

**Date:** 5 May 2014  
**Responsible Officer:** Salli Pendergast  
**Location:** Lakes Anglican Grammar School, 126 Sparks Road,  
 WARNERVALE NSW 2259  
 Lot 12 DP 1149487  
  
**UBD Reference:**  
**Owner:** Trustees Church Property Diocese Of Newcastle  
**Applicant:** Coastplan Consulting - Erina  
**Date Of Application:** 17 September 2013  
**Application No:** DA/713/2013  
**Proposed Development:** Alterations & additions to existing education establishment  
**Land Area:** 131100.00

## PROPOSED CONDITIONS

### Approved Plans

- The development is to be undertaken in accordance with the approved development plans and specifications listed below except as modified by any conditions of consent and any amendments in red made to the approved plans:

Title	Drawing No.	Rev	Date	Drawn By
Overall Site Plan	DA 002	B	3.12.2013	Steiner Richards Architects
Overall Site Plan – Senior school	DA 100	B	3.12.2013	Steiner Richards Architects
Building F Roof Plan	DA 166	A	3.9.2013	Steiner Richards Architects
Building F Ground Floor Plan	DA 161	A	3.9.2013	Steiner Richards Architects
Building F Lower Ground Floor Plan	DA 162	A	3.9.2013	Steiner Richards Architects
Building F Elevations	DA 201	A	3.9.2013	Steiner Richards Architects
Building F & A Elevations & Sections	DA 202	A	3.9.2013	Steiner Richards Architects
Quadrangle Seating Area	DA 903	A	3.9.2013	Steiner Richards Architects
Building B Ground Floor Plan	DA 131	A	3.9.2013	Steiner Richards Architects
Building C Lower Ground Floor Plan	DA 141	A	3.9.2013	Steiner Richards Architects
Building A Ground Floor Plan	DA 111	A	3.9.2013	Steiner Richards Architects
Modular Classroom Elevations Junior School	DA 203	A	3.9.2013	Steiner Richards Architects
Modular Classroom Junior School	DA 171	A	3.9.2013	Steiner Richards Architects
Landscape Masterplan 13-109	100	D	4.3.2014	Arcadia Landscape Architecture

Landscape Detail Plan13-109	101 to 116 (inclusive)	D	4.3.2014	Arcadia Landscape Architecture
Landscape Detail Plan 13-109	501	D	4.3.2014	Arcadia Landscape Architecture

- Turfed overflow car park (no.4) for 96 vehicles as shown on the plans is not works included for consent under this application.

### **Certificates – Application and Approval**

- 2 A Construction Certificate is to be issued by the Principal Certifying Authority prior to commencement of any construction works. The application for this Certificate is to satisfy all of the requirements of the Environmental Planning and Assessment Regulation 2000.
- 3 Prior to the occupation or use of the building/structure, an application for an Occupation Certificate for the development must be submitted to and approved by the Principal Certifying Authority.

### **Other Authorities – Compliance Requirements**

- 4 Compliance with the general terms of approval of NSW Rural Fire Service as outlined in its correspondence dated 15 January 2014.
- 5 Compliance with the requirements of the NSW Roads and Maritime Services as outlined in its correspondence dated 28 October 2013

## **Prior to Release of Construction Certificate:**

***The following conditions must be satisfied prior to the release of the Construction Certificate. Conditions may require the submission of additional information with the Construction Certificate Application. Applicants should also familiarise themselves with conditions in subsequent sections and provide plans in accordance with any design requirements contained therein.***

### **Stormwater Drainage - Design Requirements**

- 6 The provision of a stormwater system with water quality control facilities required to treat stormwater runoff from the development in accordance with Council's Civil Works Design Guidelines and Australian Runoff Quality – A guide to water sensitive urban design. The proposed design shall consider the total water quality, quantity and flow discharge rates from the school site for all development relevant to the area of stage 8. The design shall include:-
  - Plans generally in accordance with Plans submitted by Northrop No120564 CS850 – 2 dated 3-12-2013.
  - Post development storm events are to mimic storm events up to the 50% AEP pre development storm events. This will include quality, flow discharge rate and volumes.

