

**Amended Recommendation and Conditions of Consent: 2014SYE095 – Marrickville - DA201400371 - Newington College - Wyvern Preparation Campus; 115-125 & 129-133 Cambridge Street, Stanmore.**

**PART E – RECOMMENDATION**

- A. THAT** the development application to demolish existing buildings and carry out alteration and additions for Newington Wyvern Preparatory School in 4 stages, stage 1: construction of the Year 6 Centre; stage 2: alterations to the Wyvern building; stage 3: demolition of Mary Andrews College building (Braeside/Humberstone), former mortuary/laundry and associated outbuildings; construction of the Early Learning Centre with associated car parking; construction of cricket nets and artificial turf play area; construction of 8 car parking spaces accessed from Trafalgar Street; and carry out landscape work including tree removal; and stage 4: alterations to the Edmund Webb Boarding Facility and associated vehicular crossing be **APPROVED** subject to the following conditions:

**GENERAL**

1. The development must be carried out in accordance with plans and details listed below:

<b>Plan No. and Issue</b>	<b>Plan/ Certificate Type</b>	<b>Date Issued</b>	<b>Prepared by</b>	<b>Date Submitted</b>
Drawing No. DA02	Level 2 Demolition Plan	23 July 2014	Budden Nangle Michael & Hudson Architects	4 August 2014
Drawing No. DA03	Level 3 Demolition Plan	23 July 2014	Budden Nangle Michael & Hudson Architects	4 August 2014
Drawing No. DA04	Level 4 Demolition Plan	23 July 2014	Budden Nangle Michael & Hudson Architects	4 August 2014
Drawing No. DA 05, Revision B	Level 2 Proposed Plan	7 November 2014	Budden Nangle Michael & Hudson Architects	11 November 2014
Drawing No. DA 06, Revision B	Level 3 Proposed Plan	7 November 2014	Budden Nangle Michael & Hudson Architects	11 November 2014
Drawing No. DA07, Revision B	Level 4 Proposed Plan	7 November 2014	Budden Nangle Michael & Hudson Architects	11 November 2014
Drawing No. DA 08, Revision B	Roof Plan	7 November 2014	Budden Nangle Michael & Hudson Architects	11 November 2014
Drawing No. DA 09, Revision B	Elevation & Section 1	7 November 2014	Budden Nangle Michael & Hudson Architects	11 November 2014
Drawing No. DA 10, Revision B	Elevation & Section 2	7 November 2014	Budden Nangle Michael & Hudson Architects	11 November 2014
Drawing No. DA 12, Revision A	Colour & Finishes Schedule	7 November 2014	Budden Nangle Michael & Hudson Architects	11 November 2014

Drawing No. DA13	Cut and Fill Plan	23 July 2014	Budden Nangle Michael & Hudson Architects	4 August 2014
Drawing No. DA17	Staging Plan	15 December 2014	Budden Nangle Michael & Hudson Architects	15 December 2014
Drawing No. 14161 – 7300, Issue A	Key Plan Wyvern Preparatory	17 June 2014	Group GSA	4 August 2014
Drawing No. 14161 – 7302, Issue B	Landscape Plan Wyvern Preparatory	31 October 2014	Group GSA	20 November 2014

details submitted to Council on 4 August 2014, 31 October 2014, 11 November 2014, 20 November 2014 and 15 December 2014 with the application for development consent and as amended by the following conditions.

Reason: To confirm the details of the application submitted by the applicant.

2. Where any plans and/or information forming part of a construction certificate issued in relation to this consent are inconsistent with:
  - (a) the plans and/or information approved under this consent; or
  - (b) any relevant requirements of this consent,

the plans, information and/or requirements of this consent (as the case may be) shall prevail to the extent of the inconsistency.

All development approved under this consent shall be carried out in accordance with the plans, information and/or requirements of this consent taken to prevail by virtue of this condition.

Reason: To ensure the development is carried out in accordance with this Determination.

3. The construction works of the development approved by this consent must have the constructions certificates issued in accordance with the following 4 stages of construction work:
  - a. **Stage 1:** Construction of the Year 6 Centre; and
  - b. **Stage 2:** Alterations to the Wyvern building; and
  - c. **Stage 3:** Demolition of Mary Andrews College building (Braeside/Humberstone), former mortuary/laundry and associated outbuilding; construction of the Early Learning Centre with associated car parking; construction of cricket nets and artificial turf play area; construction of 8 car parking spaces accessed from Trafalgar Street; and carry out landscape work including tree removal; and
  - d. **Stage 4:** Alterations to the Edmund Webb Boarding Facility and associated vehicular crossing.

Reason: To ensure all Construction Certificates and Occupation Certificates may be issued in a manner that allows the construction and occupation of the development to be staged over time whilst ensuring the required infrastructure, servicing, and amenity requirements of the development are met for each stage.

4. Before the issue of a Construction Certificate, details must be submitted to Certifying Authority's satisfaction that incorporates the following recommendations prescribed by NSW Police - Marrickville Local Area Command in written correspondence NSW Police Trim: D/2014/277325, dated 19 August 2014:

- a) Security mirrors must be installed within corridors and on blind corners to enable users to see around blind corners.
- b) The installation of lighting within the development in accordance with AS1158.1 to the entrance to the Early Learning Centre, within the car parking areas and any other common areas.
- c) Signage must be erected at entry/exit points and throughout the development to assist users and warn intruders they will be prosecuted.

Reason: To ensure compliance with requirements of NSW Police - Marrickville Local Area Command.

- 5. Before the issue of a Construction Certificate, details must be submitted to Certifying Authority's satisfaction that incorporates the recommendations contained within Part 6 – Recommendations contained in the DA Stage Acoustic Report, Reference No. 214 062 R01 v1\_1 Newington Wyvern and ELC DA Stage Acoustic Assessment.doc, Version 1.1, prepared by Peter R Knowland & Associates Pty Ltd, dated 1 July 2014 and Part 6 – Discussion and Recommendations contained in the Acoustic Report, Reference No. 214 062 R01 v1-0 DA Acoustic Report, Version 1.0, prepared by Peter R Knowland & Associates Pty Ltd, dated 26 June 2014.

Reason: To ensure the development incorporates the measures contained in the submitted DA Stage Acoustic Report and Acoustic Report, prepared by Peter R Knowland & Associates Pty Ltd.

- 6. Before the issue of a Construction Certificate, details must be submitted to Certifying Authority's satisfaction that incorporates the recommendations contained within Part 5 – Conservation Guidelines and Recommendations contained in the Archaeological Assessment, prepared by Edward Higginbotham & Associates Pty Ltd, dated 14 July 2014

Reason: To ensure the development incorporates the recommendations contained in the submitted Archaeological Assessment, prepared by Edward Higginbotham & Associates Pty Ltd.

