

NORTHERN BEACHES COUNCIL

NOTICE OF DETERMINATION

Application Number:	DA2015/0558
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Templum Design Architects
Land to be developed (Address):	Lot 101 DP 874509 , 101 / 0 Wyatt Avenue BELROSE NSW 2085
Proposed Development:	Staged Development for new classrooms and ancillary works and staged increase in student numbers at John Colet School

DETERMINATION - APPROVED

Consent Authority:	Sydney East Region Joint Planning Panel
Made on (Date)	18/05/2016
Consent to operate from (Date):	18/05/2016
Consent to lapse on (Date):	18/05/2021

Detail of Conditions

The conditions, which have been applied to the consent, aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards and the Building Code of Australia.

Note:

If the works are to be certified by a Private Certifying Authority, then it is the certifier's responsibility to ensure all outstanding fees and bonds have been paid to Council prior to the issue of the Construction Certificate or as otherwise specified by Consent conditions.

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
JC/IN – DA/DWG 1000 Rev D	14 December 2015	Templum Design Architects
JC/IN - DA/DWG 1100 Rev A	8 August 2015	Templum Design Architects

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JC/IN - DA/DWG 1103 Rev A	21 May 2015	Templum Design Architects
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Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BCA Compliance Capability Statement	9 June 2015	City Plan Services
Accessibility Compliance Capability Statement	9 June 2015	City Plan Services
NCC Section J Report	17 June 2016	CADMonkeys
Bushfire Protection Assessment	19 July 2013	Australian Bushfire Protection Planners Pty Ltd
Ecological Issues and Assessment Report	June 2015	Gunninah
Aboriginal Heritage Impact Statement	May 2015	City Plan Services

- b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.
- c) No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.
- d) The development is to be undertaken generally in accordance with the following:

Stormwater Drainage Services		
Drawing No.	Dated	Prepared By
3304 H-01	May 2015	GDK

Waste Management Plan		
Drawing No.	Dated	Prepared By
JC/IN - DA/DWG 1101 Rev A	21 May 2015	Templum Design Architects

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

2. **Compliance with Other Department, Authority or Service Requirements**

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

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Other Department, Authority or Service	eServices Reference	Dated
NSW Rural Service	Integrated Referral Response - NSW Rural Fire Service	4 May 2016

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

3. Prescribed Conditions

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

(c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

(i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and

(ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

(i) in the case of work for which a principal contractor is required to be appointed:

A. the name and licence number of the principal contractor, and

B. the name of the insurer by which the work is insured under Part 6 of that Act,

(ii) in the case of work to be done by an owner-builder:

A. the name of the owner-builder, and

B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

(e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

(i) protect and support the adjoining premises from possible damage from the excavation, and

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- (ii) where necessary, underpin the adjoining premises to prevent any such damage.
- (iii) must, at least 7 days before excavating 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.
- (iv) 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 clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement (DACPLB09)

4. General Requirements

(a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

- 7.00 am to 5.00 pm inclusive Monday to Friday,
- 8.00 am to 1.00 pm inclusive on Saturday,
- No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

(b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

(c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

(d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

(e) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

(f) Where works are to be carried out to a Class 1a building, smoke alarms are to be installed throughout all new and existing portions of that Class 1a building in accordance with the

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Building Code of Australia prior to the occupation of the new works.

(g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(h) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

(i) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.

(j) All sound producing plant, equipment, machinery or fittings and the use will not exceed more than 5dB (A) above the background level when measured from any property boundary and/or habitable room(s) consistent with the Environment Protection Authority's NSW Industrial Noise Policy and/or Protection of the Environment Operations Act 1997.

(k) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

(l) Prior to the commencement of any development onsite for:

- i) Building/s that are to be erected
- ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
- iii) Building/s that are to be demolished
- iv) For any work/s that is to be carried out
- v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

(m) Any Regulated System (e.g. air-handling system, hot water system, a humidifying system, warm-water system, water-cooling system, cooling towers) as defined under the provisions of the Public Health Act 2010 installed onsite is required to be registered with Council prior to operating.

Note: Systems can be registered at www.warringah.nsw.gov.au

(n) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.

(1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:

- (i) Swimming Pools Act 1992

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- (ii) Swimming Pools Amendment Act 2009
- (iii) Swimming Pools Regulation 2008
- (iv) Australian Standard AS1926 Swimming Pool Safety
- (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
- (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.

