

CONDITIONS OF APPROVAL

Application Number:	DA2020/0484
Land to be developed (Address):	Lot 7335 DP 1152473, 7335 / 1152473 Hakea Avenue FRENCHS FOREST NSW 2086 Lot 7336 DP 1152473, 7335 / 1152473 Hakea Avenue FRENCHS FOREST NSW 2086
Proposed Development:	Alterations and additions to an existing Cemetery including demolition of a building, a new amenities building and a new chapel

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:

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
00 Issue 8 (LOCATION PLAN)	31/03/2020	Hector Abrahams Architects
01 Issue 7 (SITE PLAN - EVENT AREA)	23/03/2020	Hector Abrahams Architects
03 Issue 7 (CHAPEL GROUND FLOOR PLAN)	23/03/2020	Hector Abrahams Architects
04 Issue 4 (CHAPEL CLERESTOR PLAN)	08/11/2019	Hector Abrahams Architects
05 Issue 3 (CHAPEL ROOF PLAN)	30/08/2019	Hector Abrahams Architects
06 Issue 5 (CHAPEL NORTH/SOUTH ELEVATION)	31/03/2020	Hector Abrahams Architects
08 Issue 5 (CHAPEL EAST/WEST ELEVATION)	31/03/2020	Hector Abrahams Architects
10 Issue 5 (CHAPEL SECTION B)	31/03/2020	Hector Abrahams Architects
11 Issue 1 (SITE SECTION THROUGH CHAPEL)	31/03/2020	Hector Abrahams Architects
12 Issue 5 (CHAPEL SECTION C & D)	31/03/2020	Hector Abrahams Architects
14 Issue 1 (DEMOLITION PLAN)	23/03/2020	Hector Abrahams Architects

a) Approved Plans



20 Issue 3 (FUNCTION CENTRE MEASURED PLANS)	30/08/2019	Hector Abrahams Architects
21 Issue 3 (FUNCTION CENTRE MEASURED ELEVATIONS)	30/08/2019	Hector Abrahams Architects
22 Issue 7 (FUNCTION CENTRE GROUND FLOOR & ROOF PLAN)	31/03/2020	Hector Abrahams Architects
23 Issue 5 (FUNCTION CENTRE NORTH/EAST ELEVATION)	31/03/2020	Hector Abrahams Architects
24 Issue 5 (FUNCTION CENTRE WEST/SOUTH ELEVATION)	31/03/2020	Hector Abrahams Architects
25 Issue 5 (FUNCTION CENTRE SECTIONS A&F)	31/03/2020	Hector Abrahams Architects
30 Issue 3 (TOILET BLOCK)	30/08/2019	Hector Abrahams Architects
32 Issue 2 (CAR PARK 1)	31/03/2020	Hector Abrahams Architects
33 Issue 2 (CAR PARK 2)	31/03/2020	Hector Abrahams Architects
34 Issue 2 (CAR PARK 3)	31/03/2020	Hector Abrahams Architects
35 Issue 2 (CAR PARK 4)	31/03/2020	Hector Abrahams Architects
36 Issue 2 (CAR PARK 5)	31/03/2020	Hector Abrahams Architects
37 Issue 2 (CAR PARK 6)	31/03/2020	Hector Abrahams Architects
38 Issue 2 (CAR PARK 7)	31/03/2020	Hector Abrahams Architects
010 Rev.3 (SPECIFICATION NOTES 1)	25/08/2020	Tonkin Consulting Pty Ltd
011 Rev.3 (SPECIFICATION NOTES 2)	25/08/2020	Tonkin Consulting Pty Ltd
100 Rev.3 (CONCEPT EROSION AND SEDIMENT CONTROL PLAN)	25/08/2020	Tonkin Consulting Pty Ltd
101 Rev.3 (CONCEPT EROSION AND SEDIMENT CONTROL DETAILS)	25/08/2020	Tonkin Consulting Pty Ltd
110 Rev.B (CONCEPT CATCHMENT PLAN)	31/03/2020	Tonkin Consulting Pty Ltd
200 Rev.3 (CONCEPT STORMWATER MANAGEMENT PLAN)	25/08/2020	Tonkin Consulting Pty Ltd
201 Rev.3 (CONCEPT SITEWORK PLAN)	25/08/2020	Tonkin Consulting Pty Ltd
202 Rev.3 (ROAD CROSS SECTIONS PLAN)	25/08/2020	Tonkin Consulting Pty Ltd
203 Rev.1 (EXISTING CROSS SECTIONS - CREEK)	25/08/2020	Tonkin Consulting Pty Ltd
204 Rev.1 (LONGITUDINAL SECTION- CREEK)	25/08/2020	Tonkin Consulting Pty Ltd



