

MINUTES OF THE SYDNEY WEST REGIONAL PANEL MEETING HELD AT BLUE MOUNTAINS CITY COUNCIL ON THURSDAY 12 AUGUST 2010 AT 12:00 PM

PANEL PRESENT:

Janet Thomson
Bruce MacDonald
Paul Mitchell

Chairperson
Panel Member
Panel Member

COUNCIL STAFF IN ATTENDANCE

Will Langevad
Greg Cooper
Laurel Hodgins

Acting Manager – Land Use
Management, BMCC
Consultant Planner - Geolyse
Building and Construction, BMCC

IN ATTENDANCE ON BEHALF OF APPLICANT/OWNER

Bill Togher

Catholic Education, Parramatta

APOLOGY – Nil

1. The meeting commenced at 12.20 pm

2. Declarations of Interest –

Nil

3. Business Items

**ITEM 1 - JRPP 2009SYW022 – Blue Mountains City Council DA X/1002/2009 -
Additions and alterations to St Columba's High School, 168 Hawkesbury
Road, Springwood**

4. Public Submissions

Nil

5. Business Item Recommendations

JRPP 2009SYW022 – Blue Mountains City Council DA X/1002/2009 - Additions and alterations to St Columba's High School, 168 Hawkesbury Road, Springwood

Recommendation/s

That the Development Application No. X/1002/2009 for additions and alterations to St Columba's High School on Lot 3 DP 133438, 168 Hawkesbury Road, Springwood be determined pursuant to S.80 of the Environmental Planning and Assessment Act 1979 by the granting of consent subject to conditions shown in Attachment 1 to this report.

Moved, Paul Mitchell - Seconded by Bruce McDonald

That the recommendation be adopted, subject to the following alteration of conditions.

1. Condition 8 – Paragraph 3 is altered to read:

“Owners and occupiers are required to have no significant adverse environmental impact on any threatened species, populations or endangered ecological communities.”

2. Condition 33(d) – deleted

3. Condition 40 (a) is altered to read:

“Site and building works may be carried out 7 days per week between the hours of 7am and 6pm”.

4. Condition 46 - amended to read:

“The numbers of students at the school is limited to 1,200 students (with any proportionate increase in staff numbers to cater for these students) for the reason that car parking and access arrangements are provided to accommodate these numbers. In addition impacts on the environment can be controlled by limiting student numbers. Any increase in student population over 1,200 will require consent of the Council.”

5. New condition – Condition 48 (Audit of Vegetation Management Plan):

“Within 3 years of occupation (and thereafter at the Council's discretion), the owners or occupiers shall appoint and pay for an independent and appropriately qualified person to conduct an audit and report on compliance with Condition 37 (Implementation of the Vegetation Management Plan incorporated within the Fire Management Plan). A copy of this report is to be supplied to the Council upon completion.”

MOTION CARRIED

The approved conditions of consent are attached.

The meeting concluded at 12.30 pm

Endorsed by

Janet Thomson
Chair, Sydney West Region Planning Panel
16 August 2010

Attachment 1: Conditions

Contents

- A Preliminary
- B Rural Fire Service
- C Prior to Issue of Construction Certificate
- D Prior to Commencement of Works
- E During Construction
- F Prior to Issue of Occupation Certificate
- G Occupation and Ongoing Use

A Preliminary

Confirmation of relevant plans

1. To confirm and clarify the terms of this consent, the development shall be carried out in accordance with the following plans and accompanying supportive documentation, except as otherwise provided or modified by the conditions of this consent

