

SSPP Assessment Report

DA2024/0609

Lot 99 / DP 1595

Lot 2 / DP 166769

Lot 97 / DP 1595

Lot 1 / DP 166769

Lot B / DP 332108

Lot A / DP 363725

Lot 27 / DP 1595

Lot 2 / DP 319591

83-95 The Avenue and 78-98 Park Road, Hurstville

Acknowledgment of Country

Georges River Council acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. Council recognises Aboriginal and Torres Strait Islander peoples as an integral part of the Georges River community and values their social and cultural contributions. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live work and meet on these lands.

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Report Summary

Development consent is sought for demolition of existing demountable buildings and associated ramps and hardstand areas, construction of a new two storey science laboratory building with associated landscaping, school identification signage and removal of the existing front fence to be replaced with a new front boundary fence.

The application was notified in accordance with Georges River Community Engagement Strategy and no submissions were received. Final amended design plans were received by Council on 3 October 2025 which reduced impacts on adjacent properties and were therefore not required to be renotified in accordance with the DCP.

The proposed development has been assessed against the requirements of the relevant environmental planning instruments and development control plan and is found to be consistent with all objectives and controls.

In accordance with State Environmental Planning Policy (Planning Systems) 2021 the proposed development is a private infrastructure facility (educational establishment) that has an estimated development cost of more than \$5 million and is identified as regionally significant development and the consent authority is the Sydney South Regional Planning Panel.

Recommendation

That the application be granted development consent subject to the conditions included in the report.

Proposal

The proposed works comprise the following:

- Demolition/removal of eight (8) existing demountable buildings located on the school site to the north of 81 The Avenue and to the west of 85 The Avenue.
- Removal of a number of small trees surrounding the demountable buildings.
- Demolition of existing concrete hardstand and ramps associated with demountable buildings.
- Construction of a new two (2) storey science laboratory building comprising:

Ground Floor:

- Three (3) science lab rooms
- One (1) prep room
- Chemical storeroom
- Comms room
- Bathroom amenities room
- Lift

First floor:



- Three (3) science lab rooms
 - Staffroom
 - Meeting room
 - Lift
 - Stairs access
- New landscaping works.
 - New school identification sign wrapping around the corner of the eastern and northern elevation walls of the new building within the school site.
 - Alterations to existing front boundary fence including remove existing brick piers and redundant driveway width gate and replace with new lower brick piers and open form metal fencing and pedestrian gate on front boundary.



Figure 1 – Site plan (Source: Architectural Plans by Leaf Architecture)

Site and Locality

Site Description

The site which is the subject of this development application is known as and comprises the following lots.

83-95 The Avenue, Hurstville NSW 2220
 78-98 Park Road, Hurstville NSW 2220
 Lot 99 / DP 1595
 Lot 2 / DP 166769
 Lot 97 / DP 1595
 Lot 1 / DP 166769
 Lot B / DP 332108
 Lot A / DP 363725
 Lot 27 / DP 1595
 Lot 2 / DP 319591

The site is occupied by an independent Danebank Anglican School. The existing school is located across two (2) campuses (refer to image below):

- Northern campus located at 109 – 113 and 115 The Avenue and 106A Park Road, Hurstville.
- Southern campus located 83 – 89, 95 The Avenue and 78 – 80 Park Road

It is noted that the school has recently acquired two (2) additional lots (117 The Avenue and 106 Park Road outlined in yellow). However, these addresses do not currently form part of the school's campus. The proposed works are located on the southern campus near the Avenue frontage as marked in red below. The southern campus has a total site area of 16,447.7sqm.



Northern and Southern campus sites. Proposed works area in red. Source: EPM project SoEE

Locality Description

The site is zoned SP2 Infrastructure (School) under Georges River Local Environmental Plan 2021 (GRLEP 2021). The Danebank Anglican School occupies the site with frontages to both Park Road and The Avenue.

The site is surrounded by R2 Low Density Residential zoning.

The part of the site where the development is proposed is currently occupied by single storey demountable buildings. To the north and south directly adjacent are single storey Heritage dwellings presenting to The Avenue. To the west are two storey brick school buildings with pitched tiled roof.

Opposite the site on the eastern side of The Avenue are 1-2 storey dwelling houses of varying architectural styles.

Aerial Image of Land Zoning



Figure 2 – Zoning mapping of development site. Development area outlined red (Source: IntraMaps)

Aerial Image of Site



Figure 3 – Aerial view of development area on subject site outlined in red (Source: IntraMaps)

Background

History

The site has an extensive development history relating to alterations and additions and expansion of the Danebank Anglican School as provided below.

15 July 1993 – Development Application No.526/92 was granted development consent for the construction of a school library, staff room, class rooms, stores and a below ground car park at 82 Park Road, Hurstville. The application was subsequently modified on the 17 September 1993 to reduce the size of the building.

14 December 1995 – Development Application No.D/A00472/95 was granted development consent for the use of the heritage building at 89 The Avenue, Hurstville as a classroom facility.

4 March 1997 – Development Application No.D/A/00442/96 was granted development consent for the use of the heritage building at 87 The Avenue, Hurstville into a music teaching facility for the school use.

6 May 1998 – Development Application No.229/97 was granted development consent for the construction of two additional buildings to accommodate a swimming pool complex and gymnasium for Danebank School at 95-99 and 109-111 The Avenue, Hurstville. The application was modified by application no.AD53/03 on the 11 August 2003 to extend the hours of operation of the swimming pool building.

9 November 1998 – Development Application No.19988064 was granted development consent for construction of a gymnasium, swimming pool complex, playing court and basement car park at 109-113A The Avenue, Hurstville.

3 April 2000 – Development Application No.19991208 was granted development consent for alterations and additions to the Danebank Junior School adjacent to the Park Road frontage.

25 July 2001 – Development Application No.20010507 was granted development consent for internal alterations and upgrading of existing school rooms (science block) which front Park Road.

3 October 2001 – Development Application No.20010612 was granted development consent for demolitions works and construction of classrooms adjacent to the Park Road frontage.

20 November 2002 - Development Application No.20020664 was granted for demolition works, partial retention of a heritage item, construction of a new classroom building and extension of the existing bus drive through.

7 July 2004 – Development Application No.20031035 was granted development consent for demolition of the school hall and the construction of a school hall, classrooms and basement car park at 95-105 The Avenue.

3 January 2006 - Development Application No.05/DA-593 was granted development consent to increase staff and student numbers to 84 and 950 respectively. MOD2013/0022 was subsequently approved on 7 August 2013 to amend Development Application No.05/DA-593 to allow a further increase in students to 1000 and an increase in staff to 120.

2 May 2008 – Development Application No.07/DA-497 was granted development consent for the demolition of the existing dwelling, construction of a bin enclosure, driveway and shade structure at 80 Park Road and 83 The Avenue, Hurstville.

2 November 2011 - Development Application No.09/DA-0380 was granted development consent for the construction of a shade structure on the school grounds at 85 The Avenue, Hurstville.

25 September 2014 – Development Application No.DA2014/0859 for additions to Danebank Anglican School - demolition of three dwellings (Heritage Listed under Hurstville Local Environmental Plan 2012) and construction of a three storey building with basement parking and associated landscaping works at 83-89 The Avenue, Hurstville was refused by the Joint Regional Planning Panel primarily for heritage reasons.

6 December 2016 – Development Application No.DA2016/0338 was submitted for demolition of existing junior and senior building and construction of 5 storey educational facility building comprising offices, library, classrooms and outdoor learning space over basement parking. Proposed increase in student numbers from 1,000 to 1,200 at 86-94 Park Road Hurstville.

Processing

Application History		
Action	Date	Comment
Submission Date	Tuesday, 17 December 2024	Plans and document submitted on Planning portal
Lodgement Date	Wednesday, 15 January 2025	DA fees received and application formally lodged accepted.
Site Inspection Conducted	Tuesday, 4 March 2025	Site inspection held with Sydney South Planning Panel members, Applicants and Council representatives.
Request for Additional Information Sent	Tuesday, 13 May 2025	RFI letter issued requiring applicant to address visual privacy,



		overshadowing, landscaping, heritage issues.
Revised Documentation Received	Thursday, 26 June 2025	
Second Request for additional information letter sent	Thursday, 28 August 2025	
Revised documentation received	Friday, 3 October 2025	

Site Inspection

Image(s) from the site inspection are available below:



Figure 4: Street view of development site (Source: Assessing Officer)

Assessment – Section 4.15 Evaluation

The following is an assessment of the application with regard to Section 4.15(1) Evaluation of the Environmental Planning and Assessment Act 1979.

Section 4.15 (1) Matters for consideration – general

In determining an application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

The provisions of any environmental planning instrument (EPI)

Section 4.15 (1) (a) (i) The provisions of any environmental planning instrument (EPI)

The Provisions of any applicable Act

The Provision of any Applicable State Environmental Planning Policy (SEPPs)

SEPPs	Applicable	
	Yes	No
SEPP (Biodiversity Conservation) 2021	☒	☐

SEPP (Planning Systems) 2021	☒	☐
SEPP (Resilience and Hazards) 2021	☒	☐
SEPP (Sustainable Buildings) 2022	☒	☐
SEPP (Transport and Infrastructure) 2021	☒	☐
SEPP (Industry and Employment) 2021	☒	☐

Compliance with the identified applicable State Environmental Planning Policies (SEPP) is detailed below.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The relevant parts of the above Policy that apply to this application are Chapter 2 – Vegetation in non-rural areas, and Chapter 6 – Water Catchments.

Chapter 2 - Vegetation in Non-Rural Areas

Chapter 2 aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

This chapter applies to clearing of:

- (a) *Native vegetation above the Biodiversity Offset Scheme (BOS) threshold where a proponent will require an approval from the Native Vegetation Panel established under the Local Land Services Amendment Act 2016; and*
- (b) *Vegetation below the BOS threshold where a proponent will require a permit from Council if that vegetation is identified in the council's development control plan (Development Control Plan).*

The original proposal and Arborist report was referred to Councils Landscape Officer for assessment. They disagreed with the retention value ratings and number of trees proposed to be removed and an amended Arborist report was required to be submitted to Council which was then received on 26 June 2025.

The amended Arborist report prepared by Tree Report Pty Ltd version 3 dated 17 June 2025 was referred to Councils Landscape Officer for assessment and they supported the proposal and provided conditions of consent for relevant tree retention and protection on 16 July 2025.

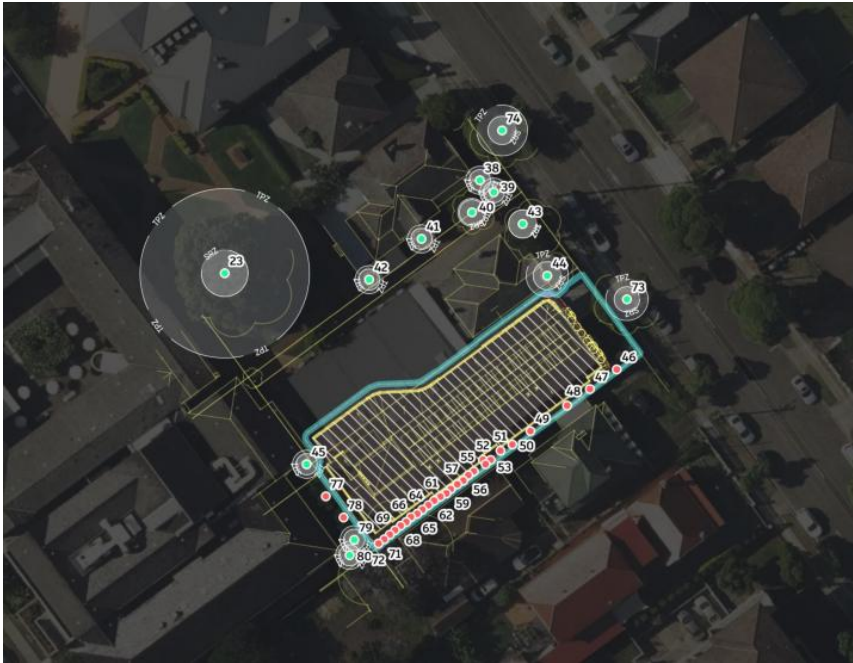


Figure 5 – Tree Protection Plan (Source: Tree Report 2025: Arboricultural Impact Assessment – DAS - SL; Version 3. Prepared for The Anglican School’s Corporation c/o- EPM Projects’)

Chapter 6 – Water Catchments

The primary relevant aims and objectives of this Chapter are:

- *whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,*
- *whether the development will have an adverse impact on water flow in a natural waterbody,*
- *whether the development will increase the amount of stormwater run-off from a site,*
- *whether the development will incorporate on-site stormwater retention, infiltration or reuse,*
- *the impact of the development on the level and quality of the water table,*
- *the cumulative environmental impact of the development on the regulated catchment,*
- *whether the development makes adequate provision to protect the quality and quantity of ground water.*

The proposal was referred to Development Engineer. No objection was raised with respect to the management and disposal of stormwater. The proposal is consistent with the objectives and purpose of Chapter 6 of the SEPP and recommended conditions have been imposed.

As such, specific conditions of consent have been recommended.

State Environmental Planning Policy (Planning Systems) 2021

Chapter 2 of State Environmental Planning Policy (Planning Systems) 2021 is relevant to the proposal.

Chapter 2 aims to identify development that is State significant development, that is State significant infrastructure and critical State significant infrastructure, and identify development that is regionally significant development.

Part 2.4 Regionally significantly development states:

- (1) *Development specified in Schedule 6 is declared to be regionally significant development for the purposes of the Act.*

Comment:

Schedule 6 identifies private infrastructure and community facilities that has an estimated development cost of more than \$5 million for educational establishments. Thus, the proposal is identified as regionally significant development.

Section 2.19 and Schedule 6(7) of the Planning Systems SEPP designates that development for the purpose of private infrastructure and community facilities with an estimated development cost (EDC) over \$5 million as regionally significant development.

A 'Cost Estimate Report' prepared by MBM identifies the EDC of the proposal will exceed \$5 million in accordance with the requirements of the EP&A Act, Planning Circular PS 24-002 Change to how development costs are calculated for planning purposes, and the AQIS Practice Standard.

Therefore, the proposed development is classified as regionally significant development, and the consent authority is the Sydney South Regional Planning Panel.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 is relevant to the proposal.

Chapter 4 aims to promote the remediation of contaminated land in order to reduce the risk of harm to human health or any other aspect of the environment.

A review of the site history indicates that the site has been used for educational purposes and residential for extended periods of time, and such uses and/or development are not typically associated with activities that would result in the contamination of the site. The proposed works do not include any change to the use of the land that would result in any concerns with respect to contamination. There is no indication of previous uses that would cause contamination.

A Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) has also been prepared by Martens & Associates. The report concluded that the risk of contamination is low and that the site will be suitable for ongoing use as an educational establishment.

In this regard, there is no indication that the land is contaminated.

State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2021 is relevant to the proposal.

Chapter 3 – Standards for non-residential development the State Environmental Planning Policy (Sustainable Buildings) 2021 (Sustainable Building SEPP) encourages to design sustainable buildings through materials, consumption and building performance for non-residential developments.

