

<b>JRPP No.</b>	Item 1 (2009SYW 009)
<b>DA No.</b>	2009/532 for Chatswood High School at 24 Centennial Avenue, Chatswood. Proposed demolition of former Industrial Arts block, construction of replacement administration, staff, general learning spaces, student amenities, lift and landscaping, demolition of redundant buildings, construction of replacement car parking and associated stormwater works
<b>Applicant:</b>	NSW DEPARTMENT OF EDUCATION AND TRAINING
<b>Report By:</b>	DEVELOPMENT PLANNER – WILLOUGHBY CITY COUNCIL-

## Assessment Report and Recommendation

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<b>RECOMMENDATION:</b>	<b>APPROVAL</b>
<b>LOCATION:</b>	<b>SOUTHERN SIDE OF CENTENNIAL AVENUE BOUNDED BY WHITTON ROAD TO THE EAST AND DARDANELLES ROAD TO THE WEST</b>
<b>APPLICANT:</b>	<b>NSW DEPARTMENT OF EDUCATION AND TRAINING</b>
<b>OWNER:</b>	<b>NSW DEPARTMENT OF EDUCATION AND TRAINING</b>
<b>PROPOSAL:</b>	<b>DEMOLITION OF FORMER INDUSTRIAL ARTS BLOCK, CONSTRUCTION OF REPLACEMENT ADMINISTRATION, STAFF, GENERAL LEARNING SPACES, STUDENT AMENITIES, LIFT AND LANDSCAPING, DEMOLITION OF OTHER REDUNDANT BUILDINGS</b>
<b>DATE OF LODGEMENT:</b>	<b>2<sup>ND</sup> SEPTEMBER 2009</b>
<b>VALID APPLICATION DATE:</b>	<b>2<sup>ND</sup> SEPTEMBER 2009</b>
<b>REPORTING OFFICER:</b>	<b>STEVE GUY</b>
<b>RESPONSIBLE OFFICER:</b>	<b>IAN ARNOTT - DEVELOPMENT PLANNING MANAGER</b>

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### DESCRIPTION OF PROPOSAL

The application proposes the following works:

- Demolition of the existing single storey fibre-cement clad building known as 'Block G'
- Removal of retaining walls along the north and east sides of Block G
- Demolition of demountables to the south and east of Block G
- Excavation around Block G and towards Oliver Road for the erection of Block G and the relocated parking area

- Construction of new three storey (12.8m max ridge height) Stage 3 and Stage 4 buildings with an internal lift in general footprint of demolished Block G comprising administration, staff, general learning spaces and amenities
- Excavation and construction for retaining walls around Stage 3 and Stage 4 buildings
- Construction of an elevated ramp from Centennial Avenue to the new buildings
- Construction of 17 new car parking spaces to replace those lost by the proposed stage 3 and 4 buildings
- Associated landscaping works
- Associated infrastructure works for operation of the buildings
- Associated stormwater collection works for buildings and adjoining buildings within the immediate vicinity.

### **Neighbour Notification**

The application was notified for a period of twenty-one (21) days in accordance with category 'C' of Part B.9 of Willoughby Development Control Plan. Two submissions one of which was accompanied by a petition with eighteen (18) signatories have been received by Council raising concern with the development and/or school site. Their concerns are summarised as follows:

#### 13 Centennial Ave

- Height and scale of the development
- Impact upon the streetscape (Centennial Avenue)
- Impact upon existing wildlife at the school site
- Impact upon through traffic on Centennial Avenue from the proposed new Centennial Avenue elevated ramp
- Increase to existing noise emitted from classrooms
- Insufficient attention given to landscaping considerations to the site and the Centennial Avenue streetscape

#### 25 Centennial Avenue (with accompanying petition)

- Traffic and parking reduction (noise and congestion) during weekends from existing weekend classes
- Noise during the night from existing garbage collection services

These concerns are discussed further within the 'Neighbour Notification Issues' section of this report (below).

### **Existing Building, Relevant History and Site Context**

The subject site is approximately 48300m<sup>2</sup> and is commonly known as Chatswood High School, 24 Centennial Avenue, Chatswood. The school is primarily comprised of Lot 1 in DP 725204 and will straddle the boundaries of various other lots owned and managed for/as Chatswood High School by the NSW Dept Education and Training, these lots are identified as follows:

- Lot 16 Section 8 DP 2273
- Lot 17 Section 8 DP 2273
- Lot 18 Section 8 DP 2273
- Lot 19 Section 8 DP 2273
- Lot 20 Section 8 DP 2273
- Lot 18 Section 7 DP 2273
- Lot 19 Section 7 DP 2273
- Lot 20 Section 7 DP 2273
- Lot 21 Section 7 DP 2273
- Lot 20 Section 6 DP 2273
- Lot 21 Section 6 DP 2273

- Lot 22 Section 6 DP 2273
- Lot 23 Section 6 DP 2273

The site is roughly rectangular in shape as it follows the bounds of Centennial Avenue to the north, Eddy Road to the south, Whitton Road and its residential properties to the east and Dardanelles Road/Devillers Avenue and its residential properties to the west. Oliver Road and Freeman Road terminate at the eastern boundary of the site.

The site slopes from north to south with a cross fall from east to west and incorporates a level sports playing field in the eastern portion of the site. The site includes 1, 2 and 3 storey school buildings within the immediate locality to the development site. Some of these buildings are currently under construction after the recent governments 'Building Education Revolution' scheme and are classified exempt and complying works under SEPP (Infrastructure) 2007.

The existing buildings are set on steep to moderate sloping land to the north of the existing sports playing field. A remnant of the Blue Gum High Forest occupies part of the north-east portion of the school grounds near the area of the proposed works.

The permanent buildings are generally constructed of brick, stone and cement render (pebblecrete-like panels) with tile roofs. The demountable buildings are located near the western boundary and within the existing car park serviced by Oliver Road.

The school sports ground located to the south of the building area is managed by Willoughby City Council as public access is permitted after hours and at weekends. Two drainage easements are located within the school grounds near the eastern and southern boundaries.

The school boundaries are fenced with low cyclone metal fencing approximately 1.0m high. Some internal areas and buildings within the school are fenced with 2.0m high security fencing.

Vehicular access to the school is available via Centennial Avenue, Oliver Road and Devillers Avenue. The proposed building area is immediately serviced by the Oliver Road access.

Pedestrian access is provided to the site via the schools front gates upon Centennial Avenue which lead to a steep ramp and stair to the northern elevation of Block G. Block G is also directly accessed from Oliver Road via sealed driveway and parking area.

The school is set within a residential area primarily serviced by Centennial Avenue and Eddy Road. The surrounding area includes low density residential development to the north, south and west of the school site. Medium density residential development up to 8 and 9 storeys high is located adjacent to the eastern boundary of the school and extends up to the Pacific Highway. The nearest residential apartment buildings will be approximately 20m to 30m from the eastern extent of the Stage 4 Building.

The subject area has additional significance due to its location within the Sydney Blue Gum High Forest as identified and listed within Schedule 1A Part 2 'Critically Endangered Ecological Communities' of the New South Wales Threatened Species and Conservation Act 1995 (NSW TSC Act 1995).

