

PPSSSH-116 - 1 Pitt Street, Loftus 2232

DA22/0643

ASSESSMENT REPORT APPENDICES

Appendix	A	Architectural Plans
	B	Landscape Masterplans
	C	Vegetation Management Plan
	D	Design Verification Statement
	E	Draft Conditions of Consent

DRAWING NUMBER	DRAWING NAME
Drawings	
COOK - DA - 000	COVER SHEET AND DRAWING LIST
COOK - DA - 001	SITE PLAN
COOK - DA - 002	SITE ANALYSIS
COOK - DA - 011	FLOOR PLAN
COOK - DA - 021	ROOF PLAN
COOK - DA - 101	ELEVATIONS
COOK - DA - 201	SITE SECTIONS
COOK - DA - 301	MATERIAL BOARD & 3D VIEW

DEVELOPMENT DATA	
SITE AREA	306,000 m²
GROSS FLOOR AREA	1,147 m²

LEGEND	
AC	Air Conditioning Plant
AFFL	Above Finished Floor Level
COL	Column
COS	Confirm On Site
DF	Drinking Fountain
DP	Downpipe
EDB	Electrical Distribution Board
FEN	Fence
FFL	Finished Floor Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FW	Floor Waste
G	Gutter
MDB	Main Distribution Board
MR	Metal Roofing

5	Material Tag Refer to DA-301 for details
	Site Boundary
	Existing Fence to be Retained
	New School Fence

	Trees to be Demolished
	Trees to be Retained
	New Trees Refer to Landscape Architect's Detail



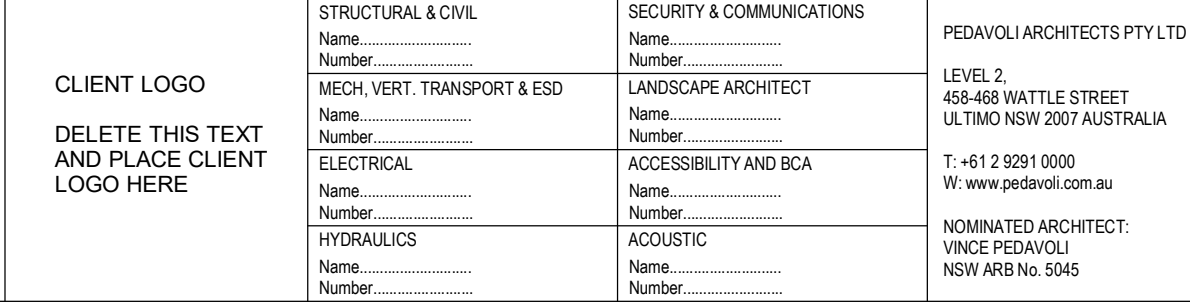
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2	FZ	16/12/2022	RE-ISSUE FOR DEVELOPMENT APPLICATION

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4	SG	23/05/2023	RE-ISSUE FOR DEVELOPMENT APPLICATION
	SG	26/05/2023	PARKING PROVISIONS AMENDED
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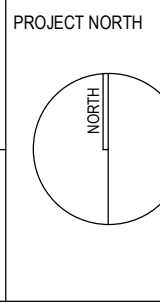
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DRAWING NAME

SITE PLAN



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DRAWING NAME
FLOOR PLAN

PROJECT NORTH

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PROJECT DISCIPLINE PHASE TYPE SERIES NUMBER
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Appendices - PPSSSH-116 (24 July 2023) - DA22/0643

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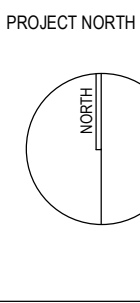
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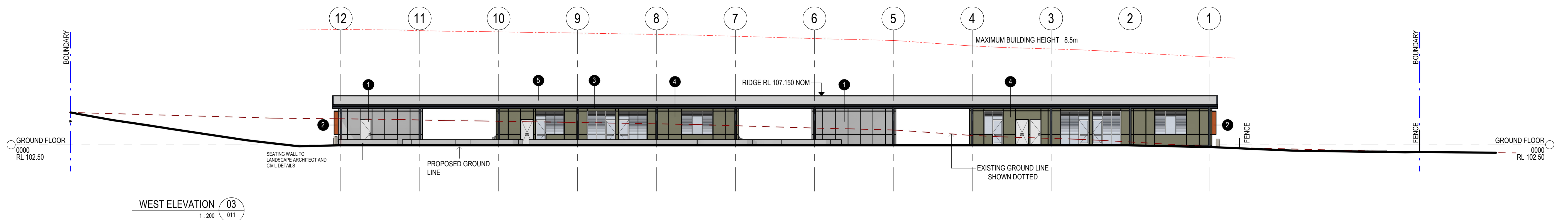
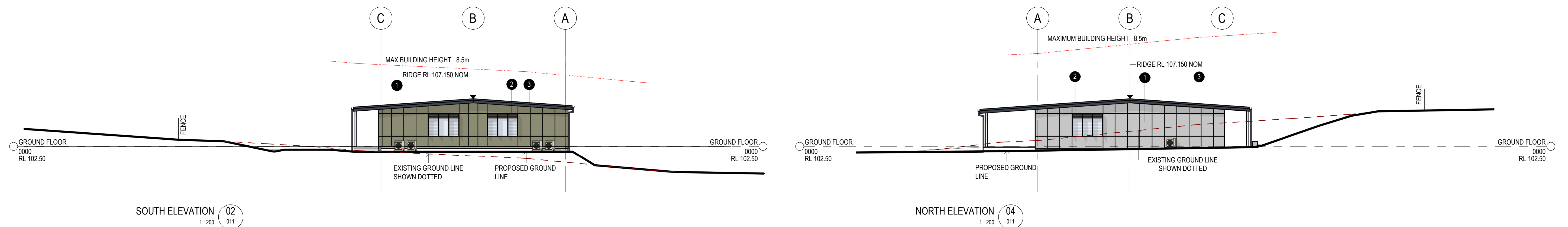
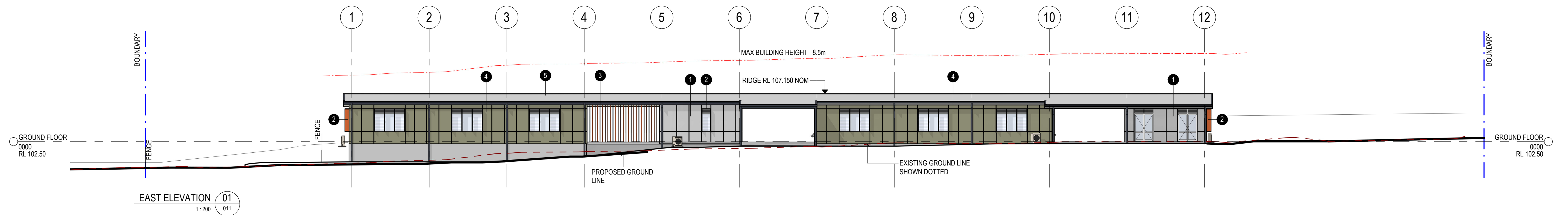
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DRAWING NAME
ROOF PLAN



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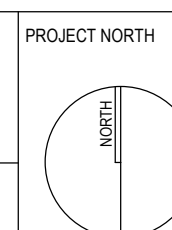
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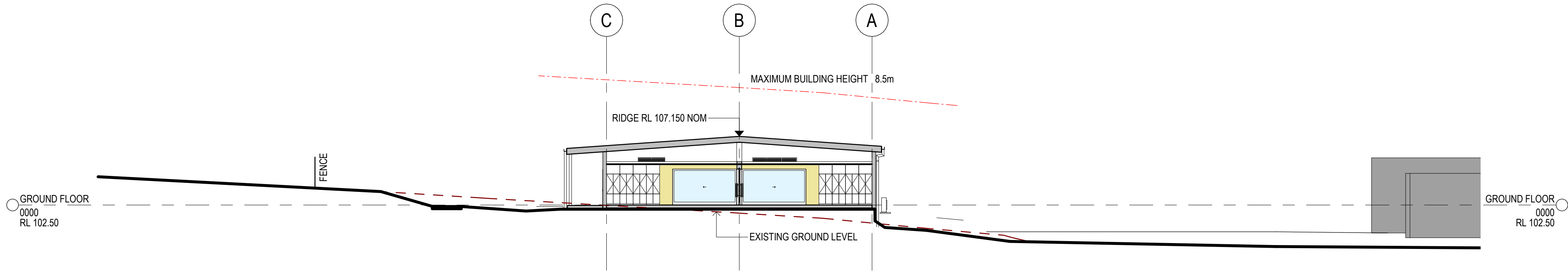
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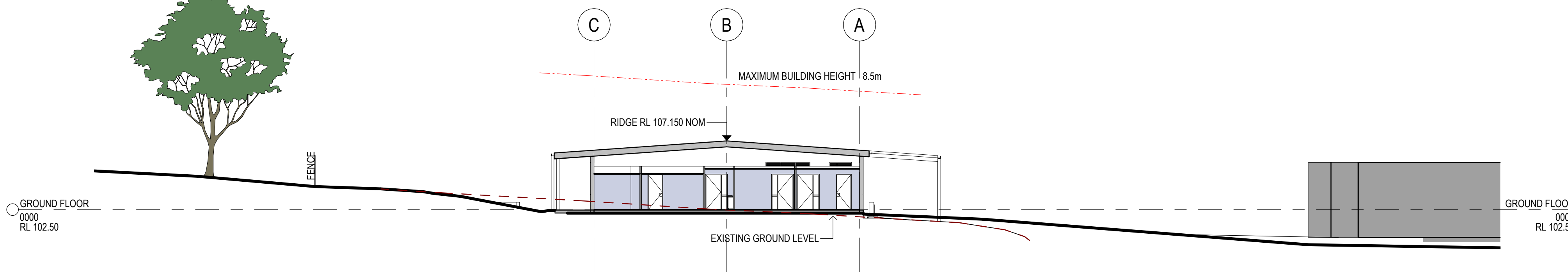


