

DA2017/0216 – 29A Greenacre Road South Hurstville

Schedule A – Site Specific Conditions

GENERAL CONDITIONS

These conditions have been imposed to ensure that the development is carried out in accordance with the approved plans and to ensure that the appropriate fees and bonds are paid in relation to the development.

1. **Approved Plans** - The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Reference No.	Date	Revision	Prepared by
Architectural Design Statement	3973	-		Munns Sly Moore Architects
Bld A – Demolition Plans	A091	16/11/16	9	Munns Sly Moore Architects
Bld A – Demolition Elevations – Sheet 1	A093	16/11/16	9	Munns Sly Moore Architects
Bld A – Demolition Roof	A094	16/11/16	5	Munns Sly Moore Architects
Site Plan – Demolition	A006	16/11/16	8	Munns Sly Moore Architects
Bld A – Elevations – Sheet 1	A201	16/11/16	12	Munns Sly Moore Architects
Bld B – Elevations – Sheet 1	A211	16/11/16	10	Munns Sly Moore Architects
Bld B – Elevations – Sheet 2	A212	16/11/16	10	Munns Sly Moore Architects
Bld C – Elevations – Sheet 1	A221	16/11/16	9	Munns Sly Moore Architects
Bld D – Elevations – Sheet 1	A231	16/11/16	9	Munns Sly Moore Architects
Bld A – Floor Plans – Levels 1 & 2	A101	16/11/16	17	Munns Sly Moore Architects
Bld B – Floor Plan – Level 0	A111	16/11/16	12	Munns Sly Moore Architects
Bld B – Floor Plan – Level 1	A112	16/11/16	13	Munns Sly Moore Architects
Bld B – Floor Plan – Level 2	A113	16/11/16	13	Munns Sly Moore Architects

Bld C – Floor Plan – Level 1	A121	16/11/16	12	Munns Sly Moore Architects
Bld C – Floor Plan – Level 2	A122	16/11/16	11	Munns Sly Moore Architects
Bld D – Floor Plan – Level 1	A131	16/11/16	17	Munns Sly Moore Architects
Bld D – Floor Plan – Level 2	A132	16/11/16	17	Munns Sly Moore Architects
Heritage Interpretation Strategy	Job No. 3143	Feb 2018	-	Rappoport Pty Ltd
Landscape Master Plan	SK DA 01	June 2017	Issue H	Umbaco Landcsape Architects
Bld A – Roof Plan	A109	16/11/16	9	Munns Sly Moore Architects
Bld B – High Level and Roof Plan	A119	16/11/16	11	Munns Sly Moore Architects
Bld C – High Level and Roof Plan	A129	16/11/16	10	Munns Sly Moore Architects
Bld D – High Level and Roof Plan	A139	17/11/16	11	Munns Sly Moore Architects
Bld A – Sections – Sheet 1	A301	16/11/16	7	Munns Sly Moore Architects
Bld A – Sections – Sheet 2	A302	16/11/16	7	Munns Sly Moore Architects
Bld B – Sections – Sheet 1	A311	16/11/16	8	Munns Sly Moore Architects
Bld C – Sections – Sheet 1	A321	16/11/16	8	Munns Sly Moore Architects
Bld D – Sections – Sheet 1	A331	16/11/16	8	Munns Sly Moore Architects
Site Plan – New	A004	16/11/17	16	Munns Sly Moore Architects
Site Floor Plan – Level 0	A021	16/11/16	13	Munns Sly Moore Architects
Site Floor Plan – Level 1	A022	12/12/16	13	Munns Sly Moore Architects
Site Floor Plan – level 2	A023	12/12/16	12	Munns Sly Moore Architects

Site Sections	A031	16/11/16	7	Munns Sly Moore Architects
Site Sections – Sheet 2	A9032	15/2/17	4	Munns Sly Moore Architects
Site Sections – Sheet 3	A9033	29/3/17	4	Munns Sly Moore Architects
Site Sections – Sheet 4	A9034	29/3/17	4	Munns Sly Moore Architects
Site Sections – Sheet 5	A9035	29/3/17	4	Munns Sly Moore Architects
Siteworks and Stormwater Drainage Plan Sheet 1	C101	December 2016	P5	AJ Whipps Consulting Group
Siteworks and Stormwater Drainage Plan Sheet 2	C102	December 2016	P5	A J Whipps Consulting Group
Streetscape Elevations	A9021	15/12/16	3	Munns Sly Moore Architects

SEPARATE APPROVALS UNDER OTHER LEGISLATION

These conditions have been imposed to ensure that the applicant is aware of any separate approvals required under other legislation, for example: approvals required under the Local Government Act 1993 or the Roads Act 1993.

2. **Building - Hoarding Application** - Prior to demolition of the buildings on the site, or the commencement of work above ground level, a separate application for the erection of an 'A class' (fence type) or a 'B class' (overhead type) hoarding or 'C type' scaffold, in accordance with the requirements of SafeWork NSW, must be erected along that portion of the footways/roadway where the building is within 3 metres of the street boundary.

An application for this work under Section 68 of the Local Government Act 1993 and the Roads Act 1993 must be submitted for approval to Council.

The following information is to be submitted with a Hoarding Application under Section 68 of the Local Government Act 1993 and Section 138 of the Roads Act 1993:

- (a) A site and location plan of the hoarding with detailed elevation, dimensions, setbacks, heights, entry and exit points to/from the site, vehicle access points, location of public utilities, electrical overhead wire protection, site management plan and builders sheds location; and
- (b) Hoarding plan and details that are certified by an appropriately qualified engineer; and

- (c) The payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges (available at www.georgesriver.nsw.gov.au) before the commencement of work; and
- (d) A Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained a copy provided to Council. The Policy is to note Council as an interested party.

PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

These conditions either require modification to the development proposal or further investigation/information prior to the issue of the Construction Certificate to ensure that there is no adverse impact.

- 3. **Stormwater** - The submitted stormwater plan has been assessed and approved as a concept plan only. No detailed assessment of the design has been undertaken. A Detailed Stormwater Plan and supporting information of the proposed on-site stormwater management system is to be submitted. The required details in this Plan and the relevant checklist are presented in the document 'Water Management Policy. Kogarah Council. August 2006'

The design parameters and the general concept of the proposed on-site stormwater management system are to be the same as documented in the approved Concept Stormwater Plan for the proposed development. Any conceptual variations to the stormwater design will require written approval from Council and will be required to be justified and supported by appropriate details, calculations and information to allow for proper assessment.

The Detailed Stormwater Plan and associated reports are to be submitted to Council that address the following issue(s):

- a) CCTV footage of the full extent of the existing stormwater pipe from the site to the larger drainage system in Young Place is to be submitted. This footage is to include the inspection and notation of all visible defects and joints along the pipe. A specialised plumber / contractor who has a CCTV tractor that can access the pipe and provide suitable quality footage will need to be engaged. The footage and associated report is to include accurate measurements of the pipes internal diameter at both the upstream and downstream ends. Detail is also to be included on the plans that the full extent of this pipe is to be relined by a specialised contractor to Council's requirements.
- b) Detail is to be provided for the construction of a stormwater pipe that is to be installed within the site and adjacent to the north western boundaries of the properties from No. 31 to No. 41 Greenacre Road to allow for the future stormwater connection from these properties. This pipe is to be connected to the existing stormwater piped system to Young Place. If it is proposed to retain any of the existing drainage pipe within the site CCTV footage as per the above requirements will need to be submitted that shows that the pipe is in a suitable condition. The pipe is sized to allow for a discharge rate of 175 Litres per second per hectare from the properties that it will service.
- c) Detail is to be included of a minimum one metre wide drainage easement to be created over the full extent of the stormwater pipe within the site that will benefit the properties from No. 31 to No. 41 Greenacre Road.

- d) The DRAINS modelling is to be amended to address the following:
- the post development flows are to include flows from the potential future connection of stormwater from 31 to 41 Greenacre Road to the pipe discharging to Young Place. For this modelling the maximum flows from these properties is to be assumed to be discharging at a rate of 175 Litres per second per hectare. This additional flow is not to be included in the DRAINS modelling for the pre development flows.
 - Plans are to be included that show the extents of the catchment draining to each On-site Detention system and clearly show and provide quantities of the impervious and pervious areas within these catchments both pre and post development. With respect to this the DRAINS catchment models are to be updated as necessary.
 - The DRAINS modelling is to show that the post development flows at all discharge points to the downstream Council stormwater system will be less than the post development flows. The modelling is to include critical duration storms up to an including the 1in 100 year ARI event.
- e) The Detailed Stormwater plan is to specify that 'the connection to Council's stormwater pit in Rickard Road is to be made at or above the top third of the Council outlet pipe. The connection is to be neat and shall not protrude beyond the inner surface of Council's pit. The plan is to detail that the applicant is required to organise an inspection by Council's Stormwater Section to inspect the connection to Council's stormwater pit prior to backfilling. Call (02) 9330 6400 to organise this inspection with a minimum of 24 hours' notice.
- f) Stormwater discharging from the site must reach the following performance criteria as a minimum:
- Total Suspended Solids (TSS) yearly average concentration in runoff from developed sites shall not exceed 34 mg/L.
 - Total Nitrogen (TN) yearly average concentration in runoff from developed sites shall not exceed 2 mg/L.
 - Total Phosphorus (TP) yearly average concentration in runoff from developed sites shall not exceed 200 µg/L.
 - 90% of gross pollutant loads (litter and heavy sediments), oil and grease are retained on site.

All treatment devices must be located downstream of all car parking areas and other highly trafficked surfaces. "For more information on Kogarah City Councils Stormwater Quality Objectives, please refer to the document *Water Management Policy. Kogarah Council. August 2006*'

- g) The details of the On-site Detention Systems including but limited to design levels, orifice size and storage sizes are to be consistent in both the updated DRAINS model and stormwater plans and details.

The Detailed Stormwater Plan is to be certified by a professional engineer specialising in hydraulic engineering. A Statement, that the stormwater system has been designed in accordance with the document 'Water Management Policy. Kogarah Council. August 2006' and satisfies the provisions and objectives of that policy along with the requirements stated above must be included with the Stormwater Detailed Plan.

- The Detailed Stormwater Plan, updated DRAINS modelling and associated reports are to be lodged and receive written approval by Council's Drainage section prior to the issue of a Construction Certificate.
 - Protection of the Council's Drainage system will be the responsibility of the applicant. Sufficient asset protection measures must be undertaken by the applicant during construction. A security bond of \$25,000 will be required for the duration of all building works on and in association with the site.
4. **Building Works To Comply With BCA - Heritage Buildings Or Buildings Within Conservation Area** - Any building works required to ensure compliance with the BCA or new building standards not specified in the submitted/approved plan must not damage existing fabric and building features. If such upgrading works will potentially impact on existing fabric and features, details of the works must be submitted and approved by Council's Heritage Advisor prior to issue of a Construction Certificate.
 5. **Fire Safety Measures** - Prior to the issue of a construction certificate a list of the essential fire safety measures that are to be provided in relation to the land and any building on the land as a consequence of the building work must accompany an application for a construction certificate, which is required to be submitted to either Council or a PCA. Such list must also specify the minimum standard of performance for each essential fire safety measure included in the list. The Council or PCA will then issue a Fire Safety Schedule for the building.
 6. **Damage Deposit - Major Works** - In order to insure against damage to Council property the following is required:
 - (a) Pay Council, before the issue of the Construction Certificate, a damage deposit for the cost of making good any damage caused to any Council property as a result of the development: **\$25,461.60**.
 - (b) Pay Council, before the issue of the Construction Certificate, a non-refundable inspection fee to enable assessment of any damage and repairs where required: **\$360.00**
 - (c) Submit to Council, before the commencement of work, a dilapidation report of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will review the dilapidation report and the Works-As-Executed Drawings (if applicable) and inspect the public works.