### **Controls and Classification**

- i) Willoughby LEP 1995: Applies
- ii) Conservation Area: No, heritage items are located at 19 & 60 Centennial Avenue
- iii) Zoning: Special uses 5(a) 'School'
- iv) Applicable DCP (SEPPs, REPs): SEPP (Infrastructure) 2007, SREP (Sydney Harbour Catchment) 2005, WDCP, Threatened Species Conservation Act 1995.

- v) BCA Classification:9b
- vi) S94 Contribution Plans: N/A

### Development Statistics

	Existing	Proposed
a) Site Area (m <sup>2</sup> )	48300m <sup>2</sup>	No change
b) Gross Floor Area (m <sup>2</sup> )	1385m (Block G & Demountables)	426m <sup>2</sup> stage 3 940m <sup>2</sup> stage 4 Total 1366m <sup>2</sup>
c) Setbacks Centennial Avenue East Eddy Road	43m 41m 172m	42m 33m 65m
d) Height (storeys)	1	3
e) Car spaces	23 spaces	24 spaces (including 1 disabled space)

### Compliance with Plans or Policies

It should be noted that the site is not guided by built form development standards.

### Referrals

#### Area Building Surveyor

The application has been referred for comment to Council's Area Building Surveyor who has subsequently advised that the proposal is acceptable subject to recommended conditions to be imposed on any consent (**conditions 1, 4, 5, 6, 7, 11, 12, 13, 14, 15, 16, 17, 21, 22, 23, 32, 33, 34, 35, 41, 43, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72 & 86**).

#### Area Engineer

The application has been referred for comment to Council's Area Engineer who has subsequently advised that the proposal is acceptable subject to recommended conditions to be imposed on any consent (**conditions 4, 5, 6, 8, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 31, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 62, 63, 64, 65, 66, 73, 74, 75, 76, 77, 78, 79, 80 & 87**).

#### Landscape Officer

The application was referred for comment to Council's Landscape Officer who has subsequently advised that the proposal is acceptable subject to suitable standard conditions to be imposed on any consent that may be issued (**conditions 9, 10, 54 & 88**).

#### Environmental Health Officer

The application was referred for comment to Council's Environmental Health Officer who has subsequently advised that the proposal is acceptable subject to suitable standard conditions to be imposed on any consent that may be issued (**conditions 7, 16, 17, 18, 20, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 58, 59, 82, 83 & 84**).

#### Heritage Architect

The application was referred for comment to Council's Heritage Architect who has subsequently advised that the proposal is acceptable subject to suitable standard conditions to be imposed on any consent that may be issued (**conditions 39, 42 & 61**).

#### NSW Police

The application was referred for comment to the NSW Police (Chatswood LAC) in accordance with Council's Safer-by Design (CEPTD) protocol who has subsequently advised that the proposal is acceptable subject to be imposed on any consent that may be issued to

minimise potential graffiti attack and ensure passive surveillance of the buildings from Centennial Avenue (**conditions 60 & 85**)

**Matters for Consideration Under S.79C EP&A Act**

Satisfactory ✓ Unsatisfactory ✗ Not Relevant N/A

(a)(i)	The provisions of any environmental planning instrument (EPI)	
	State Environmental Planning Policies (SEPP)	✓
	Regional Environmental Plans (REP)	✓
	Local Environmental Plans (LEP)	✓
(a)(ii)	The provision of any draft environmental planning instrument (EPI)	
	Draft State Environmental Planning Policies (SEPP)	N/A
	Draft Regional Environmental Plans (REP)	N/A
	Draft Local Environmental Plans (LEP)	N/A
(a)(iii)	Any development control plans	
	Development control plans (DCPs)	✓
(a)(iv)	Any matters prescribed by the regulations	
	Clause 92 EP&A Regulation-Government Coastal Policy	N/A
	Clause 93 EP&A Regulation-Fire Safety Considerations	N/A
	Clause 94 EP&A Regulation-Fire Upgrade of Existing Buildings	N/A
(b)	The likely impacts of the development	
	Context & setting	✓
	Access, transport & traffic, parking	✓
	Servicing, loading/unloading	N/A
	Public domain	✓
	Utilities	✓
	Heritage	✓
	Privacy	✓
	Views	✓
	Solar Access	✓
	Water and draining	✓
	Soils	✓
	Air & microclimate	✓
	Flora & fauna	✓
	Waste	✓
	Energy	✓
	Noise & vibration	✓
	Natural hazards	✓
	Safety, security crime prevention	✓
	Social impact in the locality	✓
	Economic impact in the locality	✓
	Site design and internal design	✓
	Construction	✓
	Cumulative impacts	✓
(c)	The suitability of the site for the development	
	Does the proposal fit in the locality?	✓
	Are the site attributes conducive to this development?	✓
(d)	Any submissions made in accordance with this Act or the regulations	
	Public submissions	✓

	Submissions from public authorities	N/A
(e)	The public interest	
	Federal, State and Local Government interests and Community interests	✓

### **Assessment**

#### SEPP (infrastructure) 2007

The development for the purpose of educational establishments is permissible as defined by Clause 28 of the SEPP.

It is noted that the proposed development would be considered complying development under Clause 31A of the SEPP as part of an existing educational establishment except that the proposed Stage 3 & 4 Buildings exceed 12 metres in height.

#### WLEP 1995

The development is consistent with the general objectives for the special uses zone as defined by WLEP 1995.

The proposal is also considered consistent with Clause 13D of WLEP in relation to amenity impacts upon adjoining or nearby properties ensuring no significant loss of views, loss of privacy or reduction of sunlight to the living areas or principal open space recreation areas for those properties.

Clauses 56 requires the applicant to ensure and submit evidence that the development is consistent with the 'Heritage aims and objectives of WLEP 1995'. In particular the applicant was requested to submit a heritage impact statement addressing these requirements. The application has been accompanied by a heritage impact statement that has been prepared having regard to potential impacts. The heritage impact statement has been assessed and endorsed by Council's Heritage Architect.

#### Parking

The existing formal parking area serviced by Oliver Road provides 23 car spaces around Block G. The subject application provides 23 car spaces and one disabled parking space within a newly constructed at grade parking area serviced by Oliver Road.

Additionally the floor area of those buildings being removed is comparable (19m<sup>2</sup> less) that proposed for use and in this respect demonstrates that the development will not generate an increase in number of students/staff able to be accommodated by the existing establishment and subsequently generate an increased demand upon the local transport and traffic network.

The application is considered acceptable as there is no reduction or adverse change to the existing parking arrangements provided on site.

#### Water Management

The development is considered to be consistent with the objectives for water management as defined by WDCP. Drainage from the existing site is disposed of into the natural drainage corridor managed by Council along the southern boundary of the site. Additionally the development will provide on-site stormwater disposal consistent with Council's requirement.

#### Waste Management

The application documents that resource management will follow the resource management principles embodied within the *Waste Avoidance and Resource Recovery Act, 2001* and that a waste management plan will be prepared during the detailed design phase of the

development. In this regard and to ensure a waste management plan is prepared a condition of consent has been applied to the consent (**condition 12**).

Additional conditions have been imposed to ensure the safe removal and disposal of Asbestos if encountered during demolition and construction (**conditions 32, 33, 34, 35, 36 & 37**).

