2018SSH051 – 551 PRESIDENT AVENUE, SUTHERLAND

DA18/1345

ASSESSMENT REPORT APPENDICES

Appendix	A	Draft Conditions of Consent
	B	Pre-Application Discussion letter dated 13 November 2019
	C	Design Review Forum Report dated 14 February 2019
	D	Design Review Forum Report dated 9 May 2019
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APPENDIX "A"

DRAFT CONDITIONS OF CONSENT

Development Application No. 18/1345

1. Approved Plans and Documents

The development must be undertaken substantially in accordance with the BASIX certificate, details and specifications set out on the following approved plans:

Plan number	Reference	Prepared by	Date
DA-02 (Revision 11)	Existing Site & Demolition Plan	JDH Architects	19/06/2019
DA-03 (Revision 11)	Site Plan	JDH Architects	19/06/2019
DA-10 (Revision 8)	Basement Plan	JDH Architects	26-April-19
DA-11 (Revision 8)	Ground Floor Plan	JDH Architects	19/06/2019
DA-12 (Revision 7)	Level 1 Plan	JDH Architects	19/06/2019
DA-13 (Revision 7)	Level 2 Plan	JDH Architects	19/06/2019
DA-14 (Revision 6)	Level 3 Plan	JDH Architects	26-April-19
DA-15 (Revision 8)	Roof Plan	JDH Architects	26-April-19
DA-20 (Revision 6)	Elevations	JDH Architects	26-April-19
DA-21 (Revision 6)	Sections	JDH Architects	26-April-19
DA-41 (Revision 2)	Materials & Finishes - Street	JDH Architects	26-April-19
DA-42 (Revision 2)	Materials & Finishes - Courtyard	JDH Architects	26-April-19
L1001 (Issue B)	Site Plan	Context Landscape Design	26/4/19
L1003 (Issue B)	Landscape Concept Plan	Context Landscape Design	26/4/19
L1004 (Issue B)	Landscape Section	Context Landscape Design	26/4/19
L1005 (Issue B)	Proposed Planting	Context Landscape Design	26/4/19
L1006 (Issue B)	Tree Removal & Retention Plan	Context Landscape Design	26/4/19
L1007 (Issue B)	General Notes	Context Landscape Design	26/4/19
L1008 (Issue B)	Landscape Details	Context Landscape Design	26/4/19
DAH01 (Revision C)	Cover Sheet	Niven Donnelly & Partners	06.05.19
DAH02 (Revision C)	Basement Plan	Niven Donnelly & Partners	06.05.19
DAH03 (Revision C)	Ground Floor Plan	Niven Donnelly & Partners	06.05.19
DAH04 (Revision A)	Level 1 Floor Plan	Niven Donnelly & Partners	06.05.19
DAH05 (Revision A)	Level 2 Floor Plan	Niven Donnelly & Partners	06.05.19
DAH06 (Revision A)	Level 3 Floor Plan	Niven Donnelly & Partners	06.05.19
DAH07 (Revision A)	Roof Plan	Niven Donnelly & Partners	06.05.19
DAH08 (Revision A)	Erosion & Sediment Control Plan	Niven Donnelly & Partners	06.05.19

and any details on the application form and on any supporting information received with the application except as amended by the following conditions.

Note: The following must be submitted to Sutherland Shire Council prior to the commencement of any building work.

i) A Construction Certificate.
ii) Notification of the appointment of a Principal Certifying Authority and a letter of acceptance from that Principal Certifying Authority.
iii) Notification of the commencement of building works with a minimum of 2 days' notice of such commencement.

2. Design Changes Required

A. Before Construction

The following design changes must be implemented:

i. The street setback to President Avenue shall be increased to 7.5m (or to the minimum required to align with Block F). The building is permitted to be shifted northward within the site to achieve this, or alternatively the increased setback can be absorbed internally with a reduction in building footprint.
ii. The setback to Glencoe Street shall be increased from 4.19m to 4.69m. This shall be achieved by relocating the building footprint westward 500mm and removing the separation between Block F and the proposed building.
iii. The external walls of the basement floor carpark facing the two street frontages (that are visible from the street) shall be finished with face brickwork from ground level up to the ground floor soffit with gaps / openings within the brickwork for ventilation.
iv. The material utilised for the external wall finishes to the top floor level shall incorporate a darker, recessive tone / colour.
v. Hydrant boosters and meters must be fully enclosed and incorporated within the building fabric or located in an enclosure at right angles to the street and screened by planting.
vi. The proposed new stormwater pit at RL99.15 is to be relocated to the west to avoid the drip line of the trees in the Glencoe Street frontage.

Details of these design changes must be included in documentation submitted with the application for a Construction Certificate.

3. Requirements from Other Authorities

A. Requirements from Other Authorities

The development must be undertaken in accordance with the requirements of Ausgrid (dated 18/5/2019). A copy of the Requirements of the Approval Authority(s) are attached to this development consent. These requirements must be incorporated in the application for a Construction Certificate and where required, relevant approvals must be obtained prior to the release of the Construction Certificate.

4. Traffic Management and Green Travel

A. On-Going

The Operational Traffic and Management Plan (OTPMP) and Green Travel Plan (GTP) prepared by

Thompson Stanbury Associates (dated 29 October 2018) shall be implemented and integrated to provide practical and clear actions that result in a reduction of motor vehicle trips made to drop off and pick up students from the school. The actions undertaken will aim to replace motor vehicle trips through facilitating and encouraging the increased use of alternative travel choices to and from school i.e. by active transport (walking and cycling) and public transport.

To increase the proportion of trips made by bicycle to school, the following actions / measures must be (but not limited) to the following in the Green Travel Plan:

- Implementation of a Cycle to School Program based upon the objectives and recommendations of the SSC Cycle to School pilot project (2018) . This includes
- Media Plan (In house marketing, social media, school website, P & C, student letters and starter packs, etc)
- Bike safety checklists and safety workshops
- A Cycling proficency course for students
- Route planning
- Transport Mode share targets and goals

Regular reviews (minimum annual) of the GTP must be undertaken by the School's Management & Safety Committee to measure the performance and effectiveness of the GTP, and to develop further Action Plans to maintain and deliver short, medium and long term goals that encourage and increase the proportion of trips made by active and public transport to the school.

5. Public Place Environmental, Damage & Performance Security Bond

A. Before Issuing of any Construction Certificate

Prior to the issue of a Construction Certificate or the commencement of any works on site, whichever occurs first, the person acting on this consent must provide security to Sutherland Shire Council against damage that may be caused to any Council property and/or the environment as a consequence of the implementation of this consent. The security may be provided by way of a deposit with Council or a bank guarantee. A non-refundable inspection/administration fee is included in the bond value.

It is the responsibility of the person acting on this consent to notify Sutherland Shire Council of any existing damage to public areas in the vicinity of the development site by the submission of a current dilapidation report supported by photographs. This information must be submitted to Council at least 2 days prior to the commencement of works.

In the event that the dilapidation report is not submitted 2 days prior to commencement and the public area sustains damage the person acting on this consent may be held liable.

Should any public property and/or the environment sustain damage as a result of the works associated with this consent, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage and/or remove the risk. The costs incurred must be deducted from

the bond.

The value of the bond is $100,000.00.

Note: Bond amount includes a non-refundable administration fee, specified in Council's Schedule of Fees and Charges, which must be paid separately if security is provided by way of a deposit with Council or a bank guarantee.

Use of Bank Guarantee: As bond releases may occur under different timeframes only one bond amount/bond purpose is permitted on a Bank Guarantee. Multiple bonds will require multiple bank guarantees to be lodged.

The Bank Guarantee must also:

- Note Council as the interested party
- Have NO expiry date
- Describe the type of development using the description on the consent
- Include both the address of the development site and the application number
- NOT include the non-refundable administration fee; this must be paid separately.

B. After Occupation

A request for release of the bond may be made to Sutherland Shire Council after all works relating to this consent have been completed. Such a request must be submitted to Council on the 'Bond Release Request Form' signed by the owner or any person entitled to act on the consent and must be accompanied by a current dilapidation report including photographs.

6. Section 7.12 Levy - S94A 2016 Development Contributions Plan

A. Before Construction

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, and Sutherland Shire Council Section 94A Development Contributions Plan 2016, a levy of $137,368.00 must be paid to Sutherland Shire Council. The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of the Section 94A Development Contributions Plan.

The rate used to index the contribution rate and outstanding contributions is the Consumer Price Index (All Groups Index) for Sydney. Outstanding levies will be adjusted on the first of July each year in accordance with the following formula:

The formula to review a contribution rate is:

$$\frac{\textit{Current CPI}}{}$$

Adjusted Contribution = *Current Contribution x* *Previous year's CPI*

Payment must be made before whichever is the first to occur:

- the issue of a Construction Certificate, or
- the release of the Subdivision Certificate/ linen plan, or
- the commencement of the use/occupation of the premises.

7. Approvals Required under Roads Act or Local Government Act

A. Before Construction

No occupation or works are to be carried out on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993. These approvals must be to the satisfaction of Council for the required development works and may include but are not limited to the following:

- Frontage works including construction of a driveway, footpath, etc.
- Road openings and restoration to provide services to the development.
- Work Zones and hoardings.
- Skip bins.
- Shoring / anchoring.
- Standing of cranes, concrete pumps, etc.

Note: All Plans and Permits are required to be on site, at all times and may be requested by Council officers at any time.

Note: Approval under the Roads Act or Local Government Act cannot be granted by a Principal Certifying Authority or by a Private Certifier. Failure to obtain approval may result in fines or prosecution.

8. Design and Construction of Works in Road Reserve (Council Design)

A. Design

Council has determined that the proposed development generates a need for the following works to be undertaken by the applicant in the road reserve. To this end a Detailed Frontage Works application under the Roads Act 1993 must be submitted to Sutherland Shire Council, prior to the release of the Construction Certificate. The form is available on Council's website. A fee applies for the relevant inspections, assessment, coordination, creation of design brief and the issue of permits providing consent to undertake frontage works. The design will be quoted separately by Council's Design Services unit.

This design will generally comply with the approved architectural design drawings and the current website version of Council's Public Domain Design Manual (PDDM) and Public Domain Technical Manual (PDTM) except where modified by/or addressing the following:

i) Property alignment/ boundary levels - establish the property alignment/ boundary levels and crossing profiles.

ii) Grades - regrade footpath verge to final design levels including topsoil, turf and all associated soft landscaping.

iii) Vehicle Crossings - construct a single vehicle crossing servicing Glencoe Street measuring 3.5m wide.

iv) Stormwater Connection - construct new stormwater infrastructure as required to facilitate drainage for the proposed development.

v) Footpath - reconstruct damaged footpath pavement (as required).

vi) Infrastructure Transitions - ensure there are adequate transitions between newly constructed and existing infrastructure as required.

vii) Road Pavement - reconstruct damaged road pavement adjacent to the new vehicle crossing as required.

viii) Kerb and Gutter - reconstruct damaged kerb and gutter adjacent to the new vehicle crossing as required including associated road reconstruction.

ix) Street Signage / Line Marking - alter existing and/or install new street signage and line marking as required.

x) Trees - remove and replace street trees as required by Council to facilitate the new vehicle crossing.

xi) Utility Services - adjust public services infrastructure as required.

xii) NBN - the Australian Government has issued a new policy on the provision of telecommunication infrastructure in new developments. The policy is effective from 1 March 2015. Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers need to contract a carrier to install and operate a telecommunications network.

NBN is the IPOLR (infrastructure provider of last resort) in developments of 100 lots or more within its fixed-line footprint and in new development where its fixed-line network is available, or the NBN rollout has been announced (www.nbnco.com.au/learn-about-the-nbn/rollout-map.html).

If you use NBN, you will need to provide six months' notice before your network needs to be available.

Evidence of the lodgement of this application must be provided to the PCA prior to the release of the Construction Certificate

B. Before Construction

Prior to the release of the Construction Certificate property alignment levels and crossing profiles must be obtained from Sutherland Shire Council.

C. Before Occupation

Prior to the occupation of the building or the issue of an Occupation/Subdivision Certificate the following certification must be provided to Sutherland Shire Council:

i) The supervising engineer must certify that the road frontage works were constructed in accordance

with the development consent and associated approval under the Roads Act 1993 including the approved drawings and specification.

D. Ongoing

Any future Roads Act Application lodged associated with the increased capacity of this consent for works within President Avenue & Glencoe Street is subject to the conditions specified in **(A)** above and the following for inclusion in a Detailed Design and Roads Act Approval:

i) Bus Bay - reconstruct / extend the existing bus bay on President Avenue including the relocation / adjustment of existing Council infrastructure.
ii) Footpath / Cycleway - reconstruct / relocate footpath & cycleway as required including adjustment of all services, kerb and gutter, road pavement, etc.
iii) Undergrounding - provide replacement of existing local distribution power lines and other overhead utilities with subsurface utilities to facilitate the relocation of existing footpath / cycleway pavements.
iv) Street Lighting - install new street lighting in conjunction with the undergrounding of local distribution power lines and other utilities as required.

9. Site Management Plan

A. Before Commencement of Works including Demolition

An Environmental Site Management Plan must accompany the Construction Certificate. If demolition is to commence prior to the issue of a Construction Certificate the applicant must submit to Sutherland Shire Council a separate Demolition Site Management Plan. These plans must satisfy the Objectives and Controls of Sutherland Shire Development Control Plan 2015 relating to environmental site management and must incorporate the following throughout demolition and construction:

i) Safe access to and from the site during construction and demolition.
ii) Safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting.
iii) Method of loading and unloading excavation machines, building materials.
iv) How and where, construction materials, excavated and waste materials will be stored.
v) Methods to prevent material being tracked off the site onto surrounding roadways.
vi) Erosion and sediment control measures.
vii) All trees and their protection zones on and around the site identified for retention are to be protected according to Australian Standard AS 4970 - 2009 Protection of Trees on Development Sites using the methods outlined in that Standard.

B. During Works

The site management measures set out in the above plan must remain in place and be maintained throughout the period of works and until the site has been stabilised and landscaped.

10. Pre-commencement Inspection

A. Before Works

A Pre-commencement Inspection/meeting is to be convened by the Applicant on-site a minimum 5 days

prior to any demolition and/or construction activity and between the hours of 8.00 am and 4.30 pm Monday to Friday. The meeting must be attended by a representative of Council's Public Domain Assets Branch, the Principal Certifying Authority, the builder/site manager of the building/civil construction company and where necessary the supervising engineer. The attendance of the owner is required when it is intended to use more than one builder/principal contractor throughout the course of construction.

The purpose of the meeting is to:

i) Ensure safe passage for pedestrians, Work and Hoarded Zones are maintained in accordance with Council requirements.
ii) Check the installation and adequacy of all traffic management devices.
iii) Confirm that the supervising engineer has a copy of Council's Specification for Civil Works Associated with Subdivisions and Developments.

Note: An inspection fee must be paid to Council prior to the lodgement of the Notice of Commencement. Please refer to Sutherland Shire Councils Adopted Schedule of Fees and Charges.

11. Stormwater Drainage

A. Design

The stormwater drainage system must be designed in accordance with the approved stormwater drainage design drawing; Australian Standard AS3500.3:2015; the BASIX Certificate issued for this development; Sutherland Shire Environmental Specification - Stormwater Management. Except where modified by the following:

i) The proposed new stormwater pit at RL99.15 is to be relocated to the west to avoid the drip line of the trees in Glencoe Street.
ii) The pipeline within the footpath verge must be a hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0 millimetres or 225mm RCP.
iii) Where pipelines are located within the “tree protection zone” of significant vegetation to be retained, the lines shall be excavated by hand or by directional underboring techniques to reduce any adverse impact on the root zone of the trees.

B. Before Construction

i) Certification from an Accredited Certifier in Civil Engineering or a Chartered Civil Engineer, to the effect that the drainage design is to their satisfaction and satisfies the design requirements in A. above must accompany the application for a Construction Certificate.

C. Before Occupation

Prior to the issue of an Occupation Certificate:

i) A Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor. This drawing must detail the alignment of pipelines and pits. An original or a colour copy must be submitted to Sutherland Shire Council.

ii) The supervising engineer must certify the stormwater drainage and rainwater treatment systems were constructed to their satisfaction and in accordance with the Development Consent and Councils Environmental Specification - Stormwater Management. Prior to the occupation or use of the building the Applicant / Owner must submit to Council a copy of the aforementioned letter of certification.

D. Ongoing

i) The operation of all devices or appliances installed within the development approved by this consent as required by conditions pertinent to rainwater treatment systems must be maintained in good operating order at all times.

Note: Upon submission of the Certified Works-As-Executed drawing for the stormwater drainage system a notation will be added to the Section 10.7 certificate advising future owners that their property is burdened by a stormwater treatment device that must be maintained, serviced and cleaned.

12. Damage to Adjoining Properties

A. Before Works

To minimise vibration damage and loss of support to buildings / structures and properties in close proximity to the development site, a Geotechnical Engineer's Report must be prepared detailing constraints to be placed on earth moving and building plant and equipment and the method of excavation, shoring, underpinning and support. This report must be provided to the person undertaking the excavation and the Principal Certifying Authority.

B. During Works

The constraints and recommendations of the Geotechnical Engineers Report must be implemented.

13. Supervising Environmental Consultant

A. Before Commencement

The applicant must engage an appropriately qualified, experienced and certified environmental consultant to supervise all aspects of site investigation, remediation, validation and environmental site management as required.

B. Before Works and issue of any Construction Certificate

The applicant must provide clear evidence of the appointment of the appropriately qualified, experienced and certified environmental consultant to the satisfaction of Sutherland Shire Council, Manager Environmental Science, prior to the commencement of any works and the issue of any construction certificate.

C. During Works

The certified environmental consultant must supervise all aspects of site investigation, remediation and

validation and onsite environmental management to ensure compliance with the approved plans.

Note: The appropriately qualified, experienced and certified environmental consultant must be certified by one of the following certification schemes.

- EIANZ 'Certified Environmental Practitioner - Site Contamination' scheme (CEnvP SC).
- Soil Science Australia 'Certified Professional Soil Scientist - Contaminated Site Assessment & Management' scheme (SSA CPSS CSAM).

14. Landscaping Works

A. Design

The landscaping works must be designed in accordance with the approved Landscape Plan except where modified by the following:

i) The walling construction details need to be provided on the landscape plan. Detailing construction method proposed, materials to be used, colours and how the existing walling is to be treated and matched into the newer walling.

ii) The landscape plan needs to show the extent and materials used in the fire/emergency exit gate, pavement and stairs required to provide access to the President Ave frontage.

iii) The planting schedule has to specify the total number of plants proposed to be installed in the landscape plan.

iv) The tree species chosen - 10x Eucalyptus punctata - must be replaced with the following species; 5x Angophora costata - Smooth Barked Apple, 5x Eucalyptus panniculata - Grey Ironbark, 3x Syncarpia glomulifera - Turpentine and 3x Eucalyptus globoidea - White Stringybark.

v) Amend the landscape plan in accordance with the approved architectural plans.

vi) Clearly show on plan existing trees to be removed /retained including tree numbering in accordance with the arborist report OR provide a separate existing tree plan and schedule.

vii) Tree Protection Zones (TPZ) / the location of tree protective fencing must be shown on plan for all existing trees and/or natural site features to be retained and protected.

viii) All landscape retaining walls and planter boxes must be constructed in masonry, stone or gabions. Timber is not acceptable.

ix) All fencing within the front setback must be a maximum height of 2.1m and must be open form.

x) All landscaped areas must be provided with a water-efficient irrigation system and taps at 25m centres, connected to a pump and the rainwater tank, to enable effective landscape maintenance.

xi) To improve coverage and reduce weeds and maintenance, planting densities in all planting areas must achieve a minimum of 4 plants per square metre.

The applicant must engage a suitably qualified Landscape Designer or Landscape Architect to oversee any design changes to the approved Landscape Plan and amendments required above. Details of these design changes must be included in the documentation submitted with the application for a Construction Certificate.

Notes:
A Landscape Designer is a person eligible for membership of the Australian Landscape Designers and Managers and a Landscape Architect is a person eligible for membership of the Australian Institute of Landscape Architects as a Registered Landscape Architect.

If demolition works are to occur prior to the Construction Certificate being issued, tree protection measures must be installed prior to commencement of demolition.

B. Prior to Occupation/Occupation Certificate

The landscape works must be completed in accordance with the approved Landscape Plan and amendments required by 'A' above by persons with a minimum AQF Level III certification in Horticulture or Landscape Construction.

A Final Landscape Inspection must be carried out and a certificate issued by Council's landscape officer prior to occupation or the issue of an Occupation Certificate. This certificate is required to ensure that all tree protection measures, landscaping works, replacement tree planting and the deep soil percentage requirements have been carried out in accordance with 'A' above and other conditions within this consent, and that all new indigenous plants on the site and within the road reserve are the correct species.

To arrange a Final Landscape Inspection please phone 9710-0333 a minimum of 48 hours prior to the required inspection date. An inspection fee will be charged in accordance with the current schedule of rates listed on Council's website. Any secondary inspections will incur a reinspection fee.

C. Ongoing

All landscaping works required by 'A' above must be maintained for 12 months following the final landscape inspection date. Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDCP 2015 Chapter 38).

Any plants found faulty, damaged, diseased or dead shall be replaced with the same species in the same sized container within one month with all costs borne by the owner.

Note: If difficulty is experienced sourcing suitable indigenous plants from other suppliers, plants grown from locally provenance seed may be available from:

Sutherland Shire Council Nursery
345 The Boulevarde, Gymea
Ph: 02 9524 5672

15. Trees on Private Land

A. Tree Removal

The removal of the following trees is approved:

i) Trees identified on the approved Landscape Plan as "existing tree to be removed" and/or as listed below:

Tree No.	Tree Species (botanical and common name)	Location
1	Eucalyptus microcorys - Tallowood Gum	President Ave frontage
2	Camelia sasanqua - Camelia	President Ave frontage
3	Pittosporum undulatum - Native Daphne	President Ave frontage
4	Eucalyptus microcorys - Tallowood Gum	President Ave frontage
5	Camelia sasanqua - Camelia	President Ave frontage

ii) Trees growing within the 3 metres of the building footprint of the approved structures.

iii) Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled/removed.

iv) Any tree species exempted by the Sutherland Shire Local Environmental Plan 2015.

All other vegetation that would require approval to be removed must be protected.

B. Design

i) Two major trees are approved for removal as part of this consent. Where trees are proposed to be removed Sutherland Shire Council requires indigenous replacement canopy tree planting at a ratio of 8:1 on private land (Council Resolution EHR003-17 of 18 July 2016).

ii) 16x replacement trees are required to be planted. The species required for the replanting are as stated in the Landscape Works Condition of Consent and must be planted within the site.

iii) Trees must have a minimum container size of 5 litres.

An amended Landscape Plan/Tree Location Plan showing the location of all replacement trees on the site and/or in the street must be provided prior to the release of the Construction Certificate.

C. Prior to Occupation/Occupation Certificate

The replacement tree planting must be completed in accordance with the approved and amended Landscape Plan/Tree Location Plan.

D. Ongoing

Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDCP 2015 Chapter 38). Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month with all costs to be borne by the owner.

Note: If you have difficulty sourcing suitable indigenous plants from other suppliers, plants grown from local provenance seed may be available from:

Sutherland Shire Council Nursery
345 The Boulevarde, Gymea
Ph: 02 9524 5672
Opening hours - Monday to Friday 7.00am-3.00pm (excluding public holidays).

16. Pruning of Trees on Council Land

A. Design

Council has preferred supplier agreements in place with arborists who are approved to carry out arbor works on Council land. Pruning of the tree/s listed below must only be undertaken using Council's preferred supplier at the applicant's expense. The applicant is responsible for contract management and payment of the arborist prior to works being undertaken.

Alternatively, if Council's Contractor is unavailable, the applicant may engage their own contractor with appropriate qualifications, licences and insurances and forward their name and details to Council prior to the commencement of work. This information will be kept on record in the event of any reportable incidents. The applicant is responsible for contract management and payment of the Arborist. Any contractor used must undertake all work according to the Australian Standard for Amenity Pruning (AS4373).

Select from Council's list of preferred suppliers listed on Council's website: www.sutherlandshire.nsw.gov.au/Residents/Trees/Trees-on-Council-or-Public-Land.

Payment of the quoted amount must be made prior to any works commencing on site.

The following trees have been approved for pruning within the road reserve:

Tree No.	Tree Species (botanical and common name)	Location
7,8,9 and 10	Eucalyptus microcorys - Tallowood Gum	Glencoe Street road reserve school frontage

All pruning must be carried out by a qualified Tree Surgeon/Arborist and conform to the provisions of AS4373 - 2007 Australian Standard for Pruning of Amenity Trees.

Approval is granted for the following pruning activity to be carried out to retained trees on site listed in the above table:

i) ie, Tree 7,8,9 and 10: Minor selective pruning of tree branches back to collars to provide enough room to install scaffolding. Tie back branches where possible to do so.
ii) ie, Tree 9: Vehicular clearance prune over driveway.

17. Tree Retention and Protection

The following condition applies to all trees on the subject site, trees on the adjoining sites (which are potentially affected by the development works), as well as trees on the adjoining Council land that are not approved for removal.

A. Before Works

Prior to the commencement of any demolition, excavation or construction works on site the applicant must engage a suitably qualified and experienced Supervising Consulting Arborist to oversee the measures for the protection of existing trees as listed below.

Note: A Consulting Arborist is a person with a current membership of the Institute of Australian Consulting Arborculturalists (IACA) or alternatively a person who has obtained an Australian Qualifications Framework AQF Level 5 in Arboriculture.

