

Notice of Determination of a Development Application

Environmental Planning and Assessment Act, 1979. Section 4.18(1)(a)

Development Application No. DA-1105/2017

Bluevisions Management Pty Ltd
TALAL TABIKH
99 Mount St
NORTH SYDNEY NSW 2060

Date of Determination: DRAFT

Determination Notice No.: DA-1105/2017

Property: Lot A DP 179581, Lot 30 DP 1108849, No. 425
Hume Highway, YAGOONA NSW 2199

Canterbury-Bankstown Council hereby Consents to the above described land being developed for the following purpose, subject to compliance with the conditions and requirements set out in the attached schedules.

Description of Development: Alterations and additions to Yagoona Public School including a new learning facilities building and landscaped open space area.

Planning Instrument: Bankstown Local Environmental Plan 2015
Published 5 March 2015

Zoning of Property: SP2 Infrastructure: Educational Establishment

Consent to Operate From: DRAFT 2018

Consent to Lapse On: DRAFT 2023

These conditions are imposed taking into account the matters for consideration in determining a Development Application pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 and other relevant Acts and Regulations.

Notes:

1. This Determination Notice does not constitute permission to begin works associated with the development.
2. This Determination Notice operates or becomes effective from the endorsed date of Consent.

3. If you are dissatisfied with this decision, you may apply for a review of determination pursuant to Division 8.2 of the Environmental Planning and Assessment Act, 1979 or appeal to the Land and Environment Court pursuant to Sections 8.7 and 8.10 of the Environmental Planning and Assessment Act, 1979. Any application for a review of determination pursuant to Division 8.2 must be received, assessed and determined by Council within 6 months after the date of receipt of this Notice.
4. Sections 9.37 and 9.50 of the Environmental Planning and Assessment Act, 1979 confers the authority to direct any person to comply with the terms and conditions of any Consent and any person failing to comply with such a direction shall be guilty of an offence under that Act.
5. This consent will lapse 5 years from the endorsed date of consent unless the use has commenced, or any building works have physically commenced.
6. The applicant or any other person entitled to act on this Consent may apply to modify the Development Consent in accordance with Section 4.55 of the Environmental Planning and Assessment Act, 1979.
7. Failure to comply with a condition contained within this Development Consent may result in a fine or prosecution by Council.

CONDITIONS OF CONSENT

- 1) The proposal shall comply with the conditions of Development Consent. Works shall not commence until the plans and specifications meet the required technical standards and the conditions of this Development Consent are satisfied.
- 2) Development shall take place in accordance with Development Application No.DA-1105/2017, submitted by Bluevisions Managements Pty Ltd, accompanied by the below listed development plans, prepared by Conrad Gargett and affixed with Council's approval stamp, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.

The development plans are as follows:

Title	Date	Revision	Drawing No
Proposed Site Plan	17.11.17	B	1003
Streetscape Elevations	17.11.17	A	1007
Ground Floor Plan	17.11.17	B	2100
Level 1 Floor Plan	17.11.17	B	2110
Roof Plan	17.11.17	B	2800
North & South Elevations	17.11.17	B	3000
East & West Elevation	17.11.17	B	3001
Sections	17.11.17	B	3500
Signage Details	17.11.17	B	7501

- 3) In accordance with this approval, the total student population on site shall be limited to 782 students and a total number of 59 staff.

- 4) The acoustic report prepared by Wood and Grieve Engineers, titled 'Yagoona Public School, Acoustic Report for Development Application' dated 4 August 2017 and the noise attenuation recommendations stated in the report, forms part of the development consent.
- 5) The geotechnical report and preliminary waste classification prepared by Douglas Partners Pty Ltd, titled 'Geotechnical Investigation and Preliminary Waste Classification, DoEAMD-16-78 Group 2 – Parramatta, 425 Hume Highway, Public School, Yagoona', dated 3 August 2017 and the recommendations stated in the report, forms part of the development consent.
- 6) A qualified arborist - minimum Australian Qualification Framework (AQF) Level 5 Diploma of Horticulture (Arboriculture) and/or equivalent experience - shall be retained and regularly consulted throughout all demolition, clearing and construction work to ensure protection of the trees retained and compliance of all work with Australian Standard AS4373-2007 Pruning of amenity trees; Australian Standard AS4970-2009 Protection of trees on development sites; and the tree protection conditions included with this Development Consent.