#### Sustainable Development

The application has been designed with regard to the sustainable design requirements as contained within 'Schools Facilities Standards'. Additionally the application includes the submission of a sustainability scorecard which details sustainable commitments the development makes. Conditions have been applied to ensure that the proposal achieves the relevant mandatory sustainability measures as required under the 'School Facilities Standards' (**conditions 3 & 40**).

#### Height, Bulk and Scale

The proposed development is three storeys and approximately 12.8m in height from ground level. The proposed ridge is considered generally consistent with the adjoining school building and below that of the adjoining multi-level residential buildings to the east of the site. As such, the bulk and scale-related impacts are considered to be compatible with those of adjoining developments. Furthermore, the topography and the positioning of the buildings down slope from Centennial Avenue and adjoining properties to the east provides separation and, for some, screening of the development as the elevated roads, properties and landscaping within the setbacks assist in providing visual relief.

In this regard the proposed height, bulk and scale of the proposed buildings are considered acceptable and consistent with surrounding multi-level development

It is noted that the proposed development would be considered complying development under Clause 31A of the SEPP as part of an existing educational establishment except that the proposed Stage 3 & 4 Buildings exceeds 12 metres in height.

#### Building Setbacks

The proposed building setbacks to Centennial Avenue are considered acceptable as the development is behind the building line set by the adjoining multi storey residential flat building to the east and the existing three storey school building (Building F) to the west. Additionally, the existing landscaped setback to Centennial Avenue with significant canopy trees will be maintained which will provide an immediate softening of the built form when viewed from Centennial Avenue.

The proposed building setback to the eastern boundary is considered acceptable as the development provides adequate separation between the subject development and adjoining multi-level residential flat buildings. The eastern setback is well landscaped with existing established canopy trees and understorey plantings that will be protected during demolition and construction as detailed within the submitted ecological report and upon the submitted landscape plan.

The proposed setbacks are considered acceptable as they do not result in unreasonable visual bulk to the surrounding streets or surrounding properties and do not adversely impact upon surrounding properties in respect of loss of privacy or solar access or views. There is no significant change to the existing setbacks for the buildings.

#### Solar Access

Shadow diagrams were submitted for the proposed development for June 21 at intervals of 9am, 12noon and 3pm. Due to the orientation of the site with north to the front of the site, proposed shadowing falls towards the rear of the site over the sports field, along the eastern

side boundary landscaped setback and car park and over the lower levels of the adjoining library block. In this regard there are no unreasonable shadowing impacts resulting from the proposed development.

#### SREP (Sydney harbour Catchment) 2005

SREP (Sydney Harbour Catchment) 2005 applies to the development. The site is not located within the visual catchment of the foreshore or waterway. The proposal is considered consistent with the objectives of the instrument and related DCP and conditions of consent have been applied to ensure appropriate sediment and erosion control measures are put in place to protect the waterways and surrounding areas (**conditions 16, 17, 18, 20 & 21**)

#### Threatened Species and Conservation Act 1995 & Environment Protection & Biodiversity Conservation Act 1999

The application details that the provisions of the TSC Act 1995 and EPBC 1999 and relevant regulations will be complied with. Additionally the development has been assessed by Council's Landscape Officer who advises that the development is acceptable subject to the adoption of the recommended measures to minimise impacts on threatened species populations or ecological communities as detailed within the submitted flora and fauna assessment dated 27 July 2009.

#### **Neighbour Notification Issues:**

Concern is raised by surrounding residents, as detailed in *'italics'* and addressed as follows:

- *Height and scale of the development*

Comment: As detailed above the proposed height and scale of the development is considered acceptable as the proposed ridge is considered generally consistent with the adjoining school building and below that of the adjoining multi-level residential buildings to the east of the site. As such, the bulk and scale-related impacts are considered to be compatible with those of adjoining developments and acceptable in this context

- *Impact upon the streetscape (Centennial Avenue)*

Comment: As detailed above the topography of the site and positioning of the buildings down slope from Centennial Avenue and adjoining properties to the east provides separation and, for some, screening of the development as the elevated roads, properties and landscaping within the setbacks assist in providing visual relief.

- *Impact upon existing wildlife at the school site*

Comment: The application is accompanied by a Flora and Fauna Assessment of which the recommendations of the report to minimise impact of the development are ensured via conditions of consent. In this regard the proposal is supported.

- *Impact upon through traffic on Centennial Avenue from the proposed new Centennial Avenue elevated ramp*

Comment: The application demonstrates no additional traffic is generated by the proposed development as the floor areas of buildings being removed is generally consistent with that being replaced by the new development. In this respect the development will not generate an increase in number of students/staff able to be accommodated on site and as such will not generate an increased demand upon the local transport and traffic network.

The application is considered acceptable as there is no anticipated change to the existing traffic and parking arrangements provided on site.

- *Increase to existing noise emitted from classrooms*

Comment: The proposed acoustic impact of the development upon the surrounding area is considered consistent with that anticipated by the use of the school premises being primarily daytime use. It is noted that the design of the buildings provide enclosed class rooms and offices serviced by internal corridors for student and staff circulation thereby minimising potential acoustic impact during circulation within the buildings. Finally the setbacks to adjoining residential properties are considered extensive and will aid in reducing acoustic impacts from the use of the new buildings.

- *Insufficient attention given to landscaping considerations to the site and the Centennial Avenue streetscape*

Comment: The application details a landscape plan which provides for the retention and rehabilitation of the Blue Gum High Forest landscaped area presenting to Centennial Avenue. No works are proposed along the Centennial Avenue fence line with the exception of a new paved area to facilitate pedestrians using the proposed elevated ramp to the Stage 3 building. Landscaping around the proposed development being in the form of bushland regeneration and landscape protection is considered appropriate and acceptable subject to conditions being imposed as recommended by Councils Landscape Officer.

- *Traffic and parking reduction (noise and congestion) during weekends from existing weekend classes*

Comment: As detailed above the parking provision for the stage 3 and 4 buildings on site is considered acceptable as there is no reduction or adverse change to the existing parking arrangements provided on site. It is noted that some of the demountable buildings used by weekend classes occupy the existing spaces. Under the proposed development the parking area is clear of obstruction from demountable buildings.

- *Noise during the night from existing garbage collection services*

Comment: The subject application does not relate to the existing garbage service and in this respect the subject concern does not warrant reassessment of the waste services of the site under this application. Notwithstanding, this matter has been referred to Council's Compliance/Waste section for further investigation.

#### Concurrence

As the developer is the Crown, concurrence with conditions of consent is required prior to the determination of the application. At the time of writing this report the concurrence had not been finalised by the Crown. In this respect the Assessment Officer's recommendation is subject to concurrence being reached by the crown and the consent authority

#### **Conclusion**

Development application DA-2009/532 for the demolition of a former industrial arts block, construction of replacement administration, staff, general learning spaces, student amenities, lift and landscaping and demolition of other redundant buildings is permissible within the special uses 5(a) 'school' zone as defined by WLEP 1995 and under the provisions of SEPP (Infrastructure) 2007. The development is considered to be consistent with the zone objectives and relevant development standards applicable to the site.

