

## DA56/2018 - 72A Greenwich Road, Greenwich

### Greenwich Public School

#### Schedule 1 - Draft Conditions of Consent

##### GENERAL

1. **Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Drawing	Prepared by	DWG / Plan No.	Rev	Dated
Site Demolition Plan	GHD WOODHEAD	SD-AR-0200	G	14.05.18
Staging Plan / Construction Zone	GHD WOODHEAD	SD-AR-0300	C	14.05.18
Site Plan	GHD WOODHEAD	SR-AR-1000	G	15.05.18
Elevations (Wardrop St, Chisholm St and Greenwich Road.	GHD WOODHEAD	DA-AR-1010	E	29.11.17
General Arrangement - Level 1	GHD WOODHEAD	DA-AR-2101	E	29.11.17
General Arrangement - Level 2	GHD WOODHEAD	DA-AR-2102	E	29.11.17
Roof Plan	GHD WOODHEAD	DA-AR-2103	E	29.11.17
North and South Elevation	GHD WOODHEAD	DA-AR-3000	E	29.11.17
East and West Elevation	GHD WOODHEAD	DA-AR-3001	E	29.11.17
Sections A B C	GHD WOODHEAD	DA-AR-3100	E	29.11.17
Landscape Plan - General Arrangement	GHD WOODHEAD	DA-LA-0001	E	20.12.17
Landscape Plan - Planting Schedule and Finishes	GHD WOODHEAD	DA-LA-0002	E	20.12.17

Supporting Documents	Prepared by	Reference	Rev	Dated
Arboricultural Development Impact Assessment Report	Birds Tree Consulting	-	D	4.12.17
Acoustic Report	GHD	21/26108	-	10.17
Site Waste Minimisation and Management Plan	GHD	2126108 / 46784	-	22.12.17
Construction Noise Management Plan	GHD	21/26108	-	03.18

*A reference made to 'the Arborist Report' from here forward refers to the arborist report titled "ARBORICULTURAL DEVELOPMENT IMPACT ASSESSMENT REPORT - Greenwich Public School Greenwich Road Campus, prepared by Birds Tree Consulting, Rev D dated 4 December 2017.*

Where any inconsistencies occur between the conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

**Reason:** To ensure that the development is in accordance with the determination.

2. **Crown Certificate:** The submission of a Crown Certificate and its issue by Council or Private Certifier prior to construction work commencing on site.

**Reason:** Statutory requirement.

3. **Completion Certificate:** A Completion Certificate is to be obtained from the Principal Certifier prior to the occupation of the building.

**Reason:** Statutory requirement.

4. **Work Hours:** All demolition, building construction work, including earthworks, deliveries of building materials to and from the site to be restricted to the following hours:-

Monday to Friday (inclusive) 7.00am to 5.30pm

Saturday 7.00am to 4.00pm

No work to be carried out on Sundays or any public holidays.

A Notice/Sign showing permitted working hours and types of work permitted during those hours, including the applicant's phone number, project manager or site foreman, shall be displayed at the front of the site.

**Reason:** to protect the amenity of the locality.

5. **Critical concrete pours:** The applicant may apply to undertake critical concrete pours outside of normal working hours provided all of the following requirements are satisfied:

- the submission, at least seven (7) working days prior to the critical concrete pour, to Council of an application along with the prescribed fee, in the prescribed Council form, that includes a written statement of intention to undertake a critical concrete pour and that also contains details of the critical concrete pour, the number of such pours required, their likely time duration, impact statement and how foreseeable impacts will be addressed (i.e light spill/ noise/ traffic etc);
- adjoining and nearby affected residents being notified in writing at least two (2) working days prior to the pour, and a copy of this notice to be provided to Council for review prior to issue;
- No work and deliveries to be carried out before 7.00am and after 10pm;
- No work outside of normal hours will be approved on a Saturday; and
- No work occurring on a Sunday or any Public Holiday.

All other relevant requirements relating to critical concrete pours that are the subject of other conditions of this development consent remain relevant at all times.

Following any critical concrete pour, the applicant must advise Council in writing no later than seven (7) working days after the completion of the pour, what measures were actually undertaken by the applicant with a view to minimising any potential adverse impacts as a result of the pour, including but not limited to impacts with respect to noise, light spillage, and the positioning of the required vehicle(s), so that all related matters can be reviewed and any potential adverse events and/or impacts addressed in future critical concrete pours.

**NOTE:**

- **There is a critical concrete pour application fee**
- **A critical concrete pour application and prior approval is required**
- **No work shall be undertaken outside standard working hours without prior written approval from Council.**

- **Council reserves the right to refuse the application with or without reason.**
6. **Design and Construction Standards:** All engineering plans and work shall be carried out in accordance with Council's standards and relevant development control plans except as amended by other conditions.