Drawing Title	Prepared by	Plan No.	Issue	Date
Combined South Elevation	pmdl Architecture	-	-	-
Colours and Materials	pmdl Architecture	-	-	-
Site Plan	pmdl Architecture	DA101	B	1 April 2010
Demolition Site Plan	pmdl Architecture	DA102	A	27 October 2009
Set Out/Staging Plan	pmdl Architecture	DA103	A	27 October 2009
Demolition Ex Ground Floor Plan	pmdl Architecture	DA104	A	27 October 2009
Ex Building Ground Floor Plan	pmdl Architecture	DA105	A	27 October 2009
Demolition Ex Level 1 Plan	pmdl Architecture	DA106	A	27 October 2009
Ex Building Level 1 Plan	pmdl Architecture	DA107	A	27 October 2009
Basement Floor Plan – Bldg A	pmdl Architecture	DA108	A	27 October 2009
Ground Floor Plan – Bldg A	pmdl Architecture	DA109	A	27 October 2009
Level 1 Floor Plan – Bldg A	pmdl Architecture	DA110	A	27 October 2009
Ground Floor Plan – Bldg B,C	pmdl Architecture	DA111	A	27 October 2009
Roof Plan – Bldg A	pmdl Architecture	DA112	A	27 October 2009
Roof Plan – Bldg B,C	pmdl Architecture	DA113	A	27 October 2009
Floor Plan – Stair 2	pmdl Architecture	DA116	A	15 June 2010
Elevations Building A	pmdl Architecture	DA200	D	13 June 2010
Elevations Building A	pmdl Architecture	DA201	C	13 June 2010
Elevations Building B,C	pmdl Architecture	DA202	B	31 March 2010
W Elevations – Stair 2	pmdl Architecture	DA203	A	15 June 2010
Building Sections – Bldg A	pmdl Architecture	DA300	A	23 October 2009
Building Sections – Bldg B	pmdl Architecture	DA301	A	27 October 2009
Landscape Plan	Taylor Brammer	LA 03	A	21 October 2009
Site Plan	Sydney All Services	H01	C	8 April 2010
Basement Plan	Sydney All Services	H02	D	8 April 2010
Ground Floor Plan	Sydney All Services	H03	C	8 April 2010
Roof Plan	Sydney All Services	H04	D	8 April 2010
Sediment/Erosion Control Plan	Sydney All Services	H05	C	8 April 2010
Detail Plan	Sydney All Services	H06	D	8 April 2010

Detail of Stair Well 2

- 1a To clarify the approved detail in relation to Stair 2, located at the western end of the existing 2 storey sandstone building and adjacent to the eastern end of new Building A, plans numbered DA116 Issue A, DA 200 Issue D and DA203 Issue A shall supersede the relevant detail, as marked in red, on the following listed plans
 - LA 03 Issue A
 - H05 Issue C,
 - DA 103 Issue A

	<ul style="list-style-type: none"> ➤ DA 105 Issue A ➤ DA 107 Issue A ➤ DA 109 Issue A ➤ DA 110 Issue A ➤ DA 300 Issue A
Staged Development	<p>2. The development may be carried out and occupied in stages, subject to detailed staging plans being submitted to and approved by the Council prior to issue of construction certification, This shall be generally as indicated by the application, being a 6 stage development including:</p> <ul style="list-style-type: none"> a) three (3) parts of staging for the refurbishment of the existing buildings. b) one (1) stage of external works; landscaping, walkways, paved areas c) one (1) stage – construction of Building A d) one (1) stage – construction of Buildings B and C <p>Relocation or removal of demountables and existing structures from the site are to coincide with each part.</p> <p>The staging plan must define the work that will be completed prior to issue of any occupation certificate for that stage. The staging plan must define the work required to implement that particular stage as well as ensuring the proper ongoing management of the overall site.</p> <p>Each stage of the development shall not operate without an Occupation Certificate.</p> <p>Prior to the commencement of any site works, a detailed plan of the proposed works for each stage is to be provided to Council for approval.</p>
Period of development consent	<p>3. Physical commencement of construction is required within a five (5) year period from the date on which the consent becomes operational pursuant to s.95 (Lapsing of Consent) of the Environmental Planning and Assessment Act 1979.</p>
Building Code of Australia	<p>4. All building work must be carried out in accordance with the provisions of the Building Code of Australia.</p>
Construction Certificate (building)	<p>5. A construction certificate is required for the development, prior to the commencement of any site or building works. This certificate can be issued either by Council as the consent authority or by an accredited certifier.</p>
Occupation Certificate	<p>6. The building shall not be used or occupied prior to the issue of an occupation certificate in accordance with Sections 109H and 109M of the Environmental Planning and Assessment Act 1979.</p>

**Access and mobility
design statement**

- 7 To ensure access and facilities for people with a disability or limited mobility are provided in accordance with the principles of the *Disability Discrimination Act 1992* and the Council's planning instruments, a design statement is required from a suitably qualified Access and Mobility Specialist. The statement shall **verify** that the development as designed is accessible to people with a disability in accordance with the relevant part of the Council's *Better Living DCP* and Australian Standard AS 1428.1-2001 *Design for access and mobility – General requirements for access – New building work*, as per clause 107 (Access to public buildings and public land) of *Local Environmental Plan 2005*.