300 Rev.3 (TYPICAL DETAILS AND SECTIONS SHEET 1)	25/08/2020	Tonkin Consulting Pty Ltd
301 Rev.3 (TYPICAL DETAILS AND SECTIONS SHEET 2)	25/08/2020	Tonkin Consulting Pty Ltd

Reports / Documentation – All recommendations and requirements contained within:			
Report No. / Page No. / Section No.	Dated	Prepared By	
Arboricultural Impact Assessment (C91793)	27/03/2020	ArborSafe	
Arboricultural Impact Assessment Addendum (C91793)	28/09/2020	ArborSafe	
BCA Capability Report	18/09/2019	Modern Building Certifiers	
Construction Traffic Management Plan (SBMG02070-00)	26/03/2020	SBMG Planning	
Flood Analysis & Riparian Study	March 2020	grc Hydro	
Geotechnical Report (32436Srpt)	19/06/2019	JK Geotechnics	
Hazardous Building Materials Assessment (819045)	01/08/2019	Greenplus Property Services	
Metropolitan Sydney Cemetery Capacity Report	November 2017	NSW Government	
Phase 1 Contamination Assessment (119060)	05/09/2019	Environmental Earth Sciences	
Concept Stormwater Drainage Design Report (20190763R001A)	30/03/2020	Tonkin Consulting Pty Ltd	
Assessment of Traffic and Parking Implications Report (19073A)	April 2020	Transport and Traffic Planning Associates	
Waterways Impact Statement	24/04/2020	Travers bushfire & ecology	
Aboriginal and Historical Due Diligence Assessment Version.2	11 June 2020	Eco Logical Australia	
Biodiversity Development Assessment Report (18LIG07BDAR)	30/09/2020	Travers bushfire & ecology	
Proposed Commercial Building Development Review of Approved Bushfire Protection Measures	07/10/2020	Sydney Bushfire Consultants	
Peer Review - Proposed Commercial Building Development Review of Approved Bushfire Protection Measures (18LIG07BF)	07/10/2020	Travers bushfire & ecology	
Hollow-bearing Report (18LIG07)	30/09/2020	Travers bushfire & ecology	

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By



L - 01 Rev.G (SITE PLAN)	02/04/2020	spackman mossop michaels
L - 02 Rev.G (MATERIALS AND FINISHES)	02/04/2020	spackman mossop michaels
L - 03 Rev.G (PLANTING SCHEDULE)	02/04/2020	spackman mossop michaels
L - 04 Rev.G (PLANTING PALETTE)	02/04/2020	spackman mossop michaels
L - 11 Rev.G (FINISHES PLANS - 01)	02/04/2020	spackman mossop michaels
L - 12 Rev.G (FINISHES PLANS - 02)	02/04/2020	spackman mossop michaels
L - 13 Rev.G (FINISHES PLANS - 03)	02/04/2020	spackman mossop michaels
L - 14 Rev.G (FINISHES PLANS - 04)	02/04/2020	spackman mossop michaels
L - 21 Rev.G (PLANTING PLANS - 01)	02/04/2020	spackman mossop michaels
L - 22 Rev.G (PLANTING PLANS - 02)	02/04/2020	spackman mossop michaels
L - 23 Rev.G (PLANTING PLANS - 03)	02/04/2020	spackman mossop michaels
L - 24 Rev.G (PLANTING PLANS - 04)	02/04/2020	spackman mossop michaels
L - 31 Rev.G (LANDSCAPE SECTIONS - 01)	02/04/2020	spackman mossop michaels
L - 32 Rev.G (LANDSCAPE SECTIONS - 02)	02/04/2020	spackman mossop michaels
L - 41 Rev.G (LANDSCAPE DETAILS - 01)	02/04/2020	spackman mossop michaels
L - 42 Rev.G (LANDSCAPE DETAILS - 02)	02/04/2020	spackman mossop michaels
L - 51 Rev.G (LANDSCAPE SPECIFICATION - 01)	02/04/2020	spackman mossop michaels
L - 52 Rev.G (LANDSCAPE SPECIFICATION - 02)	02/04/2020	spackman mossop michaels
L - 53 Rev.G (LANDSCAPE SPECIFICATION - 03)	02/04/2020	spackman mossop michaels

L - 13 (ROAD RESERVE PLANTING SKETCH)	27/07/2020	spackman mossop michaels
L - 33 (ROAD RESERVE PLANTING SKETCH – SECTION A)	27/07/2020	spackman mossop michaels
L - 33 (ROAD RESERVE PLANTING SKETCH – SECTION B)	27/07/2020	spackman mossop michaels
L - 33 (ROAD RESERVE PLANTING SKETCH – SECTION C)	27/07/2020	spackman mossop michaels
L - 33 (ROAD RESERVE PLANTING SKETCH – SECTION D)	27/07/2020	spackman mossop michaels



Waste Management Plan			
Drawing No/Title.	Dated	Prepared By	
Waste Management Plan	31/03/2020	Lighthouse Project Group	

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.