**Reason:** To ensure all works are in accordance with Council's requirements.

7. **Landscaping** The Applicant must ensure that all landscaping is completed to a professional standard, free of any hazards or unnecessary maintenance problems and that all plants conform to the specifications of AS 2303:2015 Tree stock for landscape use and NATSPEC.

**Reason:** to retain the landscaped character and quality of the school.

8. **Work Zone:** Due to requirements for safe traffic and pedestrian movement, loading or unloading of any vehicle or trailer carrying material associated with the development must not take place on the public road unless within a works zone. If a Works Zone is required, the works zone application must to be submitted and approved by Council prior to the earlier of the following two situations occurring; either (a) issue of any Crown Certificate or (b) any work commencing, in the case where work is to occur on a Public Road during demolition or construction.

The proponent must give Council written notice of at least 14 days prior to the date upon which use of the work zone will commence and the duration of the works zone approval shall be taken to commence from that date. All vehicle unloading/loading activities on a public roadway/footway are to be undertaken within an approved work zone.

**Reason:** Traffic and pedestrian safety.

## **PRIOR TO COMMENCEMENT OF WORKS INCLUDING DEMOLITION**

9. **Site Fencing:** The construction area being properly fenced to prevent access of unauthorised persons outside of working hours. The fencing is to be erected prior to the commencement of works and maintained throughout the life of the works. The placement of the fencing is to have regard to the phasing of the development.

**Reason:** Public safety.

10. **Construction Site Signage:** A clearly visible all weather sign is required to be erected on the site fencing in a prominent position that can be seen from the nearest public space that details the following information:

- a. that unauthorised entry to the worksite is prohibited;
- b. the demolisher's, excavator's and builders name;
- c. contact phone number and after hours emergency number;
- d. licence number;
- e. approved construction work hours; and
- f. name, address and contact phone number of the Principal Certifier.

The sign is to be maintained for the period of works.

**Reason:** Prescribed condition.

11. **Appointment of a Project Arborist:** A Project Arborist of minimal AQF Level 5 qualification is appointed to oversee/monitor trees condition during construction and sign off on tree protection measures. Trees are to be monitored throughout construction and a certificate produced upon completion demonstrating the trees have been maintained in adequate condition. All certificates are to be submitted to the Principal Certifier within five days of site attendance and must be available to Council immediately upon request; failure to produce the latest Certificate will be considered a breach of Conditions.

**Reason:** to ensure trees to be retained are adequately protected.

12. **Tree Protection:** The following tree protection measures are to be undertaken:
- a. A 1.8 m high chain mesh fence shall be erected around the Tree Protection Zones identified in the Arborist Report of all trees required to be retained by this Consent. Tree Protection Zone radius can be located in the inspection schedule at the end of the Arborists Report.
  - b. Dedicated Tree Protection Zones must not be used for the storage of building materials, machinery, site sheds, or for advertising and the soil levels within the fenced area shall remain undisturbed. A waterproof sign must be placed on every second panel stating 'NO ENTRY TREE PROTECTION AREA – this fence and sign are not to be removed or relocated for the duration of the works.' The minimum size of the sign is to be A3 portrait with NO ENTRY TREE PROTECTION ZONE in capital Arial Font size 100, and the rest of the text in Arial font size 65. The specified fencing and signage must be erected PRIOR TO THE COMMENCEMENT OF WORKS and remain in place for the duration of the construction work.
  - c. Trunk and branch protection is to be installed as directed by the Project Arborist to trees that require protection on access routes for civil machinery. This is to be established between the Principal Contractor and the Project Arborist PRIOR TO COMMENCEMENT OF WORKS.
  - d. Where existing hard surfaces are to be retained, Trunk and Branch protection may replace the requirement for Tree Protection Zone Fencing. This is to be approved in writing by the Project Arborist prior to the substitution.
  - e. Trunk Protection is to comply with the following specification. Timber Planks (50mmx100mm or similar) shall be placed at 100mm intervals, and must be fixed by wire ties or strapping. Hessian cloth is to be placed between the trunk and the planks to minimise damage. The timber planks are not to be fixed directly to the tree in any way. Trunk and branch protection is to be installed PRIOR TO COMMENCEMENT OF WORKS.
  - f. Three trees located to the east of the existing Cola are to have Trunk protection installed. The reason is to protect the trees during the relocation of the OOSH building and proposed landscaping. The tree trees consist of 1x *Angophora costata*, 1x *Jacaranda mimosifolia* and 1x *Lophostemon confertus*.
  - g. Four Council owned street trees identified as *Lophostemon confertus* located on the northern side of Wardrop Street are to have trunk and branch protection installed.

