

Memo

Development Assessment

To: Panel Members – Sydney East Joint Regional Planning Panel

From: David Kerr
Group Manager Development and Compliance Services

Date: 11 March 2015

Subject: 2014SYE148 – DA2014/1290 - Demolition works and relocation of demountables and construction of new school buildings (Harbord Public School)

Dear Panel Members

In accordance with Clause 89 (1) (b) of the *Environmental Planning and Assessment Act 1979*, a consent authority (other than the Minister) must not impose conditions on its consent to a Crown development application, except with the approval of the applicant or the Minister.

In this regard, the Recommended Conditions of Consent contained within the Business Paper were sent to the applicant (Department of Finance and Public Works) for its approval on 27 February 2015.

The applicant provided a response on 6 March 2015 (Attachment 1) requesting a list of amendments to the conditions as recommended.

These amendments have been made to the recommended conditions of consent and a revised set of Conditions of Consent is attached to this memo for the panel's consideration in its determination of the application (Attachment 2).



David Kerr
Group Manager Development and Compliance Services

Encl 2015/064826 & 2015/068464

MEMORANDUM



Public Works

TO	Luke Perry-Senior Development Planner-Warringah Council
FROM	Pat Timmins Senior Project Manager NSW Public Works
DATE	6th March 2015
SUBJECT	Harbord Public School Draft Conditions of Consent DA2014/1290

Dear Luke,

Further to your issue of the recommended (DRAFT) DA conditions for the Harbord Public School, please see NSW Public Works response:

Items in RED require deletion or clarification.

Condition 1: Approved Plans and Supporting Documentation

(a) Accepted

(b) Please delete – as this refers to “Deferred Commencement Conditions”

(c) Accepted

(d) Please delete reference to Construction Certificate and replace with Section 109R Certificate

(e) Accepted

Condition 2: Compliance with Other Department, Authority or Service Requirement

Accepted

Condition 3: Prescribed Conditions

Accepted

Condition 4: General Requirements

- Please delete reference to Construction Certificate and replace with Section 109R Certificate in (b) and (e)
- Please delete reference to a final Occupation Certificate as this is not a legal requirement and replace with occupation (b)
- It is not known who an Authorised Officer is?. Could you please confirm (b)
- Please remove reference to swimming pools as swimming pools are not part of this DA(n)

Condition 5: Car Parking Area

- Please delete reference to Car Parking Area as we are not providing any new car parking in this DA.

Condition 6:	On-site Stormwater Detention Accepted
Condition 7:	Trees and / or Landscaping Accepted
Condition 8:	Compliance with Standards Accepted
Condition 9:	Sewer / Water Quickcheck Accepted
Condition 10:	Compliance with Building Code Accepted
Condition 11:	Public Liability Insurance – Works on Public land Accepted
Condition 12:	Photographic Heritage Report Accepted
Condition 13:	Waste Management Plan Accepted
Condition 14:	Contaminated Land requirements Remove reference to Construction Certificate replace with Section 109R Certificate. Remove reference to RAP (b) an RAP is not a necessity for this project as the work only involves stripping the surface layer. The contractor will validate during construction
Condition 15:	Construction Management Plan Accepted
Condition 16:	Vehicle crossings Delete reference to vehicle crossing as a new vehicle crossing is not part of this Development Application.
Condition 17:	Layback Construction Delete reference to vehicle crossing as a new vehicle crossing or layback is not part of this Development Application
Condition 18:	Maintenance of Road Reserve Accepted
Condition 19:	Requirement to Notify about New Contamination Evidence Accepted
Condition 20:	Tree Condition Accepted
Condition 21:	Protection of Rock Accepted

Condition 22:	Authorisation of Legal Documentation Required for On-site Stormwater Detention Accepted
Condition 23:	Registration of Encumbrances for On-Site Stormwater Detention Accepted
Condition 24:	Restriction as to user for On-site Stormwater Detention Accepted
Condition 25:	Stormwater Disposal Accepted
Condition 26:	On-site Stormwater Detention Compliance Certification. Accepted
Condition 27:	Positive Covenant for On-site Stormwater detention Accepted
Condition 28:	Creation of Positive Covenant and restriction as a User Accepted
Condition 29:	Fire Safety Matters Accepted
Condition 30:	Traffic Management Plan Accepted
Condition 31:	Required Planting – Screening Accepted