- 7. Before the issue of a Construction Certificate for Stage 3 construction works, a Geotechnical Investigation Report, prepared by a qualified professional must be submitted to Certifying Authority's satisfaction that incorporates appropriate recommendations associated with excavation of the car parking area for the Early Learning Centre. The person acting on this consent must comply at all times with the recommendations of this report.

Reason: To ensure excavation of the car parking area for the Early Learning Centre is carried in an appropriate manner.

- 8. Before the issue of a Construction Certificate, details must be submitted to Certifying Authority's satisfaction that incorporates the recommendations contained within Part 3 – Ingress and Egress, Part 4 – Paths of Travel, Part 5 – Amenities & Facilities and Part 6 – Miscellaneous contained in the Access Review Report, prepared by Morris-Goding Accessibility Consulting, dated 2 July 2014.

Reason: To ensure the development incorporates the measures contained in the submitted Access Review, prepared by Morris-Goding Accessibility Consulting, dated 2 July 2014.

- 9. Before the issue of a Construction Certificate for Stage 3 construction works, amended plans be submitted to the Certifying Authority's satisfaction indicating a minimum of 1 off-street bicycle space for staff and a minimum of 2 off-street bicycle space for customers being provided, paved, line marked and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking prior to the commencement of the use.

Reason: To ensure that practical off-street bicycle parking is available for the development.

- 10. Before the issue of a Construction Certificate for Stage 3 construction works, amended plans be submitted to the Certifying Authority's satisfaction indicating a minimum of 1 off-street motorcycle being provided, paved, line marked and maintained at all times in accordance

with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking prior to the commencement of the use.

Reason: To ensure that practical off-street motorcycle parking is available for the development.

11. Before the issue of a Construction Certificate for Stage 3 construction works, the following information is to be submitted to Council's Heritage and Urban Design Advisor satisfaction:

- a) The former Humberstone/Braeside Private Hospital and the former mortuary outbuilding being photographically recorded and presented as an Archival Record (1 hard copy only). The record must be submitted to in accordance with 'Guide to Photographic Archival Records' available on Council's website: <http://www.marrickville.nsw.gov.au/Documents/Marrickville%20Assets/guide%20to%20archival%20records%202012.pdf>. Once submitted the record will become available for public viewing at Council's Local Studies Archive.
- b) An Interpretation Plan of the former Humberstone/Braeside Private Hospital and the former mortuary outbuilding, including written and graphic historical material, identifying thematic categories and opportunities for interpretation, and making recommendations for the locations and nature of interpretive features, displays and materials such as: the Humberstone chimneys; the 1912 stone block on the north façade of the Braeside additions and; the Braeside terrazzo step.

Reason: To ensure the significant history/nature of the site is adequately communicated to occupants, visitors and/or passers by.

12. Before the issue of a Construction Certificate, a report on the Electrolysis Risk to the development from stray currents, prepared by an Electrolysis Expert must be submitted to the Certifying Authority's satisfaction. The recommendations of the report must be incorporated into the development

Reason: To ensure compliance with Sydney Trains requirements.

13. Before the issue of a Construction Certificate, a Risk Assessment/Management Plan and detailed Safe Work Method Statement for the development are to be submitted to Sydney Trains for review and comment on the impacts on rail corridors. Written confirmation from Sydney Trains confirming compliance with is condition must be submitted to the Certifying Authority's satisfaction

Reason: To ensure compliance with Sydney Trains requirements.

14. Before the issue of a Construction Certificate, a plan showing all craneage and other aerial operations for the development must be submitted to Sydney Trains that complies with all Sydney Trains requirements. Written confirmation from Sydney Trains confirming compliance with is condition must be submitted to the Certifying Authority's satisfaction

Reason: To ensure compliance with Sydney Trains requirements.

15. Prior to the commencement of works a construction methodology is to be submitted to Sydney Trains for review.

Reason: To ensure compliance with Sydney Trains requirements.

16. No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and 1500V catenary, contact and pull-off wires of the adjacent tracks and to any high voltage aerial supplies with or adjacent to the rail corridor.

Reason: To ensure compliance with Sydney Trains requirements.

17. A project arborist, who has a minimum AQF Level 5 qualification in arboriculture and relevant experience, and who does not prune or remove trees in the Marrickville LGA, must be engaged for the duration of the project.

Reason: To provide professional arboricultural guidance and ensure that the trees on the site are effectively managed and protected.

18. The measures to manage and protect trees recommended in Section 4 and Appendices 4 to 8 of the Arboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated 19 June 2014 must be implemented and complied at all times within the development.  
Reason: To provide the best protection possible for trees being retained thereby ensuring that their stability and ongoing viability are not compromised.
19. Before the issue of a Construction Certificate for Stage 3 construction works, an amended landscape plan, prepared by a an appropriately qualified person, must be submitted to Council's satisfaction indicating the planting of new street trees along Cambridge Street in accordance with Marrickville Council's Street Tree Master Plan.  
Reason: To ensure the provision of additional street trees as compensatory planting along Cambridge Street.
20. The project arborist should assess the trees that are retained and protected no less than 2 years following completion of works to determine any significant impact suffered by any retained trees. Management recommendations to improve growing conditions and tree health should be implemented where appropriate. If any trees have been irreparably impacted, appropriate new trees should be planted (in accordance with the previous condition) to replace those trees. Removal of trees will require council consent.  
Reason: To recognise that the significant development-related impacts upon the trees being retained may significantly affect their ongoing viability and to redress those potential additional impacts upon the school's urban forest.
21. All trees, covered by Part 2.20 of Marrickville Development Control Plan 2011 - Tree Management, not requiring removal to permit the erection of the development must be retained.  
Reason: To preserve existing mature trees on the property.
22. 35 off-street car parking spaces being provided for the Early Learning Centre, paved, linemarked and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking. 2 car parking spaces, for persons with a disability, required as part of the total parking required for the Early Learning Centre under this Determination must be provided and marked as disabled car parking spaces.  
Reason: To ensure practical off-street car parking is available for the use of the Early Learning Centre.
23. 8 off-street car parking spaces being provided accessed from Trafalgar Street, paved, linemarked and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking. The car parking spaces are to be allocated as follows:  
a) 6 car parking spaces are to be allocated for staff; and  
b) 2 car spaces (identified as car spaces 07 and 08 on Drawing No. DA05, Revision B 'Level 2 Proposed Plan', prepared by Budden Nangle Michael & Hudson Architects, dated 7 November 2014) are to be allocated for the residents of Horaceville.  
Reason: To ensure practical off-street car parking is available for the use of the Early Learning Centre.
24. All parking spaces and turning area thereto being provided in accordance with the design requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, and being used exclusively for parking and not for storage or any other purpose.  
Reason: To ensure adequate manoeuvrability to all car parking spaces and that the spaces are used exclusively for parking.
25. No injury being caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particular matter, or other impurities

which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.