All trees not approved for removal must be protected by the following measures:

i) To preserve the trees numbered 6,7,8,9,10 and 11, the footings of the proposed retaining walls and fences must be isolated pier and beam construction within a 9m radius of the trunks. The piers must be hand dug and located such that no roots of a diameter greater than 50mm are severed or injured in the process of any site works during the construction period. The beam must be located on or above the existing soil levels. The location and details of any footings within the Tree Protection Zone (TPZ) shall be detailed in accordance with i) above and on the Construction Certificate Plans.

ii) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed in accordance with the Australian Standard AS - 4970 and as per the approved Arborist report prepared by Eco Logical. Signage must be erected on the fence with the following words clearly displayed “TREE PROTECTION ZONE, DO NOT ENTER”.

iii) The tree protection zone within the protective fencing must be mulched with a maximum depth 75mm of suitable organic mulch (woodchips or composted leaf chip mulch) and kept regularly watered for the duration of the works subject to this consent.

iv) No development or associated activity is permitted within the fenced tree protection zone for the

duration of works subject to this consent. This includes vehicular or pedestrian access, sheds, washout areas, excavations, backfilling, installation of services (including stormwater), removal of top soil, stockpiling of soil or building materials.

v) Where site access/egress is required over the roots of trees identified for retention and protection, provide hardwood rumble boards over a 200mm thick layer of wood chip.

vi) Where it is impossible to install protection fencing to the full extent of the specified Tree Protection Zone- install trunk and branch boarding protection as shown in Figure 4 of the Australian Standards AS4970- Protection of Trees on Development Sites (Page 17).

B. During Works

i) The tree protection measures detailed in 'A' above must be maintained during construction.

ii) The supervising Consulting Arborist must be present during any approved excavation or under boring works within the Tree Protection Zone (TPZ) of any tree identified for retention and protection and have the authority to direct works to ensure the trees long term preservation.

iii) The supervising Consulting Arborist must strictly supervise that there is no disturbance or severing of roots greater than 50mm diameter and to cleanly cut those roots between 10-50mm in diameter.

iv) If the tree/s identified for retention in 'A' above are damaged or destabilised during construction then works must cease and Council's Tree Assessment Officer (ph. 9710 0333) must be contacted by the Supervising Arborist to assess the tree/s and recommend action to be taken.

v) Ensure each hold point outlined below within the Tree Protection Schedule is signed off and dated progressively by the Consulting Arborist throughout the various development stages, including preconstruction, construction and post construction. Photographic evidence must also be provided.

Hold Point	Task	Responsibility	Certification	Timing of Inspection	Sign/ Date
1.	Indicate clearly with spray paint trees approval for removal only	Principal Contractor	Supervising Arborist	Prior to demolition and site establishment	
2.	Establishment of tree protection fencing	Principal Contractor	Supervising Arborist	Prior to demolition and site establishment	
3.	Supervise all excavation works proposed within the TPZ	Principal Contractor	Supervising Arborist	As required prior to the works proceeding adjacent to the tree	
4.	Inspection of trees by Project Arborist	Principal Contractor	Supervising Arborist	Bi-monthly during construction period	
5.	Final inspection of trees by project Arborist	Principal Contractor	Supervising Arborist	Prior to issue of interim/final Occupation Certificate	

C. Before Occupation

Prior to the issue of an Occupation Certificate the Supervising Arborist's signed and dated checkpoint list and photographic evidence must be provided to both the Principal Certifier and Council's Landscape Officer at the time of the final landscape inspection.

18. Management of Site Soil / Fill Material

A. During Works

i) Disposal of site soils

Any soils to be excavated and disposed of from the site must be analysed and classified by an appropriately qualified, skilled and experienced environmental consultant, in accordance with relevant NSW EPA guidelines including the "Waste Classification Guidelines" 2014, prior to off-site disposal.

Excavated material is to be transported to an appropriately licensed waste facility by an EPA licensed waste contractor in accordance with relevant NSW EPA guidelines.

Note: With respect to fill material classified as special waste (asbestos); the waste facility must be licensed to accept asbestos waste.

ii) Importation of fill material

Any fill material that is imported onto the site must comprise Virgin Excavated Natural Material (VENM), Excavated Natural Material (ENM) or other suitable material in accordance with the relevant Resource Recovery Exemption issued under the *Protection of the Environment Operations (Waste) Regulation 2014.*

Prior to placing any fill material on the site, appropriate waste classification/ certification documentation that verifies the material is VENM or complies with the requirements of the relevant Resource Recovery Exemption, including ENM, must be provided to the satisfaction of the Sutherland Shire Council, Manager Environmental Science.

Note: An appropriately qualified and experienced environmental consultant must be certified by one of the following certification schemes, or demonstrate an equivalent standard acceptable to Sutherland Shire Council, Manager Environmental Science.

- EIANZ 'Certified Environmental Practitioner' - General or Site Contamination scheme (CEnvP or CEnvP SC).
- Soil Science Australia 'Certified Professional Soil Scientist - Contaminated Site Assessment & Management' scheme (SSA CPSS CSAM).

19. Protection for a Potential Item of Aboriginal Heritage

A. During Construction

Development consent from Council does not imply consent to destroy an Aboriginal site or Aboriginal object

as defined under the National Parks and Wildlife Act.

Should any Aboriginal objects be unearthed/exposed during the project, works must temporarily cease within the immediate vicinity and the Office of Environment and Heritage be contacted to advise on the appropriate course of action.

Requirements of National Parks and Wildlife Act 1974

The National Parks and Wildlife Act is the primary legislation for the protection of Aboriginal cultural heritage in NSW. Under the National Parks and Wildlife Act 1974 it is an offence to desecrate or harm an Aboriginal object without having obtained an Aboriginal Heritage Impact Permit (AHIP) under section 90 or without having exercised due diligence in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (NSW Department of Environment, Climate Change & Water (DECCW)).

20. Contaminated Land - Unexpected Finds

A. During Works

If unexpected soil and/or groundwater contamination is encountered during any works; all work associated with that task must cease and the situation must be promptly evaluated by the supervising environmental consultant. The contaminated soil and/or groundwater must then be managed under the supervision of the supervising environmental consultant, in accordance with the Unexpected Finds Protocol and relevant NSW Environment Protection Authority (EPA) guidelines.

B. Prior to recommencement of works

If unexpected contaminated soil or groundwater is treated and/or managed onsite; the supervising environmental consultant must verify that the situation was appropriately managed in accordance with the Unexpected Finds Protocol and relevant NSW EPA guidelines.

The verification documentation must be provided to the satisfaction of Sutherland Shire Council, Manager Environmental Science, prior to the recommencement of any works.

21. Supplementary Detailed Site Contamination Investigation

A. On Completion of Demolition and Prior to Construction and Issue of Construction Certificate

On completion of demolition of existing buildings, concrete slabs and associated structures; further site contamination investigation which includes soil and groundwater sampling, must be undertaken.

The further investigation must take the form of a Supplementary Detailed Site Investigation and must be undertaken by an appropriately qualified and experienced environmental consultant under the direction of the supervising environmental consultant.

The investigation and reporting must be undertaken in accordance with relevant NSW EPA Guidelines including, but not limited to “Guidelines for Consultants Reporting on Contaminated Sites 2011.” The investigation must also meet the requirements of the National Environment Protection Measure - Assessment of Site Contamination 2013 (NEPM 2013).

The Supplementary Detailed Site Investigation must include an assessment of the suitability of the land for the proposed land use and outline remedial measures that may be required to ensure the site is suitable for the proposed use. If site remediation is not required, then details of the appropriate waste characterisation of fill material must be documented for suitable offsite disposal.

The Supplementary Detailed Site Investigation Report must be submitted to Sutherland Shire Council, Manager Environmental Science, prior to construction and the issue of any construction certificate.

22. Remedial Action Plan - if required

A. Prior to Construction and Issue of Construction Certificate

If the supplementary detailed site contamination investigation concludes that remediation of the site is required to enable the land to be suitable for the proposed use, then a Remedial Action Plan must be prepared.

The Remedial Action Plan must set remediation goals to ensure the site will be made suitable for the proposed use and will not pose any unacceptable risk to human health or the environment. The plan must also be prepared by an appropriately qualified and experienced environmental consultant in accordance with relevant NSW EPA Guidelines including, but not limited to, "Guidelines for Consultants Reporting on Contaminated Sites 2011."

The Remedial Action Plan must be reviewed by a NSW EPA accredited site auditor.
As part of the site audit review, the applicant must act in accordance with and comply with any requirements stipulated by the NSW EPA accredited site auditor. The applicant must also modify the amended Remedial Action Plan as and if required by the NSW EPA accredited site auditor.

The accredited site auditor must provide verification of the suitability of the Remedial Action plan in the form of an interim site audit advice or section B site audit statement.

The site audit verification and the Remedial Action Plan, must be submitted to the satisfaction of Sutherland Shire Council, Environmental Science prior to construction and issue of any construction certificate

Note: The environmental consultant must be certified by one of the following certification schemes.

- EIANZ 'Certified Environmental Practitioner - Site Contamination' scheme (CEnvP SC).
- Soil Science Australia 'Certified Professional Soil Scientist - Contaminated Site Assessment & Management' scheme (SSA CPSS CSAM).

23. Site Remediation - if required

A. Prior to Construction and Issue of Construction Certificate

If remediation of the site is required; the site must be remediated in accordance with the site auditor endorsed Remedial Action Plan under the direction of the supervising environmental consultant.

24. Site Validation - if required

A. Prior to Construction and Issue of Construction Certificate

If the site is remediated in accordance with the Remedial Action Plan; a Validation Report must be prepared by an appropriately qualified and experienced environmental consultant in accordance with, but not limited to, the NSW EPA 'Guidelines for Consultants Reporting on Contaminated Sites' 2011.

The Validation Report must verify that the site has been remediated in accordance with the Remedial Action Plan and that the site is suitable for the proposed development and land use.

A NSW EPA Accredited Site Auditor must review the Validation Report and issue a Part A1 Site Audit Statement to certify that the site has been remediated in accordance with the approved Remedial Action Plan and is suitable for the proposed land use.

The Site Audit Statement must be submitted to the satisfaction of Sutherland Shire Council, Environmental Science prior to construction and issue of any construction certificate.

25. Environmental Management Plan - if required

A. Site Remediation Requirement

If an Environmental Management Plan is required by the Remedial Action Plan; the applicant must create and register a covenant on the title of the land under the provisions of the Conveyancing Act 1919. The covenant must stipulate that the use of the site is subject to the management and maintenance requirements provided in the site auditor endorsed environmental management plan.

The positive covenant/s must be binding upon the registered proprietors of the subject lots and successors in title. The instrument shall nominate Sutherland Shire Council as the only authority empowered to release, vary or modify the terms of the covenant.

B. Prior to occupation and the issue of any occupation certificate

If required by 'A' above; evidence that the required covenant on the land title has been created, must be provided to the satisfaction of Sutherland Shire Council, Manager Environmental Science, prior to occupation and the issue of any occupation certificate.

Note: The environmental consultant must be certified by one of the following certification schemes.

- EIANZ 'Certified Environmental Practitioner - Site Contamination' scheme (CEnvP SC).
- Soil Science Australia 'Certified Professional Soil Scientist - Contaminated Site Assessment & Management' scheme (SSA CPSS CSAM).

26. Cleanliness and Maintenance of Food Preparation and Storage Areas

Should the food technology or hospitality rooms be used to store or prepare food for sale at any time as defined under the NSW Food Act 2003:

A. Design

The food preparation and storage area/s must be designed in accordance with;

i) Food Act 2003.
ii) Food Regulation 2015.
iii) Food Safety Standards 3.1.1, 3.2.2 and 3.2.3.
iv) AS 4674 - 2004 (Design, construction and fit-out of food premises).
v) Sydney Water Corporation - Trade Waste Section.
vi) Protection of the Environment Operations (Clean Air) Regulation, 2002.
vii) AS 1668.1 2015.
viii) AS 1668.2 2015.

B. Before Construction

Details of compliance with the above must form part of the documentation accompanying the application for a Construction Certificate.

C. Before Occupation

i) Prior to the occupation of the premises or the issue of an Occupation Certificate, certification must be provided from a suitably qualified person that all work in connection with the occupation or use of the premises for the preparation, display and storage of food has been carried out in accordance with the terms of the development consent.

ii) Occupation of the premises must not occur until a registration application has been submitted to Council's Environment and Health Regulation Department for the food business.

27. External Lighting - (Amenity)

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:

A. Design

All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.

B. Ongoing

All lighting must be operated and maintained in accordance with the Standard above.

28. Noise Control - Design and Operation (General Use)

To minimise the impact of noise from the development, the use of the premises and all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems:

A. Design

The use of the premises and all plant and equipment must be designed and / or located so that the

noise emitted does not exceed an LAeq sound pressure level of 5dB above the ambient background level when measured at the most affected point on or within any residential property boundary.

Note: The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

B. Before Occupation

Prior to the occupation of the development or the issue of any Occupation Certificate certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

C. Ongoing

All plant and equipment must be operated and maintained in accordance with 'A' above.

29. Noise Control - Design of Plant and Equipment (Continual Operation)

To minimise the impact of noise from the development, all sound producing plant, equipment, machinery, mechanical ventilation systems and / or refrigeration systems:

A. Design

All plant and equipment must be designed and / or located so that the noise emitted does not exceed the Project Specific Noise level when measured at the most affected point on or within any residential property boundary.

The Project Specific Noise level must be the most stringent noise level of the Intrusive and Amenity criteria and be calculated in accordance with the provisions of the NSW Environmental Protection Authority Noise Policy for Industry 2017.

Note: The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

B. Before Construction

Details of the acoustic attenuation treatment required to comply with 'A' above, must be prepared by a qualified acoustic engineer. These details must accompany the application for a Construction Certificate.

C. Before Occupation

Prior to the occupation of the development or the issue of any Occupation Certificate certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

D. Ongoing

All plant and equipment must be operated and maintained in accordance with the 'A' above.

30. Building Ventilation

To ensure adequate ventilation for the building:

A. Design

The building mechanical and / or natural ventilation systems must be designed, in accordance with the provisions of:

i) The Building Code of Australia;
ii) AS 1668.1 2015;
iii) AS 1668.2 2012;
iv) The Public Health Act - 2010;
v) The Public Health Regulation 2012;
vi) AS 3666.1 -2011;
vii) AS 3666.2 -2011; and
viii) AS 3666.3 -2011.

B. Before Construction

Details of compliance with "A" above must form part of the documentation accompanying the application for a Construction Certificate.

C. Before Occupation

i) Prior to the occupation of the building or the issue of any Occupation Certificate certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with 'A' above.

ii) Occupation of the premises must not occur until a registration application has been submitted to Council's Environment and Health Regulation Department for any cooling tower / warm water system

D. Ongoing

The ventilation system must be operated and maintained in accordance with 'A' above.

31. Car Park Ventilation - Alternate System

To ensure adequate ventilation for the car park:

A. Design

As the basement car-park does not appear to comply with the natural ventilation requirements of Section 4 of Australian Standards AS1668.2 -2012, the car-park must be either mechanically ventilated by a system complying with AS1668.2 -2012 or alternatively, the natural ventilation system must be certified by a qualified mechanical ventilation engineer to the effect that the system is adequate. The certification shall confirm that the system will protect the health of occupants of the car park at any time it is used and satisfies the atmospheric contaminate exposure rates specified in the Worksafe Australia document: Workplace Exposure Standards for Airborne Contaminants.

B. Before Construction

Details of compliance with 'A' above must form part of the application for a Construction Certificate.

C. Before Occupation

Prior to the occupation of the building or the issue of any Occupation Certificate certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with 'A' above.

D. Ongoing

The ventilation system must be operated and maintained in accordance with 'A' above.

32. Demolition Work

To ensure that demolition of structures is carried out in an environmentally acceptable and safe manner:

A. Before Commencement

If works involve the removal of more than 10 square metres of asbestos material, a bonded asbestos licence is required. A friable asbestos licence is required to remove, repair or disturb any amount of friable asbestos. For further information contact SafeWork NSW. Any approved demolition and remediation works involving disturbing or potentially disturbing asbestos shall not occur during hours that the school is in operation.

B. During Works

i) The demolition of the existing building must be carried out strictly in accordance with Australian Standard 2601 - The Demolition of Structures.

ii) The applicant must ensure that the demolition contractor has a current public risk insurance coverage for a minimum of $5 million. A copy of the Policy must be submitted to the Council prior to demolition.

To ensure that the removal and transportation of any asbestos material, regardless of the quantity, is carried out in an environmentally acceptable and safe manner, all work must comply with the following:

a) Work Health and Safety Act 2011;
b) Work Health and Safety Regulation 2017;
c) Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace;
d) Safe Work Australia Code of Practice - How to Safely Remove Asbestos;
e) Protection of the Environment Operations Act 1997; and
f) Protection of the Environment Operations (Waste) Regulation 2014.

Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW EPA to accept asbestos waste. Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m² or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate. More

information can be found at <https://wastelocate.epa.nsw.gov.au>.

33. Operation, Health and Neighbourhood Amenity

A. On-Going

i. Traffic noise, outdoor playground noise and indoor activities noise from and within the premises shall not exceed the relevant noise criteria detailed in "Acoustic Report for Development Application St Patrick's Catholic College Sutherland" by JHA Consulting Engineers dated 31st October 2018.

ii. The school bell system, amplified music and public address systems associated with the development are not to be audible outside the boundaries of the property. No amplified music or public address systems are to be used externally.

iii. Any intruder alarm installed at the premises shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

iv. The construction and operation of the premises shall comply with the NSW Smoke-free Environment Act 2000 and the Smoke-free Environment Regulation 2000.

v. The operational garbage and recycling storage area for the school and any food areas associated with the school must have a smooth impervious floor that is graded to a floor waste that is connected to sewer. A tap and hose must be provided to facilitate regular cleaning of the bins and the bin area and all waste water must be discharged to the sewer. Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with secure lids to prevent the entry of vermin.

34. Design Requirements for Disabled Access

A. Design

A report prepared by a suitably qualified Access Consultant must be submitted with the Construction Certificate, demonstrating that the development complies with the requirements of AS1428 - Design for Access and Mobility.

B. Before Occupation

Prior to the occupation of the development or the issue of any Occupation Certificate, certification from an appropriately qualified access consultant must be provided demonstrating compliance with "A" above.

A copy of the required certification must accompany the Occupation Certificate.

35. External Walls and Cladding Flammability

A. Design

The external walls of the building, including attachments, must comply with the relevant requirements of the *National Construction Code (NCC)*. This includes the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels

B. Before Construction

Details of compliance with "A" above must form part of the application for a Construction Certificate.

C. Before Occupation

Prior to the occupation of the development, or the issue of any Occupation Certificate, certification, including an appropriate level of detail to demonstrate compliance with the NCC as built, must be provided to the PC by an appropriately accredited professional that external finishes of the building complies with "A" above.

36. Certification Requirement of Levels

A. During Construction

At the following stages of construction:

i) Prior to the pouring of each floor or roof slab,
ii) Upon completion of the roof frame.

A registered surveyor must provide the Principal Certifying Authority with Certification that the stage of structure complies with the development consent in respect of levels.

B. Before Occupation

The certification referred to above must form part of the application for an Occupation Certificate.

37. Sydney Water Requirements & Section 73 Compliance Certificate

A. Before Any Works

Prior to the commencement of any works on site, including demolition or excavation, the plans approved as part of the Construction Certificate must also be approved by Sydney Water. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Customers will receive an approval receipt which must be included in the Construction Certificate documentation.

Please refer to the web site www.sydneywater.com.au.

B. Before Occupation / Subdivision Certificate

Prior to the issue of an Occupation Certificate or a Subdivision Certificate a Compliance Certificate under Section 73 of the Sydney Water Act, 1994, must be submitted to Council by the Principal Certifying Authority. Sydney Water may require the construction of works and/or the payment of developer charges. This assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to the mains.

Sydney Water Advice on Compliance Certificates:

Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator. Please make early contact with the Coordinator, since building of water / sewer extensions can be time-consuming and may impact on other services as well as building, driveway or landscaping design.

Go to www.sydneywater.com.au/section73 or call 1300 082 746 to learn more about applying through an

authorised WSC or Sydney Water.

38. Dial Before You Dig

A. Before Construction

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW).

It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

39. Noise Control and Permitted Hours for Building and Demolition Work

A. During Works

To minimise the noise impact on the surrounding environment:

i) The LAeq sound pressure level measured over a period of 15 minutes when the construction or demolition site is in operation, must not exceed the ambient background level (LA90 15min) by more than 10dB(A) when measured at the nearest affected premises.

ii) All building and demolition work must be carried out only between the hours of 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 3.00pm Saturdays. No work must be carried out on Sundays and Public Holidays.

40. Toilet Facilities

A. During Works

Toilet facilities must be available or provided at the work site at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site before works begin and must be maintained until the works are completed.

Each toilet must:

i) be a standard flushing toilet connected to a public sewer, or

ii) have an on-site effluent disposal system approved under the Local Government Act 1993, or

iii) be a temporary chemical closet approved under the Local Government Act 1993.

41. Safety and Security

A. Design & On-Going

i) All security and access control devices installed should meet or exceed Australian Standard 4806.

ii) Security systems and CCTV cameras must be installed by a licensed security professional, and suitable sign posting shall be placed to deter potential offenders. The security gate fitted to the basement entry must be closed with secure access for employee vehicles.

iii) All levels of the car park, pedestrian routes, communal areas and entry and exit points must be adequately lit to meet Australian Standard 1158.3.1.

iv) Lighting must be compatible with the CCTV system.

v) Exterior fixtures and fittings must be made from robust and vandal resistant materials.

vi) All graffiti is to be removed within 7 days.

vii) Emergency evacuation plans shall be implemented and maintained to assist students, employees, visitors and emergency services in the event of an emergency. This plan shall be prominently displayed.

END OF CONDITIONS

Evan Phillips - 9710 0569
File Ref: PAD18/0079
PAD18/0080

13 November 2018

Sydney Catholic Schools
C/ Robinson Urban Planning Pty Ltd
83 Fletcher St
TAMARAMA NSW 2026

Dear Sir/Madam

Pre-Application Discussion No. PAD18/0079 & PAD18/0080
Property: 551 President Avenue, Sutherland

Council is committed to achieving quality built outcomes for the benefit of residents and the broader community. The Pre-Application (PAD) process is intended to assist in this goal and I appreciate you taking the time to attend.

The PAD held on 17 October 2018 was attended by Evan Phillips (Planner), Peter Brooker (DRF Officer) and Jim Van Breda (Landscape Architect) on behalf of Council.

Two (2) separate PAD applications were submitted to Council which identified proposed works to both Primary and College portions of St Patricks Catholic School. Comments in relation to both schemes are provided under this single letter. The scope of both schemes were discussed at the same meeting and as a number of matters are inter-related.

The purpose of this letter is to provide a summary of the issues discussed at the meeting and provide information that will assist you complete a development application (DA). Council cannot provide you with certainty on the determination of the proposal until a DA has been lodged and assessed.

Your DA will need to be supported by a Statement of Environmental Effects addressing all relevant Environmental Planning Instruments, and the detailed planning controls contained in Council's Draft Development Control Plan.

<u>The Site and Proposal:</u>
The site is known as 551 President Avenue Sutherland and is irregular in shape bound by President Avenue to the south, Merton Street to the west, Flora Street to the north and Glencoe Street to the east. The site has a frontage and access location from Belmont Street which runs centrally through the site. St Patrick's Catholic College and St Patrick's Catholic Primary School currently occupy the site and there are various building and structures associated with the educational establishments and a number of established native trees.

The site is located east of the Commercial Core of Sutherland, and is surrounded by predominantly medium to high residential land uses. St Patrick's church immediately adjoins to the north and Sutherland Primary School is located opposite Merton Street to the west.

St Patrick's College (PAD18/0079)
The proposed development is located at the south eastern corner of the site fronting President Avenue to the south and Glencoe Street to the east. The following main works are proposed:

- Demolition of Blocks J and H, artificial sports court, internal driveway and adjacent stone bank and partial demolition of Block F (stair).
- Construction of a new five (5) storey building accommodating:
  - Lower ground floor - parking for 31 cars (including 1 accessible space) via single width driveway ramp.
  - Ground floor - 9 learning rooms, circulation spaces and sanitary facilities.
  - First floor - 1 hospitality room, 2 technology and 2 design technology rooms, circulation spaces and change room facilities.
  - Second floor - 9 learning rooms, circulation spaces and sanitary facilities.
  - Third floor – 6 science rooms, circulation spaces and sanitary facilities.
  - Lift core providing access throughout the development.
- Site works including excavation and fill to align the proposed lower ground level car parking with the new modified entry driveway.
- Removal of 2 trees and new perimeter landscaping.
- Provision of hard surface open play space.
- Increase in student population from 1350 to 1500 students.
- Increase in staff from 135 to 150.

St Patrick's Primary School (PAD18/0080)
The proposed development is located on the northern portion of the site approximately 45m from Flora Street to the north and 17m from Belmont Street to the east. The following main works are proposed.

- Demolition of Block C.
- Alterations and additions to the existing single storey Block D to include:
  - Ground floor – 3 learning areas, art room and canteen.
  - First floor accommodating additional teaching spaces for 9 new classrooms.
  - Second floor accommodating roof top recreation space with amenities and shade sails.
- Demolition of the existing colorbond covered outdoor learning area (COLA).
- Site works including excavation and fill for outdoor recreation and play spaces.
- Removal of 5 trees.
- Increase in student population from 560 to 640 students.
- Increase in staff from 56 to 64.

Comments on the Proposal:
The following comments are provided in respect to the concept plans presented for consideration at the meeting.

1. Environmental Planning Instruments

The property is within Zone SP2 – Educational Establishment / Place of Public Worship under the provisions of Sutherland Shire Local Environmental Plan 2015 (SSLEP2015).

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (EESEPP) has recently been developed to facilitate the effective delivery of educational establishments and early education and care facilities across the State. Part 4 of the EESEPP

indicates that the development is within a "prescribed zone" and the proposed development is permitted with development consent.