#### **OFFICER'S RECOMMENDATION**

**Subject to concurrence with conditions of consent That the application be approved and delegated authority be granted to the General Manager to issue the consent notice subject to the attached conditions.**

## Schedule of Conditions

### CONDITIONS OF CONSENT:

#### GENERAL CONDITIONS

##### 1. Hours of Work

All construction/demolition work relating to this Development Consent within the City must be carried out only between the hours of 7 am to 5 pm Mondays to Fridays and 7 am to 12 noon on Saturdays. No work is permitted on Sundays or Public Holidays.

An application under Section 96 of the Environmental Planning and Assessment Act for a variation to these approved hours must be lodged with Council at least 3 working days in advance of the proposed work. The application must include a statement regarding the reasons for the variation sought and must be accompanied by the required fee.

Note: This S96 application may require re-notification in some circumstances. (Reason: Ensure compliance and amenity)

##### 2. Approved Plan/Details

The development must be in accordance with

Architectural Plans numbered:

DA01, dated '\$DATE\$', stamped by Willoughby City Council 'Received 2 Sep 2009';

DA02, dated 25/09/2009, stamped by Willoughby City Council 'Received 28 Sep 2009';

DA03, dated 28/08/2009, stamped by Willoughby City Council 'Received 2 Sep 2009';

DA04, dated 28/08/2009, stamped by Willoughby City Council 'Received 2 Sep 2009';

DA05, dated 28/08/2009, stamped by Willoughby City Council 'Received 2 Sep 2009';

DA06, dated 28/08/2009, stamped by Willoughby City Council 'Received 2 Sep 2009';

DA07, dated 28/08/2009, stamped by Willoughby City Council 'Received 2 Sep 2009';

DA08, dated 28/08/2009, stamped by Willoughby City Council 'Received 2 Sep 2009';

DA09, dated 28/08/2009, stamped by Willoughby City Council 'Received 2 Sep 2009';

DA10, dated 28/08/2009, stamped by Willoughby City Council 'Received 2 Sep 2009';

DA11, dated 28/08/2009, stamped by Willoughby City Council 'Received 2 Sep 2009';

All prepared by NSW Government Architects Office,

Hydraulic Plans numbered:

DAH01, dated 28/08/2009, stamped by Willoughby City Council 'Received 2 Sep 2009';

DAH02, dated 25/09/2009, stamped by Willoughby City Council 'Received 28 Sep 2009';

DAH03, dated 25/09/2009, stamped by Willoughby City Council 'Received 28 Sep 2009';

DAH04, dated 28/08/2009, stamped by Willoughby City Council 'Received 2 Sep 2009';

All prepared by NSW Government Architects Office,

Landscape Plan numbered:

DAL01, dated 28/08/2009, stamped by Willoughby City Council 'Received 2 Sep 2009'; prepared by NSW Government Architects Office,

the application form and any other supporting documentation submitted as part of the application, except for:

- a) any modifications which are "Exempt Development" in SEPP (Exempt and Complying Development Codes) 2008.
- b) any modifications which are 'Exempt Development' in Willoughby Development Control Plan Part B.2, or as may be necessary for the purpose of compliance with the Building Code of Australia and any Australian Standards incorporated in the Code:
- c) otherwise provided by the conditions of this consent.  
(Reason: Information and ensure compliance)

### **PRIOR TO THE COMMENCEMENT OF ANY WORKS**

**The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. All of these conditions are to be complied with prior to the commencement of any works on site, including demolition.**

### **3. Detailed Drawings**

Detailed construction drawings, specifications, and other supporting documentation are to be in accordance with the terms of this Consent and comply with the requirements of the Building Code of Australia and where relevant the NSW State Government Publications:

- (a) School Facilities Standards—Landscape Standard—Version 22 (March 2002),
  - (b) Schools Facilities Standards—Design Standard (Version 1/09/2006),
  - (c) Schools Facilities Standards—Specification Standard (Version 01/11/2008)
- (Reason: Ensure compliance)

#### **4. Services - Notification to Sydney Water**

Suitable documentation is to be submitted to Council which indicates that Sydney Water has been informed of this development and that satisfactory arrangements have been made to adequately service the proposal.  
(Reason: Ensure compliance)

#### **5. Services - Energy Australia**

The applicant should consult with Energy Australia to determine the need and location of any electrical enclosure for the development. Should such an electrical enclosure be required, the location and dimensions of the structure are to be detailed on all the plans. In the event of Energy Australia requiring such a structure eg. a substation, the applicant is required to dedicate the land for the substation as public roadway. The Plan of Dedication shall be lodged to Council and registered at the Department of Lands.  
(Reason: Compliance)

#### **6. Traffic Management Plan**

A detailed Traffic Management Plan is to be prepared for traffic management during construction and submitted to Council for approval. In this regard it is noted that:

- a) Prior to implementation of any road changes during construction, the Council shall be advised of these changes and a Traffic Control Plan submitted for approval. This Plan is to detail times and dates of changes, measures, signage, road markings and temporary traffic control measures.
- b) The building contractor/developer is to implement a public information campaign to advise of road changes well in advance of each change. The campaign is to be approved by the Traffic Committee.
- c) The building contractor is to nominate a contact person who is to have authority without reference to other persons to comply with instructions issued by Council's Traffic Engineer or the Police.
- d) Any temporary road closures are to be confined to weekends and off-peak hour times and are subject to the approval of Council.

(Reason: Public safety and amenity)

#### **7. Building Ventilation**

To ensure that adequate provision is made for ventilation of the building, mechanical and/or natural ventilation shall be provided. These shall be designed in accordance with the provisions of:

- a) The Building Code of Australia
- b) AS1668.1-1998 – The use of ventilation and air conditioning in Buildings

- c) AS1668.2-1991 – The use of ventilation and air conditioning in Buildings
- d) The Public Health Act-1991
- e) The Public Health (Microbial Control) Regulation 2000
- f) AS3666.1 – 2002 – Air Handling and Water Systems in Buildings
- g) AS3666.2 – 2002 – Air Handling and Water Systems in Buildings
- h) AS3666.3 – 2000 – Air Handling and Water Systems in Buildings

Details of all mechanical ventilation and exhaust systems, and certification provided by an appropriately qualified person verifying compliance with these requirements, shall be provided.

(Reason: Health protection)

## **8. Stormwater management**

The applicant is to ensure the stormwater management plan locates all pipes, tanks, trenches and pits to outside of the drip line of all existing protected trees, both within the site, on adjacent sites and on the nature strip.

(Reason: Safety, environmental protection)

## **9. Arboricultural Method Statement**

Submit to the accredited certifier an *Arboricultural Method Statement* is to be prepared prior to commencement of work and adhered to at all times. The *Arboricultural Method Statement* shall address tree protection and management on the site, and must comply with the requirements detailed in *WCC Landscape Specification 04/2007: Development Site Tree Management – Arboricultural Method Statement*

(Reason: Tree Protection)

## **10. Bushland Management Plan**

Submit to the accredited certifier a Natural Area Restoration and Management Plan and Specification that that complies with *WCC Landscape Specification 05/2007: Development Site Natural Area Restoration and Management Plan*.

The Bushland Management Plan is to incorporate Zones 3 and 4 as indicated in the Flora & Fauna Assessment prepared by Australian Museum Business Services dated 27 July 2009 and is to outline a program of works encompassing a minimum timeframe of 3 years from commencement of the works described in the Plan.