(2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.

(3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewerred areas or managed on-site in unsewerred areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.

(4) Swimming pools and spas must be registered with the Division of Local Government.

(o) New solid fuel burning heaters or existing solid fuel heaters affected by building works must comply with the following:

- (1) AS 2918:2001 Domestic Solid Fuel Burning Appliances – Installation.
- (2) AS 4013:2014 Domestic Solid Fuel Burning Appliances – Method of Determination of Flue Gas Emissions.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

5. **Staged Development Consent - Future Stages**

Development application/s are to be lodged for the construction of Stages F to Q, as approved by Plan Number JC/IN - DA/DWG 1000 Rev D dated 14 December 2015 and prepared by Templum Design Architects and consistent with the concept plans for these stages as follows:

- Plan Number JC/IN - DA/DWG 1120 rev A dated 21 May 2015.
- Plan Number JC/IN - DA/DWG 1121 rev A dated 21 May 2015.
- Plan Number JC/IN - DA/DWG 1130 rev A dated 21 May 2015, as it relates to Stage J only.
- Plan Number JC/IN - DA/DWG 1140 rev A dated 21 May 2015.
- Plan Number JC/IN - DA/DWG 1170 rev A dated 21 May 2015.

Reason: To ensure consistency with the approved Masterplan and Concept Plans for "Future Stages" under this Staged development consent (DACPLBOC1)

6. **Parking Spaces**

An amended parking / access plan is to be provided in the next application relating to the Staged consent, which demonstrates that:

- a) all car spaces have dimensions to satisfy the provisions of the relevant Australian Standards; and
- b) one-way road system for the road north of staff common area; and

Reason: Ensure adequate vehicular parking and access to the site (DACPLBOC2)

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7. Student and Staff Numbers

Staff and students numbers are limited in this consent to a maximum of 350 students and 30 staff as follows:

- Stage 1 (A, C, D & E): approval for a maximum of 285 students and 28 staff.
- Future Stages (F to Q): conceptual approval for a maximum of 350 students and 30 staff.

Consent for an increase of students from 285 to 350 and staff from 28 to 30 is subject to the approval of a future stage DA(s) for the construction of the "Future Stages".

Reason: To ensure compliance with the provisions of the approved Masterplan (DACPLBOC2)

FEES / CHARGES / CONTRIBUTIONS

8. Policy Controls

Warringah Section 94A Development Contribution Plan

The proposal is subject to the application of Council's Section 94A Development Contributions Plan.

The following monetary contributions are applicable:

Warringah Section 94 Development Contributions Plan		
Contribution based on a total development cost of \$ 5,523,335.00		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.95%	\$ 52,471.68
Section 94A Planning and Administration	0.05%	\$ 2,761.67
Total	1%	\$ 55,233.35

The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with Warringah's Development Contributions Plan.

9. Security Bond

A bond (determined from cost of works) of \$10,000 and an inspection fee in accordance with Council's Fees and Charges paid as security to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

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An inspection fee in accordance with Council adopted fees and charges (at the time of payment) is payable for each kerb inspection as determined by Council (minimum (1) one inspection).

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

To process the inspection fee and bond payment a Bond Lodgement Form must be completed with the payments (a copy of the form is attached to this consent and alternatively a copy is located on Council's website at www.warringah.nsw.gov.au/your-council/forms).

Reason: To ensure adequate protection of Councils infrastructure.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

10. On-site Stormwater Detention Compliance Certification

Drainage plans detailing the provision of On-site Stormwater Detention in accordance with Warringah Council's "On-site Stormwater Detention Technical Specification" and the concept drawing by GDK Hydraulic Consulting, drawing number H-01 dated May 2015.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development. (DACENC03)

11. Tree protection

In order to protect and enhance onsite vegetation and trees the following applies to the development site:

(a) Existing trees which must be retained:

All trees not indicated for removal Stage 1 Landscape Extent Plan, Dwg No. LSP.01B Sheet 1 dated 01.06.15 prepared by Narelle Sonter Botanica, unless exempt or noxious in Warringah.