The EESEPP also contains certain "complying development" provisions. These cannot currently be utilised as the site is identified as environmentally sensitive land "Biodiversity" on the Terrestrial Biodiversity Map of SSLEP2015. There is a proposed amendment to the LEP which is based on further review undertaken of mapped Endangered Ecological Communities throughout the Sutherland Shire. The environmentally sensitive mapping layer applicable to this site is proposed to be removed which could enable greater opportunity under the EESEPP in the future noting however that the EESEPP does not permit buildings exceeding 4 storeys as a complying form of development.

The amendment to the LEP still needs to be considered by the Sydney South Planning Panel, followed by Council (possibly early next year) prior to being submitted to the Department of Planning and Environment for Gateway determination.

2. Urban Design & Neighbourhood Amenity

The proposal will be considered by a Design Review Forum (DRF) as part of the development assessment process. Sutherland Shire Council engages the DRF to guide refinement of applications and to ensure deign quality is achieved. Schedule 4 of the EESEPP contains 7 design quality principles which align to this development typology and are directly applicable to the proposal. The design principles will form the baseline for the urban design considerations and discussions with the DRF. A pre-appointment with the DRF is recommended prior to finalising the building design, particularly for the 5 storey college building given the size, scale and prominent nature of the building within the streetscape.

Council encourages the school to prepare a master plan for the site. An understanding that there is a master plan of building works for the overall establishment, even if it were only conceptual, would provide confidence that the proposed new works are being co-ordinated with a long-term future vision for the site.

With the exception of building height (discussed below), the proposals comply with the primary development standards contained within SSLEP2015 (e.g. Building Height 20m, Floor Space Ratio 1.5:1). There is an absence of applicable development controls contained within Sutherland Shire Development Control Plan 2015 (SSDCP2015) for this building typology in the zone. Notwithstanding this, the basic approach to site planning, building footprint / envelope and setbacks should be informed by examples of similar developments and the schools interface with the streetscape and adjacent land uses. The complying development provisions of the EESEPP (whilst not applicable) set out numeric controls in relation to building setbacks which can be considered reasonable guidelines for this proposal (refer to discussion below):

a. College Building

The proposed college building is of a scale and will provide a student learning environment which will be a first in the Sutherland Shire. Most schools are 1-2 storeys in height set in expansive grounds. The building is located on a prominent street corner of President Avenue and Glencoe Street and will be highly visible from the surrounds.

The submitted Section Plan (S01) indicates that the building exceeds the 20m maximum building height development standard specified in SSLEP2015. Lift overruns and roof top plant must also be detailed on plans. A clause 4.6 variation statement will need to be submitted addressing contravention of the development standard. Note that submission of a cl.4.6 variation statement does not guarantee Council support. Council would be generally supportive where it can be demonstrated that no unacceptable impacts arise from the area(s) of non-compliance.

The building is proposed to utilise the setback to President Avenue established by the adjoining College buildings. Care must be given with the blending of old and new architectural styles and building typologies as there is a significantly broad and continuous street alignment of built form adjacent to President Avenue. There will be a highly visible blank wall (western elevation) above the existing adjoining College building and projection of fire stair over the adjacent building which will present an adverse visual impact if not treated appropriately and integrated. The building generally follows the alignment and setbacks established by the existing building to Glencoe Street. Council's DCP typically anticipates a 7.5m street setback to residential development in this zone. There is an absence of immediately adjoining development on Glencoe Street to set a consistent setback pattern which the proposal should respond to. The presence of existing street trees is anticipated to largely screen the proposed development. Under the complying development provisions of the EESEPP (whilst not applicable) a new building in this instance must have a front setback:

(a) that is not less than the average distance of the front setbacks of all existing development that is located within 70m of the building, or
(b) if there is no development located within 70m of the building—of at least 5m.

The proposal is generally consistent with the form of development broadly envisaged under the EESEPP in terms of its setback, however articulation (e.g. increased setbacks, material finish etc) of the building façades and upper levels could be deployed to reduce the visual impact of the development and to enable the development to integrate with the scale and character of the surrounding buildings within the College. The roof form also appears 'truncated' and while it will be less noticeable at a pedestrian level, its termination to the top of the external walls seems abrupt and seemingly no gutters or eave / fascia line the building appears unfinished. Considering that the principal access will be via stairs, their transparency should be increased with openings which would also be beneficial for their use and energy savings.

b. Primary Building

The proposal largely utilises existing building setbacks and achieves a minimum 5m to the northern and western boundaries where there is a direct interface with residential properties and an existing aged care facility. Under the complying development provisions of the EESEPP (whilst not applicable) where a a development which is 12m or less in height the building must be located more than 5m from any side or rear property boundary with land in a residential zone. Where between 12m and 15m in height, an 8m setback is required. The proposal is generally consistent with the form of development broadly envisaged under the EESEPP.

It is indicated that there is a slight projection above 12m (12.121m) which appears to be isolated to the shade sail structures within the second floor / roof top recreation space which is not considered to be unacceptable in terms of building setbacks. Any future application will need to directly address the amenity adjacent properties in terms of visual and acoustic privacy, visual intrusion of built form and overshadowing. The submission of an acoustic report detailing noise generation from additional students and operational use of the external play spaces (including roof top) will be required. Suitable privacy mitigation measures must also be deployed (e.g. screening). There is opportunity to provide more permanent weather covering of roof top and landscaping around the site peripheries to enhance the School environment and relationship / amenity between the properties.

3. Environmental Impact & Landscape

To facilitate the Primary School development, 5 trees adjoining the existing COLA are proposed to be removed. These trees are visually important on the Sutherland ridgeline however are not identified as Sydney Turpentine Ironbark Forest (STIF) or an Endangered Ecological Community and their removal is not anticipated to be critical in the future assessment. Consideration for ridgeline replacement planting should be considered. Boundary

tree and shrub planting to provide acoustic / visual privacy is important on the west and north western boundaries adjacent to the proposed building.

Two (2) large native trees within the President Avenue frontage of the site are proposed to be removed. These trees make a significant contribution to the landscaped character of the streetscape, however cannot be retained unless substantial design changes are made and an increased setback deployed to the building. Council acknowledges this site constraint and sees opportunity for landscaping within the frontages of the site (including where extending west from the proposed building along President Avenue) to be substantially improved with appropriate native tree and shrub planting. The following landscaping works should be considered:

- Provide planting across the sites frontage (mix of major canopy / understorey) at regular intervals.
- Introduce screen planting to service areas.
- Provide wayfinding planting to the main entry of the school grounds.
- Develop a landscape scheme which unifies the school grounds.
- Extend retaining wall to the Glencoe Street corner.

Care should be taken in the final selection of plant species in order to maintain sight lines and general surveillance / observation opportunities of the public / student areas.

Clause 6.5 of SSLEP2015 (currently applicable to site) requires Council to consider the impact of the development on flora; fauna; vegetation; biodiversity and habitat and any appropriate mitigation measures. Certain matters prior to development consent being granted. These matters include the design of the development to avoid or minimise impact; management to minimise the impact if it cannot be avoided and mitigation if the impact cannot be minimised. The above clause needs to be addressed and any future application must be accompanied by an arborist report and relevant supporting justification. Trees approved for removal will require replacement planting at a ratio of 8:1 in line with Council's adopted Policy and a detailed site / landscape plan should be prepared detailing such replacement and landscaping works. Plant species should be selected from Council's Native Plant Selector tool and early consultation with Council's Landscape Architect is encouraged.

4. Traffic Impact and Car Parking

The development will increase student capacity and staff at the school. There is an existing known strain on the surrounding road network which is attributable by the higher density residential environment and commercial / civic nature of the Sutherland Centre. The presence of educational establishments (including St Patrick's) results in additional impacts on the road network which is significantly observed during pick-up and drop-off times.

There are concerns regarding any additional strain / pressure on the road network in and around the Sutherland Centre. Any future application must be supported by a detailed Traffic Report (as required by SSDCP2015) which assesses site suitability and development intensity (existing and future) having regard to the surrounding road and pedestrian routes, site access and pick-up /drop-off locations, total provided parking provision provided, design of any parking areas, including external student parking in surrounding streets. The application must demonstrate that the development will not result in any adverse traffic, safety or amenity impacts to the locality.

PAD18/0079 (College) proposes 31 staff parking spaces within the site for the exclusive use of College staff. The resulting availability of parking within the Belmont Street area (previously utilised by College staff) is indicated to be allocated to Primary staff so as to offset the parking demand generated. It is considered appropriate for the College parking works be completed / delivered concurrently with the Primary development to ensure the additional parking is available for Primary staff use. A Development Application covering the scope of works of both applications should be considered in this regard.

A 5.5m wide driveway/vehicle crossing width is recommended for all developments to enable 2-way movements. Council acknowledges the nature of this particular parking area whereby any possible 2-way movements would be limited due to staff vehicles arriving in the morning and leaving in the afternoon. A 5.5m width would also result in a reduction of public parking in the adjacent service road. The traffic report must provide suitable justification for Council's consideration before support for a single lane with entry / exit arrangement would be given. In addition to the above, the following comments / recommendations are made:

- An application under the Roads Act should be made to obtain the access / alignment levels and determine the vehicle crossing profile and vehicular entry.
- The car parking area should be designed in accordance with AS2890.1.
- Opportunity exists to steepen driveway the ramp to assist with achieving head height at the entrance and reducing length of the ramp within the basement.
- Further details of entry / exit traffic controls and the entry / boom gate operation will be required as queuing in the public reserve is not acceptable.
- Maintenance of appropriate site access for service vehicles adjacent to the entry driveway / building.
- Turning templates demonstrating access including forward entry/exit from the site needs to be provided.

Suitable management measures should also be described (if existing) or proposed if absent to reduce the impact of the 'conga line' of vehicles during school pick-up / drop-off. An active plan should also be developed reducing reliance on motor vehicle use. This could include encouragement of student / staff use of public transport and bicycle use via the Sutherland - Cronulla Active Transport Link. Private transport options (i.e. Bus) for student pick-up and drop-off can also assist in reducing the quantum of vehicles within the Sutherland catchment.

The development is identified as 'traffic-generating development' under Part 7 – Clause 57 of the EESEPP as the educational establishment is proposed to accommodate 50 or more additional students, and involves an enlargement or extension of existing premises. The application will be referred to the Roads and Maritime Services (RMS) as part of the assessment process.

The development typology and scope of works may not necessitate the need for the application to be considered by the Sutherland Traffic Committee. The Committee typically considers public domain roadworks rather the private / or traffic generating development's unless there is substantial external impact. Council's Traffic Engineer has advised that this will be determined once the detailed Development Application is lodged and further assessment of the traffic matters is undertaken.

5. Determination Pathway

The cost of development is indicated to exceed $5 million. A detailed cost report will need to accompany any future development application. In accordance with the EP&A Act and State Environmental Planning Policy (State and Regional Development) 2011, the DA is a regional development and the Sydney South Planning Panel (SSPP) is the consent authority. The assessment and reporting timeframes are generally set out by the SSPP. An extended notification period will apply over the Christmas holiday period.

6. Infrastructure & Utilities

A more sustainable approach to the development should be considered. This includes the provision of rainwater tanks for re-use within the property (i.e. for irrigation and toilet flushing). Connection of the stormwater to the existing system is supported. Any future application must be accompanied by details prepared by a suitably qualified hydraulic engineer.

You are advised to make enquiry early with the various infrastructure and utility providers to ensure relevant considerations for the provision of services have been taken into account early in the building design. Urban infrastructure and utilities are reaching, or have reached maximum capacity in some localities. Electricity substations are required on occasion to ensure sufficient power to buildings and NSW Fire have required substantial water tanks in some instances to meet flow requirements for sprinkler systems.

Infrastructure to support these requirements in the front boundary set back at the expense of landscaping or parking requirements is not likely to be acceptable. So you are encouraged to make enquiries and plan in advance.

Conclusion:
Council is largely supportive of a high quality learning / educational environment and the provision of additional places for student education within the Sutherland locality, largely given the increase in population and known educational demand. Care must be undertaken in the final design to ensure appropriate streetscape / landscape presentation and that reasonable neighbourhood amenity can be maintained. In particular, the landscaped setting of the major building proposed on President Avenue and the relationship with neighbouring residential properties on Merton Street. The application must demonstrate that the increase in students and associated staff does not have any detrimental external impacts in terms of traffic, safety and neighbourhood amenity.

It was discussed in the meeting whether separate Development Applications should be lodged. It may be most logical for the proposals to be combined, staged or lodged concurrently as separate applications particularly to resolve traffic and car parking concerns discussed above.

It is important to note that the information provided in this letter is based on the planning instruments applicable at the time of writing. You should make yourself aware of any subsequent changes to legislation or local planning controls before lodging your development application.

Council strongly recommends that you distribute this letter to all professionals within your design team including architects, landscape architects and engineers.

For detailed information about how to prepare and lodge a development application, please refer to the "Development" section of Council's website (www.sutherlandshire.nsw.gov.au). A "DA Guide" is available and an online tool called "Development Enquirer", which searches the applicable planning instruments for the planning controls relevant to your site and development.

To make sure lodgement of your application is quick and easy, make an appointment with Council's Development Enquiry Officers on 9710 0520 when you are ready to lodge. Requests for appointments can also be made via Council's website.

Please contact Council if you believe any of the above information to be incorrect or if you need clarification of the advice provided. Your initial point of contact should be Evan Phillips (9710 0569) as this is Council's development assessment officer who will most likely be responsible for the assessment of your DA.

Yours faithfully

Mark Adamson
Manager – Projects and Development Assessment

Report and Recommendations of the Design Review Forum Panel
Sutherland Shire Council 14 February 2019

Panel Members: John Dimopoulos (Chair), Harry Levine & Peter Brooker.

Council Staff: Evan Phillips (ROFF), Annette Birchall (Team Leader), Jim Van Breda (Landscape)

Applicant Team: Kyeema Doyle – Robinson Urban Planning – Town Planner
Kate Lyons – Aver – Project Manager
J Harrison – JDH – Architect
Zoya Kuptsova - JDH – Architect

DA No's: DA18/1344 & DA18/1345

PAD No's: PAD18/0079 & PAD18/0080

Proposal: DA18/1344 - Alterations and additions to St Patrick's Primary School with works including demolition and tree removal and increase number of students to 640

DA18/1345 - Alterations and additions to St Patrick's College including partial demolition of building F and construction of a new 5-storey building, tree removal and landscaping and increase of student capacity to 1500

Project Address: 551 President Avenue, Sutherland

PREAMBLE

A proposal for the site was previously reviewed by Council on the 17 October 2018, and the comments made have been taken into account in framing this report.

The site was visited by the Panel members prior to the meeting.

The proposal has been considered in relation to the Design Quality Principles of SEPP 65. Detail matters relating to Principle 5 (Landscape) are not covered by the Panel and will be separately reported by Council Officers.

Issues considered relevant to the proposal are noted below.

COMMENTS

College Building

1. The DA is lacking the information to properly assess its impacts from an urban form perspective.

2. Discussions revealed a planned continuity of future works to the college that were not presented in a masterplan document that would help enable the panel to better assess this current stage in a holistic and cohesive way.

3. Aesthetic discussions centred around clarity of expression [both internal and external] materiality, detailing, articulation and inappropriateness of the scale of the form, as the panel thought it presented as too bulky and an alien presence on the street.

4. If there is a future addition planned that could help articulate and break up the proposed mass to the corner with a base middle and top, it should be shown. All suggested landscaping should be shown on all elevations.

Primary School

1. Concern was raised about the minimal height of the undercroft areas and that they should be designed as high as practically possible.

2. The 5m side setbacks were deemed to be satisfactory.

3. The structural integrity, in particular the roof terrace zone, seemed excessive and should be further justified with structural and hydraulic input.

RECOMMENDATIONS

As presented, the Panel is concerned about the future character and the precedent of the College building to President Avenue and its relationship to the existing and future buildings on site. It recommends that further design development should respond to the issues noted above.

The Panel is broadly accepting of the primary school building.

John Dimopoulos
(DRF Chair)

Report and Recommendations of the Design Review Forum Panel
Sutherland Shire Council 9 May 2019

Panel Members:	John Dimopoulos (Chair), Harry Levine & Peter Brooker
Council Staff:	Evan Phillips
Applicant Team:	N/A
DA No:	DA18/1345
PAD No:	PAD18/0080
Project Address:	551 President Avenue Sutherland
Proposal:	Alterations and additions to St Patrick's College including partial demolition of building F and construction of a new 5-storey building, tree removal and landscaping and increase of student capacity to 1500

PREAMBLE

A proposal for the site was previously reviewed by Council on 17 October 2019 and by DRF on 14 February 2019. The comments made have been taken into account in framing this report.

The site was visited by the Panel members prior to the meeting.

The proposal has been considered in relation to the Design Quality Principles of SEPP 65. Detailed matters relating to Principle 5 (Landscape) are not covered by the Panel and will be separately reported by Council Officers.

Issues considered relevant to the proposal are noted below.

COMMENTS

The Panel is broadly supportive of the revised proposal, subject to the following refinements:

1. The base of the building could be improved by taking the brickwork to the ground floor soffit and making openings for ventilation within the brickwork. This would provide a more convincing base to the building and improve its relationship with the existing adjoining building.

2. There is not enough distinction in the modelling to articulate the base / middle / top portions of the building form.

3. Darker, recessive tone / colours are suggested for the top level to minimise the visual presence to the street.

Transport Roads & Maritime Services

22 January 2019

Our Reference: SYD18/02008
Council Ref: DA18/1345

The General Manager
Sutherland Shire Council
Locked Bag 17
SUTHERLAND NSW 1499

Attention: Evan Philips

Dear Sir/Madam,

ALTERATIONS AND ADDITIONS TO ST PATRICK'S COLLEGE
551 PRESIDENT AVENUE, SUTHERLAND

Reference is made to Council's correspondence dated 14 December 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Clause 104 of the *State Environmental Planning Policy (Infrastructure) 2007.*

Roads and Maritime has reviewed the submitted application and raises no objection to the proposed development as it is unlikely to have a significant impact on the classified road network. The following comments are provided for Council's consideration in the determination of the application:

1. The proponent should be advised that the subject property is within a broad area currently under investigation for the proposed F6 Extension (F6E) Corridor.

   For further information about the corridor, please contact the F6 Team on 1800 789 297 or by email on F6Extension@rms.nsw.gov.au, or through the following url link http://www.rms.nsw.gov.au/projects/sydney-south/f6/index.html

If you have any further inquiries in relation to this development application please contact Narelle Gonzales on 0409 541 879 or by email at: development.sydney@rms.nsw.gov.au.

Yours sincerely,

Brendan Pegg
Senior Land Use Planner
South East Precinct, Sydney Division
Roads and Maritime Services

APPENDIX "F"

Ausgrid

TELEPHONE: (02) 9394 6932
EMAIL: development@ausgrid.com.au
REFERENCE: TRIM 2017/39/76

ATTN: Evan Phillips
Assessment Officer
Locked Bag 17
Sutherland NSW 1499

570 George Street
Sydney NSW 2000
All mail to GPO Box 4009
Sydney NSW 2001
T +61 2 131 525
F +61 2 9269 2830
www.ausgrid.com.au

Re: DA18/1345 - 551 President Ave, Sutherland - Alterations and additions to St Patrick's College including partial demolition of building F and construction of a new 5-storey building, tree removal and landscaping and increase of student capacity to 1500.

I refer to Sutherland Shire Council development application DA18/1345.

This letter is Ausgrid's response under clause 45(2) of the State Environmental planning Policy (Infrastructure) 2007.

The assessment and evaluation of environmental impacts for a new development consent (or where a development consent is modified) is undertaken in accordance with requirements of Section 79C of the Environmental Planning and Assessment Act 1979. One of the obligations upon consent authorities, such as local councils, is to consider the suitability of the site for the development which can include a consideration of whether the proposal is compatible with the surrounding land uses and the existing environment.

In this regard, Ausgrid requires that due consideration be given to the compatibility of proposed development with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, Electric & Magnetic Fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development.

With Regard to: Alterations and additions to St Patrick's College including partial demolition of building F and construction of a new 5-storey building, tree removal and landscaping and increase of student capacity to 1500 at 551 President Ave, Sutherland

- Basement Plan - 26/04/2019

Ausgrid consents to the above mentioned development subject to the following conditions:-

Proximity to Existing Network Assets

Underground Cables

There are existing underground electricity network assets in Glencoe St.
Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area.
Should ground anchors be required in the vicinity of the underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.
Safework Australia – Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.

Substation

There are existing electricity substation assets Within the Development Site.

The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and Australian Standards including AS 1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings.
In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres.
Any portion of a building other than a BCA class 10a structure constructed from non combustible materials, which is not sheltered by a non-ignitable blast-resisting barrier and is within 3 metres in any direction from the housing of a kiosk substation, is required to have a Fire Resistance Level (FRL) of not less than 120/120/120.
Openable or fixed windows or glass blockwork or similar, irrespective of their fire rating, are not permitted within 3 metres in any direction from the housing of a kiosk substation, unless they are sheltered by a non-ignitable blast resisting barrier.
The development must comply with both the Reference Levels and the precautionary requirements of the ICNIRP Guidelines for Limiting Exposure to Time-varying Electric and Magnetic Fields (1 HZ – 100 kHZ) (ICNIRP 2010).
For further details on fire segregation requirements refer to Ausgrid's Network Standard 141.
Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24 hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid.
For further details refer to Ausgrid’s Network Standard 143.

Please do not hesitate to contact Sreenivasa Rao Ella on Ph: (02) 9394 6932 (please quote our ref: Trim 2017/39/76) should you require any further information.

Regards, Sreenivasa

Sreenivasa Rao Ella
Asset Protection Officer
Ausgrid - Field Services
Ph: (02) 9394 6932

ST PATRICKS COLLEGE SUTHERLAND

551 President Avenue Sutherland NSW, 2232

DEVELOPMENT APPLICATION

DA DRAWING LIST

DWG No.	DRAWING NAME	SCALE
DA - LEARNING BUILDING		
DA-00	COVER SHEET & LOCATION PLAN	
DA-01	SITE ANALYSIS PLAN	1:500
DA-02	EXISTING SITE & DEMOLITION PLAN	1:500
DA-03	PROPOSED SITE PLAN	1:500
DA-04	GFA / FSR CALCULATIONS	1:500
DA-10	PROPOSED BASEMENT PLAN	1:200
DA-11	PROPOSED GROUND FLOOR PLAN	1:200
DA-12	PROPOSED LEVEL 1 PLAN	1:200
DA-13	PROPOSED LEVEL 2 PLAN	1:200
DA-14	PROPOSED LEVEL 3 PLAN	1:200
DA-15	PROPOSED ROOF PLAN	1:200
DA-20	PROPOSED ELEVATIONS	1:200
DA-21	PROPOSED SECTIONS	1:200
DA-30	SHADOW DIAGRAMS - MARCH	1:1000
DA-31	SHADOW DIAGRAMS - JUNE	1:1000
DA-32	SHADOW DIAGRAMS - SEPTEMBER	1:1000
DA-33	SHADOW DIAGRAMS - DECEMBER	1:1000
DA-34	SHADOW DIAGRAMS - JUNE SHEET 2	1:1000
DA-35	BUILDING HEIGHT MODEL	
DA-40	PHOTOMONTAGE	1:1.91
DA-41	MATERIALS & FINISHES - STREET ELEVATION	1:100
DA-42	MATERIALS & FINISHES - COURTYARD ELEVATION	
DA-60	NOTIFICATION PLANS SHEET 1	1:1000
DA-61	NOTIFICATION PLANS SHEET 2	1:500

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Rev	Date	By	Issue Name	CK
01	10/08/2018	OK	ISSUED FOR INFORMATION	ZK
02	6/09/2018	OK	ISSUED FOR PRE-DA MEETING	ZK
03	30/10/2018	OK	ISSUED FOR INFORMATION	ZK
04	8/11/2018	OK	ISSUED FOR DA	ZK
05	9/11/2018	DM	ISSUED TO TOWN PLANNER	ZK
06	18/04/2019	OK	ISSUED FOR DA	JT
07	26/04/2019	OK	ISSUED FOR DA	JT
08	19/06/2019	OK	ISSUED FOR DA	JT

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Client
Sydney Catholic Schools
551 President Avenue
Sutherland
NSW, 2232

Project Name
ST PATRICKS COLLEGE SUTHERLAND
Sydney Catholic Schools
551 President Avenue
Sutherland

Drawing Title
COVER SHEET & LOCATION PLAN

Scale : @A1	Date : 19/06/2019
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-00	08