(Reason – Landscape amenity; biodiversity protection; natural amenity)

## **11. Notify Council of Intention to Commence Works**

In accordance with the provisions of Clause 81A(2) of the Environmental Planning and Assessment Act 1979 the person having the benefit of the development consent shall appoint a Principal Certifying Authority and give at least 2 days' notice to Council, in writing, of the persons intention to commence the erection of the building.

(Reason: Information and ensure compliance)

## **12. Waste Management Plan**

A Construction and Demolition Waste Management Plan (WRAPP and waste disposal report) requiring recycling of building waste where practicable and report on the disposal of the material shall be submitted to Council.

(Reason: Environment Protection/Waste Reduction)

## **13. Construction Information sign**

A clearly visible all weather sign is required to be erected in a prominent position on the site detailing:

- (a) that unauthorised entry to the work site is prohibited;
- (b) the excavator's and / or the demolisher's and / or the builder's name;
- (c) contact phone number/after hours emergency number;
- (d) licence number;
- (e) approved hours of site work; and
- (f) name, address and contact phone number of the Principal Certifying Authority (if other than Council)

ANY SUCH SIGN IS TO BE REMOVED WHEN THE WORK HAS BEEN COMPLETED.

Council may allow exceptions where normal use of the building/s concerned will continue with ongoing occupation, or the works approved are contained wholly within the building.

(Reason: Ensure compliance)

## **14. Licensee Details**

The name, address and contractor licence number of the licensee who has contracted to carry out the work or the name and permit number of the owner-builder who intends to carry out the work shall be furnished in writing to Council.

NB: Should changes be made for the carrying out of the work Council must be immediately informed.

(Reason: Information)

## **15. Building Site Fencing**

Public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is unoccupied.

A temporary safety fence is to be provided to protect the public, located to the perimeter of the site (unless the site is separated from the adjoining land by an existing structurally adequate fence, having a minimum height of 1.5m).

Temporary fences are to have a minimum height of 1.8m and be constructed of cyclone wire or similar with fabric attached to the inside of the fence to provide dust control.

Fences are to be structurally adequate and be constructed in a good and workmanlike manner and the use of poor quality materials or steel

reinforcement mesh as fencing is not permissible.

The public safety provisions and temporary fences must be in place **PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, EXCAVATION OR BUILDING WORKS** and be maintained throughout construction.

(Reason: Safety)

**16. Provide Erosion and Sediment Control**

Erosion and sediment control devices shall be provided whilst work is being carried out in order to prevent sediment and silt from site works (including demolition and/or excavation) being conveyed by stormwater into Council's stormwater system natural watercourses, bushland, trees and neighbouring properties. In this regard, all stormwater discharge from the site shall meet the water pollution requirements of the Protection of Environment Operations Act 1997 and the Managing Urban Stormwater, Soils and Construction guidelines. The control devices are to be maintained in a serviceable condition **AT ALL TIMES**.

(Reason: Environmental protection)

**17. Suitable Screens**

Suitable screens and/or barricades shall be erected during demolition and building work where required to reduce the emission of noise, dust, water effluent or other matter from the site.

(Reason: Maintain amenity to adjoining properties)

**18. Clearance Report**

Following demolition, a clearance report by a qualified occupational hygienist shall be prepared and submitted to Council to confirm that the demolition processes have not resulted in soil contamination by debris of hazardous building materials.

(Reason: Ensure Compliance)

**19. Suitable footpath crossing provided**

Adequate provision is to be made to ensure that a suitable footpath crossing is provided to the site so as to allow safe pedestrian access along the footpath area **AT ALL TIMES**.

(Reason: Protection of public safety)

**20. Access to site**

During Demolition, Excavation and Construction, access to the site is to be available in all weather conditions, and stabilised to prevent vehicles tracking soil materials onto public roads.

(Reason: Environmental protection)

## **21. Site Management**

A site Management Plan shall be prepared prior to the commencement of work and adhered to throughout demolition and construction works. The site management plan shall include the following measures as applicable.

- Details and contact telephone numbers of the owner, builder and developer;
- Location and construction details of protective fencing to the perimeter of the site;
- Location of site storage areas, sheds and equipment;
- Location of stored building materials for construction;
- Provisions for public safety;
- Dust control measures;
- Site access location and construction;
- Details of methods of disposal of demolition materials;
- Protective measures for tree preservation;
- Provisions for temporary sanitary facilities;
- Location and size of waste containers and bulk bins;
- Soil and Water Management Plans (SWMP); comprising a site plan indicating the slope of land, access controls, location and type of sediment controls and storage/control methods for material stockpiles;
- Construction noise and vibration management.
- Construction vehicle access to and egress from the site.
- Locations of site office, accommodation and the storage of major material related to the project.
- Protection of adjoining properties, pedestrians, vehicles and public assets.
- Location and extent of builder's hoarding, Work Zones and traffic control devices.
- Tree protection and management measures for all protected and retained trees.

The site management measures shall be implemented prior to the commencement of any site works and maintained during the construction period. A copy of the approved Site Management Plan shall be conspicuously displayed, maintained on site and be made available to the Council officers upon request.

(Reason: Environment protection, public health and safety)

## **22. Dilapidation Report of Council's property**

Submit a dilapidation report including photographic record of Council's property extending to a distance of 50m from the development, detailing the physical condition of items such as, but not exclusively to, the footpath, roadway, nature strip, and any retaining walls.

The developer may be held liable to any recent damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded under the requirements of this condition prior to the commencement of works.

This dilapidation report shall be submitted to Council.  
(Reason: Protection of Council's infrastructure)

### **23. Public Risk Insurance Policy**

The Public Risk Insurance Policy held by excavation contractor must not be less than \$10 million and must contain a clause indemnifying Council against any claims in respect of the excavation works. A copy of this policy is to be submitted to Council.  
(Reason: Limit liability)

### **24. Application for Vehicle crossing**

Submit an application with fees to Council for the construction of a plain concrete vehicular crossing.  
(Reason: Protection of public asset)

### **25. Permits and Approvals required**

Application is to be made to Council's Infrastructure Services Division for the following approvals and permits as appropriate:-

- a) Permit to erect Builder's hoarding where buildings are to be erected or demolished within 3.50m of the street alignment. Applications are to include current fees and are to be received at least 21 days before commencement of the construction.
- b) Permit to stand mobile cranes and/or other major plant on public roads. Applications are to include current fees and security deposits and are to be received at least seven days before the proposed usage. It should be noted that the issue of such permits may also involve approval from the Police Department and the R.T.A. A separate written application to work outside normal hours must be submitted for approval.

It should also be noted that, in some cases, the above Permits may be refused and temporary road closures required instead which may lead to longer delays due to statutory advertisement requirements.

- c) Permit to establish Works Zone on Public Roads adjacent to the Development including use of footpath area. Applications must be received by Council at least twenty-one days prior to the zone being required. The application will then be referred to the Council's Local Traffic Committee for approval, which may include special conditions.
- d) Permit to open a public road, including footpaths, vehicular crossing or for any purpose whatsoever. All applications are to include current fees.
- e) Permit to construct vehicular crossings over Council's footpath, road or nature strip.