- Water quality for storm events greater than the 50% AEP events are to meet the water quality requirements of Australian Runoff Quality – A guide to water sensitive urban design.
- Post development storm flows shall match pre development storm flows for a range of storm events greater than the 50% AEP storm event and up to the 1% AEP design storm event.
- Modelling to demonstrate water quality and quantity and flow discharge rate outcomes.
- Water quality modelling shall be in accordance with the requirements within Council's Civil Works Design Guidelines Appendix D.
- Stormwater tanks reuse system with a total minimum volume of 15,000 litres. Reuse tank/s are to be included in the existing stormwater reuse systems to complement existing and proposed toilet and external uses.
- The required stormwater reuse is to be considered in all drainage system modelling for quantity, flow discharge rate and quality.
- Nutrient control pit inserts are to be provided on all inlet pits.
- Overland flow paths for events greater than the design event are to be suitably stabilised in accordance with Council's Civil Works Design and Construction Guidelines and Landcom's "Managing Urban Stormwater – Soil and Construction" (the Blue Book).
- All stormwater outlets are to be directed to the existing or proposed stormwater quality, quantity and flow duration control devices prior to flows exiting the site.

All supporting calculations and modelling must be prepared and certified by a suitably qualified engineer. Design plans and all supporting calculations and modelling must be approved by the Accredited Certifier prior to issue of the Construction Certificate for these works.

### **Structural Design Requirements**

- 7 All proposed load bearing retaining walls and structures are to be designed by a practising Civil/Structural engineer in accordance with AS4678, AS3600, AS1170 and other relevant codes and standards. Details are to be approved by the Accredited Certifier prior to those works being undertaken.

## **Vehicle Access and Parking - Design Requirements**

- 8 The submission of a detailed comprehensive internal traffic management plan by a suitable qualified traffic engineer for the senior and junior campuses of the school. The detailed internal traffic management plan shall be approved by the Accredited Certifier and shall include but not be limited to:-
  - Design generally in accordance with the plan submitted by Steiner Richards Architects NoP13502 DA100 Rev B dated 09/2013.
  - Parking restrictions, signage, pavement markings and traffic management facilities.
  - Formalisation of the entry area at the senior school to allow vehicles to enter the carparking area, exit the internal Link Rd and cater for vehicles exiting the senior school. Traffic conflicts of turning vehicles is to be considered as is possible queuing due to the opposing traffic movements.
  - Control of the roundabout area / bus parking area at the junior school during school finishing times.
  - Control of traffic movements on the internal service road between the junior school and senior school including, but not limited to, the prevention of traffic movements from the junior school to the senior school during the afternoon pick up time period for either school and, merging of the 2 lane one way traffic movement at the senior school entry location.
  - Identification via signage and pavement marking of areas on the internal service road to be used for one way traffic movements and areas for two way traffic movements.
  - The method of disseminating the proposed traffic management requirements to the school community, parents and the public who access the school.
- 9 The design of the carpark and accesses in accordance with AS2890.1/2/6 for user class 1 vehicles. The design is to be submitted to the Principal Certifying Authority prior to issue of a Construction Certificate. The design is to include:-
  - The provision of an all-weather surface for the overflow carpark. Basalt shall not be used for the all-weather surface.
  - The proposed method to ensure the stability of the bank of the overflow carpark that is integrated with the proposed stormwater drainage level spreader.
  - Pavement design and surface suitable for expected traffic loads.
- 10 The adjustment to the identified fire trail at the junior school will need to be in accordance with the NSW Rural Fire Service "Planning for Bushfire Protection".