Reason: To ensure the operation of the premises does not affect the amenity of the neighbourhood.

26. The use of any plant and equipment not giving rise to:

- a) transmission of unacceptable vibration to any place of different occupancy;
- b) a sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 3dB(A). The source noise level must be assessed as an LAeq,15min and adjusted in accordance with Environment Protection Authority guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content as described in the NSW Environment Protection Authority's Environmental Noise Control Manual and Industrial Noise Policy 2000 and The Protection of the Environment Operations Act 1997 (NSW).

**NOTE: Marrickville Council has adopted a 3dB(A) goal in order to prevent background noise creep and the 5dB(A) criteria as outlined in the above mentioned references are not to be used.**

Reason: To prevent loss of amenity to the area.

27. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises must not give rise to 'offensive noise' as defined by The Protection of the Environment Operations Act 1997 (NSW). In this regard the roller doors to the car parking entry is to be selected, installed and maintained to ensure their operation does not adversely impact on the amenity of the surrounding neighbourhood.

Reason: To protect the amenity of the surrounding neighbourhood.

28. The person acting on this consent must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property.

**NOTE: A private electricity post/pole cannot be erected at the front of a property without having first obtained approval from Council. Council discourages the installation of private electricity posts/poles and any application for such a structure must be accompanied by a written document justifying/identifying the need for the pole's installation.**

Reason: To ensure that the development is adequately serviced and does not adversely impact on the visual amenity of the area.

29. Should the proposed development require the provision of an electrical substation, such associated infrastructure must be incorporated wholly within the development site. Before proceeding with your development further, you are directed to contact Ausgrid directly with regard to the possible provision of such an installation on the property.

Reason: To provide for the existing and potential electrical power distribution for this development and for the area.

30. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

Reason: To ensure the work is carried out to an acceptable standard and in accordance with the Building Code of Australia.

## **BEFORE COMMENCING DEMOLITION, EXCAVATION AND/OR BUILDING WORK**

**For the purpose of interpreting this consent, a Principal Certifying Authority (PCA) means a principal certifying authority appointed under Section 109E(1) of the Environmental**

**Planning and Assessment Act 1979. Pursuant to Section 109E(3) of the Act, the PCA is principally responsible for ensuring that the works are carried out in accordance with the approved plans, conditions of consent and the provisions of the Building Code of Australia.**

31. No work must commence until:

- a) A PCA has been appointed. Where Council is appointed ensure all payments and paper work are completed (contact Council for further information). Where an Accredited Certifier is the appointed, Council must be notified within 2 days of the appointment; and
- b) A minimum of 2 days written notice must be given to Council of the intention to commence work.

Reason: To comply with the provisions of the Environmental Planning and Assessment Act.

32. A Construction Certificate must be obtained before commencing building work. Building work means any physical activity involved in the construction of a building. This definition includes the installation of fire safety measures.

Reason: To comply with the provisions of the Environmental Planning and Assessment Act.

33. Sanitary facilities are to be provided at or in the vicinity of the work site in accordance with the WorkCover Authority of NSW, Code of Practice 'Amenities for Construction'. Each toilet must be connected to the sewer, septic or portable chemical toilet before work commences.

Facilities are to be located so that they will not cause a nuisance.

Reason: To ensure that sufficient and appropriate sanitary facilities are provided on the site.

34. All demolition work must:

- a) Be carried out in accordance with the requirements of Australian Standard AS2601 'The demolition of structures' and the Work Health and Safety Act and Regulations; and
- b) Where asbestos is to be removed it must be done in accordance with the requirements of the WorkCover Authority of NSW and disposed of in accordance with requirements of the Department of Environment, Climate Change and Water.

Reason: To ensure that the demolition work is carried out safely.

35. Where any loading, unloading or construction is to occur from a public place, Council's Infrastructure Services Division must be contacted to determine if any permits or traffic management plans are required to be obtained from Council before work commences.

Reason: To protect the amenity of the area.

36. All services in the building being demolished must be disconnected in accordance with the requirements of the responsible authorities before work commences.

Reason: To ensure that the demolition work is carried out safely.

37. A waste management plan must be prepared in accordance with Part 2.21 of Marrickville Development Control Plan 2011 - Site Facilities and Waste Management and submitted to and accepted by the PCA before work commences.

Reason: To ensure the appropriate disposal and reuse of waste generated on the site.

38. The site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property, before work commences.

Enquiries for site fencing and hoardings in a public place, including the need for Council approval, can be made by contacting Council's Infrastructure Services Division.

Reason: To secure the area of the site works maintaining public safety.

39. A rigid and durable sign must be erected in a prominent position on the site, before work commences. The sign must be maintained at all times until all work has been completed. The sign is to include:

- a) The name, address and telephone number of the PCA;
- b) A telephone number on which Principal Contractor (if any) can be contacted outside working hours; and
- c) A statement advising: 'Unauthorised Entry To The Work Site Is Prohibited'.

Reason: To maintain the safety of the public and to ensure compliance with the Environmental Planning and Assessment Regulations.

40. A Soil and Water Management Plan must be prepared in accordance with Landcom Soils and Construction, Volume 1, Managing Urban Stormwater (Particular reference is made to Chapter 9, "Urban Construction Sites") and submitted to and accepted by the PCA. A copy of this document must be submitted to and accepted by PCA before work commences. The plan must indicate:

- a) Where the builder's materials and waste are to be stored;
- b) Where the sediment fences are to be installed on the site;
- c) What facilities are to be provided to clean the wheels and bodies of all vehicles leaving the site to prevent the tracking of debris and soil onto the public way; and
- d) How access to the site will be provided.

All devices must be constructed and maintained on site while work is carried out.

Reason: To prevent soil erosion and sedimentation of the stormwater network.

41. Before commencing works the person acting on this consent must provide a contact number for a designated person to be available during the demolition and construction for residents to contact regarding breaches of consent or problems relating to the construction.

Reason: To provide a person that residents can contact.

42. All approved protection measures must be installed prior to commencing any work and must be maintained for the duration of construction and any tree on the footpath which is damaged or removed during construction must be replaced.

Reason: To ensure that all trees are appropriately protected during demolition and construction works.