Section 3.1 states:

- (1) This Chapter applies to development, other than development for the purposes of residential accommodation, that involves—*
- (a) the erection of a new building, if the development has an estimated development cost of \$5 million or more, or*
 - (b) alterations, enlargement or extension of an existing building, if the development has an estimated development cost of \$10 million or more.*

Comment:

As the proposed development has an estimated development cost (EDC) of more than \$5 million, the provisions of Section 3.2 of the Sustainable Building SEPP are relevant.

Section 3.2 states:

- (1) In deciding whether to grant development consent to non-residential development, the consent authority must consider whether the development is designed to enable the following—*
- (a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials,*
 - (b) a reduction in peak demand for electricity, including through the use of energy efficient technology,*
 - (c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design,*
 - (d) the generation and storage of renewable energy,*
 - (e) the metering and monitoring of energy consumption,*
 - (f) the minimisation of the consumption of potable water.*

Comment:

The 'Ecologically Sustainable Design (ESD)' report prepared by JHA has provided an assessment against the provisions of section 3.2(1). The NABERS Embodied Emissions Materials Form has also been completed as part of the development application.

On this basis, Council is satisfied that the development is consistent with relevant clauses and that the proposal satisfies the State Environmental Planning Policy (Sustainable Buildings) 2021.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 of State Environmental Planning Policy (Transport and Infrastructure) 2021 has been considered during the assessment of this development application.

Chapter 2 aims to: *“To facilitate the effective delivery of infrastructure across the State”*.

The site is not mapped within a Transport and Infrastructure Area/Corridor thus it is unlikely to be impacted by rail noise or vibration. Ausgrid was consulted as required by Chapter 2, comments, and suitable recommendations were received.

Chapter 3 of State Environmental Planning Policy (Transport And Infrastructure) 2021 has been considered during the assessment of this development application.

Chapter 3 aims to: *“To facilitate the effective delivery of educational establishments and early education and care facilities across the State”*.

Part 3.4 Schools – specific development controls of the State Environmental Planning Policy (Transport And Infrastructure) 2021 allows development for the purpose of a school to be carried out by any person with development consent on land in a prescribed zone. A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment.

A 'prescribed zone' includes land zoned SP2 Infrastructure Educational Establishment and Zone R2 Low Density Residential. Thus, a school is permissible with consent on this site.

Part 3.6 Schools—development permitted with consent states:

- (5) *A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment.*

Comment:

The proposed science lab School Facilities provide intellectual development for students within the Georges River community.

- (6) *Before determining a development application for development of a kind referred to in subsection (1), (3) or (5), the consent authority must take into consideration—*
 - (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 8, and*
 - (b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.*

Comment:

The proposal was referred to Councils Senior Urban Designer for assessment and Council and the SSPP has reviewed the design of the proposal in accordance with Schedule 8, Design

quality principles in schools—Chapter 3. The proposal responds to and does not undermine the positive qualities of the established setting, landscape and heritage within The Avenue.

The proposed works have been assessed by the Sydney South Planning Panel. The proposed works are deemed to enable the use of school facilities (including recreational facilities) to be shared with the community where required.

(7) Subject to subsection (8), the requirement in subsection (6)(a) applies to the exclusion of any provision in another environmental planning instrument that requires, or that relates to a requirement for, excellence (or like standard) in design as a prerequisite to the granting of development consent for development of that kind.

Comment:

Noted.

(8) A provision in another environmental planning instrument that requires a competitive design process to be held as a prerequisite to the granting of development consent does not apply to development to which subsection (6)(a) applies that has an estimated development cost of less than \$50 million.

Comment:

N/A, there is no applicable provision in another environmental planning instrument that requires a competitive design process.

(9) A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subsection (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.

Comment:

Noted.

Part 3.58 Traffic-generating development states:

*(1) This section applies to development for the purpose of an educational establishment—
(a) that will result in the educational establishment being able to accommodate 50 or more additional students, and
(b) that involves—
(i) an enlargement or extension of existing premises, or
(ii) new premises,
on a site that has direct vehicular or pedestrian access to any road.*

Comment:

No changes to existing student numbers are proposed as part of this application. No changes to existing school operations are proposed. No further assessment required with respect to traffic generating development.

Schedule 8 Design quality principles in schools—Chapter 3 states:

Comment:

An 'Architectural Design' statement prepared by Leaf Architecture was provided by the Applicant to support the proposal against the considerations within schedule 8.

Considerations	Comment
1. Responsive to context - Schools should be designed to respond to and enhance the positive qualities of their surroundings. - In designing built forms and landscapes, consideration should be given to a Country-centred approach and respond to site conditions such as orientation, topography, natural systems, Aboriginal and European cultural heritage and the impacts of climate change. - Landscapes should be integrated into the overall design to improve amenity and to help mitigate negative impacts on the streetscape and neighbouring sites.	The proposal aims to be sympathetic to the surrounding heritage items. The proposal also utilises materials from the existing buildings on campus as it aims to integrate the new construction with the residential design aspect of The Avenue and the educational buildings on campus. The form and scale of the proposed works acknowledges the heritage characteristics of the streetscape with the first floor set back behind the ground floor below to reduce impact.
2. Sustainable, efficient and resilient - Good school design combines positive environmental, social and economic outcomes and should align with the principles of caring for Country. - Schools should be designed to be durable and resilient in an evolving climate. - Schools and their grounds should be designed to minimise the consumption of energy, water and other natural resources and reduce waste.	The proposed construction is of high-quality durable materials (i.e. fibre cement, metal cladding, perforated panels and face brick) with proven longevity and energy efficiency. The structure is designed for ease of construction and allows for flexibility of refurbishment in the future. The light colour scheme aims to minimise energy absorption.
3. Accessible and inclusive - School buildings and grounds should be welcoming, easy to navigate and accessible and inclusive for people with differing needs and abilities. - Schools should be designed to respond to the needs of children of different ages and developmental stages, foster a sense of belonging and seek to reflect the cultural diversity of the student body and community. - Schools should be designed to enable sharing of facilities with the community and to cater for activities outside of school hours.	The proposed building is designed to be welcoming, accessible and inclusive. The two-storey building is designed with several staircases and a lift that are accessible in accordance with AS 1428. The path of travel to the building through the refurbished areas of landscaping are also accessible. The classrooms and walkways are designed for ease of movement. Each Science lab is provided with an accessible student bench and minimum clearances between items of furniture to allow for movement and efficiency for persons with disabilities.
4. Healthy and safe	The proposed architectural and landscape designs have been carefully designed to ensure the wellbeing,

• Good school design should support wellbeing by creating healthy internal and external environments. • The design should ensure safety and security within the school boundaries, while maintaining a welcoming address and accessible environment. • In designing schools, consideration should be given to connections, transport networks and safe routes for travel to and from school.	safety and security of its students and staff. A secured fencing and pedestrian gate along The Avenue provides physical separation of public and private spaces that will maintain security and safety of occupants. Clear sight lines from both ground floor and first floor are provided to give casual surveillance to the public domain. Window placements are designed to encourage passive surveillance. There is also a provision of accessible paths of travel and lifts for all.
5. Functional and comfortable • Schools should have comfortable and engaging spaces that are accessible for a wide range of formal and informal educational and community activities. • In designing schools, consideration should be given to the amenity of adjacent development, access to sunlight, natural ventilation, proximity to vegetation and landscape, outlook and visual and acoustic privacy. • Schools should include appropriate indoor and outdoor learning and play spaces, access to services and adequate storage.	The proposal enhances students learning experiences through the new built environment. The proposed building has been designed to fit within the existing environment and structures on campus, creating additional indoor and outdoor learning spaces that have access to sunlight, natural ventilation and visual privacy.
6. Flexible and adaptable • In designing schools, consideration should be given to future needs and take a long-term approach that is informed by site-wide strategic and spatial planning. • Good design for schools should deliver high environmental performance and ease of adaptation, and maximise multi-use facilities. • Schools should be adaptable to evolving teaching methods, future growth and changes in climate, and should minimise the environmental impact of the school across its life cycle.	The proposal will provide six new science laboratories fitted out with appropriate equipment that will increase the amenity and services offered by the school to the community. The science labs are designed with fixed benching and equipment around the perimeter and moveable tables in the centre, promoting flexibility for teaching and learning.
7 Visually appealing • School buildings and their landscape settings should be aesthetically pleasing by achieving good proportions and a balanced composition of built and natural elements. • Schools should be designed to respond to and have a positive impact on streetscape amenity and the quality and character of the neighbourhood.	The proposal has been designed to positively contribute to its surroundings. The proposal does not detract from the existing residential area or heritage items. The facade and elevations have been designed to blend in with the surrounding residential character, while also providing a modern contemporary development. The overall built form and

• The identity and street presence of schools should respond to the existing or desired future character of their locations. • The design of schools should reflect the school's civic role and community significance.	landscape design will provide a positive impact on the quality and character of the neighbourhood.
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On this basis, Council is satisfied that the development is consistent with relevant clauses and that the proposal satisfies the State Environmental Planning Policy (Transport and Infrastructure) 2021.

State Environmental Planning Policy (Industry and Employment) 2021

The State Environmental Planning Policy (Industry and Employment) 2021 applies to employment land in western Sydney and advertising and signage in NSW.

Chapter 3 of State Environmental Planning Policy (Industry and Employment) 2021 is relevant to the proposal.

The proposed signage is subject to the provisions of SEPP (Industry and Employment) 2021. The aims of the policy in accordance with clause 3.1 are:

- (1) This Chapter aims—*
 - (a) to ensure that signage (including advertising)—*
 - (i) is compatible with the desired amenity and visual character of an area, and*
 - (ii) provides effective communication in suitable locations, and*
 - (iii) is of high quality design and finish, and*
 - (b) to regulate signage (but not content) under Part 4 of the Act, and*
 - (c) to provide time-limited consents for the display of certain advertisements, and*
 - (d) to regulate the display of advertisements in transport corridors, and*
 - (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

Part 3.2 Signage Generally states:

- A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—*
 - (a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and*
 - (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

Comment:

The proposal includes a small school identification sign wrapping around the corner of the eastern and northern elevation wall of the new building within the school site. Refer to figure below.

The signage is consistent with the objectives of this chapter and satisfies the assessment criteria specified in Schedule 5.

Division 3 Particular Advertisements			
Clause	Standard	Proposed	Complies
3.20 Wall advertisements	(1) Only one wall advertisement may be displayed per building elevation. (2) The consent authority may grant consent to a wall advertisement only if— (a) the consent authority is satisfied that the advertisement is integrated with the design of the building on which it is to be displayed, and (b) for a building having— (i) an above ground elevation of 200 square metres or more—the advertisement does not exceed 10% of the above ground elevation, and (ii) an above ground elevation of more than 100 square metres but less than 200 square metres—the advertisement does not exceed 20 square metres, and (iii) an above ground elevation of 100 square metres or less—the advertisement does not exceed 20% of the above ground elevation, and (c) the advertisement does not protrude more than 300 millimetres from the wall, unless occupational health and safety standards require a greater protrusion, and (d) the advertisement does not protrude above the parapet or eaves, and (e) the advertisement does not extend over a window or other opening, and	The signage is classified as a wraparound flush wall sign. Only one (1) sign is proposed on the frontage of the premise. The proposed signage does not have an area greater than 10% of the elevation. The proposed sign is 1800mm(W) x 700mm(H) and wraps around the north and east elevation at ground floor level. The school's logo is to front the eastern frontage, The Avenue, and the name of the school wrap around internally on the building wall facing 85 the Avenue (northern elevation).	Yes

Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	Yes. The above identification signage is consistent with the character of the area and will not significantly impact the streetscape.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	Yes. The proposed signage is consistent with the existing theme for outdoor advertising in the area
2 Special areas	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage does not detract from the amenity or visual quality of the local area as the signage is of acceptable design and sympathetic to the character of the area.
3 Views and vistas	
Does the proposal obscure or compromise important views?	Important views will not be compromised or obscured from the installation of the business identification signage.
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed business identification signage will not dominate the skyline or reduce the quality of vistas.
Does the proposal respect the viewing rights of other advertisers?	The proposed business identification signage respects the viewing rights of other advertisers.
4 Streetscape, setting or landscape	
Is the scale, proportion, and form of the proposal appropriate for the streetscape, setting or landscape?	Yes, the scale, proportion and form of the proposed signage is appropriate for the streetscape.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed business identification signage will contribute to the visual interest of the streetscape as the signage is sympathetic with the streetscape.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed business identification signage is consistent with the streetscape and will not impact upon visual amenity.
Does the proposal screen unsightliness?	The proposed business identification signage will add to the visual interest of the educational establishment.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed business identification signage does not protrude over any object or structure.
Does the proposal require ongoing vegetation management?	The proposed business identification signage will not require ongoing vegetation management.
5 Site and building	
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	Yes, the proposed signage is compatible with the scale, proportion, and other characteristics of the building.

Does the proposal respect important features of the site or building, or both?	Yes, the proposed signage complies.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The business identification signage is of high quality and demonstrates innovation and imagination.
6 Associated devices and logos with advertisements and advertising structures	
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	N/A
7 Illumination	
Would illumination result in unacceptable glare?	No illumination is proposed.
Would illumination affect safety for pedestrians, vehicles or aircraft?	N/A.
Would illumination detract from the amenity of any residence or other form of accommodation?	N/A.
Can the intensity of the illumination be adjusted, if necessary?	N/A.
Is the illumination subject to a curfew?	N/A.
8 Safety	
Would the proposal reduce the safety for any public road?	The proposed business identification signage will not reduce the safety for any public road, as it is of an acceptable size, design and scale.
Would the proposal reduce the safety for pedestrians or bicyclists?	The proposed business identification signage will not reduce safety for pedestrians or bicyclists.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed business identification signage will not reduce safety for pedestrians, particularly children by obscuring sightlines from public areas.

On this basis, Council is satisfied that the development is consistent with relevant clauses and that the proposal satisfies the State Environmental Planning Policy (Transport and Infrastructure) 2021.

