



Conditions of Approval

- (1) The development being carried out in accordance with the plans and documentation listed below, except where amended by the conditions of consent.

SITE				
SHEET NO.	SHEET NAME	Current Revision	Current Revision Date	NBRS-Documentation Stage
DA S0001	Cover Page + Drawing List	DA1	26/02/2019	ST2 - DA
DA S1001	Site Plan	DA1	26/02/2019	ST2 - DA
DA S1001A	Site Plan Neighboring context	DA1	26/02/2019	ST2 - DA
DA S1001B	Site Analysis	DA1	26/02/2019	ST2 - DA
DA S1001C	Site photos	DA1	26/02/2019	ST2 - DA
DA S1001D	Site photos - Neighboring Context	DA1	26/02/2019	ST2 - DA
DA S1008	Shadow Diagrams	DA1	26/02/2019	ST2 - DA
DA S1015	Outdoor Space	DA1	26/02/2019	ST2 - DA
DA S1017	Site Signage Diagram	DA1	26/02/2019	ST2 - DA
DA S1018	Floor Space Calculation Diagram	DA1	26/02/2019	ST2 - DA
DA S1019	Notification- Site Plan	DA1	26/02/2019	ST2 - DA
DA S9101	External Finishes Board BLK Q	DA1	26/02/2019	ST2 - DA
DA S9102	External Finishes Board BLK H	DA1	26/02/2019	ST2 - DA
DA S9103	External Finishes Board BLK N - North Facade	DA1	26/02/2019	ST2 - DA
DA S9104	External Finishes Board BLK N - South Facade	DA1	26/02/2019	ST2 - DA
DA S9105	Artist Impression - Boundary Street Facade	DA1	26/02/2019	ST2 - DA
DA S9106	Artist Impression - New Home Base Building North Facade	DA1	26/02/2019	ST2 - DA

BLOCK - A				
SHEET NO.	SHEET NAME	Current Revision	Current Revision Date	NBRS-Documentation Stage
DA A2002	Block A Floor Plans	DA1	26/02/2019	ST2 - DA
DA A3001	Block A Elevations - Sheet 1	DA1	26/02/2019	ST2 - DA
DA A4001	Block A Sections	DA1	26/02/2019	ST2 - DA
BLOCK - E				
SHEET NO.	SHEET NAME	Current Revision	Current Revision Date	NBRS-Documentation Stage
DA E2002	Block E Floor Plans	DA1	26/02/2019	ST2 - DA
DA E3001	Block E Elevations - Sheet 1	DA1	26/02/2019	ST2 - DA
DA E3002	Block E Elevations - Sheet 2	DA1	26/02/2019	ST2 - DA
BLOCK - H				
SHEET NO.	SHEET NAME	Current Revision	Current Revision Date	NBRS-Documentation Stage
DA H2002	Block H Floor Plans & COLAS	DA1	26/02/2019	ST2 - DA
DA H3001	Block H Elevations	DA1	26/02/2019	ST2 - DA
DA H4001	Block H Sections	DA1	26/02/2019	ST2 - DA
BLOCK - N				
SHEET NO.	SHEET NAME	Current Revision	Current Revision Date	NBRS-Documentation Stage
DA N2001	Block N Ground Floor Plan	DA1	26/02/2019	ST2 - DA
DA N2002	Block N First Floor Plan	DA1	26/02/2019	ST2 - DA
DA N2003	Block N Second Floor Plan	DA1	26/02/2019	ST2 - DA
DA N2016	Block N Roof	DA1	26/02/2019	ST2 - DA
DA N3001	Block N Elevations - Sheet 1	DA1	26/02/2019	ST2 - DA
DA N3002	Block N Elevations - Sheet 2	DA1	26/02/2019	ST2 - DA
DA	Block N Sections	DA1	26/02/2019	ST2 - DA

N4001				
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- Landscape Plans prepared by NBR Architecture, dated 11.02.2019, Drawing No. LWD00 – LWD09.
- Stormwater Plans prepared by Jones Nicholson Consulting Engineers, dated 08.02.2019, Drawing Reference No. 17011156-C003, 17011156-C013, 17011156-C055, 17011156-C056, 17011156-C060, 17011156-C091, 17011156-C101, 17011156-C111, 17011156-C121, 17011156-C131, 17011156-C201, 17011156-C211, 17011156-C301 and 17011156-C311.

FEES

- (1) The fees and/or bonds shown in the Table of Fees, are to be paid to Council or another approved collection agency (the Long Service Levy Corporation and its agents and an approved insurer under the *Home Building Act 1989*) and suitable evidence of payment is to be provided to the Principal Certifier **prior to the issuing of a Construction Certificate**.