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	Response Ausgrid Referral	18/06/2020
NSW Rural Fire Service	RFS Response (CNR-7950)	15 October 2020
Transport for NSW	Transport for NSW Response (SYD20/00705/01)	09 July 2020
Natural Resource Access Regulator	IDAS1125840 - Controlled Activity Approval Not Required	25 June 2020

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

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



3. No Approval for any Signage

No approval is granted under this Development Consent for signs (as defined under Warringah Local Environment Plan 2011 and State Environmental Planning Policy No. 64). A separate Development Application for any signs (other than exempt and signs permitted under Complying Development) must be submitted for the approval prior to the erection or display of any such signs.

Reason: Control of signage. (DACPLB06)

4. Prescribed Conditions

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

Reason: Legislative Requirement.

5. 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:

ⁱ 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) 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.

(c) 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.

(d) 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 Building Code of Australia prior to the occupation of the new works.

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

(f) No building, demolition, excavation or material of any nature and no hoist, plant and machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.



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

(h) All sound producing plant, equipment, machinery or fittings and the use of the Chapel and Function Centre 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.

(i) 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.

(j) 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.

(k) 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.northernbeaches.nsw.gov.au

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

6. Compliance with Standards (Crown Land Only)

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

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

7. Sewer / Water Quickcheck (Crown Land Only)

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;

ī



and

- Guidelines for Building Over/Adjacent to Sydney Water Assets see Building Developing and Plumbing then Building and Renovating.
- i Or telephone 13 20 92.

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

FEES / CHARGES / CONTRIBUTIONS

8. 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 any works commencing.



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.

9. Detailed Design of Stormwater Treatment Measures

Prior to the commencement of works, the applicant must obtain a certificate from a Civil Engineer, stating that the stormwater treatment measures have been designed in accordance with the detailed design plans and Council's Water Management for Development Policy.

Reason: Protection of the receiving environment

10. Boundary Identification Survey

Prior to the commencement of works, a boundary identification survey, prepared by a Registered Surveyor, is to be prepared in respect of the subject site.

The setbacks between the property boundaries and the approved works are to be consistent with those nominated on the Approved Plans of this consent.

Reason: To ensure all approved works are constructed within the subject site and in a manner anticipated by the development consent.

11. Access for People with Disabilities

Access to and within the building is to be provided for Persons with a Disability. To comply with Part D3 of the Building Code of Australia and AS 1428.1. These measures are to 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.

12. On-site Stormwater management.

The Applicant is to prepare drainage plans in accordance with Northern Beaches Council's WARRINGAH WATER MANAGEMENT POLICY PL850, and generally in accordance with the concept drainage plans prepared by Tonkin, drawing number 20190763 -200 Issue 2, dated 12/8/20. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers



Register (NPER) and registered in the General Area of Practice for civil engineering.

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

13. Vehicle Crossings Application

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

Reason: To facilitate suitable vehicular access to private property.

14. Design of Creek Outlet Structure

The outlet structure discharging stormwater into the creek must be designed in accordance with DPI Water's Guidelines for Outlet Structures on Waterfront land, with flows discharged in a downstream direction, not at right-angles to the creek. Guidelines can be found at http://www.water.nsw.gov.au/_data/assets/pdf_file/0009/547254/licensing_approvals_controlled -structures.pdf.

No mortar is to be used on the outlet. Rocks must be placed using an interlocking system with varying rock sizes. Rock size should range from 80-300mm and be placed to 300mm deep (with a keystone downslope) according to the following specifications:

Dmin = 20mm D10 = 80mm (ie. only 10% smaller than 80mm) D50 = 150mm D90 = 300mm The surface should be a textured finish to break up and dissipate sheet flows.

Reason: To protect the surrounding and opposite creek bank from the effects of localised erosion.

15. Updated Soil and Water Management Plan for in-stream works

Prior to the commencement of works, the applicant must update the soil and water management plan to demonstrate how sediment will be managed for in-stream works.