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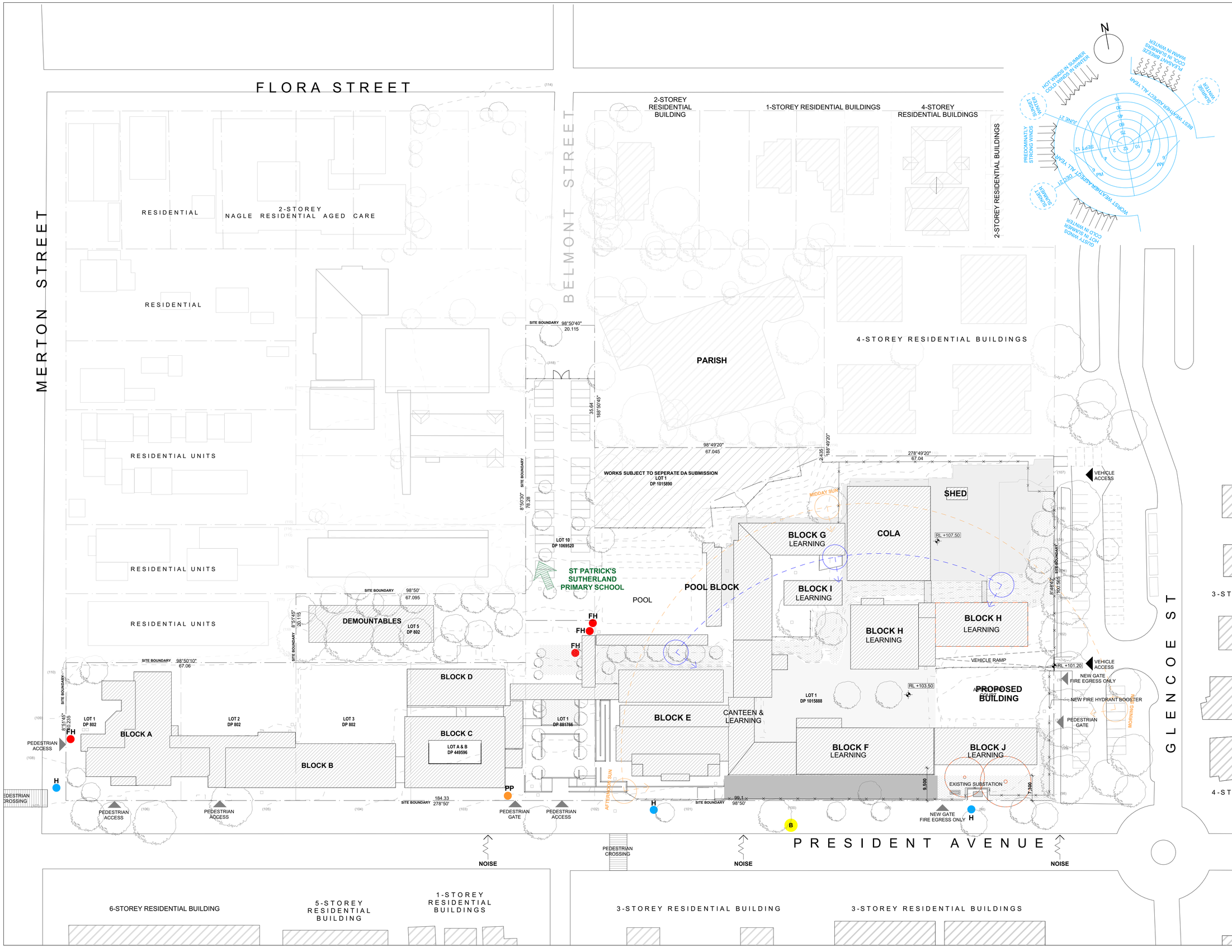
Status: DEVELOPMENT APPLICATION



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Rev	Date	By	Issue Name	CK
01	10-Aug-18	OK	ISSUED FOR INFORMATION	ZK
02	24-Aug-18	OK	ISSUED FOR INFORMATION	ZK
03	27-Aug-18	OK	ISSUED FOR INFORMATION	ZK
04	06-Sep-18	OK	ISSUED FOR PRE-DA MEETING	ZK
05	07-Sep-18	OK	ISSUED FOR PRE-DA MEETING	ZK
06	07-Sep-18	OK	ISSUED FOR PRE-DA MEETING	ZK
07	30-Oct-18	OK	ISSUED FOR INFORMATION	ZK
08	18-Apr-19	OK	ISSUED FOR DA	JT
09	26-Apr-19	OK	ISSUED FOR DA	JT

SITE ANALYSIS LEGEND

- HERITAGE STRUCTURES
- EXISTING BUILDINGS
- EXISTING TREE
- TREE TO BE REMOVED
- SITE BOUNDARY
- INTERNAL LOT BOUNDARY
- NEIGHBOURING BOUNDARY
- EXISTING FENCE
- SITE ACCESS
- PEDESTRIAN SITE ACCESS
- GATE ACCESS
- SUMMER SUN PATH
- WINTER SUN PATH
- LOCAL SCHOOLS
- PP POWER POLE
- H HYDRANT
- FH FIRE HYDRANT
- B BUS STOP
- SURFACE INLET PIT

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Client
Sydney Catholic Schools
551 President Avenue
Sutherland
NSW, 2232

Project Name
ST PATRICKS COLLEGE SUTHERLAND
Sydney Catholic Schools
551 President Avenue
Sutherland

Drawing Title
SITE ANALYSIS PLAN

Scale : 1:500 @A1	Date : 26-Apr-19
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-01	09

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Status: DEVELOPMENT APPLICATION

MASTER PLAN LEGEND

- EXISTING BUILDINGS ON SITE TO BE RETAINED
- PROPOSED BUILDING
- FUTURE STAGE
- NEW PLAY/OUTDOOR AREA
- SITE BOUNDARY
- EXISTING TREE
- TO BE DEMOLISHED
- (100) CONTOURS

BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK H
BLOCK H
POOL
COLA
STUDENT RECREATION AREA
FUTURE STAGE
FUTURE STAGE
STAGE 1
FUTURE STAGE
S1
S1

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ST. PATRICK'S MASTER PLAN

Project Address 551 PRESIDENT AVE, SUTHERLAND 2232 NSW
Project Number 1073

N

ST PATRICK'S COLLEGE MASTERPLAN - FOR INFORMATION ONLY

18-Apr-19
Scale : 1:500, 1:100 @A1

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Rev	Date	By	Issue Name	CK
01	10/08/2018	OK	ISSUED FOR INFORMATION	ZK
02	24/08/2018	OK	ISSUED FOR INFORMATION	ZK
03	27/08/2018	OK	ISSUED FOR INFORMATION	ZK
04	6/09/2018	OK	ISSUED FOR PRE-DA MEETING	ZK
05	7/09/2018	OK	ISSUED FOR PRE-DA MEETING	ZK
06	7/09/2018	OK	ISSUED FOR PRE-DA MEETING	ZK
07	30/10/2018	OK	ISSUED FOR INFORMATION	ZK
08	8/11/2018	OK	ISSUED FOR DA	ZK
09	18/04/2019	OK	ISSUED FOR DA	JT
10	26/04/2019	OK	ISSUED FOR DA	JT
11	19/06/2019	OK	ISSUED FOR DA	JT

DEMOLITION LEGEND

- EXISTING NEIGHBOURING BUILDINGS
- EXISTING BUILDINGS ON SITE TO BE RETAINED
- EXISTING BUILDING TO BE DEMOLISHED AS PART OF DA WORKS
- WORKS SUBJECT TO SEPERATE DA SUBMISSION
- SITE BOUNDARY
- INTERNAL LOT BOUNDARY
- NEIGHBOURING BOUNDARY
- EXISTING TREE TO BE RETAINED. INSTALL TREE PROTECTION FENCES TO ALL TREES AFFECTED BY THE WORKS
- PROPOSED NEW TREES
- DEMOLISHED TREE

Architect
JDH architects
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Client
Sydney Catholic Schools
551 President Avenue
Sutherland
NSW, 2232

Project Name
ST PATRICKS COLLEGE SUTHERLAND
Sydney Catholic Schools
551 President Avenue
Sutherland

Drawing Title
EXISTING SITE & DEMOLITION PLAN

Scale : 1:500 @A1	Date : 19/06/2019
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-02	11

QUALITY CERTIFIED ISO 9001
INITIALLING THE 'DRAWN' AND THE 'CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMITY WITH JDH ARCHITECTS Q.M.S. PROCEDURES.

Status: DEVELOPMENT APPLICATION

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01	10/08/2018	OK	ISSUED FOR INFORMATION	ZK
02	24/08/2018	OK	ISSUED FOR INFORMATION	ZK
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04	6/09/2018	OK	ISSUED FOR PRE-DA MEETING	ZK
05	7/09/2018	OK	ISSUED FOR PRE-DA MEETING	ZK
06	7/09/2018	OK	ISSUED FOR PRE-DA MEETING	ZK
07	30/10/2018	OK	ISSUED FOR INFORMATION	ZK
08	8/11/2018	OK	ISSUED FOR DA	ZK
09	18/04/2019	OK	ISSUED FOR DA	JT
10	26/04/2019	OK	ISSUED FOR DA	JT
11	19/06/2019	OK	ISSUED FOR DA	JT

FLORA STREET

MERTON STREET

BELMONT STREET

GLENCOE ST

PRESIDENT AVENUE

RESIDENTIAL

2-STOREY NAGLE RESIDENTIAL AGED CARE

RESIDENTIAL

RESIDENTIAL UNITS

RESIDENTIAL UNITS

RESIDENTIAL UNITS

RESIDENTIAL UNITS

2-STOREY RESIDENTIAL BUILDING

1-STOREY RESIDENTIAL BUILDINGS

4-STOREY RESIDENTIAL BUILDINGS

2-STOREY RESIDENTIAL BUILDINGS

4-STOREY RESIDENTIAL BUILDINGS

PARISH

WORKS SUBJECT TO SEPERATE DA SUBMISSION
LOT 1
DP 1015890

LOT 10
DP 1069520

SITE BOUNDARY 98°50'40" 20.115

SITE BOUNDARY 8°50'30" 76.38

SITE BOUNDARY 98°49'20" 67.045

SITE BOUNDARY 278°49'20" 67.04

SITE BOUNDARY 8°48'45" 100.965

SITE BOUNDARY 98°50' 67.095

SITE BOUNDARY 8°51'45" 20.115

SITE BOUNDARY 98°50'10" 67.06

SITE BOUNDARY 8°51'45" 40.235

SITE BOUNDARY 184.33 278°50'

SITE BOUNDARY 99.1 98°50'

SHED

COLA

RL +107.50

44.965

BLOCK G
LEARNING

BLOCK I
LEARNING

BLOCK H
LEARNING

POOL BLOCK

POOL

DEMOUNTABLES

BLOCK D

BLOCK C

LOT A & B
DP 449596

BLOCK A

BLOCK B

BLOCK E

CANTEEN &
LEARNING

BLOCK F
LEARNING

LOT 1
DP 1015888

LOT 1
DP 802

LOT 2
DP 802

LOT 3
DP 802

LOT 1
DP 881766

PROPOSED
BUILDING

BUILDING ENTRY

BUILDING ENTRY

NEW VEHICLE ACCESS RAMP

9.290

4.190

RL +101.20

RL +103.50

.500

ADJUSTED VEHICLE CROSS OVER AND NEW ENTRY GATE

VEHICLE ACCESS

NEW GATE
FIRE EGRESS ONLY

NEW FIRE HYDRANT BOOSTER

VEHICLE ACCESS

EXISTING SUBSTATION

PEDESTRIAN ACCESS

PEDESTRIAN ACCESS

PEDESTRIAN ACCESS

PEDESTRIAN GATE

PEDESTRIAN ACCESS

4.410

3.770

3.739

7.500

7.500

9.500

7.300

NEW TREES AND SOFT LANDSCAPING. REFER TO LANDSCAPE ARCHITECTS DRAWINGS

NEW TREES AND SOFT LANDSCAPING. REFER TO LANDSCAPE ARCHITECTS DRAWINGS

NEW GATE
FIRE EGRESS ONLY

NEW TREES AND SOFT LANDSCAPING. REFER TO LANDSCAPE ARCHITECTS DRAWINGS

6-STOREY RESIDENTIAL BUILDING

5-STOREY RESIDENTIAL BUILDING

1-STOREY RESIDENTIAL BUILDINGS

3-STOREY RESIDENTIAL BUILDING

3-STOREY RESIDENTIAL BUILDINGS

3-STO

4-STO

SITE LEGEND

- EXISTING NEIGHBOURING BUILDINGS
- EXISTING BUILDINGS ON SITE TO BE RETAINED
- PROPOSED NEW WORKS
- PROPOSED SOFT LANDSCAPE WORKS
- PROPOSED HARD LANDSCAPE WORKS
- SITE BOUNDARY
- INTERNAL LOT BOUNDARY
- NEIGHBOURING BOUNDARY
- DEMOLISHED ELEMENTS
- GROUND FLOOR OUTLINE
- EXISTING TREE TO BE RETAINED. INSTALL TREE PROTECTION FENCES TO ALL TREES AFFECTED BY THE WORKS
- DEMOLISHED TREE
- VEHICLE ACCESS
- PEDESTRIAN ACCESS
- PROPOSED GROUND FLOOR SETBACK
- EXISTING RL (RL +1.000)
- PROPOSED RL (RL +1.000)

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Drawing Title
PROPOSED SITE PLAN

Scale : 1:500 @A1	Date : 26-Apr-199
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-03	11

QUALITY CERTIFIED ISO 9001
INITIALLING THE 'DRAWN' AND THE 'CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMITY WITH JDH ARCHITECTS Q.M.S. PROCEDURES.

Status: DEVELOPMENT APPLICATION

Existing FSR					
Building on site	Basement	GF	LVL1	LVL2	Total
Block A		616.6	482.3	568	1666.9
Block B		549.6	511.9	541.6	1603.1
Block C	254.9	480.2	568		1303.1
Block D		273.3	272.6		545.9
Block E		686.2	680.1		1366.3
Block F	159.3	675.8	675.8		1614.2
Block J	286.9	207.9	207.9		702.7
Block G1		34.3	149.6	155.4	339.3
Block G2		419.9	143.7		563.6
Block H1		145.9	339.3		485.2
Block H2		261.4	238		499.4
Block I		78.4			78.4
Demountables		393			393
New Works					
Total GFA					11161.1

Site Area	22,086.5m2
FSR	0.5:1

Proposed FSR						
Building on site	Basement	GF	LVL1	LVL2	LVL3	Total
Block A		616.6	482.3	568		1666.9
Block B		549.6	511.9	541.6		1603.1
Block C	254.9	480.2	568			1303.1
Block D		273.3	272.6			545.9
Block E		686.2	680.1			1366.3
Block F	159.3	675.8	779.1			1614.2
Block J	to be demolished					
Block G1		34.3	149.6	155.4		339.3
Block G2		143.7	143.7			287.4
Block H1		145.9	339.3			485.2
Block H2	to be demolished					
Block I		78.4				78.4
Demountables	to be removed					
New Works	carparking	658.6	1015.5	1015.5	882.9	3572.5
Total GFA						13138.5

Site Area	22,086.5m2
FSR	0.6:1

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Rev	Date	By	Issue Name	CK
01	09-Nov-18	DM	ISSUED TO TOWN PLANNER	ZK
02	18-Apr-19	OK	ISSUED FOR DA	JT
03	26-Apr-19	OK	ISSUED FOR DA	JT

SITE LEGEND

- EXISTING NEIGHBOURING BUILDINGS
- PROPOSED NEW WORKS
- PROPOSED SOFT LANDSCAPE WORKS
- PROPOSED HARD LANDSCAPE WORKS
- SITE BOUNDARY
- INTERNAL LOT BOUNDARY
- NEIGHBOURING BOUNDARY
- DEMOLISHED ELEMENTS
- GROUND FLOOR OUTLINE
- EXISTING TREE TO BE RETAINED. INSTALL TREE PROTECTION FENCES TO ALL TREES AFFECTED BY THE WORKS
- DEMOLISHED TREE
- VEHICLE ACCESS
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- EXISTING RL (RL +1.000)
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Sydney Catholic Schools
551 President Avenue
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Drawing Title
GFA / FSR CALCULATIONS

Scale : 1:500 @A1	Date : 26-Apr-19
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-04	03

QUALITY CERTIFIED ISO 9001
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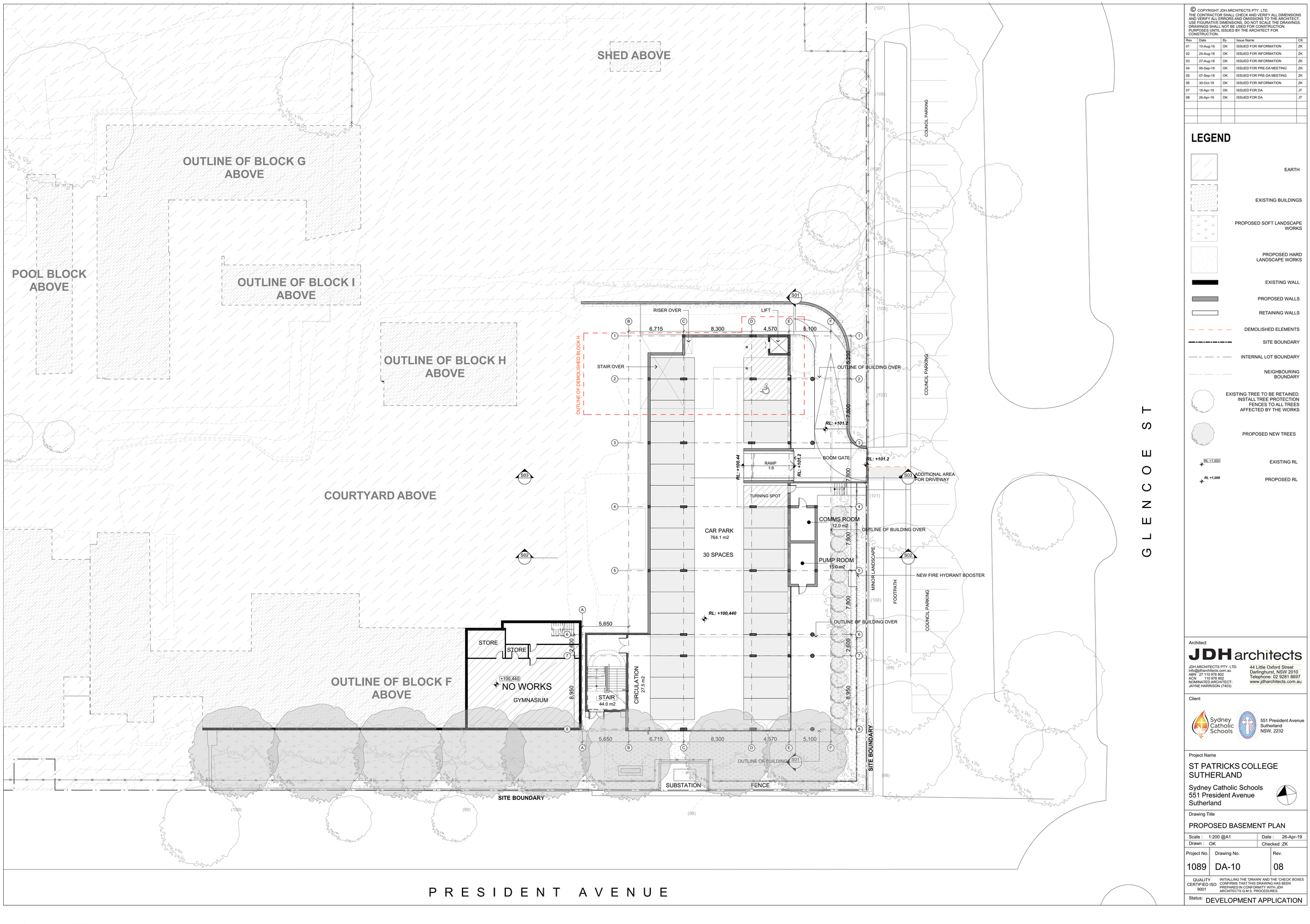

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01	10-Aug-18	OK	ISSUED FOR INFORMATION	ZK
02	24-Aug-18	OK	ISSUED FOR INFORMATION	ZK
03	27-Aug-18	OK	ISSUED FOR INFORMATION	ZK
04	06-Sep-18	OK	ISSUED FOR PRE-DA MEETING	ZK
05	07-Sep-18	OK	ISSUED FOR PRE-DA MEETING	ZK
06	30-Oct-18	OK	ISSUED FOR INFORMATION	ZK
07	18-Apr-19	OK	ISSUED FOR DA	JT
08	26-Apr-19	OK	ISSUED FOR DA	JT

LEGEND

- EARTH
- EXISTING BUILDINGS
- PROPOSED SOFT LANDSCAPE WORKS
- PROPOSED HARD LANDSCAPE WORKS
- EXISTING WALL
- PROPOSED WALLS
- RETAINING WALLS
- DEMOLISHED ELEMENTS
- SITE BOUNDARY
- INTERNAL LOT BOUNDARY
- NEIGHBOURING BOUNDARY
- EXISTING TREE TO BE RETAINED. INSTALL TREE PROTECTION FENCES TO ALL TREES AFFECTED BY THE WORKS
- PROPOSED NEW TREES
- RL +1.000 EXISTING RL
- RL +1,000 PROPOSED RL

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Project Name
ST PATRICKS COLLEGE SUTHERLAND
Sydney Catholic Schools
551 President Avenue
Sutherland

Drawing Title
PROPOSED BASEMENT PLAN

Scale : 1:200 @A1	Date : 26-Apr-19
Drawn : OK	Checked : ZK

Project No.	Drawing No.	Rev.
1089	DA-10	08

QUALITY CERTIFIED ISO 9001
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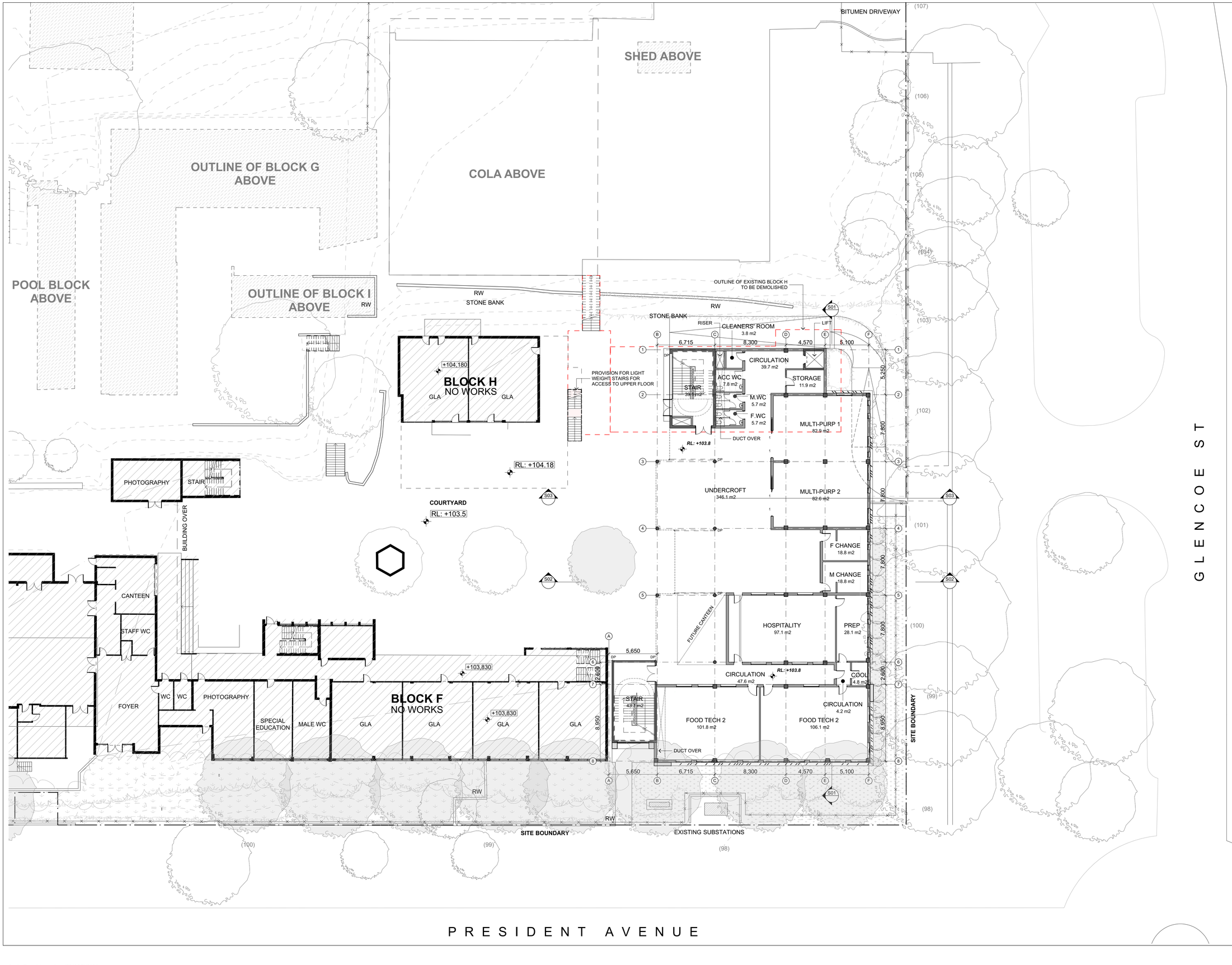
Status: DEVELOPMENT APPLICATION



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04	6/09/2018	OK	ISSUED FOR PRE-DA MEETING	ZK
05	30/10/2018	OK	ISSUED FOR INFORMATION	ZK
06	18/04/2019	OK	ISSUED FOR DA	JT
07	26/04/2019	OK	ISSUED FOR DA	JT
08	19/06/2019	OK	ISSUED FOR DA	JT

LEGEND

- EARTH
- EXISTING BUILDINGS
- PROPOSED SOFT LANDSCAPE WORKS
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- EXISTING TREE TO BE RETAINED. INSTALL TREE PROTECTION FENCES TO ALL TREES AFFECTED BY THE WORKS
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- RL +1.000 — EXISTING RL
- RL +1.000 — PROPOSED RL

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Project Name
ST PATRICKS COLLEGE SUTHERLAND
Sydney Catholic Schools
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Sutherland

Drawing Title
PROPOSED GROUND FLOOR PLAN

Scale : 1:200 @A1	Date : 19/06/2019
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-11	08

