

DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	23 July 2024
DATE OF PANEL DECISION	23 July 2024
DATE OF PANEL MEETING	17 July 2024
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk and John Brockhoff
APOLOGIES	Annelise Tuor and Graham Brown attended the electronic briefing on 17 July. However, as their nominations by Council lapsed on 6 July and 13 July respectively, they were not able to vote on the determination of this matter.
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 2 July 2024.

MATTER DETERMINED

PPSSNH-460 - DA2023/0714 – Northern Beaches Council

212 FOREST WAY, BELROSE

Demolition works, alterations and additions to the Covenant Christian School.

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings listed at item 8 in Schedule 1.

The Panel determined to grant consent to the development application pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel approved the development application for the reasons below and in Council's comprehensive Assessment Report.

The proposed new combined library and staff building replaces an existing two-storey library and a staff building, which is centrally located on the site.

The Panel notes key assessment issues related to stormwater flooding, landscaping and LEP building height non-compliance (wall and overall height). The Applicant addressed the landscaping and building height matters by way of additional information provided during the assessment. Council's Development Engineers conducted a site visit and reviewed the Applicant's design approach to resolve floodwater concerns.

Accordingly, the Panel concurs with Council that the proposal has been properly assessed against relevant planning controls and is consistent with the desired future character of the C8 Belrose North Locality and the General Principles of Development Control.

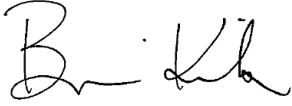
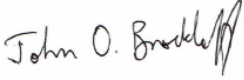
In summary, the Panel concurs with Council that the proposal would ensure the ongoing efficiency and capability of the school use and approval would be in the community interest.

CONDITIONS

The Panel amended Council's draft Condition 19 to require the survey certificate to be prepared on completion of works to demonstrate compliance with the finished levels shown on the approved plans. The Development Application was approved subject to the amended conditions attached to this record.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes no submissions were received during public exhibition.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 John Brockhoff	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-460 - DA2023/0714 – Northern Beaches Council
2	PROPOSED DEVELOPMENT	Demolition works and alterations and additions to the Covenant Christian School
3	STREET ADDRESS	212 FOREST WAY BELROSE
4	APPLICANT/OWNER	Applicant: Issac Clayton Owner: COVENANT CHRISTIAN SCHOOL ASSOCIATION LTD
5	TYPE OF REGIONAL DEVELOPMENT	CIV > \$5M - Private infrastructure and community facilities
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: • Warringah Local Environmental Plan 2000 – “Category 3” use - Locality • C8 Belrose North Locality. • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Resilience & Hazards) 2021 • Rural Fire Act 1997 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest
7	MATERIAL CONSIDERED BY THE PANEL	• Council Assessment Report: 02 July 2024 • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• 13 March 2024 - Preliminary briefing <u>Panel Members</u> – Peter Debnam, Brian Kirk, Nicole Gurran <u>Council Officers</u> – Alexander Keller, Liana Ginefra, Heidi Young, Peter Robinson <u>Applicant</u> – Issac Clayton • 01 May 2024 – Assessment Briefing <u>Panel members</u> - Nicole Gurran, Brian Kirk, Graham Brown and Annelise Tuor <u>Council Officers</u> - Alexander Keller and Steven Findlay <u>Applicant</u> - Andrew Lowry and Isaac Clayton • 22 May 2024 - Site Inspection <u>Panel members</u> - Peter Debnam, Nicole Gurran, Brian Kirk, Annelise Tuor <u>Council Officers</u> - Alexander Keller, Steven Findlay

		<u>Applicant</u> - Isaac Clayton – EPM Projects 17 July 2024 - Final briefing to discuss council’s recommendation: <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, John Brockhoff, Graham Brown, Annelise Tuor <u>Council assessment staff</u>: Alexander Keller, Steven Findley
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report, as amended and attached.