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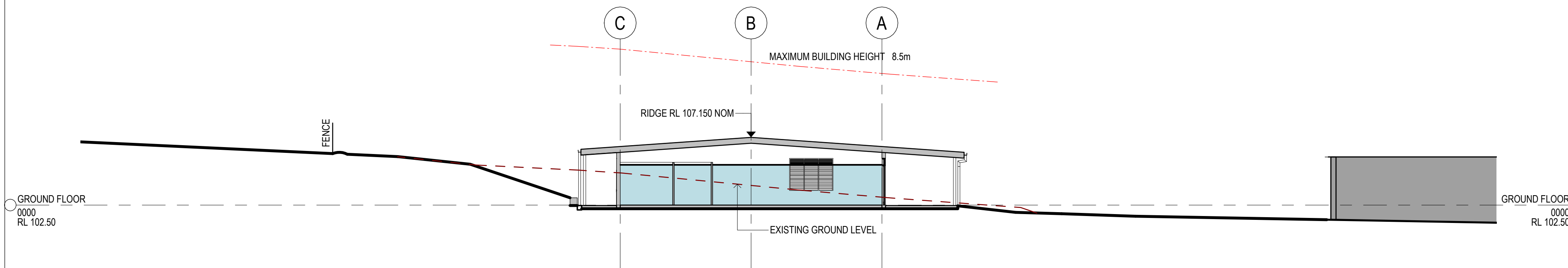
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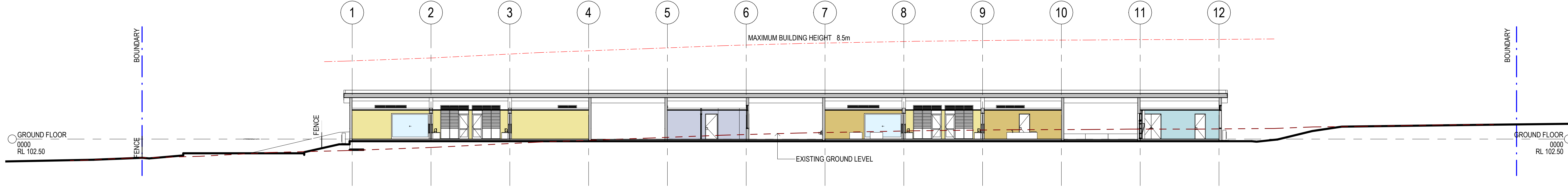
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18 MAY 2022

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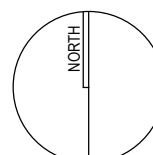
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- 1. CFC – Building Cladding Colour
- 2. Sunshade Colour
- 3. Gutters, Fascias, Downpipes, Windows and Sunshades
- 4. CFC – Building Cladding Colour
- 5. Metal Roofing
- 6. Concrete Paving



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	ACOUSTIC Name Number		COOK - ARC - DA - DWG - 301				
MATERIAL BOARD & 3D VIEW				2			



NARRATIVE

- 1

EXISTING ENTRY UPGRADED WITH SIGNAGE AND STREET TREES
- 2

ASPECT SCHOOL FRONTAGE IMPROVED WITH PEDESTRIAN FOOTPATH AND STREET TREES IN GROUND COVER PLANTING
- 3

EXISTING BITUMEN PATH TO BE REMOVED AND REPLACED WITH STREET TREES IN GROUND COVER PLANTING
- 4

BUFFER PLANTING OF CALLISTEMON TO PROVIDE SCREENING TO ASPECT SCHOOL
- 5

CARPARK
- 6

KISS AND DROP LOCATED TO ENABLE CAR TO UTILISE EXISTING TURNING ISLAND
- 7

EXISTING TREES TO BE RETAINED AND UPGRADED GRASSED MEDIAN WITH PARALLEL PARKING SPACES
- 8

SCHOOL ENTRY NOW LOCATED FURTHER NORTH TO SUIT EXISTING TOPOGRAPHY
- 9

NEW SEALED ROADWAY AND 13 PERPENDICULAR PARKING SPACES FOR PUBLIC SCHOOL STAFF
- 10

MASS PLANTING AREA CONSISTENT WITH VMP AND ECOLOGIST REPORT. 1 TREE/ 20m² + 5 SHRUBS / GROUND COVER/ 20m²

LIST OF CHANGES
1. Existing parking spaces shown. The new sealed roadway and 13 perpendicular parking spaces and shade trees locations updated.
2. Note added to clarify future works

CONNECTION TO COUNTRY

- 11

EXISTING SLOPE TO BE REGARDED TO 1 IN 4 TURFED BATTER
- 12

YARNING CIRCLE/GATHERING PLACE
- 13

PEDESTRIAN PATHWAY LINKS CARPARK TO SCHOOL BUILDING
- 14

AVENUE TREE PLANTING IS DESIGNED TO MAINTAIN A 4M BY 4m CLEAR SPACE FOR FIRE VEHICLE ACCESS
- 15

EXISTING ROADWAY AND 12 PARKING SPACES



Landscape Master Plan



LEGEND

Boundaries & Services

- SITE BOUNDARY
- DEMOLITION WORKS
- STORMWATER PIT TO ENGINEERS DETAIL
- UNDERGROUND OSD TO ENGINEERS DETAILS

Levels

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT LEVEL
- PROPOSED SPOT LEVEL

Hardscape

- CONCRETE PAVING
- 1:20 WALKWAY
- BRICK PAVING
- SEATING WALL
- PROPOSED CARPARK

Furniture and Fixtures

- FENCE TO ARCHITECTS DETAIL
- STRIP DRAIN TO ARCHITECTS DETAIL
- SLIDING GATE TO ARCHITECTS DETAIL
- SWING GATE TO ARCHITECTS DETAIL

Softscape

- SHRUBS AND GRASSES
- TURF
- PROPOSED TREE PLANTING
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REM
- SWALE/ DRY CREEK BED

INDICATIVE PLANT LIST

Symbol	Botanical Name	Common Name	Height	Width
	TREES			
	<i>Corymbia gummifera</i>	RED BLOODWOOD	30m	10m
	<i>Eucalyptus resinifera</i>	RED MAHOGANY	6m	10m
	<i>Syncarpia glomulifera</i>	TURPENTINE TREE	25m	12m
	<i>Eucalyptus haemastoma</i>	SCRIBBLY GUM	10m	4m
	<i>Eucalyptus pilularis</i>	BLACKBUTT	15m	8m
	<i>Allocasuarina littoralis</i>	BLACK SHE-OAK,	8m	4m
	SHRUBS			
	<i>Hakea sericea</i>	BUSHY NEEDLEWOOD	1.5m	1m
	<i>Callistemon linearifolius</i>	NETTED BOTTLEBRUSH	4m	1.5m
	<i>Banksia spinulosa</i>	HAIRPIN BANKSIA	3m	2.5m
	<i>Dorothy's excelsa</i>	GYMEA LILY	2m	3m
	<i>Dodonaea triquetra</i>	HOP BUSH	3m	2m
	<i>Epacris pulchella</i>	WALLUM HEATH	1.5m	1m
	GROUNDCOVERS			
	<i>Dianella caerulea</i>	BLUE FLAX LILY	0.8m	1m
	<i>Dianella revoluta</i>	BLUEBERRY LILY	1m	1.5m
	<i>Dampiera stricta</i>	DAMPIERA	0.6m	1m
	GRASSES			
	<i>Lomandra multiflora</i>	MAT-RUSH	0.5m	0.4m
	<i>Themeda australis</i>	KANGAROO GRASS	0.5m	0.5m
	<i>Lomandra longicollis</i>	SPINY-HEAD MAT-RUSH	1m	1m



NOTES

- All plant species are consistent with the VMP (7.12.2022) prepared by AEP.
- 16 x *Callistemon linearifolius* to be planted to replace 4 to be removed

- LIST OF CHANGES
- Existing parking spaces shown. The new sealed roadway and 13 perpendicular parking spaces and shade trees locations updated.
 - Concept updated to clarify future works