For in-stream works a Silt Curtain/Rock Filter Dam or Sediment Weir/Staked Straw Bale Barrier is to be installed immediately downstream of the proposed site prior to any disturbance of soil in or beside the waterway. A staked straw bale barrier may only be used when works will be completed and banks stabilised prior to forecast rain and within five days of starting in-stream work. A clean water diversion must be set up to divert creek flows around the work site.

Controls can be removed once in-stream work has been completed and banks have been appropriately stabilised.



Reason: To promote the long-term sustainability of ecosystem functions.

16. No Clearing of Vegetation

Unless otherwise exempt, no vegetation is to be cleared prior to commencement of works. Details demonstrating compliance are to be recorded.

Reason: To protect native vegetation in accordance with relevant Natural Environment LEP/DCP controls.

17. Detailed Design of Creek Works

Prior to the commencement of works, a certificate from a suitably qualified engineer who has membership of Engineers Australia and the National Engineering Register (NER), stating that the creek works have been designed in accordance with the Revision 3 plans prepared by Tonkin and dated 25 August 2020 and the approved Waterways Impact Statement.

Reason: To ensure creek works are completed in accordance with the consent approval.

18. Delineation of Asset Protection Zones

Prior to the commencement of any vegetation clearance/modification, the boundaries of the bushfire Asset Protection Zone (APZ) identified in 'Appendix 1 - Bushfire Protection Measures' (Peer Review of Approved Bushfire Protection Measures - Travers Bushfire and Ecology, 7 October 2020) are to be clearly marked by way of temporary fencing, flagging tape or markers. Clearing of vegetation for APZ establishment must only occur within the approved and marked APZ boundaries. Details demonstrating compliance are to be recorded.

Reason: To protect native vegetation and wildlife in accordance with relevant Natural Environment LEP/DCP controls.

19. Prepare a Hygiene Protocol

Prior to the commencement of works, a Hygiene Protocol is to be prepared by the Project Arborist to minimise the risk of spreading soil-borne pathogens during tree removal and soil excavation works. The protocol is to be written in accordance with industry standards including government guidelines "Arrive Clean Leave Clean" and current best practice for preventing the spread of soil-borne pathogens.

Details demonstrating compliance are to be recorded.

Reason: To prevent the spread of pathogens which protects natural features and habitats.

20. Preparation of a Vegetation Clearing Protocol

Prior to the commencement of works, the Project Ecologist is to prepare a Vegetation Clearing Protocol which includes (at a minimum): measures to maximise retention of significant native vegetation during APZ establishment (i.e. prioritised removal of weeds before native vegetation), procedures for pre- clearance surveys and relocation of displaced or injured fauna, and relocation of log hollow sections onsite to provide fauna habitat. The Vegetation Clearing Protocol must also include procedures for stop work and formal impact assessment in the event that threatened fauna species are found during the pre-clearance survey. Details demonstrating compliance are to be recorded.



Reason: To protect native wildlife and habitats.

21. Design of Stormwater Outlet Structure to Creek

Stormwater outlet structures to the creek must be designed in accordance with DPI Water's Guidelines for Outlet Structures on Waterfront land. Guidelines can be found at http://www.water.nsw.gov.au/_data/assets/pdf_file/0009/547254/licensing_approvals_controlled -structures.pdf. Visual impacts must also be minimised.

No mortar is to be used on the outlet. Rocks must be placed using an interlocking system with varying rock sizes. Rock size should range from 80-300mm and be placed to 300mm deep (with a keystone downslope) according to the following specifications:

Dmin = 20mm

D10 = 80mm (ie. only 10% smaller than 80mm)

D50 = 150mm

D90 = 300mm

The surface should be a textured finish to break up and dissipate sheet flows.

Reason: To protect the surrounding creek bank from the effects of localised erosion.

22. Compliance with Standards

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

(Note: At the time of determination the following (but not limited to) Australian Standards applied:

(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**

(I) 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**

*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 www.hreoc.gov.au/disability rights /buildings/good.htm. <www.hreoc.gov.au/disability% 20rights%20/buildings/good.htm.>



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

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

23. External Finishes to Roof and Chapel Walls

The external finish to the roof of all buildings and external finish to the walls of the Chapel shall have a medium to dark range in order to blend in with Landscape character of its surrounds and to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

24. Car Parking Standards.

The driveway/access ramp grades, access and car parking facilities must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. The dimensions of car parking bays and aisle widths in the car park are to comply with Australian/New Zealand Standard for Off-Street Parking AS/NZS 2890.1-2004.