**The Project Arborist is to certify the installation of the above tree protection measures in writing to the Principal Certifier prior to the commencements of works on the site.**

**Reason:** to ensure trees to be retained are adequately protected.

13. **Consent to Remove Trees:** The following trees specified in the Arborist Report are to be removed to facilitate the development; 1,2,3,4,5,7,8,10,17,18,21 and 22. All trees to be removed are to be marked with bright paint by the Project Arborist prior to the commencement of works on site. The Project Arborist is to refer to the Arborist Report pages 2, 3 and 4 and the Tree Location Plan at the back of the Report when marking trees for removal.

**Reason:** to ensure trees to be retained are adequately protected.

14. **Erosion and Sedimentation Controls – Major Works:** Erosion and sediment control devices are to be provided. All devices are to be established prior to the commencement of engineering works and maintained for a minimum period of six months after the completion of all works. Periodic maintenance of the erosion and sedimentation control devices is to be undertaken to ensure their effectiveness.

**Reason:** to protect the environment and prevent runoff of eroded material into Council's Stormwater system.

15. **Stabilised Access Point:** A stabilised all weather access point is to be provided prior to commencement of site works, and maintained throughout construction activities until the site is stabilised. These requirements shall be in accordance with "Managing Urban Stormwater – Soils and Construction" produced by the NSW Department of Housing (the Blue Book).

**Reason:** to protect the environment and prevent runoff of eroded material into Council's Stormwater system.

## **PRIOR TO CROWN CERTIFICATE**

16. **External Finishes:** The external finishes of the new building are to be generally in accordance with the Finishes Schedule prepared by GHDWOODHEAD, ref 21-26108-GR-DR-AR-5000, rev E, dated 29.11.17. Details of finished external surface materials, including colours and texture must be provided to the Principal Certifier prior to the issue of the **Crown Certificate**.

**Reason:** To ensure that the development is in accordance with the determination.

17. **External Finishes - Reflectivity.** Roofing and other external materials must be of low glare and reflectivity. All metal deck roofs are to be of a ribbed metal profile in a mid to dark colour range with an anti-glare finish. Details of finished external surface materials, including colours and texture must be provided to the Principal Certifier prior to the issue of the **Crown Certificate**.

**Reason:** To protect the amenity of surrounding properties

18. **Acoustic Treatments:** The recommendations of the Acoustic Report prepared by GHD - Report for NSW Department of Education - Greenwich Public School (K-1 Campus) Redevelopment, Reference No.21/26108 are to be implemented in the design and construction of the development.

**Reason:** to protect the amenity of the students and residents.

19. **Engineers Details:** Structural Engineer's details being submitted to the Principal Certifier prior to the issue of the Crown Certificate for the following:-

- a) underpinning;
- b) retaining walls;
- c) footings;
- d) reinforced concrete work;
- e) structural steelwork;
- f) upper level floor framing;

**Reason:** To ensure structural adequacy.

20. **Fire Safety Schedule:** A "Fire Safety Schedule" specifying the fire safety measures that are currently implemented in the building premises and the fire safety measures proposed or required to be implemented in the building premises as required by Clause 168 – Environmental Planning & Assessment Regulation 2000 are to be submitted and approved **Prior to the issue of the Crown Certificate**.

**Reason:** Statutory Requirement

21. **Drainage Construction:** The stormwater drainage on the site is to be constructed generally in accordance with plan prepared by **GHD Engineers** numbered **21-26108-GR Rev E** and dated **9-01-18**. Certification by a suitably qualified engineer of the above plans is to be submitted to the Principal Certifier stating that the design fully complies with, AS-3500 and Part O, Council's DCP-Stormwater Management. The plans and certification shall be submitted **prior to the issue of the Crown Certificate**.

The Principal Certifier is to satisfy themselves of the adequacy of the certified plans for the purposes of construction. They are to determine what details, if any, are to be added to the Crown Certificate plans, in order for the issue of the Crown Certificate.

**Reason:** To comply with Council's requirements and Australian Standards.

22. **Proposed Vehicular Crossing:** The proposed vehicular crossing shall be constructed to the specifications and levels issued by Council. A '*Construction of Residential Vehicular Footpath Crossing*' application shall be submitted to Council **prior to the issue of the Crown Certificate**.