The Provisions of any Local Environmental Plan

Georges River Local Environmental Plan 2021

The extent to which the proposed development complies with the relevant provisions of the Georges River Local Environmental Plan 2021 (GRLEP 2021) is detailed and discussed below:

Site Affections Relevant Under GRLEP 2021		Applicable	
Clause No.	Clause Name/Affection	Yes	No
5.7	Development Below Mean High Water Mark	☐	☒
5.10	Heritage Conservation Area and/or Heritage Item	☒	☐
5.21	Flood Liable Land	☐	☒



6.1	Acid Sulfate Soils	☐	☒
6.4	Foreshore Building Line	☐	☒
6.4	Coastal Hazard and Risk	☐	☒
6.5	Riparian Lands & Waterways	☐	☒
6.6	Foreshore Scenic Protection Area – also consider Design Excellence	☐	☒
6.8	Impacted by airspace operations (NOTE: Applies to 67-89 Croydon Road, 1-7 Somerset (odd only), 2-8 Bristol (even), 1-5 Bristol (odd) in Hurstville)	☐	☒
6.10	Design Excellence	☐	☒

Other Affectations

Bushfire Prone Land	☐	☒
Council Owned Land	☐	☒
Crown Land	☐	☒
Easements Within Lot Boundaries	☐	☒
Narrow lot housing precinct	☐	☒
Other (if yes describe)	☐	☒

GRLEP 2021 Part 2 – Permitted or prohibited development

Clause 2.3 – Zone objectives and Land Use Table

Standard	Proposal	Compliance
The subject site is zoned SP2 - Infrastructure Educational Establishment. The objectives of the zone are: - To provide for infrastructure and related uses. - To prevent development that is not compatible with or that may detract from the provision of infrastructure. - To protect and provide for land used for community purposes and public infrastructure.	The proposal is consistent with the zone objectives and is satisfactory.	☒ Yes ☐ No

Clause 2.7 – Demolition requires development consent

Standard	Proposal	Compliance
The demolition of a building or work may be carried out only with development consent.	The proposal involves the demolition of eight (8) existing demountable classrooms.	☒ Yes ☐ No

GRLEP 2021 Part 4 – Principal development standards

Clause 4.3 – Height of Buildings		
Standard	Proposal	Compliance
1) The objectives of this clause are as follows— (a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality, (b) to minimise the impact of overshadowing, visual impact, disruption of views and loss of privacy on adjoining properties and open space areas, (c) to ensure an appropriate height transition between new buildings and— (i) adjoining land uses, or (ii) heritage items, heritage conservation areas or Aboriginal places of heritage significance. (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	The site is zoned SP2 Infrastructure (Educational Establishment) under the Georges River LEP and is not subject to any principal development control relating to maximum height of building or floor space ratio. No maximum height is identified for the subject site on the relevant Height of Buildings Map - Sheet HOB_008A.	☒ N/A
Clause 4.4 – Floor Space Ratio		
Standard	Proposal	Compliance
1) The objectives of this clause are as follows (i) adjoining land uses, or (ii) heritage items, heritage conservation areas or Aboriginal places of heritage significance. (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	The site is zoned SP2 Infrastructure (Educational Establishment) under the Georges River LEP and is not subject to any principal development control relating to maximum height of building or floor space ratio. No maximum floor space is identified for the subject site on the relevant Floor Space Ratio Map - Sheet FSR_008A. 	☒ N/A
Clause 4.6 – Exceptions to development standards		
Standard	Proposal	Compliance
(2) Development consent may, subject to this clause, be granted for	N/A. No variations proposed.	☒ N/A

development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.		
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GRLEP 2021 Part 5 – Miscellaneous Provisions		
Clause 5.10 – Heritage conservation		
Standard	Proposal	Compliance
(1) <u>Objectives</u> The objectives of this clause are as follows— (a) to conserve the environmental heritage of the Georges River local government area, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance. (2) <u>Requirement for consent</u> Development consent is required for any of the following— (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)— (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, (c) disturbing or excavating an archaeological site while knowing, or	A ‘Heritage Impact Statement’ (HIS) has been prepared by Robert Lee and Associates. The documentation provides an assessment of the impacts of the proposal on the heritage significance of the local heritage items located within the vicinity of the site as required under clause 5.10. Several items listed as having heritage significance are located in close proximity to the subject site: - Item I134 – located at 79 The Avenue Hurstville. This item is described as Victorian house “Waimea” and front setback space. - Item I135 – located at 81 The Avenue Hurstville. This item is Victorian cottage “Erica” and front setback space. - Item I138 – located at 85 The Avenue Hurstville. This item is described as Late Federation house “Yuriga”, later “Allerton”, and front garden. - Item I139 – located at 87 The Avenue Hurstville. The item is described as Federation house “Oikos” and front garden. - Item I140 – located at 89 The Avenue Hurstville. The item is	☒ Yes

having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, (d) disturbing or excavating an Aboriginal place of heritage significance, (e) erecting a building on land— (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, (f) subdividing land— (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance. <u>(4) Effect of proposed development on heritage significance</u> The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6). <u>(5) Heritage assessment</u> The consent authority may, before granting consent to any development— (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or	described as an Inter-War house “Sylvan” and garden setting. Item I143 – located at 95 The Avenue Hurstville. The item is described as the front portion of Victorian Terrace “Waikouaiti” All of the heritage items identified above are listed as having a local level of significance. Heritage listed items I138, I139, I140 and I143 are located within the Danebank School campus. The proposal was referred to Council Heritage Officer for assessment. The applicant was given two Request for further information letter opportunities to amend the original design to address Heritage issues raised. Following making recommended changes the final Amended Architectural plans dated 3 October 2025 were referred to Councils Heritage Officer who supports the design and has provided conditions of consent. Detailed Heritage Officer assessment comments are provided later in this report.	
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(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.		
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GRLEP 2021 Part 6 – Additional Local Provisions		
Clause 6.2 – Earthworks		
Standard	Proposal	Compliance
(2) Development consent is required for earthworks unless— (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or (b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.	The proposed earthworks are satisfactory with regards to the matters identified. Minor earthworks proposed for piers.	☒ Yes ☐ No
Clause 6.3 – Stormwater Management		
Standard	Proposal	Compliance
(2) In deciding whether to grant development consent for development, the consent authority must be satisfied that the development— (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and (b) includes, if required by the Georges River Stormwater Management Policy, on-site stormwater detention or retention to minimise stormwater runoff volumes and reduce the development's reliance on mains water, groundwater or river water, and (c) avoids significant adverse impacts of stormwater runoff on adjoining properties, native bushland, receiving	The proposal was referred to Councils Principal Development Engineer. No objection was raised with respect to the management and disposal of stormwater. The proposal is consistent with the objectives and purpose of this clause. As such, specific conditions of consent have been recommended.	☒ Yes ☐ No

waters and the downstream stormwater system or, if the impact cannot be reasonably avoided, minimises and mitigates the impact, and (d) is designed to minimise the impact on public drainage systems.		
Clause 6.7 Airspace operations		
Standard	Proposal	Compliance
(1) The objectives of this clause are— (a) to provide for the effective and ongoing operation of the Sydney (Kingsford Smith) Airport by ensuring that its operation is not compromised by development that penetrates the Limitations or Operations Surface for that airport, and (b) to protect the community from undue risk from that operation. (2) Development consent must not be granted to development to which this clause applies unless— (a) the consent authority has consulted the relevant Commonwealth body, and (b) the relevant Commonwealth body advises the consent authority that— (i) the development will penetrate the Limitations or Operations Surface but it does not object to the development, or (ii) the development will not penetrate the Limitations or Operations Surface.	The proposal is satisfactory with regards to the matters identified. Referrals were sent to both Air Services Australia and Sydney (Kingsford Smith) Airport. Air Services Australia advised at this time they raise no objections to the proposal. However, should the development and any associated cranes infringe on the Obstacle Limitation Surface (OLS) of a certified aerodrome, this would typically trigger an assessment of potential impacts on Procedure for Air Navigation Systems Operation (PANS-OPS) or Communication, Navigation, and Surveillance (CNS) in future. Sydney Airport raised no objections to the proposal in its current form.	☒ Yes ☐ No
Clause 6.9 Essential Services		
Standard	Proposal	Compliance
Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required— (a) the supply of water, (b) the supply of electricity, (c) the supply of telecommunications facilities,	The proposal has and includes arrangements that will make available these essential services.	☒ Yes ☐ No

(d) the disposal and management of sewage, (e) stormwater drainage or on-site conservation, (f) suitable vehicular access.		
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GRLEP 2021 Schedule 5 – Environmental heritage		
Part 1 – Heritage items		
Standard	Proposal	Compliance
Item No.: I138 Item Name: Late Federation house “Yuriga”, later “Allerton”, and front garden. Address: 85 The Avenue, Hurstville Property description: Lot 2, DP 166769 Significance: Local	Noted.	☒ Yes ☐ No

Provisions of any Proposed Instrument

Section 4.15 (1) (a) (i) - Provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved).

There is no proposed instrument that is or has been the subject of public consultation under this Act which is relevant to the proposal.

Provisions of any Development Control Plan

Section 4.15 (1) (a) (iii) The provisions of any development control plan

Georges River Development Control Plan 2021

The proposed development is subject to the provisions of the Georges River Development Control Plan 2021. The following comments are made with respect to the proposal considering the objectives and controls contained within the DCP.

Part 3 – General Planning Considerations

3.2 Biodiversity		
3.2.1 Trees & Vegetation		
Control	Proposal	Compliance

1. Development is to comply with the provisions of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.	The 'Tree Report 2025: Arboricultural Impact Assessment – DAS - SL; Version 3. Prepared for The Anglican School's Corporation c/o- EPM Projects', proposes the removal of Trees id. 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 77 & 78. The application and Tree Report has been referred to Council's Landscape Officer for review. A detailed review of the proposal and relevant documentation confirmed the proposed landscape works shall not detrimentally affect any landscape elements apart of the existing heritage item. The removal and replacement of existing shrubs on the south-eastern side of the heritage building are proposed to be replaced with shrub and groundcover planting characteristic of the period and create separation between the heritage item and the new building. As such, specific conditions of consent have been recommended with respect to relevant tree retention and safe tree removals.	☒ Yes ☐ No
2. Development is to comply with the provisions of the Biodiversity Conservation Act 2016 and the Biodiversity Regulation 2017.		
3. All works are to comply with Council's Tree Management Policy.		
4. For the purpose of this section, a tree is defined as vegetation having a: • Height of 3 metres or more, or • Diameter of 100mm or more when measured at ground level, or • Branch spread of 3 metres or more.		
<u>Works that Require Approval – Trees on Private Land</u> 5. Under the provisions of Chapter 2 Vegetation in non-rural areas of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, Council approval is required for works to any part of a tree, above or below ground.		
6. Trees defined by Control 4 above are declared as requiring approval, with the exception of Exempt Works as specified by Appendix 8 of this DCP. Exempt works are to be carried out in accordance with the requirements of Council's Tree Management Policy.		
9. Approval through a Development Application is required for the following works: i) Removal of a tree located within a listed State Heritage Item, Heritage Item or Interim Heritage Order under the Georges River Local Environmental Plan 2021, ii) Tree works on any site containing a threatened ecological community (TEC), or classified as being part of a vulnerable threatened or endangered ecological community, or has the potential to provide habitat for native		

fauna under the Biodiversity Conservation Act 2016, iii) Tree works that accompany proposed development activity on a property. iv) Tree works that do not comply with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. <u>Note:</u> Details on the information required to be submitted with a development application to Council is outlined in the DA Guide on Council's website.		
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3.3 Landscaping

Control	Proposal	Compliance
1. Landscaping on site should be incorporated into the site planning of a development to (where appropriate): i. Reinforce the desired future character of the locality; ii. Maintain significant landscape features; iii. Be consistent with any dominant species in the adjoining area of ecological significance; iv. Incorporate fire resistant species in areas susceptible to bushfire hazard; v. Provide planting within setback zones (setbacks identified within the relevant applicable parts of the DCP); vi. Soften the visual impact of buildings, carparks and roads; vii. Cater for outdoor recreation areas; viii. Separate conflicting uses; ix. Screen undesirable elements; x. Provide opportunities for on-site stormwater infiltration, in particular around existing trees and vegetation;	The application has been referred to Council's Landscape Officer for review. A detailed review of the proposal and relevant documentation confirmed the proposed landscape works shall not detrimentally affect any landscape elements relating to the existing heritage items nearby. The removal and replacement of existing shrubs on the south-eastern side of the heritage building are proposed to be replaced with shrub and groundcover planting characteristic of the period and create separation between the heritage item and the new building. As such, specific conditions of consent have been recommended with respect to relevant tree retention and safe tree removals.	☒ Yes ☐ No

xi. Consider the future maintenance requirements of landscaped areas; xii. Protect the effective functioning of overhead, surface level or underground utilities; and xiii. Improve the aesthetic quality of the development		
2. Landscape planting should achieve a mature height in scale with the structures on the site.		
3. Where canopy trees, shrubs and groundcovers are required, preference should be given to incorporating locally indigenous plants listed in GRDCP 2021 Backyard Biodiversity Guide on Council's website and Council's Tree Management Policy (and its Appendix 1 – Tree Planting).		
6. Topsoil and mulch should be included in landscape areas and should contain organic matter to support plant growth.		

3.5 Earthworks

3.5.1 Excavation (including cut and fill)

Control	Proposal	Compliance
1. Natural ground level should be maintained within 900mm of a side and rear boundary.	The proposed earthworks are satisfactory with regards to the matters identified. Minor excavation proposed for piers and landscaping.	☒ Yes ☐ No
2. Cut and fill should not alter natural or existing ground levels by more than 1m (see Figure 1).		
3. Habitable rooms (not including bathrooms, laundries and storerooms) are to be located above existing ground level.		
4. Rock outcrops, overhangs, boulders, sandstone platforms or sandstone retaining walls are not to be removed or covered.		

5. Development is to be located so that clearing of vegetation is avoided.		
6. Cut and fill within a tree protection zone (TPZ) of a tree on the development site or adjoining land, must be undertaken in accordance with Australian Standard AS 4970 (Protection of trees on development sites).		
7. Soil depth around buildings should be capable of sustaining trees as well as shrubs and smaller scale gardens.		
8. Earthworks are not to increase or concentrate overland stormwater flow or aggravating existing flood conditions, on adjacent land.		
9. Fill material must be virgin excavated natural material (VENM) or fill that meets all of the conditions of a recourse recovery order issued by the NSW Environmental Protection Authority (EPA).		

3.5 Earthworks

3.5.2 Construction Management / Erosion and Sediment Control

Control	Proposal	Compliance
1. Development must minimise any soil loss from the site to reduce impacts of sedimentation on waterways through the use of the following: • Sediment fencing • Water diversion • Single entry / exit points • Filtration materials such as straw bales and turf strips Refer to NSW Guidelines for Erosion and Sediment Control on Building Sites for further guidance.	A 'Construction Management Plan' has been prepared that serves a preliminary guide for the key considerations to ensure that the works are completed in a safe, orderly and efficient manner. This will also be reinforced by way of condition.	☒ Yes ☐ No

2. Development that involves site disturbance is to provide an erosion and sediment control plan which details the proposed method of soil management and its implementation. Such details are to be in accordance with The Blue Book – Managing Urban Stormwater: Soils & Construction by Landcom.	Landscape Officer has provided conditions of consent for the protection and retention of required trees.	
3. Development is to minimise site disturbance, including impacts on vegetation and significant trees and the need for cut and fill.		
4. Construction works within a tree protection zone (TPZ) of a tree on the development site or adjoining land, must be undertaken in accordance with AS 4970 (Protection of trees on development sites).		