(b) Tree protection

i) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, particularly Section 4 Tree Protection Measures.

ii) All tree protection measures are to be in place prior to commencement of works

iii) No tree roots greater than 50mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.

iv) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.

v) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373- 2007 Pruning of amenity trees AS4970-2009 Protection of trees on development sites.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site. (DACLAC01)

12. Amended landscape plans

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Landscape Plans are to be amended to:

- i) illustrate trees now not required to be removed based on amendments to Masterplan; and
- ii) remove all *Jacaranda mimosifolia* from the proposed planting list. The *Jacaranda mimosifolia* may be substituted with suitable non-invasive species.

Reason: Protection of native bushland (DACLACPCC1)

13. Bushland Management - Existing Positive Covenant

Bushland is to be protected, conserved, rehabilitated and managed in accordance with the existing Positive Covenant under Section 88B of the Conveyancing Act 1919.

This instrument is written and registered on the title so that the owners are bound to manage and protect the area in perpetuity in accordance with the Bushland Management Plan as defined in the instrument.

Reason: Management and protection of bushland. (DACENGOG2)

14. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

- (a) AS2601.2001 - Demolition of Structures**
- (b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
- (c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
- (d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **
- (e) AS 4970 - 2009 'Protection of trees on development sites'**
- (f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking**
- (g) AS 2890.2 - 2002 Parking facilities - Off-street commercial vehicle facilities**
- (h) AS 2890.3 - 1993 Parking facilities - Bicycle parking facilities**
- (i) AS 2890.5 - 1993 Parking facilities - On-street parking**
- (j) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities**
- (k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
- (l) AS 1428.1 - 2009* Design for access and mobility - General requirements for access - New building work**
- (m) AS 1428.2 - 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**
- (n) AS 4674 Design, construction and fit out of food premises
- (o) AS1668 The use of mechanical ventilation

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website http://www.humanrights.gov.au/disability_rights/buildings/good.htm

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to. (DACPLC02)

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15. Sewer / Water Quickcheck

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:

- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water.
(DACPLC12)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

16. Maintenance of Road Reserve

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

17. Trees Condition

During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:

- (a) A general decline in health and vigour.
- (b) Damaged, crushed or dying roots due to poor pruning techniques.
- (c) More than 10% loss or dieback of roots, branches and foliage.
- (d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
- (e) Yellowing of foliage or a thinning of the canopy untypical of its species.
- (f) An increase in the amount of deadwood not associated with normal growth.
- (g) An increase in kino or gum exudation.
- (h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
- (i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of Trees. (DACLA03)

18. Protection of rock

All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition and construction works.

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Reason: Preservation of significant environmental features (DACLAEOG1)

19. Aboriginal Heritage

If in undertaking excavations or works, any Aboriginal site or object is, or is thought to have been found, all works are to cease immediately and the applicant is to contact the Aboriginal Heritage Officer for Warringah Council, and the Cultural Heritage Division of the Department of Environment and Climate Change (DECC).

Any work to a site that is discovered to be the location of an Aboriginal object, within the meaning of the National Parks and Wildlife Act 1974, requires a permit from the Director of the DECC.

Reason: Aboriginal Heritage Protection. (DACAHE01)

20. Installation and Maintenance of Sediment Control

Measures used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with Warringah Council Specifications for Erosion and Sediment Control. All measures shall remain in proper operation until all development activities have been completed and the site fully stabilised.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites. (DACPLE02)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

21. On-Site Stormwater Detention Compliance Certification

Upon completion of the on-site stormwater detention (OSD) system, certification from a consulting engineer and a "work as executed" (WAE) drawing certified by a registered surveyor and overdrawn in red on a copy of the approved OSD system plans are to be provided to Council. Additionally a Compliance Certificate is to be issued by an Accredited Certifier in Civil Works registered with the Institute of Engineers Australia, stating that the works are in accordance with the approved plans.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure stormwater disposal is constructed to Council's satisfaction. (DACENF10)

22. Required Planting

Tree/s for Stage One works shall be planted in accordance with the following schedule:

No. of Trees Required.	Species	Location	Pot Size
All trees	As indicated on the approved Stage 1 Landscape Plans, with the exception of <i>Jacaranda mimosifolia</i> which are to be removed from the list in accordance with the conditions of consent.	As indicated on the Landscape Plans	As indicated on the Landscape Plans

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Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity. (DACLAF01)

23. Removal of All Temporary Structures/Material and Construction Rubbish

Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences are to be removed from the site.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure bushland management. (DACPLF01)

24. Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and Fire and Rescue NSW. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and Fire and Rescue NSW, an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000. (DACPLF07)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

25. Use of Parking Spaces

All parking spaces on the site are to be only used by school staff. Adequate and appropriately sized signage to inform all road-users of this restriction is to be erected on-site.