This statement is to form part of the Construction Certificate documentation.

Nothing in this condition alters any obligations imposed under the *Disability Discrimination Act 1992*.

**Protection of
threatened species,
populations and
endangered ecological
communities**

*Before, during and after
construction*

- 8 The site is identified as containing, or being adjacent to, habitat for the following threatened species;

Threatened flora species and/or populations:

<i>Persoonia acerosa</i>
<i>Pultenaea villifera subsp villifera</i> (endangered population)
<i>Leucopogon fletcheri ssp. fletcheri</i>

Endangered Ecological Communities:

Sydney Turpentine Ironbark Forest
Shale Sandstone Transition forest of the Sydney basin
Bioregion

Each of these items is listed under the Commonwealth Environment Protection and Biodiversity Act, 1999 and/or the NSW Threatened Species Conservation Act, 1995.

Under the Threatened Species Conservation Act and Environmental Protection and Biodiversity Conservation Act it is an offence to harm threatened species, populations, endangered ecological communities or their habitat.

Owners and occupiers are required to have no significant adverse environmental impact on any threatened species, populations or endangered ecological communities.

In order to ensure the threatened species and populations and their habitat are kept in good condition at all times, their location and habitat is to be protected by:

- provision of an exclusion zone during construction,
- implementation of an approved vegetation management plan,
- effective stormwater treatment
- stringent erosion and sediment controls during the

construction phase

All asset protection zone works and future landscaping of areas containing these threatened species must be in strict accordance with the protection and conservation of these species, and consistent with any specific management strategies contained within any approved Vegetation Management Plan (VMP) or Fire Management Plan.

**Protection of
endangered ecological
communities**

Vegetation and site
management strategies

- 9 The site contains remnant vegetation of Sydney Turpentine Ironbark Forest (STIF) and Shale Sandstone Transition Forest (SSTF). All references to the Endangered Ecological Communities located within the area adjacent to the access roadway from Hawkesbury Road shall be consistent with this classification.

In order to protect and enhance the integrity of the Endangered Ecological Communities occurring on site, Asset Protection Zone (APZ) works are to be undertaken generally in accordance the Additional Information Report, provided by Molino Stewart, dated 31st March 2010, and management strategies specified within any approved Vegetation Management Plan (VMP), or as otherwise specified by these conditions of consent. Generally, the following principles for site management are to be observed:

- a) Undertake weed control activities in asset protection zones, where weed growth occurs. Weed control methods are to be consistent with bush regeneration techniques, involve minimal intervention and where herbicides are to be used, only registered herbicides are to be used in strict accordance with the approved label or minor use permit.
- b) Mowing and slashing of the ground stratum within the STIF and SSTF - EEC is a recognised threat to the continuation of a viable EEC. Discretion must be exercised in the use of this technique.
- c) Approved mowing and slashing within the areas of EEC, or where threatened species occur, is to be undertaken using only hand held devices. No ride on or tractor mounted devices may be used.
- d) Prior to any slashing and mowing the area is to be assessed by a qualified restoration practitioner or the ecological consultant, to ensure identification and protection of any identified threatened species or tree seedlings appropriate for retention.

All such works required for the purpose of ground layer fuel management, must be in accordance with the recommendations and specifications within the integrated Fire and Vegetation Management Plan (FVMP), to be submitted for consideration and approval by Blue Mountains City Council prior to issue of the construction certificate, as required by Condition 23..

Landscape requirements

- 10 Landscaping on this property must;
- Limit planting of species that may produce viable propagules that may move into any adjoining Endangered Ecological Communities, or that may potentially lead to genetic pollution via the movement of non provenance pollens.
 - ameliorate the visual impact of the development when viewed from carpark and roadway areas;
 - ensure that new plantings or other works do not compromise the intent or outcomes of the Fire and Vegetation Management Plan (FVMP), as required by Condition 23;
 - comply with the principles of Appendix 5 of Planning for Bushfire Protection (2006).
 - There must be ongoing management of existing invasive species in all areas of the site, using bush regeneration techniques, or otherwise in accordance with the approved Fire and Vegetation Management Plan (FVMP).