Landscape Concept Plan

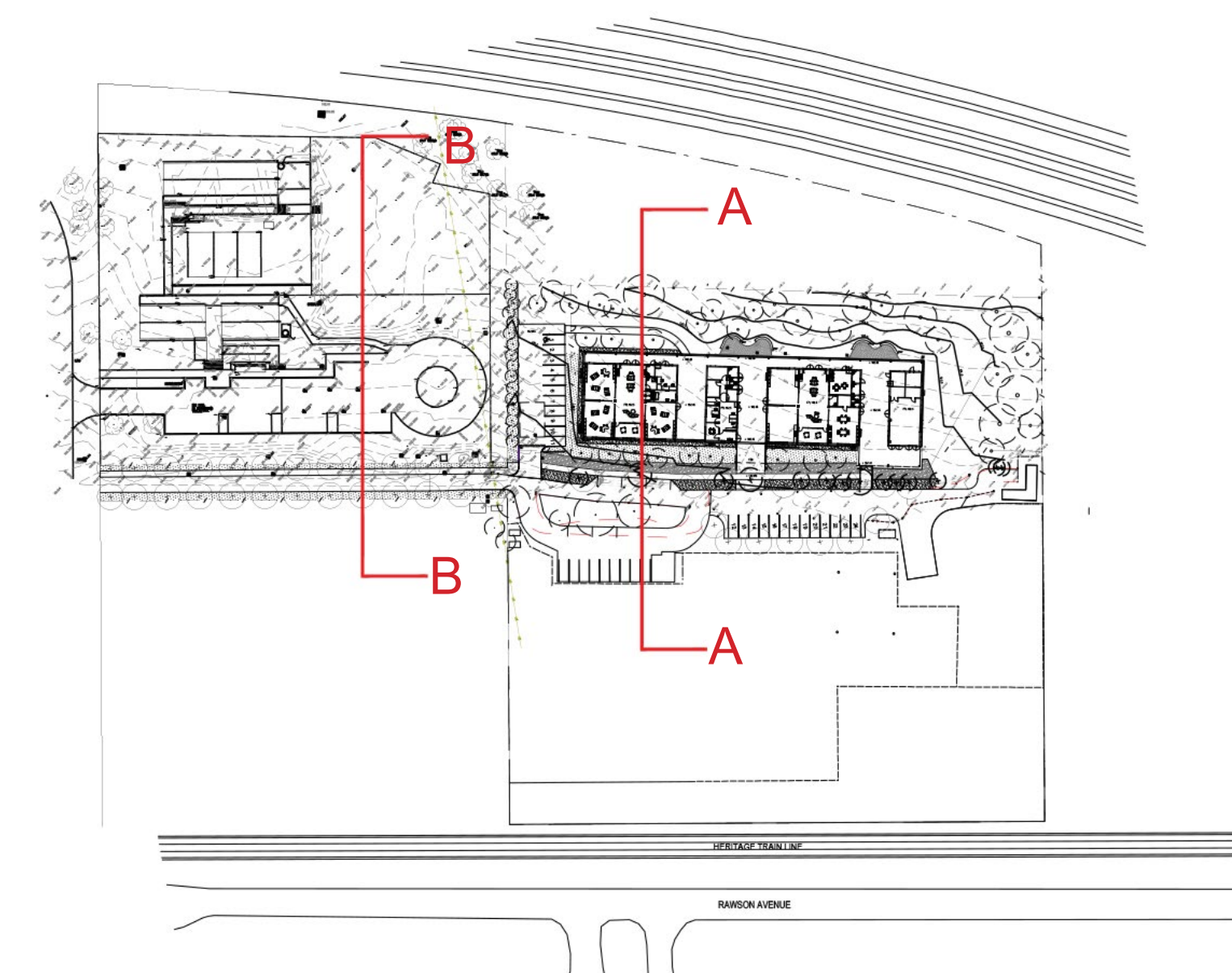


SECTION ELEVATION AA
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SECTION ELEVATION BB
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← FUTURE WORKS TO BE UNDERTAKEN POST THE COMPLETION OF THE COOK SCHOOL EXTENSION WORKS



KEY PLAN

- LIST OF CHANGES
1. Section AA updated to show the grass median and the existing parking spaces.
 2. Note added to clarify future works

Landscape Concept Sections

Project: 22-031W Cook School
Client: Empire Project Management
Date: 19.06.2023
Purpose: DA Submission

Revision: D
Drawn: BH
Checked: IB

TaylorBrammer

Vegetation Management Plan – 1B Pitt Street, Loftus, NSW

Prepared For: School Infrastructure NSW c/- Empire Project Management

Prepared By: Anderson Environment and Planning

Date: 13/03/2023

AEP Reference: 3092

Revision: 03



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1.0 Objectives

The purpose of this plan is to define and outline actions required to regenerate the Vegetation Management Plan (VMP) Lands, incorporating best practice management of vegetation and fauna within the VMP Lands.

The overall VMP objectives are to provide:

- Vegetation of the characteristic assemblage of biota where the structural and trophic complexity is adequately representative and able to self-replenish without further intervention other than maintenance;
- A long-term environmental conservation area requiring nominal ongoing maintenance
- To assess and adjust weeding and planting regimes across the VMP lands; and
- Erosion and sediment control measures to ensure no transfer of soil and sediments.
- Ensure mitigation measures in the *Review of Environmental Factors* (School Infrastructure, NSW, 2021) are enforced to reduce and manage potential impacts.

1.1 Proposal

The proposed development is at Lot 2 DP 1064223 – 1B Pitt Street, Loftus NSW and comprises approx. 3.07ha for the establishment of a number of modular and ancillary buildings.

Figure 1 shows the site location.

1.2 VMP Lands

The VMP lands (approx. 0.432ha) occur immediately to the north and west of the development footprint boundary within SP2 – Infrastructure zoned land (refer **Figure 3**). There are no Asset Protection Zones located within the VMP lands. The VMP Lands do not include detention basins, turfed areas or street trees.

1.3 Existing Site Conditions

The site was inspected on 4 November 2022 by AEP Ecologists. The survey confirmed that the highly disturbed vegetation within the VMP lands was commensurate with *PCT 1845 - Smooth-barked Apple - Red Bloodwood - Blackbutt tall open forest on shale sandstone transition soils in eastern Sydney* as per the *Review of Environmental Factors* prepared for the site (School Infrastructure, NSW). The vegetation cover is dominated primarily by native canopy and shrubs, including *Allocasuarina littoralis* (Black Sheoak), *Eucalyptus haemastoma* (Scribbly Gum), *Angophora costata* (Smooth- Barked Apple) and *Pittosporum undulatum* (Sweet Pittosporum). Other native grasses and sedges are present within the VMP Lands. High-threat exotic weeds are prevalent and distributed throughout the VMP Lands.

As of November 2022, AEP ecologists have identified that some vegetation has been partially cleared. **Figure 2** shows ground-truthed vegetation boundaries.

1.4 Management Zones

VMP lands have been broken down into two (2) Management Zones (MZs) to simplify identification of objectives and targets. **Figure 4** shows the two management zones:

- **Zone 1: Reconstruction of PCT 1845** – this zone is located in the currently cleared section in the north-east part of the VMP Lands approx. 0.052ha).
- **Zone 2: Rehabilitation of PCT 1845** – this zone is located within the retained vegetation in the western section of the VMP Lands (approx. 0.38ha).

2.0 Regeneration of VMP Lands

Regeneration of the VMP Lands will be undertaken over a period of five (5) years or until the year-five (5) overall targets are reached, whichever is the longest. As the VMP lands will then be in a state of Natural Regeneration, management of the site after targets have been achieved will be undertaken in accordance with the *Biosecurity Act 2015* and *Biosecurity Regulations 2017*.

2.1 Approach for VMP Lands

Regeneration of VMP lands will be undertaken by utilising where possible the principles of the Society for Ecological Restoration Australasia (2021) *National standards for the practice of ecological restoration in Australia*. An ecological regeneration approach has been determined for the VMP lands. This approach utilises three integrated restoration techniques to achieve the goal of a Natural Regenerating ecosystem. National Guidelines have been assigned to VMP Land areas based on their history of disturbance:

- Reconstruction Approach;
- Facilitated Regeneration Approach; and
- Natural (Spontaneous) Regeneration.

All three approaches will be used within the VMP lands.

2.1.1 Reconstruction Approach

This approach is to be used across Zone 1 as it has been cleared resulting in total damage to biotic and abiotic factors. The Reconstruction Approach includes:

- Primary weeding;
- Mass planting of canopy and shrub species; and
- Ground cover planting via tube stock (Year 1).

The VMP aims to move into Facilitated Regeneration Approach by the end of year 1.

2.1.2 Facilitated Regeneration Approach

Facilitated Regeneration Approach within Zones 1 and 2 requires active interventions, the tasks of which will be determined by the Bush Regeneration Contractor (BRC) and may involve the following tasks:

- Replacement of dead plants with same species where appropriate (1:1);
- Weeding;

- Watering;
- Mulching;
- Maintenance of tree guards; and
- Planting of ground covers via tube stock is to occur in Year 1 in both zones.

The VMP aims to move into Natural Regeneration Approach by the end of Year 4.

2.1.3 Natural Regeneration Approach

The Natural Regeneration Approach requires limited to no interventions with weeding being the only task undertaken to encourage continual natural regeneration.

This approach is expected to allow ground cover to recover and is the overall aim for the entirety of the VMP lands to achieve this state within five years.

2.2 Regeneration Targets

The Integrated Regeneration Approach will be used across the entire VMP Lands and the following targets have been designed to be measurable, providing qualitative data on species abundance and cover for the vegetation communities within the VMP Lands. A whole of catchment approach would be required to eradicate weeds from the VMP Lands. The targets proposed for this site have been designed to ensure weed loads within the site are managed to enable native vegetation to regenerate and dominate the VMP Lands. However, it should be noted that total eradication is not achievable at the Subject Site.

Weeds have significant impact on structural integrity of vegetation communities. Flora surveys identified the presence of weed species *Lantana camara* and *Ligustrum sp.* (Privet), which will be the focus of weed management activities, based on listings under the *Biosecurity Act 2015*.

Table 1 - Targets for Cover and Diversity.