TABLE OF FEES

FEES/BONDS TO BE PAID TO COUNCIL OR TO THE NOMINATED BODY PRIOR TO ISSUING A CONSTRUCTION CERTIFICATE

- (2) Building and Construction Industry Long Service Corporation Levy **\$65,924.00 (Payment to be made to Council, the Corporation or its Agent)**
- (3) Damage Deposit - security deposit against damage occurring to Council's assets (footpath, road, stormwater drainage system, kerb and gutter, etc) during building work **\$98,000.00 (Payment to be made to Council as a bond prior to issue of a Construction Certificate and/or commencement of demolition/bulk excavation)**

NOTE: This deposit is refundable if no damage occurs.

PLANNING

- (1) A separate development consent must be obtained for the display and/or erection of any signage other than those included in the plans submitted on 26/02/2019.
- (2) The freestanding sign with LED screen is to have a maximum height of three (3) metres.

BUILDING

- (1) Toilet facilities are to be provided, at or in the vicinity of the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:

- a. must be a standard flushing toilet, and
- b. must be connected:
 - (i) to a public sewer, or
 - (ii) to an approved chemical closet facility.

The toilet facilities are to be completed before any other work is commenced.

- (2) All excavations associated with the erection or demolition of the building are to be properly guarded and protected to prevent them from being dangerous to life or property.
- (3) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - a. must preserve and protect the building from damage, and
 - b. if necessary, must underpin and support the building in an approved manner, and
 - c. must, at least 7 days before excavation below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Allotment of land includes a public road and any other public place.

- (4) Your attention is directed to the following:

WARNING

Utility Services

Before Construction – apply early as building of water and sewer services can be time consuming or may impact on other parts of your development.

Building Plan Approval

The plans approved by Council must also be approved by Sydney Water **prior to excavation or construction works commencing**. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please go to <http://www.sydneywater.com.au/tapin> to apply.

- (5) The builder is to take all precautions to ensure footpaths and roads are kept in a safe condition and to prevent damage to Council's property. Pedestrian access across the footpath must be maintained at all times. Any damage caused will be made good by Council at Council's restoration rates, at the builder's expense.
- (6) No materials are to be stored on Council's roads, footpaths, nature strips or parks.
- (7) No opening is to be made in any road or footpath, nor is any hoarding to be erected without the prior consent of Council. The builder is to obtain the relevant permit for which fees will be charged in accordance with Council's current Schedule of Fees and Charges.
- (8) The builder shall erect and maintain in good order all necessary hoardings, barricades and warning signs required to provide adequate public safety. Night warning lamps are to be provided where necessary. A Crown Certifying Authority sign should also be displayed in a prominent position at the front of the development site.
- (9) Hours of work shall be from 7:00am to 6:00pm Mondays to Fridays inclusive, and from 7:00am to 4:00pm on Saturdays. Demolition, excavation and/or construction works that involve heavy machinery, noisy trades or the like are **not permitted** to be carried out from 1:00pm to 4:00pm on Saturdays. No work shall be carried out on Sundays or Public Holidays. The owner/builder shall be responsible for the compliance of this condition by all sub-contractors, including demolishers.
- (10) The approved structure shall not be used or occupied unless certification by the Crown Certifying Authority has occurred to ensure compliance with relevant standards and regulations.
- (11) Dial Before You Dig is a free national community service designed to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use everyday – electricity, gas, communications and water.

Before you dig call "Dial Before You Dig" on 1100 (listen to the prompts) or register on line at www.1100.com.au for underground utility services information for any excavation areas.

The Dial Before You Dig service is also designed to protect Australia's excavators. Whether you are a backyard renovator, an individual tradesman or a professional excavator, the potential for injury, personal liability and even death exists everyday. Obtaining accurate information about your work site significantly minimises these risks.

Reason: To ensure that essential services such as electricity, gas, communications and water are not affected by excavation or construction works.

- (12) All building works being erected wholly within the boundaries of the property.
- (13) All sanitary plumbing being concealed in suitably enclosed ducts. Such ducts are to be constructed internally (i.e. not on the outside face of an external wall) and are to be adequately sound-proofed.
- (14) All plumbing and drainage work being carried out by licensed tradesmen and in accordance with the requirements of the Plumbing Code of Australia.
- (15) The floor of the wet areas being of a material impervious to moisture and graded and drained to the sewers of Sydney Water.
- (16) The noise emitted by any air-conditioning equipment shall be in compliance with noise criteria defined in the NSW Noise Policy for Industry (NPI). Council is to be consulted prior to the installation of any air-conditioning equipment.
- (17) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
- (18) Safety glazing complying with B1.4 of the Building Code of Australia used in every glazed door or panel that is capable of being mistaken for a doorway or unimpeded path of travel. The glazing must comply with Australian Standard AS 1288–2006: Glass in Buildings - Selection and Installation. Details of the method of complying with this requirement must be noted on the plans or in the specifications **prior to works commencing**.
- (19) Treatment for the protection of the building from subterranean termites must be carried out in accordance with Australian Standard AS 3660.1-2014 "Termite management - New building work."