(Reason: Legal requirements)

**26. Spoil Route Plan**

Submit a “to and from” spoil removal route plan for to Council **prior to the commencement of excavation** on the site. Such a route plan should show entry and exit locations of all truck movements.

(Reason: Public amenity)

**27. Geotechnical Report**

The site and adjoining sites (including the road reserve or other public space) are to be inspected by an independent Geotechnical Engineer and a comprehensive report shall be submitted to the accredited certifier indicating how the work is to be undertaken with safety, and identifying the stages at which the engineers’ personal supervision is to occur during the works.

(Reason: Protection of adjoining properties)

**28. Report Existing Damages on Council’s Property**

Prior to commencement of any works on site, the applicant shall notify Council in writing of any existing damages to Council’s assets fronting the property and the immediate adjoining properties. Failure to do so will result in the applicant being liable for any construction related damages to these assets. In this respect, the damage deposit lodged by the applicant may be used by Council to repair such damages.

(Reasons: Protection of Council’s Infrastructure)

**29. Silencing Devices**

Sound attenuating devices shall be provided and maintained in respect of all power-operated plant used during demolition, excavation, earth works and the erection of the structure.

(Reason: Maintain amenity to adjoining properties)

**30. Access to site**

During Demolition, Excavation and Construction, access to the site is to be available in all weather conditions, and stabilised to prevent vehicles tracking soil materials onto public roads.

(Reason: Environmental protection)

**31. Wash down and shaker areas**

During Demolition, Excavation and Construction, wash down and shaker areas are to be provided with facilities for the collection and treatment of waste water.

(Reason: Environmental protection)

**32. Asbestos sign to be erected**

On sites involving demolition or alterations and additions to building where asbestos cement is being repaired, removed or disposed of a standard commercially manufactured sign not less than 400mm x 300mm containing the

words "DANGER ASBESTOS REMOVAL IN PROGRESS" is to be erected in a prominent visible position on the site. The sign is to be erected PRIOR TO THE COMMENCEMENT OF WORKS AND IS TO REMAIN IN PLACE UNTIL SUCH TIME AS ALL ASBESTOS CEMENT HAS BEEN REMOVED FROM THE SITE TO AN APPROVED WASTE FACILITY.

(Reason: Public Health & Safety/Ensure Compliance)

**33. Neighbour Notification of Asbestos Removal**

The applicant/builder is to notify the adjoining residents five working days prior to demolition works involving removal of asbestos. Such notification is to be clearly written, giving the date work will commence, Work Cover NSW phone number 131 050, Councils phone number 9777 1000.

This notification is to be placed in the letterbox of every property (including every residential flat or unit) either side and immediately at the rear of the site.  
(Reason: Public Health)

**34. Asbestos Removal**

Works involving the removal of asbestos must comply with Councils Policy on handling and disposal of asbestos, and must also comply with the Code of Practice for Safe Removal of Asbestos (National Occupational Health and Safety Committee 2002).

Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS 2601 – The Demolition of Structures.  
(Reason: Public Health & Safety/Ensure Compliance)

**35. Asbestos Disposal**

All asbestos laden waste, including bonded or friable asbestos must be disposed of at a waste disposal site approved by the NSW Department of Environment, Climate Change and Water.

A copy of all receipts issued by the waste disposal site are to be kept as evidence of proper disposal.  
(Reason: Environmental Protection/Public Health and Safety)

**36. Construction Noise and Vibration**

A comprehensive construction noise and vibration management plan is to be submitted with the site management plan including the measures to be taken to minimise noise and any vibration impacts on adjoining properties. This includes type of equipment used, monitoring procedures, hours of activity, length of operation and details of any acoustic screening.  
(Reason: Noise and Vibration)

**37. Hazardous Material Assessment**

Prior to demolition, a hazardous building material assessment is to be undertaken by a qualified occupational hygienist (for materials such as asbestos) and submitted to Council for review and concurrence.

(Reason: Safety)

### **38. Tree Protection**

The applicant is to retain and protect the following trees and vegetation:

All trees not listed as exempt or noxious in Willoughby LGA that are not indicated for removal on Landscape Plan Dwg. No. DAL01 prepared by Government Architects Office dated 28/08/2009

The protection measures must comply with the following specifications:

- I. WCC Landscape Specification 01/2007: Tree Protection Area,*
- II. WCC Landscape Specification 02/2007: Tree Protective Fencing*

(Reason: Environmental Protection, Landscape Amenity, Natural Heritage, Biodiversity)

### **39. External Finishes – Colours and textures**

All external building materials shall be in neutral, recessive, non-reflective colours and textures, which harmonise with the colours of the natural landscape. In this regard the Schedule of Colours and Finishes submitted with the application satisfy this requirement.

(Reason: Visual amenity)

## **PRIOR TO OCCUPATION OF THE DEVELOPMENT**

**The following conditions of consent must be complied with prior to the occupation of the development.**

### **40. School Facilities Development Standards**

The development of the site is to be in accordance with the terms of this Consent and comply with the requirements of the Building Code of Australia and where relevant the NSW State Government Publications:

- (a) School Facilities Standards—Landscape Standard—Version 22 (March 2002),
- (b) Schools Facilities Standards—Design Standard (Version 1/09/2006),
- (c) Schools Facilities Standards—Specification Standard (Version 01/11/2008)

(Reason: Ensure compliance)

### **41. Survey Certificate**

Certification of the following shall be submitted to Council by a registered surveyor:

- a) Prior to the construction of footings or first completed floor slab (i.e. prior to pouring of concrete) showing the area of the land, building under construction and boundary setbacks;

- b) At each level indicating the level of that floor to Australian Height Datum;
- c) Upon completion of the roof timbers, before the roofing is laid, indicating the ridge height to Australian Height Datum;
- d) At roof slab level indicating the level of that slab to Australian Height Datum;
- e) At completion indicating the relation of the building and any projections to the boundaries, and that the building has been erected to the levels approved in the Development Application.

(Reason: Ensure compliance)

#### **42. External Finishes – Minimal Reflectance**

The external roofing, cladding and glazing of the proposed building are to be of minimal reflectance (maximum of 20%) so as to avoid nuisance in the form of glare or reflections to the occupants of nearby buildings, pedestrians and/or motorists.

(Reason: Visual amenity)

#### **43. Access for the Disabled - Disability Discrimination Act**

The building/development must comply with the requirements of the Disability Discrimination Act.

It should be noted that this approval does not guarantee compliance with this Act and the applicant/owner should investigate their liability under this Act.

(Reason: Access and egress)

#### **44. Inspection of civil works on road reserves**

All required road pavement, footpath, kerb and gutter and/or drainage works on the road reserve must be completed in accordance with the Council approved drawings, conditions and specification (AUS-SPEC). Inspection of these civil engineering works shall be carried out by Councils engineer or if approved by Council, a competent professional engineer. The supervising consulting engineer is to provide certification to Council that the works were constructed in accordance with the Council drawings, conditions and specifications. A Work-as-Executed drawing prepared by a registered surveyor shall be submitted to Council. The works shall be completed to the Willoughby City Council specifications as the road authority under the *Roads Acts 1993*.

