

Draft Conditions of Consent

Development Application No. 0742/19DA

Schedule of Conditions

ADMINISTRATIVE CONDITIONS

Development Description:

1. Development consent is granted only to carrying out the development described below:

- *Educational Establishment (demolition, alterations and additions to an existing school).*

Prescribed Conditions:

2. The proponent shall comply with the prescribed conditions of development approval under Clauses 97A, 98, 98A - E of Environmental Planning and Assessment Regulation 2000 as are of relevance to this development.

Development is to be in accordance with approved plans:

3. The development is to be implemented in accordance with the plans set out in the following table except where modified by any conditions of this consent (Development Consent No. 0742/19DA).

Title and Plan No.	Version	Prepared by	Dated
Overall Site Plan, DA01	1	Dra Architects	15/03/2019
Parkign Plan, DA02	1	Dra Architects	15/03/2019
Block A Plans, DA03	1	Dra Architects	15/03/2019
Block B Plans, DA04	1	Dra Architects	15/03/2019
Block C Plans, DA05	1	Dra Architects	15/03/2019
Block D Plans, DA06	1	Dra Architects	15/03/2019
Phase 1 - Blocks E and F, DA08	1	Dra Architects	15/03/2019
Phase 2 - Blocks E and F, DA09	1	Dra Architects	15/03/2019
Phase 3 - Blocks E and F, DA10	1	Dra Architects	15/03/2019
Block G Demolition Plan, DA11	1	Dra Architects	15/03/2019
Block G Proposed Plan, DA12	1	Dra Architects	15/03/2019
Block H Plans, DA13	1	Dra Architects	15/03/2019
Block I Demolition Plan, DA14	1	Dra Architects	15/03/2019
Block I Proposed Plan, DA15	1	Dra Architects	15/03/2019
Block K Demolition Plan, DA16	1	Dra Architects	15/03/2019
Block K Proposed Plan, DA17	1	Dra Architects	15/03/2019

Title and Plan No.	Version	Prepared by	Dated
Block M Demolition Plan, DA18	1	Dra Architects	15/03/2019
Block O Demolition Plan, DA19	1	Dra Architects	15/03/2019
PDHPE Building 1, DA20	1	Dra Architects	15/03/2019
PDPHE Building 1 Elevations, DA21	1	Dra Architects	15/03/2019
PDPHE Building 1 Sections, DA22	1	Dra Architects	15/03/2019
PDPHE Building 2 Plan, DA23	1	Dra Architects	15/03/2019
PDPHE Building 2 Elevations, DA24	1	Dra Architects	15/03/2019
PDPHE Building 2 Sections, DA25	1	Dra Architects	15/03/2019
Library Site Plan, DA26,	1	Dra Architects	15/03/2019
Library Floor Plan, DA27	1	Dra Architects	15/03/2019
Library Floor Plan 2, DA28	1	Dra Architects	15/03/2019
Library Elevations, DA 29	1	Dra Architects	15/03/2019
Library Sections, DA30	1	Dra Architects	15/03/2019

In the event of any inconsistency between conditions of this development consent and the plans referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken

Development in Accordance with Documents:

4. The development shall be undertaken in accordance with the following documents:

Planning Documentation

- (1) Statement of Environmental Effects, prepared by Geo Link and dated 03 April 2019

Environmental Assessment Documentation

- (2) Acid Sulfate Soils Management Plan, prepared by Geo Link and dated 11 June 2019

Inconsistency Between Documents:

5. In the event of any inconsistency between:

- (1) The conditions of this approval and the drawings/documents referred to in conditions 3 and 4, the conditions of this approval prevail; and
- (2) Any drawing/document listed in conditions 3 and 4 and any other drawing/document listed in conditions 3 and 4, the most recent document shall prevail to the extent of inconsistency.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Construction Certificate:

6. No building work is to commence on site until a Construction Certificate has been issued for the work and Council has been notified that a Principal Certifying Authority has been appointed.

Note: Separate Construction Certificates are to be obtained for the building works and any civil works.

Stormwater and Drainage Works Design:

7. Stormwater being drained to a legal point of discharge via a detention system. Design details of the system being approved by Council prior to issue of the Construction Certificate.

The on-site drainage system is to be designed in accordance with the Northern Rivers Handbook of Stormwater Drainage Design. Calculations showing the effect of the proposed development on design storm run-off flow rates and the efficacy of proposed measures to limit the flows as set out in this condition are to be submitted with the design details.

The design is to achieve where applicable, compliance with the Coffs Harbour City Council Water Sensitive Urban Design Policy Targets.

Erosion and Sediment Control Measures:

8. Erosion and sediment control measures shall be prepared by a qualified environmental or engineering consultant in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom. Details being submitted and approved by the Certifying Authority prior to issue of a Construction Certificate.