The damage deposit will be refunded in full upon completion of work where no damage occurs and where Council is satisfied with the completion of works. Alternatively, the damage deposit will be forfeited or partly refunded based on the damage incurred.

BUILDING WORKS TO COMPLY WITH BCA - HERITAGE BUILDING

7. Any building works required to ensure compliance with the BCA or new building standards not specified in the submitted/approved plan must not damage existing fabric and building features. If such upgrading works have impact or potentially have impact on existing fabric and features, details of the works must be submitted and

approved by Council's Heritage Advisor prior to issue of a Construction Certificate including but not limited to:

- i) Front elevation - original balustrade on first floor balcony.

8. **External Colour Scheme** - The external colour scheme is to be sympathetic to the architectural style and period of the building. A schedule of colours is to be submitted to and approved by Council's Heritage Advisor prior to the issue of the Construction Certificate.

9. **General Heritage**

- (a) The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building which is listed as a Heritage Item.
- (b) The fabric and features to be retained by the proposal must be properly protected during the process of demolition and construction.
- (c) All conservation and adaptation works are to be in accordance with the Articles of the Australian ICOMOS Burra Charter 1999.
- (d) New services are to be surface mounted rather than chased-in to existing walls to minimise impact on significant heritage fabric.
- (e) Appropriately qualified tradespersons (as appropriate) are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works.
- (f) The new windows and external doors on the existing building must match the original material, which is painted timber joinery.
- (g) Where internal partitions meet external walls they must abut window mullions, columns or other such building elements and not glazing.
- (h) Building Details: The following details are to be provided to Council's Heritage Advisor for approval prior to the issue of the Construction Certificate:
 - i) Front elevation main entry doors and first floor balcony doors.
 - ii) Floor finish to front elevation ground floor entry following removal of external stair.
 - iii) Alterations to front elevation metal balustrade at first floor
 - iv) Alterations to 'SOUTH HURSTVILLE BOWLING CLUB' sign on front elevation first floor balcony roof.
- (i) Heritage Fabric to be Preserved: The following original fabric must be preserved in situ:
 - i) Front elevation free standing columns on ground and first floors.
 - ii) Front elevation 'SOUTH HURSTVILLE BOWLING CLUB' sign mounted on first floor balcony roof.
 - iii) Front elevation wall mounted flagpole and clock.

- iv) Original timber double hung windows on front and side elevations.

10. **Heritage Interpretation Plan**

- (a) An interpretation plan for 29A Greenacre Road, South Hurstville must be submitted to and approved by Council's Heritage Advisor prior to a Construction Certificate being issued. The plan is to be prepared by a suitably qualified and experienced heritage practitioner or historian.
- (b) The interpretation plan must detail how information on the history and significance 29A Greenacre Road, South Hurstville will be provided for the public and make recommendations regarding public accessibility, signage and lighting. Historic photographs, memorabilia and display of selected artefacts, and details of the heritage design are some of the means that can be used.
- (c) The plan must specify the location, type, making materials and contents of the interpretation device being proposed.
- (d) Prior to the occupation certificate being issued the approved interpretation plan must be implemented to the satisfaction of the Heritage Advisor.

11. **Materials for Making Good** - New materials for making good and repairs are to match the existing in terms of colours, finishes, sizes, profile and properties.

12. **Use of Heritage Consultant** - A heritage consultant experienced in conserving buildings of significance is to be commissioned to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The heritage consultant is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage consultant is to be provided with full access to the site and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.

Evidence and details of the above commission on the above terms are to be provided to Council's Heritage Advisor prior to commencement of work on site. The heritage consultant must sign off the completed project and submit a final report to Council's Heritage Advisor specifying how the heritage conditions are satisfied prior to the issue of an Occupation Certificate or the commencement of the use, whichever is earlier.

13. **Construction Traffic Management Plan [Large Developments only]** - A Construction Traffic Management Plan detailing:

- (a) Construction vehicle routes;
- (b) Anticipated number of trucks per day;
- (c) Hours of construction;
- (d) Access arrangements; and
- (e) Proposed traffic measures to minimise impacts of construction vehicles

must be submitted for the approval of Council's Engineers. Council's Engineers must specify in writing that they are satisfied with the Traffic Management Plan prior to the issue of the Construction Certificate.

14. **Louvres** - The louvres need to be fixed at an angle that only allows 20 per cent permeability and restricts overlooking, whilst still allowing airflow, natural daylight
15. **Acoustic Requirements - Compliance with submitted Acoustic Report** - The Construction Certificate plans shall demonstrate compliance with the Acoustic Assessment submitted to Council, titled "*Development Application Junior Secondary School South Hurstville Review D*" prepared by JHA dated 26 June 2017.