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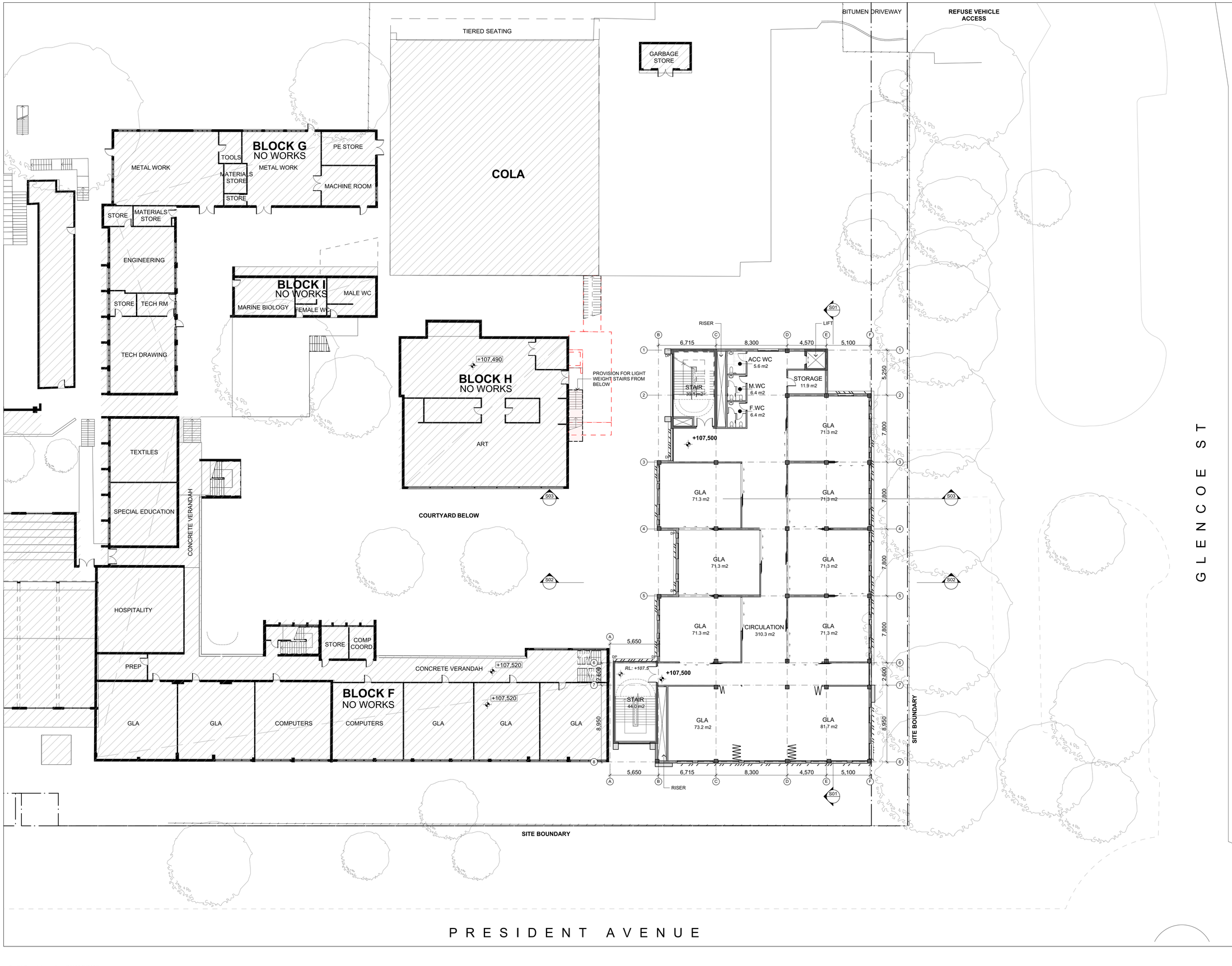

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LEGEND

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Drawing Title
PROPOSED LEVEL 1 PLAN

Scale : 1:200 @A1	Date : 19/06/2019
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-12	07

QUALITY CERTIFIED ISO 9001
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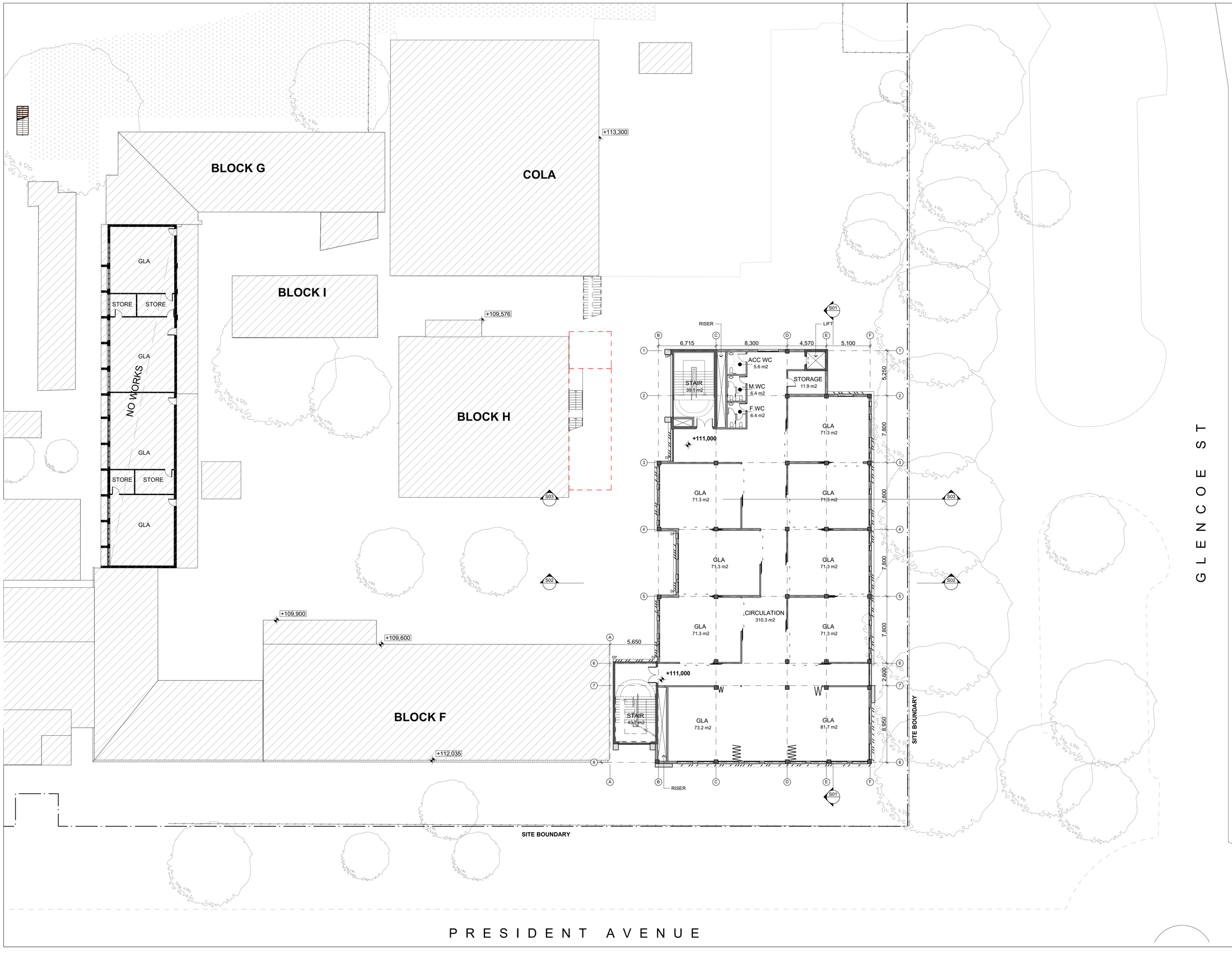

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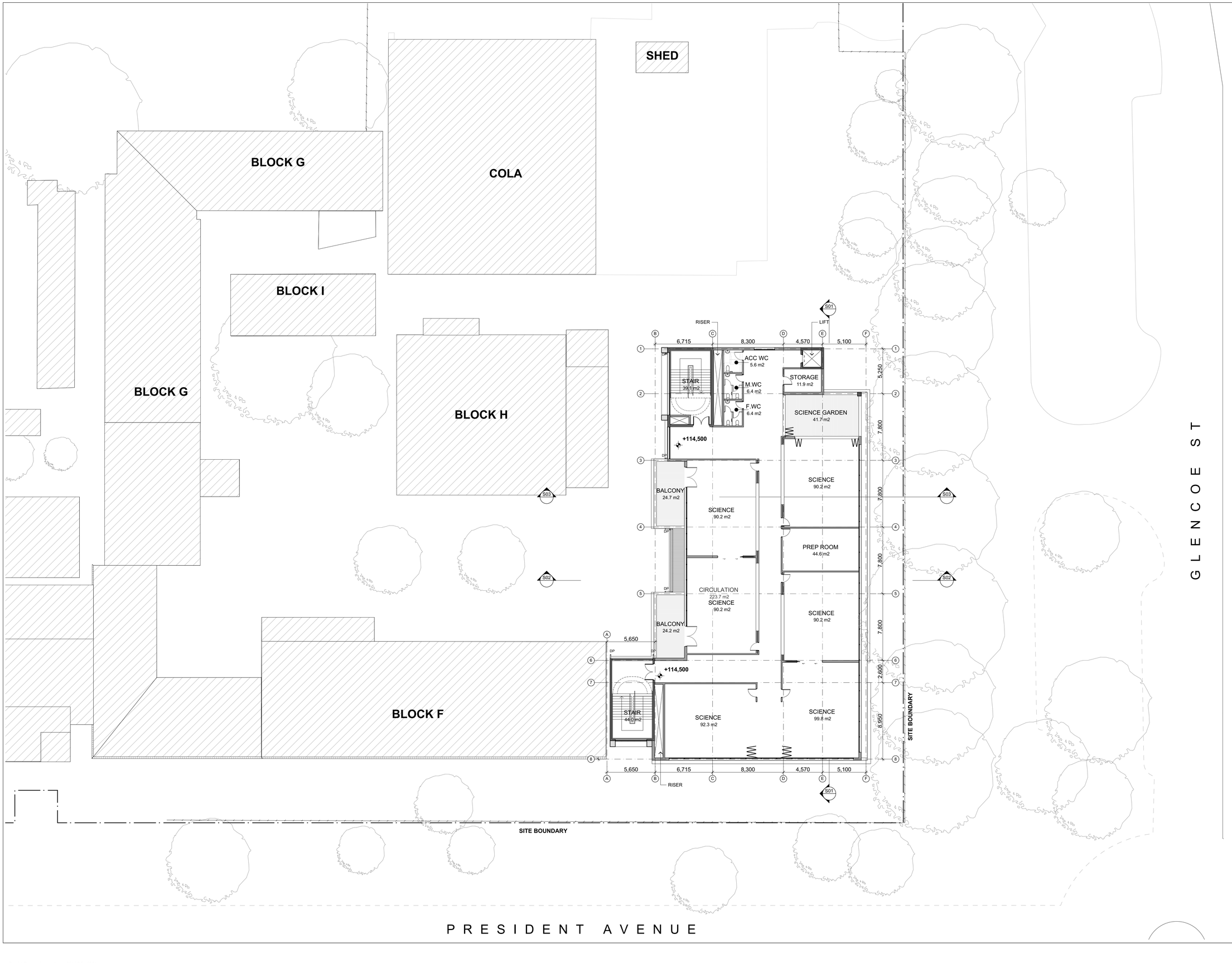
Drawing Title
PROPOSED LEVEL 2 PLAN

Scale : 1:200 @A1	Date : 19/06/2019
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-13	07

QUALITY CERTIFIED ISO 9001 — INITIALLING THE 'DRAWN' AND THE 'CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMITY WITH JDH ARCHITECTS Q.M.S. PROCEDURES.

Status: DEVELOPMENT APPLICATION



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05	18-Apr-19	OK	ISSUED FOR DA	JT
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LEGEND

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Sutherland

Drawing Title
PROPOSED LEVEL 3 PLAN

Scale : 1:200 @A1	Date : 26-Apr-19
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-14	06

QUALITY CERTIFIED ISO 9001 — INITIALLING THE 'DRAWN' AND THE 'CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMITY WITH JDH ARCHITECTS Q.M.S. PROCEDURES.

Status: DEVELOPMENT APPLICATION

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01	10-Aug-18	OK	ISSUED FOR INFORMATION	ZK
02	24-Aug-18	OK	ISSUED FOR INFORMATION	ZK
03	06-Sep-18	OK	ISSUED FOR PRE-DA MEETING	ZK
04	30-Oct-18	OK	ISSUED FOR INFORMATION	ZK
05	02-Nov-18	OK	ISSUED FOR DA	ZK
06	13-Nov-18	OK	ISSUED TO TOWN PLANNER	ZK
07	18-Apr-19	OK	ISSUED FOR DA	JT
08	26-Apr-19	OK	ISSUED FOR DA	JT

LEGEND

- EARTH
- EXISTING BUILDINGS
- PROPOSED SOFT LANDSCAPE WORKS
- PROPOSED HARD LANDSCAPE WORKS
- EXISTING WALL
- PROPOSED WALLS
- RETAINING WALLS
- DEMOLISHED ELEMENTS
- SITE BOUNDARY
- INTERNAL LOT BOUNDARY
- NEIGHBOURING BOUNDARY
- EXISTING TREE TO BE RETAINED. INSTALL TREE PROTECTION FENCES TO ALL TREES AFFECTED BY THE WORKS
- PROPOSED NEW TREES
- RL +1.000 — EXISTING RL
- RL +1.000 — PROPOSED RL

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Drawing Title
PROPOSED ROOF PLAN

Scale :	1:200 @A1	Date :	26-Apr-19
Drawn :	OK	Checked :	ZK

Project No.	Drawing No.	Rev.
1089	DA-15	08

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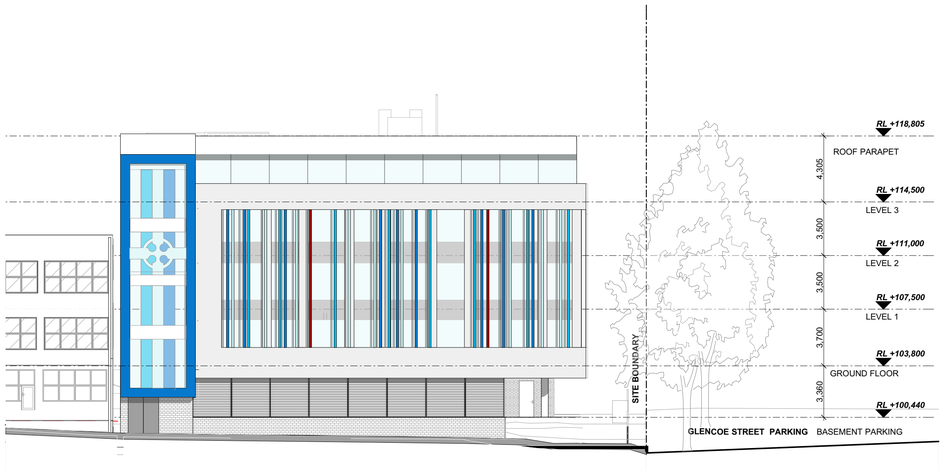
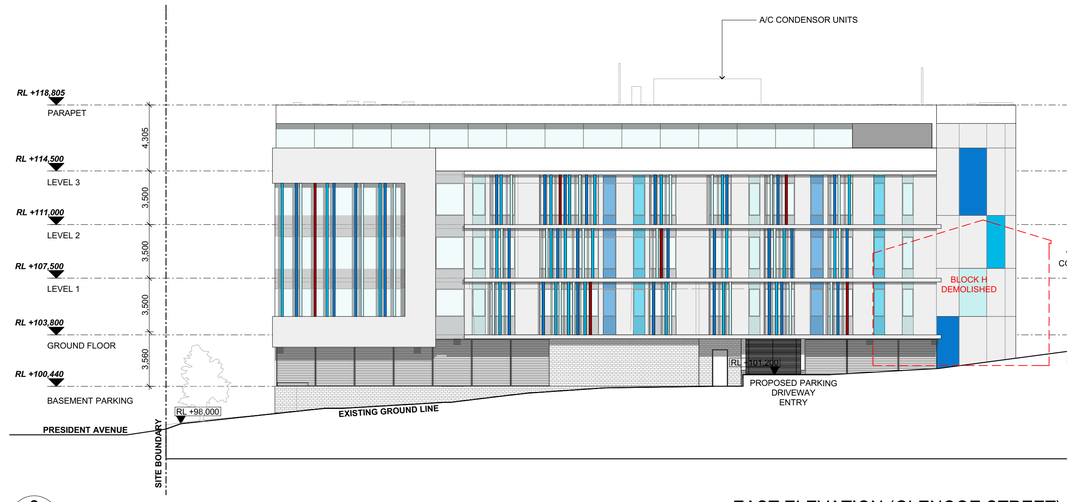
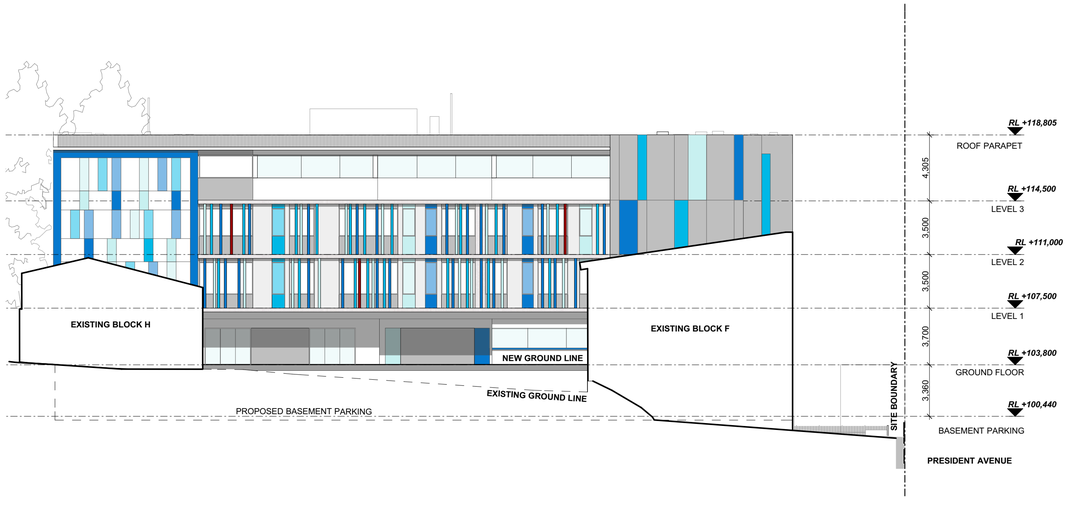
04	13-Nov-18	OK	ISSUED TO TOWN PLANNER	ZK
05	18-Apr-19	OK	ISSUED FOR DA	JT
06	26-Apr-19	OK	ISSUED FOR DA	JT



1 - SOUTH ELEVATION (PRESIDENT AVENUE) 1:200



2 - EAST ELEVATION (GLENCOE STREET) 1:200



3 - WEST ELEVATION (INTERNAL) 1:200

4 - NORTH ELEVATION 1:200

ABBREVIATIONS

CEILING FINISHES
CAP FABRIC ACOUSTIC PANEL TO MATCH EXISTING
CAT-1 SUSPENDED CEILING WITH EXPOSED GRIDS AND ACOUSTIC TILES
CAT-2 SUSPENDED CEILING WITH CONCEALED GRIDS AND ACOUSTIC TILES
CBF ALUMINIUM BAFFLES
CES EXPOSED CONCRETE SLAB
CF CEILING FAN
CFC FIBRE CEMENT LINING
CFC-FR FIRE RATED SYSTEM FIBRE CEMENT LINING
CMR MOISTURE RESISTANT PLASTERBOARD CEILING
CPA PERFORATED PROFILED ACOUSTIC CEILING
CPB PLASTERBOARD CEILING
CPC PERFORATED FIBRE CEMENT CEILING, ACOUSTIC INSULATION
CPF 2HR FIRE RATED PLASTERBOARD
CPP PERFORATED PLASTERBOARD CEILING, ACOUSTIC INSULATION
COLUMN FINISHES
CC CONCRETE COLUMN
SC1 STEEL COLUMN LINED WITH IMPACT RESISTANT PLASTERBOARD
SC2 STEEL COLUMN PAINTED
FLOOR FINISHES
FCM CONCRETE SLAB WITH CEMENTIOUS TOPPING
FCP DIRECT STUCK CARPET
FCS FC SHEETING WITH PAINT FINISH
FCT CERAMIC FLOOR TILES
FCU CARPET WITH UNDERLAY
FDM DOOR MAT - LOOSE LAID
FDR DOOR MAT - RECESSED
FES EXPOSED CONCRETE
FOF OFF-FORM CONCRETE
FPP PAINTED PLYWOOD FLOOR
FRB RUBBER FLOORING
FTB TIMBER BOARDS
FTT THRESHOLD TILES
FVS VINYL SHEETING
FRAMING FINISHES
ASF PAINTED STEEL FRAME
AW POWDER COATED ALUMINIUM FRAME
GLAZING TYPES
GL1 GLAZING (STANDARD) FIXED
GL2 GLAZING LOUVRES
GL3 GLAZING -/60/- FIRE
GLI GLAZING - INTERNAL
ROOF FINISHES
RMS ROOF METAL SHEETING
RSF ROOF FLASHING
RWG RAINWATER GUTTER
RWP RAINWATER DOWNPIPE
RWS RAINWATER SPREADER
RWT RAINWATER TANK
SKIRTING FINISHES
SKA ALUMINIUM SKIRTING BOARD
SKM MDF SKIRTING BOARD WITH PAINT FINISH
SKT TIMBER SKIRTING BOARD WITH PAINT FINISH
SCC COVED CERAMIC TILE SKIRTING BOARD
SCT CERAMIC TILE SKIRTING BOARD
SVC COVED VINYL SKIRTING
WALL FINISHES
WBF SPLIT FACED BLOCK
WCL PRE-FINISHED WALL CLADDING PANEL
WCN CONCRETE WALL
WCT CERAMIC WALL TILES
WCT-F CERAMIC FEATURE WALL TILES
WDW SPLIT FACED BLOCK RETAINING WALL
WFB FACE BRICK WORK
WFC FIBRE CEMENT WALL SHEETING
WFR FIRE RATED PLASTERBOARD PAINTED - 2 HOUR RATING (UNLESS NOTED OTHERWISE)
WMC PROFILED METAL WALL SHEETING
WMP MOISTURE RESISTANT PLASTERBOARD
WMR MASONRY RENDERED WALL
WMS METAL STUD WALL FRAMING
WPB IMPACT RESISTANT PLASTERBOARD
WPL FULL HEIGHT PINBOARD WALL LINING
WWB FULL HEIGHT WHITEBOARD WALL
MISCELLANEOUS ITEMS
CT CURTAIN RAIL WITH FABRIC CURTAIN
EGL EXISTING GROUND LEVEL
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FN FAN
FR ADJUSTABLE FLOOR RISER
FSS FIXED SUN SHADING DEVICE
HT HEATER
LK LOCKER
L LAMINATE ON MDF BOARD
LB LIGHTING BAR
LT MOBILE LAPTOP CHARGING STATION
ME MECHANICAL
MM METAL MESH
PB PINBOARD
PSC PULL DOWN SCREEN
RC REINFORCED CONCRETE
RT WIRELESS ROUTER
SP SPEAKER
SSL STRUCTURAL SLAB LEVEL
ST STACK
TG TRENCH GRILLE
TV FLAT SCREEN TELEVISION
VP VENT PIPE
WB WHITEBOARD
WGB WHITEBOARD GLASS
WPM WATERPROOF MEMBRANE

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Sutherland

Drawing Title
PROPOSED ELEVATIONS

Scale : 1:200 @A1	Date : 26-Apr-19
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-20	06

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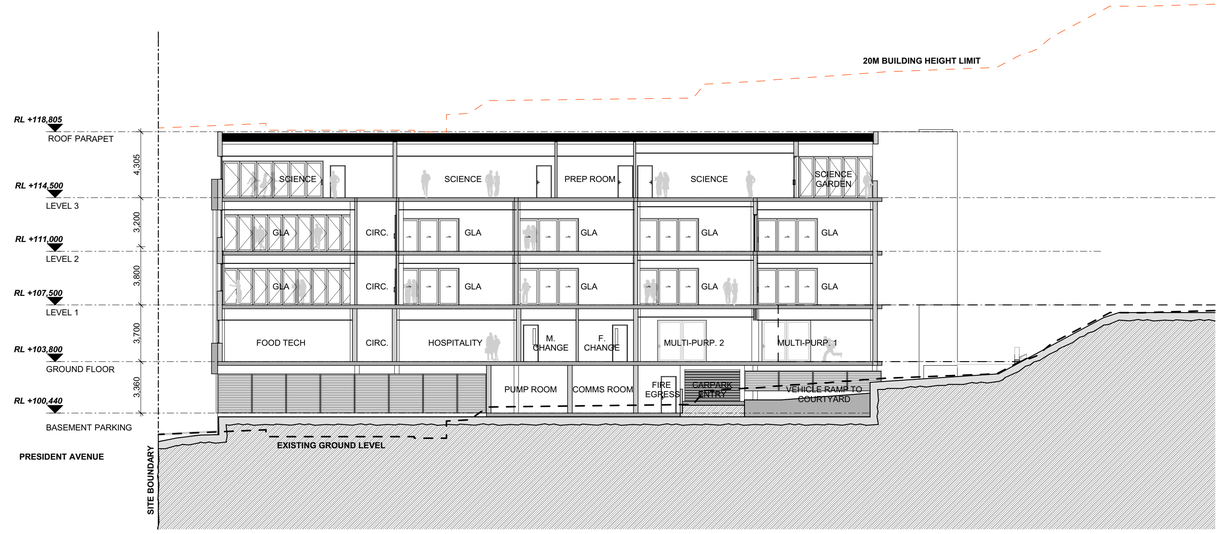

S01
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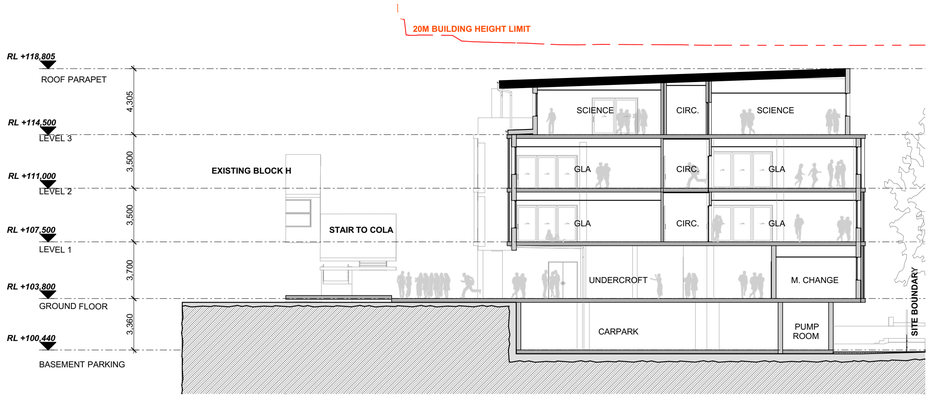
S01 SECTION
1:200