Reason: To ensure compliance with Australian Standards relating to maneuvering, access and parking of vehicles. (DACTRCPCC1)

25. 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 an RMS accredited person and submitted to and approved by the Northern Beaches Council Traffic Team prior to the commencement of works,

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 rates 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.

• Include a Traffic Control Plan prepared by a person with suitable RMS accreditation for any activities involving the management of vehicle and pedestrian traffic.

• 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 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 gualified and practising Structural Engineer, or equivalent;

• Proposed protection for Council and adjoining properties;

• The location and operation of any on site crane; and

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. Confirming appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process in a manner that respects adjoining owner's property rights and protects amenity in the locality, without unreasonable inconvenience to the community. The CTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent to the site. (DACTRCPCC2)

26. Tree removal within the property

This consent approves the removal of the following trees within the property (as recommended in the Arboricultural Impact Assessment):



• Five (5) trees impacted by development as identified by number: 206 (Syzygium paniculatum); 217 (Eucalyptus scoparia); 1658 (juvenile Eucalyptus); 1659 (juvenile Eucalyptus); and 1660 (juvenile Eucalyptus). All are subject to replacement within the site in accordance with the Landscape Plan.

• Seven (7) trees recommended for removal irrespective of development as identified by number: 208 (Eucalyptus pilularis); 209 (Callistemon salignus); 284 (Corymbia gummifera); 1623 (Melia azedarch); 1631 (Melia azedarch); 1632 (Morus nigra); and 1634 (Leptospermum petersoni). Of these 1623, 1631 and 1632 are Exempt Species.

Additionally approval is granted for the removal of Exempt Species as nominated on the Landscape Plan, consisting of trees numbered:

• 210, 212, 213, 214, 216, and 217 (all Eucalyptus scoparia) and 215 (Mango).

Reason: to enable authorised development works,

Note: Any request to remove a tree approved for retention under the development application is subject to a Section 4.55 modification application, or an assessment by an Arborist with minimum AQF Level 5 in arboriculture that determines that the tree presents an imminent risk to life or property.

27. Project Arborist

A Project Arborist with minimum AQF Level 5 in arboriculture shall be engaged to provide tree protection measures in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites.

The Project Arborist is to specify and oversee all tree protection measures such as tree protection fencing, trunk and branch protection, and ground protection.

The Project Arborist is to supervise all demolition, excavation and construction works near all trees to be retained, including construction methods near the existing trees to protect tree roots, trunks, branches and canopy. Where required, manual excavation is to occur ensuring no tree root at or >25mm (Ø) is damaged by works, unless approved by the Project Arborist.

The Project Arborist shall be in attendance and supervise all works as nominated in the Arboricultural Impact Assessment and the Addendum, including:

i) works under section 8.10 Project Milestones,

ii) works under section 8.11 Compliance Reporting,

iii) works under Appendix D - Tree Protection Plan,

iv) measures numbered 1, 2 and 3 in the Addendum.

All tree protection measures specified must:

a) be in place before work commences on the site, and

b) be maintained in good condition during the construction period, and

c) remain in place for the duration of the construction works.

The Project Arborist shall document that all recommendations listed for the protection of the existing tree(s) have been carried out satisfactorily in accordance with items i), ii) and iii) above to ensure no impact to the health of the tree(s). Photographic documentation of the condition of all trees to be retained shall be recorded, including at commencement, during the works and at completion.

Note: A separate permit or development consent may be required if the branches or roots of a protected tree on the site or on an adjoining site are required to be pruned or removed.



Reason: tree protection.

28. Installation and Maintenance of Sediment and Erosion Controls

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prepared by Tonkin (including conditioned updates) prior to commencement of any other works on site.

Erosion and sediment controls 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 vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

The discharge of sediment-laden waters from the site may result in clean-up orders and/or fines under Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997. Reason: Protection of the receiving environment

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

29. Road Reserve

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

Reason: Public safety.

30. Vehicle Crossings

The Applicant is to construct one vehicle crossing 4 metres wide (in accordance with Northern Beaches Council Drawing No A4-3330/ Hakea Avenue) and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

Reason: To facilitate suitable vehicular access to private property.

31. During Demolition and Building Work - Asbestos



The list of recommendations in Section 8.1 and 8.2 on page 13 and 14 of Hazardous Building Materials Assessment Report dated 1 August 2019, Ref 819045 prepared by GreenPlus Property Services, must be implemented and complied with for the safe management of asbestos containing materials at the site.