This means that a review of glazing design and mechanical plant must be undertaken to ensure that acoustic objectives will be met. Written verification from a suitably qualified acoustic consultant must be submitted to Council validating that the acoustic objectives contained within the aforementioned report will be met, must be submitted to Council for approval. The Construction Certificate will not be issued until Council approves this validation.

16. **Traffic Signals - Staff Car Park** - Prior to the issue of the Construction Certificate, the applicant shall submit to Council for approval a detailed design and operational plan for the proposed traffic signals in the staff car park area, which includes, but is not limited to, alternative provisions as a result of events such as power failure, system breakdown and general service and maintenance. The traffic signals shall be located wholly within the site boundary.
17. **Pedestrian Crossing – Greenacre Road** – The applicant shall be responsible for the construction of a raised marked pedestrian crossing in Greenacre Road in accordance with plans and specifications to be issued by Council. The applicant shall pay a fee\$3,000.00 to cover the costs for Council to design the raised crossing. All costs associated with the construction of the crossing including, but not limited to, traffic control shall be at the applicant's expense. This crossing is subject to approval from the Traffic Advisory Committee.
18. **Management Plan - Demolition** - Prior to the issue of any Construction Certificate, any demolition or earthworks on the site, the applicant shall submit to Council for approval a Management Plan detailing the following to safely manage vehicular and pedestrian traffic during the works at the site.
- Traffic Control Plans and details of how the company proposes to place, erect, dismantle and/or undertake the works at the site.
 - All works on the road or road related areas are to be clearly delineated and designed in accordance with the relevant standards, refer to "AS 1742.3 - 2009" and the Roads and Maritime Services "Traffic Control at Worksites (TCAWS) Manual, Version 4.0, 2010"
 - The Traffic Control Plans and the works must be prepared/undertaken by RMS accredited (ticketed) personnel.
 - Where heavy vehicles associated with the site will be parked whilst waiting to enter the site.
 - Location of loading and unloading areas for trucks.
 - The route of all trucks conveying materials to and from the site.
 - Demonstration that pedestrian access past the site is maintained during demolition and construction works.

Council's Engineers must specify in writing that they are satisfied with the Management Plan prior to the issue of the Construction Certificate.

19. **Loading Dock/Delivery Management Plan** - A Loading Dock/Delivery Management Plan shall be submitted prior to the issue of the Construction Certificate.

20. **Management Plan - Internal Car Park** - A Management Plan shall be submitted prior to the issue of the Construction Certificate for the operation of the internal car park for buses and parents.
21. **Signage and Linemarking** - Signage and line marking shall be installed in Rickard Road at the staff driveway to limit access for vehicles into the site. The sign and line marking plan shall be submitted to Council for approval. Council's Engineers must specify in writing that they are satisfied with the plan prior to the issue of the Construction Certificate. A concrete island as previously proposed is not appropriate at this location.
22. **Fees to be paid** - The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.georgesriver.nsw.gov.au).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Please contact Council prior to the payment of Section 94 Contributions to determine whether the amounts have been indexed from that indicated below in this consent and the form of payment that will be accepted by Council.

Council will only accept Bank Cheque or Electronic Funds Transfer (EFT) for transaction values of \$500,000 or over. Council must be contacted prior to payment to determine correct total amount to be paid and bank account details (if applicable).

A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	
Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See https://portal.longservice.nsw.gov.au/bci/levy/	
Builders Damage Deposit (as per Major Development - Fees and Charges)	\$25,461.60
Inspection Fee for Refund of Damage Deposit (Major Development - Fees and Charges)	\$360.00
Design costs for pedestrian crossing in Greenacre Road	\$3,000.00
Security Bond for Council's Stormwater Asset \$25,000.00	
DEVELOPMENT CONTRIBUTIONS	
Georges River Council Section 94A Development Contributions Plan 2017	\$229,550.00

General Fees

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

Development Contributions

A Section 94A contribution has been levied on the subject development pursuant to the Georges River Council Section 94A Contributions Plan.

Indexation

The above contributions will be adjusted at the time of payment to reflect changes in the cost of delivering public amenities and public services, in accordance with the indices provided by the relevant Section 94 Development Contributions Plan.

Timing of Payment

The contribution must be paid and receipted by Council prior to the release of the Construction Certificate.

Further Information

A copy of the *all current Development Contributions Plans* may be inspected or a copy purchased at Council's offices (Georges River Civic Centre, MacMahon Street, Hurstville and Kogarah Library and Service Centre, Kogarah Town Square, Belgrave Street, Kogarah) or viewed on Council's website www.georgesriver.nsw.gov.au.

23. **Erosion & Sedimentation Control** - Erosion and sediment controls must be provided to ensure:

- (a) Compliance with the approved Erosion & Sediment Control Plan
- (b) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval)
- (c) All clean water runoff is diverted around cleared or exposed areas
- (d) Silt fences, stabilised entry/exit points or other devices are installed to prevent sediment from entering drainage systems or waterways
- (e) All erosion and sediment controls are fully maintained for the duration of demolition, excavation and/or development works
- (f) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadway
- (g) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar
- (h) Compliance with Managing Urban Stormwater - Soils and Construction (Blue Book) produced by Landcom 2004.

These measures are to be implemented prior to the commencement of work (including demolition and excavation) and must remain until works are completed and all exposed surfaces are landscaped/sealed.

24. **Pre-Construction Dilapidation Report - Private Land** - A professional engineer specialising in structural or geotechnical engineering shall prepare a Pre-Construction Dilapidation Report detailing the current structural condition of adjoining premises including but not limited to:

- (a) All neighbouring buildings likely to be affected by the excavation as determined

by the consulting engineer.