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA03 Site Plan	02/12/2014	NSW Public Works – Governments Architects Office
DA04 Floor Plans & Roof Plan	02/12/2014	NSW Public Works – Governments Architects Office
DA06 Elevations and Sections	02/12/2014	NSW Public Works – Governments Architects Office

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Building Code of Australia 2014 Report	06/11/2014	Philip Chun – Building Code Consulting
Arboricultural Assessment Report	November 2014	NSW Public Works
Geotechnical Investigation (Report No. 14-GS58A)	November 2014	NSW Public Works
Stage 1 Preliminary Contamination Investigation (Report No. 14-GS58B)	November 2014	NSW Public Works
Limited Destructive Hazardous Materials Survey Report	October 2014	GreencapNAA

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) No construction works (including excavation) shall be undertaken prior to the release of the Section 109R Certificate.

d) The development is to be undertaken generally in accordance with the following:

Landscape Plans

Drawing No.	Dated	Prepared By
DA L01 Landscape Plan	20/11/2014	NSW Public Works – Governments Architects Office
DA L02 Detailed Landscape Plan and Precedent Images	20/11/2014	NSW Public Works - Governments Architects Office

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

2. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with the following:

Other Department, Authority or Service	eServices Reference	Dated
NSW RMS	Response RMS Referral	14 January 2015.

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

3. Prescribed Conditions

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- i. showing the name, address and telephone number of the supervisor for the work, and
- ii. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- iii. stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(c) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (i) Protect and support the adjoining premises from possible damage from the excavation, and
- (ii) Where necessary, underpin the adjoining premises to prevent any such damage.
- (iii) Must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (iv) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement (DACPLB09)

4. General Requirements

- (a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

- 7.00 am to 5.00 pm inclusive Monday to Friday,
- 8.00 am to 1.00 pm inclusive on Saturday,
- No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

- (b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Section 109R Certificate is to remain onsite at all times until occupation. The consent shall be available for perusal of any Authorised Officer.

- (c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site

must be maintained in a safe and clean state until such time as new construction works commence.

(d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

(e) Prior to the release of the Section 109R Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

(f) Where works are to be carried out to a Class 1a building, smoke alarms are to be installed throughout all new and existing portions of that Class 1a building in accordance with the Building Code of Australia prior to the occupation of the new works.

(g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(h) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

(i) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.

(j) All sound producing plant, equipment, machinery or fittings and the use will not exceed more than 5dB (A) above the background level when measured from any property boundary and/or habitable room(s) consistent with the Environment Protection Authority's NSW Industrial Noise Policy and/or Protection of the Environment Operations Act 1997.

(k) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

(l) Prior to the commencement of any development onsite for:

- i. Building/s that are to be erected
- ii. Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
- iii. Building/s that are to be demolished

- iv. For any work/s that is to be carried out
- v. For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

(m) Any Regulated System (e.g. air-handling system, hot water system, a humidifying system, warm-water system, water-cooling system, and cooling towers) as defined under the provisions of the Public Health Act 2010 installed onsite is required to be registered with Council prior to operating.

Note: Systems can be registered at www.warringah.nsw.gov.au

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

**CONDITIONS THAT REQUIRE SUBSIDIARY MATTERS TO BE SATISFIED
PRIOR TO
CERTIFICATION OF THE BUILDING WORKS IN ACCORDANCE WITH
STATE BUILDING LAWS**

5. On-site Stormwater Detention

An On-site Stormwater Detention system must be designed and constructed in accordance with Council's current On-site Stormwater Detention Technical Specification, and generally in accordance with the concept drainage proposal prepared by Public Works, report number DC14162, dated November 2014.

Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. Permissible Site Discharges for the development are to be based on 0% fraction impervious (state of nature) condition

Detailed drainage plans, including engineering certification confirming the above requirements have been satisfied and complying with Council's current On-site Stormwater Detention Technical Specification, are to be submitted to Warringah Council prior to commencement of stormwater drainage works.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development and Council records. (DACENC20)

6. Trees and / or Landscaping

In order to protect and enhance onsite vegetation and trees the following applies to the development site:

(a) Existing trees which must be retained

All trees not indicated for removal on the approved plans.

(b) Tree protection

- i) No tree roots greater than 50mm diameter are to be cut unless authorised by a qualified Arborist on site.
- ii) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.
- iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites.
- iv) All tree protection measures are to be in place prior to commencement of works

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site. (DACLAC01)

7. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

- (a) AS2601.2001 - Demolition of Structures**
- (b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
- (c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
- (d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **
- (e) AS 4970 - 2009 'Protection of trees on development sites'***
- (f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking**

- (g) AS 2890.2 - 2002 Parking facilities - Off-street commercial vehicle facilities**
- (h) AS 2890.3 - 1993 Parking facilities - Bicycle parking facilities**
- (i) AS 2890.5 - 1993 Parking facilities - On-street parking**
- (j) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities**
- (k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
- (l) AS 1428.1 - 2009* Design for access and mobility - General requirements for access - New building work**
- (m) AS 1428.2 - 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**
- (n) AS 4674 Design, construction and fit out of food premises
- (o) AS1668 The use of mechanical ventilation

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website

http://www.humanrights.gov.au/disability_rights/buildings/good.htm

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant to ensure compliance with this condition and that the relevant Australian Standards are adhered to.

8. Sewer / Water Quickcheck

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:

- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACPLC12)

9. Compliance with Building Code

All works proposed for the building are to be consistent with Building Code of Australia Audit Report prepared by Philip Chun Building Code Consulting, dated 6 November 2014 and received by Council on 9 December 2014 which has been supported by Fire Engineering report prepared by RED fire engineers dated 6 November 2014 and received by Council; on 9 December 2014.

Reason: To ensure an adequate level of fire safety is provided within the premises for the life safety of occupants (DACBCCPCC2)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

11. Public Liability Insurance - Works on Public Land

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$10 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Warringah Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land. (DACEND01)

12. Photographic Heritage Record

A photographic heritage record of the site is to be prepared. Two (2) unbound copies of the record are required, one to be provided to Council and one to be lodged with Council's Local Studies Librarian. The photographic record can be made using film or digital technology and should include:

- a. Location of property, date of photos and author of photos; and
- b. Photographs of the exterior of all buildings and structures to be demolished, from all angles, so as to demonstrate existing context.

Reason: To provide a photographic record of the history of the site for archival and future research purposes. (DACHEDPC1)

13. Waste Management Plan

A waste management plan that addresses Clauses C8 and C9 in the Warringah DCP must be prepared for this development.

Details of the method of transportation and location of the waste/recycling centres are to be included in the plan.

Reason: To ensure that any demolition and construction waste, including excavated material, is reused, recycled or disposed of in an environmentally friendly manner. (DACHPC03)

14. Contaminated Land Requirements

Prior to the issue of the Section 109R Certificate a Contamination Management Plan is to be prepared by an appropriately qualified Environmental Consultant and provided to the satisfaction of the Certifying Authority. The plan shall detail:

a) How all the requirements and / or recommendations contained within the Contamination Reports entitled Stage 1 Preliminary contamination investigation prepared by NSW Public Works - Project Management and November 2014 are to be implemented;

b) Stipulate reporting and processes associated with discovery of any new contamination that is revealed during excavation, demolition or development works. This process shall include the ability to contact NSW Fire and Rescue for pollution incidents, have on call (24 hours a day), a suitably qualified Environmental Consultant to undertake immediate investigations and provide recommendations for containment and rectification of contaminants or toxins and a process for notification to Warringah Council and the Principal Certifying Authority.

c) A requirement to complete ongoing water and soils testing during excavation, demolition and development works as follows:

(a) During construction in order to monitor water and soil quality the following is to be implemented:

i) Water testing is to be completed in accordance with Section 3 of the NSW RTA's Guideline for Construction Water Quality Monitoring

ii) Soil Testing in order to detect contaminates is occur weekly with two (2) samples in accordance with the NSW EPA Contaminated Site Sampling Design Guidelines.