**Reason:** to ensure that the driveway is constructed to Council's Standards.

23. **Boundary Levels:** The levels of the street alignment shall be obtained from Council. These levels are to be incorporated into the design of the internal pavements, car parking, landscaping and stormwater drainage plans and shall be obtained **prior to the issue of the Crown Certificate**.

**Reason:** to ensure that the driveway is constructed to Council's Standards.

24. **Excavation Greater Than 1m (Part 1):** Where there are structures on adjoining properties including all Council infrastructures, located within 5 meters of the proposed excavation.

The applicant shall:-

- (a) seek independent advice from a suitably qualified engineer on the impact of the proposed excavations on the adjoining properties
- (b) detail what measures are to be taken to protect those properties from undermining during construction
- (c) provide Council with a certificate from the engineer on the necessity and adequacy of support for the adjoining properties

The above matters are to be completed and documentation submitted to principal certifying authority **prior to the issue of the Crown Certificate.**

- (d) Provide a dilapidation report of the adjoining properties and Council infrastructure. The dilapidation survey must be conducted **prior to the issue of the Crown Certificate.** The extent of the survey must cover the likely “zone of influence” that may arise due to excavation works, including dewatering and/or construction induced vibration. The dilapidation report must be prepared by a suitably qualified engineer. A second dilapidation report, recording structural conditions of all structures originally assessed shall be submitted to the principle certifying authority **prior to the issue of the Completion Certificate.**

All recommendations of the suitably qualified engineer are to be carried out during the course of excavation. The applicant must give at least seven (7) days notice to the owner and occupiers of the adjoining allotments before the excavation works commence.

**Reason:** to protect adjoining property.

25. **Bond on Council Infrastructure:** The applicant shall lodge with Council a \$10,000 bond or bank guarantee. The bond is to cover the repair of damage to Council's roads, footpaths, kerb and gutter, drainage or other assets as a result of the development. The bond will be released upon issuing of the Completion Certificate. If Council determines that damage has occurred as a result of the development, the applicant will be required to repair the damage. Repairs are to be carried out within 14 days from the notice. All repairs are to be carried in accordance with Council's requirements. The full bond will be retained if Council's requirements are not satisfied. Lodgement of this bond is required **prior to the issue of the Crown Certificate.**

**Reason:** To maintain public infrastructure.

26. **Bond on Council Street Trees:** Pursuant to Section 4.17(6)(a) and (7) of the Environmental Planning and Assessment Act 1979, the applicant must, prior to the issue of the construction certificate, provide security in the amount of \$50,000 (by way of cash deposit with the Council, or a guarantee satisfactory to the Council) for the payment of the cost of making good any damage caused, as a consequence of the works to which this development consent relates, to four Queensland Brushbox trees (*Lophostemon confertus*) adjoining the land subject of this development consent (Wardrop Street). This bond may be forfeited in the event of damages to any of these trees as a result of the development works as determined by Council's Tree Management Officer, at a minimum the cost of replacing the tree including labour will be deducted from the bond. The applicant shall contact Council to have the street tree inspected following issue of the Completion Certificate.

**Reason:** To ensure that Council's Street Trees are adequately protected.

27. **Replacement Tree Planting Species:** The proposed replacement tree planting of *Eucalyptus scoparia* and *Eucalyptus ficifolia* 'Summer Red' (total 10 trees) are to be substituted for locally indigenous canopy trees of either *Angophora costata* (Sydney Red Gum), *Eucalyptus resinifera* (Red Mahogany) or *Syncarpia glomulifera* (Turpentine). The landscape plan is to be amended prior to the issue of the Crown Certificate.

**Reason:** To ensure replacement trees are endemic to the area and suitable for planting within school grounds with regard to amenity and structural weaknesses.

28. **Site Water Management Plan:** A Site Water Management Plan is to be submitted to the Principal Certifier prior to the issue of the Crown Certificate. The plan is required to be site specific and be in accordance with "Managing Urban Stormwater – Soils and Construction" produced by the NSW Department of Housing (the Blue Book).

**Reason:** To protect the environment and prevent runoff of eroded material into Council's Stormwater system.

29. **Construction Traffic Management Plan:** A Construction Traffic Management Plan is to be submitted to Council for approval prior to the issue of the Crown Certificate. The CTMP is to be prepared in accordance with Clause 7 of PART R - *Traffic, Transport and Parking* in the Lane Cove Development Control Plan 2009.

As a part of the preparation of the CTMP consultation with NSW Police, RMS and Transport for NSW / Sydney Buses will be required.

**Reason:** To ensure construction traffic does not adversely impact the safety and efficiency of traffic movements surrounding the site.