3.6 Contaminated Land		
Control	Proposal	Compliance
1. Each development application is to include information sufficient to allow Council to meet its obligation to determine whether development should be restricted due to the presence of contamination.	A review of the site history indicates that the site has been used for educational purposes and residential for extended periods of time, and such uses and/or development are not typically associated with activities that would result in the contamination of the site. The proposed works do not include any change to the use of the land that would result in any concerns with respect to contamination. There is no indication of previous uses that would cause contamination. A Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) has also been prepared by Martens & Associates. The report concluded that the risk of contamination is low and that the site will be suitable for ongoing use as an educational establishment.	☒ Yes ☐ No

3.7 Heritage

3.7.2 Non-Aboriginal Heritage

Control	Proposal	Compliance
1. Retain features (including landscape features) that contribute to the significance of the item.	The site contains a local heritage item, Item I138 'Late Federation house "Yuriga", late "Allerton", and front garden'. In addition, the site is in the vicinity of several local heritage items. A 'Heritage Impact Statement' (HIS) has been prepared by Robert Lee and Associates. The documentation provides an assessment of the impacts of the proposal on the heritage significance of the local heritage items located within the vicinity of the site as required under clause 5.10 of the GRLEP 2021 and 3.7 Heritage of the GRDCP 2021. The proposal is considered satisfactory with regards to the matters identified.	☒ Yes ☐ No
2. Remove unsympathetic elements, especially where substantial changes are proposed to a heritage item, and there is potential for an improved heritage outcome.		
3. New work is to be consistent with the setback, massing, form and scale of the significant features of the heritage item.		
4. Retain significant fabric, features or parts of the heritage item that represent key periods of the item's history or development.		
5. Locate change away from original areas of the heritage item that are intact. For example, where a building's significance is related to the front of a building, locate new work to the rear.		
6. All works are to be consistent with an adopted Conservation Management Plan/s where applicable.		

3.7.6 Development in the vicinity of a Heritage Item or Heritage Conservation Area

Control	Proposal	Compliance
1. Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item or heritage conservation area in the design and siting of new work.	The site contains a local heritage item, Item I138 'Late Federation house "Yuriga", late "Allerton", and front garden'. In addition, the site is in the vicinity of several local heritage items. A 'Heritage Impact Statement' (HIS) has been prepared by Robert Lee and Associates. The documentation provides an assessment of the impacts of the	☒ Yes ☐ No
2. Maintain significant public domain views to and from the heritage item or heritage conservation area.		
3. Ensure compatibility with the orientation and alignment of the heritage item.		

4. Provide an adequate area around the heritage item to allow for its interpretation.	proposal on the heritage significance of the local heritage items located within the vicinity of the site as required under clause 5.10 of the GRLEP 2021 and 3.7 Heritage of the GRDCP 2021. The proposal was referred to Councils Heritage Officer who supports the final amended plans design in relation to heritage and has provided conditions of consent. The proposal is considered satisfactory with regards to the matters identified.	
5. Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.		
6. Protect and allow interpretation of archaeological features as appropriate		

3.10 Water Management

Control	Proposal	Compliance
<u>Stormwater Management</u> 1. Development must comply with Council's Stormwater Management Policy which provides detail of drainage requirements for different development types. Consultation with Council is recommended.	The proposal was referred to Councils Principal Development Engineer. No objection was raised with respect to the management and disposal of stormwater. The proposal is consistent with the objectives and purpose of this clause. As such, specific conditions of consent have been recommended.	☒ Yes ☐ No

3.11 Ecologically Sustainable Development

Control	Proposal	Compliance
<u>Non-Residential Buildings</u> 7. Development must comply with Clause 6.10 Design Excellence of Georges River LEP 2021.	An Ecologically Sustainable Design (ESD) report has been prepared by JHA that provides a summary of the ESD initiatives that have been incorporated into the design of the proposal.	☒ Yes ☐ No
8. All development must comply with Section J Energy Efficiency of the BCA/NCC.		

9. The energy efficiency provisions of the Building Code of Australia should be incorporated into the design of non-residential buildings. This may require the inclusion of the following: i. Windows that are appropriately sized and shaded to reduce summer heat load and permit entry of winter sun. ii. Building materials selected to assist thermal performance and ceiling insulation used where appropriate. iii. Natural ventilation. iv. Buildings should have an area, orientation and roof pitch that is suitable for the installation of solar collectors. v. Low energy, high efficiency plant, fittings and appliances should be specified. vi. The use of photovoltaic panels/solar collectors for hot water heating and power is encouraged to reduce energy consumption.	As required under section 3.2(2) of the Sustainable Buildings SEPP, a NABERS Embodied Emissions Materials Form has also been completed by MBM Pty Ltd.	
10. Water conservation principles should be incorporated into non-residential developments, including the following: i. Water efficient fittings and appliances including: 4 star dual-flush toilets and taps, 3 star showerheads and urinals, water efficient washing machines and dishwashers. ii. Rainwater tanks should be provided to meet 80% of non-potable demand including outdoor use, toilets and laundry. iii. Cooling Towers are designed in accordance with best practice guidelines to reduce potable water consumption. iv. Water use within open spaces (for irrigation, water features etc.) should be supplied from sources other than potable mains water (e.g. stormwater, greywater or wastewater) to meet 80% water use demand.		

11. Development is to demonstrate how the design has sought to reduce the urban heat island effect through the following: i. Use of reflective or light coloured building materials; ii. Provision of permeable surfaces; and iii. Planting of increased vegetation to achieve substantial tree canopy and shading.		
12. Building design is to demonstrate that the indoor environmental quality has been considered through: i. Use of passive design elements i.e. natural lighting and natural cross ventilation; ii. Provision of shading devices to reduce heat load and for glare control; and iii. Use of cross ventilation for thermal comfort.		
13. Ecologically sustainable, second hand and recycled building materials should be considered for use in building construction.		

3.12 Waste Management

Control	Proposal	Compliance
1. Development must comply with Council's Waste Management requirements regarding construction waste and ongoing management of waste materials (see Appendix 4)	An 'Operational, Construction and Demolition Waste Management Plan' has been prepared by Tandem Solutions that describes the management of waste during demolition, construction and operation of the proposal. The proposal is considered satisfactory with regards to the matters identified.	☒ Yes ☐ No

3.13 Parking Access and Transport

Control	Proposal	Compliance
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<u>Parking Rates</u> 1. The car parking rate for development types are outlined in Table 1 – Parking Requirements. In the event of a discrepancy between the parking rates specified in this Part of the DCP and any another, the specific requirements identified within the detailed controls for a locality/area shall prevail.	The proposed development doesn't seek to increase staff or student numbers nor change the existing traffic arrangements on the site. A parking rate for secondary schools of two (2) spaces per classroom is required.	☒ Yes ☐ No
3. It should be noted that the parking spaces required by this DCP are minimum numbers. Some uses, due to the nature of their operation, may warrant additional parking spaces and these may be required by Council.	The proposed development is for existing secondary students and comprises the removal of eight (8) existing classrooms and the construction of six (6) new classrooms. Therefore, the development results in a loss of two (2) classrooms from the site.	
5. In calculating the total number of car parking spaces required for a development type, the total should be rounded up to the nearest whole number (i.e. 0.5 or greater).	As there is no requirement to provide any additional on-site parking, the school will continue to operate in accordance with the Traffic Management Plan approved under DA2016/0338.	
<u>Table 1:</u> <u>Secondary School:</u> • 2 spaces per classroom • 1 space per 10 students over 17 years • Secondary educational establishments are to have a drop off and pick up parking facilities for cars and buses in addition to the DCP parking requirements.	The proposal was referred to Councils Senior Traffic and parking Assessment Officer who has raised no objection to the proposal and has recommended conditions of consent.	
<u>Parking Credits</u> 6. A parking credit is available when developing a site already occupied by a building. Provided the development retains the structure of the existing building, the proposed development will be exempted from the parking requirements for the existing floor space.		

3.14 Utilities		
Control	Proposal	Compliance

1. Applicants should consult service providers for energy, electricity, gas, water, telephone, national broadband network (NBN) fibre cables and fire requirements.	The proposal has and includes arrangements that will make available these essential services.	☒ Yes ☐ No
5. Air conditioning units and mechanical plant should be sited away from adjacent sensitive land uses and/or screened by walls or other acoustic treatments.		
6. Car parking areas are to be designed and constructed so that electric vehicle and bicycle charging points can be installed now or at a later date. This will include the provision of 3 phase power to car parking areas for residential flat buildings, shop top housing and nonresidential buildings.		
7. For all future roaded subdivisions, electricity supply is to be installed underground.		
8. The existing above ground electricity and telecommunication cables within the road reserve and within the site will be replaced, at the applicant's expense, by underground cable and appropriate street light standards, in accordance with the Energy and Communication Provider's guidelines.		

3.17 Universal/Accessible Design

Control	Proposal	Compliance
<u>General</u> 1. All new building work should comply with the accessibility provisions of the Building Code of Australia (BCA) and the Disability (Access to Premises - Buildings) Standards 2010 where required.	A 'BCA Compliance Statement and Access Report' have been prepared as part of the development application. The proposal is designed sensitivity and provides access to heritage buildings that is sympathetic to the heritage significance.	☒ Yes ☐ No
<u>Heritage Buildings</u> 5. Access to heritage buildings should be provided that is sympathetic to the heritage significance of the building and its curtilage.		

3.18 Advertising and Signage

Control	Proposal	Compliance
<u>General</u> 1. Signs should be designed and located to: i. Relate to the use of the premises. ii. Be consistent with best practice guidelines. iii. Be integrated with the architecture of the supporting building, not obscure significant architectural features and maintain the dominance of the architecture. iv. Be limited in number to avoid cluttering, distraction and unnecessary repetition. v. Not cover mechanical ventilation inlets or outlets. vi. Not comprise a roof sign. vii. Not comprise an above awning sign. viii. Not comprise a flag pole sign. ix. Not compromise road or pedestrian safety including cyclists. x. Be a minimum of 2.6 metres above any footpath where the sign is not flush with the wall. xi. Be at least 600mm from a kerb or roadway edge where the sign is over a public road. 2. Signs must be securely fastened to the structure or building to which they are attached and must comply with the applicable requirements of the BCA and relevant Australian Standards.	The signage is classified as a business identification wraparound flush wall sign. Only one (1) sign is proposed on the frontage of the premise. The proposed signage does not have an area greater than 10% of the elevation. The proposed sign is 1800mm(W) x 700mm(H). The school's logo is to front the eastern frontage, The Avenue, and the name of the school wrap around internally on the building wall facing 85 the Avenue (northern elevation).	☒ Yes ☐ No

<u>Business Identification Signs</u> 6. Business identification signs (refer to Figure 2 below) should: i. Identify the significant owners, tenants and uses of buildings. ii. Consolidate signs for multiple tenancies. iii. Be displayed in English, but may include a translation in another language not larger than the English message. iv. Not incorporate advertising of products and services that are not directly related to the approved use of the premises. v. Comply with the general controls and the relevant prescriptive measures in Table 7.		
<u>Flush Wall</u> Must comply with all of the following controls, otherwise prohibited: a. Only one sign per building elevation; b. Must not have an area greater than: i. 10% of the elevation, if the elevation is >200m² ii. 20m² if the elevation is greater than 100m² but <200m² iii. 20% of the elevation for elevations of <100m². c. Must not project above or beyond the wall to which it is attached; d. Must not extend over a window or other opening, or architectural feature; e. Must not be located on a building wall if there is an existing building or business identification sign on the building elevation.		

3.19 Crime Prevention / Safety and Security		
Control	Proposal	Compliance

<u>Surveillance</u> 2. In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.	An assessment of the principles of Crime Prevention Through Environmental Design (CPTED) is provided within the Statement of Environmental Effects.	☒ Yes ☐ No
3. Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.	CPTED is a crime prevention strategy that focuses on the planning, design and structure and neighbourhoods. It seeks to reduce the opportunities for crime through the use of design and place management principles.	
4. Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain.	The four (4) key strategies of Crime Prevention Through Environmental Design (CPTED) are: • Surveillance measures • Territorial reinforcement • Access control • Space / activity movement	
5. Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyers of residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.	A referral was sent to Councils Urban Designer who has reviewed the provided information and proposal. No objections are raised with respect to crime prevention, safety and security, or passive surveillance.	

3.20 Noise and Vibration

3.20.1 Aircraft Noise and OLS

Control	Proposal	Compliance
1. Buildings exposed to aircraft noise are to be designed and constructed in accordance with the relevant Australian Standard (i.e. AS 2021-2000 – Acoustics- Aircraft noise intrusion – Building siting and construction).	The proposal is satisfactory with regards to the matters identified. Referrals were sent to both Air Services Australia and Sydney (Kingsford Smith) Airport.	☒ Yes ☐ No
2. If the building is located within a specific area identified on the OLS map or seeks to exceed the height limit specified in the map the application must be referred to Civil Aviation Safety Authority and Airservices Australia for assessment.	Air Services Australia advised at this time they raise no objections to the proposal. However, should the development and any associated cranes infringe on the Obstacle Limitation Surface (OLS) of a certified aerodrome, this would typically trigger an	

3. Developments must consider the operating heights of all construction cranes or machinery (short term controlled activities) that may exceed the OLS height limits thereby penetrating the prescribed airspace. Consideration should be given to the timing and location for the proposed controlled activity on site for referral to Civil Aviation Safety Authority and Airservices Australia.	assessment of potential impacts on Procedure for Air Navigation Systems Operation (PANS-OPS) or Communication, Navigation, and Surveillance (CNS) in future. Sydney Airport raised no objections to the proposal in its current form.	
4. Approval to operate construction equipment (i.e. cranes) shall be obtained prior to any commencement of construction, where the prescribed airspace is affected.		
Note: Please contact Council for advice to whether or not your Development Application is required to be referred to SACL. Proposals with a height of RL15.24 or greater will be referred to SACL for approval		

3.20.3 Noise Generating Development

Control	Proposal	Compliance
1. Development should be sited and designed so that noise is kept to a minimum and does not create offensive noise as defined by the Protection of the Environment Operations Act 1997.	A 'Noise Impact Assessment' (NIA) report has been prepared by ELab Consulting that provides an assessment of the impacts of noise emissions from the proposal. The NIA concludes that the development is unlikely to have an adverse impact on the amenity of any adjoining properties and that traffic noise is unlikely to have any impacts on the amenity of the proposed classrooms. The proposal has also been reinforced by way of condition with respect to general noise generation.	☒ Yes ☐ No
2. Noise generating developments should be accompanied by an acoustic report that demonstrates the development is sited and designed to: i. Minimise the effect of noise and vibration on surrounding sensitive landuses; and ii. Comply with relevant State Government and Council guidelines.		

Part 5 – Residential Locality Statements

Development is required to consider the future character statement for the locality, in addition to the requirements within other parts of this DCP.

The assessment of character for the applicable locality is provided below:



5.6 Hurstville (non-CBD) Locality Statement	
Future Desired Character	Consistency with Desired Character
• Retain and enhance the existing low density suburban residential character through articulated contemporary developments that respond to the human scale. • Conserve the high quality of existing streetscape within the Heritage Conservation Area. • Encourage well-designed medium and high density residential development towards the Hurstville City Centre. • Encourage tree planting and landscaping within the front setback space to enhance the existing leafy streetscape character. • Encourage consistent setbacks of buildings from the street and the provision of landscaping within the front setback with uniform front fence heights	The proposal is consistent with the future desired character of the precinct.