CONDITIONS IMPOSED BY NEW SOUTH WALES ROADS AND MARITIME SERVICES

- 7) All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Hume Highway boundary.
- 8) No changes are to be made to the existing driveway on Hume Highway.
- 9) The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:

Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.
Telephone 8849 2114

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

- 10) Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Email: suppiah.thillai@rms.nsw.gov.au.

- 11) The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS2890.1-2004, AS2890.6-2009 and AS2890.2-2002 for heavy vehicle usage.
- 12) All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Hume Highway.
- 13) A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Liverpool Road during construction activities.
- 14) Within two months of any changes to drop off procedures, monitoring is to be undertaken during the AM and PM peak periods to observe the traffic operation associated with the school drop off and pick up and a report submitted to Roads and Maritime by a qualified transport planning company documenting the impact of the proposed changes on traffic flow and any recommendations to address any identified safety issues.
- 15) Within two months of the school registering 750 students, monitoring is to be undertaken during the AM and PM peak periods to observe the traffic operation associated with the school drop off and pick up and a report submitted to Roads and Maritime by a qualified transport planning company documenting the impact of the proposed changes on traffic flow and any recommendations to address any identified safety issues.

CONDITIONS IMPOSED BY SYDNEY TRAINS

- 16) Prior to the issue of a works commencing the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the certifier.
- 17) Prior to the issue of works commencing a Risk Assessment/Management Plan regarding any potential risk to or from the rail corridor and assets, and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on the rail corridor. Works are not to commence until written approval from Sydney Trains is received confirming that this condition has been satisfied

- 18) Given the development site's location next to the rail corridor, drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from Sydney Trains.
- 19) To ensure that graffiti can be easily removed, the Applicant is to ensure that any fencing along the rail corridor is coated with anti-graffiti paint or other coating.
- 20) To improve the comfort of future occupants, the landscaping and fencing in the plan should be designed to screen views of the rail tracks and reduce exposure to passing trains.
- 21) There is a need to ensure that the roots and foliage of trees being planted beside the rail corridor do not have an impact on the rail corridor. The development landscaping and planting plan shall be submitted to Sydney Trains for review prior to works commencing.
- 22) Prior to the commencement of works appropriate fencing is to be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.
- 23) The development shall have appropriate fencing fit for the future usage of the development site to prevent unauthorised access to the rail corridor by future occupants of the development. Prior to occupation of the development ,the Applicant shall liaise with Sydney Trains regarding the adequacy of any existing fencing along the rail corridor boundary. Details of the type of new fencing to be installed and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.
- 24) Prior to the works commencing, the applicant is to submit to Sydney Trains for review and endorsement a report detailing all Machinery to be used during excavation/construction. Works shall not until it has received written confirmation from Sydney Trains that this condition has been complied with.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

- 25) Crown building work must not be commenced unless the building work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws.
- 26) Approval in accordance with Council's Tree Preservation Order (TPO) is granted to lop or remove only the trees identified to be lopped or removed on the approved plans. Separate approval shall be obtained to prune or remove trees on adjoining properties or other trees located on the site. Failure to comply with Council's TPO may result in a fine of up to \$100,000.

Tree Removal: On-Site

Approval is granted for the removal of the following trees:

- Any trees where the base of the trunk of the tree is located within 3 metres of the external wall of an approved dwelling;
- Any declared noxious plant. The applicant, builder and all contractors are to ensure that all noxious plants are properly identified, controlled and/or removed on this site without injury or death of any protected plants;
- Any tree species listed under clause 2.4 of Bankstown Development Control Plan 2015 Part B11 – Tree Management Order;
- Any of the following trees:

