

DA57/2018 - 30-32 Kingslangley Road, Greenwich

Greenwich Public School

Schedule 1 - Draft Conditions of Consent

PART A – DEFERRED COMMENCEMENT CONSENT:

This consent is not to operate until the Applicant satisfies the Council, within 12 months of the date of this consent, that

1. A Remediation Action Plan is to be prepared in order to address the contaminants identified in the Environmental Site Assessment, prepared by JBS&G dated 5 September 20148, Rev A, Ref no. 53033/110763.

Council reserves the right to require an EPA Accredited Site Auditor to review the Remediation Action Plan and Verification Report.

This consent is not to operate until Council has confirmed in writing that all matters under Part A above have been provided and are satisfactory.

Pursuant to Clause 95(5) of the Regulations under the Act, Council will notify you in writing if Part A of this consent has been satisfied and the date from which this consent operates.

PART B – CONDITIONS OF CONSENT:

Once operative the consent is subject to the following conditions:

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 - Hall	GHD WOODHEAD	DA-AR-0320	E	13.02.18
Staging Plan / Construction Zone	GHD WOODHEAD			
Site Plan	GHD WOODHEAD	DA-AR-0302	D	21.02.18
Building L - Multipurpose Hall Ground Floor Plan	GHD WOODHEAD	DA-AR-2020	G	27.03.18
Building L - Multipurpose Hall Roof Plan	GHD WOODHEAD	DA-AR-2021	G	27.03.18
Building L - Multipurpose Hall Elevations (East, West, South, North)	GHD WOODHEAD	DA-AR-3021	G	27.03.18
Level 1 Floor Plan	GHD WOODHEAD	DA-AR-2000	D	21.02.18
Level 2 Floor Plan	GHD WOODHEAD	DA-AR-2001	D	21.02.18
Level 3 Floor Plan	GHD WOODHEAD	DA-AR-2002	D	21.02.18
Roof Plan	GHD WOODHEAD	DA-AR-2004	D	21.02.18
North and South Elevation	GHD WOODHEAD	DA-AR-3000	D	21.02.18
East and West Elevation	GHD WOODHEAD	DA-AR-3001	D	21.02.18
Sections A B	GHD WOODHEAD	DA-AR-3100	C	21.02.18
Bulk & Garden Stores Plans	GHD WOODHEAD	DA-AR-4900	A	21.02.18

and Elevations				
Landscape Plan - General Arrangement	GHD WOODHEAD	DA-LA-0001	C	20.02.18
Landscape Plan - Planting Schedule and Finishes	GHD WOODHEAD	DA-LA-0002	C	20.02.18

Supporting Documents	Prepared by	Reference	Rev	Dated
Arboricultural Development Impact Assessment Report - Kingslangley Road Campus	Birds Tree Consulting	-	A	1.11.17
Acoustic Assessment - 32 Kingslangley Road	GHD	21/26108	-	Feb 18
Site Waste Minimisation and Management Plan	GHD	2126108 / 59060	-	08.02.18
Construction Noise Management Plan	GHD	21/26108	-	Feb 2018

A reference made to ‘the Arborist Report’ from here forward refers to the arborist report titled “ARBORICULTURAL DEVELOPMENT IMPACT ASSESSMENT REPORT - Greenwich Public School - Kingslangley Road Campus, prepared by Birds Tree Consulting, Rev A dated 1 November 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 work 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:
- that unauthorised entry to the worksite is prohibited;
 - the demolisher's, excavator's and builders name;
 - contact phone number and after hours emergency number;
 - licence number;
 - approved construction work hours; and
 - 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:
- The following trees have been identified for retention in the Arborist Report; 1,2,3,5,24,25,26,33. These trees are to be retained and protected for the life of the development. All trees that have been excluded from the Arborist report are to be retained and protected for the life of the development.
 - A 1.8 m high chain mesh fence shall be erected around the Tree Protection Zones of all trees to be retained identified in the Arborist Report. Tree Protection Zone radius can be located in the Tree Inspection Schedule in Appendix A of the Arborist Report.