## **Water and Sewer Services - Design Requirements**

- 11 All water and sewer works or works impacting on water and sewer assets must be designed and constructed to the requirements of Council as the Water Supply Authority. The requirements are detailed in the Section 306 Notice of Requirements letter attached to this consent. **Note:** The Section 306 Notice contains requirements associated with the development that must be completed prior to the issue of the Construction Certificate.

## **Access**

- 12 A ramp or lift complying with the provisions of AS1428.1-2009 is required to link the ground floor level and upper floor level to building F in accordance with the Disability (Access to Premises-Buildings) Standards 2010. Full details are to be made apparent to the principle certifying authority at the construction certificate application.

## **Ecology/Tree Requirements**

- 13 Prior to the issue of any Construction Certificate, trees and native vegetation proposed for retention and those approved for removal must be clearly identified on all the final engineering and landscaping plans. All fenced tree protection areas must be clearly marked as "No Go Area" on all plans. The location of any threatened species, endangered populations or ecological communities must also be marked on all plans.
- 14 Preparation of a Habitat Tree Vegetation Screen Plan. Two habitat (hollow-bearing) trees have been identified as occurring adjacent to the school and in close proximity to the development (see Figure 2 of the Flora and Fauna Assessment by Travers Bushfire & Ecology; September 2013). Dense native planting is to be undertaken immediately opposite the two habitat trees (within the school property) to create privacy during breeding seasons. Planting should consist of dense native shrub and sub-canopy species consistent with the species nominated in the approved Landscape Plans. For the southern habitat tree, shrub and sub-canopy planting should be undertaken on the road batter and immediately to the west of the loop road for up to 10 m from the boundary fence. For the western habitat tree, sparse planting could be undertaken surrounding the future nutrient control pond.

To ensure compliance with Asset Protection Zones the understorey is to remain slashed and lower branches may be pruned. Planted tree canopies must be discontinuous.

The Habitat Tree Vegetation Screen Plan is to be approved by Council's Development Ecologist.

## Prior to Commencement of Works:

***The following conditions must be satisfied prior to the commencement of site works, including any works relating to demolition, excavation or vegetation removal.***

### Erosion and Sediment Control Requirements

- 15 Prior to the commencement of construction a Soil and Water Management Plan (SWMP) prepared in accordance with the latest edition of the Landcom Publication 'Soils and Constructions- Volume 1' (The Blue Book) shall be provided to the Principal Certifying Authority (PCA). The SWMP is to be prepared, reviewed and updated by persons suitably qualified to interpret "The Blue Book" or trained in the use of "The Blue Book" for preparation of Soil and Water Management Plans.

This SWMP shall be modified and updated during construction to reflect any changes to the on-ground/site conditions. A copy of any modifications or updates to the SWMP shall be approved by a suitably qualified person and provided to the PCA and provided to Council upon request. Further information and requirements in relation to works that Council's "Civil Construction Specification" apply, may be found in the appendix of that document.

Erosion and sediment controls shall be monitored, maintained and adapted in accordance with the most recent SWMP until the site is fully stabilised and landscaped. Failure to comply with this condition may result in fines under the provision of the *Protection of the Environment Operations Act*.

### Roads - Preconstruction Requirements

- 16 Prior to works associated with the development commencing, a Plan of Management is to be submitted to and approved by Council as the Roads Authority for any works or deliveries that impact on any public roads or public land as a result of the construction of the development. The plan must include a Traffic Control Plan prepared by a person holding Roads and Traffic Authority (RTA) accreditation for selecting and modifying traffic control plans. Fees and charges are applicable to the review and approval of the required management plan in accordance with Council's Plan of Management.
- 17 The submission of a plan of management for any works for the development that impact on internal road related or carpark areas or areas used by the public / school community for the construction phase of the development, prior to that section of work commencing. The plan is to include a Traffic Control Plan and/or a Work Method Statement for any works or deliveries that impact the normal internal travel paths of vehicles, pedestrians or cyclists or where any materials are lifted over areas used by the public. The safety of the public, pupils and staff shall be addressed. This plan must be certified by an appropriately accredited/qualified person.
- 18 Prior to works associated with development commencing, a dilapidation report must be prepared and submitted to Council as the Roads Authority. The

required dilapidation report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, water supply, sewer works, street trees, street signs or any other Council assets in the vicinity of the development. **Note:** The report will be used by Council to determine the extent of damage arising from site and construction works.