The report shall be prepared at the expense of the applicant and submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

A copy of the pre-construction dilapidation report is to be provided to the adjoining properties (subject of the dilapidation report), a minimum of 5 working days prior to the commencement of work. Evidence confirming that a copy of the pre-construction dilapidation report was delivered to the adjoining properties must be provided to the PCA.

Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to Council to obtain Council's agreement to complete the report without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00am-6.00pm.

25. **Engineer's Certificate** - A certificate from a professional Engineer specialising in structural engineering certifying the structural adequacy of the existing structure, to support all proposed additional superimposed loads shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate.
26. **Structural Details** - Engineer's details prepared by a practising Structural Engineer being used to construct all reinforced concrete work, structural beams, columns and other structural members. The details are to be submitted to the Principal Certifying Authority for approval prior to construction of the specified works.

A copy shall be forwarded to Council where Council is not the PCA.

27. **Geotechnical Report** - The applicant must submit a Geotechnical Report, prepared by a professional engineer specialising in geotechnical engineering who holds the relevant Certificate of accreditation as required under the Building Professionals Act 2005 in relation to dilapidation reports, all site works and construction. This is to be submitted before the issue of the Construction Certificate and is to include:
 - (a) Investigations certifying the stability of the site and specifying the design constraints to be placed on the foundation, any earthworks/stabilization works and any excavations.
 - (b) Dilapidation Reports on the adjoining properties prior to any excavation of site works. The Dilapidation Report is to include assessments on, but not limited to, the dwellings at those addresses and any external paths, grounds etc. This must be submitted to the PCA and the adjoining residents as part of the application for the Construction Certificate. Adjoining residents are to be provided with the report five (5) working days prior to any works on the site.
 - (c) On-site guidance by a vibration specialist during the early part of excavation.
 - (d) Measures to minimise vibration damage and loss of support to other buildings. Where possible any excavation into rock is to be carried out with tools such as rock saws which reduce vibration to adjoining buildings and associated structures. Where a hydraulic hammer is to be used within 30 metres of any building (other than a path or a fence) the report shall detail the maximum size of hammer to be used and provide all reasonable recommendations to manage impacts.

- (e) Sides of the excavation are to be pierced prior to any excavation occurring to reinforce the walls of the excavation to prevent any subsidence to the required setbacks and neighbouring sites.

28. **Site Management Plan**

Major Development

A Site Management Plan must be submitted with the application for a Construction Certificate, and include the following:

- (a) Location of protective site fencing;
- (b) Location of site storage areas/sheds/equipment;
- (c) Location of building materials for construction, e.g. stockpiles
- (d) Provisions for public safety;
- (e) Dust control measures;
- (f) Method used to provide site access location and materials used;
- (g) Details of methods of disposal of demolition materials;
- (h) Method used to provide protective measures for tree preservation;
- (i) Provisions for temporary sanitary facilities;
- (j) Location and size of waste containers/skip bins;
- (k) Details of proposed sediment and erosion control measures;
- (l) Method used to provide construction noise and vibration management;
- (m) Construction and demolition traffic management details.

The site management measures are to be implemented prior to the commencement of any works including demolition and excavation. The site management measures are to be maintained throughout the works, to maintain reasonable levels of public health, safety and amenity. A copy of the Site Management Plan must be kept on site and is to be made available upon request.

- 29. **Landscape Plans** - All landscape works shall be carried out in accordance with the approved landscape plans. The landscaping shall be maintained in accordance with the approved plans in perpetuity.

- 30. **Compliance with submitted Arborist Report** - The recommendations outlined in the Arborist's Report titled Tree Assessment Report prepared by Mark Bury Consulting dated 23 May 2017, must be implemented throughout the relevant stages of construction. Details of tree protection measures to be implemented must be detailed and lodged with the Construction Certificate application for approval and shall be in accordance with Section 4 - *Australian Standard AS 4970-2009: Protection of trees on development sites*.

"The neighbouring trees on adjacent properties will not be affected by the works for the proposed development because of the 5 metre setback of the proposed development".

31. **Tree Removal & Replacement - Tree removal**

Permission is granted for the removal of the following trees:

Tree species	Number of trees	Location
T1- <i>Callistemon viminalis</i>	1	Fronting Greenacre St
T2 - <i>Phoenix canariensis</i>	1	Fronting Greenacre St
T3 - <i>Cupressus</i>	1	South west corner of most

<i>sempervirens</i>		southern bowling green
T4 - <i>Cupressus sempervirens</i>	1	Adjacent to T3, between both bowling greens
T5 - <i>Melaleuca bracteata</i>	1	Between both lower bowling greens
T6 - <i>Cupressus macrocarpa</i>	1	Eastern corner of bowling green
T7 - <i>Cupressus sempervirens</i>	1	Above T6, on bank/ stairs to buildings
T8 - <i>Cupressus macrocarpa</i>	1	Above T6, bank/ stairs to buildings
T9 - <i>Cinnamomum camphora</i> T10 - <i>Cupressus sempervirens</i>	1 1	South of carpark against fence Western corner of most western bowling green
T11 - <i>Pittosporum undulatum</i>	1	South western corner of subject site
T12 - <i>Callistemon viminalis</i>	1	South boundary fence line
T13 - <i>Cupressus macrocarpa</i>	1	Between both lower bowling greens
T14 - <i>Schefflera actinophylla</i>	1	North west of bowling green

32. General Tree Removal Requirements

- (a) All tree removal shall be carried out by a certified Tree Surgeon/Arborist to ensure that removal is undertaken in a safe manner and complies with the AS 4373-2007 - *Pruning of Amenity Trees and Tree Works Industry Code of Practice (Work Cover NSW 1.8.98)*.
- (b) No trees are to be removed on the site or neighbouring properties without the prior written approval of Council.
- (c) Council shall be appointed to remove all tree/s on public land. All costs associated with the removal of the tree/s and the planting of replacement trees shall be met by the applicant. Fees and charges outlined in the table below are subject to change and are set out in the current version of Council's 'Schedule of Fees and Charges', applicable at the time of payment.