Regeneration Targets	Cover of Native (%)	Cover of Priority Weeds (%)	Cover of Environmental Weeds (%)
Year 1	20	<50	<50
Year 2	30	<40	<40
Year 3	50	<30	<35
Year 4	65	<20	<25
Year 5	70	<10	<20

3.0 Vegetation Regeneration

3.1 Site Preparation

Prior to the commencement of regeneration, VMP Lands must be prepared. The following works have been recommended to assist in site preparation:

- Establishment of pathogens and diseases controls. Appropriate hygiene controls are to be employed to minimise the chances of any such introduction occurring. This may include a hygiene station to clean boots, tools and

machinery. Response plans are needed to be designed and implemented to mitigate impacts in the event of disease or pathogen outbreaks.

- Hollow- bearing tree (HBT) assessment for baseline data;
- Clear marking of native vegetation for retention and approved removal;
- Clearance of debris from both development and VMP lands, including removal of rubbish and all barbed wire;
- Installation of temporary 1.8m interlocking chain wire fence located around VMP Lands in accordance with AS 4687, and with “No Go Area” signage;
- Fencing should have clearly visible signage erected at key entry points to VMP (refer **Appendix B**);
- Implementation of Erosion and Sedimentation control measures in accordance with specifications set out in the latest edition of the Landcom publication “Soils and Constructions – Volume 1 (The Blue Book);
- Ensuring procedures for management of stormwater surface flow;
- Implementation of vegetation clearance procedures (refer to Section 4 of this VMP for detailed procedures);
- Clearing of vegetation;
- Establish fuel management procedures, to mitigate hazardous fire risk;
- Establishment of monitoring and photo points within each Management Zone;
- Collection of Baseline Data;
- Primary weed removal;
- Installation of ground habitat (refer Section 4.1.3);
- Planting of vegetation (see **Appendices A** for a detailed species list). All plant stock must be provenance specific seed / material collected from locally endemic species, grown by suitably experienced and qualified nurseries, and hardened-off before planting. This will ensure the structure and composition of these communities will meet the targets set; and
- Mulching and watering.

As the vegetation within the VMP Lands is located within a developed area, regular bushfires are not required to maintain ecological function.

3.2 Weed Management

Weed control works within each Management Zone are to be undertaken by a qualified bushland regeneration team using industry standards (summary provided in **Table 2**). This table contains the minimum requirements and will be built upon based on the judgment of the Bush Regeneration Contractor to achieve the targets set out in **Table 1**. This methodology allows the Bush Regeneration Contractor to ensure compliance with the most up to date Australian Standards and it also allows for flexible management in the event of changing conditions such as rainfall, drought, fire, etc to ensure annual targets can be achieved.

Any reproductive material of weeds, including weeds which can spread vegetatively, or seeds, must be taken off site to be disposed of at an appropriate local waste collection service. No weed material with the potential of spreading must be piled within the Subject Site, or the VMP Lands.

The *Biosecurity Act 2015* outlines several ‘duties’: The general biosecurity duty, and additional duties under mandatory measures, regional measures, prohibited matter or biosecurity zone. Specific action for these measures may be required. Weed control is required to occur in the following sequence:

1. **Primary Weeding** – this is where weeds are removed from Management Zones. Should occur within six (6) months of VMP approval or upon commencement of construction works (whichever occurs first) and prior to planting of native species.
2. **Consolidation** – over the next few months, the weed control zones will require monthly visits to remove weeds that are regenerating and/or have grown in response to the disturbance and are competing with planted and regenerating native plants. These visits are essential, otherwise the weeds will recolonise, dominate and inhibit the regeneration of native species.
3. **Maintenance Weeding** – After the six-month mark and will continue on a monthly basis, due to woody weeds, and other annual weeds being problematic within the locality.

This interval will be evaluated based on site condition during each monitoring period. Weed control works across the site are to be undertaken over the maintenance period of five (5) years. However, given the adaptive management approach, this time-frame is flexible, and may need to be extended based on changing site conditions and results indicating management zones have reached targets set out in this VMP.

3.3 Specific Zone Management

VMP lands cover approx. 0.432ha and include disturbed native vegetation and exotic species. Each of the Zones have specific management requirements to ensure the targets for an increase in native flora and a decrease in weed cover within VMP Lands can be achieved to significantly improve biodiversity values therein.

3.3.1 Zone 1 – Reconstruction of PCT 1845

This zone is located within the cleared section in the north. The proposed reconstruction will reflect the species that are commensurate with *PCT 1845 - Smooth-barked Apple - Red Bloodwood - Blackbutt tall open forest on shale sandstone transition soils in eastern Sydney*. The size of this zone is approximately 0.052ha.

This zone requires total reconstruction after previous clearing of VMP Lands.

The following management tasks are to be undertaken:

- Sediment control management;
- Primary weeding;
- Placement of ground habitat;
- Mass planting of ground cover tube stock, canopy and shrub species in Year 1 (refer planting schedule in **Appendix A**);
- Secondary weeding; and
- Maintenance weeding and replacement of any dead plantings with same species at 1:1.

Mass planting is required to reconstruct Zone 1 after recent vegetation clearing. Canopy trees are to be planted at a frequency of one (1) tree per 7m² and shrubs to be planted as one (1) shrub per 2m². Ground cover species will also be planted via tube stock in Year 1 at five (5) per 1m².

3.3.2 Zone 2 – Regeneration of PCT 1845

This zone is located in the remnant vegetation area of the VMP Lands. This section has not been cleared and consists of native canopy and shrubs species with patches of native grasses and sedges, whilst exotic weeds are also present. It is proposed that this area be regenerated to represent a high condition of PCT 1845 within the timeframe of this VMP. The size of this zone is approximately 0.38ha.

The following management tasks are to be undertaken:

- Sediment control management;
- Primary weeding;
- Planting of native ground covers.
- Secondary weeding; and
- Maintenance weeding and replacement of any dead plantings with same species at 1:1.

These tasks and the frequency of their undertaking are to be modified according to the weed response in Zone 2.

4.0 Fauna Management

No significant evidence of feral animals was observed on site. However, it is likely that rabbits are present in the local area. Therefore, protection guards should be placed around plantings so that revegetation efforts within VMP lands is not compromised by grazing. If monitoring within management zones indicates pest species pose notable impediments to achieving the aims of the VMP (i.e., through excessive browsing, etc.), then management actions will be reviewed to address these issues.

5.0 Project Management

Establishment of monitoring point and compliance checking of other aspects within this VMP will be the responsibility of the Project Ecologist working with the Civil Contractor.

The client will be responsible for the engagement of a suitably qualified Bush Regeneration Contractor to undertake weed control and planting works outlined in this VMP. The Project Ecologist will be responsible for the establishment of monitoring points within the VMP lands along with collection of baseline data, which subsequent survey data will be compared with, over the five-year period of this VMP. The Project Ecologist will be responsible for monitoring and reporting on weed management, and Regeneration Approach success.

5.1 Monitoring

Monitoring will occur on a biannual basis at each monitoring point covering:

- Weed coverage and effectiveness of control methods;
- Planting success;
- Coverage of native species; and
- Evaluation of management effectiveness.

5.2 Reporting

A report is to be prepared annually and delivered to the consent authority for the life of the VMP with a final report prepared at the end of the VMP outlining how the conditions of the VMP have been met.

Biannual monitoring will inform the evaluation of management effectiveness, and recommendations to adapt management, until the Regeneration Benchmark Targets are met.

As part of adaptive management, the reports will include evaluations and recommendations relating to all areas covered in the monitoring schedule and also address any other problems or deficiencies found during monitoring. If required the report should also outline any changes that are required to planned works to ensure better ecological outcomes.

Table 2 - Weed Control Activities

Activity	Minimum Requirement
Pre-works	Undertake baseline surveys to identify priority weeds present on site to be the focus of weed management activities. Priority weeds based on listings under the <i>Biosecurity Act 2015</i> , and notably problematic weeds on site have been identified, and listed in Section 2.2 .
Primary Works	Effectively control priority species and areas through appropriate methods to eliminate highly competitive weeds from an area. Include high disturbance activities that could negatively impact later regeneration such as high-volume herbicide application, and physical removal of large trees which would pose safety hazards to the public or others if left to perish <i>in-situ</i> .
Secondary Works	Treat any regrowth from primary weed control and expand on control measures by targeting Priority species and expanding the primary control boundaries where desirable. Thin retained weeds to increase light penetration where appropriate. Generally, expand on and solidify primary work.
Maintenance Works	Maintain exclusion of weeds controlled during Primary and Secondary works. Prevent reinfestation of weeds progressively, and others as time permits.
Woody Trees & Shrubs	Where appropriate, remove trees via mechanical means (i.e. chainsaw or handsaw) and apply chemical to the cut stump. Material may be retained on-Site or disposed of appropriately off-Site. Retained material should be situated to provide additional ground habitat and slope stability but should not be left in such a way that would hamper natural regeneration or existing native plants. Care should be taken with species which have the capacity to regrow vegetatively such as

Activity	Minimum Requirement
	<i>Lantana camara</i> and <i>Ligustrum sinense</i> (Privet). Alternatively, trees and shrubs may be treated via frill or drill application of herbicide and left to perish <i>in-situ</i> as habitat.
Woody Thickets	Treat via cut or scrape and paint or high-concentration low-volume foliar herbicide control (i.e., splatter application). Material may be left <i>in-situ</i> (particularly after spraying) or broken up and rafted off the ground to perish (taking care to remove from expected high flow areas of the creek). Do not manually remove root stock in a manner that will encourage soil instability or erosion. Once dead, standing material may be broken down and left on the ground as mulch. Mechanical removal (i.e., brush cutter equipped with mulching blade or similar) may be used where practical and regrowth treated with foliar application of herbicide.
Vines and Creepers	Skirt from trees and vegetation to prevent smothering and leave material to perish <i>in-situ</i> . Cut or scrape and paint stems or runners. Foliar herbicide control where appropriate. Do not unduly expose soil via manual removal of plants where they may be providing soil stabilisation. Isolated manual removal as appropriate.
Ground Cover	Retain exotic species where they are providing ground stabilisation or habitat until such time as they hinder native species establishment or are no longer necessary. Relevant examples include retaining <i>Tradescantia fluminensis</i> (Trad) along drainage lines where removal would expose bare soil to erosion. Weed control is to focus on the patch removal of such weeds from around native regeneration or planting, with progressive removal of larger patches over time.
Retention of forage/habitat	Remnant canopy vegetation which provides foraging habitat for local native fauna is located in the western section of the VMP Lands. Replacement of ground habitat such as hollow logs and rocks will provide shelter for terrestrial fauna.