43. Where scaffoldings or hoardings are to be erected, street trees must be protected during construction works as follows:

- a) Tree trunk and major limb protection must be undertaken prior to or during the installation of any hoarding or scaffoldings. The protection must be installed by a qualified Arborist (AQF 2 or 3) and must include:
  - (i) An adequate clearance, minimum 250mm, must be provided between the structure and tree branches, limbs and trunk at all times;
  - (ii) Tree trunk/s and/or major branches, located within 500mm of any hoarding or scaffolding structure, must be protected by wrapped hessian or similar material to limit damage;
  - (iii) Timber planks (50mm x 100mm or similar) must be placed around tree trunk/s. The timber planks must be spaced at 100mm intervals, and must be fixed against the trunk with tie wire, or strapping. The hessian and timber planks must not be fixed to the tree in any instance, or in any fashion, and
  - (iv) Tree trunk and major branch protection must remain in place for the duration of construction and development works, and must be removed at the completion of the project.



- b) All hoarding support columns must be placed a minimum of 300mm from the edge of the existing tree pits. Supporting columns must not be placed on any tree roots that are exposed.
- c) Materials or goods, including site sheds, must not be stored or placed:
  - (i) around or under the tree canopy; or
  - (ii) within 2 metres of tree trunks or branches of any street trees.
- d) Any damage sustained to street tree/s as a result of the erection of hoardings, scaffolding, or due to the loading/unloading of vehicles adjacent the site, must be immediately reported to the Council's Tree Management Officer on ☎9335 2242, in order to determine the appropriate action for maintaining the health and structural integrity of any damaged street tree.

Reason: To ensure that all street trees are appropriately protected during demolition and construction works.

- 44. a) The consent from Council must be obtained prior to the undertaking of any street tree pruning works. Only minor pruning works will be approved by Council.
- b) Any pruning that is required to accommodate hoardings, scaffolding, or to accommodate the loading/unloading of vehicles, and has been approved by Council, must be carried out by a qualified Arborist (AQF3), and must be in accordance with AS4373 Australian Standards 'Pruning of Amenity Trees'.
- c) The removal of any street tree approved by Council must include complete stump removal and the temporary reinstatement of levels so that no trip or fall hazards exist until suitable replanting occurs. Those works must be completed immediately following the trees removal.

Reason: To ensure that all street trees are appropriately protected during demolition and construction works.

- 45. The person acting on this consent must apply as required for all necessary permits including crane permits, road opening permits, hoarding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.

Reason: To ensure all necessary approvals have been applied for.

- 46. Where it is proposed to carry out works in public roads or Council controlled lands, a road opening permit must be obtained from Council before the carrying out of any works in public roads or Council controlled lands. Restorations must be in accordance with Marrickville Council's Restorations Code. Failure to obtain a road opening permit for any such works will incur an additional charge for unauthorised works as noted in Council's adopted fees and charges.

Reason: To ensure that all restoration works are in accordance with Council's Code.

- 47. The person acting on this consent must provide details of the means to secure the site and to protect the public from the construction works. Where the means of securing the site involves the erection of fencing or a hoarding on Council's footpath or road reserve the person acting on this consent must submit a hoarding application and pay all relevant fees before commencement of works.

Reason: To secure the site and to maintain public safety

- 48. A detailed Traffic Management Plan to cater for construction traffic must be submitted to and approved by Council before commencement of works. Details must include proposed truck parking areas, construction zones, crane usage, truck routes etc.

Reason: To ensure construction traffic does not unduly interfere with vehicular or pedestrian traffic, or the amenity of the area.

49. The person acting on this consent must submit a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site before commencement of works.

Reason: To ensure the existing condition of Council's infrastructure is clearly documented.

## **BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE**

**For the purpose of interpreting this consent the Certifying Authority (Council or an Accredited Certifier) is that person appointed to issue a Construction Certificate.**

50. Evidence of payment of the building and construction industry Long Service Leave Scheme must be submitted to the Certifying Authority's satisfaction before the issue a Construction Certificate for each stage of the construction works. (The required payment can be made at the Council Offices).

**NB: The required payment is based on the estimated cost of building and construction works and the long service levy rate, set by the Long Service Payments Corporation. The rate set by the Long Service Payments Corporation is currently of 0.35% of the cost of the building and construction work.**

**For more information on how to calculate the amount payable and where payments can be made contact the Long Services Payments Corporation.**

[http://www.lspc.nsw.gov.au/levy\\_information/?levy\\_information/levy\\_calculator.stm](http://www.lspc.nsw.gov.au/levy_information/?levy_information/levy_calculator.stm)

Reason: To ensure that the required levy is paid in accordance with the Building and Construction Industry Long Service Payments Act.

51. A levy of \$20,348.86 has been assessed as the contribution for the development under Section 94A of the Environmental Planning and Assessment Act 1979 and Marrickville Section 94/94A Contributions Plan 2014 (a copy of which may be inspected at the offices of the Council).

The Section 94A Levy referred to above is based on the estimated cost of the proposed development at time of lodgement of the application indexed quarterly in accordance with Marrickville Section 94/94A Contributions Plan 2014.

The Section 94A levy (as adjusted) must be paid to the Council **in cash or by unendorsed bank cheque (from an Australian Bank only) or EFTPOS (Debit only) or credit card\*** before the issue of a Construction Certificate for Stage 1 construction works. Under Marrickville Section 94/94A Contributions Plan 2004 payment of Section 94A levies **CANNOT** be made by Personal Cheque or Company Cheque.

\*NB A 1% credit card transaction fee applies to all credit card transactions.

(LEVY PAYMENT Reference No. DC000806)

NOTE: Under Marrickville Section 94/94A Contributions Plan 2014, the proposed cost of carrying out development is adjusted quarterly at time of payment of the levy in line with the *Consumer Price Index: All Groups Index Number for Sydney* provided by the Australian Bureau of Statistics.

Reason: To ensure that the approved development makes a contribution towards the provision, extension or augmentation of public amenities and public services in the area.

52. A levy of \$9,761.87 has been assessed as the contribution for the development under Section 94A of the Environmental Planning and Assessment Act 1979 and Marrickville Section 94/94A Contributions Plan 2014 (a copy of which may be inspected at the offices of the Council).

The Section 94A Levy referred to above is based on the estimated cost of the proposed development at time of lodgement of the application indexed quarterly in accordance with Marrickville Section 94/94A Contributions Plan 2014.