#### **DURING CONSTRUCTION, INCLUDING DEMOLITION AND EARTHWORKS.**

30. **Construction Noise:** The management measures listed in section 5 of the Construction Noise Management Plan prepared by GHD dated March 2018 are to be adopted during the construction works.

**Reason:** To protect the amenity of surrounding residential receptors.

31. **Demolition Work:** Compliance with Australian Standard 2601 - The Demolition of Structures.

**Reason:** Safety

32. **Demolition Works and Asbestos Removal/Disposal.** The demolition of any existing structure is to be carried out in accordance with *Australian Standards AS 2601-2001: The Demolition of Structures*. All vehicles leaving the site carrying demolition materials are to have the loads covered and are not to track any soil or waste materials into the road. Pursuant to Section 27A of the Occupational Health and Safety Act 1983 "notification to Commence Demolition Work" form is to be submitted to Workcover at least seven days prior to work commencing. All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with the Workcover Authority and EPA guidelines and requirements. Any asbestos must be removed by a bonded asbestos licensed operator. Dockets/receipts verifying recycling/disposal must be provided to the Principal Certifier and presented to Council when required.



**Reason:** Environmental Protection and Public Health and Safety

33. **Neighbour Notification of Asbestos Removal:** The applicant/builder is to notify the surrounding residents five working days prior to demolition works involving removal of asbestos. Such Notification is to be clearly written, giving the date work will commence and the contact number for the Contractor.

The notification is to be placed in the letterbox of every property (including each unit in a residential flat building) in the immediate vicinity of the site including neighbours directly across the road.

**Reason:** Public Health

34. **Dust Control:** The following measures must be taken to control the emission of dust:
- a) Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the work;
  - b) Any existing accumulations of dust (e.g. in ceiling voids and wall cavities) must be removed using an industrial vacuum cleaner fitted with a high efficiency particulate air (HEPA) filter;
  - c) All dusty surfaces must be wet down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be allowed to enter the street or stormwater system;
  - d) All stockpiles of materials that are likely to generate dust must be kept damp or covered;
  - e) Demolition work must not be carried out during high winds, which may cause dust to spread beyond the boundaries of the site.

**Reason:** Environmental Protection and Public Health and Safety

35. **Assessment of Potentially Contaminated Soils:** All stockpiles of potentially contaminated soil must be assessed in accordance with relevant NSW Environment Protection Authority guidelines, such as the publication titled *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non – Liquid Wastes* (EPA, 1999).

**Reason:** to protect the environment.

36. **Storage of Potentially Contaminated Soils:** All stockpiles of potentially contaminated soil must be stored in an environmentally acceptable manner in a secure area on the site.

**Reason:** to protect the environment.

37. **Offsite Disposal of Contaminated Soil:** Any contaminated soil removed from the site must be disposed at a waste facility that can lawfully receive that waste.

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.

**Reason:** to protect the environment and ensure accountability.

38. **Amenity:** The development shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood in respect of noise, vibration, smell, dust, waste water, waste products or otherwise.

**Reason:** To protect the amenity of the locality.

39. **Stockpiling of Building Materials:** Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by water are to be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.

**Reason:** to protect the environment and prevent runoff of eroded material into Council's Stormwater system.

40. **Storage of Materials/Skips:** Depositing or storage of builder's materials on the footpath or roadways within the Municipality without first obtaining approval of Council is prohibited.

Separate approval must be obtained from Council's Works and Urban Services Department prior to the placement of any building waste container ("Skip") in a public place.

**Reason:** Maintain public safety.

41. **Concrete Waste:** The cleaning out of ready-mix concrete trucks, wheelbarrows and the like into Council's stormwater system is PROHIBITED.

**Reason:** To protect the environment.

42. **Principal Certifier Inspections:** Where Lane Cove Council is appointed as the Principal Certifier (PC), it will be necessary to book an inspection for each of the following stages during the construction process:-

- a) The pier holes/pads before filling with concrete.
- b) All reinforcement prior to filling with concrete.
- c) The dampcourse level, ant capping, anchorage and floor framing before the floor material is laid.
- d) Framework including roof and floor members when completed and prior to covering.
- e) Installation of steel beams and columns prior to covering.
- f) Waterproofing of wet areas.
- g) Stormwater drainage lines prior to backfilling.
- h) Completion.

Forty eight (48) hours notice must be given prior to the inspection being required

**Reason:** Statutory requirement.

43. **Check Survey:** A check survey certificate is to be submitted to the Principal Certifier at the following stages:-

- a) The pier holes/pads before filling with concrete;
- b) The establishment of the ground floor level;
- c) The establishment of the first floor level;
- d) The roof framing; and
- e) The completion of works

Note: All levels are to relate to the reduced levels as noted on the approved architectural plans and should be cross-referenced to Australian Height Datum.