Any planting within the curtilage areas shall consist of non-invasive plant species. No plant listed in Part F2 of the Better Living DCP Weeds of the Blue Mountains, is to be retained or provided at any time in the landscaping of the site.

B Rural Fire Service

Asset Protection Zones

- 11 a) At the commencement of building works and in perpetuity the property around the proposed buildings A, B and C to a distance of 58 metres to the north western, western and south western elevations, shall be provided with an APZ as identified on Figure 1 – Northern View of the additional information from Molino Stewart dated 31 March 2010. Asset Protection Zones are to be maintained as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
- b) At the commencement of building works and in perpetuity the area along the existing internal access road from Hawkesbury Road shall be provided with an APZ as identified on Figure 1 – Northern View and Figure 1 – Southern View of the additional information from Molino Stewart dated 31 March 2010. Asset Protection Zones are to be maintained as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
- c) A fire management plan is to be prepared that addresses the
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	<p>following requirements:</p> <ul style="list-style-type: none"> ▪ Schedule and description of works for the construction of asset protection zones and their continued maintenance, including providing the asset protection zone along the school access road. ▪ Contact person/ department and details.
Water and utilities	12 Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006' so as to provide adequate services of water for the protection of buildings during and after the passage of a bushfire and to locate gas and electricity so as to not contribute to the risk of fire to a building.
Access	13 Fire trails shall comply with Section 4.1.3 (3) of 'Planning for Bush Fire Protection 2006' so as to provide suitable access for fire management purposes and maintenance of APZs.
Evacuation and emergency management	14 Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bushfire Protection 2006' so as to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.
Design and construction	<p>15 The existing building shall be upgraded to improve protection against bushfires by undertaking upgrading of exposed elevations facing the hazard as follows:</p> <ul style="list-style-type: none"> a) Windows shall be screened with non corrosive mesh to prevent the entry of wind blow embers. The screening shall be placed over the operable part of the window. b) Enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen. This includes any sub floor areas where applicable and eaves. c) Maintain external timber surfaces free from flaking and splits. d) The existing roof shall be made gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall have a Flammability Index of no greater than 5 when tested in accordance with Australian Standards AS1530.2-1993 'Methods for Fire Tests on Building Materials, Components and Structures – Test for Flammability of Materials'.
Construction levels – Building A and B	16 Construction of the western and southern elevations of proposed Buildings A and B shall comply with Australian Standard

		AS3959-1999 'Construction of buildings in bushfire prone areas' Level 3 with the northern and eastern elevations to comply with Australian Standard AS3959-1999 'Construction of buildings in bushfire prone areas' Level 2
Construction levels - building C	17	Construction of the western elevation of proposed building C shall comply with Australian Standard AS3959-1999 'Construction of buildings in bushfire prone areas' Level 2 with all other elevations to comply with Australian Standard AS3959-1999 'Construction of buildings in bushfire prone areas' Level 1
Construction levels – Existing Agricultural Building	18	Any proposed new external works to the existing agricultural building shall comply with Australian Standard AS3959-1999 'Construction of buildings in bushfire prone areas' Level 3.
Construction levels – Main Building	19	Any proposed new external works to the existing main building shall comply with Australian Standard AS3959-1999 'Construction of buildings in bushfire prone areas' Level 1.
Construction levels – All Buildings	20	New roofing shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall have a Flammability Index of no greater than 5 when tested in accordance with Australian Standard AS1530.2-1993 'Methods for Fire Tests on Building Materials, Components and Structures – Test for Flammability of Materials'
Landscaping	21	Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'

C Prior to issue of a Construction Certificate

Details of Materials and Finishes of Construction	22	<p>Prior to detailing of the new buildings, consultation shall be had with Blue Mountains City Council's Heritage Advisor in regard to final detailing of features, materials and colours of materials for construction.</p> <p>Further, the consultation with Blue Mountains City Council's Heritage Advisor shall include the proposed methods of resolving the need for screening and protection of existing buildings, including window openings and guttering.</p> <p>Following these discussions full details and samples are to be submitted to Blue Mountains City Council's Heritage Advisor for approval prior to issuing of a Construction Certificate.</p>
Fire and Vegetation Management Plan	23	A Fire and Vegetation Management Plan (the FVMP) shall be developed to create an integrated document which is to be

submitted for consideration and approval by Council prior to the issue of a Construction Certificate, and once approved must be fully implemented.