- c. 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 work duration.' 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. Such fencing and signage must be erected **PRIOR TO THE COMMENCEMENT OF WORKS** and remain in place for the duration of the construction work.
- d. 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**.
- 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 THE ISSUE OF THE CROWN CERTIFICATE**.
- f. The group of approximately 12 *Syncarpia glomulifera* located in the corner of the site to the north east of the proposed new building are to be retained and protected during all works. A 1.8m high chainmesh fencing is to be installed at a radius not less than 6m from any of the tree trunks. The fencing is to encapsulate all trees to provide group tree protection.
- g. All trees along the southern boundary of the site and the south eastern corner of the site are to be protected for the life of the development. A 1.8m high chainmesh fencing is to be installed at a radius not less than 5m from any of the tree trunks. The fencing is to encapsulate all trees to provide group tree protection.

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; 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 22, 23, 27, 28, 29, 30, 31 and 32. 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 in Appendix B 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 C, dated 21.02.18. 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 - NSW Department of Education - Greenwich Public School (32 Kingslangley Road) Redevelopment, Reference No.21/26108, dated February 2018 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. **Excavation Greater Than 1m:** 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.

22. **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.

23. **Replacement Tree Planting Species:** The proposed plantings of *Eucalyptus crebra*, *Eucalyptus ficifolia* ‘Summer Red’ and *Lophostemon confertus* (total 25 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). Trees must be supplied and installed in pot sizes of no smaller than 45 litres and at least 4m from any structure on site. Details are to be shown on the plans for CrownCertificate.

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

24. **Replacement Ground Cover Planting:** within new garden bed areas there are to be a sufficient number of groundcovers and low shrubs, planted at appropriate distances and depths to eliminate bare mulched gardens areas within twelve (12) months of completion of all landscaping works. Details are to be provided to the Principal Certificate.

Reason: suitable planting densities are to be provided to ensure a high quality landscape outcome for curtilage landscaped areas.

25. **Drainage Construction:** The stormwater drainage on the site is to be constructed generally in accordance with Stormwater Drainage plan Sheets 1 and 2 prepared by **GHD Engineers** numbered **21-26108-GK-DA-CI-1011 and 1012 (Stormwater Drainage Plans Sheets 1 and 2), Rev C** and dated **14-02-18**. 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.

26. **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.

27. **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.

28. **Council Drainage Infrastructure:** Where the connection of a private stormwater system to a Council drainage line is required, a "*Stormwater Inspection Application*" form shall be submitted to Council **prior to the issue of the Crown Certificate**. All works associated with the construction shall be completed **prior to the issue of the Completion Certificate** and to the satisfaction of Council's Engineers.

Reason: To protect public infrastructure.

DURING CONSTRUCTION, INCLUDING DEMOLITION AND EARTHWORKS.

29. **Rock Art Site:** For abundant caution, the rock art site (45-06-3341, identified on Site Plan DA-AR-0302 Rev D Dated 21.02.18) and the area immediately below the shelter is to be protected from construction impacts.

Reason: recommendation of Applicant's Due Diligence assessment.

30. **Consultation with Indigenous Stakeholders:** For abundant caution, ongoing consultation with the Metropolitan Local Aboriginal Land Council, or equivalent should be undertaken to ensure appropriate site management.

Reason: recommendation of Applicant's Due Diligence Assessment.

31. **Construction Management Plan:** A Construction Management Plan should be developed by a suitably qualified archeologist in collaboration with an Indigenous Stakeholder, and with advice from engineers or construction staff as required. This plan should include methods to protect the rock art site and its surrounds during construction and should also consider management of the indirect impacts from vibration, dust and other construction activities.

Reason: recommendation of Applicant's Due Diligence Assessment.

32. **Construction Noise:** The management measures listed in section 5 of the Construction Noise Management Plan (Greenwich Public School redevelopment - 32 Kingslangley Road, Greenwich) prepared by GHD, dated February 2018 are to be adopted during the construction works.

Reason: To protect the amenity of surrounding residential receptors.

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

Reason: Safety

34. **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

35. **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) adjoining the site including neighbours directly opposite the site on Kingslangley Road and the Greenwich Hospital.

Reason: Public Health and Safety.

36. **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

37. **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.

38. **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.

39. **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.

40. **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.

41. **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.

42. **Check Survey:** A check survey certificate is to be submitted to the Principal Certifier at the following stages:-
- a) The footings and/or 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 establishment of the second floor level;
 - e) The roof framing; and
 - f) 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.