**Reason:** To ensure that the development is in accordance with the determination.

44. **Site Cleanliness:** The site being cleared of all debris and left in a clean and tidy condition at the completion of all works.

**Reason:** safety, protect the environment.

45. **Materials on Roads and Footpaths:** Where the applicant requires the use of Council land for placement of building waste, skips or storing materials a "*Building waste containers or materials in a public place*" application form is to be lodged. Council land is not to be occupied or used for storage until such application is approved.

**Reason:** To ensure all works are in accordance with Council's requirements.

46. **Works on Council Property:** Separate application shall be made to Council's Urban Services Division for approval to complete, any associated works on Council property. This shall include hoarding applications, vehicular crossings, footpaths, drainage works, kerb and guttering, brick paving, restorations and any miscellaneous works. Applications shall be submitted **prior to the start of any works on Council property.**

**Reason:** To ensure public works are carried out in accordance with Council's requirements.

47. **Permit to Stand Plant:** Where the applicant requires the use of construction plant on the public road reservation, an "*Application for Standing Plant Permit*" shall be made to Council. Applications shall be submitted and approved **prior to the start of any related works.** Note: allow 2 working days for approval.

**Reason:** To ensure public safety.

48. **Restoration:** Public areas must be maintained in a safe condition at all times. Restoration of disturbed Council land is the responsibility of the applicant. All costs associated with restoration of public land will be borne by the applicant.

**Reason:** To maintain Council infrastructure.

49. **Public Utility Relocation:** If any public services are to be adjusted, as a result of the development, the applicant is to arrange with the relevant public utility authority the alteration or removal of those affected services. All costs associated with the relocation or removal of services shall be borne by the applicant.

**Reason:** To protect, maintain and provide utility services.

50. **Pedestrian Access Maintained:** Pedestrian access, including disabled and pram access, is to be maintained throughout the course of the construction as per AS-1742.3, '*Part 3 - Traffic control devices for works on roads*'.

**Reason:** To ensure pedestrian access is maintained.

51. **Council Drainage Infrastructure:** The proposed construction shall not encroach onto any existing Council stormwater line or drainage easement. If a Council stormwater line is located on the property during construction, Council is to be immediately notified. Where necessary the stormwater line is to be relocated to be clear of the proposed building works. All costs associated with the relocation of the stormwater line are to be borne by the applicant.

**Reason:** To protect public infrastructure.

52. **Project Arborist may amend Tree Protection Plan:** Amendments to the tree protection specifications must be approved in writing by the Project Arborist and an alternative solution established prior to the amendment. Variations and additional protection may be implemented at the discretion of the Project Arborist.

**Reason:** to ensure trees to be retained are adequately protected.

53. **Canopy Pruning of Trees 15 and 16:** Should trees 15 and 16 be required to undergo canopy pruning to facilitate the development. All pruning is to be carried out by a minimum AQF3 qualified Arborist under the supervision of the Project Arborist. Pruning wounds are not to exceed 50mm in diameter and no more than 10% of the overall canopy is to be removed from each tree. Removal of dead branches is not considered part of the 10% allowance.

**Reason:** to facilitate the development whilst ensuring trees to be retained are adequately protected.

54. **Tree Root Protection:** Demolition of structures, removal of hard surfaces and excavation within the Tree Protection Zone of any tree to be retained as identified in the Arborist Report is to be carried out manually or with non-destructive methods. During excavation all roots in excess of 40 millimetres in diameter are to be retained and all excavations within 5 metres of retained trees are to be supervised by the Project Arborist.

Note: Particular care is to be taken excavating within the Tree Protection Zone of Tree 9, identified in the Arborist Report, and the *Angophora costata* at the northern end of the multipurpose sports court.

**Reason:** to ensure trees to be retained are adequately protected.

55. **Fauna Protection:** In the unlikely event that nests or fauna are located in the trees to be removed, the nests or fauna are to be removed by a fauna ecologist with demonstrated experience in nest and/or the relevant fauna removal prior to clearing. The fauna or nests are to be taken to nearest veterinarian or animal carer experienced in native fauna handling or carefully relocated to suitable vegetation in the study area or nearby bushland.

**Reason:** Recommendation of applicant's Flora and Fauna Assessment.

56. **Excavation for On-site Stormwater Detention Tank:** The excavation for the on-site stormwater detention tank is to be supervised by the Project Arborist given its location within the Tree Protection Zone of Tree 15, *Eucalyptus saligna* as identified in the Arborist Report.