## Site Requirements

- 19 A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:
- could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic;
  - could cause damage to adjoining lands by falling objects; or
  - involve the enclosure of a public place or part of a public place.

These works are specified as exempt development within the SEPP (Exempt & Complying Development Codes) 2008 – subdivision 2.110 for which scaffolding, hoardings and temporary construction site fences have the following applicable standards:

- enclose the work area;
- if it is a temporary construction site fence adjoining, or on, a public place—be covered in chain wire mesh that is designed, appropriately fixed and installed in accordance with AS 2423—2002, *Coated steel wire fencing products for terrestrial, aquatic and general use*; and
- be removed immediately after the work in relation to which it was erected has finished if no safety issue will arise from its removal.

**Note 1:** A structure on public land or on or over a public road requires the prior approval of the relevant authority under the *Local Government Act 1993* or the *Roads Act 1993*, respectively.

**Note 2:** The *Work Health and Safety Act 2011* and *Work Health and Safety Regulation 2011* contain provisions relating to scaffolds, hoardings and other temporary structures.

- 20 Prior to works associated with the development commencing, a Construction and Environment Management Plan (CEMP) is to be submitted to and approved by the Principal Certifying Authority. The required CEMP must outline the sequence and construction methodology, and specify mitigating measures to ensure all works are carried out with minimal environmental impact in relation to project staging, waste management, traffic management and environmental management.
- 21 Prior to works associated with the development commencing, the Principal Contractor (or Owner/Builder) is to erect a suitable sign in a prominent position on the development site (not attached to any tree) identifying the name,

address and telephone number of the Principal Certifying Authority (PCA) for the work, the name, address and telephone number (including a number for outside of business hours) of the Principal Contractor for the work (or Owner/Builder) and stating that unauthorised entry to the site is prohibited. The required sign is to be maintained for the duration of works associated with the development. Appropriate signs can be collected from Council's Customer Service Centre, where Council is the nominated Principal Certifying Authority with respect to the development.

- 22 Prior to works associated with the development commencing, suitable toilet facilities must be available or be provided upon the development site, with the required toilet facility(s) maintained until development works are completed at a ratio of one (1) toilet plus one (1) additional toilet for every twenty (20) persons employed at the site. Each toilet must:
- be a standard flushing toilet connected to a public sewer system; or
  - have an on-site effluent disposal system approved under the Local Government Act 1993, or be a temporary chemical closet approved under the Local Government Act 1993, supplied by a suitably licensed contractor.
- 23 Prior to works associated with the development commencing, a suitable metal waste skip (with self-closing lid or secure covering) or lined mesh steel cage(s) is to be provided upon the development site for the duration of the construction phase of the development in accordance with the requirements of Development Control Plan 2013, Chapter 2.1 – *Dwelling Houses & Ancillary Development*. The required waste receptacle is to be suitably emptied at appropriate times during the construction phase of the development.
- 24 Prior to works associated with the development commencing, it is the builder's responsibility to confirm the location and depth of the sewer main and connection point in relation to the floor level, to ensure that appropriate connection to the sewer can be achieved.

### **Ecology/Trees Requirements**

- 25 Prior to works associated with the development commencing and for the duration of construction works, the following protocols are to be implemented to ensure tree and vegetation protection:
- Trees and vegetation to be retained are to be protected by the erection of 1.8 metre-high chain wire interlocking fencing as per AS/NZS 4970-2009 – *Protection of Trees on Development Sites*.
  - All fenced tree protection areas are to be clearly marked as "No Go Area" on the fencing itself.
  - No clearing of vegetation or storage of vehicles or machinery, waste, fill or materials or unauthorised access is to occur within the fenced tree protection areas.
  - The management protocols and requirements within these conditions relating to tree and vegetation retention and protection are to be included



in all contract documentation, plans and specifications used by each civil contractor and sub-contractors.