Flood Safety Plan:

9. An onsite refuge above the Probable Maximum Flood (PMF) shall be provided on site. A Flood Safety Plan is to be completed prior to issue of a construction certificate. The Flood Safety Plan should indicate at least one building on campus with a habitable room with the capacity to maintain all students and staff above the PMF level of 4.50m AHD in accordance with Part E4.1 of the Coffs Harbour Development Control Plan 2015.

Equitable Access (New Building - Access and Facilities):

10. New buildings are to be provided with access and facilities for people with disabilities.

The applicants' attention is directed to the *Disability (Access to Premises - Buildings) Standards 2010* and the Building Code of Australia.

Details indicating compliance must be submitted and approved by the certifying authority prior to the issue of a Construction Certificate.

PRIOR TO COMMENCEMENT OF WORKS

Tree Removal

11. Vegetation shall be inspected for fauna (particularly Koalas) prior to removal. If fauna is present, works in the vicinity of the fauna shall immediately stop and a suitably licenced and experienced wildlife carer will be contacted to relocate the animal (e.g. WIRES Mid North Coast (02) 6652 7119).

Demolition Works:

12. All works including (where relevant) the handling and disposal of materials containing asbestos, are to be undertaken in accordance with the relevant requirements of WorkCover NSW, the Work Health and Safety Act 2011 and Australian Standard AS 2601-2001 "The Demolition of Structures".

Site Notice:

13. Prior to commencement of works a site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of the development details including but not limited to:
 - (1) Details of the Principal Contractor and Principal Certifying Authority for all stages of the development;
 - (2) The approved hours of work;
 - (3) The name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction noise complaints are to be displayed on the site notice; and
 - (4) To state that unauthorised entry to the site is not permitted.

Notice to be Given Prior to Commencement / Earthworks:

14. The Principal Certifying Authority and Council shall be given written notice, at least 48 hours prior to the commencement of earthworks on the site;

The Principal Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.

Traffic Management Report:

15. Prior to the commencement of works, a Traffic Management Report is to be submitted to and approved by Council. This report is to be in accordance with Roads and Maritime Services' "*Traffic Control at Work Sites Manual*" and include a Vehicle Movement Plan and Traffic Control Plan where applicable.

Note: Heavy vehicles will be required to enter and exit the site with the flow of traffic.

Contact Telephone Number:

16. Prior to the commencement of the works for each stage of the development, the proponent shall forward to Council a 24 hour telephone number to be operated for the duration of the construction works.

Erosion and Sediment Control:

17. Prior to commencement of work on the site for each stage of the development, erosion and sedimentation control measures are to be installed and operational, including the provision of a “shake down” area, where required to the satisfaction of the Principal Certifying Authority.

Finished Floor Level (New Buildings):

18. The finished floor level of the ground floor of the new PDHPE building and the library building must be a minimum of 3.32 m AHD. An accredited surveyor’s certificate certifying the ground floor level is to be submitted to the Principal Certifying Authority prior to works proceeding beyond ground floor level.

DURING WORKS**Asbestos Handling:**

19. All materials and asbestos are to be handled (and disposed) in accordance with the relevant requirements of WorkCover NSW, the Work Health and Safety Act 2011 and Australian Standard AS 2601 “*The Demolition of Structures*”.

Acid Sulfate Soil Management Plan:

20. The *Saint John Paul College Redevelopment Acid Sulfate Soil Management Plan* prepared by GeoLink dated 11 June 2019 submitted with the application shall be implemented in full, with consideration to the following:
 - (1) Consideration shall be given to impacts on adjacent areas of Potential Acid Sulfate Soils with regard to any dewatering activities during earthworks and construction.
 - (2) Any stormwater collected within the bunded treatment area must not be discharged to the stormwater system without the results of quality testing which demonstrates that the water satisfies ANZECC and NEPM Guidelines, particularly with regard to suspended solids, pH, aluminium and related parameters (the water must not contain any visible sediments).
 - (3) All work undertaken on the site and with regard to implementing the Management Plan shall be undertaken in accordance with the sediment and erosion plan.
 - (4) Approval for any variations/deviations from the Management Plan is to be sought from Council prior to implementation.

Approved Plans to be On-Site:

21. A copy of the approved and certified plans, specifications and documents incorporating the conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of Council or the Principal Certifying Authority.

Protection of Trees On-Site:

22. Trees on site to be retained are to be suitably protected in accordance with Australian Standard AS 4970-2009 ‘*Protection of Trees on Development Sites*’ by way of tree guards, barriers or other measures as necessary to protect root system, trunk and branches, during construction of any stage of the project.

Fill:

23. All fill is to be placed in accordance with the requirements of Council's Development Design and Construction Specifications and the approved Sediment and Erosion Control Plan.