**Reason:** to ensure that the construction impact to Tree 15 is acceptable.

## PRIOR TO COMPLETION CERTIFICATE

57. **Acoustic Treatments Verification:** Upon completion of all works, and prior to issuing of the Completion Certificate, a verification certificate is to be submitted to the Principal Certifier by an appropriately qualified acoustic consultant to confirm that all works have been completed in accordance with the recommendations of the Report (GHD - Report for NSW Department of Education - Greenwich Public School (K-1 Campus) Redevelopment, Reference No.21/26108).

**Reason:** to ensure that the recommendations of the acoustic engineer have been implemented.

58. **Sydney Water:** A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifier prior to occupation of the development.

**Reason:** Statutory Requirement

59. **Proposed Vehicular Crossing:** All works associated with the construction of the crossing shall be completed **prior to the issue of the Completion Certificate.**
60. **Redundant Gutter Crossing:** All redundant gutter and footpath crossings shall be removed and the standard kerb, gutter and footpath reinstated to the satisfaction of Council's Urban Services Division. These works shall be carried out **prior to the issue of the Completion Certificate.**

**Reason:** To ensure Council's footpath and nature strip is free from potential vehicular or other obstructions.

61. **Certificate of Satisfactory Completion:** Certificates from a registered and licensed Plumber or a suitably qualified Engineer must be obtained confirming that the site drainage system has been constructed in accordance with the relevant Australian Standards and Council's DCP-Stormwater Management. The plumber is to provide a copy of their registration papers with the certificate. The relevant Certificates are to be submitted to the Principal Certifier **prior to issue of any Completion Certificate.**

**Reason:** to ensure the sites drainage system is constructed in accordance with Council's standards and Australian standards.

62. **Positive Covenant OSD:** Documents giving effect to the creation of a positive covenant over the on-site detention system shall be registered on the title of the property **prior to the issue of the Completion Certificate.** The wording of the terms of the positive covenant shall be in accordance with Part O, Council's DCP-Stormwater Management.

**Reason:** to ensure that the OSD system is protected for the life of the development and maintained in good working order periodically.

63. **Rainwater Reuse Tanks:** The proposed rainwater tank is to be installed in accordance with Council's rainwater tank policy and relevant Australian standards. Note:

- Rainwater draining to the reuse tank is to drain from the roof surfaces only. No "on - ground" surfaces are to drain to the reuse tank. "On - ground" surfaces are to drain via a separate system.
- Mosquito protection & first flush device shall be fitted to the reuse tank.
- The overflow from the rainwater reuse tank is to drain by gravity to the receiving system.

**Reason:** To comply with Council's requirements.

64. **On-Site Stormwater Detention System - Marker Plate:** The on-site detention system shall be indicated on the site by fixing a marker plate. This plate is to be of minimum size: 100mm x 75mm and is to be made from non-corrosive metal or 4mm thick laminated plastic. It is to be fixed in a prominent position to the nearest concrete or permanent surface or access grate. The wording on the marker plate is described in Council's DCP-Stormwater management. An approved plate may be purchased from Council's customer service desk.

**Reason:** To ensure clear identification of onsite stormwater infrastructure.

65. **On-Site Stormwater Detention Tank:** All access grates to the on site stormwater detention tank are to be hinged and fitted with a locking bolt. Any tank greater than 1.2 m in depth must be fitted with step irons.

**Reason:** To prevent unauthorised access and ensure safe access to stormwater Infrastructure.

66. **Project Arborist to provide a Completion Report:** At the completion of the works the Project Arborist is to provide a written report outlining that compliance with all tree related conditions has been maintained throughout the works. The report is to include any amendments to Tree Protection as certified by the Project Arborist throughout the works. The report is to be submitted to the Principal Certifier prior to the issues of the Completion Certificate.

**Reason:** to ensure trees to be retained are adequately protected.

67. **Replacement Tree Planting:** Trees removed in order to facilitate the development must be replaced at a ratio of no less than 1:1 and all plantings/landscaping must comply with Part J Landscaping of the Lane Cove Development Control Plan 2010 and be installed prior to the issue of the Completion Certificate. All replacement trees are to be of a minimum height of 4 metres from ground level at the time of installation.

**Reason:** to retain the landscaped amenity of the school and surrounding area.

68. **Maintenance Period:** Prior to issue of the Completion Certificate, the applicant must submit evidence of an agreement for the maintenance of all site landscaping by a suitably qualified and experienced person, for a period of 12 months from the date of issue of the Completion Certificate.

