENS WHARF ROAD	EDMUND STREET
CARRAMAR ROAD	EDMUND STREET	BRADFIELD ROAD
CARRINGTON ROAD	EASTERN ROAD	WAHROONGA AVENUE
CARTER STREET	NELSON STREET	McINTOSH STREET
CATALPA CRESCENT	GODFREY AVENUE	KISSING POINT RD(SW)
CHALLIS AVENUE	EASTERN ROAD	KATINA STREET
CHELMSFORD AVENUE	STRICKLAND AV(RIGHT)	TRAFALGAR AVENUE
CHERRYWOOD AVENUE	CLISSOLD ROAD	HAMPOEN AVENUE
CHILTON PARADE	DAVIDSON AVENUE	YOUNG STREET
CHILTON PARADE	YOUNG STREET	WARRAWEE AVENUE
CHURCH HILL LANE	PACIFIC HIGHWAY	HENRY STREET
CHURCH STREET	MONA VALE ROAD	ORANA AVENUE
CHURCH STREET	ORANA AVENUE	STATION STREET
CHURCHILL ROAD	KOOLA AVENUE	NO 1 FB (CS)
CLERMISTON AVENUE	BOUNDARY STREET	BANCROFT AVENUE
CLIFFORD STREET	NELSON STREET	BELL STREET
CLWYDON PLACE	CLEVELAND STREET	CUL-DE-SAC
COLERIDGE STREET	TELEGRAPH ROAD	CUL-DE-SAC
COMMONWEALTH ROAD	PACIFIC HIGHWAY	GRASSMERE ROAD
COOK ROAD	FIDDENS WHARF ROAD	PROVINCIAL ROAD
COONANBARRA ROAD	BAREENA AVENUE	LOCHVILLE STREET
COOPERNOK AVENUE	WELLINGTON ROAD	PLEASANT AVENUE
COPPINS CLOSE	ALVONA AVENUE (R)	CUL-DE-SAC
CORONGA CRESCENT	FIDDENS WHARF (EAST)	NO 29 FB
COURALLIE AVENUE	GOLFERS PARADE	GOLFERS PARADE

NAME	SECTION FROM	SECTION TO
CRAIGLANDS AVENUE	VALE STREET	RIDGE STREET NO6 NB
CRANA AVENUE	ALLAMBIE AVENUE	KAROO AVENUE FK+19M
CRANFORD AVENUE	MEMORIAL AVENUE	CUL-DE-SAC
CRETE PLACE	ROBINSON STREET	CUL-DE-SAC
CUDGEE STREET	THE CHASE ROAD	CUL-DE-SAC
DANGAR STREET	NORTHCOTE ROAD	NO 6 FB -5M (CS)
DANGAR STREET	NO 6 FB -5M (CS)	SMITH STREET
DERBY STREET	TOROKINA AVENUE	CUL-DE-SAC
DIANA AVENUE	WALLALONG CRESCENT	CUL-DE-SAC
DORMAN CRESCENT	PROVINCIAL ROAD	HIGHFIELD ROAD
DORMAN CRESCENT	HIGHFIELD ROAD	PRIMULA STREET
DOUGLAS STREET	NO 106 NB	DOUGLAS STREET
DROVERS WAY	GLADSTONE PARADE	NO 3 NB
DROVERS WAY	NO 3 NB	BEACONSFIELD PARADE
EASTGATE AVENUE	TRUSCOTT PLACE	FAIRBAIRN AVENUE
ECHO STREET	PARK AVENUE	END
EDGEcombe ROAD	MAWSON STREET	CUL-DE-SAC
EDGEWOOD PLACE	EDGEWOOD BLOCK 1	END
EDMUND STREET	CHARLES STREET	CARRAMAR ROAD
ELIZABETH STREET	STRONE AVENUE	END
ELIZABETHAN PLACE	NO8	TUDOR PLACE
EULBERTIE AVENUE	CUL-DE-SAC	HEYDON AVENUE
FITZROY STREET	NORFOLK STREET	END
FITZSIMONS LANE	WORK SHOP ND	RIDGE STREET
FLINDERS AVENUE	NO 44 NB+4M	NO 23 FB-2M
FORSYTH STREET	WERONA AVENUE	ARTHUR STREET
GARDEN SQUARE	PARK AVENUE	END