ID*	Tree species	Location
9	<i>Eucalyptus tereticornis</i> (Forest Red Gum)	Adjacent to canteen
14	<i>Corymbia citriodora</i> (Lemon-scented Gum)	Adjacent to toilet block
21	<i>Acacia parramattensis</i> (Parramatta Green Wattle)	Western side boundary
22	<i>Eucalypts moluccana</i> (Grey Box)	Western side boundary
23	<i>Eucalyptus tereticornis</i> (Forest Red Gum)	Western side boundary
25	<i>Eucalyptus robusta</i> (Swamp Mahogany)	Western side boundary
26	<i>Acacia sp.</i> (Wattle)	Western side boundary
27	<i>Corymbia maculata</i> (Spotted Gum)	Western side boundary
28	<i>Casuarina glauca</i> (Swamp Oak)	Western side boundary
29	<i>Eucalyptus robusta</i> (Swamp Mahogany)	Western side boundary

*ID as per Table 2 in Arboricultural Impact Assessment, dated 18 October, 2017, by Asplundh.

All tree removal works must comply with the Amenity Tree Industry – Code of Practice, 1998 (Workcover, NSW) and Guide to Managing Risks of Tree Trimming and Removal Work (Safe Work Australia 2016).

All other vegetation not specifically identified above, and protected by Councils Tree Management Order, are to be retained and protected from construction damage and pruning. The Tree Management Order protects trees over 5m in height.

Trees to be Retained and Protected: On-site

All trees not listed for removal in Table 2 and Appendix II of Arboricultural Impact Assessment, dated 18 October, 2017, by Asplundh, shall be retained and protected from removal and damage for the duration of the development:

Tree protection measures shall comply with Australian Standard AS4970-2009 Protection of trees on development sites; Section 5 and Appendix III of Arboricultural Impact Assessment, dated 18 October, 2017, by Asplundh; and the following conditions:

- The trees to be retained and protected together with their relevant Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) shall be marked on all demolition and construction drawings.

- All contractors and workers on site shall be briefed on the tree protection and management procedures in place as part of their site induction. A written record of the induction process is to be kept on site.
- Tree Protection Zones shall be created around the trees to be retained by erecting tree protection fencing at the designated radius listed in Table 2 of Arboricultural Impact Assessment, dated 18 October, 2017, by Asplundh. The fencing shall be constructed of chain wire mesh 1.80 metres high supported by steel posts. The fencing shall be installed prior to construction, shall not be removed or altered, and shall remain in place for the duration of the site works;
- The applicant shall display in a prominent location on the tree protection fencing durable, weather resistant signage of a similar design, layout and type size as per Appendix C, Australian Standard AS4970-2009 Protection of trees on development sites clearly showing:
 - a. The Development Consent number;
 - b. The name and contact phone number of the consultant arborist;
 - c. The purpose of the protection zone;
- No vehicular access, excavations for construction or installation of services shall be carried out within the fenced Tree Protection Zones.
- All utility services, pipes, stormwater lines and pits shall be located outside the fenced Tree Protection Zones.
- Building materials, chemical storage, site sheds, wash out areas, and similar shall not be located within the fenced Tree Protection Zones.
- Trees marked for retention must not to be damaged or used to display signage, or as fence or cable supports for any reason.
- If tree roots are exposed during approved works, roots with a diameter less than 25mm are to be pruned cleanly using sharp hand tools and not torn or ripped by machinery. Tree roots greater than 25mm in diameter are to be assessed by a qualified arborist - minimum Australian Qualification Framework (AQF) Level 4 or equivalent – before any pruning work is undertaken. If necessary, changes in design or relocation of works may be required.
- No ripping or rotary hoeing is permitted within the Tree Protection Zones.
- Any approved excavation within the Tree Protection Zones must be carried out by hand under the care and control of a qualified arborist - minimum Australian Qualification Framework (AQF) Level 4 or equivalent - to avoid unnecessary damage to tree roots.
- In exceptional circumstances, the tree protection fencing may be temporarily relocated to allow site access for construction purposes subject to the prior approval of the project arborist, the installation of ground protection measures as detailed below, and following the clearly identified tagging of all protected trees, provided such fencing is immediately replaced on completion of the works. No damage to root systems or soil compaction will be accepted during such works.
- If the approving authority consents to materials, machinery or access over specifically nominated areas of the tree protection zone, the roots and surface soil within this area shall be mulched to a minimum depth of 100mm of hardwood wood chip overlaid with rumble boards, steel plates, or similar. This ground protection measure must be maintained for the duration of the site works.