PRIOR TO THE COMMENCEMENT OF WORK (INCLUDING DEMOLITION AND EXCAVATION)

These conditions have been imposed to ensure that all pre-commencement matters are dealt with and finalised prior to the commencement of work.

- 33. **Site Audit Report and Site Audit Statement** - Prior to the commencement of any work, other than demolition or excavation in association with the remediation of the site, a Site Audit Report and Site Audit Statement are to be submitted to Council. These documents must clearly state that the site is suitable for the proposed use.

Note: The Applicant must comply with clauses 17 'Guidelines and notices: all remediation work' and clause 18 'Notice of completion of remediation work' under State Environmental Planning Policy No.55-Remediation of Land.

Note: Words and expressions used in these conditions have the same meaning as in the Contaminated Land Management Act 1997.

34. **Structural Engineers Details - Supporting Council road/footway** - Prior to the commencement of work in connection with the excavation of the site associated with the basement carpark, structural engineer's details relating to the method of supporting Council's roadways/footways must be submitted to the satisfaction of Council.
35. **Pedestrian Crossing - Greenacre Road-** The marked pedestrian crossing indicated on the Greenacre Road footpath at the entry/exit driveway is not supported and shall not be indicated on the plans.
36. **Dial before your dig** - The applicant shall contact "Dial Before You Dig on 1100" to obtain a Service Diagram prior to the issuing of the Construction Certificate. The sequence number obtained from "Dial Before You Dig" shall be forwarded to Council's Engineers for their records.
37. **Demolition work involving asbestos removal** - Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the Work Health and Safety Regulation 2011.

DURING WORK

These conditions have been imposed to ensure that there is minimal impact on the adjoining development and surrounding locality during the construction phase of the development.

38. All roof water and surface water from paved or concreted areas are to be disposed of in accordance with the Stormwater Plan by means of a sealed pipeline constructed in accordance with AS/NZS 3500.3:2015. The line must pass through a silt arrestor pit.
39. **Loading Dock** - The loading dock shall be designed for a MRV as detailed in AS/NZS2890.2:2002 - Off Street Commercial Vehicle Facilities including the clearance height of 4.5m. All delivery vehicles shall enter and exit the site in a forward direction only.
40. **Car Park** - Any planting, walls or fences located adjacent to the driveways near the boundary shall comply with the requirements of *AS/NZS2890.1:2004 - Off Street Car Parking, Section 3.2.4(b)*.
41. **Disabled Parking Spaces** - Disabled parking spaces and the adjacent shared zone shall comply with AS/NZS2890.6:2009 - Off Street Parking for People with Disabilities.
42. **Car Park** - The car park shall be designed and built in accordance with the requirements of *AS/NZS2890.1:2004 - Off Street Car Parking*.
43. All works on Council's stormwater system are to be carried out by a qualified plumber, drainer or civil construction company with a minimum limit of twenty million dollar public and product liability insurance. In this regard, qualification details of the person / company carrying out these works including details of similar type works undertaken along with a certificate of currency for the product and public liability insurance are to be submitted to Council's for review prior to the works commencing. Prior to the works commencing the contractor who will be carrying out

the works is required to organise and attend an onsite meeting with a representative of Council's Drainage section.

44. The full extent of the existing pipe from the site to the larger drainage system in Young Place is to be relined to Council's requirements. In regard to this details of the specialised contractor undertaking the works along with the proposed scope of works are to be forwarded to Council for approval. This relining work is to be carried out prior to commencement of construction or as otherwise approved by Council's Drainage section. CCTV footage of the relined pipe is to be forwarded to Council's Stormwater Section upon the works being completed.

45. **Hours of construction for demolition and building work** - Any work activity or activity associated with the development consent that requires the use of any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to the site shall not be performed, or permitted to be performed, except between the hours of 7.00 am to 5.00 pm, Monday to Saturday inclusive. No work or ancillary activity is permitted on Sundays, or Public Holidays.

Note: A penalty infringement notice may be issued for any offence.

46. **Ground levels and retaining walls** - The ground levels of the site shall not be excavated, raised or filled, or retaining walls constructed on the allotment boundary, except where indicated on approved plans or approved by Council.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

These conditions have been imposed to ensure that all works have been completed in accordance with the Development Consent prior to the issue of the Occupation Certificate.

47. **Acoustic Compliance** - Prior to the issue of any Occupation Certificate, a report prepared by a suitably qualified acoustic consultant must be submitted to the PCA certifying that the construction has incorporated the recommendations and noise objectives identified within the Acoustic Report titled "*Development Application Junior Secondary School South Hurstville Review D*" prepared by JHA dated 26 June 2017.

This report must also detail acoustic compliance within the internal living areas of 7 Robin Crescent South Hurstville NSW 2220 (Lot 7 DP:29331).

48. **Electricity Supply** - Evidence shall be provided demonstrating that the development has been connected to the Ausgrid, if required.
49. **Flood Emergency Response** - A Flood Emergency Response Plan is to be prepared by a suitably qualified stormwater engineer that addresses the site specific flood risks up to the Probable Maximum Flood event (PMF) including evacuation procedures. The plan is to be in accordance with the requirements of Managing the floodplain: a guide to best practice in flood risk management in Australia Handbook 7 by the Australian Emergency Management Institute.
50. **Drainage Easement** - A drainage easement shall be registered at the Land Titles Office in favour of all properties including and between No. 31 to No. 41 Greenacre Road. The cost of creating and registering the easement will be borne by the applicant.