S02
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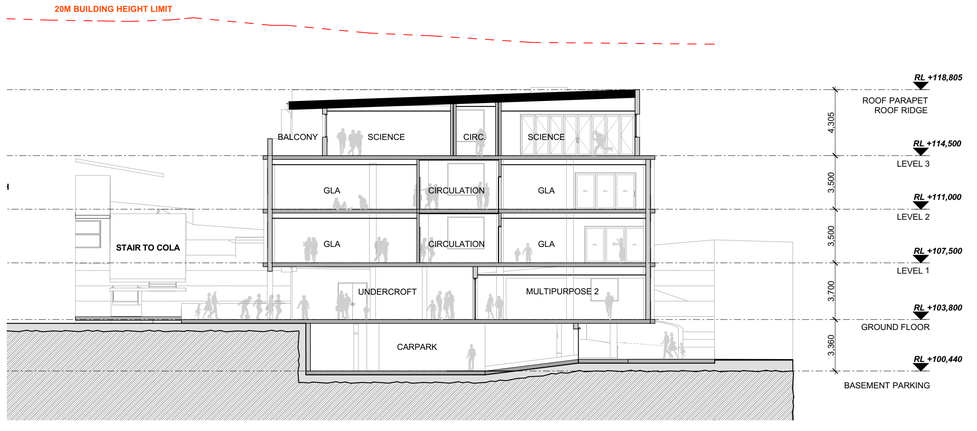
S02 SECTION
1:200



S03
-

S03 SECTION
1:200

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Sydney Catholic Schools
551 President Avenue
Sutherland

Drawing Title
PROPOSED SECTIONS

Scale : 1:200 @A1	Date : 26-Apr-19
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-21	06

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Rev	Date	By	Issue Name	CK
01	09-Nov-18	DM	ISSUED TO TOWN PLANNER	ZK
02	13-Nov-18	DM	ISSUED TO TOWN PLANNER	ZK
03	18-Apr-19	DM	ISSUED FOR DA	JT
04	26-Apr-19	DM	ISSUED FOR DA	JT

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SUTHERLAND
Sydney Catholic Schools
551 President Avenue
Sutherland

Drawing Title
BUILDING HEIGHT MODEL

Scale : @A1	Date : 26-Apr-19
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-35	04

QUALITY CERTIFIED ISO 9001
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Artists impression - President Avenue view

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01	02-Nov-18	OK	ISSUED FOR DA	ZK
02	08-Nov-18	OK	ISSUED FOR DA	ZK
03	09-Nov-18	DM	ISSUED TO TOWN PLANNER	ZK
04	26-Apr-19	DM	ISSUED FOR DA	ZK

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Project Name
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Sydney Catholic Schools
551 President Avenue
Sutherland

Drawing Title
PHOTOMONTAGE

Scale : 1:1.91 @A1	Date : 26-Apr-19
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-40	04

QUALITY CERTIFIED ISO 9001
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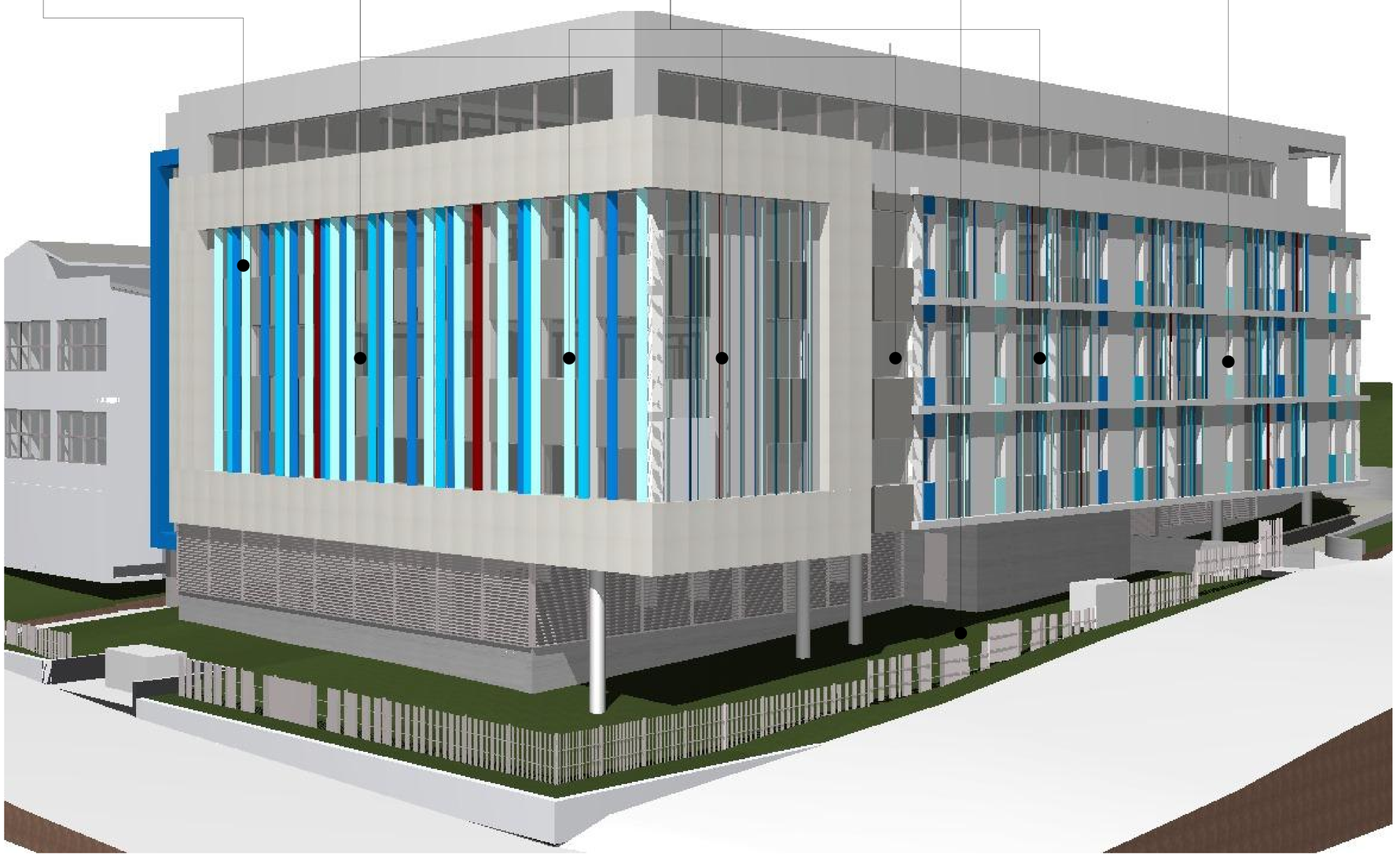
PRE FINISHE D FC SHEET PANEL - LIGHT GREY

PRE FINISHED FC SHEET PANEL - MID DARK GREY

PRE FINISHED ALUMINIUM SUN SHADES - VARIOUS COLOURS

WHITE BRICK VENEER

PRE FINISHED FC SHEET PANEL - VARIOUS COLOURS



1
-

VIEW FROM SITE CORNER

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Drawing Title
MATERIALS & FINISHES - STREET ELEV/

Scale : 1:100 @A1	Date : 26-Apr-19
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-41	02

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Rev	Date	By	Issue Name	CK
01	02-Nov-18	OK	ISSUED FOR DA	ZK
02	26-Apr-19	OK	ISSUED FOR DA	ZK

GLAZING -
VARIOUS COLOURS

PRE FINISHED FC SHEET PANEL -
MID DARK GREY

PRE FINISHE D FC SHEET PANEL -
LIGHT GREY

PRE FINISHED FC SHEET PANEL -
VARIOUS COLOURS

PRE FINISHED ALUMINIUM SUN SHADES -
VARIOUS COLOURS

1
-

COURTYARD VIEW

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SUTHERLAND

Sydney Catholic Schools
551 President Avenue
Sutherland

Drawing Title

MATERIALS & FINISHES - COURTYARD E

Scale : @A1	Date : 26-Apr-19
Drawn : OK	Checked :ZK

Project No.	Drawing No.	Rev.
1089	DA-42	02

QUALITY CERTIFIED ISO 9001

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ST PATRICK'S COLLEGE SUTHERLAND

LANDSCAPE DA DOCUMENTATION

DWG NO.	DRAWING TITLE	SCALE	ISSUE
L_1000	COVER SHEET + DRAWING LIST	NTS	B
L_1001	SITE PLAN	1:400@ A1	B
L_1002	DESIGN PRICIPLES	NTS	B
L_1003	LANDSCAPE CONCEPT PLAN	1:100@ A1	B
L_1004	LANDSCAPE SECTION	1:100@ A1	B
L_1005	PROPOSED PLANTING	NTS	B
L_1006	TREE REMOVAL AND RETENTION PLAN	1:250@ A1	B
L_1007	GENERAL NOTES	NTS	B
L_1008	LANDSCAPE DETAILS	As Shown	B

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CLIENT
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PROJECT
ST PATRICK'S COLLEGE

551 PRESIDENT AVENUE, SUTHERLAND

DRAWING TITLE
COVER SHEET + DRAWING LIST

Scale NTS

ISSUE	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION	12/11/18
B	AMMENDED DA	26/4/19

CREATED	DATE	CHECKED
HZ	07.11.18	HD

PROJECT STAGE: DA
PROJECT NUMBER: 18567
DRAWING NUMBER: L_1000
SHEET SIZE: A1
ISSUE: B

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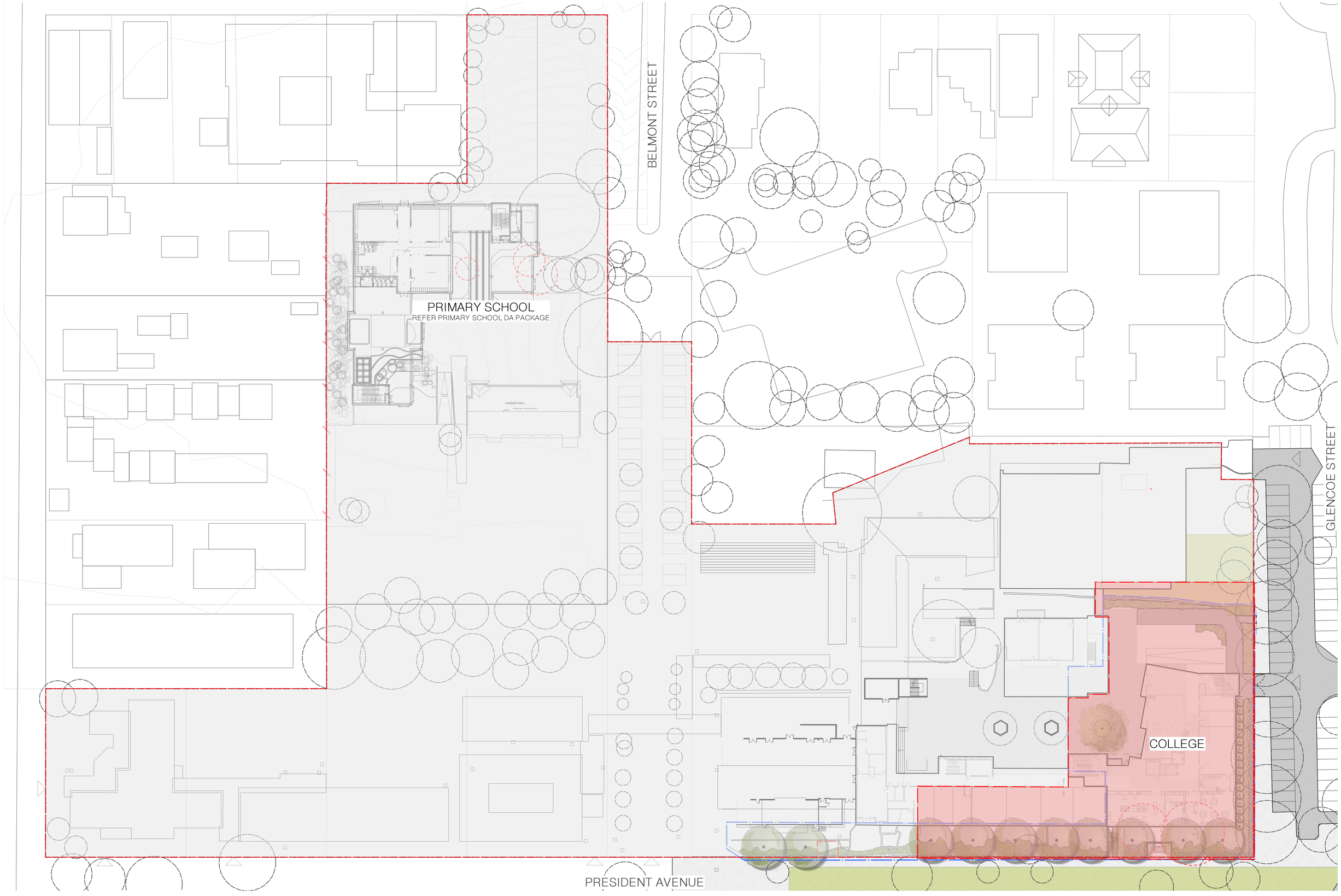

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PROJECT
ST PATRICK'S COLLEGE

551 PRESIDENT AVENUE, SUTHERLAND

DRAWING TITLE
SITE PLAN

Scale 1:400@A1

ISSUE	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION	12/11/18
B	AMMENDED DA	26/4/19

CREATED	DATE	CHECKED
HZ	07.11.18	HD

PROJECT NUMBER
18567

PROJECT STAGE
DA

DRAWING NUMBER
L_1001

SHEET SIZE
A1

ISSUE
B

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LANDSCAPE DESIGN PRINCIPLES

INTERIM LANDSCAPE TREATMENT

- Provide usable open space and landscape treatments to areas that are subject to future development.
- Ensure that these spaces are designed accordingly and items are used that can be relocated to other parts of the campus at a later date

ENHANCE AND REGENERATE EXISTING TREE CANOPY

- Provide offset planting of native canopy trees where possible to contribute to surrounding local canopy cover.

PROVIDE ACTIVE AND PASSIVE OUTDOOR SPACES

- Provide flexible opportunities for active and passive uses within the provided outdoor areas.

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PROJECT
ST PATRICK'S COLLEGE

551 PRESIDENT AVENUE, SUTHERLAND

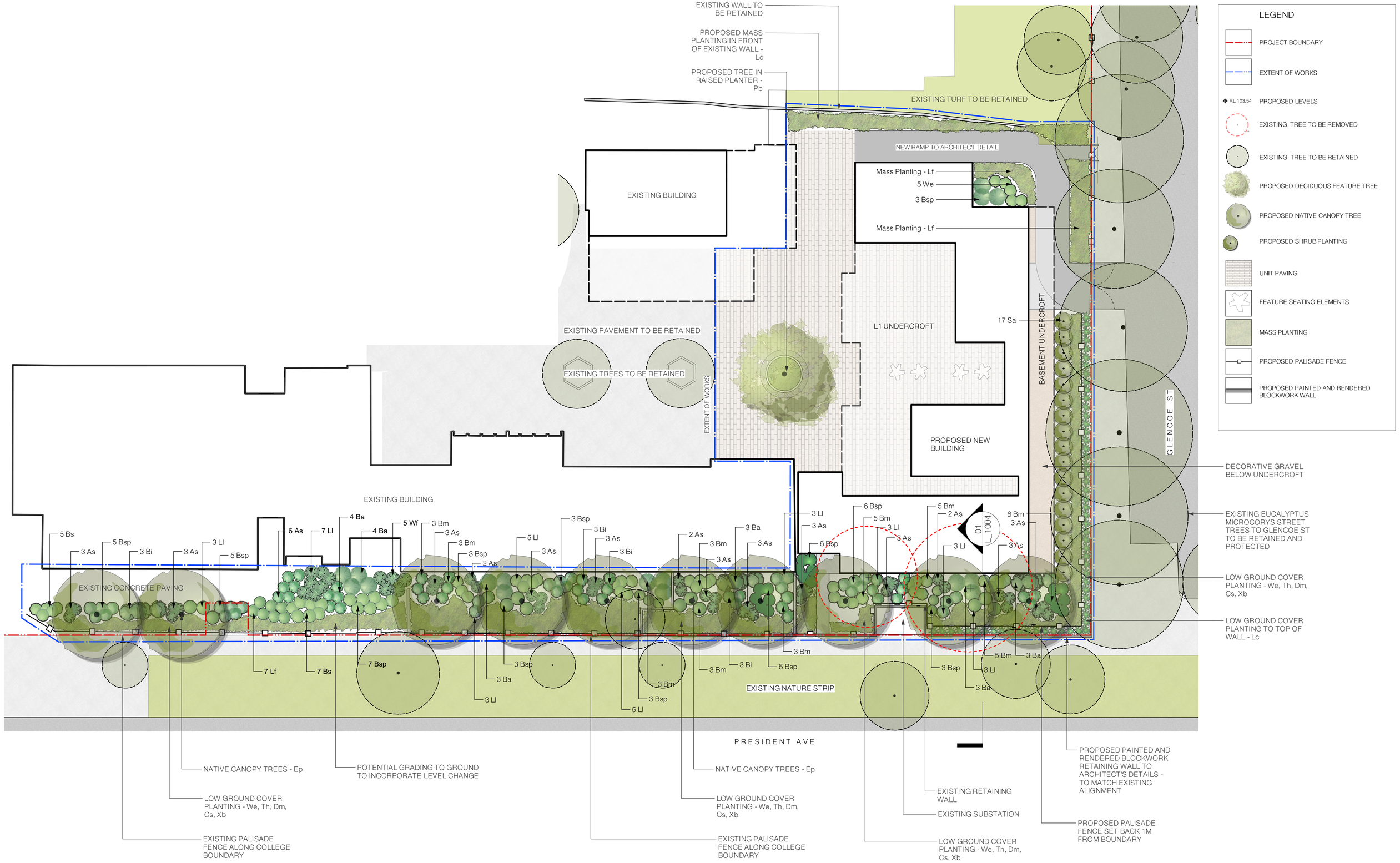
DRAWING TITLE
DESIGN PRICIPLES

Scale NTS

ISSUE	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION	12/11/18
B	AMMENDED DA	26/4/19

CREATED	DATE	CHECKED
HZ	07.11.18	HD

PROJECT STAGE: DA
PROJECT NUMBER: 18567
DRAWING NUMBER: L_1002
SHEET SIZE: A1
ISSUE: B



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DRAWING TITLE
LANDSCAPE CONCEPT PLAN

Scale 1:100@A1

ISSUE	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION	12/11/18
B	AMMENDED DA	26/4/19

CREATED	DATE	CHECKED	PROJECT STAGE	SHEET SIZE
HZ	07.11.18	HD	DA	A1

PROJECT NUMBER 18567
DRAWING NUMBER L_1003
ISSUE B

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01 President Avenue Elevation
Scale: 1:200

02 President Avenue Section
Scale: 1:100

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PROJECT
ST PATRICK'S COLLEGE

551 PRESIDENT AVENUE, SUTHERLAND

DRAWING TITLE
LANDSCAPE SECTION

Scale 1:100@A1

ISSUE	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION	12/11/18
B	AMMENDED DA	26/4/19

CREATED	DATE	CHECKED	PROJECT STAGE	SHEET SIZE
HZ	07.11.18	HD	DA	A1

PROJECT NUMBER 18567
DRAWING NUMBER L_1004
ISSUE B

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INDICATIVE PLANTING SCHEDULE

	TREES				
	Botanical Name	**Common Name**	**Height (m)**	**Density**	**Container Size (mm)**
Ep	Eucalyptus punctata	Grey Gum	25 x 8	As Shown	100 litre
Pb	Pyrus bradford	Callery pear	10 x 5	As Shown	100 litre
	SHRUBS AND GROUNDCOVERS				
	Botanical Name	**Common Name**	**Height (m)**		**Container Size**
As	Austromyrtus	Copper tops	0.5	3/m2	200
Ba	Banksia aemula	Wallum banksia	3	1/m2	25 litre
Bi	Banksia integrifolia	Coastal Banksia	10	As shown	25 litre
Bm	Brachyscome multifida	Cut-leaved daisy	0.3	5/m2	150
Bs	Banksia serrata	Old Man Banksia	6	As Shown	25 litre
Bsp	Banksia spinulosa	Hairpin Banksia	0.5	3/m2	200
Cs	Coronidium scorpioides	Button Everlasting	0.3	5/m2	150
Dm	Diplarrena moraea	White Iris	0.3	5/m2	150
Lc	Lomandra confertifolia	"Wingarra"	0.3	5/m2	150
Lf	Lomandra filiformis	"Savanna Blue"	0.3	5/m2	150
Ll	Lomandra longifolia 'Verday'	Basket Grass	0.5	5/m2	150
Th	Themeda	"Mingo"	0.3	5/m2	150
Sa	Syzygium australe 'Select Form'	Lilly-Pilly	6	As Shown	25L
We	Westringia	"Low Horizon"	0.4	5/m2	150
Wf	Westringia fruticosa ' Grey Box'	Coastal rosemary	0.6	5/m2	150
Xb	Xerochrysum bracteatum	Golden Everlasting	0.3	5/m2	150

INDICATIVE PLANTING PALETTE

Eucalyptus punctata

Pyrus bradford

Syzygium australe 'Select Form'

Banksia aemula

Banksia integrifolia

Adenanthos sericeus
Silver Streak

Dianella caerulea
Blue Flax Lily

Brachyscome multifida
Cut leaved daisy

Banksia spinulosa
Hairpin Banksia

Banskia serrata
Old Mans Banksia

Coronidium scorpioides
Button Everlasting

Diplarrena moraea
White Iris

Lomandra confertifolia
Wingarra

Lomandra filiformis 'Savanna Blue'

Lomandra longifolia 'Verday'
Basket Grass

Themeda 'Mingo'
Kangaroo grass

Westringia fruticosa 'Grey Box'
Coastal Rosemary

Westringia 'Low Horizon'

Xerochrysum bracteatum
Golden Everlasting

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CLIENT
SYDNEY CATHOLIC SCHOOLS

PROJECT
ST PATRICK'S COLLEGE

551 PRESIDENT AVENUE, SUTHERLAND

DRAWING TITLE
PROPOSED PLANTING

Scale NTS

ISSUE	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION	12/11/18
B	AMMENDED DA	26/4/19

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HZ	07.11.18	HD

PROJECT STAGE: DA
PROJECT NUMBER: 18567
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SHEET SIZE: A1
ISSUE: B

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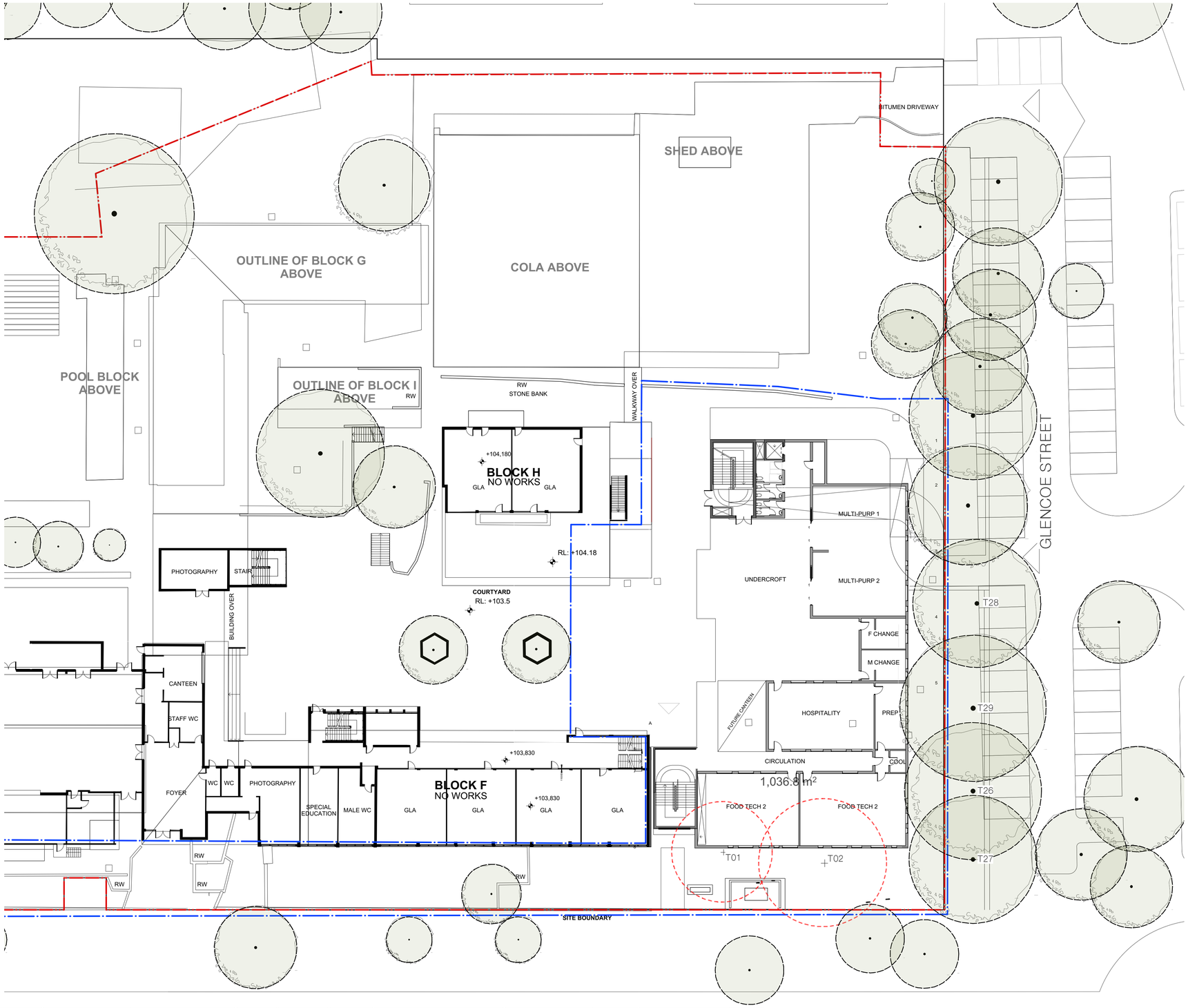

LEGEND

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE NUMBER (T00) REFER ARBORICULTURAL IMPACT ASSESSMENT
- PROPOSED TREE
- PROJECT BOUNDARY
- EXTENT OF WORKS

NOTE
REFER TO ARBORIST REPORT (ECOLOGICAL 25/7/18) FOR FURTHER INFORMATION REGARDING TREE IMPACT ASSESSMENT

Tree	Botanical name	Height (m)	Spread (m)	Health	Structure	ULE	Tree Significance	DBH(mm)	TPZ (mm)	SRZ (m)	Tree Impacts	Action
T1	Eucalyptus microcorys	14	14	Good	Fair	Medium	Medium	720	8600	2900	High >20%	Remove
T2	Eucalyptus microcorys	16	12	Good	Fair	Medium	Medium	700	8400	2900	High >20%	Remove
T26	Eucalyptus microcorys	15	10	Good	Good	Medium	High	850	10000	3100	Low <10%	Retain
T27	Eucalyptus microcorys	11	10	Good	Good	Medium	High	660	8000	2800	No Impact 0%	Retain
T28	Eucalyptus microcorys	14	11	Good	Good	Medium	High	810	9700	3000	Low Impact <10%	Retain
T29	Eucalyptus microcorys	15	10	Good	Good	Medium	High	950	11000	3200	Low Impact <10%	Retain

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DRAWING TITLE
TREE REMOVAL AND RETENTION PLAN

Scale 1:250@A1

ISSUE	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION	12/11/18
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DRAWING NUMBER L_1006
ISSUE B

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GENERAL NOTES

SOIL AND PLANTING

SITE TOP SOIL
Stockpile on site material identified by the Principal for stripping and reuse as topsoil.
Before stockpiling topsoil, carry out a survey to determine the surface levels at each stockpile area, at sufficient positions to later determine the volumes of topsoil placed at the location.