The fire management component must detail the range of measures to be taken to implement and maintain the required bushfire protection standards.

The Plan must include specific measures, strategies and constraints as identified by the ecological consultant and by the Council in relation to the implementation of the Asset Protection Zone (APZ) within areas of endangered ecological communities and the habitat area of threatened species and endangered populations.

The objective of the Vegetation Management component is to detail how the works required within the identified Asset Protection Zone (APZ) will be undertaken initially, and how those areas affected by asset protection zones will be maintained in a manner consistent with these conditions.

The Plan shall incorporate but not be limited to the following matters:

- location, removal methods and ongoing management of environmental and noxious weeds on the site;
- provision and ongoing management of bushfire asset protection zones;
- protection of identified threatened species habitat and adoption of appropriate ameliorative strategies;
- Improvement and ongoing maintenance of existing fire trails.

A timeframe for implementation and ongoing monitoring and maintenance of the above works, including remedial work when performance targets are not met

Site stormwater system

- 24 A plan of management for the stormwater management structures shall be submitted to and approved by the Principal Certifying Authority.

The plan of management shall set out all design and operational parameters for the structures, including design levels, hydrology and hydraulics, inspection, maintenance and monitoring requirements and time intervals for such inspection and maintenance.

Soil and Water Management Plan

- 25 A Soil and Water Management Plan (SWMP) is to be submitted to Council for approval prior to the issue of the Construction Certificate for Stage 1.

**Access and
Manoeuvring**

- 26 Access driveways, parking and manoeuvring areas shall be designed, constructed, paved and drained as shown on the approved plans. Details are to be submitted for approval with an application for a Construction Certificate.

**Stormwater
Management Plan**

- 27 Prior to the issue of a Construction Certificate for Stage 1 a Stormwater Management Plan (SMP) shall be submitted to and approved by Principal Certifying Authority. The SMP must be prepared to comply with clause 57 (Stormwater management) of LEP 2005 as relevant to the development. The SMP is to address in particular:
- a. All stormwater runoff from impervious areas of the site are to be collected and drained by a gravity underground stormwater system to the existing drainage system. The stormwater system is to be designed by a qualified person for a 1 in 20 years ARI, 5 minutes duration storm and in accordance with ARR 2001. Provision shall be made for an emergency overland flow path capable of conveying all surcharge flows up to and including the 1 in 100 years ARI storms to the public road.
 - b. There is to be no adverse environmental impact created as a result of the proposed stormwater management plan.

D Prior to Commencement of Works

**Conservation Best
Practice**

- 28 The recommendations of the Conservation Management Plan and Statement of Heritage Importance in regard to use of best practice conservation work shall be adopted for the full recording of proposed changes to the interiors of the historic buildings.

Sydney Water

- 29 The Council stamped approved plans must be submitted to a Sydney Water Quick Check agent or Water Servicing Coordinator to determine whether the development will affect any Sydney Water Asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agent details – see Building Developing and Plumbing then Quick Check; and
 - Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building Developing and Plumbing then Building and Renovating
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	<p>or telephone 13 20 92.</p> <p>A copy of the stamped plans or other documentary evidence from Sydney Water's accredited agent demonstrating that the plans have been stamped by them is to be submitted to the Principal Certifying Authority prior to construction commencing</p>
Builders details	30 Prior to any works commencing on the site, written advice as to the builder's details (name, address and licence number) is required for the Council records.
Exclusion zone	<p>31 Prior to the commencement of any work on site an exclusion zone must be established and maintained around the immediate perimeter of the approved works to prevent any damage to existing vegetation/site features including the waterway and its' associated landscaped areas.</p> <p>This area is to be clearly identified by the placement of a temporary brightly coloured barrier mesh around the perimeter of the area to be protected and the provision of weatherproof signage to indicate that no entry into the zone or removal of the barrier is permitted.</p> <p>Within this zone, there is to be:</p> <ul style="list-style-type: none"> a) no placement of temporary buildings or stockpiling of material; b) no parking or movement of machinery; c) no change to the soil grade or level; d) no changes to soil aeration or hydrological capacity; e) no open cut trenching; and f) no spillage/disposal of building chemicals of any description. <p>An inspection of these barriers must be arranged with the Principal Certifying Authority prior to the commencement of site works, at the first critical mandatory stage inspection.</p>
Soil erosion	32 All exposed earthworks and disturbed areas shall have suitable sediment control measures in place prior to the commencement of construction to prevent soil erosion and the transport of sediment off the site during rainfall and runoff. The sediment control measures shall be continually monitored and maintained for the duration of construction and for six months after completion. All disturbed areas shall be revegetated in accordance with the Landscape Plan (except as amended by these conditions).
Construction Management Plan	33 Prior to the commencement of works, a Construction Management Plan shall be submitted to and approved by the Principal Certifying Authority. Written evidence is to be provided