## **During Construction Works:**

***The following conditions must be satisfied during construction works.***

### **Erosion and Sediment Control - Construction Requirements**

- 26 Sand and other materials associated with the construction of the development that could potentially be washed off the site during rain periods, are to be stored behind a suitable sediment control barrier.
- 27 All sediment and erosion control devices provided with respect to the development are to be periodically cleaned and maintained in an effective state for the duration of works. On the spot fines for non-compliance with this requirement may be issued under the provisions of the *Protection of Environment Operations Act, 2000*.

### **Earthworks and Haulage - Construction Requirements**

- 28 During construction works, all fill is to be placed on site in such a manner that surface water will not be permanently or temporarily diverted to adjoining land.
- 29 Stabilisation of all batters around the works area in accordance with Council's Development Control Plan No 67 - *Engineering Requirements for Development* including the grading of batters to a maximum of 4:1, planting of suitable groundcovers and the use of mulch.

### **Services/Utility Requirements**

- 30 The developer is solely responsible for any costs relating to alterations and extensions of existing roads, drainage, water and sewer infrastructure and other utilities for the proposed development.

### **Site Access Requirements**

- 31 All construction access and deliveries are to be via the senior school access for works within the senior campus and the junior school access for works within the junior campus. No construction access or deliveries are to be permitted via the internal service link road.

## **Site Requirements**

- 32 During the construction phase of the development, all building materials, plant and equipment must be placed on the site of the development in order to ensure that pedestrian and vehicular access within adjoining public roads, footpaths and reserve areas, is not restricted and to prevent damage to public infrastructure.
- 33 Construction or demolition works involved with the development may only be carried out between the hours of 7.00 am and 5.00 pm Monday to Saturday with no construction or demolition works associated with the development permitted to be carried out at any time on a Sunday or a public holiday.

## **Dust Control Requirements**

- 34 Suitable dust suppression measures shall be implemented and maintained by the developer during demolition, excavation and construction works associated with the development. Such measures are required to minimise the emission of dust and other impurities into the surrounding environment.

## **Ecology/Trees - Construction Requirements**

- 35 No tree (or other vegetation) other than those specifically notated on the approved plan(s) as "tree to be removed" shall be felled, lopped, topped, ring-barked, uprooted, or otherwise wilfully destroyed or removed, without the further written consent of the Consent Authority.
- 36 No clearing of trees or vegetation or storage of vehicles or machinery, waste, fill or materials or unauthorised access is to occur within the fenced tree protection areas (which includes the Habitat Protection Zone and adjacent properties).
- 37 Works are to be conducted in accordance with the approved Stormwater Management Plan.
- 38 The mulch/tubgrindings generated from the removal and thinning of native trees associated with the development is/are to be re-used on site as required (e.g. for landscaping).
- 39 To maintain genetic diversity, any plant stock used in landscaping must be supplied from provenance specific seed/material collected from within the Tuggerah Lakes catchment area. Non-provenance specific material is prohibited.
- 40 Any approved excavation or filling within a retained tree's canopy perimeter shall be in accordance with AS/NZS 4970-2009 - *Protection of Trees on Development Sites* and Council's *Civil Works Construction Specification*, as excavation or filling can lead to tree instability or death.

- 41 All services, including water and electricity, must be located, designed and installed to minimise or prevent root damage to retained trees. Methods for the installation of services within the tree's canopy perimeter are contained within AS/NZS 4970-2009 - *Protection of Trees on Development Sites* and Council's *Civil Works Construction Specification* and include under boring and excavation by hand.
- 42 A qualified (AQF 5) Arborist must be onsite to oversee the works in relation to tree protection measures including any root pruning inside of the critical root zone for the and any root pruning greater than 40mm outside of the critical root zone.