If the method of protection is to be by way of a chemical barrier, it becomes the responsibility of the owner to maintain a suitable maintenance procedure in accordance with the manufacturer's requirements. Such responsibility is placed solely upon the owner.

Details showing compliance with this requirement must be noted on the plans or in the specifications **prior to works commencing**.

After treatment the following is to be carried out:

- a. A durable notice must be permanently fixed to the building in a prominent location, such as the meter box, indicating:
 - (i) The method of protection.
 - (ii) The date of installation of the system.
 - (iii) Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label.
 - (iv) The installer's or manufacturer's recommendation for the scope and frequency of future inspection for termite activity.

- b. Provide the Crown Certifying Authority with a Certificate which verifies that termite protection has been provided in accordance with Australian Standard AS 3660.1-2014. In the case of Reinforced Concrete Slab construction the Certificate is to verify that the protection incorporates both beneath slab (Part A) and slab penetrations (Part B) treatment.
- (20) A registered surveyor's certificate being submitted to the Crown Certifying Authority, **at the completion of works**, as follows:-
- a. On completion of the buildings to indicate the height of the finished floor levels, the height of the roof ridges and to show boundary clearances and areas of the site occupied by the buildings.
- (21) Prior to the commencement of building work, the following is to be carried out:-
- a. Submit to Council a "Notice of Intention to Commence Building Work and Appointment of a Principal Certifier" form. Council's "Notice of Intention to Commence Building Work and Appointment of a Principal Certifier" form is to be used where application is made to Council.

(Vide Section 6.6 *Environmental Planning & Assessment Act 1979*)

(22) **Utility Services**

Before Construction – apply early as building of water and sewer services can be time consuming or may impact on other parts of your development.

Section 73 Compliance Certificate

A compliance certificate must be obtained from Sydney Water, under Section 73 of the *Sydney Water Act 1994*. Our assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to our mains. A Section 73 Compliance Certificate must be completed **prior to the use or occupation of buildings**. 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 (WSC).

Go to <http://www.sydneywater.com.au/section73> or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

- (23) Structural engineer's details prepared and certified by a practicing Structural Engineer for all reinforced concrete and structural members being submitted to the Crown Certifying Authority for approval **prior to the commencement of works**.
- (24) The Structural Engineer is to also supervise the construction. All Certificates from the supervising Structural Engineer are to be submitted to the Crown

Certifying Authority before use or occupation of the building(s), stating that all reinforced concrete and/or structural members have been erected in accordance with his/her requirements and the relevant SAA Codes.

- (25) Fire Resistance Levels of all structural members, including external and internal walls, spandrels, external and internal columns, lift shafts and stair shafts, ventilation, pipe and like shafts, floors and roofs shall comply with the requirements of Specification C1.1 of the Building Code of Australia. Details of the method of achieving this must be noted on the plans or in the specifications **prior to works commencing**.
- (26) All materials used in the building must comply with early fire hazard criteria of Specification C1.10 of the Building Code of Australia.
- (27) Means of access and egress complying with Section D of the Building Code of Australia. Details of the method of achieving this must be noted on the plans or in the specifications **prior to works commencing**.
- (28) The building being provided with both access and sanitary facilities (where required) for people with disabilities. The sanitary facilities are to be provided in accordance with F2.4 of the Building Code of Australia and are to comply with the requirements of Clause 10 of AS 1428.1-2009. Access is to be provided to and within the building so as to comply with all the requirements of Part D3 of the BCA and the relevant provisions of AS 1428.1-2009. Details of the method of achieving this must be noted on the plans or in the specifications **prior to works commencing**.
- (29) The *Commonwealth Disability Discrimination Act 1992* may apply to this particular proposal. Submissions and/or approval of the application does not imply or confer compliance with this Act. Applicants should satisfy themselves and make their inquiries to the Human Rights and Equal Opportunity Commission.
- (30) Continuous balustrades shall be provided along the side/s of any stairway or ramp, any corridor, hallway, balcony, access bridge or the like, any path of access to a building if:-
 - a. It is not bounded by a wall; and
 - b. The change in level is more than one (1) metre, or five (5) risers in the case of a stairway, from the floor or ground surface beneath;

except where specific exemptions are provided in the Building Code of Australia.