Any pruning works shall be carried out by a qualified arborist and shall comply with Australian Standard AS4373-2007 Pruning of Amenity Trees, the Amenity Tree Industry – Code of Practice, 1998 (Workcover, NSW), and Guide to Managing Risks of Tree Trimming and Removal Work (Safe Work Australia 2016).

- 27) The Council Approved building plans, including demolition plans, must be submitted to Sydney Water for assessment. This will determine if the proposed structure(s) would affect any Sydney Water infrastructure or if there are additional requirements. Building plan approvals can be submitted online via Sydney Water Tap in™.

Please refer to www.sydneywater.com.au/tapin

For Sydney Water's Guidelines for building over or next to assets, visit www.sydneywater.com.au 'Plumbing, building & developing' then 'Building Plan Approvals' or call 13000 TAPIN.

Prior to works commencing, Sydney Water must issue either a Building Plan Assessment letter which states that your application is approved, or the appropriate plans must be stamped by a Water Servicing Coordinator.

- 28) A long service levy payment which is 0.35% of the total cost of the work is to be paid to the Building and Construction Industry Long Service Payments Corporation.
- 29) Pursuant to section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Bankstown City Council Section 94A Development Contributions Plan 2009 (Section 94A Plan) , a contribution of \$12,273.28 shall be paid to Council.

The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Section 94A plan. The contribution is to be paid before works commencing.

Note: The Section 94A Contributions Plans may be inspected at Council's Customer Service Centre, located at Upper Ground Floor, Civic Tower, 66-72 Rickard Road, Bankstown, between the hours of 8.30am-5.00pm Monday to Friday.

- 30) The developer shall engage a suitably qualified Engineer to prepare a final stormwater drainage system plan to be generally in accordance with the concept plan 2100, Revision 2, dated 25/10/17, by Adams Engineer and in accordance with the requirements contained in Council's Development Engineering Standards. The Engineer must ensure the proposed discharge pipes are sized for the anticipated ten year flows from the associated catchments. The Engineer shall certify that the design and plans comply with Council's Development Engineering Standards and the relevant Australian Standards.

- 31) As any works within, or use of, the footway or public road for construction purposes requires separate Council approval under Section 138 of the Roads Act 1993 and/or Section 68 of the Local Government Act 1993, Council requires the developer to obtain a Works Permit and or a Roadway/Footpath Building Occupation Permit prior to commencing any works within the public road, public footway and / or on any Council drainage asset, where one or more of the following will occur, within, on or over the public footway, public road and / or Council asset:

A PRIVATE CERTIFIER CANNOT ISSUE THESE PERMITS

WORKS REQUIRING A 'WORKS PERMIT'

- a) Dig up, disturb, or clear the surface of a public footway or public road,
- b) Remove or interfere with a structure or tree (or any other vegetation) on a public footway or public road,
- c) Undertake footway, paving, vehicular crossing (driveway), landscaping or stormwater drainage works within a public footway or public road,
- d) Install utilities in, under or over a public road,
- e) Pump water into a public footway or public road from any land adjoining the public road,
- f) Erect a structure or carry out a work in, on or over a public road
- g) Require a work zone on the public road for the unloading and or loading of vehicles
- h) Pump concrete from within a public road,
- i) Stand a mobile crane within a public road
- j) Store waste and recycling containers, skips, bins and/or building materials on any part of the public road.

The developer shall construct all proposed works within the public road and footway under the supervision and to the satisfaction of Council. The developer shall arrange for necessary inspections by Council whilst the work is in progress.

- 32) The developer shall ensure the person or company carrying out the work will carry public liability insurance to a minimum value of twenty million dollars. The developer shall provide proof of the policy, to Council, prior to commencing any work approved by the Work Permit including the Road Opening Permit. The policy must remain valid for the duration of the works.
- 33) Where Council approved cut or fill exceeds 200mm and stable batter of 1 vertical to 3 horizontal maximum grade cannot be achieved, then a masonry or other proprietary material retaining wall, intended and suitable for that purpose, shall be constructed within the development site. Note, filling of the site needs specific approval from Council.