Reason: (DACPLGOG1)

Right to Review by the Council

You may request Council review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979 if it is NOT integrated or designated development. Any request to review the application must be made and determined within 6 months from the date of determination.

NOTE: A fee will apply for any request to review the determination.

Right of Appeal

If you are dissatisfied with this decision Section 97 of the Environmental Planning & Assessment Act 1979 may give you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.

Signed

On behalf of the Consent Authority

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Signature

A handwritten signature in black ink, appearing to read 'Peter Robinson', is written over a horizontal line.

Name Peter Robinson
Group Manager Development and Compliance Services

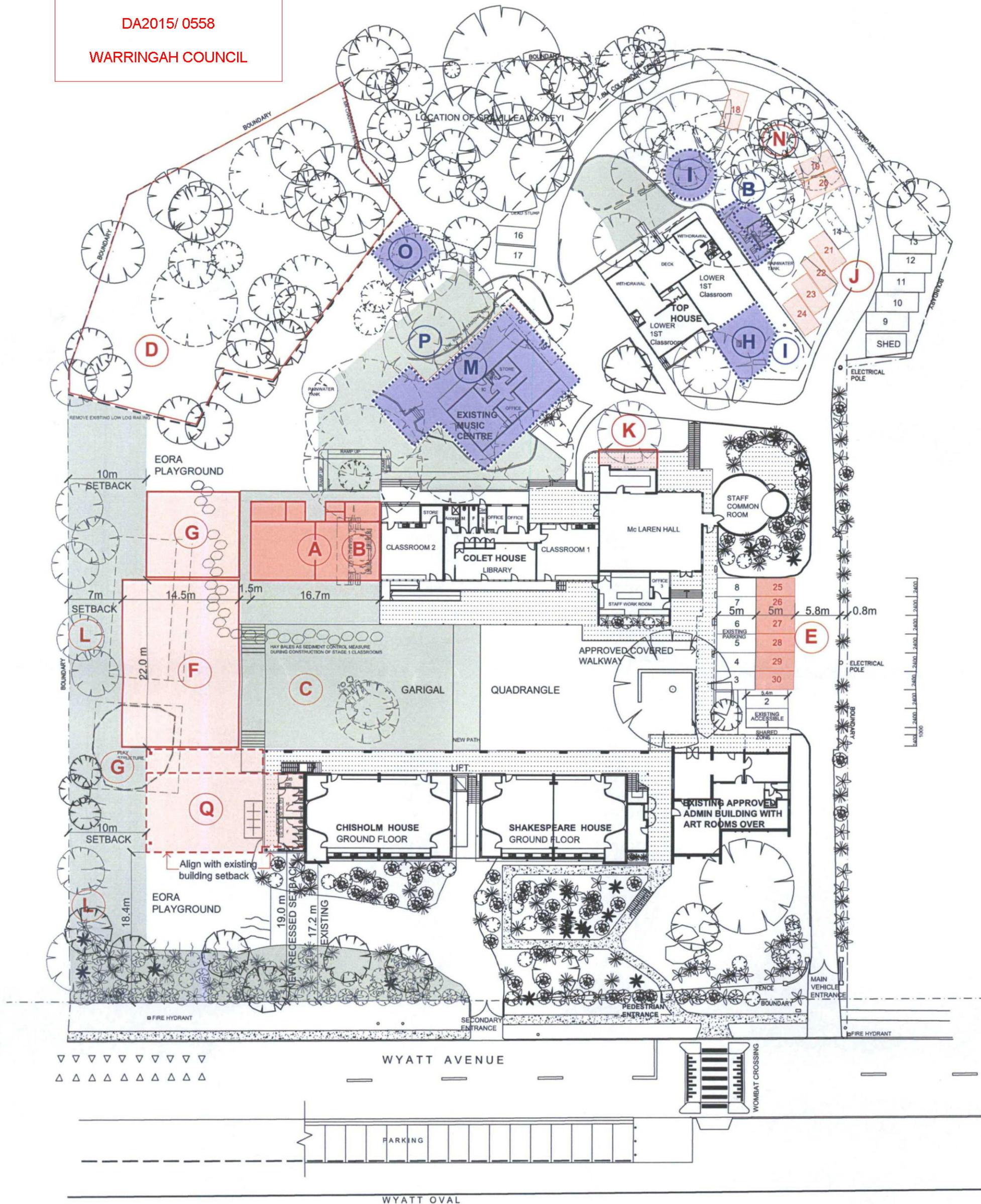
Date 18/05/2016

NOTE: Signed by Northern Beaches Council in accordance with the EP&A Act 1979 and EP&A Reg 2000 as determined by the Joint Regional Planning Panel – Sydney East Region Joint Planning Panel on **18 May 2016**.

THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2015/ 0558

WARRINGAH COUNCIL



* Note: Car parking spaces 1 to 19 are
existing approved car parking locations
(Spaces 14, 15 and 19 have been relocated)

Reference letter	Stage components
A	Two new classrooms, and demolition of existing toilet block
B	Relocate larger toilet block to replace existing adjacent to Top House
C	Garigal Quadrangle landscaping and paving
D	Release northwest corner for informal play and tree removal
E	Stack parking east of Garigal Quadrangle (spaces 25 to 30)
Components of future stages (not necessarily sequential):	
F	Remove existing demountable and erect new C.O.I.A.
G	Relocate existing play structure in Eora Playground (move north)