Balustrades shall prevent as far as practicable:

- a. Children climbing over or through it; and
- b. Persons accidentally falling from the floor; and

- c. Objects which might strike a person at a lower level falling from the floor surface.

Balustrade heights and designs shall comply with Part D2.16 of the Building Code of Australia and Australian Standard AS/NZS 1170 Part 1 – Structural design actions. Height above nosings of stair treads, landing, corridors and the like shall generally be not less than 865mm.

Details of the method of satisfying these requirements must be noted on the plans or in the specifications **prior to works commencing**.

- (31) A Fire Safety Certificate (copies available from Council) is to be given to the Crown Certifying Authority prior to use or occupation of the building(s) and thereafter once in every 12 month period an Annual Fire Safety Statement is to be given to Council. The certificate and statement attest to both the inspection of all essential fire safety measures by a suitably qualified person and to the regular maintenance of the fire safety measures. A copy of the Fire Safety Certificate and the Fire Safety Schedule are to be given to the Commissioner of Fire and Rescue NSW **by the building owner** and copies of these documents are to be prominently displayed in the building. Similarly copies of Annual Fire Safety Statements are also to be given to the Commissioner and displayed in the building.

(Vide clause 153 & Division 3 of the *Environmental Planning & Assessment Regulation 2000*)

- (32) **ADVISORY NOTE:**

Telecommunications infrastructure in new developments

Developers, home, property and business owners are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers, home, property and business owners need to contract a carrier to install telecommunications infrastructure in their new development. Individuals are free to choose which carrier they want to service their development.

For larger developments (100 lots or more) nbn is the infrastructure provider of last resort. This means nbn is obliged to service the development on commercially agreed terms if you apply to nbn.

Telstra is the infrastructure provider of last resort in smaller developments (less than 100 lots) until nbn publicly identifies an area as “ready for service” in its fixed line rollout region.

Developers, home, property and business owners are requested to apply at least six (6) months before the required date of service to ensure a connection is ready when residents move in.

DEMOLITION

- (1) Removal of any asbestos must be undertaken in compliance with the requirements of SafeWork NSW. Refer to their Code of Practice "How to Safely Remove Asbestos" dated September 2016.
- (2) Demolition of the building is to be carried out in accordance with the requirements of Australian Standard AS 2601 – 2001, where applicable.
- (3) Hours of demolition work shall be from 7:00am to 6:00pm Mondays to Fridays inclusive, and from 7:00am to 4:00pm on Saturdays. Demolition works that involve heavy machinery, noisy trades or the like are **not permitted** to be carried out from 1:00pm to 4:00pm on Saturdays. No demolition work shall be carried out on Sundays or Public Holidays. The owner/builder shall be responsible for the compliance of this condition by all sub-contractors, including demolishers.
- (4) Access to the site is to be restricted and the site is to be secured when demolition work is not in progress or the site is otherwise occupied.
- (5) The demolition site is to be provided with measures to mitigate against dust nuisances arising on adjoining sites and roadways. To achieve this, a fence or barrier is to be erected around the site. The construction may be steel mesh which is covered with a suitable filtering medium or such other construction acceptable to Council. An effective program of watering the site is also required to be maintained.
- (6) All demolition, excavation and construction materials are to be removed from the site or disposed of on-site using methods that comply with relevant environmental protection legislation.
- (7) When demolition of any existing building is involved, burning of any demolition materials on the site is prohibited. All waste materials to be removed from the site.

ENGINEERING

- (1) A public domain improvement plan shall be submitted to Council incorporating reconstruction of Council's footpath and kerb-gutter including the proposed vehicular accesses as required on Young Street and Boundary Street frontages of the site, **prior to works commencing**.
- (2) The plan and details shall be prepared in conjunction with Council's standard drawings and specifications in accordance with Council's DCP and Public Works Element Manual (PWEM), **prior to commencement of works**.
- (3) All activities and works external to the site, or that affect public roads, are to be carried out in accordance with Council's Policies including but not limited to the

Works on Council's Road Reserve Assets Policy, Rubbish Skips Policy, Work Zone Policy and Temporary Road Closure (Including Standing Plant) Policy.