43. **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.

44. **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.

45. **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.

46. **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.

47. **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.

48. **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.

49. **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.

50. **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.

51. **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 during the excavation for the new tennis court especially along the southern and southwestern edges.

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

52. **Construction of Timber Decking within TPZ of Tree 1:** The timber decking to the north of the proposed building is to be constructed using screw pile footings with a suspended steel structure as per the Arborist Report requires on page 13 section 5.2.1.

Reason: Reduce the impact construction impact on Tree 1 to ensure its retention.

53. **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.

54. **External Lighting:** The location and design of external lighting is to be design so that any light spill does not have an adverse impact on the amenity of surrounding dwellings. Details are to be provided to the Principal Certifier prior to the issue of the Crown Certificate.

Reason: To protect the amenity of the surrounding residential dwellings.

PRIOR TO COMPLETION CERTIFICATE

55. **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 Acoustic Report prepared by **GHD - NSW Department of Education - Greenwich Public School Redevelopment - 32 Kingslangley Road**, Reference **No.21/26108**, dated **February 2018**.

Reason: to ensure that the recommendations of the Acoustic Engineer have been implemented.

56. **Site Remediation Verification Report:** A final verification report to verify the effectiveness of the remedial works as outlined in the Remediation Action Plan and document the final site condition as being suitable for the proposed land use. The report is to be submitted to the Principal Certifier prior to the Issue of the Completion Certificate.

Council reserves the right to require an EPA Accredited Site Auditor to review the Verification Report.

Reason: Public Health and Safety.

57. **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 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 the issue of the Completion Certificate.

Reason: Statutory Requirement

58. **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.

59. **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.

60. **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.

61. **Landscape Maintenance Period:** Prior to issue of the Completion Certificate, the proponent 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.

62. **Landscape 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.

63. **Green Travel Plan:** A School Green Travel Plan is to be development and implemented by the Greenwich Public School prior to the issue of the Completion

Certificate. The GTP should also have regard to the Greenwich 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.

64. **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

65. **Disabled Parking Space:** The access to the car park shall comply with Australian Standards. AS 2890.1-2004. The accessible car space located adjacent to the main hall is to be adequately signposted and line marked, and provided in accordance with AS2890.6: 2009 including the adjacent shared space and the height clearance.

Reason: to ensure accessible access is maintained to all areas within the site frequented by persons with a mobility impairment.

66. **Food Premise Registration Requirements:** Operation of the Canteen shall not commence until the premises has been registered with Council's Environmental Health Department.

Reason: Statutory Requirement, Public Health.

67. **Maintenance and cleanliness of food preparation areas:** All building work in connection with the use of the premises intended for the preparation and storage of food shall be designed and implemented in accordance with the requirements of:

- a) Food Act 2003 & Food Regulations 2004
- b) Food Safety Standards 3.1.1, 3.2.2, 3.2.3
- c) Sydney Water Corporation – Trade Waste Section
- d) The Protection of the Environmental Operations Act 1997
- e) Australian Standard AS 1668 Part 1 & 2
- f) Australian Standard AS4674 - Design, Construction and Fitout of Food Premise
- g) The Building Code of Australia.

Reason: To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation and storage areas.

- ~~68. **Final Inspection of Food Premises:** A final site inspection relating to the works carried out on the premises shall be arranged by the proponent and shall be undertaken by Council's Environmental Health Officer prior to the issue of the Completion Certificate.~~

~~Reason: Council Policy, Public Health.~~

OPERATIONAL

69. **Conservation Management Strategy:** A Conservation Management Strategy is to be developed for the rock art site and surrounding area by a suitably qualified archeologist in collaboration with an Indigenous Stakeholder to ensure ongoing

protection of the site. This should include monitoring and management if any longer treats from indirect impacts. In addition to site protection strategies, consideration should be give to opportunities to enable the site to be used for education and to foster cultural appreciation. Landscaping and other elements may be required to protect the site from use damage.

Reason: recommendation of the Applicant's Due Diligence Assessment.

70. **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 Environmental 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.

71. **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.

72. **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 7am, 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 Environmental Operations Act 1997.

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

73. The proposed development shall provide disabled access from Greenwich Road.

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.