### **Plumbing and Drainage - Construction Requirements**

- 43 Council as the Water Supply Authority, under the provisions of the Water Management Act, or in unsewered areas where an onsite sewage management facility is to be installed, is to be notified to undertake inspections of the internal drainage lines, (prior to the pouring of the concrete slab), and external drainage lines inclusive of sewer junction connection, prior to the backfilling of the trenches. These inspections can be arranged by telephoning Council's Customer Contact Centre on (02) 4350 5555 a minimum of twenty-four (24) hours prior to the required time for the inspection. Please note that all drainage inspection fees are to be paid to Council prior to plumbing and drainage works associated with the development commencing.

## **Prior to Release of Occupation Certificate:**

***The following conditions must be satisfied prior to the release of an Occupation / Subdivision Certificate.***

### **Building Code of Australia – Compliance Requirements**

- 44 Prior to the issue of an Occupation Certificate, the building shall be completed in accordance with the relevant provisions and requirements of the Building Code of Australia.

### **Dilapidation Rectification Requirements**

- 45 Prior to the issue of an Occupation Certificate, any damage not shown in the Dilapidation Report submitted to and approved by the Principal Certifying Authority prior to site works commencing, will be assumed to have been caused as a result of the site works undertaken with respect to the development and must be rectified at the applicant's expense.

### **Statutory Certificate Requirements**

- 46 Prior to the occupation of the building occurring, an application for an Occupation Certificate for the development must be submitted to and approved by the Principal Certifying Authority. Occupation of the development without an Occupation Certificate is an offence under the provisions of the Environmental Planning and Assessment Regulation, 2000.

### **Filling and Haulage- Completion Requirements**

- 47 All filled areas are to be compacted in accordance with the requirements of AS 3798-1996. The submission of test results and appropriate documentation attesting to this requirement having been achieved is to be provided for the approval of the Accredited Certifier prior to issue of the Occupation/Subdivision Certificate.

### **Lighting Requirements**

- 48 Prior to the issue of an Occupation Certificate, suitable lighting to the proposed carpark areas and access road shall be provided in accordance with the requirements of AS/NZS 1158 and AS/NZS 2890.1. Light spread shall be specifically addressed.

### **Plumbing and Drainage – Compliance Requirements**

- 49 Prior to the issue of an Occupation Certificate, the provision of rainwater tanks, of at least 15,000 litre capacity, in accordance with the requirements the National Plumbing and Drainage Code AS/NZS 3500. The rainwater tanks must be located in such a position as to maximise rainwater collection and shall include, but not be limited to, the retention of water on-site incorporating first flow diversion devices fixed to all inflows, provided with a functioning pressure pump, and plumbed to the existing or proposed reuse system within the senior campus to service toilets and external uses. The tank must be controlled such that supplemental flows from domestic mains do not take place until the tank is at least 80% empty.

### **Stormwater – Compliance Requirements**

- 50 The construction of the stormwater management system in accordance with the approved Stormwater Management Plan and AS/NZS 3500.3-2004. Certification of the construction by a suitably qualified consultant shall be provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.

### **Vehicle Access and Parking - Compliance Requirements**

- 51 The provision of all works and activities associated with the detailed traffic management plan for the carparking, queuing and accesses in accordance with AS/NZS 2890 – Parts 1/2/6, the submitted plans and these conditions of consent. Certification by a suitably qualified consultant shall be provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.

- 52 A report from a suitably qualified ecologist in conjunction with a geotechnical report from an appropriately qualified geotechnical engineer shall be provided to identify any maintenance works required to the existing internal service road and pavement to ensure is functioning as originally designed. Any required maintenance works identified shall be completed prior to issue of the Occupation Certificate.