The Section 94A levy (as adjusted) must be paid to the Council **in cash or by unendorsed bank cheque (from an Australian Bank only) or EFTPOS (Debit only) or credit card\*** before the issue of a Construction Certificate for Stage 2 construction works. Under Marrickville Section 94/94A Contributions Plan 2004 payment of Section 94A levies **CANNOT** be made by Personal Cheque or Company Cheque.

\*NB A 1% credit card transaction fee applies to all credit card transactions.

**(LEVY PAYMENT REFERENCE NO. DC000807)**

**NOTE:** Under Marrickville Section 94/94A Contributions Plan 2014, the proposed cost of carrying out development is adjusted quarterly at time of payment of the levy in line with the *Consumer Price Index: All Groups Index Number for Sydney* provided by the Australian Bureau of Statistics.

Reason: To ensure that the approved development makes a contribution towards the provision, extension or augmentation of public amenities and public services in the area.

53. A levy of \$63,770.70 has been assessed as the contribution for the development under Section 94A of the Environmental Planning and Assessment Act 1979 and Marrickville Section 94/94A Contributions Plan 2014 (a copy of which may be inspected at the offices of the Council).

The Section 94A Levy referred to above is based on the estimated cost of the proposed development at time of lodgement of the application indexed quarterly in accordance with Marrickville Section 94/94A Contributions Plan 2014.

The Section 94A levy (as adjusted) must be paid to the Council **in cash or by unendorsed bank cheque (from an Australian Bank only) or EFTPOS (Debit only) or credit card\*** before the issue of a Construction Certificate for Stage 3 construction works. Under Marrickville Section 94/94A Contributions Plan 2004 payment of Section 94A levies **CANNOT** be made by Personal Cheque or Company Cheque.

\*NB A 1% credit card transaction fee applies to all credit card transactions.

**(LEVY PAYMENT REFERENCE NO. DC000808)**

**NOTE:** Under Marrickville Section 94/94A Contributions Plan 2014, the proposed cost of carrying out development is adjusted quarterly at time of payment of the levy in line with the *Consumer Price Index: All Groups Index Number for Sydney* provided by the Australian Bureau of Statistics.

Reason: To ensure that the approved development makes a contribution towards the provision, extension or augmentation of public amenities and public services in the area.

54. A levy of \$20,063.78 has been assessed as the contribution for the development under Section 94A of the Environmental Planning and Assessment Act 1979 and Marrickville

Section 94/94A Contributions Plan 2014 (a copy of which may be inspected at the offices of the Council).

The Section 94A Levy referred to above is based on the estimated cost of the proposed development at time of lodgement of the application indexed quarterly in accordance with Marrickville Section 94/94A Contributions Plan 2014.

The Section 94A levy (as adjusted) must be paid to the Council **in cash or by unendorsed bank cheque (from an Australian Bank only) or EFTPOS (Debit only) or credit card\*** before the issue of a Construction Certificate for Stage 4 construction works. Under Marrickville Section 94/94A Contributions Plan 2004 payment of Section 94A levies **CANNOT** be made by Personal Cheque or Company Cheque.

\*NB A 1% credit card transaction fee applies to all credit card transactions.

**(LEVY PAYMENT REFERENCE NO. DC000809)**

**NOTE:** Under Marrickville Section 94/94A Contributions Plan 2014, the proposed cost of carrying out development is adjusted quarterly at time of payment of the levy in line with the *Consumer Price Index: All Groups Index Number for Sydney* provided by the Australian Bureau of Statistics.

Reason: To ensure that the approved development makes a contribution towards the provision, extension or augmentation of public amenities and public services in the area.

55. Before the issue of a Construction Certificate, amended plans must be submitted to the Certifying Authority's satisfaction addressing the requirements The Disability (Access to Premises – buildings) Standards 2010 (the Premises Standards).

Reason: To provide safe, equitable and dignified access to a building and its services and facilities.

56. Before the issue of a Construction Certificate, amended plans must be submitted to the Certifying Authority's satisfaction indicating the following:

- a) Access to the premises via the principal place of entry to the Early Learning Centre complying with AS 1428.1- 2009 'Design for access and mobility';
- b) Accessible toilets complying with AS 1428.1- 2009 'Design for access and mobility';
- c) The lift design must comply with AS 1735.12 -1999 'Lifts, escalators and moving walkways Part 12: Facilities for persons with disabilities' as a minimum requirement; and
- d) A minimum of 2 car parking spaces being provided for people with a disability in the Early Learning Centre car parking area with such spaces being directly accessible to the entrance to the building. The car parking spaces being designed to comply with AS 1428.1 - 2009 'Design for access and mobility – General requirements for access – buildings' and AS 2890.1 1 'Off-street car parking'.

Reason: To ensure that the premises provide equitable access to all persons.

57. Before the issue of a Construction Certificate, an amended plan must be submitted to the Certifying Authority's satisfaction indicating compliance with the provisions of the National Construction Code (Building Code of Australia) in relation to:

- a) automatic fire detection and alarm systems;
- b) sound system and intercom system for emergency purposes;
- c) balustrades, handrails and landings ;
- d) protection of openings;
- e) fire resistance levels;
- f) emergency lighting;
- g) fire hose reels;

- h) exit and directional signs;
- i) portable extinguishers;
- j) fire doors;
- k) smoke doors;
- l) fire hydrant coverage;
- m) egress;
- n) smoke hazard management;
- o) mechanical ventilation;
- p) energy efficiency of the any proposed air conditioning and ventilation system and artificial lighting and power;
- q) sound transmission and insulation properties;
- r) openings for service installations;
- s) door hardware and signage;
- t) discharge and dimensions of exits;
- u) removal of storage enclosures underneath stairs;
- v) protection of operable windows

Reason: To ensure the building is suitable for the proposed use.

58. A graffiti management plan for the development must be prepared. The plan must include details of an anti graffiti treatment to the elevations of the development must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.  
Reason: To ensure appropriate anti graffiti treatment.

59. Noise attenuation measures must be incorporated into the development complying with Australian Standard 2021-2000 and State Environmental Planning Policy (Infrastructure) 2007 and the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines" in relation to interior design sound levels and in accordance with details being submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate, together with certification by a suitably qualified acoustical engineer that the proposed noise attenuation measures satisfy the requirements of Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines".  
Reason: To reduce noise levels within the development from aircraft and rail noise.

60. The person acting on this consent must provide to Council bonds in the amount of \$22,477.00 for the Early Learning Centre, \$5,000.00 for Edmund Webb Building including and the related Section 138 (Roads Act) inspection fee of \$209.00 (GST inclusive) before the issue of a Construction Certificate for Stage 3 and 4 construction works to ensure the proper completion of the footpath and/or vehicular crossing works required as a result of this development.  
Reason: To provide security for the proper completion of the footpath and/or vehicular crossing works.