H	New classroom off Top House
I	Relocate existing play structure near Top House (move north)
J	Five new parking spaces adjacent to Top House (spaces 20 to 24)
K	Extensions to existing Kitchen
L	Eora Playground landscaping - vegetation buffer to perimeter
M	New Music Centre replaces existing Music Centre
N	Relocate parking spaces 18 and 19 to northern end of site
O	New Store
P	Landscaping new Music Centre
Q	Upper level extensions to western end of Chisholm House

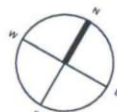
Stages/Components B, H, I,
M, O, P have been struck
out and marked as
DELETED following
comments from the RFS.

AMENDED
DELETED

DELETED
DELETED

DELETED
DELETED
DELETED

DATE	REV.	COMMENTS
12/05/2015	C	DA SUBMISSION FOR INCREASE IN NUMBERS.
14/12/2015	D	REVISED DA SUBMISSION FOLLOWING COMMENTS FROM THE RFS - IN BLUE



templum design architects

21 Rosebery Street, Mosman NSW 2088
Nominated Architect: Demetrius Cordos B.Arch (Hons) AIA
Reg No. 5395

MASTERPLAN SHOWING FUTURE DEVELOPMENT FOR
INCREASED STUDENT NUMBERS
for John Colet School, No.6 to 8 Wyatt Avenue, Belrose 2085
Lot 1, DP 601101 and Lot 101, DP 874509

SITE PLAN

JC/IN - DA/DWG 1000 rev: D

Scale: 1:200 at B1, 1:500 AT A3
Date: 14/12/2015

3 NORTH ELEVATION

2 SOUTH ELEVATION

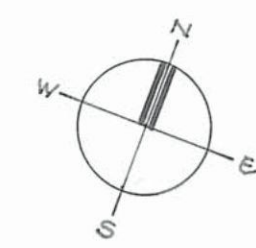
4 WEST ELEVATION

5 SECTION

1 FLOOR PLAN

6 ROOF PLAN

23 000 TO BDRY (CHECK ON SITE)



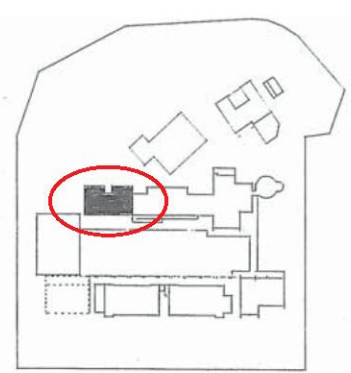
NOTE: ALL NEW WORK IS TO COMPLY WITH AS 3959 - 2009 "CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS"

templum design architects

THIS PLAN TO BE READ IN CONJUNCTION WITH

DA2015/ 0558

WARRINGAH COUNCIL



STAGE 1A - TWO CLASSROOMS WEST OF COLET HOUSE

for John Colet School, No.6 to 8 Wyatt Avenue, Belrose 2085
Lot 1, DP 601101 and Lot 101 DP 874509

