

**JRPP No. 2010SYE066  
DA 2010/125  
20 EXETER ROAD, HOMEBUSH WEST  
REVISED CONDITIONS OF CONSENT (AS RECOMMENDED)**

**Plans**

1. The development shall be completed in accordance with the approved plans and documents listed below, prior to the building being used or occupied, and subject to any amendments "in red" and any variation as required by conditions of this consent:

Plan No/s. CV01, 0101, 0102, 0201, 1001, 1010, 2211, 2601, 1202, 1203, 1211, 2201, 1201, 2602, 2603, 5000, 5001, all Revision A01, drawn by DEM and dated 14.7.2010.

Landscape Plan No/s. La-0101, La-0501, Revision 02, drawn by DEM and dated 13.7.2010.

Statement of Environmental Effects by DEM, Report No 4106.00, dated July 2010.

Engineering details by C&M Consulting Engineers – Stormwater Drainage Concept Plan Ref 00512\_DA01-03, Sheets 1 and 2 Revision D, Sheet 3 Revision B, all dated 12.7.2010.

Acoustic Report by Heggies, Report No 10-8418-R1 dated 9 July 2010.

Tree Report by Treescan dated July 2010.

Statement of Heritage Impact by Perumal Murphy Alessi Heritage Consultants, Report No PM-10005 dated July 2010.

Access Report by Accessibility Solutions Pty Ltd dated 13.7.2010.

BCA Report by Davis Langdon, dated 6 May 2010.

A Construction Certificate must be obtained either from Council or a privately accredited person before commencement of any construction/demolition associated with this consent.

The Principal Certifying Authority must be appointed prior to work commencing to supervise the work and authorise occupation/use of the building when completed.

2. A copy of the endorsed stamped plans and specifications, together with a copy of the Development Consent, Construction Certificate and any approved Traffic Management Plan are to be retained on site at all times.

**Special Conditions**

3. Prior to the commencement of construction, a traffic and parking management plan undertaken by an appropriately qualified traffic engineer shall be submitted to and approved in writing by Strathfield Municipal Council. The management plan is to address the way in which on-street car parking is managed, as well as vehicular movements around the site at peak drop off and pick up points. The management plan is to also identify potential options available to the school to cater for the expected increase in demand in the future.

4. DELETED as requested by the NSW Dept. Education & Training.

#### **General**

5. MODIFIED as requested by the NSW Dept. Education & Training.

The building shall not be occupied or used until the development has been completed in accordance with the conditions of this consent.

6. A Works Permit shall be obtained from Council's Customer Service Centre at least 48 hours prior to undertaking any works on public/Council-controlled areas. The permit must be retained on site at all times.
7. **Prior to the commencement of work**, photographs documenting any existing damage to the kerb and gutter and footpaths adjacent to the property shall be submitted to the consent authority. In the absence of this documentation, the applicant is liable for all damage that occurs to Councils' assets.
8. The applicant or any contractors carrying out works in public or Council controlled lands shall have public liability insurance cover to the value of \$10million and shall provide proof of such cover to Council prior to carrying out works.

#### **Drainage/Stormwater**

9. Details of the proposed method of stormwater disposal shall be prepared by a suitably qualified professional civil engineer in accordance with the endorsed concept plans **AND/OR** the requirements of Council's Stormwater Management Code and approved by the Principal Certifying Authority **prior to the commencement of work.**
10. DELETED as requested by the NSW Dept. Education & Training.
11. Allowance shall be made for surface runoff from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other properties.
12. Overflow paths shall be provided to allow for flows in excess of the capacity of the pipe/drainage system draining the site, as well as from any on-site stormwater detention storage.
13. Where necessary an easement in favour of the allotment undergoing development shall be obtained over any downstream properties traversed by the gravity drainage line connecting to Council's drainage system. The cost of creating the easement shall be at no cost to Council.

For pipes less than 350mm diameter, the easement width shall be a minimum of 1.0m. Easements for larger diameter pipes shall be the pipe diameter plus 1.0m with a minimum width of 2.4m.