61. Before the issue of a Construction Certificate, amended plans must be submitted to the Certifying Authority indicating a suitable bin storage area and collection points to accommodate the required number of waste, recycling and green waste bins for the proposal. The bin storage area provided must not be visible from the street.  
Reason: To ensure the suitable provision of waste storage facilities in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management.

62. Before the issue of a Construction Certificate, the owner or builder must sign a written undertaking that they must be responsible for the full cost of repairs to footpath, kerb and gutter, or other Council property damaged as a result of construction of the proposed development. Council may utilise part or all of any Building Security Deposit (B.S.D.) or recover in any court of competent jurisdiction, any costs to Council for such repairs.

Reason: To ensure that all damages arising from the building works are repaired at no cost to Council.

63. Vehicular access and associated vehicle standing areas being designed in accordance with Australian Standard AS 2890.1-2004, Australian Standard AS 2890.6-2009 and Marrickville Development Control Plan No. 19 - Parking Strategy so that:-
- a) The layout and minimum dimensions of any standing area complies with clause 2.4 of AS2890.1-2004 such that:-
    - (i) car spaces adjacent to high walls or fences are increased in width by an additional 300mm;
    - (ii) end spaces are provided with an additional 1m aisle extension; and
    - (iii) the location of columns within the carpark complies with figure 5.1 of AS 2890.1-2004;
  - b) The maximum grade at the property boundary does not exceed 1 in 20 (5%) within 6m of the property boundary;
  - c) The maximum ramp grades and changes in grade comply with AS2890.1:2004; and
  - d) The vehicle egress is designed such that there are no obstructions to lines of sight, along the footpath and the roadway for drivers of egressing vehicles.

Details of compliance with the above requirements being submitted for the approval of Council before the issue of a Construction Certificate for Stage 3 construction works.

Reason: To ensure the vehicular access is not dangerously steep and that sufficient space is set aside within the property for parking.

64. The stormwater drainage and quality treatment measures must be constructed generally in accordance with the Stormwater Management Report dated 31 July 2014 and Stormwater Drainage Plans SW1(B) and SW2(B) dated 31/7/14 submitted by Woolacotts Consulting Engineers subject to amendments and submission of additional information as follows:
- i. A detailed WSUD maintenance plan outlining how all elements of the water quality treatment facility will be maintained and to record annual inspections/maintenance works to be undertaken;
  - ii. Submission of the MUSIC Model files used in the water quality treatment design for review to ensure water quality targets have been met; and
  - iii. Detailed construction plans (including a long section and details of all services) for the proposed 375 diameter stormwater pipe within Trafalgar Street.

The above additional information and amendments must be submitted to and approved by Council before the issue of a Construction Certificate for Stage 3 construction works.

Reason: To ensure that the site use of potable water is minimised and that the quality of stormwater discharged off site is improved.

## **SITE WORKS**

65. All excavation, demolition, construction, and deliveries to the site necessary for the carrying out of the development, are restricted to between 7.00am to 5.30pm Mondays to Saturdays, excluding Public Holidays. Notwithstanding the above no work must be carried out on any Saturday that falls adjacent to a Public Holiday.

Reason: To minimise the effect of the development during the construction period on the amenity of the surrounding neighbourhood.

66. The area surrounding the building work must be reinstated to Council's satisfaction upon completion of the work.

Reason: To ensure that the area surrounding the building work is satisfactorily reinstated.

67. The works are required to be inspected at critical stages of construction, by the PCA or if the PCA agrees, by another Certifying Authority. The last inspection (d) can only be carried out by the PCA. The critical stage inspections are:

- a) After excavation for, and before the placement of, any footings.
- b) For Class 2, 3 and 4 buildings, prior to covering waterproofing in any wet areas (a minimum of 10% of wet areas within a building);
- c) Prior to covering any stormwater drainage connections, and after the building work has been completed and prior to any occupation certificate being issued in relation to the building; and
- d) After the building work has been completed and prior to any occupation certificate being issued in relation to the building.

You are advised to liaise with your PCA to establish if any additional inspections are required.

Reason: To ensure the building work is carried out in accordance with the Environmental Planning and Assessment Regulations and the Building Code of Australia.

68. All demolition work must be carried out in accordance with the following:

- a) compliance with the requirements of Australian Standard AS 2601 'The demolition of structures' with specific reference to health and safety of the public, health and safety of the site personnel, protection of adjoining buildings and protection of the immediate environment;
- b) all works involving the demolition, removal, transport and disposal of asbestos cement must be carried out in accordance with the 'Worksafe Code of Practice for Removal of Asbestos' and the requirements of the WorkCover Authority of NSW and the Department of Environment, Climate Change and Water;
- c) all building materials arising from the demolition must be disposed of in an approved manner in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and any applicable requirements of the Department of Environment, Climate Change and Water;
- d) sanitary drainage, stormwater drainage, water, electricity and telecommunications must be disconnected in accordance with the requirements of the responsible authorities;
- e) the generation of dust and noise on the site must be controlled;
- f) the site must be secured to prohibit unauthorised entry;
- g) suitable provision must be made to clean the wheels and bodies of all vehicles leaving the site to prevent the tracking of debris and soil onto the public way;
- h) all trucks and vehicles associated with the demolition, including those delivering to or removing material from the site, must only have access to the site during work hours nominated by Council and all loads must be covered;
- i) all vehicles taking materials from the site must be loaded wholly within the property unless otherwise permitted by Council;
- j) no waste collection skips, spoil, excavation or demolition material from the site must be deposited on the public road, footpath, public place or Council owned property without the approval of Council; and
- k) the person acting on this consent must ensure that all contractors and sub-contractors associated with the demolition are fully aware of these requirements.

Reason: To ensure that the demolition work is carried out safely and impacts on the surrounding area are minimised.

69. The placing of any materials on Council's footpath or roadway is prohibited, without the consent of Council. The placement of waste storage containers in a public place requires Council approval and must comply with Council's Policy - 'Placement of Waste Storage Containers in a Public Place'. Enquiries are to be made with Council's Infrastructure Services Division.

Reason: To ensure the public ways are not obstructed and the placement of waste storage containers in a public place are not dangerous to the public.

70. All fill imported on to the site must be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site must also be compatible with the existing soil characteristic for site drainage purposes.

Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:

- a) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- b) Sampling and analysis of the fill material should be conducted in accordance with the EPA Sampling Design Guidelines (1995) to ensure that the material is not contaminated.

Reason: To ensure that imported fill is of an acceptable standard.