RECOMMENDED CONDITIONS OF CONSENT:

GENERAL CONDITIONS

1. Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans (Stamped)				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
DA-01	B	Site Works	Bow Goold Architects	30.5.2024
DA-02	B	Demolition Plans	Bow Goold Architects	30.5.2024
DA-03	E	Ground Floor	Bow Goold Architects	27.6.2024
DA-04	A	First Floor	Bow Goold Architects	17.5.2023
DA-05	A	Roof Plan	Bow Goold Architects	17.5.2023
DA-06	D	Sections	Bow Goold Architects	30.5.2024
DA-07	B	Elevations & Perspectives	Bow Goold Architects	5.2.2024

Landscape Drawings				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
LP01	C	Landscape Plan 01	Matthew Higginson Landscape	22.8.2023
LP02	C	Landscape Plan 02	Matthew Higginson Landscape	22.8.2023
LP03	C	Elevations	Matthew Higginson Landscape	22.8.2023
LP04	C	Schedule and Details	Matthew Higginson Landscape	22.8.202

LP05	C	Native Replenishment Planting	Matthew Higginson Landscape	22.8.2023
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Engineering Drawings				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
DA1-01	1	Cover Sheet Notes & Legend	Sparks & Partners	24.2.2023
DA2-01	1	Sediment & Erosion Control Plan	Sparks & Partners	24.4.2023
4.00	1	Stormwater Management Plan	Sparks & Partners	24.4.2023
DA4.01	1	Ground Floor Plan	Sparks & Partners	24.4.2023
DA4.02	1	First Floor Plan	Sparks & Partners	24.4.2023
DA4.03	1	Roof Plan	Sparks & Partners	24.4.2023
DA4.04	1	Details Sheet 01	Sparks & Partners	24.4.2023
DA4.05	1	Details Sheet 02	Sparks & Partners	24.4.2023

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Building Code of Australia Capability Report	J23- 014A	Benchmark Building Certifiers	17.5.2023
DA Access Report	-	John Evernden	3.5.2023
Bushfire Assessment Report	230862	Building Code & Bushfire Hazard Solutions	30.5.2023
Waste Management Plan	-	Andrew Lowry - CCS	28.4.2023

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

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:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	19.6.2023
NSW Rural Fire Service	NSW RFS Referral Response	13.7.2023

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

3. **Prescribed Conditions**

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
 - (b) Where applicable, 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 Certifier 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) Where applicable, Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifier 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 Certifier 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
- (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.

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) Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.
- (c) 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 an Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (d) 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.
- (e) 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.
- (f) Prior to the release of the Construction Certificate, payment of the following is required:
 - i) Long Service Levy - Payment should be made to Service NSW (online or in person) or alternatively to Northern Beaches Council in person at a Customer Service Centre. Payment is not required where the value of the works is less than \$250,000. The Long Service Levy is calculated on 0.25% 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.
 - ii) Section 7.11 or Section 7.12 Contributions Plan – Payment must be made to Northern Beaches Council. Where the subject land to which the development is proposed is subject to either a Section 7.11 or 7.12 Contributions Plan, any contribution to which the development is liable under the respective plan that applies is to be paid to Council. The outstanding contribution will be indexed at time of payment in accordance with the relevant Contributions Plan.
- (g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (h) No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) 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) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.), on the land to be developed, or within adjoining properties, shall be removed or damaged during excavation or construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

- (k) 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.

- (l) A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.

The works must comply with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice.

- (m) 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
- (ii) Swimming Pools Amendment Act 2009
- (iii) Swimming Pools Regulation 2018
- (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 sewered areas or managed on-site in unsewered 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.

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

FEES / CHARGES / CONTRIBUTIONS

5. Policy Controls

Northern Beaches Section 7.12 Contributions Plan 2022

A monetary contribution of \$67,595.96 is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to section 7.12 of the Environmental Planning & Assessment Act 1979 and the Northern Beaches Section 7.12 Contributions Plan (as amended).

The monetary contribution is based on a development cost of \$6,759,596.00.

The total amount payable will be adjusted at the time the payment is made, in accordance with the provisions of the Northern Beaches Section 7.12 Contributions Plan (as amended).

Details demonstrating compliance, by way of written receipts issued by Council, are to be submitted to the Certifier prior to issue of any Construction Certificate or, if relevant, the Subdivision Certificate (whichever occurs first).

A copy of the Contributions Plan is available for inspection at 725 Pittwater Road, Dee Why or on Council's website at Northern Beaches Council - Development Contributions.

Reason: To provide for contributions in accordance with the Contribution Plan to fund the provision of new or augmented local infrastructure and services.