Registration of the easement shall be effected before completion of the development and evidence shall be furnished to the Principal Certifying Authority **prior to the use of the building.**

14. Easements in favour of upstream lots shall be provided over the lots traversed by any existing/proposed underground services, including stormwater, electricity, water, gas, telecommunication and sewer. The minimum width of any easement shall be 1.0m. Registration of the easement shall be effected before completion of the development and evidence shall be furnished to the Principal Certifying Authority **prior to the use of the building.**

15. An easement in favour of Council shall be created over any existing drainage line for the purpose of constructing and maintaining stormwater drainage structures. The wording of the dedication shall be approved by Council prior to lodgement at Land & Property Information NSW. Proof of lodgement is to be provided to the Principal Certifying Authority **prior to the commencement of work.**

Proof of registration of the easement shall be furnished to the Principal Certifying Authority prior to completion of the development and **prior to the use of the building.**

16. **Prior to the use of the building,** written verification from a suitably qualified professional civil engineer shall be obtained, stating that all stormwater drainage and related work has been constructed in accordance with the approved plans.

In addition, detailed works-as-executed plans, prepared and signed by a registered surveyor, shall be submitted to and approved by the Principal Certifying Authority. Where changes have occurred the plans shall be marked-up in red ink and shall include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels.

17. For drainage works within public land or connecting to Council's stormwater drainage system the following inspections will be required:-

- (a) After the excavation of pipeline trenches.
- (b) After the laying of all pipes prior to backfilling.
- (c) After the completion of all pits and connection points.

A minimum of 48 hours notice shall be given to Council to inspect works. Inspections may be arranged by telephoning Council's Engineering Works and Services section on 9748-9999 during office hours. Work is not to proceed until the works are inspected and approved by Council.

18. A physical barrier (nominally 150mm high and wide) shall be constructed along the site frontage, except at vehicular and pedestrian access points, to prevent surface runoff onto the road reserve.

19. Grated drains shall be provided along the property boundary at the vehicular crossing(s) and are to connect to the internal drainage system.
20. DELETED as requested by the NSW Dept. Education & Training.
21. Boundary fencing shall be erected in such a manner as not to interfere with the natural flow of ground and surface water to the detriment of any other party.
22. The connection to Council's street drainage system shall consist of a pipeline across to the street kerb with the pipeline then continuing under the kerb and gutter to Council's pipe.

The applicant shall construct the pipeline and any pits at no cost to Council **prior to the commencement of work.**

23. Special footings shall be provided where the proposed/existing structure is adjacent to a drainage easement. The footings shall be taken down to the invert of the drainage structure or to solid rock, whichever is the lesser.

The footing may be reduced in depth by 500mm for every 1000mm increment in distance the proposed/existing structure is from the easement boundary.

The footings shall be located clear of the easement and designed by a practising structural engineer (holding membership with Engineers Australia). Details are to be submitted to and noted by the Principal Certifying Authority **prior to the commencement of work.**

### **Landscaping/Tree Matters**

24. The trees not proposed for removal shall be protected by the establishment of a **protection zone** before any site works begin (including any demolition/excavation). The protection zone shall be maintained for the duration of works and implemented as follows:
  - A minimum 1.2m high barrier (made of hardwood/metal stakes with suitable hessian or canvas material) shall be erected around the perimeter of the stated Protection Zone as measured from the base of the tree (or where practical). The barrier shall be constructed so as to prevent pedestrian and vehicular entry into the protection zone. The barrier shall not project beyond the kerb onto the roadway or any adjacent footpath.
  - No concrete slurry or wash, building materials, builders' rubble, excavation spoil or similar shall be placed or stored within the tree protection zone.
  - The whole of the tree protection zone shall be mulched to a minimum depth of 75mm.
  - The tree protection zone shall be regularly watered.