Part 6 – Residential Controls

Whilst it is noted that there are no specific development controls relating to educational establishments within under the GRDCP 2021. The subject site directly adjoins the R2 Low Density Residential zoning. As a result, consideration is to be given to the low-density surrounding context. A merit assessment has been conducted below utilising the controls within the relevant chapter of the GRDCP 2021.

6.1.2 Single Dwellings

6.1.2.1 Streetscape Character and Built Form

6.1.2.1 Streetscape Character and Built Form		
Control	Proposal	Compliance
1. New buildings and additions are to consider the Desired Future Character statement in Part 5 of this DCP.	See Part 5 Assessment above.	☒ Yes ☐ No ☐ N/A
2. New buildings and additions are to be designed with an articulated front façade.	The proposal is designed with an articulated front façade.	

6.1.2.1 Streetscape Character and Built Form		
Control	Proposal	Compliance
3. Development must be sensitively designed so as to minimise adverse impacts on the amenity and view corridors of neighbouring public and private property while maintaining reasonable amenity for the proposed development and is to balance this requirement with the amenity afforded to the new development.	The development is sensitively designed to minimise adverse impacts on the amenity and view corridors of neighbouring public and private property. It also maintains and balances reasonable amenity for the proposed development.	

6.1.2.2 Building Scale and Height

6.1.2.2 Building Scale and Height		
Control	Proposal	Compliance
1. New buildings are to consider and respond to the predominant and desired future scale of buildings within the neighbourhood, and consider the topography and form of the site.	The proposal considers and responds to the predominant and desired future scale of buildings within the neighbourhood and has had regard to the topography and form of the site.	☒ Yes ☐ No ☐ N/A

6.1.2.3 Setbacks - Setbacks

6.1.2.3 Setbacks - Front Setbacks		
Control	Proposal	Compliance
1. The minimum setback from the primary street boundary is: i) 4.5m to the main building wall / facade; ii) 5.5m to the front facade of a garage or carport; or iii) Where the prevailing street setback is greater than the minimum, the average setback of dwellings on adjoining lots is to be applied.	de N/A N/A The adjacent dwelling at 85 The Avenue is setback 4.48m from the front boundary. The adjacent dwelling at 81 The Avenue is setback 8.1m from the front boundary.	☒ Yes ☐ No ☐ N/A

	The proposed science lab building is setback 5.3m at ground floor and steps back a further 9.675m to first floor level from the front boundary on the Avenue. This is considered suitable in the context and has been assessed by Councils Heritage Officer and Urban Designer as being a suitable outcome in the streetscape and in relation to adjacent heritage dwellings.	
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6.1.2.3 Setbacks - Side and Rear Setbacks

Control	Control	Compliance
1. Buildings are to have a minimum rear setback of 15% of the average site length or 6m, whichever is the greater (excluding detached secondary dwellings – see Point 12 in Section 6.1.2.12- Secondary Dwellings of this DCP).	N/A, as the subject site, 83-85 The Avenue has no identified rear boundary as the campus extends across numerous lots. Directly adjoining the rear of the proposed science building is an access ramp, existing carpark under the existing wingara two storey school building.	☐ Yes ☐ No ☒ N/A

6.1.2.3 Setbacks - Side and Rear Setbacks

Control	Control	Compliance
2. The minimum side setbacks for ground and first floor are: ii) 1.2m for lots greater than 12.5m in width measured at the front building line for the length of the development.	Frontage: 15.24m (83 The avenue) <u>Ground:</u> North-western: 1.3m-3.33m (internal boundary of 85 The Avenue) South-eastern: 1.2m <u>First:</u> North-western: 1.3m-3.33m (internal boundary of 85 The Avenue) South-eastern: 1.2m	☒ Yes ☐ No ☐ N/A

6.1.2.6 Excavation (Cut and Fill)

Control	Proposal	Compliance
3. Developments should avoid unnecessary earthworks by designing and siting buildings that respond to the natural slope of the land. The building footprint must be designed to minimise cut and fill by allowing the building mass to step in accordance with the slope of the land.	The proposal avoids unnecessary earthworks by designing and siting the proposal to respond to the natural slope of the land.	☒ Yes ☐ No ☐ N/A

6.1.2.10 Solar Access

6.1.2.10 Solar Access		
Control	Proposal	Compliance
2. To facilitate sunlight penetration to adjoining development, building bulk may be required to be articulated to achieve the required sunlight access.	Shadow diagrams have been provided to assess the impacts of the proposal on the adjoining residential dwellings located at 81 The Avenue. Shadow diagrams demonstrate a reduced impact compared to original plans and an acceptable outcome regarding overshadowing.	☒ Yes ☐ No ☐ N/A
3. Direct sunlight to north-facing windows of habitable rooms and 50% of the principal private open space area of adjacent dwellings should not be reduced to less than 3 hours between 9.00am and 3.00pm on 21 June.	Adjoining neighbouring properties located at 81 The Avenue will receive additional overshadowing as a result of the orientation of the sites and the proposal being a two storey development as compared to single storey currently. As the subject site is north-eastern facing, the overshadowing on the proposal on the neighbouring properties cannot be solved through the design and siting of the proposal and notably the proposed development complies with the minimum required dwelling setback control of 1.2m from the side boundary.	

4. Note: Variations will be considered for developments that comply with all other requirements but are located on sites with an east-west orientation or steeply sloping sites with a southerly orientation away from the street.	A variation is considered acceptable in this instance as a result of the orientation/	
5. Shadow diagrams are required to show the impact of the proposal on solar access to the principal private open space and living rooms of neighbouring properties. Existing overshadowing by fences, roof overhangs and changes in level should also be reflected in the diagrams. It may also be necessary to provide elevations or views from sun diagrams to demonstrate appropriate solar access provision to adjoining development.	Shadow diagrams have been lodged with the proposal demonstrating the impact of the proposal on solar access to the open space of neighbouring properties and existing overshadowing.	

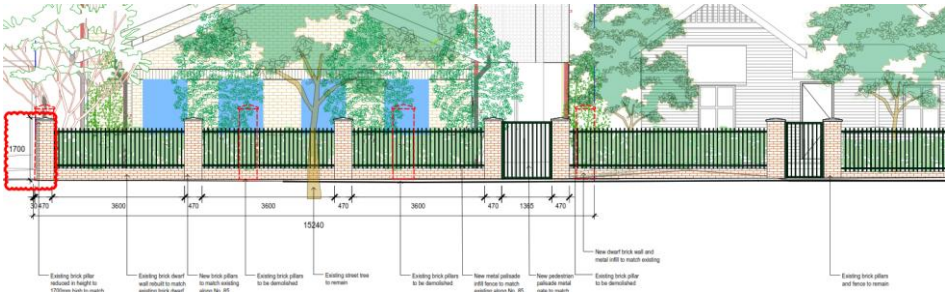
6.1.2.11 Materials, Colour Schemes and Details

6.1.2.11 Materials, Colour Schemes and Details		
Control	Proposal	Compliance
1. Large expansive surfaces of predominantly white, light or primary colours which would dominate the streetscape or other vistas should not be used.	No large expansive surfaces of predominantly white, light or primary colours are proposed to dominate the streetscape. The proposal demonstrates materials and finishes that in keeping with the area. Councils heritage officer has also deemed the proposed colours and finishes suitable within the context adjacent to heritage dwellings.	☒ Yes ☐ No ☐ N/A
2. New development should incorporate colour schemes that have a hue and tonal relationship with the predominant colour schemes found in the street.	A neutral colour scheme is proposed and is in keeping with the neutral hue and tonal relationship found in modern contemporary surrounding developments within the vicinity. The brick at ground floor level reflects the heritage nature surrounds.	

3. Matching buildings in a row should be finished in the same colour or have a tonal relationship.	No matching buildings are proposed.	
4. All materials and finishes utilised should have low reflectivity.	The proposal demonstrates materials and finishes that have a low reflectivity.	

Fences and Walls

6.4.1 Fences and Walls

Control	Proposal	Compliance
1. Fence heights are to be limited to a maximum of: i. 900mm for solid masonry; ii. 1.2m for open or partially transparent styles such as picket or palisade.	The proposed Landscape plans provide details of the demolition of existing front boundary brick piers and redundant driveway width gate. The proposed new brick piers and metal open form palisade are to match the height and style of the existing adjacent front boundary fencing in front of 87 The Avenue. The piers proposed are 1700mm in height above NGL and are lower than the existing front piers. Given the fencing is lower than existing and matches/is consistent with the existing adjacent fencing this variation is considered suitable. Refer to plan extract below.  Existing front fence and gate  Proposed front fence to match adjacent existing fencing of 87 The Avenue	☒ Yes ☐ No ☐ N/A

Any Planning Agreement Under Section 7.4

Section 4.15 (1) (a) (iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

There is no planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter under section 7.4 applicable to the proposal.

The Regulations

Section 4.15 (1) (a) (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

There are no regulations (to the extent that they prescribe matters for the purposes of this paragraph) applicable to the proposal.

The Likely Impacts of the Development

Section 4.15 (1) (b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Likely Impacts of the Development	
Natural Environment	The development is located within an established residential area and is not considered to result in unreasonable impact on the natural environment.
Built Environment	The built form and supporting infrastructure is appropriate with its setting and is consistent with the desired future character of the site.
Social Impact	The proposal will have no significant social impact on the locality.
Economic Impact	The proposal is not considered to result in unreasonable economic impact

Site Suitability

Section 4.15 (c) the suitability of the site for the development

The site is zoned SP2 Infrastructure (School) under Georges River Local Environmental Plan 2021 (GRLEP 2021).

The proposal is considered a suitable outcome for the subject site for the following reasons:

- The proposed use is permissible in the subject zone.
- The proposed development will not result in unreasonable impacts to the natural and built environment.
- The proposed development will not result in unreasonable amenity impacts to the adjoining neighbours.

Submissions

Section 4.15 (d) any submissions made in accordance with this Act or the regulations

The application and original lodged plans and documents were advertised and adjoining residents were notified by letter and given twenty-eight (28) days in which to view the plans and submit any comments on the proposal. No submissions were received during the neighbour notification period.

Revised Plans - Re-notification

The applicant lodged revised plans on Thursday, 26 June 2025. The applicant then lodged further final amended plans on Friday, 3 October 2025

In accordance with the requirements of Georges River Community Engagement Strategy these plans were not publicly exhibited as, in the opinion of Council, the changes being sought did not intensify or change the external impact of the development to the extent that neighbours ought to be given the opportunity to comment. The changes reduced external impacts by improving visual privacy/overlooking impact and reducing overshadowing impact for adjacent properties.

The Public Interest.

Section 4.15 (e) the public interest.

The proposal is considered to be in the public interest for the following reasons:

- The proposed use is permissible in the subject zone.
- The proposed development will not result in unreasonable impacts to the natural and built environment.
- The proposed development will not result in unreasonable amenity impacts to the adjoining neighbours.

Referrals

Internal Referrals

Internal Referrals		
Specialist	Comment	Outcome
Development Engineer	The officer has considered the following planning provisions: - Clause 5.21 of GRLEP 2021 - Clause 6.3 of GRLEP 2021 - Clause 6.9 of GRLEP 2021 - Part 3.10 of GRDCP 2021 - Georges River Stormwater Management Policy No objections raised to the proposal and conditions recommended.	Conditions imposed as recommended.



Landscape Officer	The officer has considered the following planning provisions: - SEPP (Biodiversity Conservation) 2021 - Part 3.2 of GRDCP 2021 - Part 3.3 of GRDCP 2021 - Georges River Tree Management Policy 2024 No objections raised to the proposal and conditions recommended.	Conditions imposed as recommended.
Urban Design	The officer has considered the following planning provisions: - Clause 6.10 of GRLEP 2021 - Part 5 of GRDCP 2021 No objections raised to the proposal. No conditions provided.	No objections raised to the proposal. No conditions provided.
Heritage Officer	The officer has considered the following planning provisions: - Clause 5.10 of GRLEP 2021 - Part 3.7 of GRDCP 2021 No objections raised to the proposal and conditions recommended.	Conditions imposed as recommended.
Traffic Engineering	The officer has considered the following planning provisions: - Clause 6.9 of GRLEP 2021 - Part 3.13 of GRDCP 2021 No objections raised to the proposal and conditions recommended.	Conditions imposed as recommended.
Asset and Infrastructure	The officer has considered the following planning provisions: - Clause 6.9 of GRLEP 2021 - Part 3.13 of GRDCP 2021 - Part 3.15 of GRDCP 2021 No objections raised to the proposal and no conditions provided.	No objections raised to the proposal and no conditions provided.

Building Surveyor	The officer has considered the proposal in relation to general compliance with the Fire Safety and construction provisions of Clause 69 of the EP&A Regulation and Building Code of Australia (BCA).	No objections raised to the proposal and conditions imposed as recommended including some performance solution requirements.
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External Referrals

External Referrals		
Referral Body	Comment	Outcome
Ausgrid	The referral body has considered the following planning provisions: - Clause 2.48 of SEPP (Transport and Infrastructure) 2021 No objections raised to the proposal and conditions recommended.	Conditions imposed as recommended.
Sydney Airport	The referral body considered the proposal in relation to an application for approval of a controlled activity pursuant to s.183 Airports Act - Notification of decision under Reg 15A (2) of the Airports (Protection of Airspace) Reg's 1996.	Advice conditions imposed as recommended.

Contributions

The development is subject to Section 7.12 Contributions. In accordance with the Georges River Local Development Contributions Plan 2021, a condition of consent requiring payment of the contribution and identifying it is subject to indexation in accordance with the plan has been imposed.

Conclusion

The proposal has been assessed with regard to the matters for consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The proposal has been assessed against the provisions of the relevant State Environmental Planning Policy, Georges River Local Environmental Plan 2021 and Georges River Development Control Plan 2021 and /complies with the development standards of the Local Environmental Plan and meets the objectives of the Development Control Plan. The proposal is recommended for approval subject to conditions.

Determination

Approval of Application

Pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979 (as amended), the delegated officer determines DA2024/0609 for demolition of existing demountable buildings and construction of a new two (2) storey science laboratory building with associated landscaping on Lot 99 / DP 1595, Lot 2 / DP 166769, Lot 97 / DP 1595, Lot 1 / DP 166769, Lot B / DP 332108, Lot A / DP 363725, Lot 27 / DP 1595, Lot 2 / DP 319591 on land known as 83-95 The Avenue, Hurstville NSW 2220 and 78-98 Park Road, Hurstville , as an approval for the reasons below subject to the conditions referenced in Appendix 1:



Signed

Assessing Officer: Julia Hunt

Title: Senior Assessment Planner

Date: 26/11/2025

The application is recommended for determination under the delegation associated with my position.



Delegated Officer: Peter Oriehov

Title: Coordinator Development Assessment

Date: 01/12/2025

The application is determined in accordance with the recommendation and delegation under PLN03 associated with my position.

Appendix 1 - Conditions

SPECIFIC DEVELOPMENT CONDITIONS

Schedule A – Site Specific Conditions

GENERAL CONDITIONS

These conditions have been imposed to ensure that the development is carried out in accordance with the approved plans and to ensure that the appropriate fees and bonds are paid in relation to the development.