- (4) A road-opening permit shall be obtained for all works carried out on public or Council controlled lands. Restoration of landscaping, roads and paths shall be carried out by Council at the applicant's expense in accordance with Council's **Schedule of Fees and Charges**. The applicant or any contractors carrying out works in public or Council controlled lands shall have public liability insurance cover to the value of \$20 million, and shall provide proof of such cover to the Principal Certifier prior to carrying out the works. **Please see Burwood Council's web site www.burwood.nsw.gov.au - Go to Development/Working on Footpaths or Roadways?/Works on Council Property (Application Form).**
- (5) Spoil and building materials shall not be placed, stored, thrown or caused to fall on any public roadway or footpath. Waste containers shall be placed in accordance with Council's Rubbish Skips Policy. Contact Council for a list of approved skip bin suppliers.
- (6) The builder is to ensure footpaths and roads affected by construction works are kept safe and prevent any damage to Council property. The builder shall erect and maintain where necessary approved hoardings, barricades, warning signs and night warning lamps to ensure public safety. Pedestrian access across the footpath must be maintained at all times.
- (7) The following matters shall apply to the damage deposit listed in the Table of Fees:
 - a. This deposit is refundable if no damage occurs. Any damage caused will be repaired at Council's restoration rates, at the applicant's expense. All or part of the deposit will be forfeited to cover damage to Council's property during the course of demolition and/or construction.
 - b. Council will carry out two inspections of the Council's footpath, kerb and gutter, stormwater drainage system and roadway, prior to works commencing and at the completion of all work covered by this consent. Council is aware that damage may be caused by individual contractors that culminate in the damage inspected at Council's final inspection. The applicant is responsible for attributing any part of the damage to their individual contractors. Council will not refund any part of a damage deposit until the completion of the work covered by this consent.
- (8) The following matters apply to the construction of the proposed vehicular crossing listed in the Table of Fees:
 - a. A vehicular crossing 3m x 5m wide to Boundary Street and Young Street shall be constructed by the Applicant/Council at the applicant's cost.

- b. The cost of any necessary adjustments to public utility services is not included, and shall be paid by the applicant to the relevant authority prior to Council commencing the work.
 - c. The driveway shall be 1m clear of any pits, lintels, poles and 2m clear of trees in the road reserve.
 - d. All redundant vehicular crossings shall be removed and replaced with kerb and gutter and footpath at no cost to Council.
- (9) Internal driveway levels shall be designed and constructed to conform with existing footpath and road profiles such that vehicles are not damaged while accessing the property. Council footpath and road profiles will not be altered for this purpose.
- (10)
- a. Temporary measures shall be provided during demolition, excavation and/or construction to prevent sediment and polluted waters discharging from the site.
 - b. An erosion and sediment control plan showing such measures shall be prepared by a competent practicing hydraulic/civil engineer in accordance with Supplement 10 of Council's Stormwater Management Code.
- (11) All demolition, excavation and construction materials are to be removed from the site or disposed of on-site using methods that comply with relevant environmental protection legislation.
- (12) Vehicles transporting demolished, excavated and/or construction materials to and from the site shall access and depart from the site through Young Street, Boundary Street, Queen Street, Croydon Road and Parramatta Road. Vehicles involved in transporting materials shall be limited to an 8 tonne gross weight per axle.

ENGINEERING - STORMWATER

- (1) Stormwater runoff from all roof and paved surfaces shall be collected and discharged by means of a gravity pipe system to:-
- a. *The nearest appropriate Council drainage line*
 - b. *The street gutter*
 - c. *Council's drainage system located in*
 - d. *Council's street drainage system*
 - e. *Via an infiltration storage on site*

- (2) A detailed drainage design shall be submitted to the Crown Certifying Authority.
- a. The design and calculations shall indicate the details of the proposed method of stormwater disposal and shall be prepared by a competent practicing hydraulic/civil engineer in accordance with Council's Stormwater Management Code.
 - b. Allowance shall be made for surface runoff from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other property.
 - c. Overflow paths shall be provided to allow for flows in excess of the capacity of the pipe/drainage system draining the site, as well as from any on-site stormwater detention storage.
 - d. The design is to be reviewed by Council or Crown Certifying Authority - Civil Engineering **prior to works commencing**.
- (3) Details and calculations shall be prepared by a competent practicing Hydraulic/Civil Engineer. They shall include:
- a. a catchment plan
 - b. plans showing proposed and existing floor, ground and pavement levels to Australian Height Datum (AHD)
 - c. details of pipelines/channels showing calculated flows, velocity, size, materials, grade, invert and surface levels
 - d. details and dimensions of pits and drainage structures
 - e. hydrologic and hydraulic calculations
 - f. details of any services near to or affected by any proposed drainage line
 - g. any calculations necessary to demonstrate the functioning of any proposed drainage facility is in accordance with Council's requirements
 - h. the depth and location of any existing stormwater pipeline and/or channel being connected to shall be confirmed by the applicant on site. Certification of such is to be provided to Council prior to the release of the construction certificate

The details and calculations are to be reviewed by Council or Crown Certifying Authority - Civil Engineering, **prior to works commencing**.