The retaining wall shall be located so that it will not impede or obstruct the natural flow of stormwater. Retaining walls exceeding 600mm in height shall be designed by a qualified professional Civil/Structural Engineer.

All works associated with the construction of the wall, including backfilling and drainage, is to be located wholly within the allotment boundaries.

- 34) Existing trees within the vicinity of the construction works or paths of travel for construction vehicles accessing the development that are to be retained shall be protected with temporary fencing of a style non injurious to tree roots, placed 2m from the trunk base of the existing tree to prevent damage during construction, and retained in accordance with Council's Tree Preservation Order. There is to be no stockpiling of materials within the 2m fenced zone.
- 35) Suitable erosion and sediment control measures prior to the commencement of construction works and shall be maintained at all times.
- 36) Prior to the commencement of work, the applicant must provide a temporary on-site toilet if access to existing toilets on site is not adequate.
- 37) Prior to the commencement of work, a fence must be erected around the area of the works, except where an existing 1.8m high boundary fence is in good condition and is capable of securing the area. Any new fencing shall be temporary (such as cyclone wire) and at least 1.8m high. All fencing is to be maintained for the duration of construction to ensure that the work area is secured.

Where the work is located within 3.6m of a public place then a Type A or Type B hoarding must be constructed appropriate to the works proposed. An application for a Work Permit for such hoarding must be submitted to Council for approval prior to the commencement of work.

- 38) A sign shall be displayed on the site indicating the name of the person responsible for the site and a telephone number of which that person can be contacted during and outside normal working hours or when the site is unattended.
- 39) Traffic Management Plan (TMP) is to be provided before the building work commences. This is to be prepared in consultation with Council's Traffic Engineer and is to be presented to a meeting of the Traffic Committee on an annual basis.

The TMP must include the following:

- a) A map of the area showing the locations where children may be picked-up and dropped-off.
- b) Locations where the pick-up/drop-off will be under the control of staff in Kiss and Go zones. These have been described as: within the school grounds accessed from Mulla Road, Reynolds Avenue.
- c) Details of the proposal to have the child's ride having name displayed in the car. Where do parents get the labels? Do they need to register for the scheme?
- d) Formalisation of the proposed staggered finish times for students. How will this be conveyed to parents/carers?
- e) Details of how to manage pick-up/drop-off of the siblings of differing ages.

- f) Details of the car-pooling system for staff.
 - g) Details of where staff can catch public transport or active transport.
 - h) Details of the Green Travel Plan, with targets aimed at reducing car trips.
 - i) Details of alterations to existing bus routes or the introduction of new bus routes, claimed to encourage less car travel.
 - j) Details of the number of students eligible for the School Student Transport Scheme.
 - k) Details of the car-pooling arrangements for parents.
 - l) Details of the Walking School Bus initiative, showing the map or route to be used by the student walkers.
 - m) Risk management assessments to be prepared as described for the implementation of the Walking School Bus initiative
- 40) The Kiss and Go zone in Reynolds Avenue is to be signposted with signage to ensure its smooth operation. The cost of the signage to be borne by the school.
- 41) Parking restrictions along the western side of Brancourt Avenue, between Mulla Road and Carmen Street to be installed to ensure that passing traffic is allowed to travel through the street. The cost of the signage to be borne by the school.