1. Approved Plans

The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Reference No.	Date	Description	Revision	Prepared by
SCI_DA006	3/10/2025	Proposed Site Plan	Issue 12	Leaf Architecture
SCI_DA080	3/10/2025	Demolition- Ground level plan	Issue 12	Leaf Architecture
SCI_DA101	3/10/2025	Proposed Ground Level Plan	Issue 12	Leaf Architecture
SCI_DA111	3/10/2025	Proposed Level 1 Plan	Issue 15	Leaf Architecture
SCI_DA112	3/10/2025	Proposed Roof Plan	Issue 14	Leaf Architecture
SCI_DA200	3/10/2025	Proposed Elevations 1	Issue 13	Leaf Architecture
SCI_DA201	3/10/2025	Proposed Elevations 2	Issue 13	Leaf Architecture
SCI_DA250	3/10/2025	Sections 1 and 2	Issue 13	Leaf Architecture
SCI_DA260	3/10/2025	Streetscape The Avenue	Issue 12	Leaf Architecture
SCI_DA270	3/10/2025	Signage Drawing	Issue 4	Leaf Architecture
L-010	30/9/2025	Landscape Plan	F	Space Landscape Designs



L-020	26/9/2025	Tree removal and tree retention plan	E	Space Landscape Designs
L-030	30/9/2025	Planting plan	E	Space Landscape Designs
L-040	30/9/2025	Front fence elevation	E	Space Landscape Designs
L-050	26/9/2025	Landscape Details	D	Space Landscape Designs
L-060	26/9/2025	Deep soil plan	D	Space Landscape Designs
C.10	2/12/2024	Soil erosion and sediment control plan	P3	Birzulis Associates
C.11	2/12/2024	Soil erosion and sediment control plan	P3	Birzulis Associates
C.20	24/9/2025	Civil works drainage – overall site	P4	Birzulis Associates
C.21	24/9/2025	Civil works drainage-Sheet 1	P4	Birzulis Associates
C.22	2/12/2024	Civil works drainage - Sheet 2	P1	Birzulis Associates
C.30	2/12/2024	Stormwater Details 01	P3	Birzulis Associates
C.31	2/12/2024	Stormwater details 02	P3	Birzulis Associates
C.35	2/12/2024	OSD Tank Details	P3	Birzulis Associates
C.40	30/9/2025	Bulk excavation and cut and fill plan	P4	Birzulis Associates
C.70	24/9/2025	Catchment plan	P4	Birzulis Associates

- 2. Fees to be paid** - The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.georgesriver.nsw.gov.au).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Council will only accept Bank Cheque or Electronic Funds Transfer (EFT) for transaction values of \$500,000 or over. Council must be contacted prior to payment to determine correct total amount to be paid and bank account details (if applicable).

A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	
Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See https://portal.longservice.nsw.gov.au/bci/levy/	
Builders Damage Deposit	\$18,836.64
Inspection Fee for Refund of Damage Deposit	\$385 per inspection
DEVELOPMENT CONTRIBUTIONS	
Georges River Council Section 7.12 Development Contributions Plan 2021	\$101,488.25

General Fees

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

Development Contributions

A Section 7.12 contribution has been levied on the subject development pursuant to the Georges River Council Section 94A Contributions Plan 2017.

Timing of Payment

The contribution must be paid and receipted by Council prior to the release of the Construction Certificate.

Further Information

A copy of the all current Development Contributions Plans may be inspected or a copy purchased at Council's offices (Georges River Civic Centre, MacMahon Street, Hurstville and Kogarah Library and Service Centre, Kogarah Town Square, Belgrave Street, Kogarah) or viewed on Council's website www.georgesriver.nsw.gov.au.

3. Damage Deposit - Major Works

In order to insure against damage to Council property the following is required:

- (a) Pay Council, before the issue of the Construction Certificate, a damage deposit for the cost of making good any damage caused to any Council property as a result of the development: \$18,836.64.
- (b) Pay Council, before the issue of the Construction Certificate, a non-refundable inspection fee to enable assessment of any damage and repairs where required: \$385

- (c) Submit to Council, before the commencement of work, a dilapidation report of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will review the dilapidation report and the Works-As-Executed Drawings (if applicable) and inspect the public works.

The damage deposit will be refunded in full upon completion of work where no damage occurs and where Council is satisfied with the completion of works. Alternatively, the damage deposit will be forfeited or partly refunded based on the damage incurred.

SEPARATE APPROVALS UNDER OTHER LEGISLATION

These conditions have been imposed to ensure that the applicant is aware of any separate approvals required under other legislation, for example: approvals required under the Local Government Act 1993 or the Roads Act 1993.

4. Removal of redundant Vehicular Crossing

The existing vehicular crossing and layback which is redundant in front of 83 The Avenue must be removed. The kerb and gutter, any other footpath and turf areas shall be restored at the expense of the applicant. The work shall be carried out in accordance with Council's specification, applying at the time construction approval is sought.

Constructing a footpath requires separate approval under Section 138 of the Roads Act 1993, prior to the commencement of those works.

5. Engineering - Section 138 Roads Act and Section 68 Local Government Act 1993

Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure.

A separate approval is required to be lodged and approved under **Section 138 of the Roads Act 1993** and/or **Section 68 of the Local Government Act 1993** for any of the following activities carried out in, on or over a public road (including the footpath):

- (a) Placing or storing materials or equipment;
- (b) Placing or storing waste containers or skip bins;
- (c) Erecting a structure or carrying out work
- (d) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (e) Pumping concrete from a public road;
- (f) Pumping water from the site into the public road;
- (g) Constructing a vehicular crossing or footpath;
- (h) Establishing a "works zone";
- (i) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (j) Stormwater and ancillary works in the road reserve; and
- (k) Stormwater and ancillary to public infrastructure on private land
- (l) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.

These separate activity approvals must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the **Construction Certificate**.

The relevant Application Forms for these activities can be downloaded from Georges River Council's website at: www.georgesriver.nsw.gov.au

For further information, please contact Council's Customer Service Centre on (02) 9330 6400.

6. Building - Hoarding Application

Prior to demolition of the buildings on the site or the commencement of work above ground level a separate application for the erection of an A class (fence type) or a B class hoarding or C type scaffold, in accordance with the requirements of Work Cover Authority of NSW, must be erected along that portion of the footway/roadway where the building is within 3.0 metres of the street boundary. An application for this work under Section 68 of the Local Government Act 1993 and the Roads Act 1993 must be submitted for approval to Council.

The following information is to be submitted with a Hoarding Application under s68 of the Local Government Act and s138 of the Roads Act 1993:

- (a) A site and location plan of the hoarding with detailed elevation, dimensions, setbacks, heights, entry and exit points to/from the site, vehicle access points, location of public utilities, electrical overhead wire protection, site management plan and builders sheds location; and
- (b) Hoarding plan and details that are certified by an appropriately qualified engineer; and
- (c) The payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges (available on our website) before the commencement of work; and
- (d) A Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained a copy provided to Council. The Policy is to note Council as an interested party; and

7. Engineering - Road Opening Permit

A Road Opening Permit must be obtained from Council, in the case of local or regional roads, or from the Roads and Traffic Authority, in the case of State roads, for every opening of a public road reserve to access services including sewer, stormwater drains, water mains, gas mains, and telecommunications before the commencement of work in the road.

REQUIREMENTS OF OTHER GOVERNMENT AGENCIES

These conditions have been imposed by other NSW Government agencies either through their role as referral bodies, concurrence authorities or by issuing General Terms of Approval under the Integrated provisions of the Environmental Planning and Assessment Act 1979.

8. Sydney Water – Tap in TM

The approved plans must be submitted to a Sydney Water Tap inTM to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately endorsed. For details please refer to 'Plumbing, building and developing' section of Sydney Water's web site at www.sydneywater.com.au then see 'Building', or telephone 13000 TAP IN (1300 082 746). The Certifying Authority must ensure that a Tap inTM agent has appropriately stamped the plans prior to the issue of the Construction Certificate.

9. Ausgrid Underground Cables are in the vicinity of the development.

Special care should be taken to ensure that driveways and any other construction activities do not interfere with existing underground cables located in the footpath or adjacent roadways.

It is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Information regarding the position of cables along footpaths and roadways can be obtained by contacting Before You Dig Australia (BYDA). In addition to BYDA the proponent should refer to the following documents to support safety in design and construction: SafeWork Australia – Excavation Code of Practice. Ausgrid's Network Standard NS156 which outlines the minimum requirements for working around Ausgrid's underground cables. The following points should also be taken into consideration. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Should ground levels change above Ausgrid's underground cables in areas such as footpaths and driveways, Ausgrid must be notified, and written approval provided prior to the works commencing. Should ground anchors be required in the vicinity of Ausgrid underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

10. Ausgrid Overhead Powerlines are in the vicinity of the development.

The developer should refer to SafeWork NSW Document – Work Near Overhead Powerlines: Code of Practice. This document outlines the minimum separation requirements between electrical mains (overhead wires) and structures within the development site throughout the construction process. It is a statutory requirement that these distances be maintained throughout the construction phase. Consideration should be given to the positioning and operating of cranes, scaffolding, and sufficient clearances from all types of vehicles that are expected to be entering and leaving the site. The "as constructed" minimum clearances to the mains must also be maintained. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid's website at www.ausgrid.com.au. It is the responsibility of the developer to verify and maintain minimum clearances onsite. In the event where minimum safe clearances are not able to be met due to the design of the development, the Ausgrid mains may need to be relocated in this instance. Any Ausgrid asset relocation works will be at the developer's cost.

11. New Driveways - Proximity to Existing Poles

Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for any deviation to this distance.

12. New or modified connection

To apply to connect or modify a connection for a residential or commercial premises. Ausgrid recommends the proponent to engage an Accredited Service Provider and submit a connection

application to Ausgrid as soon as practicable. Visit the Ausgrid website for further details; <https://www.ausgrid.com.au/Connections/Get-connected>

Additional information can be found in the Ausgrid Quick Reference Guide for Safety Clearances "Working Near Ausgrid Assets - Clearances". This document can be found by visiting the following Ausgrid website: www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries

Should you require further information please contact Ausgrid via email to Development@ausgrid.com.au

13. Sydney Airport advice

Should the height of any temporary structure and/or equipment be greater than 15.24 metres AEGH, a new approval must be sought in accordance with the Civil Aviation (Buildings Control) Regulations Statutory Rules 1988 No. 161.

Construction cranes may be required to operate at a height significantly higher than that of the proposed development and consequently, may not be approved under the Airports (Protection of Airspace) Regulations.

Sydney Airport advises that approval to operate construction equipment (ie cranes) should be obtained prior to any commitment to construct.

PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

These conditions either require modification to the development proposal or further investigation/information prior to the issue of the Construction Certificate to ensure that there is no adverse impact.

14. Erosion & Sedimentation Control

Erosion and sediment controls must be provided to ensure:

- (a) Compliance with the approved Erosion & Sediment Control Plan
- (b) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval)
- (c) all clan water run-off is diverted around cleared or exposed areas
- (d) silt fences, stabilised entry/exit points or other devices are installed to prevent sediment from entering drainage systems or waterways
- (e) all erosion and sediment controls are fully maintained for the duration of demolition, excavation and/or development works
- (f) controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadway
- (g) all disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar
- (h) Compliance with Managing Urban Stormwater – Soils and Construction (Blue Book) produced by Landcom 2004.

These measures are to be implemented before the commencement of work (including demolition and excavation) and must remain until the issue of the occupation certificate.

15. Construction Site Management Plan - Major Development

A Site Management Plan must be submitted with the application for the Construction Certificate, and must include the following measures:

- location of protective site fencing;
- location of site storage areas/sheds/equipment;
- location of building materials for construction, e.g. stockpiles
- provisions for public safety;
- dust control measures;
- method used to provide site access location and materials used;
- details of methods of disposal of demolition materials;
- method used to provide protective measures for tree preservation;
- provisions for temporary sanitary facilities;
- location and size of waste containers/skip bins;
- details of proposed sediment and erosion control measures;
- method used to provide construction noise and vibration management;
- construction traffic management details;
- safety management plan for the protection of the students and staff in and around the site during construction.

The site management measures are to be implemented prior to the commencement of any works including demolition and excavation. The site management measures are to be maintained throughout the works, to maintain reasonable levels of public health, safety and amenity. A copy of the Site Management Plan must be retained on site and is to be made available upon request.

16. Construction vehicle and pedestrian plan of management

Prior to the issuing of a Construction Certificate, a Construction Vehicle and Pedestrian Plan of Management (CVPPM) shall be submitted to Council for the approval of Council's Senior Traffic and Parking Assessment Officer. The CVPPM shall be prepared for the various stages of the development and include, but not be limited to, the following:

- (a) Details of the scope of works to be undertaken during the demolition, excavation, construction stages etc., and the duration of each.
- (b) Indicate the consent approved hours of work.
- (c) Identify the routes to be travelled within the Council area for trucks travelling to and from the site.
- (d) Identify other developments occurring concurrently in the area including those within the street and up to 500m from the site.
The developer/builder shall liaise fortnightly with other identified developers/builders to minimize any cumulative traffic impacts.
- (e) Include a plan showing the location of any schools, preschools and long day care centres within 200m of the site.
- (f) Detail the number of and where construction worker vehicles will be parked during the various stages of the development.
- (g) Identify any proposed temporary road closures, temporary changes to traffic flow and loss of pedestrian or cyclist access likely to occur as a result of works being undertaken during the various work stages.
- (h) Detail the size (including dimensions), number and frequency of trucks movements to and from the site during the various stages of work.
- (i) Include copies of all required Traffic Control Plans (TCPs). All TCP's shall be prepared by RMS accredited persons.
- (j) Provide swept wheel path drawings for the different types of vehicles accessing the site. The swept wheel path drawings:
 - Are required to confirm truck movements into and out of the site associated with the various stages of development will not damage public or private infrastructure/property.
 - Are required to confirm truck movements into and out of the site can be carried out without a loss of on street vehicle parking spaces either in close proximity to or removed from the site.
 - Shall be prepared by a suitably qualified and experienced traffic engineering consultant.

(k) Show the location and length of any proposed Works Zones including any adjustments required to Council's infrastructure, parking control signs etc. to implement the zones. NOTE: Works Zones require the approval of the Georges River Council Traffic Committee prior to installation.

(l) Show the locations of where it is proposed to stand trucks remote from the site should they be unable on arrival to immediately enter the site or an approved Works Zone. Double parking, parking in NO STOPPING/NO STANDING zones or across neighbouring property driveways is not permitted.

NOTE: A copy of the approved CVPPM must be kept at the site and made available to the Principal Certifying Authority or Council on request.

17. Non-combustible building elements

In a building required to be of Type B construction, the following building elements and their components must be non-combustible:

- External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation.
- The flooring and floor framing of lift pits.
- Non-loadbearing internal walls where they are required to be fire-resisting.