6.0 References

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Table 3 - Proposed Works Schedule

Action	Year 1				Year 2				Year 3				Year 4				Year 5			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Pathogen and disease controls																				
Clearing of approved vegetation																				
Installation of ground habitat and rocks/logs																				
Set up monitoring plot and photo points																				
Collection of baseline data																				
Install appropriate sediment and erosion controls																				
Install fencing and signage																				
Feral animal controls																				
Primary weeding																				
Planting within reconstruction approach areas																				
Secondary weed control and maintenance																				
Tertiary weed control and maintenance																				
Monitoring of planting and weeds control methods																				
Monitoring of fencing, erosion and sediment controls	These should be checked annually for the life of the VMP and after heavy rainfall events (rainfall >25mm) to ensure they are still operational																			
Reporting																				Final Report

Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

Legend

-  Study Area
-  Cadastre



AEP

Title: Figure 1 - Site Location

Date: December 2022

Location: 1B Pitt Street, Loftus, 2232

Client: School Infrastructure NSW

AEP ref: 3092

Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

Legend

 Study Area

 Cadastre

Ground- truthed Vegetation

 PCT 1845



0 25 50 m

Note:
1. Boundaries are not survey accurate
2. Do not scale off the plan



AEP

Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

Legend

-  Study Area
-  Cadastre
-  VMP Lands



AEP

Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

Legend

- Study Area
- Cadastral
- VMP Lands
- Indicative Monitoring Points
- AEP Callistemon linearifolius points
- Ecoplanning Callistemon linearifolius points

VMP Management Zones

- Zone 1
- Zone 2



AEP

Appendix A – Revegetation Species List

Revegetation Species List – Densities and species for revegetation within the Management Zones¹

Management Zones	Canopy	Density	Shrubs	Density	Ferns	Grass	Forbs	Other	Density	
PCT 1845 - Smooth-barked Apple - Red Bloodwood - Blackbutt tall open forest on shale sandstone transition soils in eastern Sydney										
1	Corymbia gummifera	1/7m²	Hakea sericea	1/2m²	Pteridium esculentum	Entolasia stricta	Dianella caerulea	Billardiera scandens	5/m²	
			Acacia linifolia			Lomandra obliqua	Goodenia hederacea	Xanthorrhoea media		
	Lomatia silaifolia					Lomandra multiflora	Patersonia glabrata	Cassytha pubescens		
			Persoonia levis				Brunoniella pumilio	Clematis aristata		
	Angophora costata		Callistemon linearifolius		Lindsaea linearis	Themeda australis	Xanthosia tridentata	Smilax glyciphylla		
			Kunzea ambigua			Austrostipa pubescens	Dianella revoluta	Glycine clandestine		
	Syncarpia glomulifera		Phyllanthus hirtellus			Microlaena stipoides	Gonocarpus teucrioides	Doryanthes excelsa		
			Acacia myrtifolia				Lobelia purpurascens	Hardenbergia violacea		
	Eucalyptus haemastoma		Pittosporum undulatum		Lindsaea microphylla	Imperata cylindrica	Dampiera stricta	Glycine microphylla		
	Eucalyptus pilularis		Banksia spinulosa			Aristida vagans	Hovea linearis	Cassytha glabella		
			Micrantheum ericoides				Lomandra longifolia			Centella asiatica
	Allocasuarina littoralis		Dodonaea triquetra			Panicum simile	Dichondra repens			
			Epacris pulchella							
2	N/A		N/A		N/A	Entolasia stricta	Dianella caerulea	Billardiera scandens	5/m²	
						Lomandra obliqua	Goodenia hederacea	Xanthorrhoea media		
						Lomandra multiflora	Patersonia glabrata	Kennedia rubicunda		
						Themeda australis	Brunoniella pumilio	Cassytha pubescens		
						Austrostipa pubescens	Gonocarpus teucrioides	Clematis aristata		
						Microleana stipoides	Xanthosia tridentata	Smilax glyciphylla		
						Imperata cylindrica	Lobelia purpurascens	Glycine clandestine		
						Aristida vagans	Dianella revoluta	Doryanthes excelsa		
						Lomandra longifolia	Dampiera stricta	Hardenbergia violacea		
						Panicum simile	Hovea linearis	Glycine microphylla		Cassytha glabella
							Centella asiatica			
							Dichondra repens			

Some species that are included have been required by Council.

It should be noted that not all of the listed species above are easily obtainable and hence not all will be able to be sourced and used within the VMP Lands.

(1): As per Council's *Greenweb Environmental Specification 2020* (Planting Density Guide page 5).

Appendix B – VMP Lands Signage

NO UNAUTHORISED ENTRY

**This is a Vegetation
Rehabilitation Area**

- **NO DUMPING or WASTE DISPOSAL**
- **NO ANIMALS, VEHICLES or
MACHINERY**

For information – contact Site Manager

Appendix C – CVs

The fieldwork and report for the VMP was undertaken by:

Staff	Title/Qualification	Tasks
Edouard Loisanse	Lead Ecology Works Manager MMgt; Dip Cons & Land Mmgt	Project Lead and Review
Jeremy Burrill	Ecologist BEnSc (Mngt&Sust)	Field survey and report author.

Edouard Loisan

Curriculum Vitae

Edouard works with AEP in the role of Ecologist. He completed a Diploma of Conservation and Land Management and holds a Master in Management. He has extensive experience in business development and corporate strategy consulting, including report writing, and started specialising in ecology in 2018, after acquiring experience in bush regeneration and fauna observation. He is now working towards gaining BAM Accreditation.

Qualifications

- Diploma of Conservation and Land Management, Tocal Agricultural College, Paterson, NSW (2021)
- Master of Management, ESCP Europe Business School, Paris, France (2007)

Further Education & Training

- NSW Driver's Licence.
- Current Senior First Aid.

Fields of Competence

- Field assessment including: targeted fauna and flora surveys, BAM plots, Koala Spot Assessment Technique (SAT) surveys and tree surveys
- Assessment of sites using the Biodiversity Assessment Method (BAM) under the Biodiversity Offsets Scheme, production of Biodiversity Development Assessment Reports and Ecological Assessment Reports
- Production of assessments against various legal instruments such as EPBC Act fauna and flora assessments, comprehensive Koala plans of management and SEPP 44 and SEPP Koala Habitat Protection assessments
- Bushfire threat analysis and reporting
- Advanced GIS user (MapInfo)

Relevant Employment History

2018 – Present	Lead Ecology Works Manager Anderson Environment & Planning, Newcastle
2014 - 2018	Lead Consultant Quantum, Sydney
2012 - 2014	Account Director Catalina Marketing, Leeds UK
2011 – 2012	Business Development Director Catalina Marketing, Paris France
2009 - 2011	Account Executive Procter and Gamble, Paris France

2005 - 2006

Assistant Business Manager
Procter and Gamble, Weybridge UK

Volunteer Experience

- Bush Regeneration Volunteer, Hunter Wetlands Centre Australia, Shortland
- Bush Regeneration Volunteer, National Parks and Wildlife Service jointly with Blue Mountains City Council (various sites in Wentworth Falls and Blackheath, NSW)

Jeremy Burrill

Curriculum Vitae

Jeremy works with AEP in the role of Ecologist. He is a graduate of environmental science and management, and has experience in voluntary roles in environmental fields, involving fauna and flora surveying, consultancy projects and natural resource management. His background in environmental fields with his growing ecological knowledge is utilised in a diverse array of applications in his current role.

Qualifications

- Bachelor of Environmental Science (Environmental Management and Sustainability)
Deakin University (2020)

Further Education & Training

- Apply First Aid
- Victorian Driver's License
- Work Health & Safety General Construction Induction
- Work Safely at Heights

Fields of Competence

- Ecological field surveys
- Fauna surveys and trapping
- Natural resource management

Relevant Employment History

2020 – Present

Ecologist

Anderson Environment & Planning, Newcastle

Currently employed by Anderson Environment & Planning to assist in the provision of consulting services to land, property, legal and government sectors. Covering ecological, project management, environmental, bushfire, planning services, advices, strategy and representation.