PLANS, ELEVATIONS, SECTION
JC/IN - DA/DWG 1100 rev: A

Scale: 1:200 at A3
Date: 08/08/2013

21 Rosebery St, Mosman NSW 2088
Nominated Architect: Demetrius Condos B.Arch (Hons) AIA
Reg. No. 5355



Perspective view looking up at the southwest corner of Stage 1, with covered play area under

Colour and materials selections:

1. Stone vertical cladding from Amber Seaforth :
NBS 3062



2. Roof sheeting:
Colorbond 'Ironstone' colour

3. Painted FC sheeting:
Resene 'Daredevil' 057-163-043

4. Lower FC sheeting panels:
Resene "Birdcage" B69-025-283

5. Aluminium window and door frames:
Dulux powdercoat – charcoal grey

6. Timber Posts:
Dulux 'Natural White' 50YY83/029

7. Paving:
Charcoal grey concrete pavers from Amber Seaforth
(to match existing)

THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2015/ 0558

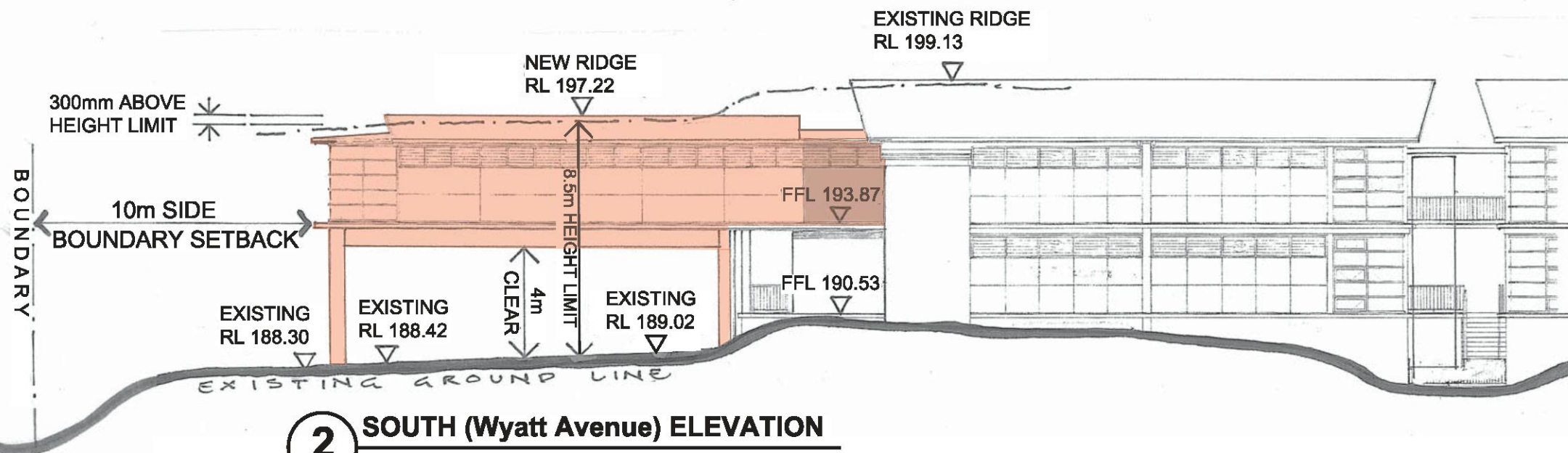