(b) The requirements of (i) and (ii) above are to be implemented from the commencement of works as follows:

i) Fortnightly during excavation works

ii) Monthly during building works

d) To ensure water quality is maintained runoff must be drained to an adequately bunded central collection sump and treated, to meet NSW Department of Environment and Climate Change (formerly Environment Protection Authority) discharge criteria.

Note: Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transported for treatment/disposal to an appropriate waste treatment/processing facility.

e) All stockpiles of potentially contaminated soil must be stored in a secure area on the site (no greater than 48 hours) so as not to cause pollution or public health risk until disposed of at a waste facility.

All contaminated soil removed from the site must be disposed of at a waste facility that can lawfully receive that waste and must be done in accordance with all relevant Acts, Regulations and Guidelines. Copies of all test results and disposal dockets must be retained for at least 3 years and be made available to authorised Council officers on request.

Note: The following Acts and Guidelines applied at the time of determination:

i) Protection of the Environment Operations Act 1997; and

ii) Environment Protection Authority's Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999).

f) Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of WorkCover NSW and the Environment Protection Authority and the provisions of all relevant Acts, Regulations and Guidelines.

Note: The following standards applied at the time of determination:

g) Environment Protection Authority's Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999).

h) Stipulate protocols for the importation of any landfill material onto the site the protocols shall include:

1. 'Chain of Custody' documentation shall be kept and submitted for the transport of the validated fill material from any site, to the subject premises.
2. Requirement that any landfill material being brought to the site shall be free of contaminants or toxins and shall be suitable for the use on the land.
3. Any landfill material being brought to the site shall have a validation report prepared to the satisfaction of the Principal Certifying Authority (prepared in accordance with the Department of Environment & Climate Change's guidelines).

Reason: Protection of the environment, SEPP 55 compliance. (DACHPCPC6)

15. Construction Management Plan

The applicant is to provide a construction management plan which includes a traffic control plan prepared by a suitably qualified traffic engineer or consultant that demonstrates all construction vehicles are to be contained entirely on the site and all traffic movements to and from the site during demolition, excavation and construction works including delivering and unloading must be off Oliver Street. .

The construction management plan must identify any potential disruption to traffic flow on Oliver Street and provide mitigation measures.

Reason: To minimise the impact on the existing road network caused by construction of this development. (DACTRDP1)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

16. Maintenance of Road Reserve

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

17. Requirement to Notify about New Contamination Evidence

Any new information revealed during demolition works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the NSW EPA.

Reason: To protect human health and the environment. (DACHPE01)

18. Trees Condition

During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:

- (a) A general decline in health and vigour.
- (b) Damaged, crushed or dying roots due to poor pruning techniques.
- (c) More than 10% loss or dieback of roots, branches and foliage.
- (d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
- (e) Yellowing of foliage or a thinning of the canopy untypical of its species.
- (f) An increase in the amount of deadwood not associated with normal growth.
- (g) An increase in kino or gum exudation.
- (h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
- (i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of Trees. (DACLAE03)

19. Protection of rock

All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition and construction works.

Reason: Preservation of significant environmental features (DACLAEDW1)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO OCCUPATION OF THE BUILDING

22. Authorisation of Legal Documentation Required for On-site Stormwater Detention

The original completed request forms (Department of Lands standard forms 13PC and/or 13RPA) must be submitted to Council, with a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers certification and Compliance Certificate issued by an Accredited Certifier in Civil Works.

Reason: To create encumbrances on the land and Council records.
(DACENF01)

23. Registration of Encumbrances for On-site Stormwater Detention

A copy of the certificate of title demonstrating the creation of the positive covenant and restriction for on-site storm water detention as to user is to be submitted.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Reason: To identify encumbrances on land and Council records. (DACENF02)

24. Restriction as to User for On-site Stormwater Detention

A restriction as to user shall be created on the title over the on-site stormwater detention system, restricting any alteration to the levels and/or any construction on the land. The terms of such restriction are to be prepared to Council's standard requirements, (available from Warringah Council), at the applicant's expense and endorsed by Council prior to lodgement with the Department of Lands. Warringah Council shall be nominated as the party to release, vary or modify such restriction.