6. 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 are required 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.

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, and details demonstrating payment are to be submitted to the Certifier 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.northernbeaches.nsw.gov.au).

Reason: To ensure adequate protection of Council's infrastructure.

BUILDING WORK – BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

7. Building components and structural soundness

The following shall be complied with:

- (i) Stormwater flooding protection systems shown on drawing No.001A Revision A, prepared by ERBAS, dated 14.5.2024 are to be updated to correspond with stamped architectural plan DA-03 E dated 27.6.2024. This is to include compliance with the design requirements stated in Condition No.24 - "Building and design works" of this consent.
- (ii) B1 - All new development below the Flood Planning Level of 158.88 AHD shall be designed and constructed from flood compatible materials.
- (iii) B2 - All new development must be designed to ensure structural integrity up to the Flood Planning Level of 158.88 AHD, taking into account the forces of floodwater, debris load, wave action, buoyancy and immersion.
- (iv) B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level, protected from flood water or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

8. Amendment of Landscape Plans

The submitted Landscape Plan is to be amended in accordance with the following:

- Removal and replacement of *Raphiolepis indica* with a suitable alternative.

The Landscape Plan is to be amended by a qualified landscape architect and provided to the Principal Certifier prior to issue of the Construction Certificate.

Reason: To maintain and replace habitat on the site.

9. **Construction Traffic Management Plan**

As a result of the site constraints, limited vehicle access and parking, a Construction Traffic Management Plan (CTMP) and report shall be prepared by a TfNSW accredited person and submitted to and approved by the Northern Beaches Council Traffic Team prior to issue of any Construction Certificate.

Truck movements must be agreed with Council's Traffic Engineer prior to submission of the CTMP.

The CTMP must address following:

- The proposed phases of construction works on the site, and the expected duration of each construction phase.
- The proposed order in which works on the site will be undertaken, and the method statements on how various stages of construction will be undertaken.
- Make provision for all construction materials to be stored on site, at all times.
- The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period.
- The proposed method of access to and egress from the site for construction vehicles, including access routes and truck routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed.
- The proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site.
- Wherever possible mobile cranes should be located wholly within the site.
- Make provision for parking onsite. All Staff and Contractors are to use the basement parking once available.
- Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site are not permitted unless approved by Council prior.
- Specify that, due to the building works being within Covenant Christian School, no heavy vehicle movements or construction activities effecting vehicle and pedestrian traffic are permitted in school zone hours (8:00am-9:30am and 2:30pm-4:00pm weekdays).
- Include a Traffic Control Plan prepared by a person with suitable RMS accreditation for any activities involving the management of vehicle and pedestrian safety.
- The proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process. It must also specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure.
- Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council's street trees.

- Take into consideration the combined construction activities of other development in the surrounding area. To this end, the consultant preparing the CTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities, such as (but not limited to) concrete pours, crane lifts and dump truck routes. These communications must be documented and submitted to Council prior to work commencing on site.
- The proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site.
- Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.
- The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed and certified by an appropriately qualified and practising Structural Engineer, or equivalent.
- Proposed protection for Council and adjoining properties.
- The location and operation of any on site crane.

The CTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, RMS’ Manual – “Traffic Control at Work Sites”.

All fees and charges associated with the review of this plan is to be in accordance with Council’s Schedule of Fees and Charges and are to be paid at the time that the Construction Traffic Management Plan is submitted.

Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.

10. Installation and Maintenance of Sediment Control

Prior to any works commencing on site, including demolition, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the Principal Certifier:

- a) Council’s relevant development control plan,
- b) The guidelines set out in the NSW Department of Housing manual ‘Managing Urban Stormwater: Soils and Construction Certificate’ (the Blue Book) (as amended from time to time), and
- c) The ‘Do it Right On-Site, Soil and Water Management for the Construction Industry’ (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust) (as amended from time to time).

Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

11. Building Code of Australia Fire Safety Requirements

The Building Code of Australia fire safety requirements for the building as detailed and recommended in the NCC - BCA Capability Report prepared by *Benchmark Building Certifiers*, dated 25/11/2022, Ref No. 220212 is to be considered as part of the assessment for any Construction Certificate. Details demonstrating compliance are to be provided to the Certifying Authority, prior to the issue of a Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety for building occupant health and safety.