(Reason: Ensure compliance)

#### **45. Sign for on-site stormwater management systems**

Permanently attach and display a plaque measuring no less than 400mm x 200mm within the immediate vicinity of the on-site stormwater management system. This plaque will advise occupiers of the property of the existence of the on-site stormwater management system and also that the device is not in any way to be tampered with or changed without prior written consent of

Willoughby City Council and the owner shall regularly maintain the system. The wording for the plaque shall state "This is an on-site a) rainwater storage b) detention device. It must not be altered in any way without written consent from Willoughby City Council. The owner shall regularly clean the system".  
(Reason: Prevent unlawful alteration)

#### **46. Confined Space Sign**

Securely install a standard confined space danger sign in a prominent location within the access gate of the on-site stormwater management system.  
(Reason: Safe access to tank)

#### **47. Certification of OSD**

A suitably qualified and experienced consulting engineer (generally CP Eng. Qualification) must certify on Council's standard certification form that the as-constructed OSD system complies with Council's OSD policy, all relevant codes, standards and that it is in accordance with the approved plans. Council's standard certification form is contained in the appendix of the Willoughby Development Control Plan, which is available on Council's website.  
(Reason: Legal requirement)

#### **48. Documentary Evidence of Positive Covenant, Engineers Certificate**

Documentary evidence of the engineer's certification and the On-Site Detention Record of Installation shall be submitted to the Council.  
(Reason: Public record)

#### **49. Works as executed plans - OSD**

Upon completion of the OSD system, the following shall be prepared:

- Work-as-Executed" plans based on approved Hydraulic Plans from a registered surveyor to verify that the volume of storage, PSD, water and floor levels are in accordance with design requirements. Any minor changes or variations to the approved plans should be highlighted in red on the approved Hydraulic Plan.
- Engineer's certification of the OSD system together with the completed Council's standard form for On-Site Detention Record of Installation.  
(Reason: Record of works)

#### **50. Works as executed plans – Rainwater Reuse**

Upon completion of the Rainwater Re-use system, the following shall be prepared:

- Work-as-executed plans based on the approved Rainwater Re-sue Plans from a registered surveyor to verify that the volume of storage, water and floor levels are in accordance with design requirements. Any minor changes or variations to the approved plans should be highlighted in red on the approved Rainwater Re-use Plan.

- Plumber's certification that the Rainwater Re-use system complies with the current plumbing requirements of Sydney Water and Committee on Uniformity of Plumbing and Drainage Regulations of NSW.
- The Rainwater tanks shall not be closer to the boundary than 450mm if constructed in combustible material.

(Reason: Record of works)

#### **51. Performance Bond**

The Applicant shall lodge with the Council a performance bond of \$5000.00 against defective public civil works undertaken by the main Contractor for a period of twelve months from the date of the completion of the required works. The bond shall be lodged in the form of a cash deposit or bank guarantee and will be refundable subject to the approval of Council's Engineer at the end of the maintenance period. In this period, the Applicant shall be liable for any part of the work which fails to achieve the design specifications. Council shall have full authority to make use of the bond for such restoration works within the maintenance period as deemed necessary by Council.

(Reason: Ensure compliance and specification)

#### **52. Removal of redundant crossings**

Remove all redundant crossings together with any necessary reinstatement of the footpath, nature strip, kerb and gutter. Such work shall be carried out in accordance with Council's specification.

(Reason: Public amenity)

#### **53. Sweep & Clean Pavement**

Sweep and clean pavement surface adjacent to the ingress and egress points of earth, mud and other materials at all times and in particular at the end of each working day or as directed by Council's Engineer.

(Reason: Legal requirement)

#### **54. Turfing of Nature Strip**

In the event of damage to the grass verge during works, trim the strip of land between the property boundary and the road, spread a minimum of 75 mm topsoil on top of the trimmed surface and lay approved turf on the prepared surfaces. The turf shall be protected from vehicular traffic and kept watered until established.

(Reason: Public amenity)

#### **55. Rainwater re-use – major**

The applicant shall supply and install rainwater re-use tanks with a total storage volume of 60m<sup>3</sup> in accordance with the approved design stormwater drainage plans, prepared by Government Architect's Office, Sheet No. DA\_H01, dated 28 Aug 2009; DA\_H02, Rev 1, dated 25 Sep 2009; DA\_H03, Rev 1, dated 25 Sep 2009, Council's "Rainwater Tanks Technical Standard No. 2". The rainwater reuse system shall be connected to supply non-potable

use including landscape irrigation. A compliance certification from an appropriately accredited plumber shall be submitted to Council.  
(Reason: Ensure compliance and conserve natural resources)

#### **56. Re-construction of concrete footpath**

Reconstruct concrete footpath in front of the proposed new street entry and ramped access in accordance with Council's specification AUS-SPEC C271 and Council's standard drawing No SD105. All necessary adjustments to the nature strip and/or public utilities' mains and services shall be carried out at the full cost to the Applicant.

For the design levels of the footpath, adopt the level and grade of the back of the existing footpath. The design is to be approved by Council

A separate application for the reconstruction of concrete footpath including current fees and charges shall be submitted accordingly.  
(Reason: Public access and public amenity)

#### **57. New Vehicular Crossing**

New vehicular crossing, including reconstruction of layback, gutter and any road restorations shall be carried out in accordance with Council's specification AUS-SPEC C271, Council's standard drawing no. SD 105 - vehicular crossing and kerb and gutter details and any approved long sections. The vehicular crossing at the property boundary shall be **5.5** metres wide and constructed at right angle to the street kerb in plain concrete.

All adjustments to the nature strip, footpath and/or public utilities' mains and services as a consequence of the development and any associated construction works shall be carried out at the full cost to the Applicant.

For the design levels of vehicular crossing, adopt the levels and grades at the property boundary. The suitability of the grade of driveway inside the property is the sole responsibility of the applicant. All driveway grades and transitions must comply with AS2890.1 – 2004.

A separate application for the crossing including current fees and charges shall be submitted accordingly.  
(Reason: Public access and public amenity)

#### **58. Sound level output certification**

The sound level output from the equipment installed for the operation of the building shall not exceed 5dBA above the ambient background noise level measured at the boundaries of the property in accordance with the current Department of Environment, Climate Change and Water NSW guidelines for noise assessment. Certification of the level of sound output is to be provided by an appropriately qualified acoustical Consultant to the Council.  
(Reason: Amenity)

**59. Noise Control – Operation**

To minimise the impact of noise of the development on the amenity of the adjoining properties, the school shall be operated in accordance with the Department of Environment, Climate Change and Water NSW noise guidelines. Certification of the level of sound output is to be provided by an appropriately qualified acoustical Consultant to the Council.

(Reason: Amenity)

**60. Anti-Graffiti Treatment to Ramp**

All ramp wall surfaces including underneath the ramp are to be treated with anti-graffiti admixture or like of at least equal to 'CF1-98-6711 Resene Uracryl 400 Series'.

(Reason: Asset Protection, NSW Police Requirement)

**61. External Finishes**

Exterior finishes of the ramp shall be of colour, texture and materials compatible with the new building, in order to ensure a properly integrated overall appearance.

(Reason: Visual amenity)

**ADDITIONAL CONDITIONS**

**The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land, and relevant legislation.**

**62. Road and Footpath**

Council's footpath, nature strip or roadway not being damaged and shall be kept clear at all times.