confirming the approval of Council's Assets and Property Sections where the Construction Management Plan affects any Council asset.

The Plan is to detail and or address but not be limited to the following:

- a. The Construction Program including the Demolition Management Plan.
 - b. The Traffic Management Plan (TMP).
 - c. Staging of work especially to minimize the impact on the students and staff.
 - d. [Deleted].
 - e. Proposed method for maintenance of safe pedestrian access within the school grounds during school hours.
 - f. Proposed method for protecting retained heritage or historic buildings (both adjoining and external to the site) during the excavation process, which may require specialist input from a heritage engineer.
 - g. Days & hours of construction.
 - h. Proposed delivery/loading/storage locations, noting that access roads and the car park that are not proposed to be altered as part of the development shall not be used as loading or storage locations.
 - i. Location of site shed, toilet and other construction amenities
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E During Construction

Approved trees for removal and limit of tree removal

- 34 Where tree pruning or essential dead wooding is to be undertaken, works must comply with the appropriate class of pruning relevant to AS4373-1993 Pruning of Amenity Trees, and be undertaken by a qualified arborist using recognised industry techniques.

Strategic tree removal necessary to achieve the performance objectives of the asset protection zone is to be determined by a qualified ecologist. The trees shall be removed in a manner so as to prevent damage to those trees which are to be retained:

- Trees may be felled or sectionally dismantled or removed by crane
- Stumps should be retained in situ to facilitate natural processing of waste
- Trees (and tree stumps) must not be pushed, pulled or mechanically extracted, as doing so may cause an unacceptable level of harm to trees to remain.

All trees identified as mature remnants of the Endangered Ecological Community, Sydney Turpentine Ironbark Forest, and which are not hazardous, are to be retained. No further tree removal is to be undertaken without development consent or

	<p>written permission from Council.</p> <p>Within asset protection zones, exotic and otherwise invasive species must be prioritised for removal over indigenous species.</p>
Compliance with standards	<p>35 All internal and external engineering works required by this development are to be in accordance with Council's Specification for Engineering Work for Subdivisions and Development, Part 1—Design and Part 2—Construction (Development Control Plan No. 31), Australian Rainfall and Runoff 2001 and other relevant Australian Standards. The design and construction is to include any additional works to make the construction effective</p>
Inspections	<p>36 To ensure all works are completed in accordance with the appropriate specifications and approved plans, compliance certificates are to be issued at significant stages throughout the construction period. These stages are:</p> <ul style="list-style-type: none"> a. Pre construction meeting. b. Roads, driveways, fire trails, turning areas and passing bays <ul style="list-style-type: none"> After setout (prior to any excavation) Laying and compaction of subgrade Compaction of roadbase or placing reinforcement for concrete works During sealing of pavements Final – all disturbed areas revegetated. c. Stormwater Drainage <ul style="list-style-type: none"> After setout (prior to any excavation) After installation of pits and pipes, prior to backfilling Final – all disturbed areas revegetated. <p>Final inspection of completed development.</p>
Implementation of the Vegetation Management Plan incorporated within the Fire Management Plan	<p>37 The Vegetation Management Plan incorporated in the approved Fire Management Plan must be implemented in its entirety except as amended by any additional conditions specified prior to the issue of a Construction Certificate</p>
Landscape implementation	<p>38 Landscape works shall be carried out in accordance with the approved, amended Landscape plan.</p> <p>Tree protection measures such as tree guards, fencing and other schemes necessary to ensure successful establishment of approved plantings are to be indicated on landscape plans.</p> <p>Healthy and vigorous plants must be sighted in the landscape prior to issue of the Occupation Certificate</p>
Plans on site	<p>39 A copy of the stamped and approved plans, development consent and construction certificate/s are to be on the site at all</p>