Volunteer Experience

- Overseas University Volunteer Placement (New Zealand, 2018)
- Industry Placement (Parks Victoria, 2019)

DRAFT CONDITIONS OF CONSENT
Development Application 22/0643

1. Approved Plans and Documents (UNI2005)

The development must be undertaken substantially in accordance with the details and specifications/recommendations set out on the following approved plans/documents:

Plan number	Reference	Prepared by	Date
Floor Plan Rev 5	DWG-011	Pedavoli Architects	26/5/23
Site Plan Rev 5	DWG-001	Pedavoli Architects	26/5/23
Roof Plan Rev 4	DWG-021	Pedavoli Architects	26/5/23
Elevations Rev 2	DWG-101	Pedavoli Architects	16/12/22
Site Sections Rev 2	DWG-201	Pedavoli Architects	16/12/22
Material Board & 3D View Rev 2	DWG-301	Pedavoli Architects	26/5/23
Landscape Master Plan Rev D	DWG-01	Taylor Brammer	19/06/23
Landscape Concept Plan Rev D	DWG 02	Taylor Brammer	19/06/23
Landscape Concept Section Rev D	DWG 03	Taylor Brammer	19/06/23
Civil Design - Notes and Legends Rev 3	C01	Greenview Consulting	16/12/22
Ground Floor Drainage Plan Rev 4	C02	Greenview Consulting	16/12/22
Site Stormwater Details Sheet 1 Rev 3	C03	Greenview Consulting	16/12/22
Site Stormwater Details Sheet 2 Rev 3	C04	Greenview Consulting	16/12/22
OSD Catchment Plan Rev 2	C05	Greenview Consulting	16/12/22

Hydraulic Designs Notes & legends Rev 2	H01	Greenview Consulting	22/12/22
Ground Floor Pressure Layout Rev 2	H02	Greenview Consulting	22/12/22
Vegetation Management Plan Rev 03	Not Stated	Anderson Environment and Planning	13/03/22
Aboriginal Impact Assessment	JNC03614V2	Andrew Clark	16/12/22
Environmental Site Management Notes and Legends Rev 2	ESM 12	Greenview Consulting	16/12/22
Environmental Site Management Plan Rev 2	ESM22	Greenview Consulting	16/12/22
Waste Management Plan Ver 1	Not stated	MRA Consulting Group	28/04/22
Rail and Noise Vibration Assessment Rev A	7463-1.2R	Day Design Pty Ltd	18/05/22
Bushfire Assessment Report	Ref 220956	Building Code & Bushfire Hazard Solution Pty Ltd	13/05/22
Aboriginal Objects Due Diligence Assessment	Not stated	Niche Environment and Heritage	30/05/22

and any details on the application form and on any supporting information received with the application except as amended by the following conditions.

2. Vegetation Management Plan (UNI9001)

A. Before Commencement of Works

The following actions must be completed to the satisfaction of Director, Planning and Growth, prior to commencement of the works:

- (i) Protective construction fencing of 1.8m interlocking chain wire fence, supported by robust poles, must be installed to delineate the Vegetation Management Zone identified in Figure 3 - VMP Lands of the Vegetation Management Plan - 1B Pitt Street, Loftus, NSW Dated 13/03/2023 Revision 03.
- (ii) Obvious signage must be erected at regular intervals along the protective fence line to clearly delineate the area subject to the Vegetation Management Plan. The signage must

be as per Appendix B - VMP Lands Signage of the Vegetation Management Plan - 1B Pitt Street, Loftus, NSW Dated 13/03/2023 Revision 03.

- (iii) Appropriate soil erosion and sediment control measures must be installed in accordance with, but not limited to, section 3.1 Site Preparation of the Vegetation Management Plan - 1B Pitt Street, Loftus, NSW Dated 13/03/2023 Revision 03.

B. During Works

The Supervising Ecologist must supervise all aspects of vegetation management works and ensure compliance with the following plan throughout the course of the development: Vegetation Management Plan - 1B Pitt Street, Loftus, NSW Dated 13/03/2023 Revision 03.

C. Before Commencement of Use

The following actions must be completed to the satisfaction of the Director, Planning and Growth, prior to the commencement of the use:

- (i) **Implementation of Vegetation Management Measures**
Implementation of the following vegetation management measures must be completed in accordance with the requirements of the Vegetation Management Plan, under the supervision of the Supervising Ecologist:
 - Baseline surveys by Supervising Ecologist.
 - Primary weed control measures in both management zones.
 - Revegetation for both management zones i.e. mulching, planting and irrigation.
- (ii) **Reporting of Vegetation Management Measures**
On completion of the vegetation management measures required by C(i), a report outlining the progress of works must be submitted to the satisfaction of Sutherland Shire Council, Greenweb Officer and/or Environmental Assessment Officer (Environmental Science); within 1 month of the completion of required work.
- (iii) **Inspection of Vegetation Management Measures**
Following the reporting of the vegetation management works as required by “(ii)” above; the completed works must be reviewed and inspected as a requirement of the Final Vegetation Management Inspection process. A Final Vegetation Management Certificate must be issued by Council’s Greenweb or Environmental Assessment Officer to ensure that the vegetation management measures required by “(i)” above have been completed in accordance with the approved plans. This requirement must be satisfied prior to the commencement of the use.

To arrange a Final Vegetation Management Inspection, please phone 9710-0333 a minimum of 48 hours prior to the required inspection date. An inspection fee will be charged

in accordance with the current schedule of rates listed on Council's website. Any secondary inspections will incur a re-inspection fee.

Note: The Vegetation Management Inspection and Certificate is a component of Council's Final Landscape Inspection process.

D. Ongoing

The ongoing monitoring, management and reporting measures required by the plan; Vegetation Management Plan - 1B Pitt Street, Loftus, NSW Dated 13/03/2023 Revision 03, must be undertaken under the supervision of the Supervising Ecologist.

Copies of progress reports required by the Vegetation Management Plan must be submitted annually, as the minimum, to the satisfaction of Sutherland Shire Council, Greenweb Officer and/or Environmental Assessment Officer (Environmental Science).

3. Sydney Trains (UNI9002)

A. Before Commencement of Works

- i. The proposed development is to comply with the deemed-to-satisfy provisions in the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guideline".
- ii. Prior to the commencement of works the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains' requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains' requirements. No work is to be commenced until written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.
- iii. Prior to the commencement of any works appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.

- iv. No work is permitted within the rail corridor or any easements which benefit Sydney Trains/TAHE (Transport Asset Holding Entity), at any time, unless the prior approval of, or an Agreement with, Sydney Trains/TAHE (Transport Asset Holding Entity) has been obtained by the Applicant. No work is to be commenced until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

B. During Works

- i. During all stages of the development the Applicant must take extreme care to prevent any form of pollution entering the rail corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.
- ii. Excess soil is not allowed to enter, be spread, or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.
- iii. Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.

C. Before Commencement of Use

- i. Prior to the commencement of the use the Applicant is to provide structural details that the concrete slab or footings will be protected by a vapour barrier membrane. A copy of this detail is to be provided to the Principal Certifying Authority prior to commencement of the use.
- ii. The development shall have appropriate fencing fit for the future usage of the development site to prevent unauthorised access to the rail corridor by future occupants of the development. Prior to the commencement of the use the Applicant shall liaise with Sydney Trains regarding the adequacy of any existing fencing along the rail corridor boundary or design and construction of new fencing. Details of the type of new fencing to be installed and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.

- iii. Copies of any certificates, drawings, approvals/certification, or documents endorsed by, given to, or issued by Sydney Trains or TAHE (Transport Asset Holding Entity) must be submitted to Council for its records prior to the commencement of the use.

D. Ongoing

- i. The Applicant must ensure that all drainage from the development is adequately disposed of and managed and not allowed to be discharged into the rail corridor unless prior written approval has been obtained from Sydney Trains.
- ii. The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:
 - oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;
 - acts as the authorised representative of the Applicant; and
 - is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.
- iii. Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains External Interface Management team. In this instance the relevant interface team is Illawarra Interface, and they can be contacted via email on Illawarra_Interface@transport.nsw.gov.au.

4. Design Verification ('Connecting with Country')

A. Before Commencement of works

Design verification must be provided by an appropriately qualified person stating that the planning and design of the development has been informed by the processes and principles outlined in the 'Draft Connecting with Country' document prepared by the NSW Government Architect. This verification must be provided to Council prior to the commencement of works.

5. Public Place Environmental, Damage & Performance Security Bond (FIN1015)

A. Before Commencement of Work

Prior to the commencement of any works on site, whichever occurs first, the person acting on this consent must provide security to Sutherland Shire Council against damage that may be caused to any Council property and/or the environment as a consequence of the implementation of this consent. The security may be provided by way of a deposit with Council or a bank guarantee. A non-refundable inspection/administration fee is included in the bond value.

It is the responsibility of the person acting on this consent to notify Sutherland Shire Council of any existing damage to public areas in the vicinity of the development site by the submission of a current dilapidation report supported by photographs. This information must be submitted to Council at least 2 days prior to the commencement of works.

In the event that the dilapidation report is not submitted 2 days prior to commencement and the public area sustains damage the person acting on this consent may be held liable.

Should any public property and/or the environment sustain damage as a result of the works associated with this consent, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage and/or remove the risk. The costs incurred must be deducted from the bond.

The value of the bond is \$2,200

Note: Bond amount includes a non-refundable administration fee, specified in Council's Schedule of Fees and Charges, which must be paid separately if security is provided by way of a deposit with Council or a bank guarantee.

Use of Bank Guarantee: As bond releases may occur under different timeframes only one bond amount/bond purpose is permitted on a Bank Guarantee. Multiple bonds will require multiple bank guarantees to be lodged.

A Bank Guarantee may only be used where the minimum bond amount is \$50,000.

The Bank Guarantee must also:

- Note Council as the interested party
- Have NO expiry date
- Describe the type of development using the description on the consent
- Include both the address of the development site and the application number
- NOT include the non-refundable administration fee; this must be paid separately.