- Any major structural roots which are encountered shall be pruned by a qualified Arborist.
  - **No excavation or construction shall be carried out** within the stated Excavation Zone distances from the base of the trunk surface.
  - Only permeable surfaces (e.g. decomposed granite, gravel, turfpave, permeable paving systems or soft landscaping) are permitted within the canopy spread of the trees to be protected.
25. All noxious weeds on the site shall be removed and destroyed as per their classification under the Noxious Weeds Act.
26. A minimum of one (1) replacement tree shall be provided for each tree removed as a result of the proposed development:
- Replacement trees shall be minimum 50 litre container size. Plants shall be vigorous and well established, free from disease and pests, of good form, consistent with species or variety, hardened off, not soft or forced, with large healthy root systems with no evidence of root curl, restriction or damage. Trees are to have a single leader and clear straight trunk.
  - All trees are to be staked and tied with a minimum of three (3) hardwood stakes. Ties are to be hessian and fixed firmly to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.
  - Root deflection barriers having a minimum depth of 600mm are to be installed adjacent to all footpaths and driveways.
  - Minimum 75mm depth of organic mulch shall be placed within an area 0.5m radius from the base of the tree.
27. General maintenance of Council's nature strip adjoining the development site, including regular lawn mowing, edging, irrigation of the lawn and street trees and restricting the storage of materials, rubbish and parking or driving of vehicles on the nature strip, must be carried out during the full period of all approved works (including any demolition and excavation).
28. MODIFIED – as requested by the NSW Dept. Education & Training.
- All landscaped areas including all planters are to have full coverage by an irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and all relevant Australian Standards.

### **Site Operation**

29. Any proposed lighting of the site shall be designed, located or shielded to ensure the amenity of the surrounding area is not adversely affected by light overspill and details shall be submitted and approved by the Principal Certifying Authority **prior to the installation** thereof.

## Construction Matters

30. The proposed development shall comply with the Building Code of Australia and details demonstrating compliance shall be submitted to the Principal Certifying Authority for approval **prior to the commencement of work.**
31. Footings shall be designed in accordance with the soil classification of H, or Highly Reactive (unless determined to the contrary by a suitably qualified person).
32. If the soil conditions require it 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 adequate provision must be made for drainage.
33. Certification shall be obtained from a registered surveyor at the following stage(s) of construction confirming that the building has been constructed in accordance with the approved plans including any approved amendments (S.96 approvals) and plans and details required by Council as conditions of development consent:
  - (a) footings excavation prior to placement of concrete;
  - (b) car park/garage level prior to placement of concrete or pavement;
  - (c) ground floor and first floor levels;
  - (d) roof ridge height;
  - (e) all floors of the building, roof eaves and all roof ridges;
  - (f) wall setbacks from property boundaries and street alignment;
  - (g) dimensions and areas of balconies/courtyards;
  - (h) vehicular ramp gradients.

Copies of the surveyor's certificates must be submitted to and accepted by Council at the stages nominated above.

34. The existing ground levels shall not be altered except in accordance with the levels shown on the approved plans as part of this consent. Finished ground surface levels shall match the existing levels at the property boundary. Any survey plan shall also show the extension of these levels in relation to adjoining properties.
35. All construction, demolition and excavation work shall be restricted to 7am and 5pm (Eastern Standard Time) on Mondays to Saturdays (inclusive) and prohibited on Sundays and public holidays.
36. All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.
37. If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- Must preserve and protect the building from damage; and
- If necessary, must underpin and support the building in an approved manner, and
- Must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- There are built structures which may be in the zone of influence of the proposed works and excavations on the site. A qualified practicing geotechnical engineer must prepare a Construction Methodology Report demonstrating that the proposed construction method including any excavation and the configuration of the built structures will have no adverse impact on any surrounding property and infrastructure.

The report must be submitted with the application for a Construction Certificate and must include an investigation to determine the design parameters appropriate to the specific development and site. This would typically include;

- a) the location and level of nearby foundations and footings (site and neighbouring);
- b) proposed method of excavation;
- c) Permanent and temporary support measures for excavation;
- d) Potential settlements affecting footings and foundations;
- e) Ground water levels (if any);
- f) Batter slopes;
- g) Potential vibration cause by method of excavation; and
- h) De-watering including seepage and off site disposal rate (if any).