Reason: Protect public and environmental health (DACHPEDW5)

32. Tree and vegetation protection

a) Existing trees and vegetation shall be retained and protected, including:

i) all trees and vegetation within the site not approved for removal, excluding exempt trees and vegetation under the relevant planning instruments of legislation,

ii) all trees and vegetation located on adjoining properties,

iii) all road reserve trees and vegetation.

b) Tree protection shall be undertaken as follows:

i) tree protection shall be in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites, including the provision of temporary fencing to protect existing trees within 5 metres of development,

ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an 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 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 (\emptyset) diameter unless directed by an 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 with minimum AQF Level 5 in arboriculture including advice on root protection measures,

vii) should either or all of v), vi) and vii) occur during site establishment and construction works, an Arborist with minimum AQF Level 5 in arboriculture shall provide recommendations for tree protection measures.

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 Australian Standard 4970-2009 Protection of Trees on Development Sites,

ix) the activities listed in section 4.2 of Australian Standard 4970-2009 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 Australian Standard 4373-2007 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.

c) Tree protection shall specifically be undertaken in accordance with the recommendations in the Arboricultural Impact Assessment and the Addendum prepared by ArborSafe, and in particular as listed in the following sections:

i) section 7.1 Major and Minor TPZ Encroachment; 7.2 Impact of proposed Development; 7.3 Additional Excavation/Trenching within TPZs;

ii) section 8.2 Tree Retention; 8.3 Tree Pruning; 8.4 Protection and Reporting Measures During



Construction; 8.5 Activities Prohibited within the TPZs; 8.6 Protective Fencing Specification; 8.7 Trunk and Ground Protection; 8.9 Project Arborist; and 8.13 Trenching for Installation of Underground Services,

iii) measures numbered 1, 2 and 3 in the Addendum to the Arboricultural Impact Assessment.

d) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites, shall not occur within the tree protection zone of any tree, and any temporary access to, or location of scaffolding within the tree protection zone of a protected tree, or any other tree to be retained on the site during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree (s) is prohibited.

Reason: tree and vegetation protection.

33. Condition of trees

During the construction period the applicant is responsible for ensuring all existing trees required to be retained are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to, or by seeking arboricultural advice from an Arborist with minimum AQF Level 5 in arboriculture during the works. In this regard all protected trees shall not exhibit:

i) a general decline in health and vigour,

ii) damaged, crushed or dying roots due to poor pruning techniques,

iii) more than 10% loss or dieback of roots, branches and foliage,

iv) mechanical damage or bruising of bark and timber of roots, trunk and branches,

v) yellowing of foliage or a thinning of the canopy untypical of its species,

vi) an increase in the amount of deadwood not associated with normal growth,

vii) an increase in kino or gum exudation,

viii) inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition,

ix) 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.

34. Vegetation Clearing Protocols

Any clearing of native vegetation is to be undertaken in accordance with the Vegetation Clearing Protocol prepared by the Project Ecologist. Written certification of compliance is to be prepared by the Project Ecologist and recorded.

Reason: To protect native vegetation in accordance with relevant Natural Environment LEP/DCP controls.

35. Notifications for creek works



The applicant shall provide 48 hours notice to Council's Catchment team at catchment@northernbeaches.nsw.gov.au when the creek works reach the following stages:

a) Installation of in-stream sediment and erosion controls

b) Commencement of boulder placement around stormwater outlets and other structures in the creek

Reason: To ensure compliance with the consent approved plans.

36. Clearing for Asset Protection Zones – Project Ecologist to Certify

Clearing of vegetation for APZ establishment must only occur within the surveyed and permanently marked APZ boundaries. No clearing is to be undertaken outside of the APZ boundaries. Written certification of compliance is to be prepared by the Project Ecologist and recorded.

Reason: To protect native vegetation and wildlife in accordance with relevant Natural Environment LEP/DCP controls.

37. Hygiene Protocol

The Project Arborist is to provide a site induction to site workers (including demolition, construction and tree works staff) to ensure staff are aware of soil pathogens and implementation of the Hygiene Protocol. Details demonstrating compliance (including photographic evidence) are to be prepared by the Project Arborist and recorded.

Reason: To prevent the spread of pathogens which protects natural features and habitats in accordance with relevant Natural Environment LEP/DCP controls.

38. 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 Council's 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.

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

39. Substitution of Stormwater Treatment Measure

The substitution of an "equivalent" device for the stormwater treatment measure approved in the Development Application process must be appropriately installed.

Reason: To ensure stormwater is appropriately managed and in accordance with the Water Management for Development Policy.