B. After Occupation

A request for release of the bond may be made to Sutherland Shire Council after all works relating to this consent have been completed. Such a request must be submitted to Council on the 'Bond Release Request Form' signed by the owner or any person entitled to act on the consent and must be accompanied by a current dilapidation report including photographs.

6. Approvals Required under Roads Act or Local Government Act (ENG1005)

A. Before Construction

No occupation or works are to be carried out on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993. These approvals must be to the satisfaction of Council for the required development works and may include but are not limited to the following:

- Frontage works including construction of a driveway, footpath, etc.
- Road openings and restoration to provide services to the development.
- Work Zones and hoardings.
- Skip bins.
- Shoring / anchoring.
- Standing of cranes, concrete pumps, etc.

Note: All Plans and Permits are required to be on site, at all times and may be requested by Council officers at any time.

Note: Approval under the Roads Act or Local Government Act cannot be granted by a Principal Certifier or by a Private Certifier. Failure to obtain approval may result in fines or prosecution.

B. During Works

There must be no occupation or works on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council. Any work on public land must be undertaken strictly in accordance with the relevant approval issued under the Roads Act 1993 and/or the Local Government Act 1993 by Sutherland Shire Council.

Note:

- Motorised access through the adjacent public reserve for development purposes is prohibited.
- No building materials are to be stored in the adjacent public reserve.
- Vehicles and equipment are not to be stored in the adjacent public reserve.

7. Site Management (ENG2020)

A. Before Commencement of Work including Demolition

Appropriate environmental site management measures must be in place and incorporate the following throughout demolition and construction:

- i) Safe access to and from the site during construction and demolition.
- ii) Safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting.
- iii) Method of loading and unloading excavation machines, building materials.
- iv) How and where, construction materials, excavated and waste materials will be stored.
- v) Methods to prevent material being tracked off the site onto surrounding roadways.
- vi) Erosion, sediment and dust control measures.
- vii) All trees and their protection zones on and around the site identified for retention are to be protected according to Australian Standard AS 4970 - 2009 Protection of Trees on Development Sites using the methods outlined in that Standard.

B. During Works

The site management measures set out in the above must remain in place and be maintained throughout the period of works and until the site has been stabilised and landscaped.

8. Supervising Engineer (ENG4005)

A. Before Commencement of Work

The applicant must engage an Accredited Certifier in civil engineering works or a Chartered Civil Engineer to supervise construction of any:

- i) Road frontage works.
- ii) Construction / installation of stormwater drainage.
- iii) Rainwater harvesting and reuse.
- iv) All other works that form part of a subdivision.

The Principal Certifier must be informed of the supervising engineer's name and contact details, in writing, prior to the commencement of any construction works.

B. During Construction

The engineer must supervise the works as listed above to ensure compliance with:

- i) All relevant conditions of development consent.
- ii) Any Consent issued under the Roads Act for this development.

C. Before Commencement of Use

The supervising engineer must certify the works required in A. above were undertaken and completed in accordance with the requirements of this Development Consent and to their satisfaction.

9. Internal Driveway, Parking and Manoeuvring (ENG4015)

A. Design

The internal driveway profile, parking and manoeuvring areas must be designed in accordance with the approved architectural plans except where modified by the following:

- i) The ingress and egress crossing must be clearly identified by signage.
- ii) The car park must be line marked to accommodate 11 vehicles.

- iii) The internal driveway must be concreted and must be finished in materials other than plain or exposed aggregate concrete.
- iv) Provide adequate sight distance for the safety of pedestrians using the footpath area.
- v) Comply with AS2890.1(2004) user class 1A, in relation to the design of vehicular access, parking and general manoeuvring for the B85 vehicle.
- vi) The maximum longitudinal grade of the driveway must not exceed 12.5%.

B. Before Use

Prior to the commencement of the use, a suitably qualified engineer must certify that the works required in A. above were undertaken and completed to their satisfaction and in accordance with the requirements of this Development Consent. This certification must be provided to the Principal Certifier and a copy also provided to Council.

C. On-going

The approved parking must be used exclusively for car parking as approved for the life of the development.

10. Stormwater Drainage (ENG5015)

A. Design

The stormwater drainage system must be designed in accordance with the approved stormwater drainage design drawing; Australian Standard AS3500.3:2015; the BASIX Certificate issued for this development; Sutherland Shire Environmental Specification - Stormwater Management.

B. Before Commencement of Use

Prior to the commencement of the use:

- i) A Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor. This drawing must detail the alignment of pipelines, pits, the rainwater tanks and the detention facilities. An original or a colour copy must be submitted to Sutherland Shire Council.
- ii) The supervising engineer must certify the WAED of the stormwater drainage system that the stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the Development Consent, and Public Domain Technical Manual. Prior to the commencement of the use of the building the Applicant / Owner must submit to Council a copy of the aforementioned letter of certification.

D. Ongoing

- i) The operation of all devices or appliances installed within the development approved by this consent as required by conditions pertinent to rainwater harvesting and rainwater reuse must be maintained in good operating order at all times.
- ii) The stormwater detention and Treatment facility must be:
 - Kept clean and free from silt, rubbish and debris.
 - Be maintained so that it functions in a safe and efficient manner.
 - Not be altered without prior consent in writing of the Council.

Note 1: Upon submission of the Works-As-Executed drawing for the stormwater drainage system a notation will be added to the Section 10.7 certificate advising future owners that their property is burdened by a stormwater detention facility.

Note 2: Upon submission of the Certified Works-As-Executed drawing for the stormwater drainage system a notation will be added to the Section 10.7 certificate advising future owners that their property is burdened by a stormwater treatment device that must be maintained, serviced and cleaned.

11. Stormwater Treatment (ENG5025)

A. Before Construction

Appropriate stormwater treatment measures, selected and designed in accordance with Engineers Australia (2006) Australian Runoff Quality - A guide to Water Sensitive Urban Design, Argue J R (2013) WSUD: Basic Procedures for 'Source Control' of Stormwater - A Handbook for Australian practice, or other relevant industry design guidelines, must be provided as part of the permanent site stormwater quality management system. Details of the design, construction and maintenance must be provided before commencement of the works.

B. Before Commencement of Use

The work required by A. above must be completed to the satisfaction of the supervising engineer before commencement of the use.

C. Ongoing

The stormwater treatment measure must be maintained in accordance with the manufacturers' or designer's specification for the life of the development.

Note: Upon approval of the stormwater management designs a notation will be added to the Section 10.7 certificate in relation to any required stormwater treatment device.

12. Landscaping Works

A. Design

The landscaping works must be designed in accordance with the approved Landscape Plan except where modified by the following:

- i) The swale shall be planted with native grasses and sedges at a rate of 4pm² tolerant of withstanding temporary inundation.
- ii) Amend the landscape plan in accordance with the approved architectural plans.
- iii) Clearly show on plan existing trees to be removed /retained including tree numbering in accordance with the arborist report OR provide a separate existing tree plan and schedule.
- iv) Tree Protection Zones (TPZ) / the location of tree protective fencing must be shown on plan for all existing trees and/or natural site features to be retained and protected.
- v) All landscape retaining walls and planter boxes must be constructed in masonry, stone or gabions. Timber is not acceptable.
- vi) All landscaped areas and all planter boxes on slab must be provided with a water-efficient irrigation system and taps at 25m centres, connected to a pump and the rainwater tank, to enable effective landscape maintenance.
- vii) To reduce long term maintenance of planting beds turf species must be native grass such as *Zoysia macrantha* 'Nara' or Buffalo grass varieties.
- viii) As the subject site is identified as being within a Greenweb Core area, all new plantings must be indigenous species selected from Council's 'Native Plant Selector' available on Council's website (www.sutherlandshire.nsw.gov.au and search for Native Plant Selector).

The applicant must engage a suitably qualified Landscape Designer or Landscape Architect to oversee any design changes to the approved Landscape Plan and amendments required above.

Notes:

A Landscape Designer is a person eligible for membership of the Australian Landscape Designers and Managers and a Landscape Architect is a person eligible for membership of the Australian Institute of Landscape Architects as a Registered Landscape Architect.

If demolition works are to occur prior to the construction, tree protection measures must be installed prior to commencement of demolition.

B. Before Commencement of Use

The landscape works must be completed in accordance with the approved Landscape Plan and amendments required by 'A' above by persons with a minimum AQF Level III certification in Horticulture or Landscape Construction.

A Final Landscape Inspection must be carried out and a certificate issued by Council's landscape officer prior to commencement of the use. This certificate is required to ensure that all tree protection measures, landscaping works, replacement tree planting and the deep soil percentage requirements have been carried out in accordance with 'A' above and other conditions within this consent, that all new indigenous plants on the site and within the road reserve are the correct species and that all trees planted within the road reserve are in accordance with the detailed road frontage design where it forms part of the Roads Act Consent.

To arrange a Final Landscape Inspection please phone 9710-0333 a minimum of 48 hours prior to the required inspection date. An inspection fee will be charged in accordance with the current schedule of rates listed on Council's website. Any secondary inspections will incur a reinspection fee.

C. Ongoing

All landscaping works required by 'A' above must be maintained for 12 months following the final landscape inspection date. Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDCP 2015 Chapter 39).

Any plants found faulty, damaged, diseased or dead shall be replaced with the same species in the same sized container within one month with all costs borne by the owner.