GARNET STREET	STANHOPE ROAD	REDGUM AVENUE
GILDA AVENUE	PACIFIC HIGHWAY	ADA AVENUE
GLENDALE ROAD	BURNS ROAD	CUL-DE-SAC
GLENEAGLES AVENUE	GOLF LINKS ROAD	NO 15 FB-14M
GLENELG PLACE	WANGANELLA ROAD	CUL-DE-SAC
GOULBURN STREET	ROSEDALE ROAD	DORSET DRIVE
GRAHAM AVENUE	TELEGRAPH ROAD	ALMA STREET
GRANDVIEW STREET	PACIFIC HIGHWAY	NO 55 NB+13M
GRANDVIEW STREET	WALTON CLOSE	MONA VALE ROAD
GREENDALE AVENUE	FAIRWAY AVENUE	KORANGI ROAD
GREENGATE LANE	BRUCE AVENUE BLK 1	BRUCE AVENUE BLK 2
GREENGATE ROAD	PACIFIC HIGHWAY	BRUCE AV (FAR EDGE)
GREENHILL CRESCENT	WINDSOR PLACE	NO 2 FB - 4 M
GREENWAY DRIVE	WARROWA AVENUE	NO 31 FB
GROSVENOR STREET	NO 151 FB-9M	CUL-DE-SAC
GUYONG STREET	BOORABA AVENUE	CUL-DE-SAC
GWYN CLOSE	DOUGLAS STREET	CUL-DE-SAC
HAIG STREET	PARK AVENUE	END
HARRINGTON AVENUE	EASTERN ROAD	BANGALLA STREET
HASSELL STREET	MAWSON STREET	PALM STREET (L)
HAVELOCK STREET	NO 5 NB (CS)	END (GATE)
HAVILAH LANE	HAVILAH ROAD	NW BDY OF CAR PARK
HAVILAH LANE	NW BDY OF CAR PARK	KOCHIA LN
HAVILAH ROAD	HAVILAH LN	NELSON ROAD
HESPERUS STREET	YARRARA ROAD	NO 19 NB+11M
HESPERUS STREET	NO 19 NB+11M	GREENWAY DRIVE
HIGGS (F.WILLIAM) LANE	WILLIAN STREET	FORBES LN
HIGHGATE ROAD	KENILWORTH ROAD	WOODSIDE AVENUE
HIGHLANDS AVENUE	MONA VALE ROAD	WILTON CLOSE
HILLARY STREET	WALLALONG CRESCENT	CUL-DE-SAC
HOLFORD CRESCENT	NO 50 NB+3M	NO 68 NB

NAME	SECTION FROM	SECTION TO
HOLFORD CRESCENT	HOLFORD CRESCENT FK	RIDGE STREET
HOPE STREET	MONA VALE ROAD	NO 5 NB
HOPKINS PLACE	MURRUA ROAD	CUL-DE-SAC
HORWOOD AVENUE	CHARLES STREET	ALBERT DRIVE
HOWARD STREET	CAPPER STREET	VALLEY ROAD
HUNTER AVENUE	NO 32 NB+14M	NO 51 FB
ILLEROY AVENUE	MIDDLE OF CULVERT CS	MAYTONE AVENUE
ILLOURA AVENUE	STUART STREET	CUL-DE-SAC
IONA AVENUE	YALLEROI AVENUE	YARRARA ROAD
IVEY STREET	BENT STREET	CUL-DE-SAC
JERSEY STREET	CATALPA CRESCENT	NO 13 NB+14M
JUGIONG STREET	TRISTANIA PLACE	WALLALONG CRESCENT
JUNCTION LANE	NO 138 FB	END
KALANG AVENUE	WATTLE STREET	CUL-DE-SAC
KANOONA AVENUE	COLLINS ROAD	CUL-DE-SAC
KARDELLA AVENUE	KARDELLA LANE	STANHOPE ROAD
KAREN ROAD	WOODBURY ROAD	OXLEY AVENUE
KARLOO STREET	FAIRLAWN AVENUE	BILLABONG AVENUE
KAROOM AVENUE	BIMBURRA AVENUE	CUL-DE-SAC
KARRANGA AVENUE	SPRINGDALE ROAD	ARNOLD STREET
KARRANGA AVENUE	LOCKSLEY STREET	POWELL STREET
KARUAH ROAD	KATINA STREET	KU-RING-GAI AVENUE