12. Access and Facilities for Persons with Disabilities

Access and facilities to and within the building are to be provided as required for Persons with a Disability in accordance with the Building Code of Australia and AS1428. In particular, the recommendations contained in the DA Access Report, prepared by Accessible Public Domain dated 3/5/2023 are to be taken into consideration as part of the assessment of the Construction Certificate.

Details are to be provided to the Certifying Authority prior to the issue of the Construction Certificate and be implemented prior to occupation of the building.

Reason: To ensure adequate provision is made for access to and within the building for Persons with a disability.

13. 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 Certifier prior to the issue of the Construction Certificate.

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

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

14. Work Zones and Permits

Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site.

A separate Stand Plant application is required with a Traffic Management Plan for standing of construction vehicles on Council's Road Reserve

Reason: To ensure Work zones are monitored and installed correctly.

DURING BUILDING WORK

15. Tree and Vegetation Protection

- a) Existing trees and vegetation shall be retained and protected, including:
 - i) all trees within the site not approved for removal, including trees and vegetation nominated for retention on the approved Plans,
 - ii) all trees and vegetation located on adjoining properties,
 - iii) all trees and vegetation within the road reserve.
- b) Tree protection shall be undertaken as follows:
 - i) tree protection shall be in accordance with AS4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment,
 - ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture,
 - iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture,
 - iv) no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,
 - v) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture on site,
 - vi) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
 - vii) should either or all of v) or vi) occur during site establishment and construction works, an Arborist/Project Arborist with minimum AQF Level 5 in arboriculture shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Principal Certifier,
 - viii) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction works is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS4970-2009 Protection of trees on development sites,

- ix) the activities listed in section 4.2 of AS4970-2009 Protection of trees on development sites, shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
- x) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2007 Pruning of amenity trees,
- xi) the tree protection measures specified in this clause must:
 - i) be in place before work commences on the site, and
 - ii) be maintained in good condition during the construction period,
 - and
 - iii) remain in place for the duration of the construction works.

The Principal Certifier must ensure that:

c) The arboricultural works listed in a) and b) are undertaken and certified by an Arborist/Project Arborist as complaint to AS4970-2009 Protection of trees on development sites, and any recommendations of an approved Arboricultural Impact Assessment.

Reason: Tree and vegetation protection.

16. Wildlife Protection

If construction activity associated with this development results in injury or displacement of a native mammal, bird, reptile or amphibian, a licensed wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife.

17. Implementation of Construction Traffic Management Plan

All works and construction activities are to be undertaken in accordance with the approved Construction Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate TfNSW accreditation.

Should the implementation or effectiveness of the CTMP be impacted by surrounding major development not encompassed in the approved CTMP, the CTMP measures and controls are to be revised accordingly and submitted to Council for approval.

A copy of the approved CTMP is to be kept onsite at all times and made available to Council on request.

Reason: To ensure compliance of the developer/builder in adhering to the Construction Traffic Management procedures agreed and are held liable to the conditions of consent.

18. Ongoing Management

The applicant shall be responsible in ensuring that the road reserve remains in a serviceable state during the course of the demolition and building works.

Reason: To ensure public safety.

19. Survey Certificate

A survey certificate prepared by a Registered Surveyor is to be provided demonstrating all perimeter walls columns and or other structural elements, floor levels and the finished roof/ridge height are in accordance with the approved plans. This is to include certification of finished **ground** levels that are to be regraded around the outside perimeter / pathways for the building ground level as per 'Overland Flow Assessment' plan SW001 Revision P1 dated 26.6.2024 drawn by *Erbas*.

Details demonstrating compliance are to be submitted to the Principal Certifier when the external structure of the building is complete.

Reason: To demonstrate the proposal complies with the approved plans.

20. Waste Management During Construction

The reuse, recycling or disposal of waste during works must be done generally in accordance with the Waste Management Plan for this development.