The following works shall be completed at the applicant's expense:

- Construction of a new concrete driveway in Greenacre Road and Rickard Road and removal of any redundant driveways adjacent to the site.
- Construction of a new concrete footpath across the full street frontages of Greenacre Road.
- Installation of turf as required across the full street frontages in Greenacre Road and Rickard Road.

51. **Post Construction Dilapidation report - Private Land** - At the completion of the construction works, a suitably qualified person is to be engaged to prepare a post-construction dilapidation report. This report is to ascertain whether the construction works associated with the subject development created any structural damage to the following adjoining premises:

The report is to be prepared at the expense of the applicant and submitted to the PCA prior to the issue of the Occupation Certificate. In ascertaining whether adverse structural damage has occurred to the adjoining premises, the PCA, must compare the post-construction dilapidation report with the pre-construction dilapidation report required by conditions in this consent.

Evidence confirming that a copy of the post-construction dilapidation report was delivered to the adjoining properties subject of the dilapidation report must be provided to the PCA prior to the issue of any Occupation Certificate.

52. **Completion of Landscape Works** - All landscape works must be completed before the issue of the Final Occupation Certificate.

ONGOING CONDITIONS

These conditions have been imposed to ensure that the use or operation of the development does not adversely impact on the amenity of the neighbourhood or environment.

53. The maximum number of students at any one time is to not exceed 380 to reduce traffic implications on the local network.
54. **Final Acoustic Report - Verification of Noise report** - Within three months from the issue of an Occupation Certificate, an acoustic assessment is to be carried out by an appropriately qualified acoustic consultant, in accordance with the EPA's Industrial Noise Policy and submitted to Council for consideration. This report should include but not be limited to, details verifying that the noise control measures as recommended in the acoustic report (submitted by, titled and dated) are effective in attenuating noise to an acceptable noise level and that the use is not calculated to give rise to 'offensive noise' as defined under the provision of the Protection of the Environment Operation Act 1997 (as amended).
55. **Lighting - General Nuisance** - Any lighting on the site shall be designed so as not to cause a nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill or glare.

Flashing, moving or intermittent lights or signs are prohibited.

56. **Activities and storage of goods outside buildings** - There shall be no activities including storing or depositing of any goods or maintenance to any machinery external to the building with the exception of waste receptacles.

57. **Annual Fire Safety Statement** - The owner of the building premises must ensure the Council is given an annual fire safety statement in relation to each essential fire safety measure implemented in the building. The annual fire safety statement must be given:
- (a) Within 12 months after the date on which the fire safety certificate was received.
 - (b) Subsequent annual fire safety statements are to be given within 12 months after the last such statement was given.
 - (c) An annual fire safety statement is to be given in or to the effect of Clause 181 of the Environmental Planning and Assessment Regulation 2000.
 - (d) A copy of the statement is to be given to the Commissioner of Fire & Rescue NSW, and a further copy is to be prominently displayed in the building.
58. **Amenity of the neighbourhood** - The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, waste water, waste products, grit, oil or other harmful products.
59. **Maintenance of Landscaping** - All trees and plants forming part of the landscaping must be maintained. Maintenance includes watering, weeding, removal of rubbish from tree bases, fertilizing, pest and disease control, replacement of dead or dying plants and any other operations required to maintain healthy trees, plants and turfed areas.

ADVICE

This advice has been included to provide additional information and where available direct the applicant to additional sources of information based on the development type.

60. **Electricity Supply** - This development may need a connection to the Ausgrid network which may require the network to be extended or its capacity augmented. You are advised to contact Ausgrid on 13 13 65 or www.ausgrid.com.au (Business and Commercial Services) for further details and information on lodging your application to connect to the network.
61. **Disability Discrimination Act** - This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The applicant is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which refers to AS1428.1-Design for Access and Mobility.
62. **Flood Liable Land** - The above property is identified as flood affected in the Poulton Park Overland Flow Risk Management Study and Plan. The 1% AEP (1 in 100 year ARI) flood level is identified at RL 27.24m (AHD). The Flood Planning Level is identified at RL 27.74m (AHD). The Probable Maximum Flood (PMF) level for property has been identified at 27.93m (AHD). The property is not identified as being affected by the 1% AEP (1 in 100 year ARI) flood event. The identified 1% AEP flood extents are restricted to a small part of the site in the vicinity of the south most extent of the site. The development has been assessed as satisfactory with respect to flood control subject to it being built in accordance with the approved plans and

conditions placed within this consent.

63. **Access for persons with disabilities** - Should the Council be appointed as the PCA, an Access report prepared by an Accredited Access Consultant may be required to be submitted with the Construction Certificate Application, detailing the existing level of compliance in the building with the above requirements, and to provide details of proposed upgrading work necessary to bring the building into conformity with the Premises Standards and the BCA. All recommendations of the accredited access consultant must be incorporated in the plans to be submitted with the Construction Certificate application.
64. **Long Service Levy** - The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. More information about the scheme and the levy amount you are required to pay to satisfy a condition of your consent can be found at <http://www.longservice.nsw.gov.au>.

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site <https://online.longservice.nsw.gov.au/bci/levy>. Payments can only be processed on-line for the full levy owing and where the value of work is between \$25,000 and \$6,000,000. Payments will be accepted for amounts up to \$21,000, using either MasterCard or Visa.