Topsoil stockpiles must:
(a) be free from subsoil, other excavated materials, contaminated materials, refuse, clay lumps and stones, timber or other rubbish;
(b) be trimmed to a regular shape as a windrow longitudinally to facilitate quantity measurement, and with a height not exceeding 2 m and batter slopes not steeper than 2H:1V;
(c) have their batters track rolled or stabilised by other means acceptable to the Principal; and
(d) be seeded with a sterile cover crop to encourage vegetation cover. Seeding must be carried out progressively within seven days of completion of each 500 m2 of exposed batter face.
(e) be stockpiled appropriately according to Australian Standards for later re-use on site.

Provide large, clearly legible signs placed and maintained on each stockpile or windrow, nominating vegetation community type and date of stockpiling.

Carry out tests on the stockpiled topsoil using a NATA accredited testing laboratory to ascertain its suitability for use in revegetation works and to determine soil chemistry revegetation constraints, soil amelioration and spreading requirements. Where the stockpiled topsoil is sourced from different locations within the work site, soil tests will be required for topsoil sourced from each location.

The soil test certificate must contain the date of testing and details of the types of test undertaken and their results and any recommendations on the use of the topsoil.

Treat and improve the topsoil for re-use in accordance with the recommendations of the soil testing report.

MULCH
Type: ANL Forest Fines
General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.
Standard: To AS4454.
Organic mulches: Free of stones.

Placing mulch
General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50mm in the case of gravel mulches.

Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor.
Deliver fertiliser to site in sealed bags clearly labelled with type and manufacturer weight, fertiliser type, N:P:K ratio, recommended uses and application rates. All fertilisers shall be applied in strict accordance with manufacturer's instructions.

PLANTING

PREPARATION
Weed eradication
Herbicide: Eradicate weeds using environmentally acceptable methods, such as a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.
Removal: Regularly remove, by hand, rubbish and weed growth throughout grassed, planted and mulched areas. Remove weed growth from an area 750 mm diameter around the base of the trees in grassed areas. Continue eradication throughout the course of the works and during the planting establishment period.

Vegetative spoil
Disposal: Remove vegetative spoil from site. Do not burn.

PLANTING
Locations
General: If it appears necessary to vary plant locations and spacings to avoid service lines, or to cover the area uniformly, or for other reasons, give notice.

Planting conditions
Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.

Watering
Before planting begins, thoroughly water the trees and planting areas. Keep the areas moist during planting. Water the trees immediately after planting and thereafter as required to maintain growth rates free of stress.

Handling
All plants shall be handled at all times in such a manner as to prevent any damage in transit.

Plants Set Out
As soon as possible after delivery, the plants shall be set out in the positions for planting as indicated on the landscape layout plan, ready for inspection. The Construction manager will inspect the planting beds, set out with their full complement of plants, and will make sure minor changes of placement as necessary. Following this inspection, the landscape contractor is to immediately plant out the beds. Where all planting cannot be achieved in one day, this work will be staged.

Planting Hole
All species to be planted into an individual prepared hole. Each hole shall be dug with a shovel, backhoe or similar tool. Individual holes shall be excavated to a maximum depth of 800mm or to such a size to allow root system to sit flat on the excavated hole and 400mm to each side of the root system. Cultivate the subsoil to 150mm below planting hole as detailed on L-8001.

Depth of Planting
When the plant is in its final position in its hole or bed, the topsoil level of the plant root ball shall be level with the finished surface of the soil surrounding the hole or bed. Test the depth by inserting the plant, still in its container, into the hole.

Placing
When the hole or bed appears to be of correct size, and not before, remove the plant from the container with minimum disturbance to the root ball and place it in its final position. Root prune to ensure all circling roots have been either severed or aligned radially into the surrounding soil. Plant shall be set plumb, with the root ball set slightly below the final soil level. Compact lightly so as to minimise subsidence without compacting the backfill. Avoid mixing mulch with topsoil.

Backfilling
Soil shall be progressively firmed during backfilling to avoid air pockets. Backfilling shall be with Planting Soil Mix as specified to the specified depths.

Tree Planting
Advanced trees are to be planted in accordance with relevant advanced tree planting details. Stakes to be carefully aligned in a straight line. Refer to planting detail on Landscape Plans.
Excavate a plant hole as shown in plans. Cultivate the base of planting hole to 150mm and add gypsum. Integrate the Topsoil Mix and loosen compacted sides of hole. This type of topsoil mix shall be the bulk of the material required for the tree pit and should be similar in characteristics to the surrounding soil type (Soil analysis must be conducted to ascertain soil ameliorates).
Place plant in the cultivated hole ensuring the topsoil level of the plant root ball is level with the finished surface of the soil surrounding the hole. Backfill with 50/50 even mix of site soil and Imported Topsoil Mix (soil type for the upper layer). Lightly tamp and water to eliminate air pockets.
If it appears necessary to vary plant locations and spacings to avoid service lines, or to cover the area uniformly, or for other reasons, give notice.

Watering
Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

IRRIGATION (PERFORMANCE SPEC)

GENERAL
The irrigation system should be designed, supplied and installed by an experienced specialist irrigation sub-Landscape Contractor, nominated by the Landscape Contractor and approved by the Principal's Authorised Person. After selection they will be required to prepare detailed irrigation plans and specification for approval by the Principal's Authorised Person prior to commencing work. The Landscape Contractor will co-ordinate the irrigation installation to the Principal's Authorised Person approval. Ensure completion of the irrigation system before the commencement of any other landscape works, so as to provide a readily available supply of water to planting areas.
A plan must be prepared within 21 days of the contract been let to show the comprehensive irrigation system as specified, including detailed locations of all conduits as required under paved surfaces throughout the site. The information must be suitable to permit the location and installation of such conduits during hardworks preparation.
The Landscape Contractor is to liaise with Contractor as required and to coordinate locations for conduit sleeves or wall penetrations for later installation of irrigation.
The work is to be provided by an experienced, reputable and approved irrigation Landscape Contractor. The irrigation Landscape Contractor shall be responsible for determining water pressure, flow rate and locations of water connection and electrical supply.

CONDUITS
All irrigation conduits are the responsibility of the Builder. Landscape Contractor to prepare D/C irrigation design drawings indicating locations of irrigation conduits. Drawings to be submitted to Principal's Authorised Person for approval prior to installation. Once approved, the drawings to be issued to Builder for coordination and construction. Conduits are to be placed in the locations as required in accordance with future installation of irrigation control lines to the Irrigation designer's details. Ensure that these conduits are supplied with a draw cord and remain clearly marked throughout construction.

APPROVALS
Obtain all necessary approvals from relevant authorities. The Landscape Contractor is also responsible for complying with the requirements of all authorities connected with the works.

STANDARDS AND AUTHORITIES
All workmanship and materials must conform to the relevant Australian Standards and all Water Board requirements.

CO-ORDINATION OF SERVICES
The Landscape Contractor shall be responsible for the co-ordination of the irrigation systems with other services throughout the site. Communal automatic irrigation system must be capable of independent operation in between stratums. The central electrical control box and timer shall be positioned in locations to be approved by Principal's Authorised Person. Private garden control boxes shall be located within private garages.

EXECUTION

IRRIGATION DESIGN
Provide the following documents for approval within 3 weeks of approval of the proposed Landscape Subcontractor:
- Overall Landscape Watering System

Design plan at 1:100 scale indicating the overall layout of the proposed irrigation installation to the entire Meeting Place Lot, defining pipe layout, control box location, type, electricity supply. Ensure that all areas are fitted with an automated time controlled irrigation system. Liaise with Landscape Architect and Architect to determine location of control box and water outlet.
All relevant information including the following details:
- Product data
- Performance data
- System description
- Water demands

The irrigations system shall be approved by the Principal's Authorised Person prior to installation. The irrigation system shall be supplied and installed in accordance with the manufacturer's recommendations. However the following general principles apply:

Water supply connections
Connections to water supply points to be made in copper and piping is to remain in copper until isolation valve.

Isolation and master valve
An isolation valve of approved type (Brass gate or ball) to be installed in an approved thermoplastic valve box. A master solenoid valve shall be installed downstream in the same box.

Backflow prevention
Backflow prevention will be obtained by the installation of a brass swing check valve downstream of the master valve and shall be in a separate thermoplastic valve box.

Controller
The controller shall have a minimum of 2 programs (winter and summer) and shall be of approved type, Richdel, Irritrol, Rainbird, Hardie or Toro. There will be sufficient stations to run lawn and garden areas independently. A 240 volt general purpose outlet will be provided at designated locations.

Piping
All piping sizes are to be established from allowable water velocities of no greater than 2m/s and the minimum pressure losses required to operate the sprays or drippers according to manufacturer's specifications. PVC piping to be CL 12 and to be set at minimum depth of 300mm below finished grade.

Wiring
Wiring to be in conduit when above ground or any areas where there is no associated piping. In all other areas wire is to be fastened to irrigation pipes. Wire to be stranded multi core and all splices are to be watertight.

Valves
Valves to be of solenoid type (Rainbird, Richdel, Toro or Hardie) located in approved dark green or black coloured thermoplastic valve boxes set at grade in garden beds only.

Sprays
All nozzles to be Rainbird or Toro and precipitation rates to be matched within each circuit. Precipitation rates should reflect plant requirements. They shall range from approximately 20mm/week for general garden beds to 50mm/week for lawn during the dry season. All lawn areas to be on spring loaded 100mm pop ups, all garden areas bordering a pathway or roadway shall have spring loaded 150mm pop ups and other areas shall be on risers set at 300mm above grade. All assemblies to be on articulated risers. Over spraying of pathways, roadway or buildings to be avoided.

Drip system
Any drip system to have adequate filtration and pressure regulation provided in line, in accordance with the manufacturers specifications. Filter and pressure regulator shall be located together in separate valve box downstream from and adjacent to solenoid valve operating drip system. Dripper placement and numbers to provide adequate application rate for plant requirements as related to size and type. Low density polyethylene tubing on in-line tubing to be set 50mm below top of soil level. If drippers on micro-tube are to be used the dripper is to be located between mulch and soil level and is to be held in position with 150mm wire stakes. Drippers shall be diaphragm or turbulent flow (labyrinth) type.

Spares
Provide spares at completion of irrigation work, properly packaged and labelled, and delivered to the Principal's Authorised Person or as directed. Allow 5% of risers/heads for spares.

Guarantees and warranties
Relating to the installation and products are to be handed to the Principal's Authorised Person on completion of the works.

WORKS AS EXECUTED DRAWING
Provide complete dimension drawings, based on the approved design plan, of the entire irrigation system as executed, clearly indicating the type and location of all sprinkler lines, heads, etc. Obtain approval and revise as required. Hand the WAE Drawings to the Principal's Authorised Person upon completion of the works.

COMPLETION

COMPLETION AND MAINTENANCE
Upon completion Landscape Contractor is to run through system to ensure system is operating correctly and instruct the client's representative in the correct operation and maintenance of the system. All instructions and programs are to be typed. Manuals, warranties, and a minimum of two programs, summer and winter to be provided to the Landscape Architect and the client's representative at the time of completion.

PRACTICAL COMPLETION CERTIFICATE
Upon practical completion Landscape contractor is to provide a certificate to the Principal's Authorised Person to confirm all landscape works have been carried out in accordance with all landscape documentation drawings and landscape specifications.
Upon practical completion (and following final inspection) Landscape architect is to provide a certificate to the Principal's Authorised Person to confirm that the landscape works have been completed in accordance with landscape documentation drawings and landscape specifications.

ESTABLISHMENT PERIOD

DEFECTS LIABILITY
The Contractor is liable for 12 month establishment maintenance and defects liability period from the date of Practical Completion for the hard landscape works(3 months) and for the soft landscape works (12 months), in which time the contract areas are to be maintained and any defects which become apparent are to be rectified. This includes but shall not be limited to:
Planting: Ensure the general appearance and presentation of the landscape and the quality of plant material at date of practical completion is maintained for the full planting establishment period.

Replacements: Continue to replace failed, damaged or stolen plants throughout the full plant establishment period.

Mulched Surfaces: Mulched surfaces shall be kept in a clean and tidy condition. Reinstate mulch to the depths as specified. Sweep mulch off other paved surfaces.

Lawn: Remove litter and fallen branches before mowing. Lawn height to be consistent with the growth habit of the grass variety and maintained at 40 mm throughout the year. Remove all clippings and compost offsite. Apply lawn fertiliser at the completion of the first and last mowings of the plant establishment period, and at other times as required to maintain healthy grass cover.

Weeding: Remove unwanted plants and grasses considered invasive to the locality.

Program: Trees and shrubs: As required for planted, paved and mulched areas to be weed free when observed at bi-weekly intervals.

Method: Clear and keep clear vigorous ground covers 200 mm from the base of any shrub or tree:
Small areas: By hand.
Large areas: Proprietary herbicides.

Herbicide application: Avoid windy days or if rain is likely to follow within 12 hours. Apply:
To the manufacturer's instructions and material data and safety sheets.
When the weather is humid with moderate temperatures and maximum sunlight.
When the ground has recommended soil moisture.

Drainage: Rectify any areas of poor drainage.

Stakes and Ties: Adjust and replace stakes/ties where required. Remove at end of maintenance period if directed.

Pruning: Pruning work shall be implemented to maintain dense foliage conditions and encourage suitable growth habits. Any branches overhanging or obstructing pathways and roads shall be removed as directed by the Construction manager. An approved wound dressing, such as 'Colgraft' shall be applied to all cut surfaces in accordance with the manufacturer's instructions.

Specified levels: Make good any specified levels by lifting mulch, removing or adding topsoil mix, and replacing mulch to the required level.

IRRIGATION DURING ESTABLISHMENT PERIOD
Hand watering: Manually water all lawn and planting areas until the proposed irrigation system is fully operational, soaking to a depth of 150 mm for lawn and 300 mm for planting. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings.

Irrigation system program: To suit the following:
> The precipitation requirements of the individual zones/stations with regard to types of plants.
> The infiltration rate of the soil/medium and associated physical factors seasons, evaporation, exposure,
> topography, local authority restrictions.
> An allowance for adjustment or shut down during and after periods prolonged heavy rains.

Equipment maintenance:
> Check all components for proper operation.
> Repair or replace damaged components with equivalent parts.
> Flush any dirt or foreign matter from the system and clear all blockages.
> Operation: Ensure by adjustment or replacement of components, that the overall operation of the system is efficient and operational for the entire planting establishment period.

TREE PROTECTION
Warning sign: Display a sign in a prominent position at each entrance to the site, warning that trees and plantings are to be protected during the contract. Remove on completion.

Lettering: Road sign type sans serif letters, 100 mm high, in red on a white background, to AS 1744.

TREES TO BE RETAINED
Retain trees as specified in the existing Tree Shedule on drawings
Marking: Mark trees and shrubs to be retained using suitable non-injurious, easily visible and removable means of identification.
Tags: 100 x 50 mm zincanneal tags, painted yellow and lettered to conform with the tree number on the drawings. Secure tags to trees using loose galvanized steel wire bands.
Tree enclosures: Provide temporary protective enclosures at or beyond the drip line. Minimum distance 3m from tree trunk unless otherwise agreed with site Superintendent.
Wire enclosures: Four strands of fencing wire, or plastic mesh barrier, supported on star pickets spaced at not more than 4 m.
Mesh enclosures: F62 reinforcing mesh 1800 mm high wired to 2400 mm long star pickets, driven 600 mm into the ground, spaced 1800 mm apart at a minimum distance of 3 m from the tree trunk.
Sheeting to excavations: Where excavations are to be made near trees, add continuous 900 mm high corrugated galvanized steel sheeting, bedded 150 mm into the ground, wired to the enclosure.
Trees to be enclosed: ALL TREES TO BE ENCLOSED within Contractor's site extent prior to demolition works commencing.
Work on trees: If it is proposed to perform work on trees, give notice and obtain instructions.
Removal: If a tree is damaged and repair work is considered impractical, or is attempted and fails, give notice and obtain instructions

WORK NEAR TREES
Harmful materials: Keep the area within the dripline free of construction materials and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants.
Damage: Prevent damage to tree bark. Do not attach stays, guys and the like to trees.
Work under trees: Do not remove topsoil from, or add topsoil to, the area within the dripline of the trees.
Excavation: If excavation is required near trees to be retained, give notice and obtain instructions. Open up excavations under tree canopies for as short a period as possible.
Hand methods: Use hand methods to locate, expose and cleanly remove the roots on the line of excavation. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged.
Roots: Do not cut tree roots exceeding 50 mm diameter. Where it is necessary to cut tree roots, use means such that the cutting does not unduly disturb the remaining root system. Immediately after cutting, apply a bituminous fungicidal sealant to the cut surface to prevent the incursion of rot or disease.
Backfilling: Backfill to excavations around tree roots with a mixture consisting of three parts by volume of topsoil and one part of well rotted compost with a neutral pH value, free from weed growth and harmful materials. Place the backfill layers, each of 300 mm maximum depth, compacted to a dry density similar to that of the original or surrounding soil. Do not backfill around tree trunks to a height greater than 100 mm above the original ground surface. Immediately after backfilling, thoroughly water the root zone surrounding the tree.
Compacted ground: Do not compact the ground under trees. If compaction occurs, give notice and obtain instructions.
Watering: Water trees as necessary, including where roots are exposed at ambient temperature > 35°C.

TREES TO BE REMOVED
Trees to be removed: DEAD or DAMAGED trees identified within site extent to be assessed by Qualified Arborist and proposed works agreed with Site Superintendent. Refer Landscape Plans for specific tree locations.

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PROJECT
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ISSUE B

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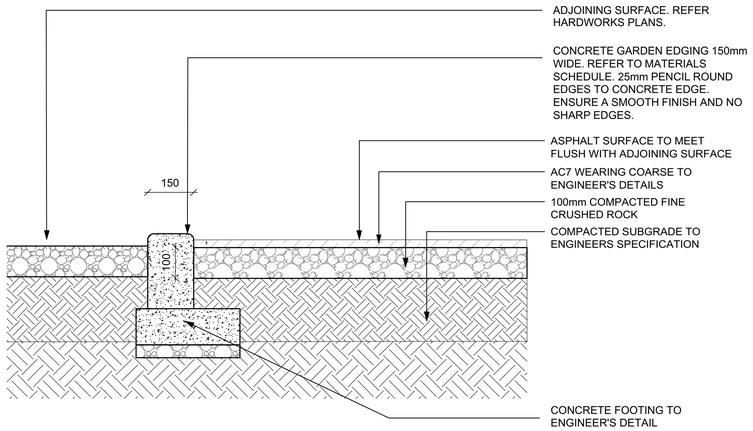
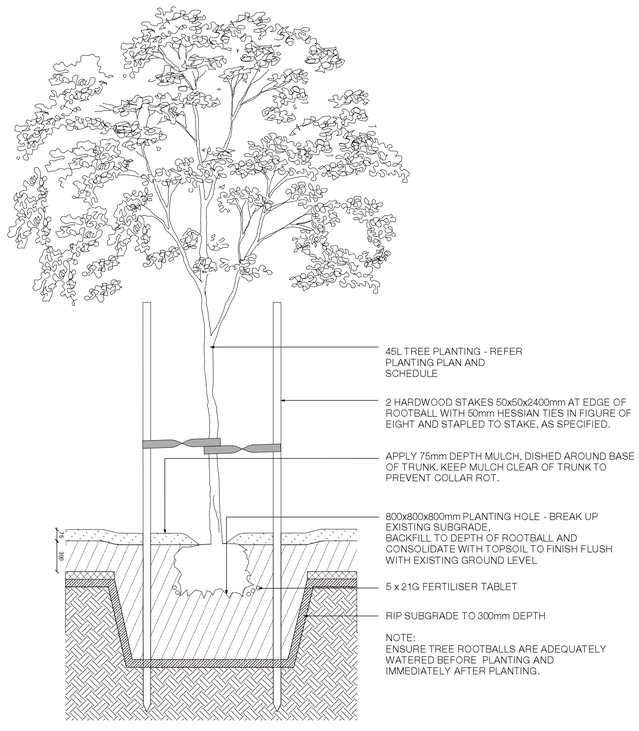
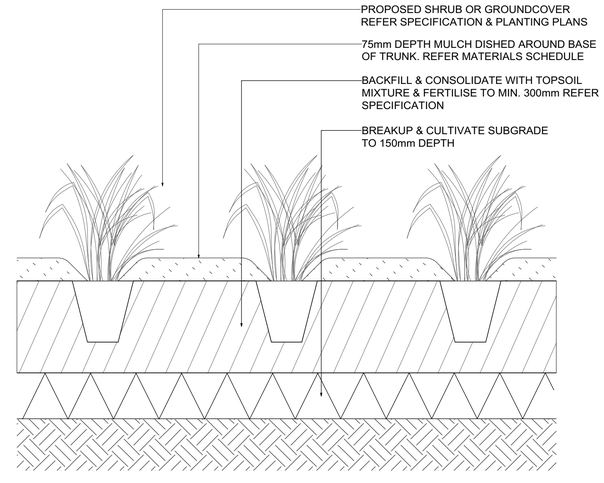


1 TYPICAL ASPHALT DETAIL
SCALE 1:10



2 TYPICAL TREE PLANTING DETAIL
SCALE 1:20



3 TYPICAL MASS PLANTING DETAIL
SCALE 1:10

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PROJECT
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DRAWING TITLE
LANDSCAPE DETAILS

Scale As Shown

ISSUE	DESCRIPTION	DATE
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HZ	07.11.18	HD

PROJECT STAGE: DA
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SHEET SIZE: A1
ISSUE: B

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A1

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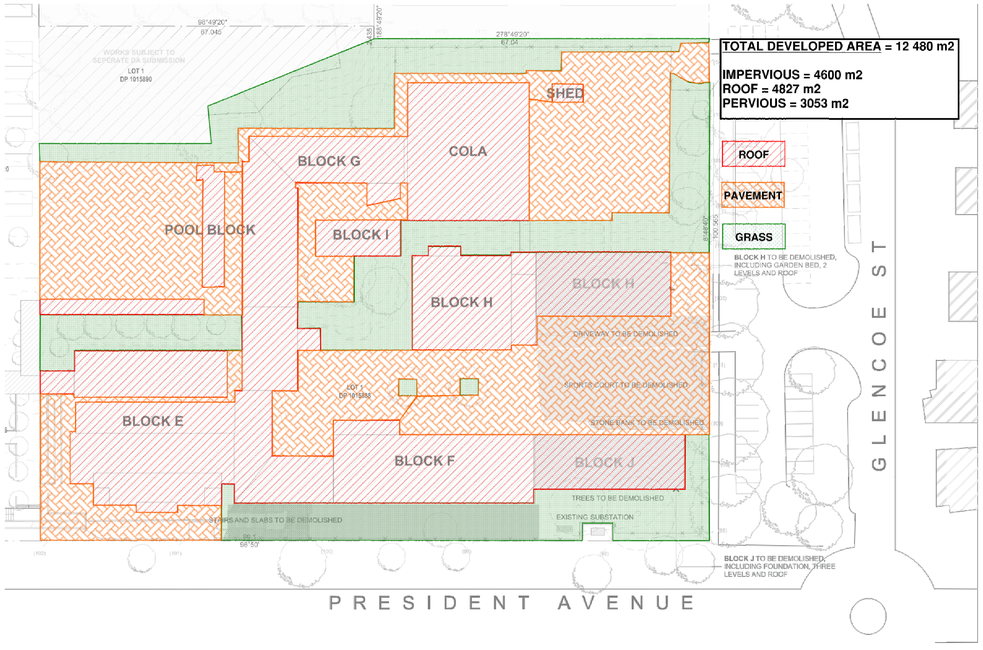
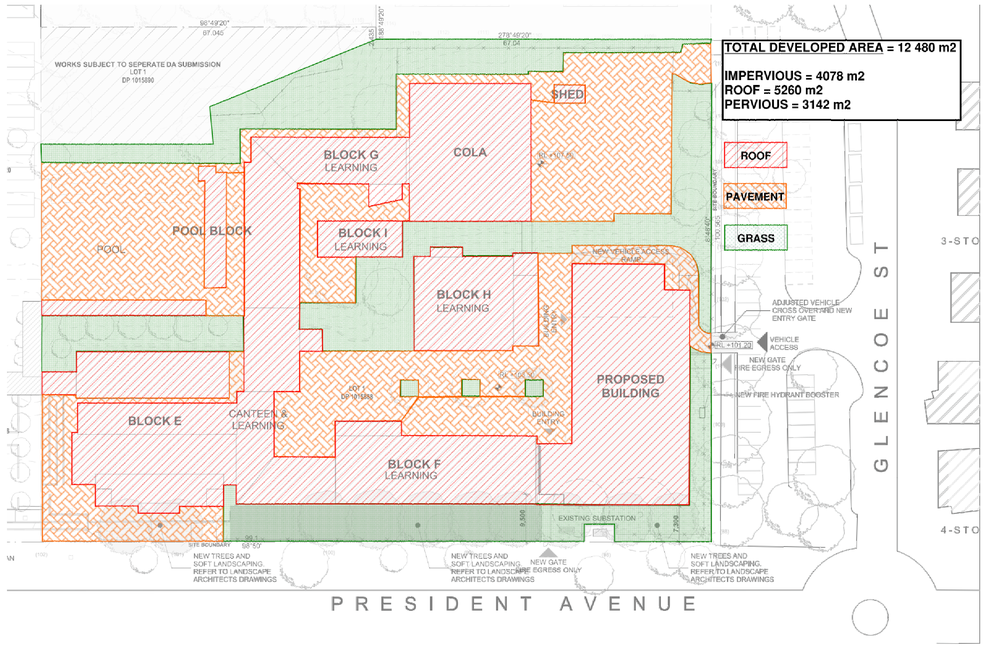
Sydney Catholic Schools 551 President Avenue Sutherland
HYDRAULIC SERVICES



PRE-DEVELOPMENT



POST-DEVELOPMENT

LEGEND

- STORMWATER DRAINAGE
- SUBSOIL DRAINAGE
- EXISTING PIPE
- EXISTING PIPE DELETED
- SEDIMENT FENCE
- CAPPED SERVICE
- PIPE RISER
- PIPE DROPPER
- JUNCTION/CONNECTION
- REDUCER
- OVERLAND FLOW
- GRATED TRENCH DRAIN
- STORMWATER PIT
- PIT WITH SEALED COVER

o	EX DP
⊠	EX DP REMOVED
+RL 72.350	NEW RL
1 / H05	DETAIL NUMBER / DRAWING NUMBER
SS1 / 100	CONTINUATION OF SERVICE / SERVICE NAME AND NUMBER / SIZE OF SERVICE
DAH07	CONTINUATION ON DWG No.