Construction Site Access:

24. Construction site access is to be from the existing cross over to the site over from Hogbin Drive or in accordance with the Vehicle Management Plan required as part of condition 14 of this consent. Construction workers vehicles are not to obstruct access along Hogbin Drive at any time.

Erosion and Sediment Control (Implementation):

25. All erosion and sediment control measures, as designed in accordance with the approved plans are to be effectively implemented and maintained at or above design capacity for the duration of the construction works for each stage of the project, and until such time as all ground disturbance by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Dust Control Measures:

26. Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:
- (1) All materials shall be stored or stockpiled at the best locations;
 - (2) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that runoff occurs;
 - (3) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other materials;
 - (4) Cleaning of footpaths and roadways shall be carried out regularly; and
 - (5) Rumble grids being installed at access points to the site.

Hours of Work:

27. Construction works are to be limited to the following hours:

Monday to Friday	7.00 am - 6.00 pm
Saturday	7.00 am - 1.00 pm if inaudible from adjoining residential properties otherwise 8.00 am - 1.00 pm

No construction work is to take place on Sunday and Public Holidays.

Public Way to be Unobstructed:

28. The road reserve must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

Stormwater:

29. No new paving, excavation, filling or other work on the site is to interfere with the existing drainage system so as to pond or divert water onto adjoining properties.

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

Occupation Certificate:

30. A person must not commence occupation or use of the new building prior to obtaining an Occupation Certificate from the Principal Certifying Authority.

Stormwater Drainage:

31. All stormwater is to be conveyed to a legal point of discharge by means of an approved drainage system prior to the issue of an Occupation Certificate. The plumber or civil engineer shall issue a certificate to the Principal Certifying Authority and Council to the effect that the stormwater system has been installed and complies with the approved design.

Drainage works on the public road are subject to separate application, fees, and approval from Council.

Car Parking Spaces:

32. 28 car parking spaces as shown on the plan titled "Parking Plan", drawing number DA02 prepared by DRA Architects approved in accordance with condition number 1 of this consent being provided on the development site prior to the issue of an Occupation Certificate.

All car parking and maneuvering areas being constructed in accordance with the provisions of Australian Standard AS 2890.1 "Parking Facilities: Off-Street Car Parking" and the provisions of AS/NZS 2890.6:2009 "Parking Facilities: Part 6: Off-Street parking for people with disabilities".

OPERATIONAL MATTERS

Car Parking Areas:

33. Car Parking areas approved in accordance with condition number one are to be maintained in a serviceable condition at all times.

Stormwater

34. All stormwater management systems must be maintained in accordance with the approved stormwater plans.

Sewer manholes, inspection openings and water meters:

35. A person must not build over, interfere with access, increase or reduce the cover over any water/sewer utility infrastructure, including sewer manholes, sewer inspection openings and water meters etc.

INTEGRATED TERMS OF APPROVAL – New South Wales Rural Fire Service.

Asset Protection Zones

36. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

37. Any alteration to services (water supply, electricity or gas) required to service the proposed new buildings or modified buildings shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Evacuation and Emergency Management

38. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

The school's existing Emergency/Evacuation Plan shall be amended to cater for the proposed alterations and new buildings.

A copy of the emergency evacuation plan shall be provided to the consent authority and the Local Emergency Management Committee prior to commencement of use of the proposed new buildings and modified buildings.

Design and Construction

39. The proposed library building, shall comply with either of the following approved construction outcome choices;

- Sections 3 (Construction General) and 7 (Construction for Bushfire Attack Level 29 i.e. BAL-29) of Australian Standard AS3959-2009 'Construction of buildings in bushfire-prone areas', or
- The BAL-29 construction requirements of the 'NASH Standard – Steel Framed Construction in Bushfire Areas – 2014' (1.7.14 updated) Compliance with section A3.7 of the Addendum Appendix 3 to 'Planning for Bush Fire Protection 2006' is also required to be achieved in concert with the above.

40. The buildings identified as; Block D, Block I, PDHPE Building 1, Block H, Block C, PDHPE Building 2, and Block F BAL-12.5 shall comply with either of the following approved construction outcome choices;

- Sections 3 (Construction General) and 5 (Construction for Bushfire Attack Level 12.5 i.e. BAL-12.5) of Australian Standard AS3959-2009 'Construction of buildings in bushfire-prone areas', or
- The BAL-12.5 construction requirements of the 'NASH Standard – Steel Framed Construction in Bushfire Areas – 2014' (1.7.14 updated). Compliance with section A3.7 of the Addendum Appendix 3 to 'Planning for Bush Fire Protection 2006' is also required to be achieved in concert with the above.

Landscaping

41. Landscaping associated with the proposed redevelopment (new school buildings and modified school buildings) is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.