### **Waste Management Requirements**

- 53 Requirements for the waste servicing of the proposed development shall be in accordance with Council's Waste Control Guidelines and DCP 2013 Chapter 3.1. Council's Waste Management Section shall be contacted for requirements.

### **Water and Sewer Services/Infrastructure – Compliance Requirements**

- 54 The obtaining of a satisfactory final plumbing & drainage inspection advice or Section 307 Certificate of Compliance under the *Water Management Act 2000* for water and sewer requirements for the development from Wyong Shire Council as the Water Supply Authority, prior to issue of the Subdivision/Occupation Certificate. All works for the development must be approved by Council prior to the issue of a Certificate of Compliance.

### **Bush Fire - Certification**

- 55 Certification from a suitably qualified bushfire consultant that compliance has been achieved with the requirements (GTA's) of NSW Rural Fire Service as outlined in its correspondence dated 15 January 2014 prior to issue of the Occupation Certificate.

### **Ecology/Tree Requirements**

- 56 Prior to the issue of an Occupation Certificate, certification from a qualified Ecologist that the Habitat Tree Vegetation Screen Plan has been implemented.
- 57 All external lighting is to be of a type that minimises overspill into retained vegetated areas.

### **Landscaping Requirements**

- 58 Prior to the issue of an Occupation Certificate, to ensure landscaping works are properly completed, the landscape designer must provide certification to the Principal Certifying Authority certifying that landscaping has been implemented in accordance with the approved landscape plan as amended by any conditions of this consent.

## Ongoing Operation:

*The following conditions must be satisfied during use / occupation of the development.*

### Stormwater – Ongoing Maintenance Requirements

- 59 All stormwater treatment devices (including drainage systems, sumps and traps) must be regularly maintained in order to remain effective.
- 60 A discharge water quality monitoring program is to be developed and submitted to Council for approval prior to the issue of an occupation certificate. Stormwater pH is to be between 5.0 and 7.0 prior to release and monthly monitoring of the water quality from discharge locations will need to be provided to Council's Development Ecologist. In the event of pH falling outside this range, dosing will be required to ensure that the pH of discharge is within this prescribed range. The method of dosing is to be approved by Council under section 68 of the Local Government Act.
- 61 A groundwater monitoring program and plan is to be developed and submitted to Council for approval prior to the issue of an occupation certificate. Test results are to be forwarded to Council's Development Ecologist. Testing is to identify any changes to both quality and quantity of the existing watertable / groundwaters with the plan identifying methods to mitigate changes. Where changes to the watertable / groundwaters are identified, mitigation works shall be required with all proposed works to be approved by Council under section 68 of the Local Government Act.

### Vehicle Access and Parking – Ongoing Requirements

- 62 Access to and from the site for all commercial vehicles, including waste collection vehicles must only be from the senior school access for access to the senior campus and the junior school access for access to the junior campus. The internal link road is to be used by light vehicles only and must not form the primary access route to the high school site. No access or deliveries are to be permitted via the internal service link road.
- 63 All on-site vehicle parking areas, markings, signage, driveways and manoeuvring areas are to be maintained for the life of the development.
- 64 The detailed internal traffic management plan for the carparking, queuing and accesses shall be reviewed in 3 months from implementation to determine the suitability of the outcomes of the plan. The review shall be completed by a suitably qualified consultant in conjunction with Council's Transport Engineer. Where issues with the plan are identified, adjustments to the plan shall be carried out to the satisfaction of Council's Transport Engineer.

### **Future Section 94 Contributions**

- 65 Any future increase in total student numbers exceeding 1,100 on the site (including both schools) will require payment of a monetary contribution of \$966.94 per student over and above the total of 1,100. Contributions are adjusted on the first day of February, May, August and November. The amount of the contribution/s will be adjusted to the amount applicable at the date of payment.

### **Ecology/Tree Requirements**

- 66 Retained trees are to be inspected annually for 3 years by a qualified Arborist after development completion in accordance with the Tree Assessment Report (Travers Bushfire & Ecology, September 2013).