Note: If difficulty is experienced sourcing suitable indigenous plants from other suppliers, plants grown from locally provenance seed may be available from:

Sutherland Shire Council Nursery
345 The Boulevard, Gympie
Ph: 02 9524 5672

13. Trees on Private Land (ENV2031)

A. Tree Removal

The removal of the following trees is approved:

- i) The (12) twelve trees identified in the approved Arborist Report as “existing tree to be removed”.
- ii) Trees growing within the 3 metres of the building footprint of the approved structures.
- iii) Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled/removed.
- iv) Any tree species exempted by the Sutherland Shire Local Environmental Plan 2015.

All other vegetation that would require approval to be removed must be protected.

B. Design

- i) **12** trees are approved for removal as part of this consent. Where trees are proposed to be removed Sutherland Shire Council requires indigenous replacement canopy tree planting at a ratio of 8:1 on private land (dual occ / medium / high density) (Council Resolution EHR003-17 of 18 July 2016).
- ii) **96** replacement trees are required to be planted.
- iii) Replacement planting shall be undertaken in accordance with the landscape plan.

An amended Landscape Plan/Tree Location Plan showing the location of all replacement trees on the site and/or in the street must be provided prior to the commencement of the use.

Note: For the **96** replacement trees required by “B ii)” (less the requirements of “B iii)” above), Council offers offsite planting under a ‘Deed of Agreement’ as an alternative to on site planting, at a cost specified in Council’s Schedule of Fees and Charges. Offsite planting will be undertaken

as part of Council's Green Street Program. 'Deed of Agreement' forms can be downloaded from Council's website at <https://www.sutherlandshire.nsw.gov.au/plan-and-build/development-applications/what-happens-after-i-get-consent/off-site-tree-replacement-and-deed-of-agreement>

A completed form and payment must be submitted to Council prior to the commencement of the use.

C. Prior to Commencement of Use

The replacement tree planting must be completed in accordance with the approved Landscape Plan/Tree Location Plan.

D. Ongoing

Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDP 2015 Chapter 39). Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month with all costs to be borne by the owner.

14. Tree Retention and Protection

The following condition applies to all trees on the subject site, trees on the adjoining sites (which are potentially affected by the development works), as well as trees on the adjoining Council land that are not approved for removal.

A. Prior to Commencement of Work

Prior to the commencement of any demolition, excavation or construction works on site, the following tree protection measures must be put in place and maintained during the course of construction to prevent damage to trees.

- i) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed at the distance required by Australian Standards AS4970- Protection of Trees on Development Sites. Signage must be erected on the fence with the following words clearly displayed "TREE PROTECTION ZONE, DO NOT ENTER".
- ii) The tree protection zone within the protective fencing must be mulched with a maximum depth 75mm of suitable organic mulch (woodchips or composted leaf chip mulch) and kept regularly watered for the duration of the works subject to this consent.

- iii) No development or associated activity is permitted within the fenced tree protection zone for the duration of works subject to this consent. This includes vehicular or pedestrian access, sheds, washout areas, excavations, backfilling, installation of services (including stormwater), removal of top soil, stockpiling of soil or building materials.
- iv) Where site access/egress is required over the roots of trees identified for retention and protection, provide hardwood rumble boards over a 200mm thick layer of wood chip.

B. During Construction

- i) The tree protection measures detailed in 'A' above must be maintained during construction.
- ii) A supervising Arborist must be present during any approved hand excavation or under boring works within the Tree Protection Zone (TPZ) of any tree identified for retention and protection and have the authority to direct works to ensure the trees long term preservation;
- iii) A supervising Arborist must strictly supervise that there is no disturbance or severing of roots greater than 30mm diameter and to cleanly cut those roots between 10-30mm in diameter.
- iv) If the tree/s identified for retention in 'A' above are damaged or destabilised during construction then works must cease and Council's Tree Assessment Officer (ph. 9710 0333) must be contacted to assess the tree/s and recommend action to be taken.

15. Protection for a Potential Item of Aboriginal Heritage (ENV4050)

A. During Construction

Development consent from Council does not imply consent to destroy an Aboriginal site or Aboriginal object as defined under the National Parks and Wildlife Act.

Should any Aboriginal objects be unearthed/exposed during the project, works must temporarily cease within the immediate vicinity and Heritage NSW be contacted to advise on the appropriate course of action.

Requirements of National Parks and Wildlife Act 1974

The National Parks and Wildlife Act is the primary legislation for the protection of Aboriginal cultural heritage in NSW. Under the National Parks and Wildlife Act 1974 it is an offence to desecrate or harm an Aboriginal object without having obtained an Aboriginal Heritage Impact Permit (AHIP) under section 90 or without having exercised due diligence in accordance with the

Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (NSW Department of Environment, Climate Change & Water (DECCW)).

16. Waste Management

A. On-going

- i. All ongoing management, maintenance and cleaning of all waste and recycling management facilities, including suitable collection arrangements are the responsibility of the Building Manager/Caretaker and in accordance with the approved Waste Management Plan for the development.
- ii. Waste collection is to occur wholly within the site

17. Bushfire Management (FIRE1015)

i. Asset Protection Zones

That all grounds not built upon and already managed within the subject site continue to be maintained as an Inner Protection Area as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' and Appendix 4 of Planning for Bush Fire Protection 2019.

ii. Emergency Management

That the bushfire emergency / evacuation plan is updated consistent with the NSW Rural Fire Service Guidelines for the *Preparation of Emergency / Evacuation Plan*.

iii. Landscaping

That any new landscaping is to comply with Appendix 4 'Landscaping and Property Maintenance' under Planning for Bush Fire Protection 2019.

iv. Gas

Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.

- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities,
- and metal piping used
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal
- polymer-sheathed flexible gas supply lines are not used; and

- above-ground gas service pipes are metal, including and up to any outlets.

18. External Lighting - (Amenity) (HLT3025)

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:

A. Design

All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.

B. Ongoing

All lighting must be operated and maintained in accordance with the Standard above.

19. Noise Control - Design and Operation (General Use) (HLT4010)

To minimise the impact of noise from the development, the use of the premises and all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems:

A. Design

The use of the premises and all plant and equipment must be designed and / or located so that the noise emitted does not exceed an LAeq sound pressure level of 5dB above the ambient background level when measured at the most affected point on or within any residential property boundary.

Note: The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

C. Ongoing

All plant and equipment must be operated and maintained in accordance with 'A' above.

20. Rail Noise Design Criteria (HLT4040)

To minimise the impact of noise and vibration from the adjoining rail corridor on the occupants of the development, the building must be designed to meet the internal noise and vibration level criteria provided in:

- i) State Environmental Planning Policy (Transport and Infrastructure) 2021; and,
- ii) Development near Rail Corridors and Busy Roads - Interim Guideline' produced by the

21. Noise from Road and / or Rail (HLT4050)

To minimise the impact of noise from the adjoining major road and / or rail corridor on the occupants:

A. Design

The building design must be in accordance with the recommendations of the acoustic report by Day Design Pty Ltd dated 18th May 2022 approved as part of this application.

B. Before Commencement of Use

Before commencement of the use, certification demonstrating compliance with the requirements of the acoustic report detailed in “A” above must be provided to the Principal Certifier. This must include all post construction validation test results.

22. Building Ventilation (HLT5005)

To ensure adequate ventilation for the building:

A. Design

The building mechanical and / or natural ventilation systems must be designed, in accordance with the provisions of:

- i) The Building Code of Australia;
- ii) AS 1668.1 2015;
- iii) AS 1668.2 2012;

B. Before Commencement of Use

- i) Prior to the commencement of the use certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with ‘A’ above.

D. Ongoing

The ventilation system must be operated and maintained in accordance with ‘A’ above.

23. Sydney Water Requirements (ORD4045)

A. Before Commencement of Work

Prior to the commencement of any works on site, including demolition or excavation, the plans must also be approved by Sydney Water. Furthermore, Sydney Water has strict requirements for swimming pools / spas discharging to a pressure or vacuum sewer system.

Sydney Water will determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Customers will receive an approval receipt which must be obtained before commencement of the use.

Please refer to the web site www.sydneywater.com.au.

24. Dial Before You Dig (ORD4050)

A. Before Construction

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW).

It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

25. Noise Control and Permitted Hours for Building and Demolition Work (ORD5005)

A. General

To manage noise impacts upon the surrounding properties and occupants, demolition, excavation, or construction activities must be managed in accordance with the NSW Department of Environment and Climate Change (now Environment Protection Authority). Interim Construction Noise Guideline (ICNG) 2009 and Australian Standard 2436 - 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites.

B. Before Excavation

Prior to any excavation works involving rock breakers and similar earthmoving equipment, the builder must notify in writing all property owners/tenants within a minimum of 20m of all boundaries of the development site of the works being undertaken, a minimum of 7 days prior to the commencement of such works. The notification must provide details of the type of work being carried out, the time of day, its anticipated duration and a contact number to log any complaints or to make enquiries.

C. During Works

To minimise the noise impact on the surrounding environment, all building and demolition work must be carried out only between the hours of 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 3.00pm Saturdays. No work is permitted on Sundays and Public Holidays.

26. Toilet Facilities (ORD5010)

A. During Works

Toilet facilities must be available or provided at the work site at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site before works begin and must be maintained until the works are completed.

Each toilet must:

- i) be a standard flushing toilet connected to a public sewer, or
- ii) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- iii) be a temporary chemical closet approved under the Local Government Act 1993.

27. Car parking Areas (ORD7015)

A. Ongoing

To ensure that the car parking area satisfies the demands of the development:

- i) it must be made available on an unrestricted basis and free of charge at all times for employees' and visitors' vehicles.

END OF CONDITIONS