- (4) On-site stormwater detention storage shall be provided in conjunction with the stormwater disposal system.
- a. This storage shall be designed by a competent practicing Hydraulic/Civil Engineer in accordance with Council's Stormwater Management Code and submitted to the Principal Certifying Authority.
 - b. The design is to be reviewed by Council or Crown Certifying Authority - Civil Engineering, **prior to works commencing**.
- (5) The stormwater works on the development property and connection to Council's stormwater system are to be inspected during construction by a competent practicing hydraulic/civil engineer. The inspections are to be carried out at the stages of construction listed in the following schedule. A compliance Certificate verifying that the construction is in accordance with the approved design, this development consent and satisfies the relevant Australian Standard is to be submitted to the Crown Certifying Authority before proceeding beyond the relevant stage of construction.

SCHEDULE OF CONSTRUCTION STAGES REQUIRING INSPECTION

- a. Following placement of pipe bedding material. Confirm trench/pipe location, adequacy of depth of cover, bedding material and depth.
 - b. Following joining of pipes and connection to Council's stormwater system.
 - c. For on-site detention systems:-
 - (i) Following set out of detention tank/area to confirm area and volume of storage.
 - (ii) Following placement of weep-holes, orifice and/or weir flow control, outlet screen and overflow provision.
 - d. Following backfilling. Confirm adequacy of backfilling material and compaction.
- (6) Following completion of all drainage works:-
- a. Works-as-executed plans, prepared and signed by a registered surveyor, shall be prepared. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. These plans are to be reviewed by the competent practicing hydraulic/civil engineer that inspected the works during construction.
 - b. The Crown Certifying Authority is to be provided with a Certificate from a competent practicing hydraulic/civil engineer. The Certificate shall

state that all stormwater drainage and related work has been constructed in accordance with the approved plans and consent conditions as shown on the work-as-executed plans, at the completion of works.

- (7) Stormwater from all roof and paved surfaces shall be collected and discharged by means of a gravity pipe to Council's street drainage system.
- (8) A Positive Covenant under section 88E of the *Conveyancing Act* shall be created on the title of the property(s) detailing the on-site Stormwater Detention system incorporated in the development. The wording of the Instrument shall include but not be limited to the following:
 - a. The proprietor of the property agrees to be responsible for keeping clear and the maintenance of the facilities consisting of:
 - i) *On-site Stormwater Detention system including stormwater treatment and filtering system.*
 - b. The proprietor agrees to have the facilities inspected annually by a competent practicing Hydraulic/Civil Engineer.
 - c. The Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean repair and maintain in good working order the facilities in or upon the said land; and recover the costs of any such works from the proprietor.
 - d. The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from failure of any component of the facilities.

The applicant shall bear all costs associated with the preparation of the 88E Instrument. The wording of the Instrument shall be submitted to, and approved by Council prior to lodgement at the Land and Property Information office. Evidence that the Instrument has been registered at the Land and Property Information office shall be submitted to Council, **at the completion of works.**

- (9) The property drainage connection to existing stormwater must be more specific and detailed with the pipe size, its condition, alignment and length to its receiving pit or pipeline. In this regard the applicant shall provide,
 - i) a CCTV camera inspection report of the full length of the connecting pipeline from the terminal pit at boundary to end connection point.
 - ii) stormwater easement through any private property the connecting pipeline traverses, shall be documented and its registration on the title of the relevant lot(s) under Land and Registry Services shall be demonstrated.

- (10) The discharge control pit of the OSD system shall be designed to control outflow for all storm events from 2, to 100 years ARI. Detailed calculations shall be provided for the required orifices size.
- (11) The OSD shall be provided with a separate overflow chamber connected to outside pit (DCP) with an weir or overflow pipe to cater for an emergency overflow.

ENGINEERING – TRAFFIC

- (1) All owners, tenants and occupiers of this building are not eligible to participate in any existing or proposed Council on-street resident parking schemes.
- (2) A minimum of 44 off-street car parking spaces must be provided on-site. The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking and Council's Development Control Plan. The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities.
- (3) The staff car park should be linemarked and signposted 'entry only' at the western access and 'exit only' at the eastern access and linemarked internally as a one way traffic movement. All car parking spaces must be a minimum of 5.4 metres x 2.4 metres.
- (4) Adequate space must be provided to allow manoeuvring and turning of the different sized vehicles. The design, layout, signage, line marking, lighting and physical controls for all service vehicles must comply with the minimum requirements of '*Australian Standard AS 2890.2 – 2002 Off-Street Parking Part 2: Commercial vehicle facilities*'.
- (5) Of the required car parking spaces, at least one must be designed and provided for accessible car parking for people with mobility impairment in accordance with Australian Standard AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking. Accessible car parking spaces must have a minimum headroom of 2.5m and must be clearly marked and appropriately located as accessible parking for people with mobility impairment.
- (6) The site must be configured to allow a vehicle to be driven onto and off the site in a forward direction.
- (7) The following signs must be provided and maintained within the site at the point(s) of vehicle egress:
 - (a) Compelling drivers to stop before proceeding onto the public way
 - (b) Compelling drivers to "Give Way to Pedestrians" before crossing the footway.