KATINA STREET	KARUAH ROAD	WOLSTEN AVENUE
KEATS ROAD	BOBBIN HEAD ROAD	ELLALONG ROAD
KEDUMBA CRESCENT	NO 29 FB	NO 8 FB-8M
KHARTOUM AVENUE	WERONA AVENUE	ROSEDALE ROAD
KIAMALA CRESCENT	WERONA AVENUE	TREATTS ROAD
KIMBARRA ROAD	BEECHWORTH ROAD	MYOORA STREET
KIMBARRA ROAD	MYOORA STREET	END
KIOGLE STREET	FOX VALLEY ROAD	KALLANG PARADE
KIPARRA STREET	KOORYONG STREET	RYDE ROAD (NORTH)
KOCHIA LANE	LINDFIELD AVENUE	MILRAY STREET
KOOLA AVENUE	BENWERRIN CLOSE	REDFIELD ROAD
KOOMBALAH AVENUE	KISSING POINT ROAD	MAXWELL STREET
KOONGARA ROAD	MALGA AVENUE	GRIFFITH AVENUE
KORANGI ROAD	PENTECOST AVENUE	BOOLARONG ROAD
KULGOA ROAD	NO 37 NARELLE FD+11M	KNOWLMAN AVENUE
KULGOA ROAD	CAMERON ROAD	WOODLANDS AVENUE
LARCHMONT AVENUE	SPRINGDALE ROAD	CHURCHILL ROAD
LARKIN LANE	MACLAURIN PARADE	NO 66NB+2M (CS)
LARKIN LANE	NO 17NB+15M (CS)	THE RIFLEWAY
LAROOO AVENUE	NORWOOD AVENUE	CUL-DE-SAC
LATONA STREET	YARRARA ROAD	CUL-DE-SAC
LAURENCE AVENUE	EASTERN ROAD	END
LAWLEY CRESCENT	BEECHWORTH ROAD (N)	BEECHWORTH ROAD (S)
LAWSON PARADE	LAWSON ROAD	END
LISTER STREET	BOUNDARY ROAD	END
LIVINGSTONE AVENUE	NO 24 NB	ORINOCO STREET
LLEWELLYN STREET	PACIFIC HIGHWAY	RAILWAY(LLEWELLYN LN
LOFBERG ROAD	GRAYLING ROAD	YANKO ROAD
LONGFORD STREET	SHIRLEY ROAD	ABINGDON ROAD
LOORANA STREET	BOUNDARY STREET	DUNTROON AVENUE
LOORANA STREET	DUNTROON AVENUE	CUL -DE-SAC
LUCIA AVENUE	KILLEATON STREET	FLINDERS AVENUE
LUTON PLACE	MEMORIAL AVENUE	CUL-DE-SAC
LYNWOOD AVENUE	NO 26 NB+10M	LOCKSLEY STREET
MACKENZIE STREET	SMITH STREET (L KERB	NORTHCOTE ROAD
MACLAURIN PARADE	LARKIN STREET	POCKLEY AVENUE

NAME	SECTION FROM	SECTION TO
MAITLAND STREET	WARWICK STREET	NORFOLK STREET
MANNING ROAD	BEAUMONT ROAD	TERRACE ROAD
MAPLES AVENUE	WERONA AVENUE	CUL-DE-SAC
MARLBOROUGH PLACE	NO 29 ND-6M	NO 44 ND
MATONG STREET	NELSON STREET	McINTOSH STREET
MATTHEW CLOSE	FLINDERS AVENUE	CUL-DE-SAC
MAY STREET	WATTLE PLACE	CUL-DE-SAC
MELALEUCA DRIVE	NO 37 NB+3M	CUL-DE-SAC (WEST)
MEMORIAL AVENUE	MUDIES ROAD	TOOLANG ROAD
MERLIN STREET	CARNARVON ROAD	ROSEVILLE AVENUE
MERRIWA STREET	PACIFIC HIGHWAY	VALE STREET
MIDDLE HARBOUR ROAD	CAPPER ST (RIGHT)	ARCHBOLD ROAD
MILDRED STREET	FINLAY ROAD	BLYTHESWOOD AVENUE
MILDRED STREET	BLYTHESWOOD AVENUE	ROLAND AVENUE
MINNS ROAD	MT WILLIAM STREET	ROSEDALE ROAD
MINNS ROAD	ROSEDALE ROAD	END (STEEL FENCE L.)