71. If the development involves an excavation that extends below the level of the base of the footings of a building on the adjoining allotments, including a public place such as a footway and roadway, the person acting on the consent, at their own expense must:

- a) protect and support the adjoining premises from possible damage from the excavation, and
- b) where necessary, underpin the adjoining premises to prevent any such damage. Where the proposed underpinning works are not “exempt development”, all required consents must be obtained prior to the required works commencing; and
- c) give the owners of the adjoining land at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

Where a dilapidation report has not been prepared on any building adjacent to the excavation, the person acting on this consent is responsible for arranging and meeting the cost of a dilapidation report prepared by a suitably qualified person. The report is to be submitted to and accepted by the PCA before works continue on site, if the consent of the adjoining property owner can be obtained.

Copies of all letter/s that have been sent via registered mail to the adjoining property owner and copies of any responses received must be forwarded to the PCA before work commences.

Reason: To ensure that adjoining buildings are preserved, supported and the condition of the buildings on the adjoining property catalogued for future reference in the event that any damage is caused during work on site.

72. All vehicles carrying materials to, or from the site must have their loads covered with tarpaulins or similar covers.

Reason: To ensure dust and other particles are not blown from vehicles associated with the use.

73. The following materials from the former Humberstone building forming part of the Braeside Public Hospital structure must be salvaged from the site and sent to a recycled building materials supplier, and an itemised receipt of the transaction must be provided to Council’s Heritage and Urban Design Advisor:

- a) Fireplaces;
- b) Doors;
- c) Architraves;
- d) Windows; and



- e) Bricks to the extent to which any original face brickwork can be salvaged and cleaned to a marketable and reusable form by normal salvage techniques with any other bricks recovered from demolition sent to an approved crushing and recycling yard.

Reason: To ensure sustainable development, reuse of materials and environmental protection.

74. Fixtures for bathroom and kitchen taps, showerheads, dishwashers, toilet cisterns and urinals having a minimum 3 Star WELS rating.

**NOTE:** Information on the star rating scheme, and all 'star' rated products are available to view at the Water Efficiency Labelling and Standards (WELS) website: [www.waterrating.gov.au](http://www.waterrating.gov.au).

Reason: To conserve water.

75. New or replacement toilets having a minimum 3 Star WELS rating and being 6/3 litre dual flush or more efficient.

**NOTE:** Information on the star rating scheme, and all 'star' rated products are available to view at the Water Efficiency Labelling and Standards (WELS) website: [www.waterrating.gov.au](http://www.waterrating.gov.au).

Reason: To conserve water.

76. A certificate of survey from a registered land surveyor must be submitted to the PCA upon excavation of the footings and before the pouring of the concrete to verify that the structure will not encroach on the allotment boundaries.

Reason: To ensure all works are contained within the boundaries of the allotment.

77. Alignment levels for the site at all pedestrian and vehicular access locations must match the existing back of footpath level. This may require the internal site levels to be adjusted locally at the boundary to ensure that they match the issued alignment levels.

Reason: In accordance with Council's powers under the Roads Act, 1993, alignment levels at the property boundary will be required to accord with Council's design or existing road and footpath levels.

78. All stormwater drainage being designed in accordance with the provisions of the 1987 Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3:2003 'Stormwater Drainage' and Marrickville Council Stormwater and On Site Detention Code. Pipe and channel drainage systems must be designed to cater for the twenty (20) year Average Recurrence Interval (A.R.I.) storm in the case of low and medium residential developments, the twenty (20) year A.R.I. storm in the case of high density residential development and commercial and/or industrial developments and the fifty (50) year A.R.I. storm in the case of heavy industry. In all cases the major event surface flow paths must be designed to cater for the one hundred (100) year A.R.I. storm.

Reason: To provide for adequate site drainage.

79. All roof and surface stormwater from the site any catchment external to the site that presently drains to it, must be collected in a system of pits and pipelines/channels and major storm event surface flow paths and being discharged to a Council controlled stormwater drainage system in accordance with the requirements of Marrickville Council Stormwater and On Site Detention Code.

Reason: To provide for adequate site drainage.

#### **BEFORE OCCUPATION OF THE BUILDING**

80. You must obtain an Occupation Certificate from your PCA before you occupy or use the building. The PCA must notify the Council of the determination of the Occupation Certificate and forward the following documents to Council within two (2) days of the date of the Certificate being determined:

- a) A copy of the determination;
- b) Copies of any documents that were lodged with the Occupation Certificate application;
- c) A copy of Occupation Certificate, if it was issued;

- d) A copy of the record of all critical stage inspections and any other inspection required by the PCA;
- e) A copy of any missed inspections; and
- f) A copy of any compliance certificate and any other documentary evidence relied upon in issuing the Occupation Certificate.

Reason: To comply with the provisions of the Environmental Planning and Assessment Regulations.

81. Occupation of the building must not be permitted until such time as:

- a) All preconditions to the issue of an Occupation Certificate specified in this development consent have been met;
- b) The building owner obtains a Final Fire Safety Certificate certifying that the fire safety measures have been installed in the building and perform to the performance standards listed in the Fire Safety Schedule; and
- c) An Occupation Certificate has been issued.

Reason: To comply with the provisions of the Environmental Planning and Assessment Act.

82. The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:

- a) Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
- b) Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).

Every twelve (12) months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Certificate for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Certificate must be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

Reason: To ensure compliance with the relevant provisions of the Environmental Planning and Assessment Regulations and Building Legislation Amendment (Quality of Construction) Act.

83. The landscaping of the site must be carried out prior to occupation or use of the premises in accordance with the approved details and must be maintained at all times to Council's satisfaction.

Reason: To ensure adequate landscaping is maintained.

84. Before the issue of an Occupation Certificate, the Interpretation Plan referred to in Condition 9 of this Determination being implemented to the satisfaction of the Council's Heritage and Urban Design Advisor.

Reason: To ensure that the approved Interpretation Plan is implemented.

85. Before the issue of an Occupation Certificate, a street number and identifier of separate occupancies (if applicable) must be clearly displayed in a readily visible location (numbers having a height of not less than 75mm). If any new street numbers or change to street numbers (this includes unit and shop numbers) are required they must have the prior approval of council before being displayed.

Reason: To ensure that the building is easily identifiable.

86. a) Upon completion of the required noise attenuation measures referred to in the "Before the Issue of a Construction Certificate" Section of this Determination and before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), a report must be prepared and submitted to the Certifying Authority's

satisfaction by an accredited Acoustics Consultant, certifying that the final construction meets Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Environment's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines" as set down in the subject condition of this consent. Such report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development; and

- b) Where it is found that internal noise levels are greater than the required dB(A) rating due to faulty workmanship or the like, necessary corrective measures must be carried out and a further certificate must be prepared and submitted to Council in accordance with the requirements as set down in Part a) of this condition.