Reason: To ensure modification to the on-site stormwater detention structure is not carried without Council's approval and Council records. (DACENF04)

25. Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Note: The following Standards and Codes applied at the time of determination:

- a) Australian/New Zealand Standard **AS/NZS 3500.3** - 2003 - Plumbing and drainage - Stormwater drainage
- b) Australian/New Zealand Standard **AS/NZS 3500.3** - 2003/Amdt 1 - 2006 - Plumbing and drainage - Stormwater drainage
- c) National Plumbing and Drainage Code.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development and Council records. (DACENF05)

26. On-Site Stormwater Detention Compliance Certification

Upon completion of the on-site stormwater detention (OSD) system, certification from a consulting engineer and a "work as executed" (WAE) drawing certified by a registered surveyor and overdrawn in red on a copy of the approved OSD system plans are to be provided to Council. Additionally a Compliance Certificate is to be issued by an Accredited Certifier in Civil Works registered with the Institute of Engineers Australia, stating that the works are in accordance with the approved plans.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Reason: To ensure stormwater disposal is constructed to Council's satisfaction and Council records. (DACENF10)

27. Positive Covenant for On-site Stormwater Detention

A positive covenant shall be created on the title of the land requiring the proprietor of the land to maintain the on-site stormwater detention structure in accordance with the standard requirements of Council. The terms of the positive covenant are to be prepared to Council's standard requirements, (available from Warringah Council), at the applicant's expense and endorsed by Warringah Council's delegate prior to lodgement with the Department of Lands. Warringah Council shall be nominated as the party to release, vary or modify such covenant.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Reason: To ensure ongoing maintenance of the on-site stormwater detention system and Council records. (DACENF12)

28. Creation of Positive Covenant and Restriction as a User

Where any conditions of this Consent require the creation of a positive covenant and/or restriction as a user, the original completed request forms, (Department of Lands standard forms 13PC and/or 13RPA), shall be submitted to Warringah Council for authorisation.

A certified copy of the documents shall be provided to Warringah Council after final approval and registration has been affected by the "Department of Lands".

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Reason: To identify encumbrances on land and Council records. (DACENF14)

29. Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

Details shall be demonstrated in the documentation for certification of the building work in accordance with the state building laws.

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000. (DACPLF07)

30. Traffic Management Plan

The applicant is to prepare a Traffic Management Plan addressing the management of the schools activities including:

- a) The drop off and pick up of children.
- b) The provision of suitable safety measures for children using surrounding streets.
- c) Measures to ensure the amenity of local residents is protected.

- d) methods in which the school will provide parents with education/information of legal parking areas around the school and exact locations of pick-up drop-off zones;
- e) Detailed site plan showing all available parking areas for staff and zones used for off street
- f) Parking/pickup drop off activities associated with the school.
- g) Existing approved carparking areas/locations.

The Traffic Management Plan is to be prepared by the Applicant's Traffic Consultant with advice sought from the Warringah Traffic Committee if any changes to existing traffic management structures or areas are to be changed from existing conditions.

One (1) copy for Council records is to be submitted to Warringah Council within ninety (90) days from the date of this consent and all measures within the Traffic Management Plan are to be implemented within six (6) months of the date of this consent.

Reason: To ensure traffic safety is properly managed and that the amenity of local residents is protected. (DACPLFPOC1)

31. Required Planting – Screening

Screen planting is to be provided in the area along the north-eastern boundary, adjacent to No. 10a Corella Street.

The selected planting is to comprise of a suitable Lilly Pilly or native species capable of attaining a minimum height of 3 metres at maturity.

Plants are to be planted at minimum 1.5 metre centres and be of a minimum lot size of 25 litres at planting.

Reason: Local amenity (DACLAC01)