- (8) The entry and exit to the Boundary Street staff car park must be gated. These gates are not to impede access to parking spaces.
- (9) All loading and unloading operations associated with servicing the site must be carried out within the confines of the site, at all times and must not obstruct other properties or the public way.
- (10) At all times car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage services.
- (11) The size of vehicles servicing the property must be a maximum length of 10.8 metres.
- (12) Any proposals for alterations to the public road, involving traffic and parking arrangements, must be designed in accordance with RMS Technical Directives and must be referred to and agreed to by the Traffic Committee prior to any work commencing on site.
- (13) All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with any relevant Australian Standards, Austroads Guides and RMS Technical Directions.
- (14) All costs associated with signposting for any kerbside parking restrictions and traffic management measures, including any relocation of parking meters, associated with the development shall be borne by the developer.
- (15) A Construction Traffic Management Plan must be submitted and approved by Council prior to the commencement of demolition and excavation. The Construction Traffic Management Plan must be complied with at all times. The following matters should be addressed in the plan (where applicable):
 - a) A plan view of the entire site and frontage roadways indicating:
 - i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways.
 - ii) Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site.
 - iii) The proposed locations of work zones where it is not possible for loading/unloading to occur on the site in the frontage roadways (which will require separate approval by Council).
 - iv) Location of any proposed crane and concrete pump and truck standing areas on and off the site (which will require separate approval by Council).
 - v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries.
 - vi) Details of vertical and horizontal material handling and deliveries.

- vii) Any on-site parking area for employees, tradespersons and construction vehicles where possible.
 - viii) Traffic routes to and from the site from the closest arterial road in all directions.
- b) Traffic control plan(s) for the site must be in accordance with the Roads and Maritime Services publication "Traffic Control Worksite Manual" and prepared by a suitably qualified person. The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each stage. All works carried out in conjunction with the development including during the course of demolition, excavation and construction must be implemented in accordance with the approved Construction Traffic Management Plan (CTMP) and/or approved permits for works on Council's property.
- (16) Heavy Vehicles approaching, entering and exiting the site must approach, enter and exit the site in accordance with the approved route(s) as set out in the Construction Traffic Management Plan (CTMP).
- (17) Should works require any of the following on public property (footpaths, roads, reserves), an application shall be submitted and approved by Council prior to the commencement of the works associated with such activity
- i) Work zone.
 - ii) Temporary closure of roadway/footpath.
 - iii) Mobile crane or any standing plant
 - iv) Scaffolding/Hoardings (fencing on public land)
 - v) Road works including vehicle crossing/kerb & guttering, footpath, stormwater provisions etc.
 - vi) Installation or replacement of private stormwater drain, utility service or water supply

HERITAGE

- (1) The site preparation, demolition and construction phases shall be undertaken in accordance with the recommendations set out in Section 5.5 of the Aboriginal Heritage Due Diligence Assessment for Croydon Public School, prepared by Cultural Heritage Connections, dated May 2018 (Council's Reference: CM 19/8644).
- (2) The site preparation, demolition and construction phases shall be undertaken in accordance with the recommendations set out in Section 3.3 of the Preliminary Historical Archaeological Assessment for Croydon Public School, prepared by Cultural Heritage Connections, dated May 2018 (Council's Reference: CM 19/8319).
- (3) In the event of any accidental or deliberate damage to building fabric which has been identified for retention in the approved plans and documentation, reconstruction shall be undertaken with salvaged material, to the original design, and all work completed to a high quality standard **prior to occupation**

or use of the building. This requirement does not in any way affect Council's powers to investigate breaches and impose orders and/or fines in respect to unauthorised work. The reconstruction work may itself require separate development consent under the EP&A Act and Clause 5.10 of the Burwood Local Environmental Plan (BLEP), so it is advisable for Council to be notified in writing of any such damage ahead of rectification.

- (4) The fire hydrant booster, pumpset and booster assembly must be enclosed in a suitably screened enclosure.