Excavation, retention, underpinning and construction must be undertaken onsite by an excavation contractor with specialist excavation experience. A suitably qualified geotechnical engineer, specialising in excavation must supervise the excavation procedure.

38. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.
39. All temporary buildings shall be removed from the site at the completion of the development.

### **Building Matters**

40. The materials to be used in the external finish shall be such as to match as closely as possible the finish of the existing building.
41. Where building intruder alarms are installed in the building they shall be fitted with an automated "cut-off" timing device and operated as per the Protection of the Environment Operations (Noise Control) Regulation 2008.

## **Sustainability**

42. Water collected in the rainwater tank must be roof water only and not surface water. Water from the rainwater tank must only be used for following purposes and not for human consumption:
- Toilet flushing;
  - Clothes washing;
  - Garden irrigation;
  - Car washing and similar outdoor uses;
  - Filling swimming pools, spa pools and ornamental ponds; and
  - Fire fighting.

## **Demolition**

43. Demolition shall be carried out in accordance with Australian Standard 2601 - 'The demolition of structures' or any subsequent standard and the relevant legislation.
44. The demolition of the building shall be carried out by a licensed demolition contractor. A copy of the licence shall be submitted to Council and the Principal Certifying Authority **prior to any work commencing on site.**
45. Details demonstrating that excavated and demolished materials including asbestos-based materials will be disposed of at an approved site shall be submitted to the Principal Certifying Authority **prior to any work commencing on site.**
46. Prior to any works occurring on the site, the building and garden shall be recorded and colour photographs shall be taken of each room in the building including hallways, external verandahs, and the external elevations of the building and the garden.
- The photographs shall be appropriately titled and one (1) hardcopy set, provided in a folder, and one (1) CD copy, shall be submitted to Council **prior to demolition of the building or issue of Construction Certificate, whichever occurs first.**
47. The cleared ground surface of the site shall be suitably stabilised to prevent the generation of dust and the erosion of soil on the site.

## **Air Quality**

48. As required by the Protection of the Environment Operations (Noise Control) Regulation 2008, air-conditioning units or heat pump water heaters shall not be audible in the habitable rooms of any other residential premises before 8am or after 10pm on any Saturday, Sunday or public holiday, or before 7am or after 10pm on any other day.
49. Dust emissions from the stockpiles shall be suppressed by a permanently installed irrigation system and details shall be submitted to the Principal



Certifying Authority for approval **prior to the commencement of work.** Any irrigation system shall be installed in accordance with the approved details prior to the work/use commencing and maintained at all times to Council's satisfaction.

### **Disabled Access**

50. Access to the building for persons with disabilities shall be in accordance with the requirements of the Building Code of Australia and the relevant standards. Details shall be submitted to and approved by the Principal Certifying Authority **prior to the commencement of work.**
51. Sanitary facilities for persons with disabilities shall be provided in the building in accordance with the Building Code of Australia and the relevant standards. Details shall be submitted to and approved by the Principal Certifying Authority **prior to the issue of a Construction Certificate.**
52. DELETED as requested by the NSW Dept. Education & Training.

### **Waste Management**

53. Submission of a comprehensive Waste Management Plan to the Principal Certifying Authority for approval **prior to the commencement of work.** Such plan shall address demolition, construction and operation waste arising from the development and shall include:-
  - type and likely quantity of waste arising from the demolition and construction activities;
  - storage, disposal and recycling measures for all demolition and construction waste, including specific disposal points and arrangements;
  - type and likely quantity of trade and operational waste arising from the proposed development, including storage and collection details. Note: Strathfield Council does not provide a trade waste service;
  - provision for a suitable number of 240 litre garbage bins and 240 litre recycling bins for the residential development;
  - storage, disposal, collection and recycling arrangements for all trade and operational waste; and
  - fitout details of any garbage/waste enclosures and storage areas.

Full compliance must be given to the endorsed Waste Management Plan submitted for the proposed development. Copies of any weighbridge receipts from all approved waste disposal facilities shall be retained for presentation to the Principal Certifying Authority upon request.