Details demonstrating compliance must be submitted to the Principal Certifier.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

BEFORE ISSUE OF THE OCCUPATION CERTIFICATE

21. Waste Management Confirmation

Prior to the issue of an Occupation Certificate, evidence / documentation must be submitted to the Principal Certifier that all waste material from the development site arising from demolition and/or construction works has been appropriately recycled, reused or disposed of generally in accordance with the approved Waste Management Plan.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

22. Landscape Completion

Landscape works are to be implemented in accordance with the approved Landscape Plan(s) (drawing LP01, LP02, LP05 by *Matthew Higginson* dated 30/05/23), and inclusive of the following conditions:

- a) tree, shrub and groundcover planting shall be installed as indicated on the approved Landscape Plan(s),

- b) where the property is certified Bush Fire Prone Land, any new planting may be managed in accordance with Planning for Bushfire Protection 2019.

Prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

23. Building Components and Structural Soundness

The following certifications are to be provided:

(i) B2 - A suitably qualified structural engineer is to certify that all new development up to the Flood Planning Level of 158.88m AHD has been constructed from flood compatible materials and is built to withstand a 1 in 100-year flood event, as described in the Site Flood Assessment by WMA Water (29 January 2024).

(ii) B3 - A suitably qualified electrician or contractor is to certify that all new and existing electrical equipment, power points, wiring and connections are located above the Flood Planning Level, are protected from flood water, or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

24. Building and Design Works

A suitably qualified engineer and/or registered surveyor is to certify that the completed works have been constructed in accordance with this consent and the approved plans with respect to the following:

(i) There are to be no doorway openings on the western ground floor side of the proposed library with compliant ground floor window sill heights to ensure minimal risk of flood water ingress.

(ii) The existing paver steps at the north-west corner of the existing building have been removed and replaced with a hob wall so water is direct north away from the building (down slope open space area). The hob wall height is to be adequate height to prevent water overspill into the lower floor levels (at 156.84). This will negate the need for any flood gates to the 'counseling' and breakout room doorways.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

25. Self-actuating Flood Gate – Restriction as to User and Positive Covenant

The Applicant shall lodge the Legal Documents Authorisation Application with Council for the creation of a restriction as to user and a positive covenant on the Title, pursuant to Section 88B of the Conveyancing Act 1919.

The application shall include a copy of the works as executed drawings, the *Flood Gate Operation and Maintenance Plan* and certification from a suitably qualified engineer that the flood gate functions as intended.

The restriction as to user shall be created to:

- a) Prohibit the removal or modification of the self-actuating flood gate, and,
- b) Ensure that the flood protection offered by the self-actuating flood gate is continuous and at a minimum level 158.88 AHD. The level is to be detailed to Australian Height Datum on the Section 88B instrument.

The positive covenant shall be created requiring the proprietor of the land to maintain the self-actuating flood gate in accordance with industry and manufacturing standards.

The terms of the restriction as to user and positive covenant are to be prepared to Council's standard requirements (available from Council) at the Applicant's expense and endorsed by Council prior to lodgement with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the sole authority empowered to release, vary or modify such covenant and restriction.

A copy of the certificate of title demonstrating the creation of the restriction as to user and positive covenant is to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To ensure the self-actuating flood gate is installed and maintained to an appropriate operational standard.

26. Self-actuating Flood Gate – Operation and Maintenance Plan

A *Flood Gate Operation and Maintenance Plan* shall be prepared to ensure the proposed flood gate remains effective. This Plan must be attached to the *School Emergency Management Plan / School Management Plan*, as applicable, and contain as a minimum the following:

- a) Works as executed drawings,
- b) Identification of maintenance and management responsibilities,

- c) Maintenance and emergency contact information,
- d) Funding arrangements for the maintenance of the flood gate,
- e) Maintenance schedule and procedure,
- f) Requirements for inspection and maintenance records, noting that these records are required to be maintained and made available to Council upon request.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To ensure the self-actuating flood gate is maintained to an appropriate operational standard.

27. No Weeds Imported on to the Site

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.

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

28. Landscape Maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan(s) and any conditions of consent.

Reason: To maintain local environmental amenity.

29. No Change to the Maximum Permitted Student Numbers

This consent does not permit any change to increase the maximum permitted student enrolment at the school from the existing approved capacity.

Reason: Maintain consistency with DFC requirements.

30. Flood Gate Operation and Maintenance Plan

The *Flood Gate Operation and Maintenance Plan* (prepared in accordance with Condition No.26) is to remain effective, in perpetuity for the life of the approved development as part of this Consent.