Fibre cement cladding and The perforated Colorbond panels providing shading and acoustic treatment to the northern facade required to be subject to a performance assessment to be conducted by a suitably qualified and experienced façade engineer, or other person as deemed suitable at Construction Certificate stage due to it falling outside the prescribed materials by NCC 2022.

18. Fire hazard properties

The fire hazard properties of the following internal linings, materials and assemblies within a Class 2 to 9 building must comply with Specification 7:

- Floor linings and floor coverings.
- Wall linings and ceiling linings.
- Air-handling ductwork.
- Lift cars

19. Plant Room and Separation of any other Equipment

Separating of construction must have an FRL as required by Specification 5, but not less than 120/120/120; and any doorway protected with a self-closing fire door having an FRL of not less than –/120/30. It is important to ensure when separating a lift shaft and lift motor room, an FRL not less than 120/–/–.

20. Electricity Substation & Main Switchboard

(1) An electricity substation

- If located within a building must be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30.

(2) A main switchboard

- If located within the building which sustains emergency equipment operating in the emergency mode must be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30.

21. Protection of openings

Number opening such as window/door openings are located less than 3.0m Exposure to Fire Source Features/Boundaries. Therefore, **Performance solutions are required to remove this criterion of providing protection for these openings located almost all the external walls facing title boundaries.**

An Engineered Performance solution must be developed by an appropriately qualified and registered professional in accordance with Part 3, Division 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. This performance solutions must be submitted prior Construction Certificate (CC) stage.

22. Openings in fire-isolated lift shafts

Doorways — If a lift shaft is required to be fire-isolated, an entrance doorway to that shaft must be protected by –/60/– fire doors that comply with AS 1735.11

23. Access and Egress

An exit, as required by the NCC/BCA 2022 is required to lead to a road or open space, which is defined as: A space on the allotment, or a roof or similar part of a building adequately protected from fire, open to the sky and connected directly with a public road.

According to Architectural drawings, Stair 1 does not meet this requirement as it is located on a separate allotment. A Performance Solution is to be obtained to allow for egress from the Proposed Science Labs Building allotments, and utilising the existing egress strategies across the campus.

24. When fire-isolated stairways Required.

The proposed stair connects only ground level to first level, passes through or passes by not more than 2 consecutive storeys, therefore fire-isolated stair is not required.

25. Exit travel distances

No point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 m. **It appears the travel distances are exceeding the maximum limit of 40.0m, therefore Performance solutions are required by a suitably qualified person in consultation with the Certifier who will be appointed by the applicant/owner.**

26. Facilities in Class 3 to 9 buildings - Part F4, Clause F4D4-

If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex. It appears only Seven (# 7) Staff members

Please Note NO separate facilities provided for Male & Female Students which require RE-DESIGN not Performance Solutions

27. Part E1 – Clause E1D14

Fire Services - Portable Fire Extinguishers are required in accordance with AS 2444 It is recommended providing a Type ABE, 2.5 kg Portable Fire Extinguisher,

28. Section J Energy Provisions

All energy efficiency measures must be implemented as per Accredited Energy Consultants Report prior to the application for the Construction Certificate (CC) to satisfy all the deemed-to-satisfy provisions of relevant parts of Section J, NCC 2022 Volume 1.

29. Fire Safety Measures

Prior to the issue of a construction certificate a list of the essential fire safety measures that are to be provided in relation to the land and any building on the land as a consequence of the building work must accompany an application for a construction certificate, which is required to be submitted to either Council or a PCA. Such list must also specify the minimum standard of performance for each essential fire safety measure included in the list. The Council or PCA will then issue a Fire Safety Schedule for the building.

30. Structural details



Engineer's details prepared by a practising Structural Engineer being used to construct structural related works, structural beams, columns & any other structural members. The details are to be submitted to the Principal Certifying Authority for approval prior to construction of the specified works. A copy shall be forwarded to Council where Council is not the PCA.

31. Engineer's Certificate

A certificate from a professional Engineer specialising in structural engineering certifying the structural adequacy of the existing structure, to support all proposed additional superimposed loads shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

32. Operation of latch

A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor.

33. Access for Persons with a Disability

[Access and/or sanitary facilities] for persons with disabilities must be provided to the premises/building in accordance with the requirements of the Premises Standards, the Building Code of Australia, and AS 1428.1. Details must be submitted with the Construction Certificate Application for approval. In accordance with Clause D4D2 of NCC/BCA 2022 Vol 1, General building access requirements for Class 9b facility, access must be provided to and within all areas normally used by the occupants.

34. Accessible features required for passenger lifts

In an accessible building, every passenger lift must have a handrail complying with the provisions for a mandatory handrail in AS 1735.12 with Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep.

35. Development Engineering - Stormwater System

The submitted stormwater plan has been assessed as a concept plan only. Final detailed plans of the drainage system, prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate.

(a) All stormwater shall drain by gravity to existing stormwater outlet pipe connecting to the Kerb Inlet Pit at Park street, as proposed in accordance with the Australian/New Zealand Standard AS/NZS 3500.3: 2015 (as amended).

(b) Adequacy of the capacity of existing 150 mm diameter outlet pipe must be checked to ensure additional volume can be catered and calculations are to be submitted with the construction certificate documents.

36. Development Engineering - On Site Detention

An onsite detention (OSD) facility designed by a professional engineer who specialises in Hydraulic engineering must be designed, approved and installed.

The required OSD storage requirements and permissible discharge are to be calculated in accordance with Table 3 of Council's Stormwater Management Policy.

The OSD facility shall be designed to meet all legislated safety requirements and child proof safety fencing around the facility must be provided where the OSD facility is open or above ground when the design peak storage depth is greater than 300mm. A durable metal plate or similar sign is to be placed at the OSD facility and must bear the words:

"BEWARE: This is an on-site detention basin/tank for rainwater which could overflow during heavy storms."

Full details shall accompany the application for the Construction Certificate.

37. Stormwater Drainage Plan Details

Stormwater drainage plans including pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits prepared by a professional engineering specialising in hydraulic engineering shall be submitted with the Construction Certificate application.

These plans shall be prepared in accordance with the Australian Institute of Engineers Australian Rainfall and Runoff (2016) and stormwater drainage guide lines.

38. Waste – Waste Management Plan

A Waste Management Plan incorporating all requirements in respect of the provision of waste storage facilities, removal of all materials from the site that are the result of site, clearing, extraction, and, or demolition works and the designated Waste Management Facility shall be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate.

PRIOR TO THE COMMENCEMENT OF WORK (INCLUDING DEMOLITION AND EXCAVATION)

These conditions have been imposed to ensure that all pre-commencement matters are dealt with and finalised prior to the commencement of work.

39. Site sign – Soil & Erosion Control Measures

Prior to the commencement of works (including demolition and excavation), the durable site sign issued by Georges River Council in conjunction with this consent must be erected in a prominent location on site. The site sign warns of the penalties which apply to pollution, storing materials on road or footpath and breaches of the conditions relating to erosion and sediment controls. The sign must remain in a prominent location on site up until the completion of all site and building works.

40. Demolition and Asbestos

The demolition work shall comply with the provisions of Australian Standard AS2601:2011 - Demolition of Structures, NSW Work Health and Safety Act 2011 and the NSW Work Health and Safety Regulation 2011. The work plans required by AS2601-2001 shall be accompanied by a written statement by a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the safety statement shall be submitted to the Principal Certifying Authority prior to the commencement of works.

For demolition work which involves the removal of asbestos, the asbestos removal work must be carried out by a licensed asbestos removalist who is licensed to carry out the work in accordance with the NSW Work Health and Safety Act 2011 and the NSW Work Health and Safety Regulation 2011 unless specified in the Act and/or Regulation that a license is not required.

The asbestos removal work shall also be undertaken in accordance with the How to Safely Remove Asbestos: Code of Practice published by Work Cover NSW.

Copies of the Act, Regulation and Code of Practice can be downloaded free of charge from the Work Cover NSW website: www.workcover.nsw.gov.au

41. Demolition Notification Requirements



The following notification requirements apply to this consent:

- a) The developer /builder must notify adjoining residents five (5) working days prior to demolition. Such notification is to be a clearly written note giving the date demolition will commence, contact details of the developer/builder, licensed asbestos demolisher and the appropriate regulatory authority. Notification is to be placed in the letterbox of every premises (including every residential flat or unit, if any) either side and immediately at the rear of the demolition site.
- b) Five (5) working days prior to demolition, the developer/builder is to provide written notification to Hurstville City Council advising of the demolition date, details of the WorkCover licensed asbestos demolisher and the list of residents advised of the demolition.
- c) On demolition sites where buildings to be demolished contain asbestos, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position (from street frontage) on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site to an approved waste facility.

42. Demolition work involving asbestos removal

Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the Work Health and Safety Regulation 2011.

43. Utility Arrangements

Arrangements are to be made with utility authorities in respect to the services supplied by those authorities to the development. The cost associated with the provision or adjustment of services within the road and footway areas is to be at the applicant's expense.

44. Heritage site induction ('toolbox talks')

Prior to the commencement of any works, all contractors, tradesmen and the like, shall be given a heritage site induction ('toolbox talk').

The heritage site induction shall be delivered by a suitably qualified Heritage Consultant and shall ensure that all contractors, tradesmen and the like, are made aware that:

- i) The site contains an item of heritage significance.
- ii) There are statutory obligations under the National Parks and Wildlife Act 1974 and Heritage Act 1977 for all works to cease and Council notified of any unexpected built archaeological or Aboriginal archaeological finds during works.

Reason: To ensure all persons undertaking works on the site are aware of the heritage restrictions and obligations.

DURING WORK

These conditions have been imposed to ensure that there is minimal impact on the adjoining development and surrounding locality during the construction phase of the development.



45. Development Assessment - Hours of construction, demolition and building related work

Any work or activity associated with the development consent that requires the use of any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to the site shall not be performed, or permitted to be performed, except between the hours of 7.00 am to 5.00 pm, Monday to Saturday inclusive. No work or ancillary activity shall be permitted to be performed on any Sunday, Good Friday, Christmas Day or any Public Holiday. A penalty infringement notice may be issued for any offence.

In addition to the foregoing requirements, construction work on all buildings shall be prohibited on Saturdays and Sundays on weekends adjacent to a public holiday.

46. Development Assessment – Ground levels & retaining walls

The ground levels of the site shall not be excavated, raised or filled, or retaining walls constructed on the allotment boundary, except where indicated on approved plans or approved separately by Council.

47. Development Engineering - Cost of work to be borne by the applicant

The applicant shall bear the cost of all works associated with the construction of the development that occurs on Council property. Care must be taken to protect Council's roads, including the made footway, kerbs, etc., and, where plant and vehicles enter the site, the footway shall be protected against damage by deep-sectioned timber members laid crosswise, held together by hoop iron straps and chamfered at their ends. This construction shall be maintained in a state of good repair and condition throughout the course of construction.

48. Tree Removal prohibited on adjoining properties

No tree on Council's public footway, public reserves or on neighbouring properties and protected under the Georges River Tree Management Policy 2024 may be removed, pruned or otherwise damaged without Council consent.

49. Tree Removal and Replacement Planting on site

Permission is granted for the removal of all trees listed for removal in the Arboricultural Impact Assessment Report prepared by Tree Report dated 17 June 2025.

All tree removal shall be carried out by a minimum AQF Level 3 Arborist with appropriate insurance. Tree removal is to be undertaken safely and in compliance with AS 4373-2007 - Pruning of Amenity Trees and Tree Works Industry Code of Practice (Work Cover NSW 1.8.98).

50. Tree Removal prohibited on adjoining properties

No tree on Council's public footway, public reserves or on neighbouring properties and protected under the Georges River Tree Management Policy 2024 may be removed, pruned or otherwise damaged without Council consent.

51. Tree Protection

a) All trees within and adjoining the site must be protected in accordance with Australian Standards AS4970-2009 Protection of Trees on Development Sites.

b) The storage or mixing of materials, washing equipment, disposal of liquids or building materials, site sheds etc. must not occur within 5 meters of the trunk of any tree (inc. neighbouring trees).

c) Excavation must not occur within the Tree Protection Zone (TPZ).

d)Without prejudice to cause (c) above, any excavation works within the TPZ of any tree must be referred to the Site Arborist with regards to tree protection, prior to the commencement of the works. All excavation works within the TPZ of any tree must be undertaken using non-destructive methods (by hand/ Airspade/ hydro-vac etc.) to ensure no tree root greater than 30mm diameter or section of root mass are damaged, pruned or removed.

e)Footings/piers/posts must be relocated / realigned if any tree root greater than 30mm diameter is present. A minimum of 150mm clearance must be provided between the footing/piers/posts and tree root.

f)Alternative installation methods for services such as redirection of services or directional boring must be employed where roots greater than 30mm diameter or a section of root mass (palm tree roots) are encountered during the installation of any services within the TPZ of any tree.

g)The consent of Council's Landscape & Arboriculture Assessment Officer must be obtained prior to undertaking of any tree pruning works or pruning of any tree roots greater than 30mm diameter.

h)Any damage to existing trees as a result of construction activities must be immediately reported to Council's Landscape & Arboriculture Assessment Officer. Any damage to existing trees as a result of construction activities may result in a prosecution under the Local Government Act 1993 and/or the Environmental Planning Assessment Act 1979.

52. Street Tree Protection

All street trees directly outside the site must be retained and protected in accordance with Australian Standard AS 4970-2009: Protection of trees on development sites. The street trees must be protected during the construction works as follows:

a)Tree protection installation must be undertaken prior to the commencement of any works. The protection must be installed and certified by a qualified AQF Level 5 Arborist.

b)Nothing is to be attached or fixed to any street tree.

c)The storage or mixing of materials, washing equipment, disposal of liquids or building materials, site sheds etc. must not occur under/around the tree canopy or within 8 meters of the truck/branches of any street tree.

d)Any excavation works suspected/ known to have tree roots greater than 30mm diameter must be undertaken by hand and supervised by Project Arborist.

e)Any excavation works for services / hydraulics / drainage etc. must not be undertaken within the Tree Protection Zone (TPZ).

f)Alternative installation methods for services, such as redirection or services or directional drilling/boring must be employed where large woody roots greater than 30mm diameter are encountered during installation of any services adjacent to the specified TPZ.

g)Existing kerb sections adjacent to any street tree must not be removed without approval from Council. Removal of kerbs adjacent to mature trees can cause trees to become unstable.

h)Any damage to street trees as a result of construction activities must be immediately reported to Council's Landscape & Arboriculture Assessment Officer. Any damage to street trees as a result of construction activities may result in a prosecution under the Local Government Act 1993 and/or the Environmental Planning Assessment Act 1979.

53. Landscape Works

All landscape works shall be carried out in accordance with the approved landscape plans (submitted at CC), subject to the following -

a) The applicant must engage a licensed and reputable nursery grower early within the build phase and order all trees and plant material early to ensure that all tree and plant material, pot/bag sizes and quantities are guaranteed at the time of the landscape and planting phase.

b) All new trees shown on Landscape Plans must be a minimum of 75/100/150L and fully self-supporting without being tied to a prop (i.e. steaked) at the time of planting.

c) New tree plantings must be grown to AS2303 – 2018, Tree stock for landscape use and be planted by a Horticulturalist or AQF level 3 Arborist.

d) All trees proposed upon the approved landscape plan shall comply with AS 2303 – 2018, Tree Stock for Landscape use and be fully self-supporting without being tied to a prop (i.e. steaked).