40. Installation and Maintenance of Sediment and Erosion Control

Council proactively regulates construction sites for sediment management.



Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prepared by Tonkin dated 30 March 2020 prior to commencement of any other works on site.

Erosion and sediment controls 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 vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

The discharge of sediment-laden waters from the site may result in clean-up orders and/or fines under Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

Reason: Protection of the receiving environment

41. Dewatering Management

Council proactively regulates construction sites for sediment management.

Where a one-off instance of dewatering of groundwater or tailwater is required during works, Council's Catchment Team must be notified of your intention to discharge. Discharges should meet the water quality requirements below. Notification must be via the Team's email address catchment@northernbeaches.nsw.gov.au.

If continuous dewatering or dewatering on multiple events is expected, a dewatering permit is required from Council's Catchment Team at catchment@northernbeaches.nsw.gov.au.

To obtain a permit, the following information must be contained in a dewatering management plan and provided to Council's Catchment Team. The dewatering management plan must be certified by a suitably qualified civil engineer who has membership of Engineers Australia and appears on the National Engineering Register (NER). Council will issue a permit based on the plan and general terms of approval from WaterNSW, and a dewatering permit provided by WaterNSW prior to dewatering commencing.

1. Preliminary testing of groundwater/tailwater must be conducted by a NATA accredited laboratory to establish a correlation between NTU and TSS. This will allow the use of grab sampling at short notice prior to planned discharges.

2. Grab samples from at least three locations must be collected within 1 hour of discharge that comply with the parameters in the table below.

3. The groundwater/tailwater to be discharged must be compliant with the water quality requirements below, the General Terms of Approval/Controlled Activity permit issued by WaterNSW (if applicable), Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) (Blue Book), Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

Water Quality (<one hour of planned discharge) Oil and grease, not visible pH, 6.5-8.5 Total Suspended Solids (TSS), <50mg/L NTU from a meter/grab sample



4. All records of approvals, water discharges and monitoring results are to be documented and kept on site. Records must include a diagram showing testing locations, and photos of the water to be discharged at the time of testing. Copies of all records shall be provided to the appropriate regulatory authority, including Council, upon request.

5. Tailwater must be discharged to the nearest stormwater pit in accordance with Council's Auspec1 Design Manual and must not spread over any road, footpath and the like. Discharge to the kerb and gutter will not be accepted. Where there is no stormwater pit within 100 metres of the site, Council's Catchment Team must be contacted to discuss alternative arrangements.

On receipt of a satisfactory dewatering management plan, Council's Catchment Team will issue a permit that will allow dewatering for up to one year.

Reason: Protection of the receiving environment

42. Landscape completion

Landscaping is to be implemented in accordance with the Landscape Plans numbered L-00, L-01, L-02, L-03, L-04, L-11, L-12, L-13, L-14, L-21, L-22, L-23, L-24, L-31, L-32, L-41, L-42, L-51, L-52, and L-53, all revision G, prepared by Spacman Mossop Michaels Landscape Architects, inclusive of the following requirement:

• works and planting within the road reserve as shown on L-13 is to be excluded and subject to a Minor Encroachment within the Road Reserve application.

Upon competition of the works, a landscape report prepared by a landscape architect or landscape designer shall be prepared certifying that the landscape works have been completed in accordance with the Landscape Plans and any conditions of consent.

Reason: environmental amenity.

43. Condition of retained vegetation - Project Arborist

Upon competition of the works a report prepared by the project arborist shall be prepared assessing the health and impact on all existing trees required to be retained, including the following information:

a) compliance to any Arborist recommendations for tree protection generally and during excavation works,

b) extent of damage sustained by vegetation as a result of the construction works,

c) any subsequent remedial works required to ensure the long term retention of the vegetation.

Reason: tree protection.

44. Certification for the Installation of Stormwater Treatment Measures

Upon competition of the works, a certificate from a Civil Engineer, who has membership to Engineers Australia and the National Engineers Register must be provided, stating that the stormwater treatment measures have been installed in accordance with the plans prepared by Tonkin. The certificate must confirm that stormwater treatment measures are completed, online, in good condition and are not impacted by sediment. The stormwater outlet must direct discharges in a downstream direction.

Reason: Protection of the receiving environment



45. Positive Covenant, Restriction as to User and Registration of Encumbrances for Stormwater Treatment Measures

A positive covenant shall be created on the title of the land requiring the proprietor of the land to maintain the stormwater treatment measures in accordance with the standard requirements of Council, the manufacturer and as required by the Stormwater Treatment Measures Operation and Maintenance Plan.