MIRI COURT	DORSET DRIVE	CUL-DE-SAC
MONA STREET	BILLYARD AVENUE	WATER STREET
MONTEITH STREET	CUL-DE-SAC	FINLAY ROAD
MONTEREY STREET	HASSEL STREET	CUL-DE-SAC
MONTREAL AVENUE	BEAUMONT ROAD	QUEBECK AVENUE
MORONA AVENUE	END	YANILLA AVENUE
MORRIS AVENUE	BOUNDARY ROAD	END
MT WILLIAM STREET	CARLOTTA AVENUE	PEARSON AVENUE
MUNDERAH STREET	PACIFIC HIGHWAY	ADA AVENUE
MYALL AVENUE	PACIFIC HIGHWAY	CUL-DE-SAC
MYCUMBENE AVENUE	WOODLANDS ROAD	CARNAVON ROAD
MYOORA STREET	BEECHWORTH ROAD	NO 15 NB
MYOORA STREET	NO 15 NB	KIMBARRA ROAD
NAMBUCCA STREET	BOBBIN HEAD ROAD	THE CHASE ROAD
NARELLE AVENUE	NO 37 ND -11M	CUL-DE-SAC
NELSON ROAD	TREATTS ROAD	WOODSIDE AVENUE
NELSON ROAD	HAVILAH ROAD	TRYON ROAD (L KERB)
NELSON ROAD	TRYON ROAD (R KERB)	VALLEY ROAD
NIOBE LANE	KISSING POINT ROAD	END
NOLA LANE	CORONA AVENUE	NOLA RD (CUL-DE-SAC)
NORFOLK STREET	MILDURA STREET	BUCKINGHAM ROAD
NORMAC STREET	ALLARD AVENUE	START OF PRIVATE RD
NORMURRA AVENUE	BOBBIN HEAD ROAD	MIOWERA ROAD
NORMURRA AVENUE	MIOWERA ROAD	SOMERSET AVENUE
NORTHCOTE ROAD	MACKENZIE STREET	NO 46 FB-2M (CS)
NULLA NULLA STREET	TURRAMURRA AVENUE	CUL-DE-SAC
OLIVE LANE	OLIVE LN BL 01	ROHINI STREET
OLIVER ROAD	HILL STREET (LEFT)	TRAFALGAR AVENUE
ONSLow LANE	DARNLEY STREET	CUL-DE-SAC
ORCHARD STREET	STATION STREET	NITHDALE STREET
ORINOCO STREET	LIVINGSTONE AV (N)	NO 18 FB
ORMISTON AVENUE	BUSHLANDS AVENUE	END
ORMONDE ROAD	END OF BRIDGE C/S	THE KINGSWAY
PAGE AVENUE	GROSVENOR STREET	CURTIN AVENUE
PARK CRESCENT	ALMA STREET (SW)	END NO 14 -14B GATE
PARK CRESCENT	NO 36 FB-20M	ALMA STREET (NE)
PENNANT AVENUE	BROWNS ROAD	START OF CAR PARK
PERTH AVENUE	SYDNEY ROAD	MELBOURNE ROAD
PHILIP LANE	KENDALL STREET	BINALONG STREET
PLEASANT AVENUE	CRANA AVENUE	SYLVAN AVENUE FK+25M
POCKLEY AVENUE	LARKIN STREET	MACLAURIN PARADE
POLDING ROAD	KOONAWARRA AVENUE	PRIMULA STREET

NAME	SECTION FROM	SECTION TO
PRIMULA STREET	PROVINCIAL RD(RIGHT)	HIGHFIELD ROAD
PRINCES STREET	BANNOCKBURN ROAD	PRINCES LANE
PROVINCIAL ROAD	PRIMULA STREET	NO 98 NB+13M (CS)
PROVINCIAL ROAD	NO 98 NB+13M (CS)	LADY GAME DRIVE