54. Screen Planting

The planting of suitable screen planting along the southern boundary shall be undertaken. The screen plants shall be provided in minimum 300mm containers and planted at minimum 1500mm centres. Suitable species must reach a minimum mature height of 5m and include (but are not limited to) the following:

- *Acmena smithii* (dwarf varieties)
- *Elaeocarpus eumundii*
- *Waterhousia floribunda*
- *Camellia* varieties
- *Magnolia* (dwarf varieties)

55. Worksite traffic and pedestrian control

Traffic and pedestrian control shall be in accordance with TfNSW 'Traffic Control at Works Sites- Technical Manual' version 6.1- February 2022.

56. Archaeology

As required by the National Parks and Wildlife Service Act 1974 and the Heritage Act 1977, in the event that Aboriginal cultural heritage or historical cultural fabric or deposits are encountered/discovered where they are not expected, works must cease immediately and Council and Heritage NSW must be notified of the discovery.

In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including any the statutory requirements under the Heritage Act 1977.

Note: The National Parks and Wildlife Service Act 1974 and the Heritage Act 1977 impose substantial penalty infringements and / or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.

Reason: Statutory requirements for the protection of archaeology.

57. Temporary storage of materials, equipment and waste during works

All construction materials, equipment and demolition / construction waste shall be stored wholly within the allotment boundaries and shall be stored, contained or stockpiled in such locations that

do not cause any impacts to existing built structures including ancillary structures, walls or fences, or established gardens.

Reason: Protection of significant features of the site.

58. Waste – Waste Management Facility

All materials removed from the site as a result of demolition, site clearing, site preparation and, or excavation shall be disposed of at a suitable Waste Management Facility. No vegetation, article, building material, waste or the like shall be ignited or burnt whatsoever or in association with the work on site. Copies of all receipts for the disposal, or processing of all such materials shall be submitted to the Principal Certifying Authority.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

These conditions have been imposed to ensure that all works have been completed in accordance with the Development Consent prior to the issue of the Occupation Certificate.

59. Completion of Landscape Works

All landscape works, the planting of all tree and plant material in accordance with approved landscape plans and specifications and conditions of consent, must be completed prior to the issue of a final occupation certificate for the site. A certificate of compliance for the planting of all trees and shrubs proposed for the site must be prepared by a qualified Horticulturist, Landscape Designer or AQF Level 5 Arborist and forwarded to the PCA for approval prior to the issue of an occupation certificate. Documentation must be made available to Council's Tree Compliance Officer on request.

60. Completion of Removal of redundant Driveway and landscaping reinstatement works

Prior to the issue of a Final Occupation Certificate, the following works must be completed at the applicant's expense to the satisfaction of Council's Engineering Services section:

Removal of redundant driveway and vehicular crossing and layback and reinstatement with turf and footpath and new reinstated kerb and guttering within the road related area.

Council's Assets and Infrastructure Section must advise in writing that the works have been completed to their satisfaction prior to the issue of the Occupation Certificate. [Note: The damage deposit paid to Council will not be released until the works have been completed to Council's satisfaction.

61. Fire Safety Certificate before Occupation or Use

In accordance with Clause 153 of the Environmental Planning and Assessment Regulation 2000, on completion of building works and prior to the issue of an Occupation Certificate, the owner must cause the issue of a Final Fire Safety Certificate in accordance with Clause 170 of the aforesaid Regulation. The Fire Safety Certificate must be in the form or to the effect of Clause 174 of the Environmental Planning and Assessment Regulation, 2000. In addition, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated, such a Certificate is to state:

(a) That the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so.

(b) That as at the date of the assessment the measure was found to be capable of functioning at a standard not less than that required by the attached Schedule. [NOTE: ATTACH SCHEDULE]

A copy of the certificate is to be given by the applicant to the Commissioner of Fire & Rescue NSW and a further copy is to be displayed in a frame and fixed to a wall inside the building's main entrance.

62. Requirements prior to the issue of the Occupation Certificate

The following shall be completed and or submitted to the PCA prior to the issue of the Occupation Certificate:

- a) All the stormwater/drainage works shall be completed in accordance with the approved Construction Certificate plans prior to the issue of the Occupation Certificate.
- b) Replace the redundant vehicle crossing and layback with kerb and guttering, and replace redundant concrete with turf.

63. Development Engineering – Restriction to User and Positive Covenant for On-Site Detention Facility

A Restriction on Use of the Land and Positive Covenant shall be created and registered on the title of the property, which places the responsibility for the maintenance of the on-site stormwater management system on the owners of the land. The terms of the instrument are to be in accordance with Council's standard terms and restrictions which are as follows;

Restrictions on Use of Land

The registered proprietor shall not make or permit or suffer the making of any alterations to any on-site stormwater management system which is, or shall be, constructed on the lot(s) burdened without the prior consent in writing of Georges River Council. The expression "on-site stormwater management system" shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to manage stormwater quantity or quality including the temporary detention or permanent retention of stormwater storages. Any on-site stormwater management system constructed on the lot(s) burdened is hereafter referred to as "the system."

Name of Authority having the power to release, vary or modify the Restriction referred to is Georges River Council."

Positive Covenants

1. The registered proprietor of the lot(s) hereby burdened will in respect of the system:
 - a) keep the system clean and free from silt, rubbish and debris
 - b) maintain and repair at the sole expense of the registered proprietors the whole of the system so that it functions in a safe and efficient manner
 - c) permit the Council or its authorised agents from time to time and upon giving reasonable notice (but at any time and without notice in the case of an emergency) to enter and inspect the land for the compliance with the requirements of this covenant
 - d) comply with the terms of any written notice issued by the Council in respect of the requirements of this covenant within the time stated in the notice.
2. Pursuant to Section 88F(3) of the Conveyancing Act 1919 the Council shall have the following additional powers:
 - a) in the event that the registered proprietor fails to comply with the terms of any written notice issued by the Council as set out above the Council or its authorised agents may enter the land with all necessary materials and equipment and carry out any work which the Council in its discretion considers reasonable to comply with the said notice referred to in part 1(d) above
 - b) the Council may recover from the registered proprietor in a Court of competent jurisdiction:
 - i. any expense reasonably incurred by it in exercising its powers under subparagraph (i) hereof. Such expense shall include reasonable wages for the Council's employees engaged in effecting the work referred to in (i) above, supervising and administering the said work together with costs, reasonably estimated by the Council, for the use of materials, machinery, tools and equipment in conjunction with the said work.
 - ii. legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to section 88F of the Act or providing any certificate required pursuant to section 88G of the Act

or obtaining any injunction pursuant to section 88H of the Act. Name of Authority having the power to release vary or modify the Positive Covenant referred to is Georges River Council.

64. Maintenance Schedule – On-site Stormwater Management

A Maintenance Schedule for the proposed on-site stormwater management measures is to be prepared and submitted to Council. The Maintenance Schedule shall outline the required maintenance works, how and when these will be done and who will be carrying out these maintenance works.

65. Stormwater drainage works – Works As Executed

Prior to the issue of the Occupation Certificate, storm water drainage works are to be certified by a professional engineer specialising in hydraulic engineering, with Works-As-Executed drawings supplied to Council detailing

- a) Compliance with conditions of development consent relating to stormwater;
- b) The structural adequacy of the On-Site Detention system (OSD);
- c) That the works have been constructed in accordance with the approved design and will provide the detention storage volume and attenuation in accordance with the submitted calculations;
- d) Pipe invert levels and surface levels to Australian Height Datum;
- e) Contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.

Council must advise in writing that they are satisfied with the Works-As-Executed prior to the issue of an Occupation Certificate.

ONGOING CONDITIONS

These conditions have been imposed to ensure that the use or operation of the development does not adversely impact on the amenity of the neighbourhood or environment.

66. Ongoing Tree & Landscape Maintenance Works

- a) All newly planted trees and plants must be maintained. Maintenance includes watering, weeding, removal of rubbish from tree bases, fertilising, pest and disease control, replacement of dead or dying trees and plants and other operations required to maintain healthy trees, plants and turfed areas.
- b) Trees must be maintained until they reach a height where they are protected by Councils Tree Management Controls. If any trees are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species and pot/bag size. If the trees are found dead before they reach a height where they are protected by Councils Tree Management Controls, they must be replaced with the same species and pot/bag size.
- c) Mature trees shall be inspected for health and structural integrity by an AQF Level 5 Arborist 12 month post completion of works. A certificate of compliance and/or report with recommendations for remedial work will be required to be approved by Council's Tree Compliance Officer.

67. Annual Fire Safety Statement

The owner of the building premises must ensure the Council is given an annual fire safety statement in relation to each essential fire safety measure implemented in the building. The annual fire safety statement must be given:

- (a) Within 12 months after the date on which the fire safety certificate was received.

- (b) Subsequent annual fire safety statements are to be given within 12 months after the last such statement was given.
- (c) An annual fire safety statement is to be given in or to the effect of Clause 181 of the Environmental Planning and Assessment Regulation 2000.
- (d) A copy of the statement is to be given to the Commissioner of Fire & Rescue NSW, and a further copy is to be prominently displayed in the building.

ADVICE

This advice has been included to provide additional information and where available direct the applicant to additional sources of information based on the development type.

68. Access for persons with disabilities

Access must be provided to and within all areas normally used by the occupants. Should the Council be appointed as the PCA, an Access report prepared by an Accredited Access Consultant may be required to be submitted with the Construction Certificate Application, detailing the existing level of compliance in the building with the above requirements, and to provide details of proposed upgrading work necessary to bring the building into conformity with the Premises Standards and the BCA. All recommendations of the accredited access consultant must be incorporated in the plans to be submitted with the Construction Certificate application.

69. Exit signs

An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each door providing direct egress from a storey to—

- * An enclosed stairway, passageway or ramp serving as a required exit; and
- * An external stairway, passageway or ramp serving as a required exit; and
- * An external access balcony leading to a required exit.

70. Emergency lighting requirements

Every required emergency lighting system must comply with AS/NZS 2293.1. In any room having a floor area more than 300 m² require emergency light

71. Signage

This building required to be accessible braille and tactile signage complying with Specification 15 must incorporate the international symbol of access or deafness, as appropriate, Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use.

72. Site Safety Fencing

Site fencing must be erected in accordance with WorkCover Guidelines, to exclude public access to the site throughout the demolition and/or construction work, except in the case of alterations to an occupied dwelling. The fencing must be erected before the commencement of any work and maintained throughout any demolition and construction work.

For more information visit www.workcover.nsw.gov.au

73. Building - Council as PCA - Deemed to Satisfy Provisions of BCA - Should the Council be appointed as the Principal Certifying Authority in determining the Construction Certificate, the building must comply with all the applicable deemed to satisfy provision of the BCA. However, if an alternative solution is proposed it must comply with the performance requirements of the BCA, in which case, the alternative solution, prepared by an appropriately qualified fire consultant, accredited and having specialist qualifications in fire engineering, must justifying the non-compliances with a detailed report, suitable evidence and expert judgement. Council will also require if deemed necessary, for the alternative solution to undergo an independent peer review by either the CSIRO or other accredited organisation. In these circumstances, the applicant must pay all costs for the independent review.

Schedule B – Prescribed Conditions

Prescribed conditions are those which are mandated under Division 8A of the *Environmental Planning and Assessment Regulation 2000* and given weight by Section 80A (11) of the Environmental Planning and Assessment Act 1979.

Detailed below is a **summary** of all the prescribed conditions which apply to development in New South Wales. Please refer to the full details of the prescribed conditions as in force, at www.legislation.nsw.gov.au.

It is the responsibility of the beneficiary of this consent to determine which prescribed conditions apply.

- 74. Building Code of Australia & Home Building Act 1989** - Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the Home Building Act 1989 relates, there is a requirement for a contract of insurance to be in force before any work commences.
- 75. Erection of Signs** - Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the Principal Certifying Authority and the Principal Contractor.
- 76. Protection & support of adjoining premises** - If the development involves excavation that extends below the level of the base of the footings of a building on adjoining land, this prescribed condition requires the person who benefits from the development consent to protect and support the adjoining premises and where necessary underpin the adjoining premises to prevent any damage.

Schedule C – Operational & Statutory Conditions

These conditions comprise the operational and statutory conditions which must be satisfied under the Environmental Planning and Assessment Act 1979 and the Environmental Planning & Assessment Regulation 2000. Please refer to the full details of the Act and Regulations as in force, at www.legislation.nsw.gov.au.

It is the responsibility of the beneficiary of this consent to determine which operational and statutory conditions apply.

77. Requirement for a Construction Certificate - The erection of a building must not commence until a Construction Certificate has been issued by the consent authority, the Council (if the Council is not the consent authority) or an accredited certifier.

An application form for a **Construction Certificate** is attached for your convenience.

78. Appointment of a Principal Certifying Authority - The erection of a building must not commence until the beneficiary of the development consent has:

- (a) appointed a Principal Certifying Authority (PCA) for the building work; and
- (b) if relevant, advised the PCA that the work will be undertaken as an Owner-Builder.

If the work is not going to be undertaken by an Owner-Builder, then the beneficiary of the consent must:

- (a) appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the Home Building Act 1989) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
- (b) notify the PCA of the details of any such appointment; and
- (c) notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

An **Information Pack** is attached for your convenience should you wish to appoint Georges River Council as the Principal Certifying Authority for your development.

79. Notification of Critical Stage Inspections - No later than two (2) days before the building work commences, the PCA must notify:

- (a) the consent authority and the Council (if not the consent authority) of his or her appointment; and
- (b) the beneficiary of the development consent of the critical stage inspections and other inspections that are to be carried out with respect to the building work.

80. Notice of Commencement - The beneficiary of the development consent must give at least two (2) days notice to the Council and the PCA of their intention to commence the erection of a building.

A **Notice of Commencement Form** is attached for your convenience.

81. Critical Stage Inspections - The last critical stage inspection must be undertaken by the Principal Certifying Authority. The critical stage inspections required to be carried out vary according to Building Class under the Building Code of Australia and are listed in Clause 162A of the Environmental Planning and Assessment Regulation 2000.

82. Notice to be given prior to critical stage inspections - The principal contractor for a building site, or the owner-builder, must notify the principal certifying authority at least 48 hours before each required inspection needs to be carried out.

Where Georges River Council has been appointed PCA, forty eight (48) hours notice in writing, or alternatively twenty four (24) hours notice by facsimile or telephone, must be given to when specified work requiring inspection has been completed.

83. Occupation Certificate - A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part.

Only the Principal Certifying Authority appointed for the building work can issue the Occupation Certificate.

An **Occupation Certificate** Application Form is attached for your convenience.

If you need more information, please contact Council referencing the DA number on 9330-6400 between 9.00am -11.00am business days.



Julia Hunt
Senior Development Assessment Planner
Planning & Development Directorate