**Reason:** to ensure that new planting is adequately maintained during their establishment period.

69. **Maintenance Period Completion Report:** At the completion of the landscape work, the consultant landscape architect / designer must submit a final **landscape condition report** to the Principal Certifier, certifying that all plant material has been successfully established, that all of the outstanding maintenance works or defects have been rectified prior to preparation of the report and that a copy of the 12 month landscape maintenance strategy has been provided to the Owner / Occupier. A copy of the report must be submitted to Council **prior to the issue of the Completion Certificate**.

**Reason:** to ensure that new planting is adequately maintained during their establishment period.

70. **Green Travel Plan:** A School Green Travel Plan is to be developed and implemented by the Greenwich Public School prior to the issue of the Completion Certificate. The GTP should also have regard to the Kingslangley Road Campus of the School.

**Reason:** to encourage greater use of public transport, walking and cycling by staff students and visitors of the school, with the aim of reducing traffic and parking impacts on the community.

71. **Bicycle Parking.** All cycling racks and secure bike parking provided on-site must meet the minimum standards as outlined in Section 4.3 in Part R of the DCP and designed in accordance with AS 2890.3:2015.

**Reason:** To ensure parking compliance with Australian Standards and Council's requirements

72. **Disabled Parking Space:** Subject to the approval of the Lane Cove Local Traffic Committee the disabled parking space located on the southern side of Wardrop Street is to be relocated to the northern side of the road, as close as safe and practicable to the new pedestrian entry to the School. The cost of the works, if approved, is to be borne by the Applicant and the works are to be undertaken prior to the issue of the Completion Certificate.

**Reason:** to provide safe and efficient entry to the school for persons with a mobility impairment and as recommended by the Traffic Impact Assessment.

73. **On Street Parking Restrictions:** The Lane Cove Traffic Committee is to consider the following two amendments to on-street parking:

- a) The unrestricted parking along the western side of Chisholm Street to the south of the intersection with Glenview Street is to be restricted to P15min parking between 8:00am to 9:30am and 2:30pm to 4:00pm on school days.
- b) The bus stop on the northern side of Wardrop Street is to be amalgamated with the existing Bus Stop on Greenwich Road named "Greenwich Public School, Greenwich Road". The existing P5min parking restriction is to be extended along the length of Wardrop Street.

The cost of the works, if approved, is to be borne by the Applicant and the works are to be undertaken prior to the issue of the Completion Certificate.

**Reason:** To provide additional short term drop-off and pick-up parking spaces during peak times to account for the additional students and reduce congestion within the area.

## **OPERATIONAL**

74. **Garbage collection:** Liquid and solid wastes generated through the operation of the site shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations Act 1997. Records shall be kept of all waste disposals from the site.

Waste and recycling material, generated by the premises, must not be collected between the hours of 7pm and 7am on any day.

**Reason:** to protect the amenity of the surrounding residential area.

75. **Litter Control:** A sufficient number of garbage bins must be provided on the premises for garbage disposal. Such bins shall be made of impervious material and shall have close – fitting, vermin – proof, fly – proof lids. All waste bins are to be stored in designated garbage/trade refuse areas which must be maintained in a satisfactory condition at all times and must not be stored or permitted to overflow into car parking or gardens areas.

**Reason:** to ensure that all waste generated by the School is stored in a safe manner before periodic collections.

76. **Operation of Plant or Equipment:** To minimise the impact of noise from the development, all sound producing plant, equipment, machinery, mechanical ventilation systems and or refrigeration systems, shall be designed and or located so that the noise emitted does not exceed 5db(A) above the ambient background level when measured from the boundary of any affected premises between the hours of 7am to 10pm. Between the hours of 10pm and 8am, noise shall not exceed the ambient background level when measured at the boundary of an affected premises.

All sound producing equipment shall comply with the Protection of the Environment Operations Act 1997.

**Reason:** to protect the amenity of the surrounding residential area.

**ADVICE:** Preservation of Trees. Lane Cove Council regulates the Preservation of Trees and Vegetation in the Lane Cove local government area in accordance with State Environmental Planning Policy (Vegetation in non-rural areas) 2017. Part 2 Section 7(1) of the SEPP states a person must not clear native vegetation in any non-rural area of the State without the authority conferred by a permit granted by the Council under that Part 3. Removal of trees or vegetation protected by the regulation is an offence against the Environmental Planning and Assessment Act 1979 (NSW). The maximum penalty that may be imposed in respect to any such offence is \$1,100,000. The co-operation of all residents is sought in the preservation of trees in the urban environment and protection of the bushland character of the Municipality. All enquiries concerning the preservation of trees and vegetation must be made at the Council Chambers, Lane Cove.