RAND AVENUE	LIVINGSTONE AVENUE	PYMBLE AVENUE
RANDOLPH STREET	YOUNG STREET	END
RAWHITI STREET	NO 1A,FB-20M	WAIMEA ROAD (RIGHT)
RAY STREET	PACIFIC HIGHWAY	WILLIAM STREET
REDFIELD ROAD	SAVOY AVENUE	SAIALA ROAD
REELY STREET	PENTECOST AVENUE	BANNOCKBURN ROAD
REYNOLDS STREET	MERRIVALE ROAD	BRADFORD STREET
RICHARD ROAD	STANLEY STREET	NO 10 FB
RICHARD ROAD	NO 10 FB	LYNBARA AVENUE
RIDGE STREET	MERRIWA STREET	NO 6 RIDGE STREET FB
ROHINI STREET	EASTERN ROAD	END
ROMNEY ROAD	TOOLANG ROAD	ELIZABETHAN PLACE
ROSEBERY ROAD	MONTAH AVENUE	DEAD END AT # 70
ROSETTA AVENUE	ROSEBERY ROAD	THE CRESCENT
ROSETTA AVENUE	DEAD END @ E.ART.RD	FAIRLIGHT AVENUE
ROTHERWOOD PLACE	CATALPA CRESCENT	CUL-DE-SAC
ROWE STREET	BABBAGE ROAD	WARRANE ROAD
RUSHALL STREET	BOBBIN HEAD ROAD	BANNOCKBURN ROAD
RUSHALL STREET	BANNOCKBURN ROAD	CROWN ROAD
SANDFORD ROAD	BANNOCKBURN ROAD	ADAMS AVENUE
SAVOY AVENUE	REDFIELD ROAD	CUL-DE-SAC
SHIRLEY ROAD	ALISON STREET	VALLEY VIEW CLOSE
SIXTH MILE LANE	CENTRE OF CURVE	END (PACIFIC HIGHWAY
SLADE AVENUE	TRYON ROAD	NORTHCOTE ROAD
SMITH STREET	NELSON ROAD	DANGAR STREET
SOMERSET AVENUE	MIOWERA ROAD	STAFFORD PLACE
SOMERSET AVENUE	STAFFORD PLACE	STEPHANIE PLACE
SPENCER ROAD	NORFOLK STREET	CALVERT AVENUE
SPENCER ROAD	CALVERT AVENUE	HIGHBRIDGE ROAD
SPENCER ROAD	HIGHBRIDGE ROAD	CUL-DE-SAC
SPRINGDALE ROAD	ROSEBERY ROAD	BIRDWOOD AVENUE
STADDON CLOSE	WEMBURY ROAD	CUL-DE-SAC
STANHOPE ROAD	SPRINGDALE ROAD	GARNET STREET
STANHOPE ROAD	ROSEBERY ROAD	CUL-DE-SAC
STATION LANE	COONANBARRA ROAD	RAILWAY AVENUE
STATION STREET	TELEGRAPH ROAD	MERRIVALE ROAD
STONECROP ROAD	CURAGUL ROAD	NO 14 FB
STRICKLAND AVENUE	THRESHOLD BEGINING	CHELMSFORD AVENUE
STRONE AVENUE	FOX VALLEY ROAD	END
SUTHERLAND AVENUE	BILLYARD AVENUE	CUL-DE-SAC
SYDNEY ROAD	TRYON ROAD	CHELMSFORD AVENUE
TALLONG PLACE	BANNOCKBURN ROAD	CUL-DE-SAC
TANDERRA STREET	ADA AVENUE	AMAROO AVENUE
TAUNTON STREET	ALMA STREET	CUL-DE-SAC
TAYLOR AVENUE	WARATAH ROAD	END
TAYLOR STREET	WAUGoola STREET	END
TENNYSON LANE	TENNYSON AVENUE	CAR PARK (LEFT)
TERRIGAL AVENUE	WARRAGAL ROAD	WAMBOOL STREET