CONDITIONS TO BE SATISFIED DURING CONSTRUCTION

- 42) The hours of site works shall be limited to between 7.00am and 6.00pm on weekdays and 7.00am and 1.00pm on Saturdays. No work shall be carried out on Sundays and public holidays, and weekends (Saturdays and Sundays) adjacent to public holidays.
- 43) The building work must be carried out in accordance with the requirements of the Building Code of Australia.
- 44) All Civil and Hydraulic engineering works on site must be carried out in accordance with Council's Development Engineering Standards. All Civil and Hydraulic engineering works associated with Council's assets and infrastructure must be carried out in accordance with Council's Work Permit requirements and to Council's satisfaction.
- 45) All excavations and backfilling must be executed safely and in accordance with the relevant Australian Standards.
- 46) If soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided, and adequate provisions must be made for drainage. Separate approval may be required for retaining walls should they be required.
- 47) If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- a) protect and support the adjoining premises from possible damage from the excavation, and
 - b) where necessary, underpin the adjoining premises to prevent any such damage.
- 48) Prior to the commencement of work, the builder shall prepare a photographic record of the road reserve which clearly shows its condition prior to works occurring on site. For the entirety of demolition, subdivision or construction works, there shall be no stockpiling of building spoil, materials, or storage of equipment on the public road, including the footway and the road reserve shall be maintained in a safe condition at all times. No work shall be carried out on the public road, including the footway, unless a Work Permit authorised by Council has been obtained.
- 49) The stormwater drainage system shall be constructed in accordance with Council's Development Engineering Standard. Should the developer encounter any existing, live, underground stormwater drainage pipes, which carry flow from upstream properties, the developer must maintain the stormwater flow and re-route the stormwater pipes around the subject building or structures at the developer's expense.
- 50) 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, ash, dust, waste water, waste products, grit, oil or other harmful products.
- 51) Any lighting of the premises shall be installed in accordance with Australian Standard 4282-1997, Control of the obtrusive effects of outdoor lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. Flashing, moving or intermittent lights or signs are prohibited. The intensity, colour or hours of illumination of the lights shall be varied at Council's discretion if Council considers there to be adverse effects on the amenity of the area.
- 52) Any warm-water system installed in the premises, must be installed, operated and maintained in accordance with the prescribed requirements in the Public Health Act 2010 and Public Health Regulation 2012. A warm-water system is defined as a system being designed to heat and deliver water at a temperature of less than 60°C and includes thermostatic mixing valves. The warm water system must be registered with Council.

CONDITIONS TO BE SATISFIED PRIOR TO OCCUPATION

- 53) The use of the building shall not commence until all conditions of this Determination Notice have been met.
- 54) The use of the building shall be in accordance with all conditions of consent.

- 55) A registered surveyor shall prepare a Work As Executed Plan, and a suitably qualified Hydraulic Engineer shall provide certification of the constructed on-site stormwater drainage system.

The Work As Executed information shall be shown in red on a copy of the approved stormwater plan and shall include all information specified in Council's Development Engineering Standards. The Work As Executed plan shall be submitted to the Hydraulic Engineer prior to certification of the on-site stormwater drainage system.

A copy of the Work As Executed Plan and Hydraulic Engineer's Certification shall be submitted to Council for information prior to use of the building.

- 56) The use of the building shall comply with the requirements of the Environmental Protection Authority's Noise Policy for Industry (2017) and shall not give rise to the transmission of offensive noise as defined in the Protection of the Environment Operation Act 1997 (NSW).
- 57) The school is to fund a Crossing supervisor to ensure smooth operation of the Brancourt Avenue Refuge Island to guide children to the Kiss and Go zone in Reynolds Avenue. The School Crossing supervisor is to be in place during School Zone hours before the new buildings are occupied, or the student population increased.
- 58) Landscaping shall be installed in accordance with Landscape Schematic Design (DA Set) Issue E, dated 23/10/2017, by Conrad Gargett. All trees shall comply with NATSPEC Specifying Trees: a guide to assessment of tree quality (2003) or Australian Standard AS 2303 – 2015 Tree stock for landscape use.

All works and methods nominated and materials and plants specified on the approved landscape plan are to be completed prior occupation of the building. The landscaping shall be maintained for the life of the development.

CONDITIONS REGARDING THE USE OF THE SITE

- 59) Parents and carers are to be given a map showing the locations of where children may be picked-up and dropped-off. This is to include details of the operation of the Kiss and Go zones and this is to be done at the start of every school year.
- 60) The targets within the Green Travel Plan are to be provided at the start of each school year, assessed at the end of each school year, and updated in the annual review of the TMP.
- 61) Risk management assessments to be annually reviewed and updated in the annual review of the TMP.

SCHEDULE A: ADVICE TO APPLICANTS

Before you dig, call “Dial before you Dig” on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no./name, side of street and distance to nearest cross street) for underground utility services information for any excavation areas.

For further information regarding this notice please contact Priscilla Prakash in Development Services on 9707 9418.

Yours faithfully,

Priscilla Prakash
TOWN PLANNER