A restriction as to user shall be created on the title over the stormwater treatment measures, restricting any alteration to the measures.

The terms of the positive covenant and restriction as to user are to be prepared to Council's standard requirements (available from Council) at the applicant's expense and endorsed by the Northern Beaches Council's delegate prior to lodgement with the Department of Lands. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant.

Reason: To identify encumbrances on land, ensure ongoing maintenance, and ensure modification to the stormwater treatment measures is not carried out without Council's approval.

46. Stormwater Treatment Measures Operation and Maintenance Plan

An Operation and Maintenance Plan is to be prepared to ensure the proposed stormwater treatment measures remain effective.

The Plan must be attached to the Positive Covenant and contain the following:

- 1. Detail on the stormwater treatment measures:
- a) Work as executed drawings
- b) Intent of the stormwater treatment measures including modelled pollutant removal rates
- c) Site detail showing catchment for each device
- d) Impervious area restrictions to maintain the water balance for the site
- e) Funding arrangements for the maintenance of all stormwater treatment measures
- f) Identification of maintenance and management responsibilities
- g) Maintenance and emergency contact information
- 2. Maintenance schedule and procedure ongoing
- a) Activity description, and duration and frequency of visits
- b) Routine maintenance requirements
- c) Work Health and Safety requirements
- d) Waste management and disposal
- e) Traffic control (if required)

f) Renewal, decommissioning and replacement timelines and activities of all stormwater treatment measures (please note that a DA may be required if an alternative stormwater treatment measure is proposed)

g) Requirements for inspection and maintenance records, noting that these records are required to be maintained and made available to Council upon request.



Works as Executed Drawings for the stormwater treatment measures and stormwater outlet to the creek must be prepared in accordance with Council's Guideline for Preparing Works as Executed Data for Council Stormwater Assets.

Reason: Protection of the receiving environment

48. Certification for Creek Works

Upon completion of the works, a certificate from a Civil Engineer, who has membership to Engineers Australia and the National Engineers Register must be prepared, stating that the creek works have been completed in accordance with the plans (Revision 3) prepared by Tonkin dated 25 August 2020.

Reason: To ensure creek works are completed in accordance with the consent approval.

49. Works as Executed Drawings – Creek Works

Works as Executed Drawings for the creek works, including surveyed levels, must be prepared upon completion of construction works.

Reason: Enabling effective asset management.

50. 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.

Reason: To ensure bushland management. (DACPLF01)

51. Waste Management Confirmation

All waste material from the development site arising from demolition and/or construction works must be 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.

52. 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 the NSW Fire Brigade.

Each year the Owners must send to the Council and the NSW Fire Brigade 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.

53. Traffic Movement Plan

The applicant is to prepare a suitable Traffic Movement Plan for use within the site's internal roads. This plan shall be submitted to and approved by Council's traffic team prior to the completion of works.



Reason: To ensure appropriate movement of vehicles throughout the site to improve traffic flow and increase safety (DACTRFPOC1)

54. Environmental and priority weed control

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: preservation of environmental amenity.

55. Maintenance of Stormwater Treatment Measures

Stormwater treatment measures must be maintained at all times in accordance with the Stormwater Treatment Measure Operation and Maintenance Plan, manufacturer's specifications and as necessary to achieve the required stormwater quality targets for the development.

Northern Beaches Council reserves the right to enter the property and carry out appropriate maintenance of the device at the cost of the property owner.

Reason: Protection of the receiving environment

56. 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 Plans.

Reason: to maintain local environmental amenity.

57. Loading and Unloading

All loading and unloading of vehicles and the delivery of goods must be carried out wholly within the site.

Reason: To ensure that deliveries can occur safely within the site and does not adversely affect traffic or pedestrian safety and amenity. (DACPLG20)

58. Hours of Operation of Chapel

The hours of operation of the Chapel are to be restricted to:

• Monday to Saturday: 10:00am – 4:00pm

Reason: To ensure that amenity of the surrounding locality is maintained.

59. Operational Plan of Management

A Plan of Management is to be prepared for the site. The plan shall include detail to manage the requirements detailed as follows:

- Staff numbers
- Waste disposal



- Delivery, egress and parking arrangements
- The operational hours of the Chapel being Monday to Saturday: 10:00am 4:00pm
- The function room is to contain a maximum of 131 people
- The Chapel is to contain a maximum of 131 people
- Management of occupancy numbers

Reason: Information to ensure that amenity of the surrounding locality is maintained and the site is managed appropriately.