THE GLADE	LUCINDA AVENUE	END
THE GROVE	CLANVILLE RD (LEFT)	OLIVER ROAD
THE KINGSWAY	ORMONDE ROAD	END
THE RIFLEWAY	PACIFIC HIGHWAY	SIX MILE LANE
THOMAS AVENUE	ONTARIO AVENUE	CUL -DE-SAC
TIMARU STREET	WARRAGAL ROAD	CUL-DE-SAC

NAME	SECTION FROM	SECTION TO
TIMBARRA ROAD	WARRIMOO AVENUE	CUL-DE-SAC
TODMAN AVENUE	DONCASTER AVENUE	WYOMEE AVENUE
TREATTS ROAD	LINDFIELD AVENUE	NELSON ROAD
TRENTINO ROAD	EASTERN ROAD	BURNS ROAD
TRISTANIA PLACE	CUL-DE-SAC (NE)	CUL-DE-SAC (SW)
TRYON LANE	LINDFIELD AVENUE	NO 23 FB-14M
TRYON ROAD	NO128 NB-7M	COOPERNOOK AVENUE
ULM AVENUE	BARWON AVENUE	END
VALE STREET	STJOHNS AV (RIGHT)	CUL-DE-SAC
VALLEY ROAD	NELSON ROAD	HOWARD STREET
VICTORIA AVENUE	WALLALONG CRESCENT	PATTERSON AVENUE
WADE LANE	PARK AVENUE	ST OHNS AVENUE
WAIMEA ROAD	CHELMSFORD AVENUE	STRICKLAND LN
WALLALONG CRESCENT	CONGHAM ROAD	VICTORIA AVENUE
WALLALONG CRESCENT	HILLARY STREET	YANKO ROAD (NORTH)
WARD STREET	LIVINGSTONE AVENUE	YARRARA ROAD
WARRABINA AVENUE	DOUGLAS STREET	BUNDABAH AVENUE
WARRAGAL ROAD	PACIFIC HIGHWAY	BRIDGE
WARRAGAL ROAD	BRIDGE	BRIDGE
WARRAGAL ROAD	BRIDGE	AVOCA ROAD
WARRAGAL ROAD	AVOCA ROAD	CUL-DE-SAC
WARRAWEE AVENUE	BANGALLA STREET	NO1 FB - 20M
WARRIMOO AVENUE	MUDIES ROAD	CARBEEN AVENUE
WARWICK STREET	SPENCER ROAD	BUCKINGHAM ROAD
WATER STREET	CLEVELAND STREET	YOUNG STREET
WATTLE PLACE	KISSING POINT ROAD	END
WAUGOOLA STREET	TAYLOR STREET	WARANDOO STREET
WELLESLEY ROAD	CHURCH STREET	GRANDVIEW STREET
WELLINGTON LANE	WELLINGTON ROAD (W)	WELLINGTON ROAD (E)
WENTWORTH AVENUE	FAIRBAIRN AVENUE	NO 44 FB
WESTBROOK AVENUE	BURNS ROAD	GLADYS AVENUE
WILTON CLOSE	HIGHLANDS AVENUE	CUL-DE-SAC
WINDSOR PLACE	WARRIMOO AVENUE	CUL-DE-SAC
WOLSELEY ROAD	TREATTS ROAD	CUL-DE-SAC
WOLSELEY ROAD	CUL-DE-SAC (N)	CUL-DE-SAC (S)
WOODFORD LANE	BENT STREET	DROVERS WAY
YARABAH AVENUE	NO 19 FB	BUSHLANDS AVENUE
YARRAN STREET	RYDE ROAD	CUL-DE-SAC
YARRARA ROAD	YANKO ROAD	LACHLAN AVENUE
YARRARA ROAD	INVERALLAN AVENUE	GOLFERS PARADE
YIRGELLA AVENUE	SPRINGDALE AVENUE	CHURCHILL ROAD
YOUNG STREET	CHILTON PARADE	BILLYARD AVENUE