Schedule B – Prescribed Conditions

Prescribed conditions are those which are mandated under Division 8A of the *Environmental Planning and Assessment Regulation 2000* and given weight by Section 80A (11) of the Environmental Planning and Assessment Act 1979.

Detailed below is a **summary** of all the prescribed conditions which apply to development in New South Wales. Please refer to the full details of the prescribed conditions as in force, at www.legislation.nsw.gov.au.

It is the responsibility of the beneficiary of this consent to determine which prescribed conditions apply.

65. **Clause 97A – BASIX Commitments** - This Clause requires the fulfilment of all BASIX Commitments as detailed in the BASIX Certificate to which the development relates.
66. **Clause 98 – Building Code of Australia & Home Building Act 1989** - *Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the Home Building Act 1989 relates, there is a requirement for a contract of insurance to be in force before any work commences.*
67. **Clause 98A – Erection of Signs** - Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the Principal Certifying Authority and the Principal Contractor.
68. **Clause 98B – Home Building Act 1989** - If the development involves residential building work under the Home Building Act 1989, no work is permitted to commence unless certain details are provided in writing to Council. The name and licence/permit number of the Principal Contractor or Owner Builder and the name of the Insurer by which work is insured under Part 6 of the Home Building Act 1989.
69. **Clause 98C- Entertainment Venues** - Schedule 3A of the Environmental Planning and Assessment Act 1979 outlines the prescribed conditions which apply to Entertainment Venues.
70. **Clause 98D – Erection of sign for maximum number of persons** - This prescribed condition applies to entertainment venues, function centres, pubs, registered clubs and restaurants. This condition requires the erection of a sign which states the maximum number of persons (as specified in the consent) that are permitted in the building.
71. **Clause 98E – Protection & support of adjoining premises** - If the development involves excavation that extends below the level of the base of the footings of a building on adjoining land, this prescribed condition requires the person who benefits from the development consent to protect and support the adjoining premises and where necessary underpin the adjoining premises to prevent any damage.

Schedule C – Operational & Statutory Conditions

These conditions comprise the operational and statutory conditions which must be satisfied under the Environmental Planning and Assessment Act 1979 and the Environmental Planning & Assessment Regulation 2000. Please refer to the full details of the Act and Regulations as in force, at www.legislation.nsw.gov.au.

It is the responsibility of the beneficiary of this consent to determine which operational and statutory conditions apply.

72. **Requirement for a Construction Certificate** - The erection of a building must not commence until a Construction Certificate has been issued by the consent authority, the Council (if the Council is not the consent authority) or an accredited certifier.

An application form for a **Construction Certificate** is attached for your convenience.

73. **Appointment of a Principal Certifying Authority** - The erection of a building must not commence until the beneficiary of the development consent has:

- (a) appointed a Principal Certifying Authority (PCA) for the building work; and
- (b) if relevant, advised the PCA that the work will be undertaken as an Owner-Builder.

If the work is not going to be undertaken by an Owner-Builder, then the beneficiary of the consent must:

- (a) appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the Home Building Act 1989) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
- (b) notify the PCA of the details of any such appointment; and
- (c) notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

An **Information Pack** is attached for your convenience should you wish to appoint Georges River Council as the Principal Certifying Authority for your development.

74. **Notification of Critical Stage Inspections** - No later than two (2) days before the building work commences, the PCA must notify:

- (a) the consent authority and the Council (if not the consent authority) of his or her appointment; and
- (b) the beneficiary of the development consent of the critical stage inspections and other inspections that are to be carried out with respect to the building work.

75. **Notice of Commencement** - The beneficiary of the development consent must give at least two (2) days notice to the Council and the PCA of their intention to commence the erection of a building.

A **Notice of Commencement Form** is attached for your convenience.

76. **Subdivision Work – Construction Certificate & Appointment of Principal Certifying Authority** - Subdivision work in accordance with a development consent cannot commence until:

- (a) A Construction Certificate has been issued by the consent authority, the council (if not the consent authority) or an accredited certifier; and
- (b) The beneficiary of the consent has appointed a Principal Certifying Authority for the subdivision work.

No later than two (2) days before the subdivision work commences, the PCA must notify:

- (a) The consent authority and the council (if not the consent authority) of his or her appointment; and
- (b) The beneficiary of the development consent of the critical stage inspections and other inspections that are to be carried out with respect to the subdivision work.

An **Information Pack** is attached for your convenience should you wish to appoint Hurstville City Council as the Principal Certifying Authority for your development.

77. **Subdivision work – Notice of Commencement** - The beneficiary of the development consent must give at least two (2) days notice to the Council and the PCA of their intention to commence the subdivision works.

A **Notice of Commencement Form** is attached for your convenience.

78. **Critical Stage Inspections** - The last critical stage inspection must be undertaken by the Principal Certifying Authority. The critical stage inspections required to be carried out vary according to Building Class under the Building Code of Australia and are listed in Clause 162A of the Environmental Planning and Assessment Regulation 2000.

79. **Notice to be given prior to critical stage inspections** - The principal contractor for a building site, or the owner-builder, must notify the principal certifying authority at least 48 hours before each required inspection needs to be carried out.

Where Georges River Council has been appointed PCA, forty eight (48) hours notice in writing, or alternatively twenty four (24) hours notice by facsimile or telephone, must be given to when specified work requiring inspection has been completed.

80. **Occupation Certificate** - A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part.

Only the Principal Certifying Authority appointed for the building work can issue the Occupation Certificate.

An **Occupation Certificate** Application Form is attached for your convenience.