ENVIRONMENTAL MANAGEMENT

- (1) An Environmental Management Plan is to be submitted to Council for approval, **prior to works commencing**, detailing the control and management methods to be implemented in addressing the following issues during the demolition, excavation and construction phases of the project:
- Noise and vibration control
 - Dust and odour suppression and control
 - Storm water control and discharge
 - Erosion control
 - Waste storage and recycling control
 - Litter control
 - Construction material storage
 - Truck cleaning methods on site so as to prevent spread of soil and like materials onto Council's roadways
- (2) Site Remediation works to mitigate any effect of soil contamination are to be carried out in accordance with the requirements and recommendations contained in the Remediation Action Plan (RAP) as prepared by EIS – Environmental Investigation Services (REF: E31039Krpt-RAP) dated 30 August 2108. A Site Validation Report is to be prepared by the validation Consultant as described in the RAP and provided to the Crown Certifying Authority for approval **at the completion of works**.
- (3) Any soils requiring removal from the site as part of the site excavation are to be classified in accordance with the '*Waste Classification Guidelines, Part 1: Classifying Waste*' NSW EPA (2014)
- (4) The noise emitted by the use of the premises, building services, equipment, machinery and ancillary fittings shall be in compliance with the noise criteria as defined in the NSW Noise Policy for Industry (NPI). This will satisfy the Protection of the Environment Operation Act 1997 clause referring to the prevention of "offensive noise."
- (5) Mechanical ventilation and or air conditioning systems and equipment are to be designed and installed in locations that do not cause any noise nuisance or disturbance to near-by residential or commercial premises. Details of the type of equipment locations and any noise attenuation treatment are to be submitted to the Crown Certifying Authority for approval **prior to works commencing**.

- (6) All hazardous building materials are to be identified and managed in accordance with Comments and Recommendations contained in Part 6 of the report 'Hazardous Building Materials Assessment' as prepared by EIS – Environmental Investigation Services (REF: E31039Krpt-HAZ) dated 7 December 2017.
- (7) Any lighting of the premises shall be installed in accordance with *Australian Standard AS 4282: Control of the Obtrusive Effects of Outdoor Lighting* so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. The intensity, colour or hours of illumination of the lights shall be varied at Council's discretion if Council considers there to be adverse effects on the amenity of the area.

HEALTH

- (1) All food preparation, handling and storage are to be carried out in accordance with provisions of the Food Act 2003, the Food Regulation 2010 and the Food Safety Standards.

Copies of the Food Safety Standards Code (Australia) may be obtained by contacting the Food Standards Australia New Zealand Authority on Telephone: (02) 6271-2222, e-mail: info@foodstandards.gov.au or by visiting the website: www.foodstandards.gov.au

- (2) The **fit out** of the school kitchen and food preparation areas is to be in accordance with Australian Standard A.S. 4674-2004 for the Design, construction and fit-out of food premises, Food Act, 2003 and Food Regulation 2004. Plans and specifications of the proposed kitchen and food areas are to be submitted to Council for approval **prior to works commencing**.

Note: Copies of AS 4674-2004 may be obtained from Standards Australia Customer Service on telephone 1300 65 46 46 or by visiting the website: www.standards.com.au

- (3) The applicant is to complete and submit, together with the relevant fee, Council's '*Application Form for Registration of Food Premises*' **prior to the occupation or use of the building**.
- (4) A Food Safety Supervisor (FSS) is to be appointed for the business. Details of the name and current Certificate number of the FSS are to be submitted to Council **prior to the occupation or use of the building**.

WASTE MANAGEMENT

- (1) The waste management for the development shall be carried out as specified in the 'Croydon Public School: Waste Management Plan' prepared by MRA Consulting Group dated 20 February 2019

- (2) Waste and recycling collections are to be carried out in a manner and at times which do not cause a noise nuisance to the immediate or nearby residents.

Note; Council reserves the right to issue a direction under the Protection of the Environment Operations Act to address any noise or other nuisance complaints.

- (3) Waste and recycling bins shall be kept clean and hygienic condition. Bins are to be washed regularly within the garbage storage room with any waste water being discharged to the sewer by way of a grated drain.
- (4) The owner/occupier of the premises is to enter an agreement with registered waste company or provider for the regular collection of all commercial waste and recyclable material generated from the premises. A copy of the agreement is to be retained on site and produced to an authorized Council officer upon request.

TREE MANAGEMENT

- (1) Tree protection measures to be implemented for all trees to be retained, as detailed in the AIA reports by MacKay Tree Management. Tree protection fencing to be installed prior to the commencement of any works. Tree protection fencing to be remain in place and maintained until the issuing of an Occupation Certificate. No objection is raised to the proposed removal of trees as detailed in the Arboricultural Impact Assessment (AIA) reports by MacKay Tree Management, dated 13 September 2018 and 11 February 2019.
- (2) Works within the Tree Protection Zones of all trees to be retained must be supervised by an AQF Level 5 Project Arborist.

LANDSCAPING

- (1) Landscaping to be installed as per the Landscape Plan sheet set by NBRS dated 11.02.19. Landscaping to be completed **provided once building works completed.**