WARRINGAH COUNCIL

STAGE 1 – PERSPECTIVE with MATERIALS SELECTIONS

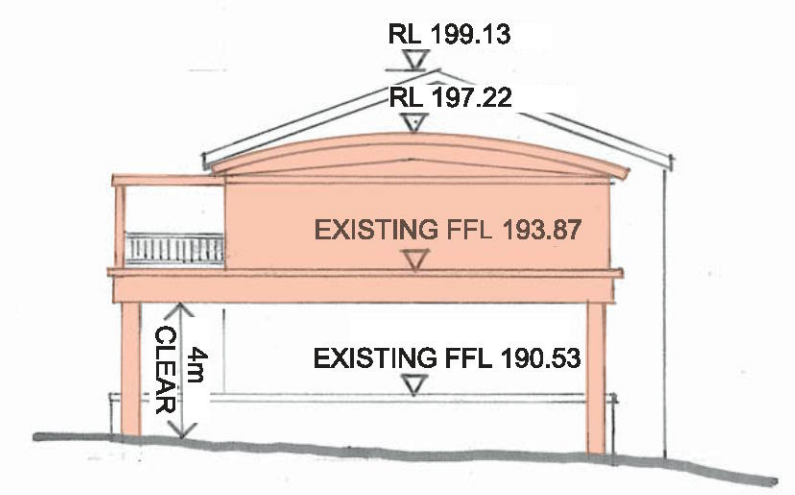
for John Colet School, No.6 to 8 Wyatt Avenue, Belrose 2085
Lot 1, DP 601101 and Lot 101 DP 874509

**COLOURED PERSPECTIVE and MATERIALS SELECTIONS
JC/IN – DA/DWG 1103 rev: A**

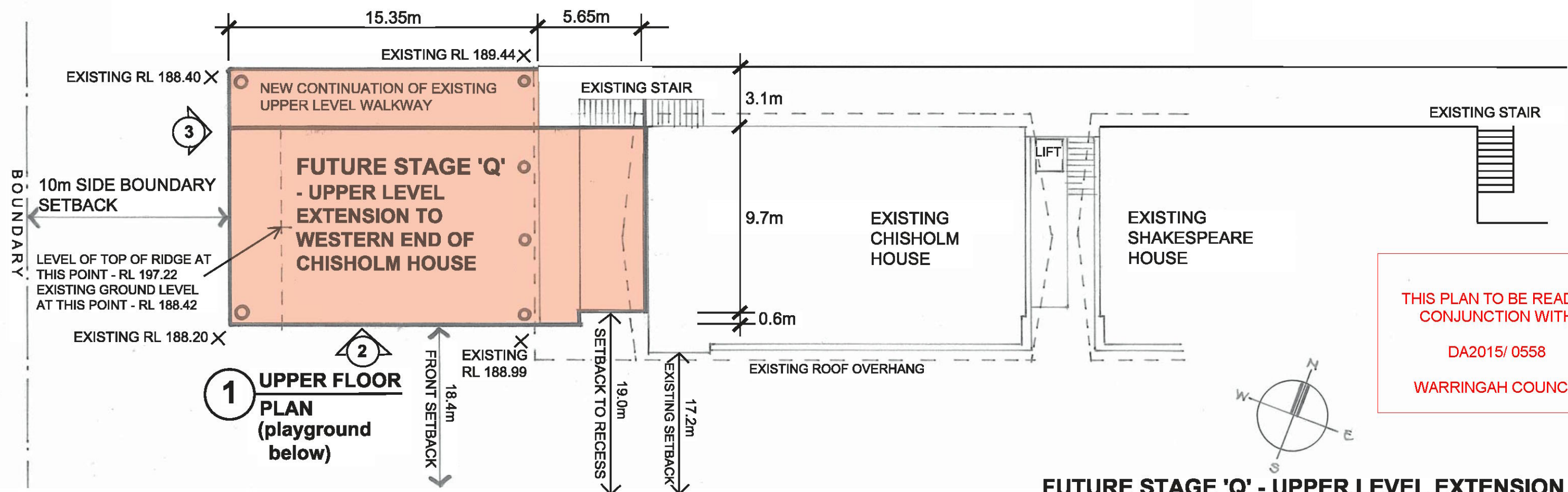
Scale: N.T.S. at A3
Date: 21/05/2015



2 SOUTH (Wyatt Avenue) ELEVATION
(indicative - subject to detail design at future DA stage)



3 SOUTH (Wyatt Avenue) ELEVATION



1 UPPER FLOOR PLAN
(playground below)

THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2015/ 0558
WARRINGAH COUNCIL

FUTURE STAGE 'Q' - UPPER LEVEL EXTENSION TO WESTERN END OF CHISHOLM HOUSE

for John Colet School, No.6 to 8 Wyatt Avenue, Belrose 2085
Lot 1, DP 601101 and Lot 101 DP 874509

PLAN, ELEVATIONS

JC/IN – DADWG 1170 rev: A

Scale: 1:200 at A3
Date: 21/05/2015