<hr/>		times during construction
<hr/>		
a) Site management	40	<p>To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the demolition and construction periods:</p> <ul style="list-style-type: none"> a. Site and building works may be carried out 7 days per week between the hours of 7am and 6pm. Alteration to these hours may be possible for safety reasons but only on the approval of the Council. b. Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site. c. Building operations such as brickcutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site. d. Builders waste must not be burnt or buried on site. All waste (including felled trees) must be contained and removed to a Waste Disposal Depot

F. Prior to issue of Occupation Certificate

Access and mobility – verification that completed development complies	41	<p>To ensure the completed development has been constructed to provide access and facilities for people with a disability or limited mobility in accordance with the principles of the <i>Disability Discrimination Act 1992</i> and the Council's planning instruments, written verification shall be provided by a suitably qualified Access and Mobility Specialist.</p>
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The document shall verify that the completed development is accessible to people with a disability in accordance with the relevant part of the Council's *Better Living DCP* and Australian Standard AS 1428.1-2001 *Design for access and mobility – General requirements for access – New building work*, as per clause 107 (Access to public buildings and public land) of *Local Environmental Plan 2005*.

This [verification statement](#) is to be provided to the Principal Certifying Authority **prior to the issue of an Occupation Certificate**.

Nothing in this condition alters any obligations imposed under the *Disability Discrimination Act 1992*.

On site detention positive covenant

42 To ensure the stormwater management structures are satisfactorily maintained a covenant under Section 88E of the Conveyancing Act, 1919 shall be prepared and registered over the subject land.

The terms of the 88E Instrument with positive covenant shall include, but not be limited to, the following:

- The registered proprietors will at all times maintain and protect the stormwater management structures, in accordance with the approved design, having due regard to the plan of management.

The applicant shall bear all costs associated in the preparation of the subject 88E Instrument. The working of the Instrument shall be submitted to and approved by Council prior to lodgement at NSW Land and Property Information. Proof of lodgement with NSW Land and Property Information shall be submitted to Council prior to the issue of the Occupation Certificate.

Loading Dock Management and Waste Collection Plan

43 A Loading Dock Management and Waste Collection Plan is to be submitted and approved by Council prior to the issue of any Occupation Certificate. The Loading Dock Management and Waste Collection Plan is to be designed to control and manage the servicing of the site. This plan is to ensure that:

- a. All delivery and service vehicles accessing the site are restricted to 8.8m Medium Rigid Vehicles (MRV).

Servicing takes place outside of the school day peak times.

Works as Executed plans

44 Prior the issue of the Preliminary Final Inspection Report and prior to the issue of any Occupation Certificate, a Works as Executed Plan of all engineering works together with an engineer's certification confirming that all works have been constructed in accordance with the approved plans and specifications shall be submitted to and approved by the Council

Restore disturbed area

45 All disturbed earthworks and/or batters are to be restored, stabilised, topsoiled and turfed/revegetated to Council's satisfaction prior to release of the Occupation Certificate

G Occupation and ongoing use

School population

46 The numbers of students at the school is limited to 1,200 students (with any proportionate increase in staff numbers to cater for these students) for the reason that car parking and access arrangements are provided to accommodate these numbers. In addition impacts on the environment can be controlled by limiting student numbers. Any increase in student

	population over 1,200 will require consent of the Council.
Fire and Vegetation Management	47 The school shall remain responsible for the ongoing maintenance of the asset protection zones, hazard reduction by means appropriate and recommended in the Fire and Vegetation Management Plan
Audit of Vegetation Management Plan	48 Within 3 years of occupation (and thereafter at the Council's discretion), the owners or occupiers shall appoint and pay for an independent and appropriately qualified person to conduct an audit and report on compliance with Condition 37 (Implementation of the Vegetation Management Plan incorporated within the Fire Management Plan). A copy of this report is to be supplied to the Council upon completion.