(Reason: Maintain public safety)

**63. No storage on foot/roadway**

Building materials, plant and equipment and builder's waste, are not to be placed or stored at any time on Council's footpath, nature strip or roadway adjacent to building sites unless prior written approval has been granted by Council.

(Reason: Safety)

**64. Skips and Bins**

Rubbish skips or bins are not to be placed on Council's footpath, nature strip or roadway unless prior written approval has been granted by Council.

(Reason: Safety)

## **65. Ground Levels**

The finished ground levels external to the building are to be consistent with the development consent and are not to be raised.  
(Reason: Ensure compliance)

## **66. Excavations and Backfilling**

All excavations and backfilling associated with the erection or demolition of a building must be executed safely, and must be properly guarded and protected to prevent them from being dangerous to life or property.  
(Reason: Safety)

## **67. Retaining walls and drainage**

If the soil conditions require it:

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

## **68. Exposed Timbers**

All exposed timbers shall be painted or treated in accordance with BCA requirements.  
(Reason: Visual amenity/structural integrity)

## **69. Temporary toilet facilities**

Temporary toilet facilities shall be provided on site during demolition and construction works

The provision of toilet facilities must be completed before any other work is commenced on site. NOTE: Portable toilet facilities are not permitted to be placed on public areas without prior approval having been obtained from Council.  
(Reason: Health and amenity)

## **70. Erection wholly within the boundaries**

All works shall be erected wholly within the boundaries of the property.  
(Reason: Ensure compliance)

## **71. Annual Fire Safety Statement**

Attention is directed to Clause 177 of the Environmental Planning and Assessment Regulation 2000 regarding the submission of an Annual Fire Safety Statement in relation to each essential fire safety measure implemented in the building or on the land on which the building is situated.  
(Reason: Safety)

## **72. Fire Safety Measures**

The existing fire safety measures are to be retained and maintained within the school during and after demolition.

(Reason: Fire safety)

## **73. Underground utility services**

Establish the size and levels of all utility services in the footpath and road reserve prior to construction of any vehicular crossing and/or drainage lines. Contact "Dial 1100 Before You Dig Service" prior to any road opening for service location.

All adjustments to public utilities' mains and services as a consequence of the development and associated construction works are to be at the full cost to the applicant.

(Reason: Protection of utilities)

## **74. Vehicular Access and Garaging**

Driveways and vehicular access ramps must be designed not to scrape the underside of cars. In all respects, the proposed vehicle access must be designed and constructed to comply with the minimum requirements of AS2890.1 "Off-Street car parking".

(Reason: Vehicular access)

## **75. Analysis of outlet condition**

All storage outlet pipes from the OSD tank shall be above the 1 in 100 year ARI level.

(Reason: Maintain designed discharge)

## **76. Road Closure**

Any closure (full or partial) of a public road is strictly prohibited without the approval of Council.

(Reason: Public protection)

## **77. Street Signs**

The applicant is responsible for the protection of all regulatory / parking / street signs fronting the property. Any damaged or missing street signs as a consequence of the development and associated construction works are to be replaced at full cost to the applicant.

(Reason: Protection of Public Assets)

## **78. Structures to Clear of Council's Drainage Infrastructure**

It is the **full responsibility** of the Applicant and their contractors to:

- Ascertain the exact location of the Council drainage infrastructure traversing the site in the vicinity of the works; and
- Take full measures to protect the in-ground Council drainage system, and
- Ensure dedicated overland flow paths are satisfactorily maintained through the site.

All proposed structures and construction activities are to be located clear of Council drainage pipes, drainage easements, watercourses and/or trunk overland flow paths on the site. Trunk or dedicated overland flow paths must not be impeded or diverted by fill or structures unless otherwise approved. In the event of a Council drainage pipeline being uncovered during construction, all work is to cease until an appropriate plan has been identified. Any damage caused to a Council drainage system must be immediately repaired in full as directed, and at no cost to Council.

(Reason: Protection of public assets)

## **79. Public Infrastructure Restoration**

Prior to the release of the damage deposit, any damage to the footpath, nature strip, kerb and gutter or public infrastructure caused as a result of construction works on the subject site must be fully repaired including trimming/topsoiling and turfing of the nature strip to match existing level in accordance with Council's Specification and AUS-SPEC at no cost to Council.

(Reason: Protection of Public Assets)

## **80. Excess or waste concrete**

Excess or waste concrete from mobile concrete agitators or concrete pumping equipment shall not be washed down, spilled or disposed of onto the road reserve, Council's stormwater system, road, pavement, reserves or Council land.

(Reason: Environmental protection)

## **81. Rock Hammering/Sawing**

Having regard to the residential nature of surrounding area rock sawing is to be used in preference to rock hammering during the excavation/construction phase of the development.

(Reason: Amenity)

## **82. Noise Control – Offensive Noise**

To minimise the noise impact on the surrounding environment, the use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to an "offensive noise" as defined under the provisions of the Protection of the Environment Operations Act 1997.

(Reason: Amenity)

### **83. Ventilation – Operation**

To ensure adequate ventilation within the building all mechanical and/or natural ventilation systems shall be operated and maintained in accordance with the provisions of:

- a) the Building Code of Australia
- b) AS1668.1 – 1998 – Use of Ventilation and Air Conditioning in Buildings
- c) AS1668.2 – 1991 – Use of Ventilation and Air Conditioning in Buildings
- d) The Public Health Act 1991
- e) The Public Health Act (Microbial Control) Regulation 2000
- f) AS3666.1 – 2002 – Air Handling and Water Systems in Buildings
- g) AS3666.2 – 2002 – Air Handling and Water Systems in Buildings

(Reason: Health Protection)

### **84. Dust Control**

The following measures must be taken to control the emission of dust:

- a) dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the work
- b) any existing accumulation of dust (eg. in ceiling voids and wall cavities) must be removed using an industrial vacuum cleaner fitted with a high efficiency particulate air (HEPA) filter.
- c) all dusty surfaces must be wet down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be allowed to enter the street or stormwater system.
- d) all stockpiles of materials that are likely to generate dust must be kept damp or covered.
- e) demolition work must not be carried out during high winds, which may cause dust to spread beyond the boundaries of the site.

(Reason: Health and amenity)

### **85. Passive Surveillance from Centennial Avenue**

The landscaped area between Centennial Avenue and buildings known as 'stage 3' and 'stage 4' upon approved plan numbered DA02, dated 25/09/2009 prepared by Government Architects Office stamped 'Received 28 Sep 2009' by Willoughby City Council is to be maintained to ensure sightlines from pedestrians standing upon the Centennial Avenue boundary to the development.

Reason: Safety, security, NSW Police requirement)

### **86. Demolition Work AS 2601**

Demolition works being carried out in accordance with the requirements of AS 2601 "The demolition of structures".

(Reason: Safety)

**87. Storage of materials on Council Land prohibited**

The dumping or storage of building materials, spoil, vegetation, green waste or any other material on the nature strip is prohibited.  
(Reason: Safety, environmental protection)

**88. Trees on adjoining properties**

No approval is given for the removal or pruning of trees on the nature strip, adjoining reserves, or neighbouring private land.  
(Reason: Environmental protection)