CO	CLEAR OUT
DP	DOWNPIPE
EX	EXISTING
GTD	GRATED TRENCH DRAIN
HL	HIGH LEVEL
HP	HIGH POINT
IL	INVERT LEVEL
KI	KERB INLET
NTS	NOT TO SCALE
RCP	REINFORCED CONCRETE PIPE
RL	REDUCED LEVEL
SMH	SEWER MAN HOLE
SW	STORMWATER
SWP	STORMWATER PIT

SUMMARY

NO PROPOSED INCREASE IN IMPERVIOUS AREA
NO OSD PROVIDED

DA SUBMISSION DRAWING LIST:

DAH01	COVER SHEET
DAH02	BASEMENT PLAN
DAH03	GROUND FLOOR PLAN
DAH04	LEVEL 1 FLOOR PLAN
DAH05	LEVEL 2 FLOOR PLAN
DAH06	LEVEL 3 FLOOR PLAN
DAH07	ROOF PLAN
DAH08	SEDIMENT & EROSION CONTROL PLAN

DA ISSUE
NOT FOR CONSTRUCTION

REVISION	REVISION DESCRIPTION	DATE
C	DA ISSUE	06.05.19
B	ISSUED FOR COMMENST	11.10.18
A	PRELIMINARY ISSUE	12.09.18

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Sutherland

DRAWING TITLE:
HYDRAULIC SERVICES
COVER SHEET

SCALE	DATE
NTS	AUGUST 2018
DRAWN	CHECKED
AY/SL	VS

DRAWING No. 218045 - DAH01
REVISION C

A1

SHED ABOVE

OUTLINE OF BLOCK G ABOVE

OUTLINE OF BLOCK I ABOVE

OUTLINE OF BLOCK H ABOVE

COURTYARD ABOVE

OUTLINE OF BLOCK F ABOVE

EX SMH
RL. 104.430

EX SWP

EX SWP
600x600x1050
RL. 102.530
IL. 101.480

EX SWP
RL. 101.520

LOCATE & CONNECT TO EX SW DRAINAGE

EX SWP TO BE DISUSED
450x450x350
RL. 101.380
IL. 101.030

REMOVE EX SWP
600x600x250
RL. 100.680
IL. 100.430

EXISTING 2x100 DISCHARGE TO CARPARK KERB & GUTTER TO BE REMOVED

INSTALL NEW SWP OVER EX 225SW SERVICE
600x600
RL. 99.150

CAP OFF EX SW PIPES

HUMECEPTOR STC2

SWP 900x900

SWP 600x600

DP 150

EX KI PIT

EX DP

REMOVE EX SWP

DAH03

TURNING SPOT

CAR PARK

COMMS RM

PUMP RM

STORE

GYMNASIUM

NO WORKS

STAIR

CIRCULATION

LIFT

SUBSTATION

COUNCIL PARKING

FOOTPATH

SITE BOUNDARY

GLENCOE ST

PRESIDENT AVENUE

EX KI PIT
RL. 97.500
IL. 96.130

EX KI PIT
RI. 97.190
IL. 96.040

IL. 96.310

RL. 97.340

IL. 96.790

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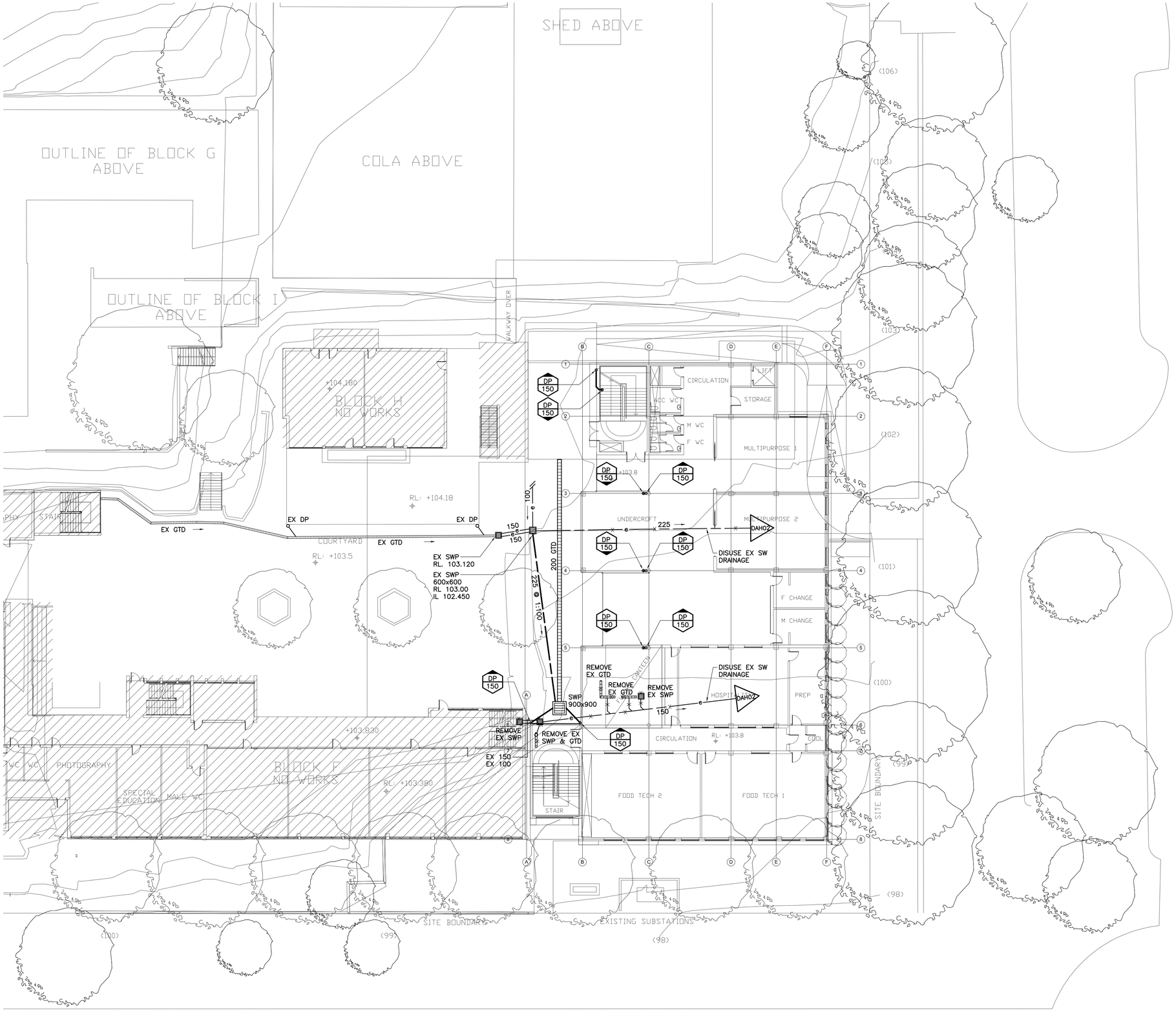
DRAWING TITLE:

HYDRAULIC SERVICES

BASEMENT PLAN

SCALE	DATE
1:200 @ A1	AUGUST 2018
DRAWN	CHECKED
AY/SL	VS
DRAWING No.	REVISION
218045 - DAH02	C

A1



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DRAWING TITLE:

HYDRAULIC SERVICES

GROUND FLOOR PLAN

SCALE	DATE
1:200 @ A1	AUGUST 2018
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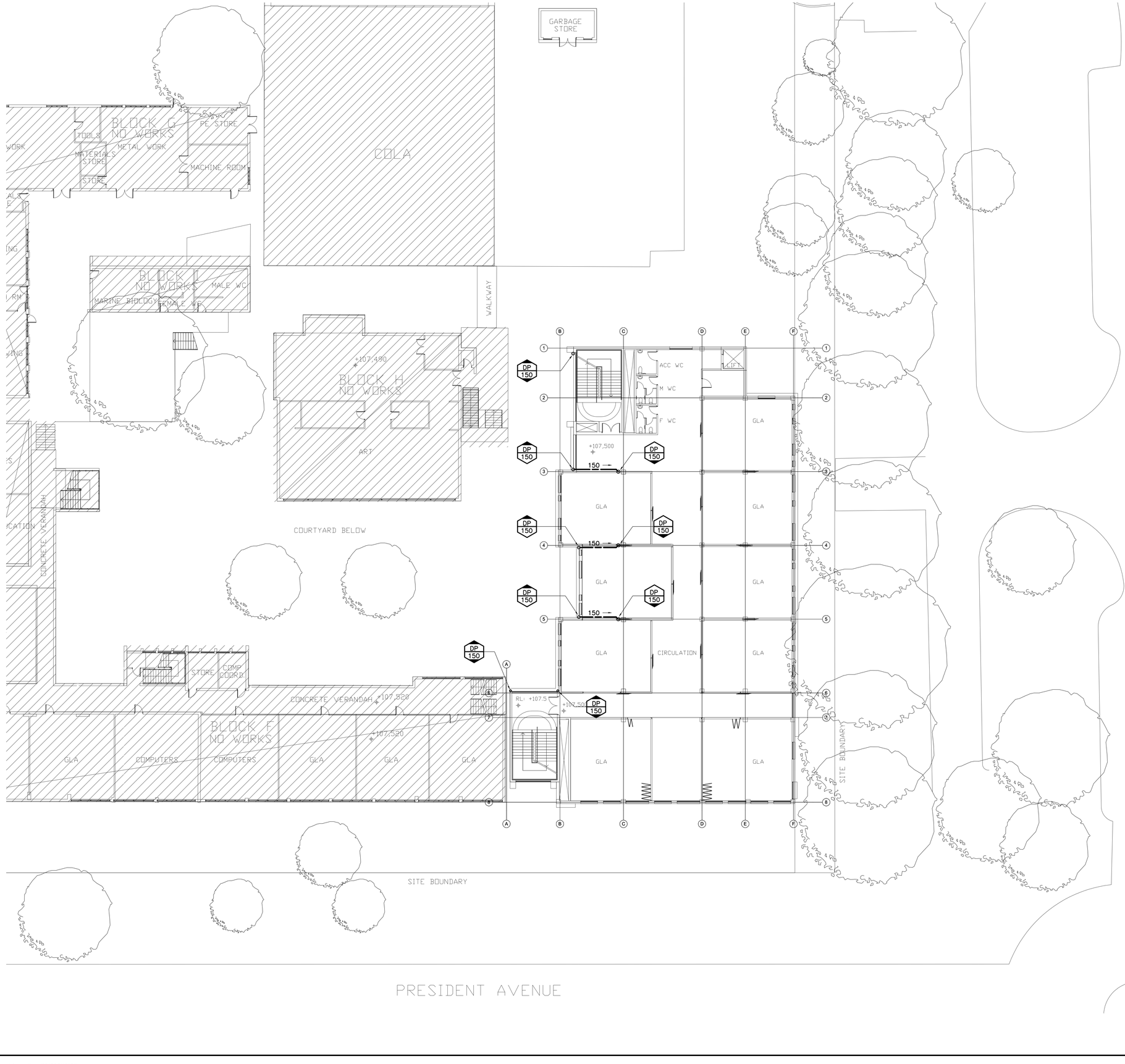
AY/SL	VS
DRAWING No.	REVISION
218045 - DAH03	C

A1



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DRAWING TITLE:

HYDRAULIC SERVICES

LEVEL 1 FLOOR PLAN

SCALE	DATE
1:200 @ A1	AUGUST 2018
DRAWN: AY/SL	CHECKED: VS
DRAWING No.: 218045 - DAH04	REVISION: A

A1

SHED

BLOCK G

COLA

+115.400

+113.300

BLOCK I

+109.576

+113.800

BLOCK H

+111.000

+109.900

+109.600

BLOCK F

+112.035

STAIR

ACC WC

M WC

F WC

LIFT

STORAGE

GLA

CIRCULATION

DP 150

SITE BOUNDARY

GLENCOE ST

PRESIDENT AVENUE

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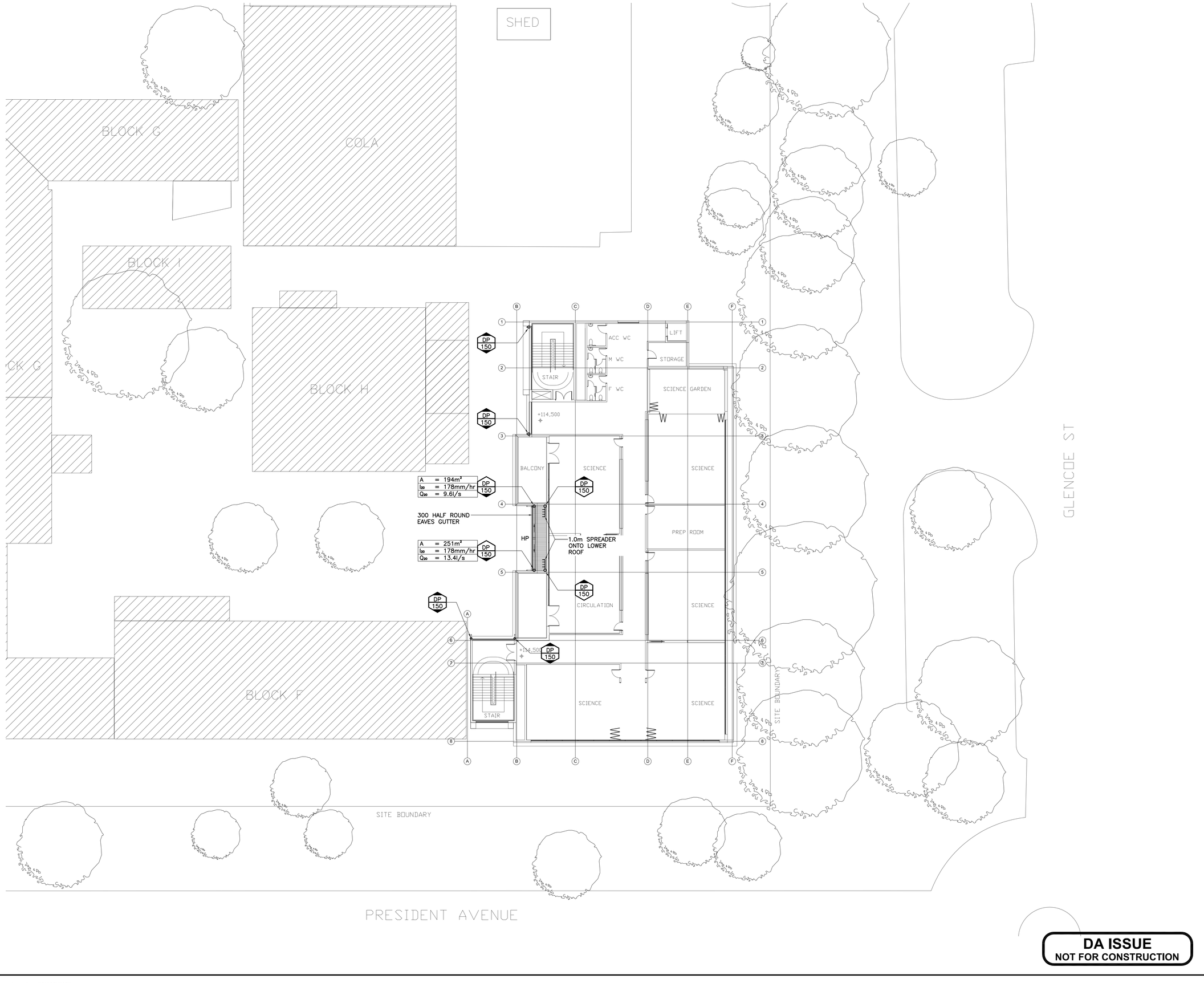
DRAWING TITLE:

HYDRAULIC SERVICES

LEVEL 2 FLOOR PLAN

SCALE	DATE
1:200 @ A1	AUGUST 2018
DRAWN: AY/SL	CHECKED: VS
DRAWING No.: 218045 - DAH05	REVISION: A

A1



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DRAWING TITLE:

HYDRAULIC SERVICES

LEVEL 3 FLOOR PLAN

SCALE	DATE
1:200 @ A1	AUGUST 2018
DRAWN	CHECKED
AY/SL	VS

DRAWING No.	REVISION
218045 - DAH06	A

A1

SHED

COLA

BLOCK G

BLOCK I

BLOCK H

BLOCK F

LOT 1
DP 1015888

PRESIDENT AVENUE

GLENCOE ST

A = 132m²
I₂₀ = 178mm/hr
Q₂₀ = 6.6l/s
DP 150

300 HALF ROUND EAVES GUTTER

HP

A = 246m²
I₂₀ = 178mm/hr
Q₂₀ = 12.2l/s
DP 150

HP

A = 182m²
I₂₀ = 178mm/hr
Q₂₀ = 9.0l/s
DP 150

300 HALF ROUND EAVES GUTTER

HP

A = 259m²
I₂₀ = 178mm/hr
Q₂₀ = 12.8l/s
DP 150

A = 305m²
I₂₀ = 178mm/hr
Q₂₀ = 15.1l/s
DP 150

A = 59m²
I₂₀ = 178mm/hr
Q₂₀ = 2.9l/s
DP 150

HP HP

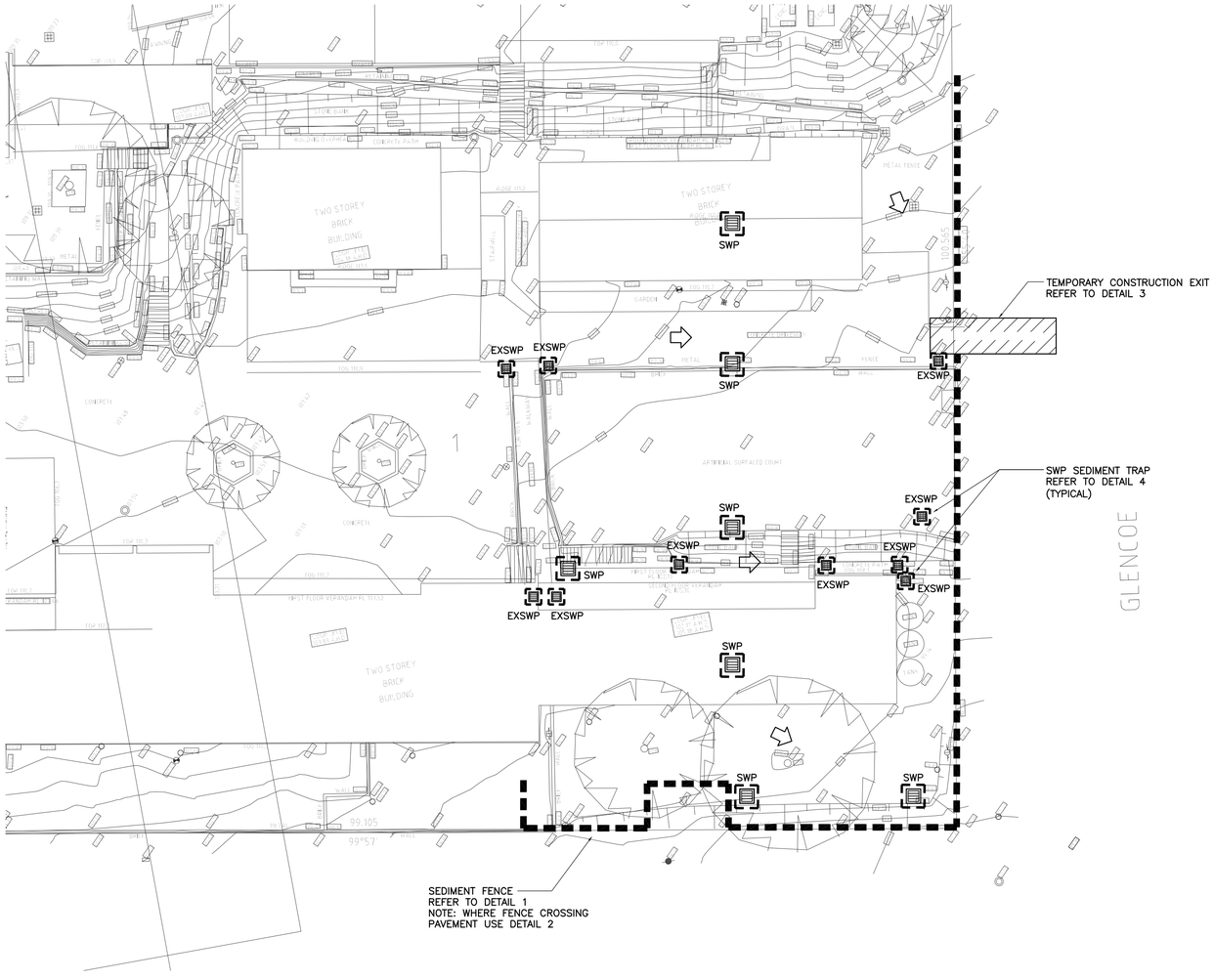
350Wx50D VALLEY GUTTER

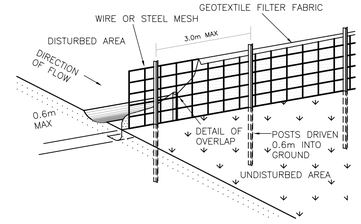
PITCH 2°

PITCH 2°

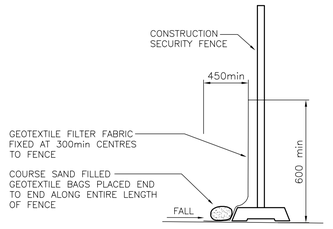
PITCH 2°

A1

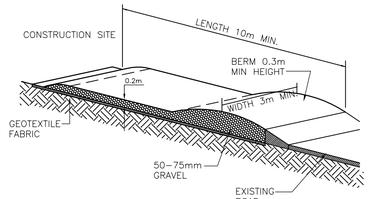




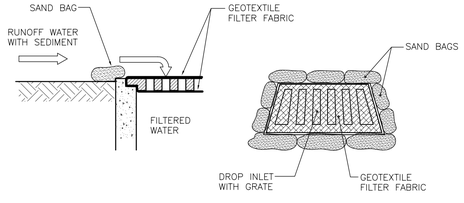
DETAIL 1
SEDIMENT FENCE
N.T.S.



DETAIL 2
SEDIMENT FENCE ON PAVED SURFACE
N.T.S.



DETAIL 3
TEMPORARY CONSTRUCTION EXIT
N.T.S.



DETAIL 4
GEOTEXTILE FILTER FABRIC
DROP INLET SEDIMENT TRAP
N.T.S.

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SEDIMENT & EROSION CONTROL PLAN

SCALE	DATE
1:250 @ A1	AUGUST 2018
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AY/SL	VS
DRAWING No.	REVISION
218045 - DAH08	A