Reason: To reduce noise levels within the dwellings from aircraft and road noise and to ensure that the noise attenuation measures incorporated into the dwellings satisfactorily comply with the relevant sections of Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Environment's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines".

87. All works required to be carried out in connection with drainage, crossings, alterations to kerb and guttering, footpaths and roads resulting from the development must be completed before the issue of an Occupation Certificate. Works must be in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications".

Reason: To ensure person acting on this consent completes all required work.

88. You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be at no cost to Council and undertaken before the issue of an Occupation Certificate.

Reason: To ensure all costs for the adjustment/augmentation of services arising as a result of the redevelopment are at no cost to Council

89. No encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever must not be permitted. Any encroachments on to Council road or footpath resulting from the building works will be required to be removed before the issue of an Occupation Certificate.

Reason: To ensure there is no encroachment onto Council's Road.

90. Heavy duty concrete vehicle crossings, in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" must be constructed at the vehicular access locations before the issue of an Occupation Certificate, and at no cost to Council.

Reason: To allow vehicular access across the footpath and/or improve the existing vehicular access.

91. The existing damaged retaining wall at the rear of the site in Trafalgar Street must be repaired/reconstructed before the issue of an Occupation Certificate for Stage 3 construction works.

Reason: To ensure that the failed retaining wall is repaired.

92. The existing damaged footpath, vehicular crossings and kerb & gutter adjacent to the related building works or adjacent the area of new, replaced or amended vehicular crossings forming a part of these works in Cambridge Street and Trafalgar Street must be repaired/reconstructed in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications", and at no cost to Council. The

repair works must include the reinstatement of damaged Telstra pits adjacent to vehicular crossings forming part of these works which have subsided. The works must be completed to Council's satisfaction before the issue of an Occupation Certificate.

Reason: To provide suitable means of public road vehicle and pedestrian access to the development and to ensure that the amenity of the area is in keeping with the standard of the development.

93. Before the issue of an Occupation Certificate, written verification from a suitably qualified competent person, stating that all stormwater drainage and quality treatment measures have been constructed in accordance with the approved plans and associated MUSIC Model, must be submitted to and accepted by Council. In addition, full works-as-executed plans, prepared and signed by a registered surveyor, must be submitted to Council. These plans must include levels for all drainage structures, buildings (including floor levels), finished ground levels and pavement surface levels.

Reason: To ensure drainage works are constructed in accordance with approved plans.

94. With the regard to the On Site Detention System (OSD), a Positive Covenant generally in accordance with supplement 7 of Marrickville Council Stormwater and On Site Detention Code must be placed on the Title in favour of Council before the issue of an Occupation Certificate.

Reason: To ensure that the integrity of the OSD system is maintained and to comply with Marrickville Council Stormwater and On Site Detention Code.

95. With the regard to the Stormwater Treatment Facilities a Positive Covenant must be placed on the Title in favour of Council before issue of the Occupation Certificate. The Positive Covenant must include the following:

- a) The proprietor of the property must be responsible for maintaining the stormwater treatment facility as outlined in the approved WSUD maintenance plan;
- b) The Proprietor must have the stormwater quality treatment facilities inspected annually by a competent person and must provide the approved WSUD maintenance plan to the competent person to record the annual inspections;
- c) The Council must have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all elements of the stormwater quality treatment facilities to ensure that the water quality targets provided in the design of the system are achieved; and recover the costs of any such works from the proprietor.

Reason: To ensure that the integrity of the stormwater quality treatment facilities is maintained.

96. All instruments under Section 88B of the Conveyancy Act used to create positive covenants, easements or right-of-ways must include the condition that such positive covenants, easements or right-of-ways may not be varied, modified or released without the prior approval of Marrickville Council.

Reason: To ensure Council's interests are protected.

97. Prior to issue of an Occupation Certificate, the person acting on this consent must obtain from Council a compliance Certificate(s) stating that all Road, Footpath and Civil Works on Council property required to be undertaken as a result of this development have been completed satisfactorily and in accordance with Council approved plans and specifications.

Reason: To ensure that all Road, Footpath and Civil Works required to be undertaken as a result of this development have been completed satisfactorily.

## **ADVISORY NOTES**

- A complete Building Code of Australia assessment of the application has not been carried out.

- The approved plans must be submitted to the Customer Centre of any office of Sydney Water before the commencement of any work to ensure that the proposed work meets the requirements of Sydney Water. Failure to submit these plans before commencing work may result in the demolition of the structure if found not to comply with the requirements of Sydney Water.

- Useful Contacts

BASIX Information	☐ 1300 650 908 weekdays 2.00pm-5.00pm <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
Department of Fair Trading	☐ 13 32 20 <a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a> Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Before You Dig	☐☐1100 <a href="http://www.dialbeforeyoudig.com.au">www.dialbeforeyoudig.com.au</a>
Landcom	☐ 9841 8660 to purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	☐ 13 14 41 <a href="http://www.lspc.nsw.gov.au">www.lspc.nsw.gov.au</a>
Marrickville Council	☐ 9335 2222 <a href="http://www.marrickville.nsw.gov.au">www.marrickville.nsw.gov.au</a> Copies of all Council documents and application forms can be found on the web site.
NSW Government	<a href="http://www.nsw.gov.au/fibro">www.nsw.gov.au/fibro</a> and <a href="http://www.diysafe.nsw.gov.au">www.diysafe.nsw.gov.au</a> Information on asbestos and safe work practices.
NSW Office of Environment & Heritage	☐ 131 555 <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a>
Sydney Water	☐ 13 20 92 <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a>
Waste Services NSW - SITA Environmental Solutions	☐☐1300 651 116 <a href="http://www.wasteservice.nsw.gov.au">www.wasteservice.nsw.gov.au</a>
Water Efficiency Labelling and Standards (WELS)	<a href="http://www.waterrating.gov.au">www.waterrating.gov.au</a>
WorkCover Authority of NSW	☐ 13 10 50 <a href="http://www.workcover.nsw.gov.au">www.workcover.nsw.gov.au</a> Enquiries relating to work safety and asbestos removal and disposal.

- B. THAT** those persons who lodged submissions in respect to the proposal be advised of the Joint Regional Planning Panel's determination of the application.

- C. THAT** the Roads Maritime Services, Sydney Trains, The Office of Environment and Heritage – NSW Heritage Council and NSW Police – Marrickville Local Area Command be advised of the Joint Regional Planning Panel's determination of the application.